

Historic Preservation Board

Wednesday, January 17, 2024 at 5:00 PM
Room 24 - Basement Level of City Hall



MEMBERS

Robert O'Brien (Chair)
Brad Miller (Vice Chair)
Hilary Bassett
Ashley Keenan
Valerie Paquin-Gould
Brian Sosebee
Rob Whitten

HYBRID PARTICIPATION:

The Historic Preservation Board invites the public to attend the meeting in person or Zoom pursuant to the Remote Meeting Policy adopted by the Historic Preservation Board. Please check the Agenda Center prior to the meeting (<https://portlandme.portal.civicclerk.com>) to view memos and reports which will be posted by the end of the day on the Friday before the Historic Preservation Board meeting as well as start times for each item as placement on the agenda can change.

REMOTE PARTICIPATION

Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting. For public comment via Zoom, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be asked to unmute by the host when it is time for public comment.

You are invited to a Zoom webinar.

When: Jan 17, 2024 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Public Hearing 1/17/2024

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/85084787706>

Or One tap mobile :

+13017158592,,85084787706# US (Washington DC)

+13052241968,,85084787706# US

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

+1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 312 626 6799 US (Chicago), +1 929 205 6099 US (New York)

Webinar ID: 850 8478 7706

International numbers available: <https://portlandmaine-gov.zoom.us/u/kb9TIKL2gW>

PUBLIC COMMENT INFORMATION:

To submit written public comment on an agenda item, email hp@portlandmaine.gov. Submissions must be received by 12:00 pm **the day before** the Historic Preservation Board meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

AGENDA:

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **REPORT OF ATTENDANCE AT THE MEETING HELD ON JANUARY 3, 2024**
 - i. 76 Congress Street: *Bassett, Keenan, Miller, O'Brien, Paquin-Gould, Sosebee, Whitten present*
19 West Street: *Bassett, Keenan, Miller, O'Brien, Paquin-Gould, Sosebee, Whitten present*
64 Pine Street: *Bassett, Keenan, Miller, O'Brien, Paquin-Gould, Sosebee, Whitten present*

3. REPORTS OF DECISIONS AT THE MEETING HELD ON JANUARY 3, 2024

- i. Certificate of Appropriateness for Proposed Amendments to Prior Approval for New Construction; 76 CONGRESS STREET; Friends of the St. Lawrence Church, Applicant. Plan Number HPBR-002025-2022. The Board voted unanimously to approve the amendments as submitted.
- ii. Certificate of Appropriateness for New Construction and Alterations to Existing Structure; 19 WEST STREET; Carleton West LLC, Applicant. Plan Number: HPBR-002480-2023. The Board voted unanimously to approve the application with conditions.

4. COMMUNICATION AND REPORTS

- i. Historic Preservation Impact Study Presentation. Staff and consultant, Jon Stover, will provide an overview of the City's recently completed impact study, "Trends in Portland's Historic Districts."
- ii. Board Resolutions. Staff will provide a response to Board questions regarding the authority of the Board to pass non-binding resolutions.

5. PUBLIC HEARING

- i. Certificate of Appropriateness for Chimney Removal; 269 Commercial Street; Harbor Landing Condominium Association, Applicant(s). Plan Number: HPBR-002732-2023.
- ii. Review of & Recommendation to Maine Historic Preservation Commission regarding National Register Nomination for 148 Coveside Drive (Fort McKinley Torpedo Storehouse).
- iii. Review of & Recommendation to Maine Historic Preservation Commission regarding National Register Nomination for 10 Trefethen Avenue (Trefethen-Evergreen Improvement Association/Daybrun Casino).

**STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager & Christine Grimando, Planning and Urban Development Director
DATE: January 12, 2024
RE: Historic Preservation Impact Study Presentation
MEETING: January 17, 2024

In April, 2021, the City Council directed the Department of Planning and Urban Development to undertake a study to understand the relationship of the City's Historic Preservation Ordinance and neighborhood demographics, the built environment, and sustainable development goals.

The City hired Jon Stover & Associates to complete that study, which was released in September of 2023 (Attachment 1).

At the January 17 meeting of the Historic Preservation Board, Jon Stover will attend the meeting remotely to present on the findings of the study, titled "Trends in Portland's Historic Districts" and to answer questions from the Board.

ATTACHMENTS

1. "Trends in Portland's Historic Districts"



Trends in Portland's Historic Districts

An Assessment of the
Relationship Between the City's
Historic Preservation
Ordinance and Neighborhood
Demographics, the Built
Environment, and Sustainable
Development Goals

Report Produced for The City of Portland
By Jon Stover & Associates

September 2023

**TRENDS IN PORTLAND'S
HISTORIC DISTRICTS**

Table of Contents

- 4** About This Report
- 6** Key Findings: Trends in Historic Districts
- 8** About Portland's Historic Districts
- 10** Population, Demographics, and Housing Demand
- 14** Housing Conditions and Development Activity
- 16** Development Activity
- 20** Carbon Emissions and Landfill Diversion
- 22** Implications Moving Forward



Portland's rich history is told through its historic buildings, neighborhoods, and parks. Portland's twelve historic districts contain – and help preserve – some of the City's most important cultural assets and structures that define Portland.

This report explores key trends throughout Portland's historic districts to better understand how historic district designation impacts the City's demographic composition, built environment, and sustainability goals.

INTRODUCTION

ABOUT THIS REPORT

PURPOSE OF THIS REPORT

The historic nature of Portland's buildings and neighborhoods is a defining characteristic of the city. In 1990, the City of Portland adopted its historic preservation ordinance aimed at preserving exceptional historic buildings, landscapes, and districts within the city.

Historic district designations have the potential to have a complicated blend of impacts, both related to their core objectives, such as preserving historic resources, as well impacts unrelated to their core objectives, such as limiting new housing supply, increasing housing costs, and displacing residents. At the same time, historic district designation may also have positive impacts outside of their core objectives, such as those related to economic development and sustainability. Ultimately, whether historic designations bring positive or negative impacts depends on multiple factors, such as the particulars of historic preservation ordinances, market conditions, and other land use policies. Given this potential and the direct impact they have on the lives of Portland residents, the City seeks to understand the economic, social, and environmental trends within the city's twelve designated historic districts.

The purpose of this report is to provide a comprehensive assessment of trends within and outside of Portland's historic districts and summarize potential implications. Commissioned by the City of Portland's Planning & Urban Development Department, the analysis and report was completed by Jon Stover & Associates (JS&A), an Economic Development Consulting firm that specializes in conducting economic, fiscal, and community impact analyses across the US. This report communicates study findings and is intended to be understandable and useful for both City decisionmakers and the broader stakeholder community alike.

METHODOLOGY

Findings shared throughout this report reflect an in-depth quantitative assessment of demographic, market, and development trends since the origination of the city's historic preservation ordinance in 1990. This analysis leverages a geospatial assessment of the geographic coverage areas of Portland's twelve historic districts using US Census Block, Block Group, and Census Tract data as available. Key data sources include the decennial US Census, building and development permit data provided by the City of Portland, and leading environmental impact calculators cited in this report. Information provided in recent publicly available planning documents supplemented this analysis. A comprehensive range of demographic, housing, real estate, and market indicators were analyzed both individually and collectively across the city's historic districts, the city's peninsula, and Portland as a whole. This comparative assessment explored ten-year increments between 1990 and 2020. The analysis tracked impact metrics before the designation of historic districts and after designation, comparing these trends over time with other areas of Portland both with and without historic district designation.

Limitations

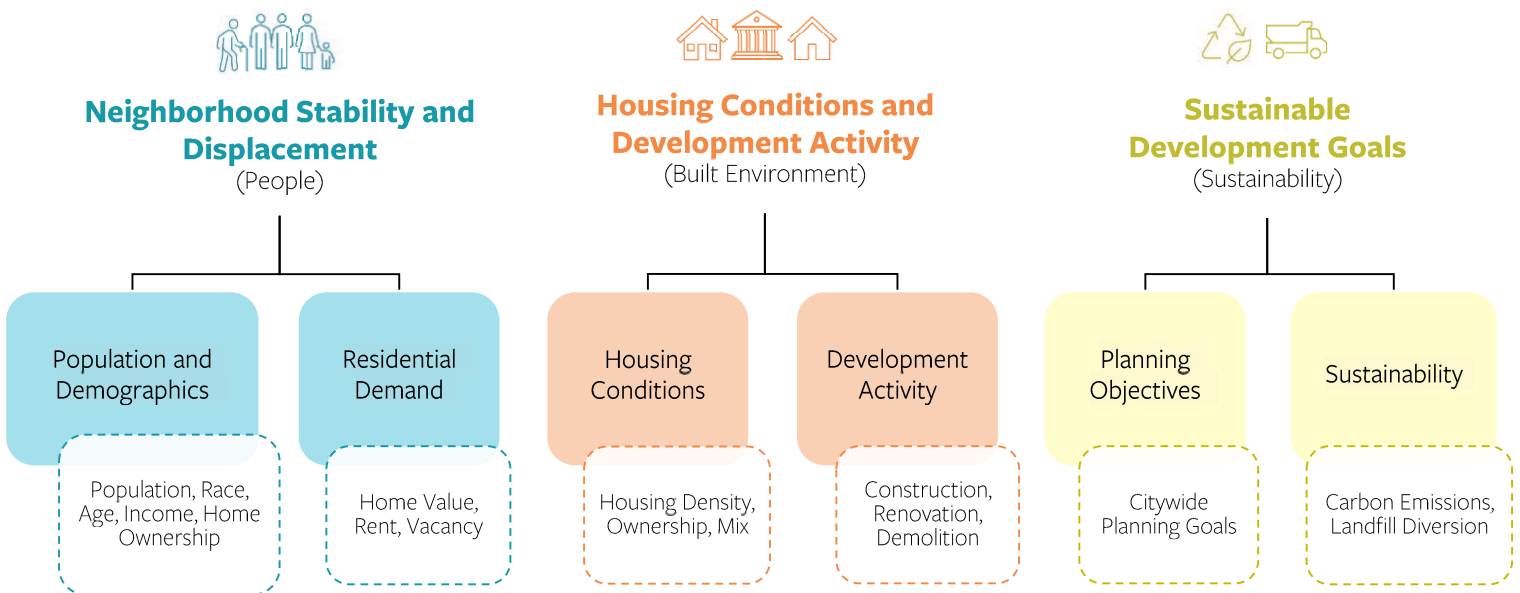
There are countless factors that influence development activity, demographic trends, housing affordability, and market conditions. As such, it is impossible to draw a direct, causal relationship between the implementation of a historic preservation ordinance and these complex micro- and macrosocioeconomic trends. Rather, this study is an objective evaluation of trends within and outside of historic districts, and thoughts on the implications drawn by comparing these trends.

TREND OVERVIEW AND KEY METRICS

This study evaluates trends within Portland's historic districts within three key categories: (i) neighborhood stability and displacement, (ii) housing conditions and development activity, and (iii) sustainable development goals.

These categories align with the theme of how historic districts impact Portland's (a) people, (b) built environment, and (c) sustainability objectives. Key metrics were evaluated within each of these categories to assess how conditions in historic districts evolve over time compared with elsewhere in Portland.

Importantly, because historic districts are largely concentrated on the peninsula, metrics are also compared with peninsula-wide trends to provide additional insights.



Other factors intermingled with historic preservation that affect neighborhood stability, development patterns, and other concerns include, but are not limited to:



Zoning & Land Use



Market Forces & Macroeconomic Trends



Location, Desirability, & Historic Character

KEY FINDINGS

TRENDS IN PORTLAND'S HISTORIC DISTRICTS



People Neighborhood Stability and Displacement

- Historic districts and the city at large have experienced moderate population growth since 1990. All areas of the city have become more racially diverse.
- Historic housing stock, both designated and not designated, is valued by Portland residents and has a price premium. The peninsula area has experienced significant increases in housing value and rents, both within and outside of historic districts.
- This study finds no evidence that historic district designation impacts displacement, home prices, household incomes, household tenure, and overall demographic composition.



Built Environment Housing Conditions and Development Activity

- Historic districts are successfully preserving historic buildings and neighborhood character, and they offer a unique blend of housing types and high housing densities.
- Significant development activity occurs on the peninsula, the majority of which is outside of historic districts.
- Historic districts have a much higher proportion of renovation as opposed to new construction. Correspondingly, far less demolition occurs in historic districts.
- Despite lower levels of construction, the retention of existing housing has led housing densities in historic districts to increase at similar rates as elsewhere. This is accounted for through a mix of new construction, retention of existing residential units, and repurposing of historic structures for higher densities (single family to two family or commercial to residential conversions, for instance).



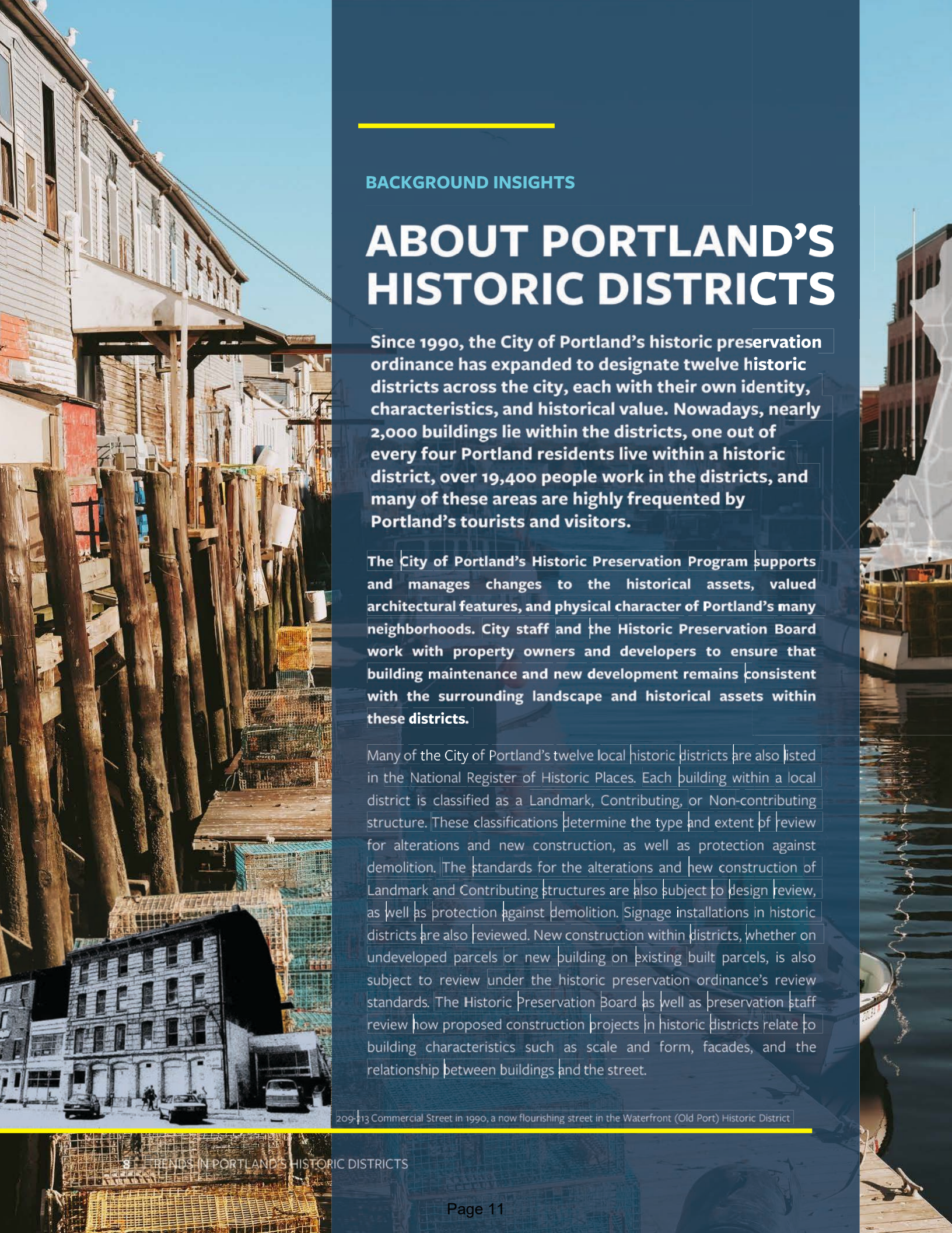
Sustainability **Carbon Emissions and Landfill Diversion**

- The lower level of demolition in historic districts diverts waste from area landfills.
- The increased rate of renovation over demolition and new construction lowers the use of building materials and creates a reduction in carbon emissions.

City Sustainability Objectives

Two recent major planning initiatives, Portland's Plan 2030 and One Climate Future, identify sustainability as a key goal and priority for the City's future. These planning efforts target housing affordability and inclusivity as key considerations as demographics and market conditions evolve over time. The Portland region has a goal to reduce carbon emissions by 80% by 2050.





BACKGROUND INSIGHTS

ABOUT PORTLAND'S HISTORIC DISTRICTS

Since 1990, the City of Portland's historic preservation ordinance has expanded to designate twelve historic districts across the city, each with their own identity, characteristics, and historical value. Nowadays, nearly 2,000 buildings lie within the districts, one out of every four Portland residents live within a historic district, over 19,400 people work in the districts, and many of these areas are highly frequented by Portland's tourists and visitors.

The City of Portland's Historic Preservation Program supports and manages changes to the historical assets, valued architectural features, and physical character of Portland's many neighborhoods. City staff and the Historic Preservation Board work with property owners and developers to ensure that building maintenance and new development remains consistent with the surrounding landscape and historical assets within these districts.

Many of the City of Portland's twelve local historic districts are also listed in the National Register of Historic Places. Each building within a local district is classified as a Landmark, Contributing, or Non-contributing structure. These classifications determine the type and extent of review for alterations and new construction, as well as protection against demolition. The standards for the alterations and new construction of Landmark and Contributing structures are also subject to design review, as well as protection against demolition. Signage installations in historic districts are also reviewed. New construction within districts, whether on undeveloped parcels or new building on existing built parcels, is also subject to review under the historic preservation ordinance's review standards. The Historic Preservation Board as well as preservation staff review how proposed construction projects in historic districts relate to building characteristics such as scale and form, facades, and the relationship between buildings and the street.

209-113 Commercial Street in 1990, a now flourishing street in the Waterfront (Old Port) Historic District

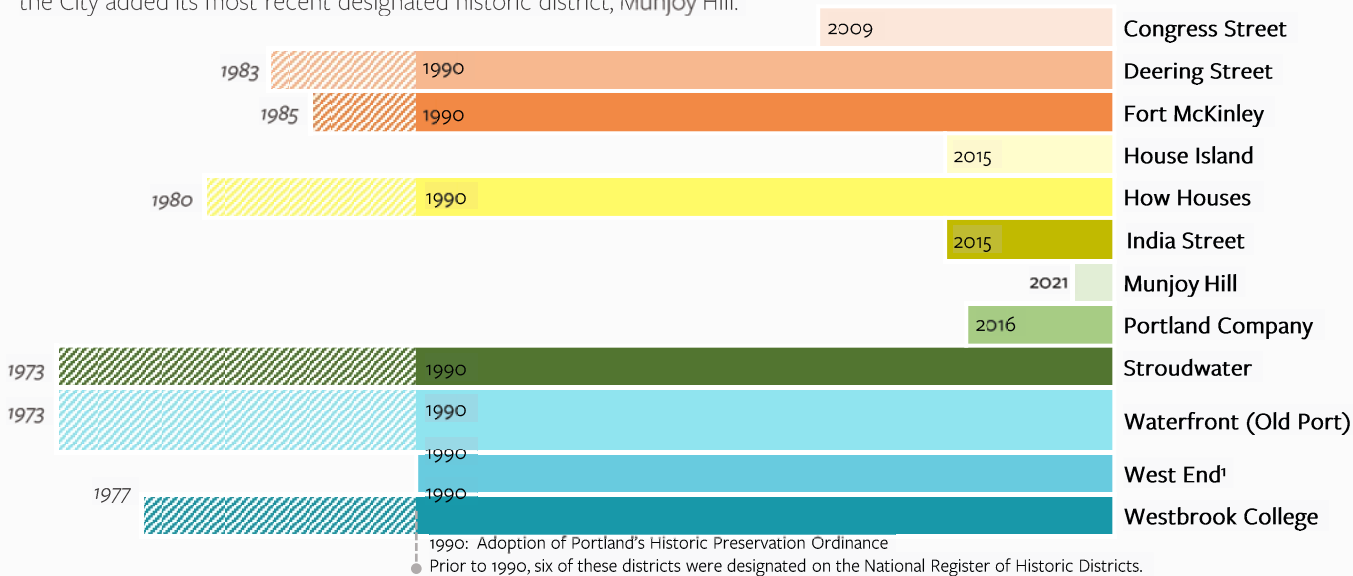
PORTLAND'S HISTORIC DISTRICTS

Portland's historic districts span the city and are heavily concentrated within the city's peninsula. More than half, a total of eight, historic districts are clustered on the peninsula. Two of the twelve districts are located on the islands, including part of Fort McKinley and the entirety of House Island. Westbrook College and Stroudwater Historic Districts lie west of Portland's peninsula.



DESIGNATION TIMELINE

In 1973, the first districts in Portland were listed on the National Register of Historic Districts. In 1990, the City of Portland adopted its historic preservation ordinance. The City has continued to expand its historic districts over the past three decades. In 2021, the City added its most recent designated historic district, Munjoy Hill.



(1) West End Historic District was created in 1997, combining two local districts designated in 1990.
 Note: Six of the historic districts are site-specific as opposed to covering a broader geographic area and are not included in the data analysis within this study: Fort McKinley, House Island, How Houses, Portland Company, and Westbrook College. The remaining districts are referred to as district-based historic districts throughout this report.



HISTORIC DISTRICT TRENDS

PEOPLE

Population, Demographics, and Housing Demand

The relationship between the designation of Portland's historic districts and the residential population living within those districts was the first trend assessed in this study. This analysis explores whether and to what extent policy decisions that impact a neighborhood's urban patterns, identity, and ability to build or renovate housing can lead to unwanted externalities such as a decline in affordability and residential displacement. Alternatively, City policies can play a role in enhancing inclusivity, access, and supply of affordable housing, and this study evaluates the relationship of preservation to other City goals.

Two types of factors related to the residential population were compared within and outside of Portland's historic districts: demographics (including factors such as race, income, and age) and housing desirability (including factors such as home value, rent, and vacancy).

KEY FINDINGS

Portland has seen a small, stable level of population growth. The city has become more racially diverse, the number of people in an average household is getting slightly smaller, and home values have risen significantly across the city and especially on the peninsula.

The peninsula area has experienced home value and rent increases. There has been significant

change in historic districts, but most of that change is attributable to larger trends throughout the peninsula, not specific to historic districts. The peninsula has undergone a significant amount of real estate investment and construction – both within and outside of historic districts. This is in keeping with broader national trends where downtowns experienced an outsized capture of growth between 2000 and 2020, and reflects the range of desirable amenities the peninsula offers, including trails, water access, shopping, employment, and diverse housing options.

Historic housing stock in and out of historic districts is valued by Portland residents and has a price premium. However, there is not a noticeable increase in comparative home prices, rents, or household incomes after a historic district designation goes into effect.

There is no evidence that historic district designation leads to displacement. This analysis found no evidence that the presence of a historic district impacts displacement, home prices, household incomes, household tenure, and other characteristics related to population, demographics, and housing demand or value. Each of these indicators is influenced by the types of conditions found on the peninsula but to date has not become more pronounced in areas after a historic district designation.

KEY HOUSING DEMAND AND AFFORDABILITY TRENDS

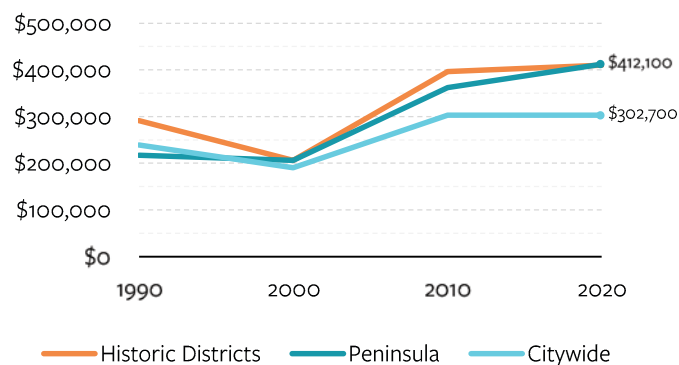
HOME VALUES

Home values on the peninsula and in historic areas have increased at a higher pace than the city average, but it does not appear to be due to the designation of a historic district.

In 2020, the median home value on the peninsula was over \$100,000 higher than the citywide average, both within and outside of historic districts. The average annual growth rate of home values after local historic district designation is 1.3%, compared with a growth rate of 2.8% prior to historic district designation, which may indicate that designation is more frequently a result of heightened interest in a neighborhood rather than a cause of it.

Median Home Values

Adjusted for Inflation



Note: According to the 2020 US Census, the median home value was \$353,000 in Cumberland County, \$232,000 in the state of Maine, and \$284,000 across the US.

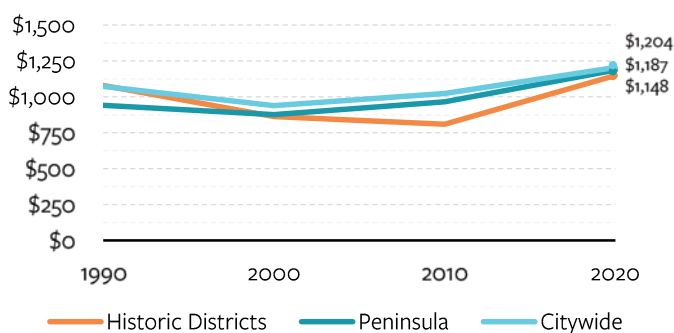
RENT

Median gross rent rates in Portland's historic districts have grown at a nearly identical rate as the city overall since 1990.

Between 1990 and 2020, median gross rents in historic districts and across the city at-large have grown annually at an average rate of 0.4%, with a slight decline in rents from 1990 to 2010 in historic districts. In 2020, median gross rent rates were nearly the same in historic districts, the peninsula, and citywide at around \$1,200.

Median Gross Rent

Adjusted for Inflation

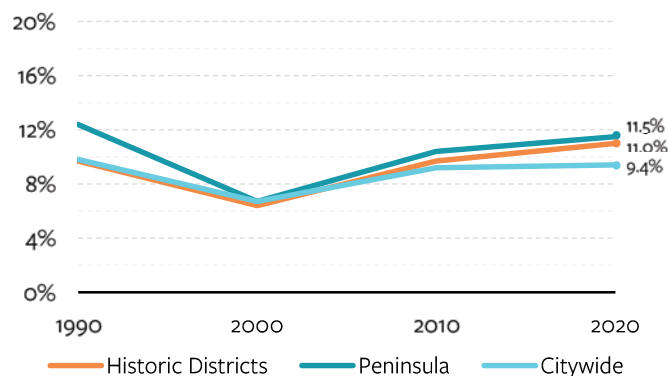


RESIDENTIAL VACANCY

Even with denser housing conditions, residential vacancy rates in historic districts on the peninsula have remained similar to the citywide average.

As of 2020, the share of vacant housing units in historic districts (11%) is nearly the same as the peninsula (11.5%). In comparison, this figure citywide is slightly lower at 9.4%, in keeping with the US average of 9.7%. Maine's statewide housing vacancy (21.2%) is the highest in the country, which reflects the state's seasonality, prevalence of second homes, and different housing market for some of the state's rural areas.

Share of Vacant Housing Units



Note: "Historic district" data only includes neighborhood data starting at the time period they were designated as an official historic district.

Data Source: US Census.

TRENDS IN PORTLAND'S HISTORIC DISTRICTS 11



HISTORIC DISTRICT TRENDS

PEOPLE

Population, Demographics, and Housing Demand

KEY DEMOGRAPHIC TRENDS

POPULATION

The total population of historic districts and the city at large changed at comparable rates.

Between 1990 and 2020, historic districts had an average 10-year population growth rate of 2.0%, which is nearly the same as the citywide rate of 2.1%. This rate of change is also consistent with the peninsula overall.

RACE

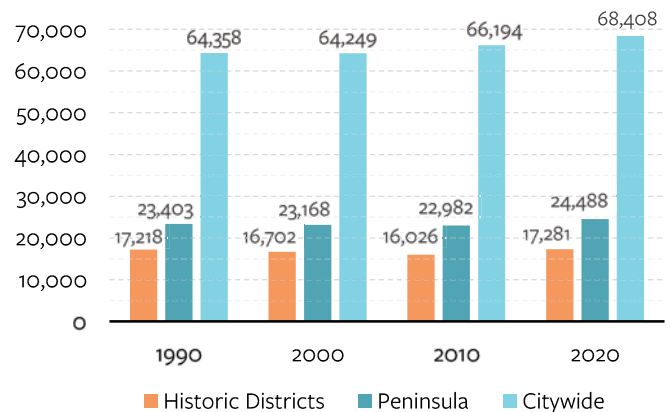
Overall, the City of Portland has become more racially diverse since 1990, and historic districts have experienced this trend at a similar rate.

Historic districts are slightly less racially diverse than the city as a whole, but share in the citywide trend of growing considerably more diverse each of the last three decades. The non-white population of historic districts grew by 14% between 1990 and 2020. In comparison, the peninsula's non-white population grew by 20% and the citywide non-white population grew by 18% over this period.

Data Source: US Census

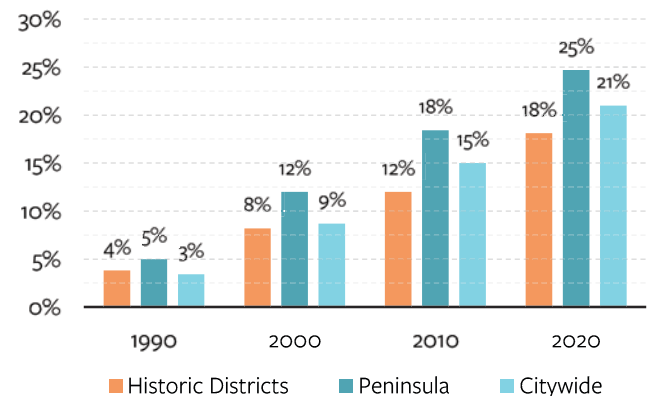
Note: "Historic district" data only includes neighborhood data starting at the time period they were designated as an official historic district.

Total Population



Racial Diversity

Share of Race Other Than White Alone

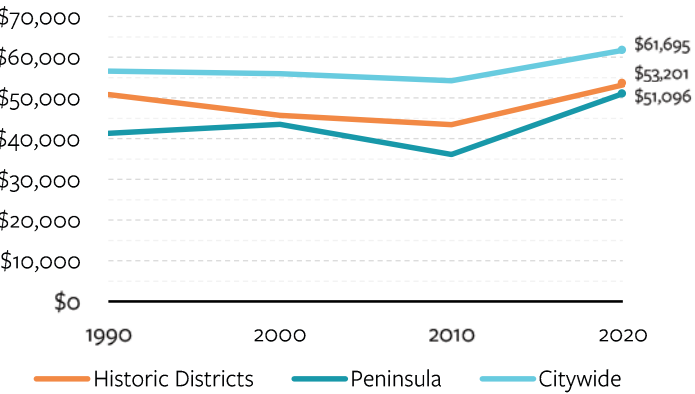


INCOME

The median household income of historic district residents is consistently below the city’s median household income overall.

In 2020, the median household income of historic districts was lower than the citywide median, \$53,201 compared with \$61,695. Between 1990 and 2020, median household incomes in historic districts and across the city grew at roughly the same rate. Notably, median household incomes vary significantly between historic districts depending on average household size, unit type, and other factors.

Median Household Income
Adjusted for Inflation



AGE

Residents in historic districts skew slightly younger than the citywide median age.

Though residents in historic districts trend slightly younger than the citywide median age, historic districts are seeing populations under 18 and over 65 years old decline slightly more than citywide. On average, around 10% of people in a historic district are under 18. This compares with 15% in the city overall. The population over 65 years old makes up 15% of the city and 9% of historic districts.

Median Age of Residents

	Historic Districts	Peninsula	Citywide
2000	33.5	33.1	35.7
2010	35.5	33.2	37.4
2020	35.3	35.6	36.5

Data Source: US Census.





HISTORIC DISTRICT TRENDS

BUILDINGS

Housing Conditions and Development Activity

The second trend this study assessed was the relationship between the designation of Portland's historic districts and the character of the built environment, particularly the residential housing stock. The intent of historic districts is to help preserve historic structures and preserve the look and character of the physical environment. A variety of housing trends were compared within and outside of Portland's historic districts, including amount of construction, renovation, and demolition; the overall number of units; and the type of housing supply offered with the goal of assessing the presence of historic districts and their impact on new housing creation and investment.

KEY FINDINGS

The historic districts are successfully preserving historic buildings and neighborhood aesthetics.

Housing is much denser on the peninsula than off the peninsula, and denser still within historic districts. This reflects historical development patterns of the city's central core and its outer neighborhoods that were developed during the advent of the automobile and suburbanization. Rates of homeownership in historic

districts remain far below that of the city at large but have recently exceeded the peninsula average.

The peninsula has experienced significant development pressure and receives an outsized capture of development activity. Within the peninsula, far more development activity occurs outside of historic districts than within historic districts.

Development activity within historic districts has a much higher proportion of renovation as opposed to new construction. Historic districts have a significantly lower rate of building demolition.

Even though there is comparatively less new construction within historic districts, housing within historic districts has increased. Development activity within historic districts is predominantly additive. Although there is less construction overall, the combination of renovations that modify structures for greater housing density in the existing building envelope and the limited amounts of new construction, historic districts increase their housing density at a similar rate as the peninsula and city overall.

KEY HOUSING CONDITION TRENDS

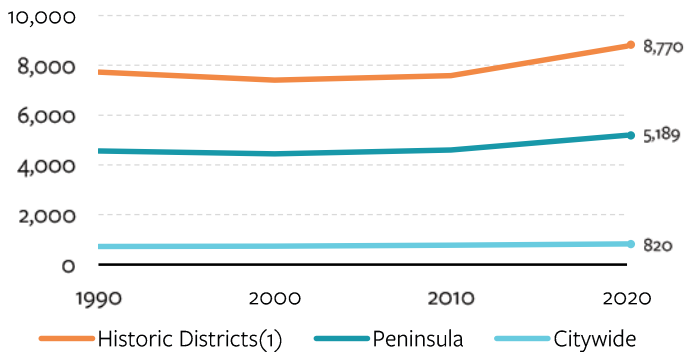
HOUSING DENSITY

Historic districts on average have a much higher housing density per square mile than both the city overall and elsewhere on the peninsula.

Housing density has increased citywide and within historic districts. The average housing density in historic districts increased by 13.5% between 1990 and 2020, a very similar rate as the peninsula overall (13.7%) and citywide (14.2%).

Housing Unit Density

Total Number of Housing Units per Square Mile



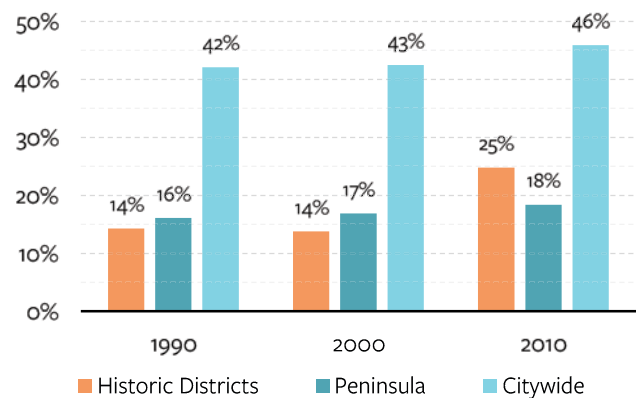
HOME OWNERSHIP

Housing in historic districts has typically been more renter-oriented than other areas of the city, even prior to designation.

Between 1990 and 2010, the average share of owner-occupied housing units in both historic districts and citywide stayed relatively consistent. Homeownership started to increase on the peninsula in recent years, particularly within historic districts.

Housing Tenure

Percent of Owner-Occupied Housing



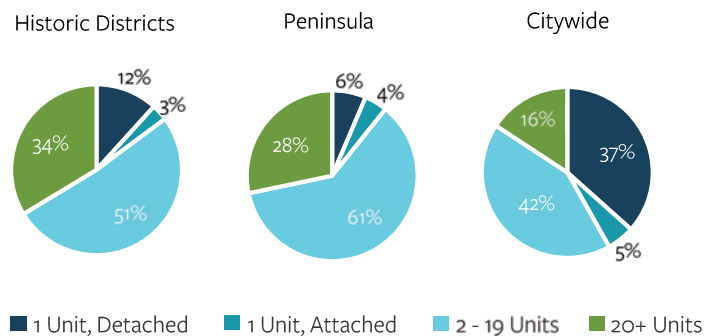
HOUSING MIX

Many of Portland's large housing structures with over 20 units are concentrated within historic districts and on the peninsula.

The city overall has a higher share of single-family detached housing structures than historic districts, apart from Stroudwater, which has a primarily single-family detached housing stock.

Housing Mix

2020



(1) Housing density includes all units within a static geographic area: district-based historic districts that were formed by 2020. There are numerous ways housing density can be tracked given the fact that the geographic coverage of historic districts has changed over time. Most methodologies result in similar findings. Data Source: US Census



HISTORIC DISTRICT TRENDS

BUILDINGS

Development Activity

A key charge of Portland’s historic preservation ordinance is not to prohibit change, but rather help guide and manage change through development that celebrates and retains the characteristics and architectural assets of the district. In doing so, between 2015 and 2021, Portland’s historic districts saw new development activity, albeit a lower share of activity than elsewhere in the city.

Portland’s historic districts experienced higher shares of renovation and fewer demolitions than the peninsula and the city overall. This indicates that historic districts allow for changes in the built form while encouraging renovation and rehabilitation efforts over new construction. In the average year, one-third of the

development activity in the historic districts resulted in new construction, while renovation and rehabilitation efforts made up two-thirds of their average annual development activity. While the peninsula and city overall saw more new construction as a share of overall development (46% and 42% respectively), they have smaller shares of renovation (50% and 55%) than the historic districts.

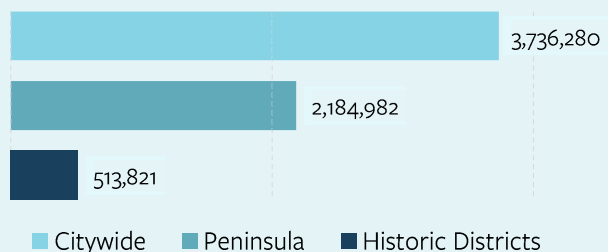
Approval by the Historic Preservation Board is required to demolish Contributing buildings and Landmarks. Buildings not deemed “Contributing” to the historic district can be demolished without approval. Between 2015 and 2021, on average, only 11,700 square feet were demolished in historic districts, significantly less than the peninsula and the city overall.

DEVELOPMENT ACTIVITY

Over the last six years, 58% of all development activity in Portland occurred on the peninsula, a hotspot of development. Of the peninsula’s average development activity annually, historic districts experienced 24% of all activity.

Average Annual Development Activity

Total Square Footage (2015 – 2021)



Methodology Note: Development activity refers to the combined permitting activity for new construction, renovation, and demolition as permitted by the City of Portland. This includes both commercial and residential activity.

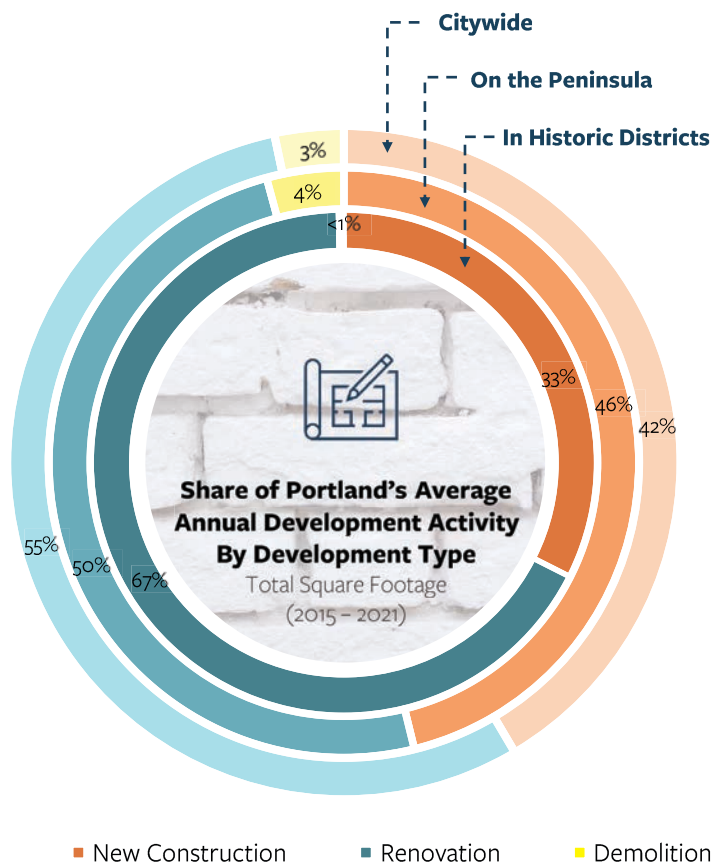
Data Source: City of Portland Development Permits (2015 – 2021)

FACTORS AT PLAY

Historic districts encourage renovation over new construction.

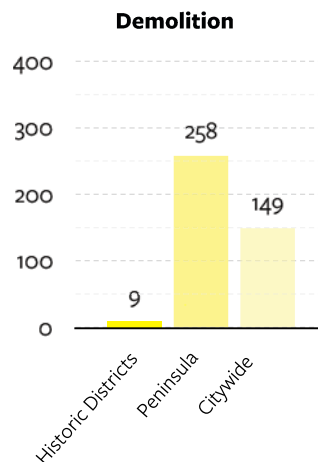
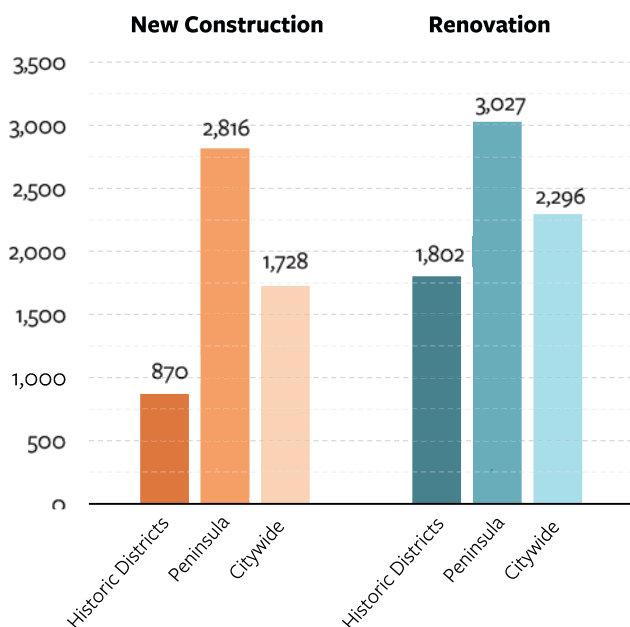
Since 2015, based on the proportion of the total square footage of development activity, 67% of permitted real estate development has been renovation in Portland's historic districts, a far higher rate than across the peninsula (50%) and citywide (55%).

Many factors affect development patterns and areas of concentrated construction. Market forces, the desirability of different neighborhoods, zoning, land use regulations, and financial factors such as land and materials costs, all play into how construction spans across cities. In Portland, the peninsula's continued proximity, appeal, walkability, and zoning have permitted a more intensive development pattern in contrast to much of the rest of the city.



Breakdown of the Average Annual Development Activity Across Historic Districts, the City's Peninsula, and the City of Portland Overall by Construction Type

Average Annual SF per 100,000 SF of Built Space (2015 - 2021)



Less real estate development occurs in historic districts. Historic districts saw 3x less new construction and 1.7x less renovation on a per-square-foot basis than the peninsula-wide average.

Far less demolition occurs in historic districts. Historic districts saw 27x less demolition activity on a per-square-foot basis than the peninsula average.

Data Source: City of Portland Development Permits (2015 - 2021)



HISTORIC DISTRICT TRENDS

BUILDINGS

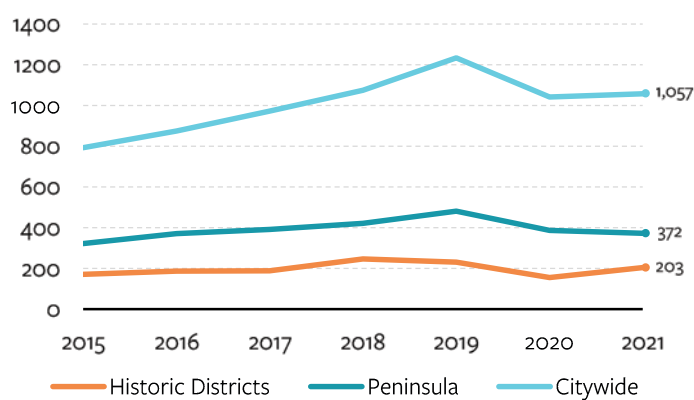
Building Permit Investment by Year, Location, and Value

PERMITS BY YEAR

From 2015 to 2021, the number of building permits increased both within historic districts and city-wide.

The annual number of building permits in historic districts and on the peninsula increased at similar rates (+19% and 15% respectively), while the number of permits citywide increased by 33%. Notably, building permits peaked throughout the City in 2019 and fell in 2021 to levels consistent with permit rates in 2017.

Number of Building Permits by Year

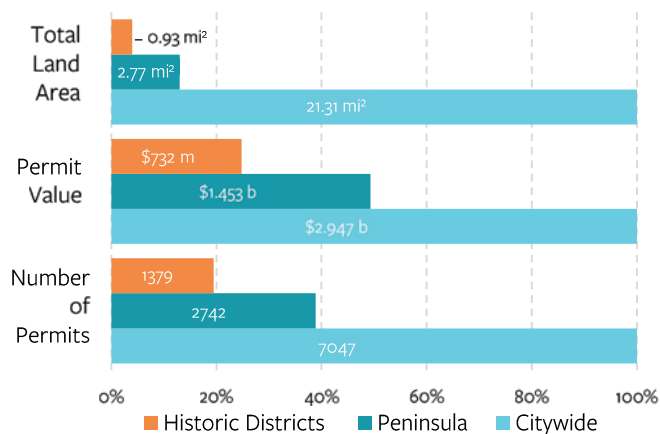


PERMITS BY LOCATION

The value of building permits in historic district are high relative to total land area.

Historic districts account for 25% of the City's total permit value from 2015-2021, yet only 20% of the total number of permits over that time period and even less proportionally by land area (4%). Half of the value (50%) and number (52%) of permits on the peninsula were from historic districts, while they comprise 25% of the total land area of the peninsula.

Building Permits by % of Land Area, Value, and Number 2015-2021



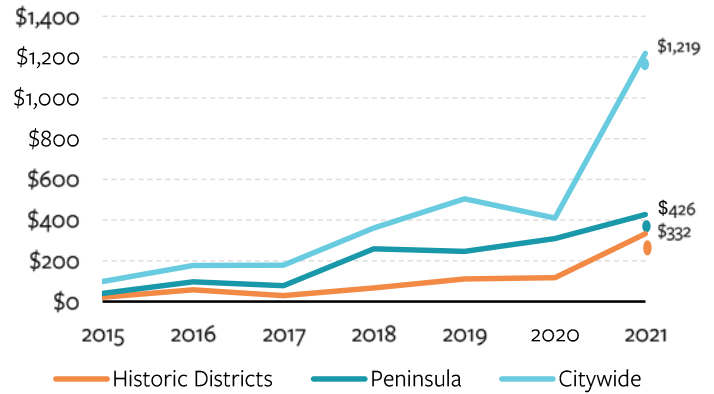
Data Source: City Building Permit Data, January 2015 – December 2021

PERMIT VALUE BY YEAR

From 2018 to 2021, building permit values have significantly increased in historic districts and citywide.

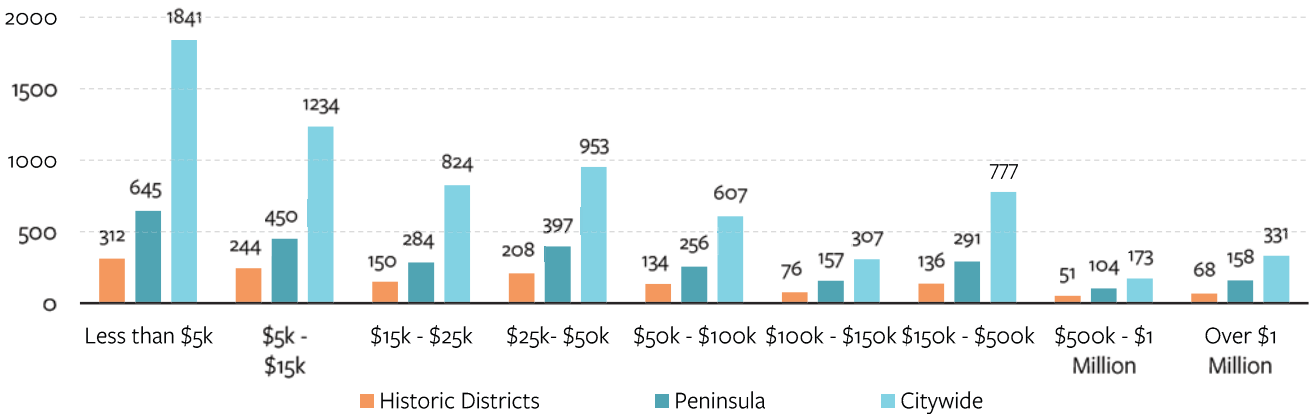
The total annual permit value in historic districts increased more than 15 fold between 2015 and 2021, which is higher than the rates of growth citywide (11.5 fold) and for the peninsula (9.7 fold). Permit values in historic districts and citywide almost doubled from 2020 to 2021. More than half of permits in historic districts (51%), the peninsula (50%), and citywide (55%) are \$0 - \$25,000 in value.

Building Permit Value (in Millions) by Year



Number of Building Permits by Value

2015-2021

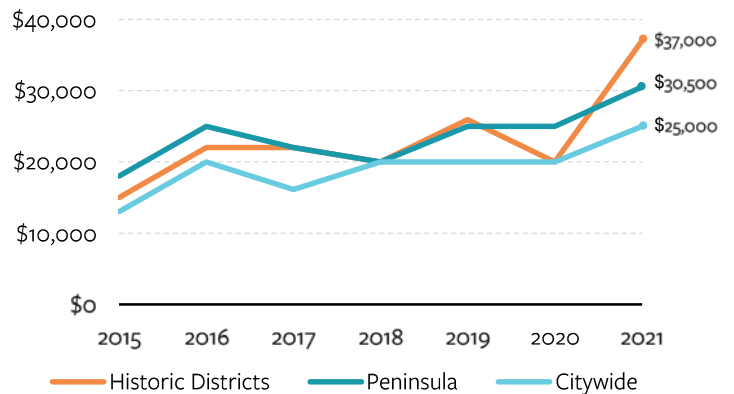


MEDIAN PERMIT VALUE

Overall, median building permit values in historic districts and citywide have grown at similar rates.

2015-2021 median permit values are comparable between historic districts (\$22,000), the peninsula (\$24,000), and citywide (\$20,000). However, there is some evidence of sharper recent growth in median permit value in historic districts; between 2020 and 2021, median building permit values increased 85% in historic districts as compared to the peninsula (22%) and citywide (25%).

Median Building Permit Value by Year



Data Source: City Building Permit Data, January 2015 – December 2021



HISTORIC DISTRICT TRENDS

Carbon Emissions and Landfill Diversion

“The City must continue to seek a balance between preservation of its historic fabric and meeting new or changing demands, such as building code and accessibility requirements and evolving building technologies.”

- Portland's Plan 2030

The final trend assessed in this study was the impact of historic district designation on sustainability factors. There are many ways to measure how Portland's historic districts affect the sustainability of the city.

This study assessed two metrics that are highly associated with development activity: landfill diversion and carbon emissions. Importantly, these are not the only metrics to track impact, but they offer a glimpse into how preservation can provide a tangible link to Portland's identified sustainability goals and aligns with the city's metric-driven evaluation priorities. In many ways, the demographic and market findings throughout this report can also be considered when evaluating the social, economic, and environmental sustainability of Portland's historic districts.

LANDFILL DIVERSION

Construction and demolition debris, commonly referred to as C&D debris, is a significant contributor to landfills. Across the state of Maine, C&D debris makes up 52% of all landfill waste.¹ Waste reduction is identified as a key priority within Portland and South Portland's One Climate Future and encouraging renovations rather than demolition activity helps achieve this goal. Because Portland's historic districts see less demolition activity than elsewhere in the city, less construction waste goes into landfills. In addition, historic rehabilitation also plays a crucial role in helping to grow Portland's reuse economy as historic building renovations often use existing building materials.



If demolition rates were the same in Portland's historic district as elsewhere in the city, more than 11 million more pounds of waste would be added to landfills each year.

If demolition in historic districts occurred at the same rate as the city overall, an estimated 99,000 square feet of additional building demolition would occur in Portland each year.² Measured using leading industry calculators, this would equate to 11,030,736 pounds of demolition waste that would be generated annually.³

- (1) National Resources Council of Maine via <https://www.nrcm.org/blog/maine-needs-more-solutions-recycling-construction-waste/>
- (2) Demolition rates are based on city-provided demolition permit data between 2015 and 2021. These figures do not reflect permits that did not include square footage within the application.
- (3) Landfill diversion figures calculated using Metro Vancouver's Demolition Waste Generation Rates Calculator via <http://www.metrovancouver.org/services/solid-waste/wte-and-disposal/construction-waste/Pages/Calculator.aspx>



CARBON EMISSIONS

At the time of the development of the City's One Climate Future plan, commercial and residential buildings emitted 56% of the city's greenhouse gas emissions.¹ Much of this impact to the carbon footprint is from building materials. Importantly, newer buildings, new technologies, and the rigorous energy codes applied to new construction projects also bring sustainability benefits that outperform much historic building stock. However, from the perspective of landfill diversion and minimizing the need for new building materials, retaining, retrofitting, and investing in the existing stock has clear benefits.

If Portland's historic districts on the peninsula had the same rate of new construction as the peninsula-wide average, they would use nearly 365,000 more square feet of building materials each year. **The carbon footprint of this decrease in demolition and new construction amounts to a reduction of 48,600 tons of carbon emissions each year.²**

Connecting with Portland's Established Goals and Vision

Between Portland's Plan 2030 and One Climate Future, the City identifies sustainability as a key goal and priority for Portland's future.

Portland's Plan 2023

The City's Comprehensive Plan identifies "sustainable" as one of six key pillars of the collective vision for the future as part of the City's vision statement. As most of Portland's historic districts are in relatively dense areas, preserving their built form helps ensure healthy and walkable neighborhoods while continuing density patterns that reduce reliance on vehicles and thus reducing greenhouse gas emissions. At the same time, the City's commitment to help ensure that affordability and inclusivity are key considerations as demographics and market conditions evolve over time.

One Climate Future

Four of the six "Big Moves" outlined in Portland and South Portland's One Climate Future plan link directly to the urban fabric and built environment. As such, historic districts and surrounding areas play a pivotal role in helping to meet the City's sustainability objectives. As noted in the plan, the region's goal of reducing carbon emissions by 80% by 2050 requires a comprehensive approach, including intentional development patterns. The City can further link historic preservation and sustainability efforts by exploring how Portland's historic preservation ordinance can better strengthen incentives to incorporate sustainable construction methods or reduce barriers to adding sustainable building features, such as streamlining the installation of solar panels in historic districts. Since 2018, nearly 200 heat pump and solar panel installations have taken place in historic districts and landmarks.

- (1) One Climate Future
- (2) Carbon emission estimate is a rough approximation derived using the carbon footprint calculator at 8BillionTrees.com via <https://8billiontrees.com/carbon-offsets-credits/carbon-footprint-of-building-materials/>



HISTORIC DISTRICT TRENDS

Implications Moving Forward

Portland's historic character is a critical part of what makes the city special. It is a fundamental part of the city's identity, as expressed throughout the City's vision statement and comprehensive City goals. In addition, Portland's historic character makes its real estate more desirable and valuable and plays a role in bringing visitors to Portland.

Historic districts are accomplishing their primary purpose. Historic buildings have been preserved and new construction has largely been compatible with the surrounding neighborhood context.

The historic character and aesthetic qualities of Portland's housing stock affects prices and rents, but the designation of historic districts does not. To date, there is no evidence to suggest that the designation of historic districts has led to displacement or lack of affordability.

Historic districts have a tangible yet nuanced effect on carbon emission reduction and landfill diversion. Historic districts have high rates of renovation and low levels of demolition and new construction. These factors help divert waste from area landfills and reduce carbon emissions from building materials. However, it is important to note that newly constructed buildings are often more energy efficient and have their own set of environmental benefits.

Historic districts play a broader role in supporting citywide sustainability objectives. Other metrics comparing preserved buildings to new

construction, or challenges to green building renovations are also important factors in any community's consideration of sustainable development. To the extent that this study has confirmed that preservation has not suppressed residential density, it is also contributing to sustainable building patterns and complete neighborhoods.

Modest regional population growth may have tempered housing displacement. Since 1990, Portland has had a relatively low rate of population growth and still experienced significant rises in rent and home prices. Future increases in housing demand could generate additional pressures on the housing market—especially for historic buildings and neighborhoods, which has a relatively static supply—and potentially lead to greater housing displacement, unaffordability, and inequality.

Housing growth in historic districts may slow as historic neighborhoods become built out. To date, increases in housing supply within historic districts has remained on par with other areas of the city. Growth could slow or stop once developable parcels in historic districts have been built out and other areas of the city continue to add density by replacing existing structures. Consequently, changing the parameters for what determines maximum build out—through zoning or other regulatory tools—may be a factor if creating additional housing opportunities is important to the City of Portland.

RECOMMENDED ACTIONS

Ensure clarity and predictability in the historic preservation regulations and its supporting materials moving forward.

Maintaining a development review and approval process that is fair, consistent, expedient, and understandable helps ensure that real estate investment continues with minimal confusion or cost increases associated with a project's location in a historic district.

Evaluate future trends by continuing to track and monitor indicators pertaining to demographics, sustainability objectives, and building conditions in historic districts.

So far, real estate and demographic trends in Portland's historic districts align with the intent of the ordinance. However, this does not guarantee these trends will continue, as future externalities may create unforeseen shifts in neighborhood conditions.

Allow additional density and height in nearby zoning districts to ensure that the character within historic districts is maintained while still accommodating future housing demand.

For example, lots outside historic districts in B-3 zone should allow greater height and density even if adjacent to a historic district.



For additional information on Portland's historic districts and historic preservation efforts, please visit the City of Portland's website at:

<https://www.portlandmaine.gov/490/Historic-Preservation>



This publication has been financed in part with Federal funds from the National Park Service, Department of the Interior and the Maine Historic Preservation Commission. However, the contents and opinions do not necessarily reflect the views and policies of the Department of Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior. The Maine Historic Preservation Commission received Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964 and section 504 of the Rehabilitation Act of 1973, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or handicap in its federally assisted program. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to:

Office of Equal Opportunity
National Park Service
1849 C Street, N.W.
Washington, D.C. 20240

**STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
CC: Christine Grimando, Planning and Urban Development Director
DATE: January 12, 2024
RE: Board Resolutions
MEETING: January 17, 2024

After the conclusion of normal business by the Board at its December 6, 2023 meeting, member Ashley Keenan raised the question of whether the Board had the ability to pass non-binding resolutions on topics of concern, and which might be of use to members of the public in understanding the Board's efforts to balance Historic Preservation with broader City priorities while conducting reviews. The Board discussed the suggestion briefly, including consideration of the merits or potential issues with the Board passing such resolutions. Historic Preservation staff recommend that the Board hold off on further discussion of this question until it could be determined whether the Board had the ability to pass resolutions and noticing requirements for discussion of the same could be determined.

Historic Preservation Staff raised the issue with Planning and Urban Development Director, Christine Grimando, and in conversation it was determined that the Board does not clearly have the authority to pass resolutions. It was also unclear how these resolutions might relate to or whether they'd be within the purview of the Board and the tools the Board uses to carry out its work such the Standards for Review, the Design Manual, and any other resources that might be developed by the Historic Preservation Program.

While the Board may not be able to pass something as discreet as a resolution, there are channels for statements of Board positions through its review of projects and input on policy initiatives (such as designations and code changes). Through the Program's creation of additional resources for applicants, the Board can also influence outcomes as they relate to reviews, as well as provide additional guidance to property owners and applicants.

To provide some background on current City initiatives, Planning & Urban Development is currently leading Phase II of ReCode, a comprehensive rewrite of the City's Land Use Code, including the Historic Preservation Ordinance (Article 17). In addition to holding meetings for the public to provide input on proposed updates, a draft will also be presented to the Historic Preservation Board for a Workshop this year. Proposed updates to the Land Use Code are required to go to the Planning Board and ultimately to City Council for adoption. More

information on that initiative can be found here: <https://www.recodeportland.me/>. Additionally, Historic Preservation Staff are newly endeavoring to complete an update of the Historic Resources Design Manual which was started a few years ago and is now scheduled to be completed this year. As drafts of proposed updates to the Design Manual are prepared, those will also be brought to the Board for review.

Finally, supplementing the Design Manual, Historic Preservation staff hope to be able to produce additional resources that may help guide property owners in preparing applications for Certificates of Appropriateness. The exact format of such resources is still undetermined and may vary, but staff plan to involve the Board in the production of such resources providing opportunity for comment at public meetings. Given the workload of the current projects of ReCode and updating the Design Manual, it's unlikely that any new resources will be proposed prior to completing those projects.

If Board Members have additional questions or comments, they can be raised during the meeting under this communication item, or members are also welcome to reach out to Historic Preservation Staff individually.

STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: January 12, 2024
RE: 269 Commercial Street –PUBLIC HEARING – Proposed Chimney Removal
PROJECT ID: HPAR-002732-2023
MEETING: January 17, 2024

Owner: Harbor Landing Condominium Association
Property Manager: Dirigo Management Company

A sign announcing the Historic Preservation Board's meeting on 1/17/2024 was posted at the property on or before 1/11/24. A legal ad was published in the Portland Press Herald on 1/5/24 and 1/6/24, and 53 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

On behalf of the condominium owners of Harbor Landing, Dirigo Management Company is proposing to remove the remaining unused, freestanding chimney at the southeast edge of the front roof, which faces Commercial and Cross Streets and is in poor condition.

SUMMARY OF HISTORIC CONTEXT

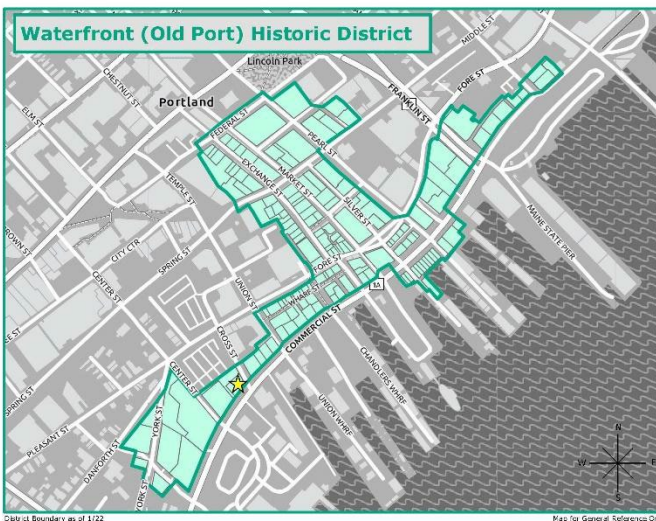


Figure #1: Map of Waterfront Historic District with the location of 269 Commercial Street shown.



Figure #2: View of 269 Commercial Street, showing location of the existing chimney.



Figure #3: Street view of 269 Commercial Street, showing location of the existing chimney.

The Richardson Wharf Company Block is a gambrel-roofed warehouse that is a local landmark in the Waterfront Historic District. The right-hand section was built in 1864-1865, and barely escaped the great fire of 1866. Shortly after that catastrophic event the left side was added (1867) as well as firewall parapets on the roof. A major renovation was carried out around 1978 and the upper

floors have contained residential condominiums since 1980. Now known as Harbor Landing, the block is notable as the westernmost of the historic warehouses on the inland side of Commercial Street. To the rear of the property a large surface parking lot extends to Fore Street, and another small parking lot sits across Cross Street to the east. Immediately west of the Richardson Block is the recently constructed Aloft Hotel (1 Center Street,) approved by the Historic Preservation Board in 2019.

The Richardson Block has an irregular, trapezoidal shape due to the bend of Commercial Street and non-perpendicular intersection with Cross Street. Three inset, inverted dormers are cut into the front roof, but are not prominent from Commercial Street; the ones on the inland side are visible from Cross and Fore Streets thanks in part to the surface parking north of Harbor Landing. An historic painted sign on the western end wall has been preserved and refreshed; historic painted signage on the east end did not survive.

Six chimneys are noted in the 1990 survey form, of which four are visible in the 1924 tax photo. By 1990 when the local historic district was created, the only freestanding chimney was the one that is the subject of this review, at the southeast corner. (A chimney also stands at the upper end of the stepped western firewall on the roof.) A quick survey of Commercial Street reveals that many of the original chimneys on the old warehouses have been removed or drastically shortened. In some cases, rooftop additions and dormers may have precipitated the demolitions of unused chimneys, and many of them undoubtedly occurred prior to 1990.



Figure #4: Street view of 269 Commercial Street, in 1924.

Additional information on the Waterfront Historic District can be found on the city website:
<https://www.portlandmaine.gov/665/Historic-Districts>

PROPOSED ALTERATION

Please see the cover letter provided by Karen Walker, property manager for Dirigo Management Company. A survey of the building by a local mason has resulted in a list that includes a number of masonry repairs and maintenance items that can be reviewed by HP staff. Only the proposed removal of the chimney will be under consideration at the public hearing on January 17, 2024. The roofing is to be patched with matching materials once the masonry is below the roof sheathing.

STAFF COMMENTS

In times before and even after the advent of central heating, chimneys were a very common feature of Nineteenth and early Twentieth Century buildings. They speak to the age of the buildings and the heating technologies available at the date of construction and during succeeding decades. As such, chimneys help define historic character, but the level of significance for chimneys can vary.

In many institutional, residential, and commercial structures chimneys are carefully designed features that can be decorative architectural elements or visual anchors that help define a building's form and architectural expression. In a warehouse building such as the Richardson Block a chimney and the entire building had a much more utilitarian nature and uses. While the chimneys still help define historic character and might be considered an element one would expect to see in buildings of past eras, they may be less essential in defining the building's character than in those instances where chimneys are distinctive architectural features.

Staff believes that the Board should discuss how important it might be to retain the chimney in question. It is very likely that the Richardson Block had a chimney in the present location when it was constructed, but there is no absolute certainty. It is also certain that repairs have been made to the chimney in the past and possible modifications as well that may have changed the original form, height, or detailing. While the chimney existing today very likely contains original or very early material, its full life history is unknown. It looks today much like it did in 1924; it is difficult to tell whether it might have been expanded.

Removal of a prominently visible, historic element on a landmark or contributing building must be carefully considered, whether or not there can be certainty about its original origin or the possibility of subsequent modifications. Standards for Review of Alterations numbers 1, 2, 5, and possibly 4 are relevant.

The Board is being asked to decide whether keeping the last prominent chimney at the building is essential to maintaining the character, or if the loss would not seriously damage that character. Certainly, the form and overall character of the building would remain intact. The applicants are

asking if given the challenges and costs inherent in maintaining a weatherproof envelope in this old building, the loss of the unused chimney would be acceptable in order to better seal the envelope and protect the structure. Additionally, though it does not pertain directly to the Board's purview or the Standards for Review of Alterations, the applicants also argue that avoiding the costs of maintaining this chimney would make resources available for other essential maintenance work.

If the Board ultimately decides that preserving what is essential about this historic structure would be more feasible and sustainable in the future despite the loss of this feature that clearly has some degree of significance, perhaps removal would be a compromise that could be found to meet the Standards for Alteration.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations, 17.8.2:

Standard 1	
Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Staff Comments
For Board discussion	The retention or removal of the chimney does not directly affect or derive from the present and future uses of the building, but comfort of occupants and protection of the building are argued as justification for removing the feature.

Standard 2	
The distinguishing original qualities or character of a structure, object, 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.	
Standard Met?	Staff Comments
For Board discussion	It is possible to avoid removing the chimney in question; applicants have argued removal would be justifiable.

Standard 4	
Changes which may have taken place in the course of time are evidence of the history and development of a structure, object, or site and its environment. Changes that have acquired significance in their own right shall not be destroyed.	
Standard Met?	Staff Comments
For discussion	It is unknown whether the chimney's form is the original form, but it looks quite similar to the form visible in 1924.

Standard 5	
Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object, or site shall be treated with sensitivity.	
Standard Met?	Staff Comments
For discussion	The simple chimney is in keeping with the nature of the building.

MOTION FOR CONSIDERATION

I move to APPROVE application HPAR-002732-2023 for removal of a chimney at 269 Commercial Street on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the Historic Preservation Board that the project meets Standards for Review of Alterations 17.8.2-# 1, 2, 4, and 5.

ATTACHMENTS

1. Cover letter from property manager
2. Photos submitted by applicants



January 4, 2024

To Historical Preservation Board:

Harbor Landing located at 267-271 Commercial Street in Portland built in the 1900s, has a chimney, located at the lower right corner of the roof, facing the corner of Commercial and Cross Street. This chimney is the last one of six that were original to the building. The Board of Directors for Harbor Landing are requesting to be able to remove the chimney from the roof to avoid future up-keep.

- The chimney although aesthetically looks nice no longer services any function.
- The corbelling/staggering of 12-inch brick from the basement to the fifth floor was constructed improperly. The poor corbeling has been a source of constant leaks.
- A cricket diverter was installed in 2021 to divert water away from the chimney, however high winds and rain continue to cause water leaks.
- The location of the 13 feet high chimney on the building is at the lowest level of the roof between Cross Street and Commercial Street. Vehicles on Commercial Street carrying heavy weigh can cause overload to the roads and potential stress to the movement of building.
- May 2023 during repointing of the building, the masonry observed loose bricks at the top of the chimney. (See Pics) This life safety condition is concerning during heavy winds.
- This chimney has had on-going maintenance issues throughout the years.

We hope the Board will consider our request to remove this chimney.

Sincerely,

Karen Walker
Property Manager
Dirigo Management Company
207-871-1080



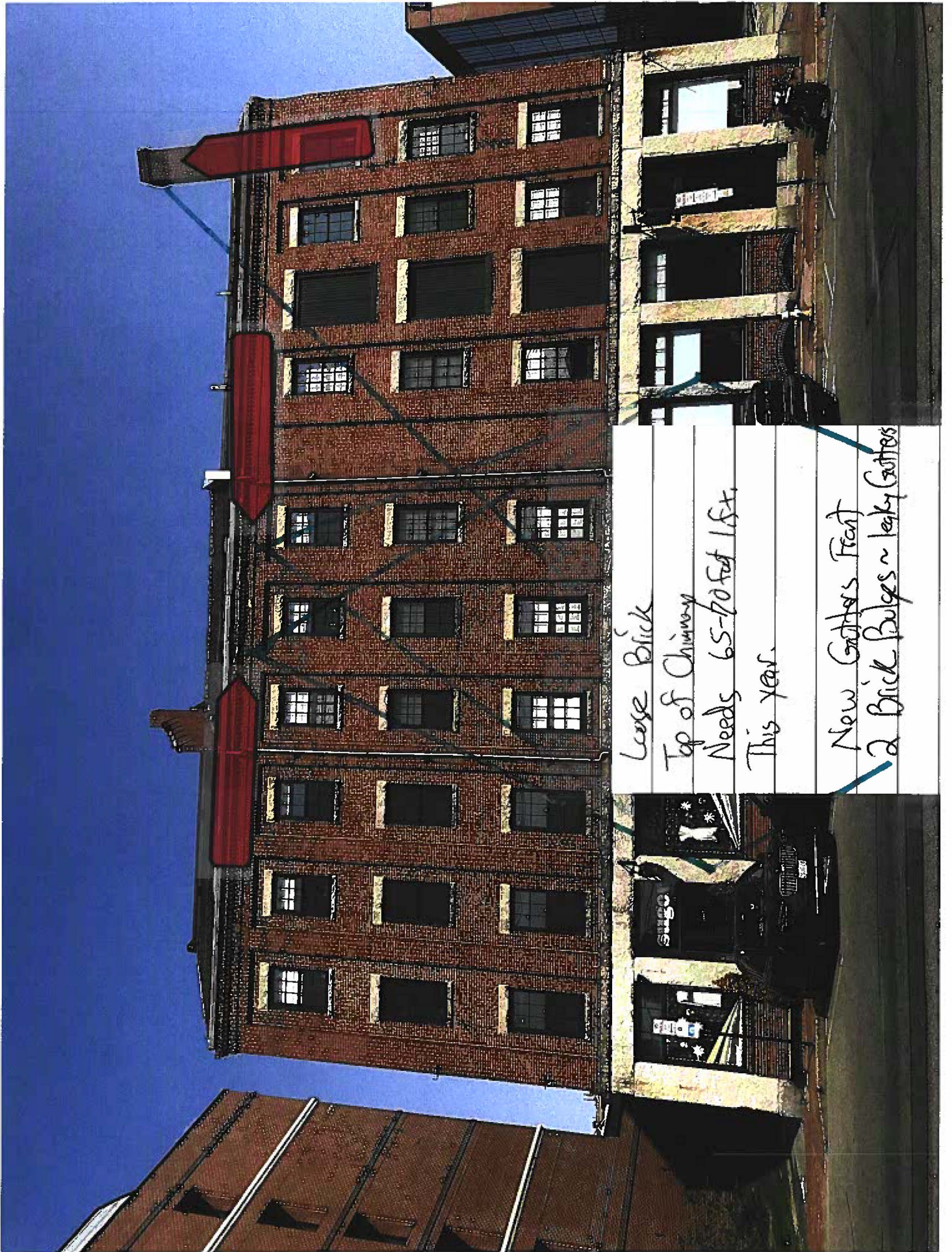
Individual Member



ONE CITY CENTER, PORTLAND, MAINE 04101-4009
TEL: (207) 871-1080 • FAX (207) 871-7189
E-MAIL: info@dirigomgmt.com
WEB SITE: www.dirigomgmt.com

Needs Attention Bricks are loose 65-70 Feet Articulating 187.





Large Brick

Top of Chimney

Needs 65-70 feet 1st.

This year.

✓ New Gutters Front

✓ 2 Brick Bulges ~ leaky Gutters



**STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: January 12, 2024
RE: 148 Coveside Drive (Fort McKinley Torpedo Storehouse) –PUBLIC HEARING –
Review and Recommendation to Maine Historic Preservation Commission for National
Register Listing
PROJECT ID: N/A
MEETING: January 17, 2024

Owner: Coveside, LLC & the Diamond Cove Homeowners Association
Preparer: Christine Bear, Essex Preservation Consulting

A legal ad was published in the Portland Press Herald on January 5, 2024 and January 6, 2024, and notices were sent to owners of the property.

INTRODUCTION

The applicant is nominating the structure at 148 Coveside Drive, known as Fort McKinley Torpedo Storehouse, to the National Register of Historic Places.

Per the requirements of the Certified Local Government Program (Attachment 1), the Portland Historic Preservation Board should provide a report to the Maine Historic Preservation Commission (MHPC) addressing the Board's findings related to:

1. Applicability of National Register Criteria;
 2. How the nomination of this property contributes to local preservation efforts; i.e., educational programs, planning, economic development, protection, etc.; and
 3. A summary of public comment.
-

SUMMARY OF HISTORIC SIGNIFICANCE



Figure 1: Partial aerial view of Portland showing location of the Fort McKinley Torpedo Storehouse at 148 Coveside Drive with a yellow star.



Figure 2: Aerial view looking north over Coveside Drive showing the Torpedo Storehouse (A, contributing) and the Hoister House (B, contributing).



Figure 3: Sketch map showing proposed National Register designation boundary for the Fort McKinley Torpedo Storehouse.

The nomination before the Board (Attachment 2) is for individual listing of the Fort McKinley Torpedo Storehouse on the National Register of Historic Places under National Register Criteria:

- A: associated with events that have made a significant contribution to the board patterns of our history;
- C: reflect in an outstanding manner the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic value or that represent a significant and distinguishable entity whose components may lack individual distinction;

The statement of significance summary paragraph states:

“The Torpedo Storehouse on Great Diamond Island in Portland, Maine, and the associated Hoister House are locally significant in Maine under the National Register of Historic Places Criterion A, in the area of military history, for their associations with Fort McKinley and the United States government’s efforts to defend Portland Harbor in the early twentieth century. The Storehouse and Hoister House were utilized during both World War I and World War II and were of major significance among the tactical buildings at Fort McKinley. The Torpedo Storehouse is also significant under National Register Criterion C, in the area of architecture, as a rare surviving example of an unusual building type and method of construction. The Torpedo Storehouse is the only surviving building of its type in Maine. It was one of two nearly identical torpedo storehouses erected in Maine in the early twentieth century; the other was located at Fort William in Cape Elizabeth but is no longer extant. Even in its deteriorated state, the property possesses integrity of location, design, setting, materials, workmanship, feeling and association. The period of significance extends from the 1908 construction date of the

Torpedo Storehouse to 1950 when the U.S. Army harbor defense commands were disbanded.”
(Attachment 2, page 11)

ANALYSIS OF APPLICABLE REVIEW STANDARDS

National Register Criteria:

Criterion A: Event	
Property is associated with events that have made a significant contribution to the broad patterns of our history.	
Criterion Met?	Staff Comments
Yes	The Fort McKinley Torpedo Storehouse is associated with early twentieth-century efforts by the United States Government to bolster coastal defenses for Portland’s harbor, which was of national strategic importance. The torpedo storehouse played an essential tactical role in deploying defenses in the Harbor during both the First and Second World Wars.
Criterion C: Design/Construction	
Property reflects in an outstanding manner the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic value or that represent a significant and distinguishable entity whose components may lack individual distinction.	
Criterion Met?	Staff Comments
Yes	The 1908 Fort McKinley Torpedo Storehouse is the only surviving example of a Torpedo Storehouse type built based on the recommendations of the Taft Board, established in 1905.

Portland’s Plan 2030:

Historic Resources: Local Goals	
Identify, document, designate, and preserve Portland’s historic resources, including individual structures, neighborhoods, parks, cemeteries, and archaeological resources.	
Goal Met?	Staff Comments
Yes	This nomination documents and designates a historically and architecturally significant resource to the National Register.
Promote Historic Preservation as a key economic, sustainability, and community development strategy.	
Goal Met?	Staff Comments
Yes	The designation of 148 Coveside Drive will allow for the rehabilitation of the historically significant structure through the use of Federal Rehabilitation Tax Credits promoting economic activity and supporting the retention of this significant

	resource.
Stabilize and enhance historic areas of the city by ensuring quality investment in existing structures and compatible infill development.	
Goal Met?	Staff Comments
Yes	Access to Federal Rehabilitation Tax Credits for the Torpedo Storehouse will make possible a high-quality rehabilitation following the Secretary of the Interior's Standards for Rehabilitation for this dilapidated and currently abandoned structure.

MOTION FOR CONSIDERATION

I move to recommend that the Maine Historic Preservation Commission support the nomination for the Fort McKinley Torpedo Storehouse at 148 Coveside Drive to be individually listed on the National Register of Historic Places on the basis of submitted documentation; information provided in the staff memo; and findings by the Historic Preservation Board that the proposed nomination meets National Register Criteria A & C, and that the proposed nomination is in support of Portland's Plan 2030. Historic Preservation Staff shall make a report of these findings and a summary of public comment to the Maine Historic Preservation Commission on behalf of the Board.

ATTACHMENTS

1. Communication from Maine Historic Preservation Commission regarding request for Historic Preservation Board Review of National Register Nomination
2. 2023 National Register of Historic Places Registration Form for the Fort McKinley Torpedo Storehouse
3. National Register Bulletin: How to Apply the National Register Criteria for Evaluation



JANET T. MILLS
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

KIRK F. MOHNEY
DIRECTOR

November 15, 2023

Portland Historic Preservation Board
389 Congress Street
Portland, Maine 04101

RE: Fort McKinley Torpedo Storehouse, 148 Cove Side Dr., Great Diamond Island, parcel 083F A690001

Dear Board Members:

The enclosed draft National Register nomination is being submitted for your Commission's review and report in accordance with requirements of the Certified Local Government Program. The report should, at minimum, address these areas of concern:

- 1) Applicability of National Register criteria.
- 2) How the nomination of this property contributes to local preservation efforts; i.e., educational programs, planning, economic development, protection, etc.
- 3) A summary of public comment.

Your report must be prepared in keeping with the following stipulations:

When a relevant historic preservation discipline is not represented in the Commission membership, the Commission shall be required to seek expertise in this area when considering National Register nominations requiring the application of such expertise. Requisite expertise may be provided through consultation with the SHPO or with 36 CFR 61-qualified persons. For example, if the Commission must review the nomination of a prehistoric archaeological site, and no Commission member is a prehistoric archaeologist, the Commission is required to obtain the advice of a 36 CFR 61-qualified archaeologist for purposes of reviewing the nomination.

Please submit your report to me in advance of the January 26, 2024 quarterly meeting at which the Maine Historic Preservation Commission will consider the nomination.

Sincerely,

Michael Goebel-Bain,
National Register Coordinator

Enc.

Cc. E. Schueckler



JANET T. MILLS
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

KIRK F. MOHNEY
DIRECTOR

November 15, 2023

Portland Historic Preservation Board
389 Congress Street
Portland, Maine 04101

RE: Fort McKinley Torpedo Storehouse, 148 Cove Side Dr., Great Diamond Island, parcel 083F A690001

Dear Board Members:

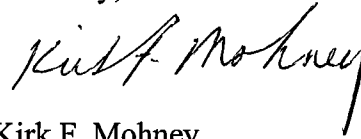
We are pleased to inform you that the above property will be considered by the Maine Historic Preservation Commission for nomination to the National Register of Historic Places. The National Register is the Federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Enclosed is a copy of the criteria under which properties are evaluated as well as a fact sheet which discusses the effects of listing.

Owners of private properties nominated to the National Register have an opportunity to concur in or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a notarized statement or a statement consistent with 28 U.S.C. § 1746² certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of what part of the property that party owns. If a majority of private property owners object a property will not be listed; however, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of the eligibility of the property for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If an owner chooses to object to the listing of his property, the notarized objection or objection made consistent with 28 U.S.C. § 1746 must be submitted to Kirk F. Mohney, S.H.P.O., Maine Historic Preservation Commission, 55 Capitol Street, 65 State House Station, Augusta, Maine 04333-0065, by January 25, 2024.

² Sample wording consistent with 28 U.S.C. § 1746 to be submitted with objection statement: "I declare (or certify, verify, or state) under penalty of perjury under the laws of the United States of America that the foregoing is true and correct. Executed on (date). (Signature)".

If you wish to comment on whether the property should be nominated to the National Register, please send your comments to the S.H.P.O. before the Maine Historic Preservation Commission considers this nomination at its meeting to be held on January 26, 2024. You are cordially invited to attend this meeting, which will be held at the Maine State Library, 242 State Street, Augusta, Maine 04330, beginning at 10:30 a.m. If you cannot attend the meeting in-person and would like to attend remotely, please email MHPC.Info@maine.gov or call (207) 287-1453 to receive video or phone access links. A copy of the nomination and information on the National Register and Federal tax provisions are also available from the above address upon request.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirk F. Mohnney". The signature is fluid and cursive, with the first name "Kirk" and last name "Mohnney" clearly distinguishable.

Kirk F. Mohnney
State Historic Preservation Officer

Enc.



JANET T. MILLS
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

KIRK F. MOHNEY
DIRECTOR

November 15, 2023

Evan Schueckler, Program Manager
Portland Historic Preservation Commission
389 Congress Street
Portland, Maine 04101

RE: Fort McKinley Torpedo Storehouse, 148 Cove Side Dr., Great Diamond Island, parcel 083F A690001

Dear Mr. Schueckler:

The enclosed draft National Register nomination is being submitted for your Commission's review and report in accordance with requirements of the Certified Local Government Program. The report should, at minimum, address these areas of concern:

- 1) Applicability of National Register criteria.
- 2) How the nomination of this property contributes to local preservation efforts; i.e., educational programs, planning, economic development, protection, etc.
- 3) A summary of public comment.

Your report must be prepared in keeping with the following stipulations:

When a relevant historic preservation discipline is not represented in the Commission membership, the Commission shall be required to seek expertise in this area when considering National Register nominations requiring the application of such expertise. Requisite expertise may be provided through consultation with the SHPO or with 36 CFR 61-qualified persons. For example, if the Commission must review the nomination of a prehistoric archaeological site, and no Commission member is a prehistoric archaeologist, the Commission is required to obtain the advice of a 36 CFR 61-qualified archaeologist for purposes of reviewing the nomination.

Please submit your report to me in advance of the January 26, 2024 quarterly meeting at which the Maine Historic Preservation Commission will consider the nomination.

Sincerely,

Michael Goebel-Bain,
National Register Coordinator

Enc.
Cc. Portland HPB



JANET T. MILLS
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

KIRK F. MOHNEY
DIRECTOR

November 15, 2023

Evan Schueckler, Program Manager
Portland Historic Preservation Board
389 Congress Street
Portland, Maine 04101

RE: Fort McKinley Torpedo Storehouse, 148 Cove Side Dr., Great Diamond Island, parcel 083F A690001

Dear Mr. Schueckler:

We are pleased to inform you that the above property will be considered by the Maine Historic Preservation Commission for nomination to the National Register of Historic Places. The National Register is the Federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Enclosed is a copy of the criteria under which properties are evaluated as well as a fact sheet which discusses the effects of listing.

Owners of private properties nominated to the National Register have an opportunity to concur in or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a notarized statement or a statement consistent with 28 U.S.C. § 1746¹ certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of what part of the property that party owns. If a majority of private property owners object a property will not be listed; however, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of the eligibility of the property for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If an owner chooses to object to the listing of his property, the notarized objection or objection made consistent with 28 U.S.C. § 1746 must be submitted to Kirk F. Mohney, S.H.P.O., Maine Historic Preservation Commission, 55 Capitol Street, 65 State House Station, Augusta, Maine 04333-0065, by January 25, 2024.

¹ Sample wording consistent with 28 U.S.C. § 1746 to be submitted with objection statement: "I declare (or certify, verify, or state) under penalty of perjury under the laws of the United States of America that the foregoing is true and correct. Executed on (date). (Signature)".

If you wish to comment on whether the property should be nominated to the National Register, please send your comments to the S.H.P.O. before the Maine Historic Preservation Commission considers this nomination at its meeting to be held on January 26, 2024. You are cordially invited to attend this meeting, which will be held at the Maine State Library, 242 State Street, Augusta, Maine 04330, beginning at 10:30 a.m. If you cannot attend the meeting in-person and would like to attend remotely, please email MHPC.Info@maine.gov or call (207) 287-1453 to receive video or phone access links. A copy of the nomination and information on the National Register and Federal tax provisions are also available from the above address upon request.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirk F. Mohnney", written in a cursive style.

Kirk F. Mohnney
State Historic Preservation Officer

Enc.



JANET MILLS
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

KIRK F. MOHNEY
DIRECTOR

NATIONAL REGISTER CRITERIA

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, material, 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 reflect in an outstanding manner 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.

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 last 50 years shall not be considered for the National Register. Such properties will qualify if they are integral parts of districts that 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 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.



JANET MILLS
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

KIRK F. MOHNEY
DIRECTOR

FACT SHEET

Listing of historic properties in the National Register results in the following:

1. Official recognition of the historic and cultural importance of a property as part of the Nation's heritage which ought to be preserved.
2. Control and authority over the use and disposition of a property listed in the National Register or deemed eligible for such listing remain solely with the owner unless he or she has applied for and received a matching grant or other Federal funding, or is participating in a rehabilitation tax credit project. Listing in the National Register does not mean that limitations will be placed on the property by the Federal government. Public visitation rights are not required by the owner.
3. Consideration in planning for Federal, federally licensed, and federally assisted projects. Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties listed in the National Register. For further information please refer to 36 CFR 800.
4. Eligibility for Federal tax provisions. If a property is individually listed or contributes to the historic significance of a listed National Register district, certain Federal tax provisions may apply. The Tax Reform Act of 1986 provides a 20% investment tax credit for certified rehabilitations of historic commercial, industrial and rental residential buildings. The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether such provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information please refer to 36 CFR 67.
5. Qualification for Federal grants for historic preservation when funds are available. Presently funding is unavailable. Contact (S.H.P.O.) to determine the present status of such grants.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Fort McKinley Torpedo Storehouse

Other names/site number: N/A

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 148 Coveside Drive

City or town: Portland

State: Maine

County: Cumberland

Not For Publication: N/A

Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national

 statewide

X local

Applicable National Register Criteria:

X A

 B

X C

 D

Signature of certifying official/Title:

Date

MAINE HISTORIC PRESERVATION COMMISSION

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title

Government

State or Federal agency/bureau or Tribal

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State

4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private ☒
Public – Local ☐
Public – State ☐
Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
District ☐
Site ☐
Structure ☐
Object ☐

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>2</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DEFENSE/fortification

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER/Warehouse

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Foundation, Walls, Roof: Concrete

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Torpedo Storehouse was historically associated with Fort McKinley on Great Diamond Island in Portland Harbor. The fort property was subdivided over the years and today the Storehouse sits on a small "exclusive use easement area" lot of roughly 14,000 square feet, identified as lot 69 in Figure 1. The exclusive use easement area lot is part of a larger parcel of roughly one acre owned by Coveside LLC and identified as Portland city lot 083F A690001. For purposes of this nomination, the boundaries of the National Register property include all land associated with the exclusive use easement area.

The Storehouse (Photos 1-11) was constructed in 1908 and shares its lot with a small functionally-related Hoister House from 1910 (Photos 12-13). Both these vacant early twentieth-century buildings are constructed of reinforced poured concrete. The Storehouse is a two-story structure with a rectangular plan, a gabled ferroinclave roof (a fireproof roofing system consisting of corrugated steel panels finished with a concrete coat) and a single poured concrete chimney toward the northeast end of the building. The Storehouse is utilitarian in style, although it features elements reminiscent of Colonial Revival style design, notably the wide corner pilasters and pedimented gables with oculi on each end wall. The adjacent Hoister House is a small utilitarian building with a square footprint, minimal fenestration, and a poured reinforced concrete roof in the form of a shallow gable. The interiors of both buildings were designed for utility and lack any architectural ornamentation. Interior wall, floor, and ceiling surfaces are entirely concrete, except at the upper level of the Storehouse, where wood flooring was used. The roof of the Storehouse is supported by large steel trusses, which are exposed on the interior. The Storehouse is in a deteriorated state, however, it retains sufficient integrity to render the property eligible for National Register listing.

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State

Narrative Description

Setting

The former Fort McKinley encompasses roughly 190 acres of gently-rolling heavily-wooded land and occupies the northern half of Great Diamond Island in Portland Harbor (Figure 2). The north, west, and east boundaries of the former fort are defined by the jagged shoreline, while the south property line borders a small residential community dominated by late nineteenth and early twentieth-century houses. The shoreline dips deeply at the northeastern side of the island to form Diamond Cove. The arms of land flanking Diamond Cove are known as the North and South Forks. There are approximately one hundred structures on the former Fort McKinley land, ranging from mere ruins (foundations only) to restored historic fort buildings and recent single-family houses. The largest concentration of historic buildings encircles the former parade grounds on the North Fork. These buildings comprise a National Register district of seventy-eight resources (Fort McKinley Historic District – NR 1985/NR#85000611). Buildings within this district are predominantly residential structures and non-tactical support buildings. A number of tactical structures in varying states of disrepair are scattered along the west, east, and part of the north perimeters of the former fort boundaries; many are obscured by overgrowth.

The Torpedo Storehouse lot is located on the South Fork, not far from the southeast shore of Diamond Cove (Figure 3). The most notable site feature associated with the Storehouse is a concrete pathway that runs between the Storehouse and Hoister House before making a ninety-degree turn northward towards the shore of Diamond Cove (Photo 14). This pathway, now paved, marks the path of a tramway that was used to transport mines from the Storehouse down to a wharf at the cove. The remainder of the Storehouse lot consists of open grassy lawn and mature trees encircling the buildings. Access to the property is by way of Coveside Drive, which runs along the southeast side of the lot. Directly east of the Storehouse are the remains of a gun battery (Battery Honeycutt). A short distance to northwest of the Storehouse and Hoister House are the remains of three structures that were previously associated with mining of the harbor. These include the Cable Tank Building, Torpedo Loading Room, and Service Dynamite Room, all of which are little more than foundations today (Figures 5 and 6). The only other military building in the immediate vicinity of the Torpedo Storehouse is the former South Mining Casemate, which sits on the edge of the cove northwest of the Storehouse and was converted to a residence. There are few other buildings in the vicinity of the Storehouse. The remainder of the South Fork was subdivided into large residential lots upon which seven large houses were constructed over the last two decades.

Torpedo Storehouse, 1908, Contributing building

The Torpedo Storehouse from 1908 is rectangular in plan and measures 102' by 31'. The building sits with the principal elevation facing southwest. Each of the four elevations is detailed in the same manner, which is largely dictated by the steel framing of the structure.

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State

Concrete pilasters divide the long sides (northwest and southeast; Photos 2, 4, and 5) into seven bays and the short gabled ends (northeast and southwest; Photos 1 and 3) into three bays each. Each bay holds a pair of windows; several of which retain the original wood six-over-six sashes. Although they appear to be double-hung windows, both the upper and lower sash panels actually have central pivots. Window openings are trimmed with slightly projecting smooth concrete sills and lintels. This same type of lintel is also used for the exterior doorways of the building. A wide concrete belt course separates the first and second floors. The gabled roof is supported on large steel trusses, which are visible on the interior at the second floor (Photo 9). The gabled roof was constructed of ferroinclave, a construction product developed in the early twentieth century as a light, inexpensive, fireproof way to create walls, floors, stairs and, most commonly, roofs. This same construction method was used for the interior partitions of the storehouse (Photo 11). The roof of the Storehouse has deep overhanging eaves supported on intermittent steel brackets. A narrow steel fascia finishes the roof edge. The roof system has not held up well over the years and large sections are missing (Photo 9). A poured concrete chimney, which is exposed within the building (Photo 11), projects from the center ridge of the roof near the northeast end of the building. A second poured concrete chimney is located near the southwest corner of the building (visible in Photo 1 and 2).

The principal façade (southwest elevation) has a wide central doorway at the first floor (Photo 1). The original floor plan (Figure 4) indicates there were double doors in this opening at one time. This wide doorway likely held a pair of six-panel wood doors, matching those shown at the southeast elevation in the original drawing. Window sashes are missing from this elevation, except in the two window openings at the north end of the first floor, where modern replacements were installed. An oculus (currently no sash or vent) is centered in the pedimented gable. The northeast elevation is similar to the southwest, except that there is an offset entry in the northernmost bay at the first floor (Photo 3). The door is missing and the opening is currently blocked with plywood. Sashes are missing at all windows of this elevation, however several windows at the first floor retain steel security bars that were part of the original construction.

The long southeast elevation (Photo 4) has a wide doorway (third bay from southwest end) that leads into the main work area on the interior and a slightly narrower doorway leading from the stairwell (second bay from easternmost end - Photo 5). There are no doors remaining in these two openings, however, the original plans indicate that each held a set of double doors; six-panel doors at the wider southern opening and three-panel at the eastern entry. The long northwest elevation has no entrances. The original wood windows remain in nearly all of the first-floor openings and many window openings at this elevation also retain the original steel security bars.

Despite being in poor condition, the interior of the building retains its historic character and many historic features. Finishes throughout the first floor are consistent and remain much as they were originally, with exposed concrete exterior walls and concrete slab floors. The reinforced concrete slab is exposed at the lower level (Photo 6) but the slab at the upper floor was finished with narrow hardwood flooring, which remains but is in very poor condition (Photo 8). Narrow railroad tracks originally ran down the center of the building at the first floor, as shown in Figure 4, however the tracks are no longer extant (date removed is not known). The

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State

layout of rooms has remained unchanged, although some partitions are extremely deteriorated and collapsed or missing in sections (see Figure 4 for original layout). The lower level was designed with a large open work room occupying roughly three-quarters of the floor area (Photo 6). The work room included a submersion tank in the east corner, likely used to test that the mines (then known as torpedoes) were watertight. The tank is currently covered over but appears to remain in place. The heavy mines were moved about using two heavy overhead hoists mounted to large steel beams that slide along steel railroad tracks supported by concrete piers between windows on the two long walls of the building (northwest and southeast). These traveling cranes remain today (Photo 7). A small room in the northwest corner of the building is identified on the original drawings as a "Melting Room;" although the functions performed here could not be verified, the name suggests they were associated with the process of preparing the mines to be armed. A poured concrete chimney breast projects from the southwest wall of this room. The only other rooms at this floor are a furnace room and storage room at the far east end of the building; these two rooms share a chimney stack. The original wall that separated these two rooms is missing (only steel studs remain). The original enclosed concrete staircase remains at the east end of the work room (Photo 8). It rises from a small entry vestibule. The second-floor remains a large open space with two small rooms at the northeast end (Photos 9 and 11). The open room is noted on the 1908 plans as a "drill room," indicating it was used as a training space. Research into other forts of the period indicates that it was not unusual for a fort drill room to be located in a building that served other functions. Records have not been located to determine if or when the function of this open space changed at a later time.

The few partitions that were part of the original design (Figure 4) of the building were constructed using the same ferroinclave method as was utilized for the roof. These walls have not held up well and are heavily deteriorated (Photo 11). While the second floor did not have the same sliding cranes as the first floor, there is a vertical hoist located just southeast of the staircase. This equipment consists of an open wood framework and large hoisting wheel (Photo 9).

Hoister House, 1910 – contributing building

Constructed in 1910, the Hoister House measures 12' by 16' and historically housed the mechanisms necessary to operate a tramway used to transport the mines to and from the torpedo storehouse. The walls are constructed of poured reinforced concrete and rise from a low cast concrete foundation. The structure is capped by a shallow-pitched pre-cast concrete roof (Photos 12 and 13). There is a single small window at each elevation, except the northwest elevation, where there is a wide doorway holding recent wood replacement doors. Typical of the concrete buildings constructed at the fort, the window openings have smooth concrete sills and lintels. Aluminum replacement windows were installed in the Hoister House (the original window type is unknown). The interior is a single small room with concrete walls and ceiling. The building was recently renovated for residential use and now has painted walls and ceiling, vinyl flooring, and wood window trim. Some of the hoisting equipment was saved and now sits outside the building (visible in Photo 13).

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State

Comparative Analysis

Despite the loss of some buildings, the former Fort McKinley is the largest collection of pre-WWII structures of any fort in the state of Maine, largely due to preservation of the non-tactical buildings on the North Fork, which now make up a small residential community and a National Register district. Twenty-two of the tactical buildings/structures that remain today are largely intact. In addition to the Torpedo Storehouse and Hoister House, there are gun batteries, fire control stations, battery commander's stations, mining casemates, a communications bunker, and a battle commander's tower (see attached inventory of surviving tactical buildings). The gun batteries and mining casemates were constructed of reinforced poured concrete, while the smaller command stations typically have brick walls and reinforced concrete roofs and/or foundations. The fire command station Thompson/Acker also retains walls constructed using what was known as the Sewell method – an economical technique consisting of cement plaster over steel mesh on a wood or steel frame. The Sewell method, which was typically used for smaller buildings, proved to be unsuitable for the Maine climate and the structures deteriorated rapidly. Many of the buildings that were removed from the former fort property had been constructed using the Sewell method. The Torpedo Storehouse is an anomaly, being the only building of its type at the fort and the only one built using ferroinclave construction, a fireproof system consisting of corrugated steel panels finished with a concrete coat. Like the Sewell buildings, the ferroinclave proved to be a poor choice and the Storehouse is now threatened by exposure to weather. The brick and reinforced poured concrete buildings, like the Hoister House, remain the most intact, having withstood the Maine weather quite well. The use of wood in construction of the tactical buildings was limited and, in all cases, the wood features are heavily deteriorated or gone.

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State

Areas of Significance (Enter categories from instructions.)

MILITARY

ARCHITECTURE

Period of Significance

1908-1950

Significant Dates

1908

Significant Person (Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Corps of Engineers, United States Army

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State

Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.) (Refer to photographs)

The Torpedo Storehouse on Great Diamond Island in Portland, Maine, and the associated Hoister House are locally significant in Maine under the National Register of Historic Places Criterion A, in the area of military history, for their associations with Fort McKinley and the United States government's efforts to defend Portland Harbor in the early twentieth century. The Storehouse and Hoister House were utilized during both World War I and World War II and were of major significance among the tactical buildings at Fort McKinley. The Torpedo Storehouse is also significant under National Register Criterion C, in the area of architecture, as a rare surviving example of an unusual building type and method of construction. The Torpedo Storehouse is the only surviving building of its type in Maine. It was one of two nearly identical torpedo storehouses erected in Maine in the early twentieth century; the other was located at Fort William in Cape Elizabeth but is no longer extant. Even in its deteriorated state, the property possesses integrity of location, design, setting, materials, workmanship, feeling and association. The period of significance extends from the 1908 construction date of the Torpedo Storehouse to 1950 when the U.S. Army harbor defense commands were disbanded.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

CRITERION A: Military History

The Torpedo Storehouse and Hoister House were constructed as part of the U.S. Army's Fort McKinley complex on Great Diamond Island in Portland Harbor. The fort was established on the northern half of the island on a U-shaped parcel of land that partially encloses Diamond Cove. Prior to the 1880s, Great Diamond Island was the location of several scattered farms. Land on which Fort McKinley was established was occupied by the Deering family farm. Beginning in 1882, the southern half of the island was developed as a fashionable summer resort for affluent citizens of Portland. At the time, the United States government had already acquired property on the forks of land flanking Diamond Cove (known as the North and South Forks).

Land on which Fort McKinley was established was acquired from two separate land purchases, in 1873 and 1901. Construction at Fort McKinley began in 1897 and continued into the early twentieth century. Establishment of Fort McKinley was part of a larger effort by the United States government to provide strategic harbor defenses, as recommended by the United States Board of Fortifications (also known as the Endicott Board) in 1885. This comprehensive program of new fortifications was intended to bolster the country's outdated system of coastal forts and included a complex system of guns, mortars, and electrically controlled submarine mines to protect harbor and river approaches. The Endicott Board recommended that twenty-six sites nationwide be targeted for improved defenses, including

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State

four sites in Maine – Portland Harbor, the Penobscot River, the Kennebec River, and the Piscataqua River. Four new fortifications were established to protect Portland, the largest city and port in Maine, as part of this program to defend the channels into Casco Bay and Portland Harbor itself. Fort William was established at the southern end of Casco Bay in the town of Cape Elizabeth. The three remaining new fortifications were built in Portland Harbor - Fort Levett on Cushing Island, Fort Lyon on Cow Island, and Fort McKinley on Great Diamond Island. Protection of Portland Harbor was further bolstered by the modernization of three older and much smaller forts in the harbor, Fort Gorges, Fort Preble, and Fort Scammel.

Fort McKinley was the largest of the new forts, followed by Fort William, Fort Levett, and Fort Lyon. The initial construction phase (pre-1905) at the forts focused on building gun batteries at the three largest forts, including six at Fort McKinley, four at Fort Williams, and two at Fort Levett. A torpedo storehouse of wood construction (no longer extant) was built at Fort Gorges in 1900; from here mines (then called torpedoes) were stored, armed, and sent out on boats to be planted at key harbor channels. Mine casemates, two at Fort McKinley and one at Fort William, were built to house switchboards used to fire the mines. Several observation towers were also constructed at both Fort McKinley and Fort William prior to 1905, along with a few minor tactical structures at each of the four forts. In addition to the tactical structures, the pre-1905 construction phase included non-tactical buildings to accommodate the troops manning the forts. Design of the tactical structures was undertaken by the Army Corps of Engineers, while the remaining facilities were the responsibility of the Army Quartermaster Corps. Following the designs of the Quartermaster Corps, the non-tactical buildings were similar at each of the four Casco Bay forts. The buildings were typically constructed of brick with wood and stone trim, stone foundations, and slate roofs. The more prominent buildings had Colonial Revival style detailing. Fort McKinley, like the other nearby fortifications, included an administration building, guard house, enlisted men's barracks, officers' quarters, a hospital, bakery, stable, fire station, and storehouses. Fort McKinley and Fort William, the two largest facilities, also had bachelor officers' quarters and post exchanges. Due to its large size and isolated location, Fort McKinley also had a schoolhouse. Fort McKinley's non-tactical buildings were largely concentrated around an open parade ground on the north fork of the island and today make up the Fort McKinley Historic District (NR 1985/# 85000611).

In 1905, under President Theodore Roosevelt, an advisory board was once again appointed to evaluate the county's defenses. The so-called Taft Board, headed by Secretary of War William H. Taft, made recommendations to improve the existing systems for controlling guns, mines, lighting, and electrification. As explained in Joel W. Eastman's *The Modern Defenses of the Coast of Maine, 1891-1945*,

*"Whereas the guns were initially designed to be sighted directly, the Taft Board emphasized the development of a highly sophisticated system of observation utilizing optical instruments in observing stations at each end of a horizontal base line. Observers sent a series of sightings by telephone into a plotting room where the data was rapidly processed, and then the ranges and directions were sent to the battery."*¹

¹ Joel W. Eastman, *The Modern Defenses of the Coast of Maine, 1891-1945* (1988), 12.

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State

Recommendations made by the Taft Board included construction of additional tactical buildings at the Portland Harbor forts. At Fort McKinley, two additional gun batteries were constructed, along with three additional observation stations, a meteorological station, tide gauge station, telephone switchboard buildings, an additional mine casemate, and a powerhouse. In addition, facilities for storing, arming, and loading mines onto boats were added to Fort McKinley and Fort William between 1905 and 1910 to replace the smaller older facility at Fort Gorges. As was typical at U.S. coastal fortifications, the Taft Board era mining facilities at Fort William and Fort McKinley each included a torpedo storehouse where unarmed mines ("torpedoes") were kept, a mine loading room, service dynamite room to store the explosives, a cable tank, mining tramway, and mine wharf (Figure 5). Of these various buildings and structures, only the Fort McKinley Torpedo Storehouse remains reasonably intact.

Mining operations were considered one of the main weapons of coastal defense, being the most practical, efficient, and cost-effective means of preventing enemy ships from entering the harbor. Hundreds of mines were strung on cables across the principal channels into Portland Harbor to cut off access. The gun batteries were principally used to protect the minefields from minesweepers.

At Fort McKinley the unarmed mines were stored in the torpedo storehouse, which was equipped with a series of overhead cranes to move the heavy mines, which weighed in the range of 550 pounds. The unarmed mines would be transported to and from of the Torpedo Storehouse via a tram railway that was first powered by mules and later mechanically, after the hoist house was erected in 1910. Rail tracks ran down the center of the Storehouse (no longer extant) so that mines could be transported directly inside the building. Outside the building, the tramway traveled westward to the cove, where it terminated at the mine wharf (the rail tracks ran out onto the wharf itself). The wharf, associated boat house, and tramway rails are no longer extant, however, a paved pathway marks the route of the rails (Photo 14). Midway to the wharf the rail tracks forked, with a spur extending into the torpedo loading room, where the mines were armed (typically with 200 pounds of TNT), attached to their mooring cables, and connected to an electrical cable for firing. The one-story wood loading room is evident today, although it has collapsed and no longer retains architectural integrity (Figure 6). Similarly, the service dynamite shed, where the TNT was stored, is in ruins (Figure 6). Opposite the torpedo loading room was a cable tank building, used for storing reels of cable onto which the mines would eventually be attached. Today only the poured concrete foundation remains (Figure 6). Once armed and tested, the mines continued along the rails to the wharf where they were placed aboard boats (known as mine planters) to be set in the harbor (Figure 7). Any archaeological significance of the structures formerly associated with the mining process is unknown at this time.

Harbor mining activity continued at Fort McKinley through World War II. By 1943 the threat of a major attack became unlikely and tactical changes, such as amphibious landings, air strikes, and the development of nuclear weapons, all contributed to making the existing harbor defenses obsolete. The program was halted in 1944 and in 1948 the government began scrapping the modern guns. In 1950 the Coast Artillery was dissolved, the U.S. Army harbor defense commands were disbanded, and the forts were abandoned.

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State

The surplus fort properties were first offered for sale to local and state governments at undervalued prices. Those not acquired by states or local municipalities were sold to private interests. Fort McKinley was purchased by King Resources, an oil and gas exploration company who proposed using the site as part of a large oil terminal and refinery system. This was never undertaken and the fort passed through several owners until it was acquired in 1984 by Dictar Associates, who began to rehabilitate the structures (now part of the National Register district) as part of a resort community. The project was halted for a time due to the collapse of the banking industry in late 1989. In 1993 the project was recapitalized and development continued until 2007 when the common properties were transferred to the Diamond Cove Homeowners Association. The DCHA is currently active and consists of approximately 156 individual homeowners and five commercial property owners.

The Torpedo Storehouse and associated Hoister House are rare surviving examples of buildings associated with the mining operations in Portland Harbor in the first half of the twentieth century. The Storehouse is the only surviving building of its type in Maine; the only other example was constructed at Fort Williams and later demolished. In addition, the Storehouse and Hoister House are the only surviving buildings at Fort McKinley among the group of structures that were associated with arming the mines. The buildings are significant for the role they played in the United States government's efforts to defend Portland Harbor in the first half of the twentieth century.

CRITERION C: Architecture

The Torpedo Storehouse at Fort McKinley is Maine's only surviving example of its type from the Taft Board era (1904-1910). As a result of the earlier Endicott Board findings, small one-story utilitarian torpedo storehouses were constructed at Fort Knox (further north on the Penobscot River), Fort Popham (at the mouth of the Kennebec River), and at Fort Gorges (in Portland Harbor) in 1900. The wood storehouses at Fort Popham and Fort Gorges are no longer extant, however the brick structure at Fort Knox remains and is in use as a visitor's center (Figure 8). There are several other extant examples of small masonry torpedo storehouses from Endicott era around the country, including those in Charleston, South Carolina (Fort Moultrie; 1902), San Francisco (Yerba Buena Island; 1891), and Manchester, Maryland (Fort Washington; 1897). The earlier torpedo storehouses (ca. 1890-1900) were generally smaller than those constructed after 1904 when the Taft Board made recommendations to improve the county's coastal defenses. In general, the earlier storehouses were only one story and had relatively small footprints. Those that have been identified have simple rectangular plans and gabled roofs. Window and door openings are of a modest size and nearly all are of brick construction. In contrast, the torpedo storehouses constructed between about 1905 and 1910 were larger buildings, typically two stories, like those at Fort Wetherell in Rhode Island (1908), Fort Warren in Boston Harbor (1906), and Fort Monroe in Virginia (1908) - Figure 10. The rectangular plans and gable roofs were carried over from the earlier storehouses, however, window and door opening on the later examples are generally more generous, as were interior spaces. In addition, the construction materials were somewhat more varied in the later buildings, with both brick and reinforced concrete examples.

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State

The larger forts with updated mining facilities post-dating the Taft Board era generally had a larger collection of buildings associated with the torpedo storehouse, including cable tank buildings, a service dynamite structure, mining boathouses, railroad tracks, and wharfs. The group of mine-related structures at Fort McKinley is typical of those erected at the other U.S. forts between about 1905 and 1910.

Historic maps and descriptions suggest that the Taft Board era torpedo storehouses had a number of character-defining features in common. The storehouses were generally located in close proximity to the shoreline to facilitate access to the mining wharfs. The torpedo storehouses of this period typically had associated outbuildings, including cable tank buildings for storing and testing the cables to which the mines would be attached, service dynamite rooms where TNT for arming the mines was stored, and loading rooms where the mines were armed. In some cases the associated structures were attached to the torpedo storehouse itself, however, this was far less common than having them free standing. Torpedo storehouses predating the Taft Board period did not have the same collection of associated buildings as their later counterparts. In Maine, for example, the torpedo storehouses at Fort Knox and Fort Gorges stood alone and Fort Baldwin had only an ordinance storehouse alongside its torpedo storehouse. Maps of the various coastal forts postdating implementation of the Taft Board upgrades typically show rail tracks joining the storehouses to several associated buildings and a wharf, as is the case with the Fort McKinley storehouse. The rail tracks commonly ran directly into the main storage area of the torpedo storehouses, as shown in a historic photo of the storehouse at Fort Monroe (Figure 10). The use of overhead cranes within the buildings was also common practice. A description of the torpedo storehouse at Fort Wetherell in Rhode Island (Figure 10) notes that the building was “equipped with overhead rail cranes capable of lifting and moving heavy parts and subassemblies to tram carts that would transport these components along a narrow-gauge rail system.”² The size of the mines and the use of overhead cranes and rail tracks required that the storehouses had a large open interior where the mines could be stored and maneuvered. Descriptions of several storehouses indicate that the mines were stored on “large racks.” In addition, the torpedo storehouses were typically equipped with water tanks used for submergence testing of the mine casings and fuses.

As was the case with most of the twentieth century tactical buildings at Fort McKinley and Fort Williams, the torpedo storehouses were constructed of reinforced concrete with a steel framework. However, the roofs and interior walls were built using a novel material known as ferroinclave, which was developed by Alexander Brown following a devastating fire in 1900 that largely destroyed his factory, the Brown Hoisting Machinery Company in Cleveland, Ohio. Brown’s ferroinclave product was marketed as being inexpensive, lightweight, and fireproof. Ferroinclave was fabricated of very thin rigid steel panels bent into alternating Z angles to form dovetails, so that the sections of sheet metal could interlock, creating an appearance similar to corrugated sheet metal. Both sides of the ferroinclave sheets were finished with a thin concrete coat to achieve the final product. To illustrate the effectiveness and versatility of the material and to promote sales, Brown reconstructed his massive new factory (East 45th Street,

² Harbor Mine (Torpedo) Complex historical marker at the former Fort Wetherell.
<https://www.hmdb.org/m.asp?m=56683>

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State

Cleveland, Ohio - extant) using ferroinclave for everything from the roof to the interior partition, floors, stairs, and even the coal bin. The company reported that the ferroinclave roofs could "sustain five or six times the greatest snow load that would ever be put upon it."³ In the case of the Torpedo Storehouse, ferroinclave was used for the roof and interior partitions. The ferroinclave roof is supported by large steel trusses and purlins. For the partitions, ferroinclave panels (roughly four feet wide) are set between exposed steel studs, creating walls that are only about three inches thick. Research suggests that the use of ferroinclave was limited and was short lived. Most references to the product were found in Brown's own advertisements, although there was mention of a few buildings constructed using ferroinclave, including the Mt. Whitney Power Company (power house and switch house), the Great Western Power Company, and an unspecified parking garage; it is not known if any of these buildings survive. No references to the product were found after about 1912. While the ferroinclave system was cost effective, resistant to fire, and lightweight, it did not prove to be a durable long-lasting material; it appears the roofs were not particularly watertight, allowing moisture to penetrate and rust the metal reinforcing. This problem is evident at the Torpedo Storehouse at Fort McKinley. In contrast to the reinforced poured concrete exterior walls and floor slabs, which remain intact, the ferroinclave roof and interior partitions are extremely deteriorated. Roughly two dozen torpedo storehouses were constructed at U.S. forts along the east coast between 1890 and 1910; none were built using the same construction technique employed at Forts McKinley and Williams.

The torpedo storehouses at Fort McKinley and Fort Williams were virtually identical and were the only Taft Board era torpedo storehouses constructed in Maine (Figure 9). The torpedo storehouse at Fort Williams was demolished but the building at Fort McKinley remains and retains its principal character-defining features. The Fort McKinley storehouse is typical of the Taft Board era storehouses in its massing and overall form (two-stories with a rectangular plan and gabled roof) and was among several that were constructed of reinforced concrete rather than the more widely used red brick. The original interior features, including the large open storage area, rail tracks, overhead crane, and water tank, are consistent with the character-defining features of this building type.

Developmental history/additional historic context information (If appropriate.)

The Fort McKinley property has been subdivided over the years, so that today there are many smaller lots with private owners of the land and buildings. Some of the historic fort buildings were converted to other uses, like the South Mining Casemate, which is located just northwest of the Torpedo Storehouse and has been converted to a residence. New houses have been constructed on many of the lots, including two lots adjacent to the Torpedo Storehouse. The Torpedo Storehouse and Hoister House stand on the same parcel, which is part of an exclusive use arrangement. The two buildings are owned outright by Coveside, LLC, a Maine Limited Liability Company created to rehabilitate these structures, but the land currently associated with structures is subject to a long term (99 year) ground lease with the Diamond Cove Homeowners Association.

³ "Ferroinclave," *The Ohio Architect and Builder* (1913): 20

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Beard, Christine S. *Historic American Engineering Record: Fort McKinley, Portland, Maine*, 1990.

Beard, Frank A. and Roger G. Reed. "Fort McKinley Historic District," National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 1985).

Berhow, Mark A. *American Seacoast Defenses*. McLean, Virginia: Coast Defense Study Group Press, 2022.

Eastman, Joel W. *The Modern Defenses of the Coast of Maine 1891-1945*. Prepared for Maine Historic Preservation Commission, 1988.

"Ferroidclave." *The Ohio Architect and Builder* (July 1903): 20-32.

Seacoast Defense in the United States

Previous documentation on file (NPS):

☒ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey #

☐ recorded by Historic American Engineering Record #

☐ recorded by Historic American Landscape Survey #

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository:

Historic Resources Survey Number (if assigned):

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State

10. Geographical Data

Acreage of Property

One-third of an acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84:

(enter coordinates to 6 decimal places)

1. Latitude: Longitude:

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

1. Zone: 19 Easting: 404113.57 Northing: 4837383.97

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting: Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries of the National Register property include land associated with an exclusive use easement from the Diamond Cove Homeowners Association for Lot 69, as delineated on the attached plan (Figure 1) and sketch map.

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State

Boundary Justification (Explain why the boundaries were selected.)

The boundaries include land immediately adjacent to the Torpedo Storehouse and defined in an exclusive use easement to Coveside LLC to redevelop the property (Figure 1). In addition to the Storehouse, the boundaries encompass the historic associated Hoister House. Other land and buildings historically associated with these building's mining work no longer retain integrity or significance and are therefore not included.

11. Form Prepared By

name/title: Christine Beard / Architectural Historian
organization: Essex Preservation Consulting
street & number: 6 Chestnut Street
city or town: Amesbury state: MA zip code: 01913
e-mail: chris@essexpreservation.com
telephone: 978-356-0322
date: August 2023

Form Edited by:

name/title: Michael Goebel-Bain / Architectural Historian
organization: Maine Historic Preservation Commission
street & number: 55 Capitol Street, 65 State House Station
city or town: Augusta state: Maine zip code: 04333
e-mail: michael.w.goebel-bain@maine.gov
telephone: 207 931-5435
date: November 6, 2023

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Fort McKinley Torpedo Storehouse

City or Vicinity: Portland

County: Cumberland

State: Maine

Photographer: Christine Beard

Date Photographed: 9/28/2022

Description of Photograph(s) and number, include description of view indicating direction of camera:

- | | |
|----------|--|
| 1 of 14 | ME_Cumberland County_Fort McKinley Torpedo Storehouse_0001.tiff
View east showing northwest elevation |
| 2 of 14 | ME_Cumberland County_Fort McKinley Torpedo Storehouse_0002.tiff
View southeast showing northwest elevation |
| 3 of 14 | ME_Cumberland County_Fort McKinley Torpedo Storehouse_0003.tiff
View south showing northeast elevation |
| 4 of 14 | ME_Cumberland County_Fort McKinley Torpedo Storehouse_0004.tiff
View northeast showing southeast elevation |
| 5 of 14 | ME_Cumberland County_Fort McKinley Torpedo Storehouse_0005.tiff
View north showing southeast elevation – detail at east end |
| 6 of 14 | ME_Cumberland County_Fort McKinley Torpedo Storehouse_0006.tiff
View northeast from southwest end of first floor |
| 7 of 14 | ME_Cumberland County_Fort McKinley Torpedo Storehouse_0007.tiff
View northwest near southwest end of first floor – detail of northwest wall |
| 8 of 14 | ME_Cumberland County_Fort McKinley Torpedo Storehouse_0008.tiff
View southeast from second floor showing stairwell near northeast end |
| 9 of 14 | ME_Cumberland County_Fort McKinley Torpedo Storehouse_0009.tiff
View northeast from southwest end of second floor |
| 10 of 14 | ME_Cumberland County_Fort McKinley Torpedo Storehouse_0010.tiff
View southwest at second floor showing detail of southwest wall |

Fort McKinley Torpedo Storehouse

Cumberland County, Maine

Name of Property

County and State

- | | |
|----------|---|
| 11 of 14 | ME_Cumberland County_Fort McKinley Torpedo Storehouse_0011.tiff
View northeast at second floor showing rooms along northeast wall |
| 12 of 14 | ME_Cumberland County_Fort McKinley Torpedo Storehouse_0012.tiff
View east showing northwest elevation (left) and southwest elevation (right) of
Hoister House |
| 13 of 14 | ME_Cumberland County_Fort McKinley Torpedo Storehouse_0013.tiff
View west showing southeast elevation (left) and northeast elevation (right) of
Hoister House |
| 14 of 14 | ME_Cumberland County_Fort McKinley Torpedo Storehouse_0014.tiff
View northwest showing path of former tramway |

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

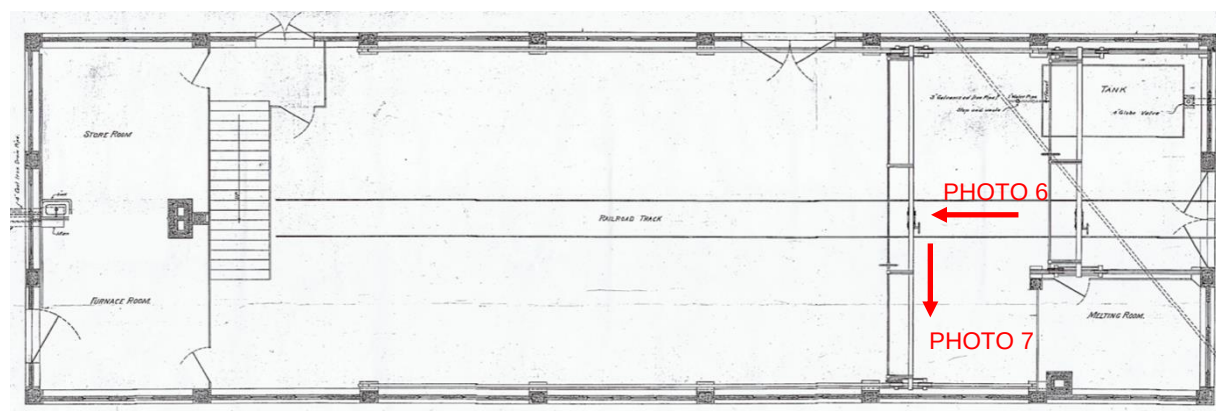
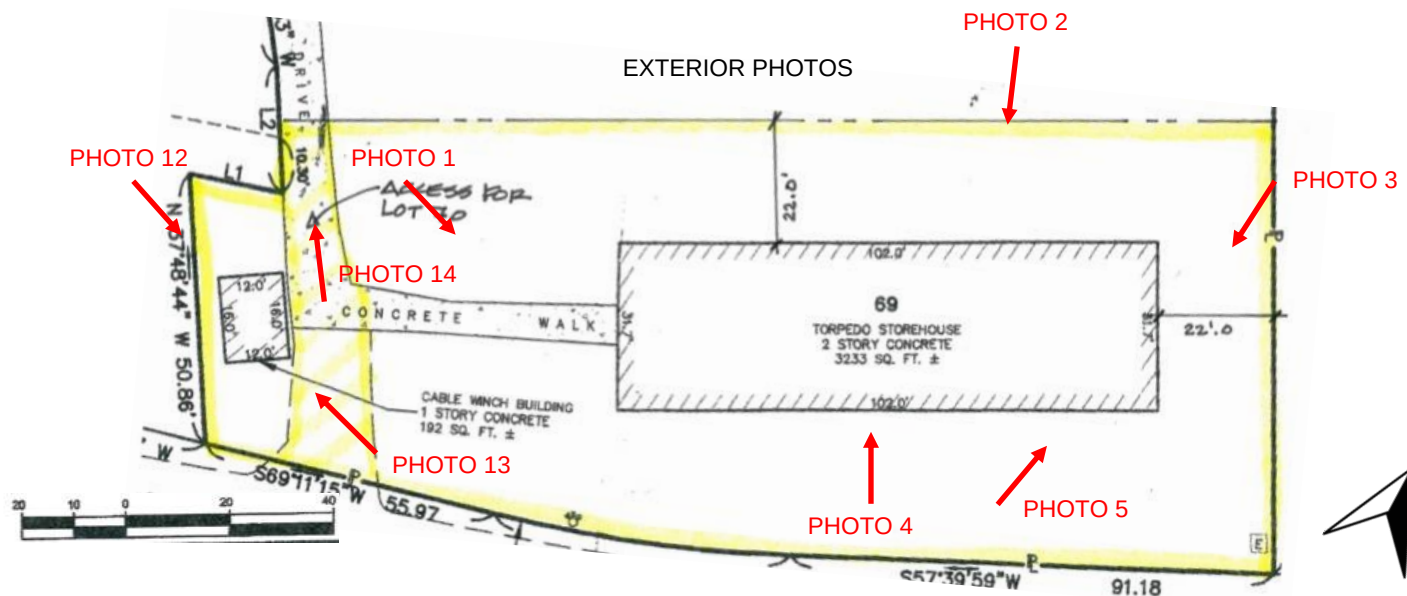
Fort McKinley Torpedo Storehouse

Name of Property

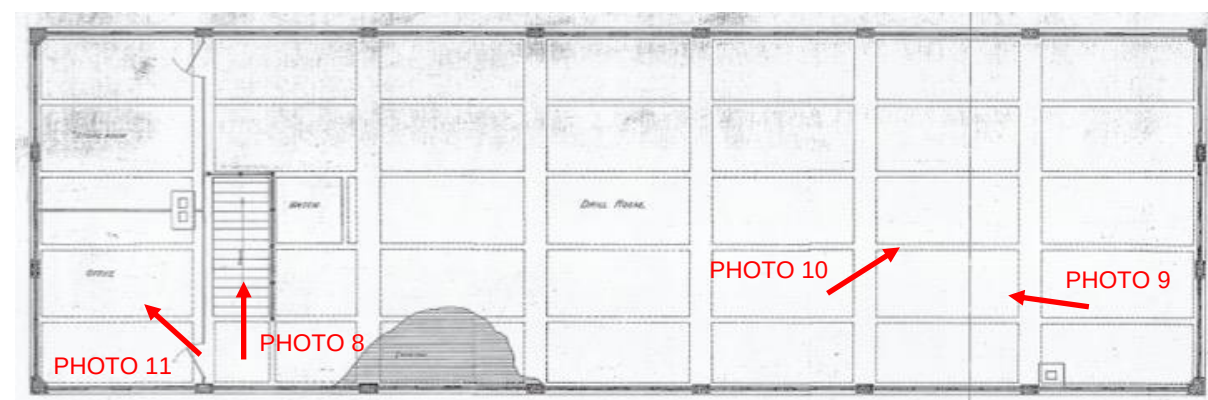
Cumberland County, Maine

County and State

EXTERIOR PHOTOS



FIRST FLOOR



SECOND FLOOR

SKETCH MAP/PHOTO KEYS

FORT MCKINLEY TORPEDO STOREHOUSE
PORTLAND, MAINE

Cumberland County, Maine

County and State

FIGURE 1

FORT MCKINLEY TORPEDO STOREHOUSE
PORTLAND, MAINE

Plot Plan Showing Easement Area
plan from Cumberland County Registry of Deeds Book198/Page 390

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State



FIGURE 2

GREAT DIAMOND ISLAND
PORTLAND, MAINE

Google Imagery - May 2023

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State



FIGURE 3

DETAIL OF GREAT DIAMOND ISLAND
PORTLAND, MAINE

PORTLAND ONLINE GIS MAPPING SYSTEM
accessed 9/27/2022

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State

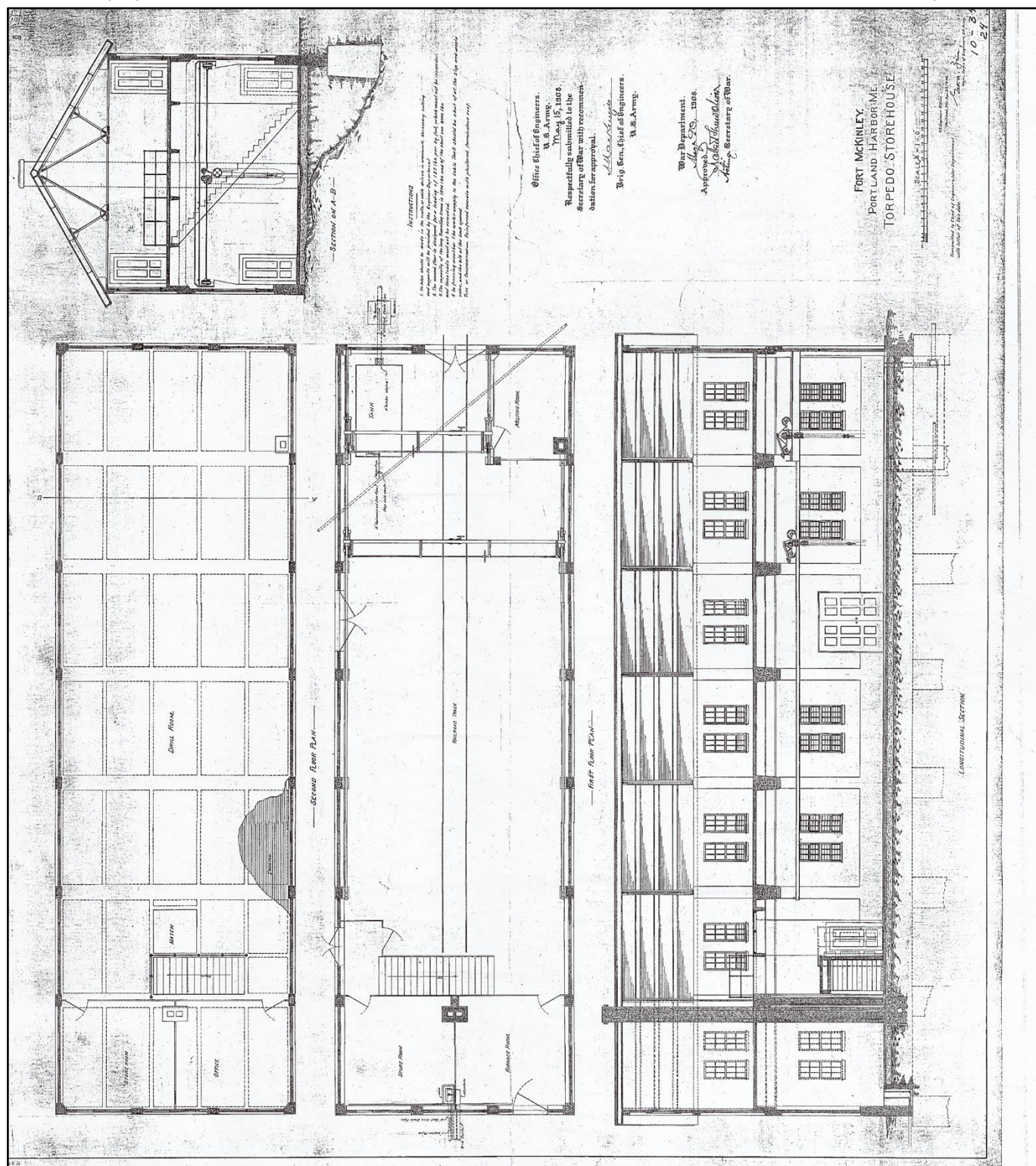


FIGURE 4

**FORT MCKINLEY TORPEDO STOREHOUSE
PORTLAND, MAINE**

1908 ARMY CORPS OF ENGINEERS DRAWING
from property owner's collection

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State



ca. 1930

<https://cdsg.org/fort-mckinley-harbor-defenses-of-portland/>



ca. 1950

<https://cdsg.org/fort-mckinley-harbor-defenses-of-portland/>

FIGURE 5

FORT MCKINLEY – PORTLAND, MAINE
AERIAL VIEWS

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State



Ruins of Torpedo Loading Room



Foundation of Cable Tank Building



Ruins of Service Dynamite Room

FIGURE 6

FORT MCKINLEY – PORTLAND, MAINE
BUILDINGS FORMERLY ASSOCIATED WITH TORPEDO
STOREHOUSE
(2022 photos)

Fort McKinley Torpedo Storehouse

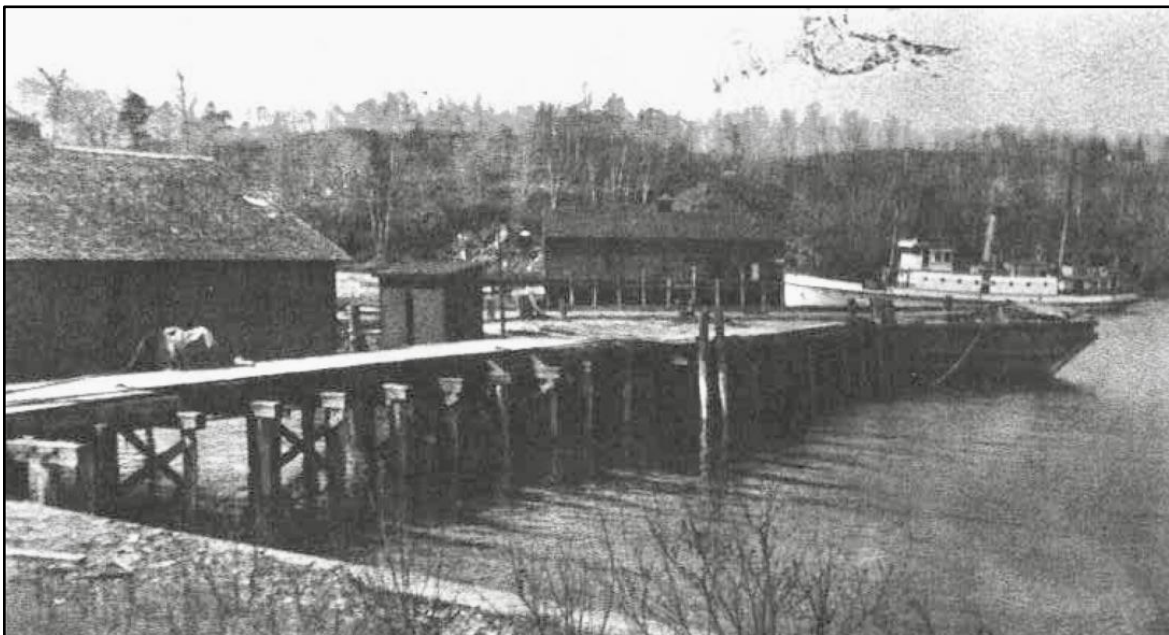
Name of Property

Cumberland County, Maine

County and State



Tramway on Mine Wharf (ca. 1930)
from collection of Fort McKinley Museum



Mine Wharf and Boat House on Left (1934)
from U.S. War Department Form No. 117 – Inventory of Fort McKinley
<https://cdsg.org/the-harbor-defenses-of-portland/>

FIGURE 7

**FORT MCKINLEY – MINE WHARF AND BOATHOUSE
PORTLAND, MAINE**

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State



Yerba Buena Torpedo Storehouse - California
built 1891; photo 1998

<https://www.atlasobscura.com/places/yerba-buena-torpedo-storehouse-building-262>



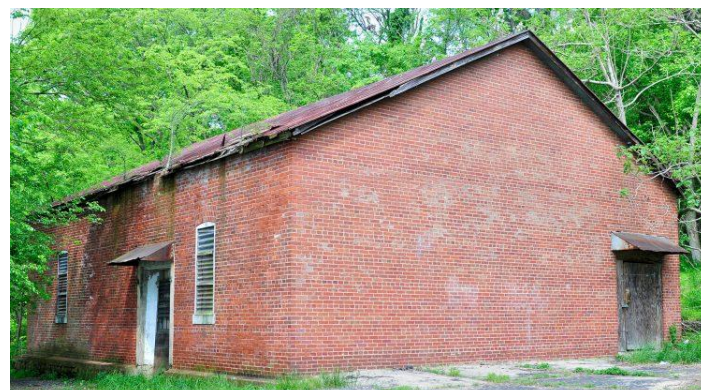
Ft. Knox Torpedo Storehouse - Maine
built 1900; photo 2012

http://www.fortwiki.com/File:Fort_Knox_Visitor_Ctr_-_1.jpg



Ft. Moultrie Torpedo Storehouse – South Carolina
built 1902; photo 1974

<http://purl.clemson.edu/489CE58D21D4CB84511E236D0A4FD191>



Ft. Washington Torpedo Storehouse - Maryland
built 1897; photo 2016

<https://npplan.com/parks-by-state/maryland-national-parks/fort-washington-park-park-at-a-glance/fort-washington-park-military-buildings/>

FIGURE 8

EXAMPLES OF LATE 19TH AND EARLY 20TH CENTURY TORPEDO
STOREHOUSES

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State

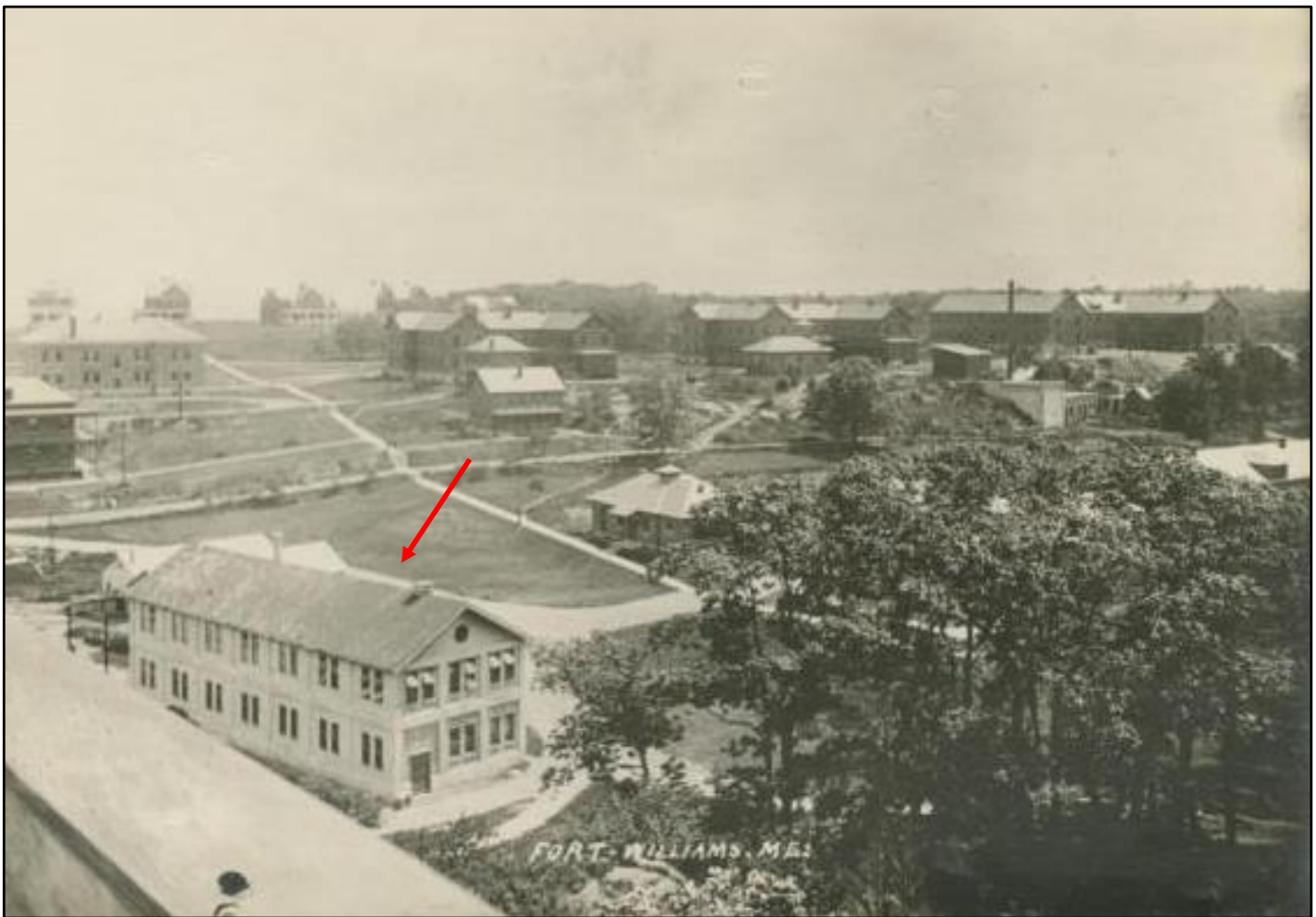


FIGURE 9

FORT WILLIAMS - CAPE ELIZABETH, MAINE
SHOWING TORPEDO STOREHOUSE (BUILT 1908 – PHOTO CA. 1914)
image from collection of Maine Historical Society

Fort McKinley Torpedo Storehouse

Name of Property

Cumberland County, Maine

County and State



Fort Monroe - Virginia
Torpedo Storehouse
(built 1908)

*Circa 1920 Image from "Coastal Defense Study Group, Inc.
Newsletter – August 2016, p. 11*



Fort Wetherell – Rhode Island
Mining Complex
(built 1908)

Image 2019 http://www.fortwiki.com/Fort_Wetherill



Fort Warren – Boston Harbor
Former Torpedo Storehouse
(built 1906)

Image ca. 2020

https://marinas.com/view/marina/eyc1wx_Boston_Harbor_Islands_Georges_Island_Boston_MA_United_States#&gid=1&pid=2

FIGURE 10

EXAMPLES OF CIRCA 1908 TORPEDO (MINE) STOREHOUSES

1



2



3



4



5



6



7



8



9



10



11



12



13



14



NATIONAL REGISTER BULLETIN

Technical information on the the National Register of Historic Places:
survey, evaluation, registration, and preservation of cultural resources



U.S. Department of the Interior
National Park Service
Cultural Resources
National Register, History and Education

How to Apply the National Register Criteria for Evaluation



The mission of the Department of the Interior is to protect and provide access to our Nation's natural and cultural heritage and honor our trust responsibilities to tribes.

The National Park Service preserves unimpaired the natural and cultural resources and values of the National Park System for the enjoyment, education, and inspiration of this and future generations. The Park Service cooperates with partners to extend the benefits of natural and cultural resource conservation and outdoor recreation throughout this country and the world.

This material is partially based upon work conducted under a cooperative agreement with the National Conference of State Historic Preservation Officers and the U.S. Department of the Interior.

Date of publication: 1990; revised 1991, 1995, 1997. Revised for Internet 1995.

Cover

(Top Left) Criterion B - Frederick Douglass Home, Washington, D.C. From 1877-1899, this was the home of Frederick Douglass, the former slave who rose to become a prominent author, abolitionist, editor, orator, and diplomat. (Walter Smalling, Jr.)

(Top Right) Criterion D - Francis Canyon Ruin, Blanco vicinity, Rio Arriba County, New Mexico. A fortified village site composed of 40 masonry-walled rooms arranged in a cluster of four house blocks. Constructed ca. 1716-1742 for protection against raiding Utes and Comanches, the site has information potential related to Navajo, Pueblo, and Spanish cultures. (Jon Samuelson)

(Bottom Left) Criterion C - Bridge in Cherrytree Township, Venago County, Pennsylvania. Built in 1882, this Pratt through truss bridge is significant for engineering as a well preserved example of a type of bridge frequently used in northwestern Pennsylvania in the late 19th century. (Pennsylvania Department of Transportation)

(Bottom Right) Criterion A - Main Street/Market Square Historic District, Houston, Harris County, Texas. Until well into the 20th century this district marked the bounds of public and business life in Houston. Constructed between the 1870s and 1920s, the district includes Houston's municipal and county buildings, and served as the city's wholesale, retail, and financial center. (Paul Hester)

PREFACE

Preserving historic properties as important reflections of our American heritage became a national policy through passage of the Antiquities Act of 1906, the Historic Sites Act of 1935, and the National Historic Preservation Act of 1966, as amended. The Historic Sites Act authorized the Secretary of the Interior to identify and recognize properties of national significance (National Historic Landmarks) in United States history and archeology. The National Historic Preservation Act of 1966 authorized the Secretary to expand this recognition to properties of local and State significance in American history, architecture, archeology, engineering, and culture, and worthy of preservation. The National Register of Historic Places is the official list of these recognized properties, and is maintained and expanded by the National Park Service on behalf of the Secretary of the Interior.¹

The National Register of Historic Places documents the appearance and importance of districts, sites, buildings, structures, and objects signifi-

cant in our prehistory and history. These properties represent the major patterns of our shared local, State, and national experience. To guide the selection of properties included in the National Register, the National Park Service has developed the National Register Criteria for Evaluation. These criteria are standards by which every property that is nominated to the National Register is judged. In addition, the National Park Service has developed criteria for the recognition of nationally significant properties, which are designated National Historic Landmarks and prehistoric and historic units of the National Park System. Both these sets of criteria were developed to be consistent with the Secretary of the Interior's *Standards and Guidelines for Archeology and Historic Preservation*, which are uniform, national standards for preservation activities.²

This publication explains how the National Park Service applies these criteria in evaluating the wide range of properties that may be significant in local, State, and national history.

It should be used by anyone who must decide if a particular property qualifies for the National Register of Historic Places.

Listing properties in the National Register is an important step in a nationwide preservation process. The responsibility for the identification, initial evaluation, nomination, and treatment of historic resources lies with private individuals, State historic preservation offices, and Federal preservation offices, local governments, and Indian tribes. The final evaluation and listing of properties in the National Register is the responsibility of the Keeper of the National Register.

This bulletin was prepared by staff of the National Register Branch, Interagency Resources Division, National Park Service, with the assistance of the History Division. It was originally issued in draft form in 1982. The draft was revised into final form by Patrick W. Andrus, Historian, National Register, and edited by Rebecca H. Shrimpton, Consulting Historian.

Beth L. Savage, National Register and Sarah Dillard Pope, National Register, NCSHPO coordinated the latest revision of this bulletin. Antionette J. Lee, Tanya Gossett, and Kira Badamo coordinated earlier revisions.

¹Properties listed in the National Register receive limited Federal protection and certain benefits. For more information concerning the effects of listing, and how the National Register may be used by the general public and Certified Local Governments, as well as by local, State, and Federal agencies, and for copies of National Register Bulletins, contact the National Park Service, National Register, 1849 C Street, NW, NC400, Washington, D.C., 20240. Information may also be obtained by visiting the National Register Web site at www.cr.nps.gov/nr or by contacting any of the historic preservation offices in the States and territories.

²The *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* are found in the *Federal Register*, Vol. 48, No. 190 (Thursday, September 29, 1983). A copy can be obtained by writing the National Park Service, Heritage Preservation Services (at the address above).

TABLE OF CONTENTS

Preface	i
I. Introduction	1
II. National Register Criteria for Evaluation	2
III. How to Use this Bulletin to Evaluate a Property	3
IV. How to Define Categories of Historic Properties	4
Building	4
Structure	4
Object	5
Site	5
District	5
Concentration, Linkage, & Continuity of Features	5
Significance	5
Types of Features	5
Geographical Boundaries	6
Discontiguous Districts	6
V. How to Evaluate a Property Within its Historic Context	7
Understanding Historic Contexts	7
How to Evaluate a Property Within Its Historic Context	7
Properties Significant Within More Than one Historic Context	9
Comparing Related Properties	9
Local, State, and National Historic Contexts	9
VI. How to Identify the Type of Significance of a Property	11
Introduction	11
Criterion A: Event	12
Understanding Criterion A	12
Applying Criterion A	12
Types of Events	12
Association of the Property with the Events	12
Significance of the Association	12
Traditional Cultural Values	13
Criterion B: Person	14
Understanding Criterion B	14
Applying Criterion B	15
Significance of the Individual	15
Association with the Property	15
Comparison to Related Properties	15
Association with Groups	15
Association with Living Persons	16
Association with Architects/Artisans	16
Native American Sites	16
Criterion C: Design/Construction	17
Understanding Criterion C	17
Applying Criterion C	18

Distinctive Characteristics of Type, Period, and Method of Construction	18
Historic Adaptation of the Original Property	19
Works of a Master	20
Properties Possessing High Artistic Values	20
Criterion D: Information Potential	21
Understanding Criterion D	21
Applying Criterion D	21
Archeological Sites	21
Buildings, Structures, and Objects	21
Association with Human Activity	22
Establishing a Historic Context	22
Developing Research Questions	22
Establishing the Presence of Adequate Data	23
Integrity	23
Partly Excavated or Disturbed Properties	23
Completely Excavated Sites	24
VII. How to Apply the Criteria Considerations	25
Introduction	25
Criteria Consideration A: Religious Properties	26
Understanding Criteria Consideration A	26
Applying Criteria Consideration A	26
Eligibility for Historic Events	26
Eligibility for Historic Persons	27
Eligibility for Architectural or Artistic Distinction	28
Eligibility for Information Potential	28
Ability to Reflect Historic Associations	28
Criteria Consideration B: Moved Properties	29
Understanding Criteria Consideration B	29
Applying Criteria Consideration B	29
Eligibility for Architectural Value	29
Eligibility for Historic Associations	30
Setting and Environment	30
Association Dependent on the Site	30
Properties Designed to Be Moved	31
Artificially Created Groupings	31
Portions of Properties	31
Criteria Consideration C: Birthplaces and Graves	32
Understanding Criteria Consideration C	32
Applying Criteria Consideration C	32
Persons of Outstanding Importance	32
Last Surviving Property Associated with a Person	32
Eligibility for Other Associations	33
Criteria Consideration D: Cemeteries	34
Understanding Criteria Consideration D	34
Applying Criteria Consideration D	34
Persons of Transcendent Importance	34
Eligibility on the Basis of Age	35
Eligibility for Design	35
Eligibility for Association with Events	35
Eligibility for Information Potential	35
Integrity	36
National Cemeteries	36
Criteria Consideration E: Reconstructed Properties	37
Understanding Criteria Consideration E	37
Applying Criteria Consideration E	37
Accuracy of the Reconstruction	37
Suitable Environment	37
Restoration Master Plans	38

Last Surviving Property of a Type	38
Reconstructions Older than Fifty Years	38
Criteria Consideration F: Commemorative Properties	39
Understanding Criteria Consideration F	39
Applying Criteria Consideration F	39
Eligibility for Design	39
Eligibility for Age, Tradition, or Symbolic Value	40
Ineligibility as the Last Representative of an Event or Person	40
Criteria Consideration G: Properties that Have Achieved Significance Within the Past Fifty Years	41
Understanding Criteria Consideration G	41
Applying Criteria Consideration G	42
Eligibility for Exceptional Importance	42
Historical Perspective	42
National Park Service Rustic Architecture	42
Veterans Administration Hospitals	42
Comparison with Related Properties	42
World War II Properties	42
Eligibility for Information Potential	43
Historic Districts	43
Properties Over Fifty Years in Age, Under Fifty Years in Significance	43
Requirement to Meet the Criteria, Regardless of Age	43
VIII. How to Evaluate the Integrity of a Property	44
Introduction	44
Understanding the Aspects of Integrity	44
Location	44
Design	44
Setting	44
Materials	45
Workmanship	45
Feeling	45
Association	45
Assessing Integrity in Properties	45
Defining the Essential Physical Features	46
Visibility of the Physical Features	46
Comparing Similar Properties	47
Determining the Relevant Aspects of Integrity	48
IX. Summary of the National Historic Landmarks Criteria for Evaluation	50
X. Glossary	53
XI. List of National Register Bulletins	54

I. INTRODUCTION

The National Register is the nation's inventory of historic places and the national repository of documentation on the variety of historic property types, significance, abundance, condition, ownership, needs, and other information. It is the beginning of a national census of historic properties. The National Register Criteria for Evaluation define the scope of the National Register of Historic Places; they identify the range of resources and kinds of significance that will qualify properties for listing in the National Register. The Criteria are written broadly to recognize the wide variety of historic properties associated with our prehistory and history.

Decisions concerning the significance, historic integrity, documentation, and treatment of properties can be made reliably only when the resource is evaluated within its historic context. The historic context serves as the framework within which the National Register Criteria are applied to specific properties or property types. (See *Part V* for a brief discussion of

historic contexts. Detailed guidance for developing and applying historic contexts is contained in *National Register Bulletin: How to Complete the National Register Registration Form* and *National Register Bulletin: How to Complete the National Register Multiple Property Documentation Form*.)

The guidelines provided here are intended to help you understand the National Park Service's use of the Criteria for Evaluation, historic contexts, integrity, and Criteria Considerations, and how they apply to properties under consideration for listing in the National Register. Examples are provided throughout, illustrating specific circumstances in which properties are and are not eligible for the National Register. This bulletin should be used by anyone who is:

- Preparing to nominate a property to the National Register,
- Seeking a determination of a property's eligibility,
- Evaluating the comparable significance of a property to those listed in the National Register, or
- Expecting to nominate a property as a National Historic Landmark in addition to nominating it to the National Register.

This bulletin also contains a summary of the National Historic Landmarks Criteria for Evaluation (see *Part IX*). National Historic Landmarks are those districts, sites, buildings, structures, and objects designated by the Secretary of the Interior as possessing national significance in American history, architecture, archeology, engineering, and culture. Although National Register documentation includes a recommendation about whether a property is significant at the local, State, or national level, the only official designation of national significance is as a result of National Historic Landmark designation by the Secretary of the Interior, National Monument designation by the President of the United States, or establishment as a unit of the National Park System by Congress. These properties are automatically listed in the National Register.

II. THE NATIONAL REGISTER CRITERIA FOR EVALUATION

CRITERIA FOR EVALUATION:³

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 appropriate site or building directly associated with his or her productive life; or
- d. A cemetery which 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 exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

³The Criteria for Evaluation are found in the *Code of Federal Regulations, Title 36, Part 60*, and are reprinted here in full.

III. HOW TO USE THIS BULLETIN TO EVALUATE A PROPERTY

For a property to qualify for the National Register it must meet one of the National Register Criteria for Evaluation by:

- **Being associated with an important historic context** *and*
- **Retaining historic integrity of those features necessary to convey its significance.**

Information about the property based on physical examination and documentary research is necessary to evaluate a property's eligibility for the National Register. Evaluation of a property is most efficiently made when following this sequence:

1. Categorize the property (Part IV).
A property must be classified as

a district, site, building, structure, or object for inclusion in the National Register.

2. **Determine which prehistoric or historic context(s) the property represents** (Part V). A property must possess significance in American history, architecture, archeology, engineering, or culture when evaluated within the historic context of a relevant geographic area.
3. Determine whether the property is significant under the National Register Criteria (Part VI). This is done by identifying the links to important events or persons, design or construction features, or information potential that make the property important.

4. Determine if the property represents a type usually excluded from the National Register (Part VII). If so, determine if it meets any of the Criteria Considerations.

5. Determine whether the property retains integrity (Part VIII). Evaluate the aspects of location, design, setting, workmanship, materials, feeling, and association that the property must retain to convey its historic significance.

If, after completing these steps, the property appears to qualify for the National Register, the next step is to prepare a written nomination. (Refer to *National Register Bulletin: How to Complete the National Register Registration Form*.)

IV. HOW TO DEFINE CATEGORIES OF HISTORIC PROPERTIES

The National Register of Historic Places includes significant properties, classified as buildings, sites, districts, structures, or objects. It is not used to list intangible values, except in so far as they are associated with or reflected by historic properties. The National Register does not list cultural events, or skilled or talented individuals, as is done in some countries. Rather, the National Register is oriented to recognizing physically concrete properties that are relatively fixed in location.

For purposes of National Register nominations, small groups of properties are listed under a single category, using the primary resource. For example, a city hall and fountain would be categorized by the city hall (building), a farmhouse with two outbuildings would be categorized by the farmhouse (building), and a city park with a gazebo would be categorized by the park (site). Properties with large acreage or a number of resources are usually considered districts. Common sense and reason should dictate the selection of categories.

BUILDING

A building, such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

Buildings eligible for the National Register must include all of their basic structural elements. Parts of buildings, such as interiors, facades, or wings, are not eligible independent of the rest of the existing building. The

whole building must be considered, and its significant features must be identified.

If a building has lost any of its basic structural elements, it is usually considered a "ruin" and is categorized as a site.

Examples of buildings include:

*administration building
carriage house
church
city or town hall
courthouse
detached kitchen, barn, and privy
dormitory
fort
garage
hotel
house
library
mill building
office building
post office
school
social hall
shed
stable
store
theater
train station*

STRUCTURE

The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.

Structures nominated to the National Register must include all of the extant basic structural elements. Parts of structures can not be considered eligible if the whole structure remains. For example, a truss bridge is composed of the metal or wooden truss, the abutments, and supporting

piers, all of which, if extant, must be included when considering the property for eligibility.

If a structure has lost its historic configuration or pattern of organization through deterioration or demolition, it is usually considered a "ruin" and is categorized as a site.

Examples of structures include:

*aircraft
apiary
automobile
bandstand
boats and ships
bridge
cairn
canal
carousel
corncrib
dam
earthwork
fence
gazebo
grain elevator
highway
irrigation system
kiln
lighthouse
railroad grade
silo
trolley car
tunnel
windmill*

OBJECT

The term “object” is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.

Small objects not designed for a specific location are normally not eligible. Such works include transportable sculpture, furniture, and other decorative arts that, unlike a fixed outdoor sculpture, do not possess association with a specific place.

Objects should be in a setting appropriate to their significant historic use, roles, or character. Objects relocated to a museum are inappropriate for listing in the National Register.

Examples of objects include:

*boundary marker
fountain
milepost
monument
sculpture
statuary*

SITE

A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.

A site can possess associative significance or information potential or both, and can be significant under any or all of the four criteria. A site need not be marked by physical remains if it is the location of a prehistoric or historic event or pattern of events and if no buildings, structures, or objects marked it at the time of the events. However, when the location of a prehistoric or historic event cannot be conclusively determined because no other cultural materials were present or survive, documentation must be carefully evaluated to determine whether the traditionally recognized or identified site is accurate.

A site may be a natural landmark strongly associated with significant prehistoric or historic events or patterns of events, if the significance of the natural feature is well documented through scholarly research. Generally, though, the National Register excludes from the definition of “site” natural waterways or bodies of water that served as determinants in the location of communities or were significant in the locality’s subsequent economic development. While they may have been “avenues of exploration,” the features most appropriate to document this significance are the properties built in association with the waterways.

Examples of sites include:

*battlefield
campsite
cemeteries significant for information
potential or historic association
ceremonial site
designed landscape
habitation site
natural feature (such as a rock formation)
having cultural significance
petroglyph
rock carving
rock shelter
ruins of a building or structure
shipwreck
trail
village site*

DISTRICT

A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

CONCENTRATION, LINKAGE, & CONTINUITY OF FEATURES

A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. For example, a district can reflect one principal activity, such as a mill or a ranch, or it can encompass several interrelated activities, such as an area that includes industrial, residential, or

commercial buildings, sites, structures, or objects. A district can also be a grouping of archeological sites related primarily by their common components; these types of districts often will not visually represent a specific historic environment.

SIGNIFICANCE

A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering, or cultural values. Therefore, districts that are significant will usually meet the last portion of Criterion C plus Criterion A, Criterion B, other portions of Criterion C, or Criterion D.

TYPES OF FEATURES

A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district’s historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.

A district can contain buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district’s integrity. In archeological districts, the primary factor to be considered is the effect of any disturbances on the information potential of the district as a whole.

GEOGRAPHICAL BOUNDARIES

A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations. It is seldom defined, however, by the limits of current parcels of ownership, management, or planning boundaries. The boundaries must be based upon a shared relationship among the properties constituting the district.

DISCONTIGUOUS DISTRICTS

A district is usually a single geographic area of contiguous historic properties; however, a district can also be composed of two or more definable significant areas separated by nonsignificant areas. A discontinuous district is most appropriate where:

- Elements are spatially discrete;
- Space between the elements is not related to the significance of the district; and
- Visual continuity is not a factor in the significance.

In addition, a canal can be treated as a discontinuous district when the system consists of man-made sections of canal interspersed with sections of river navigation. For scattered archeological properties, a discontinuous district is appropriate when the deposits are related to each other through cultural affiliation, period of use, or site type.

It is not appropriate to use the discontinuous district format to include an isolated resource or small group of resources which were once connected to the district, but have since been separated either through demolition or new construction. For example, do not use the discontinuous district format to nominate individual buildings of a downtown commercial district that have become isolated through demolition.

Examples of districts include:

*business districts
canal systems
groups of habitation sites
college campuses
estates and farms with large acreage/
numerous properties
industrial complexes
irrigation systems
residential areas
rural villages
transportation networks
rural historic districts*



Ordeman-Shaw Historic District, Montgomery, Montgomery County, Alabama. Historic districts derive their identity from the interrelationship of their resources. Part of the defining characteristics of this 19th century residential district in Montgomery, Alabama, is found in the rhythmic pattern of the rows of decorative porches. (Frank L. Thierrnonge, III)

V. HOW TO EVALUATE A PROPERTY WITHIN ITS HISTORIC CONTEXT

UNDERSTANDING HISTORIC CONTEXTS

To qualify for the National Register, a property must be significant; that is, it must represent a significant part of the history, architecture, archeology, engineering, or culture of an area, and it must have the characteristics that make it a good representative of properties associated with that aspect of the past. This section explains how to evaluate a property within its historic context.

The significance of a historic property can be judged and explained only when it is evaluated within its historic context. Historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear. Historians, architectural historians, folklorists, archeologists, and anthropologists use different words to describe this phenomena such as trend, pattern, theme, or cultural affiliation, but ultimately the concept is the same.

The concept of historic context is not a new one; it has been fundamental to the study of history since the 18th century and, arguably, earlier than that. Its core premise is that resources, properties, or happenings in history do not occur in a vacuum but rather are part of larger trends or patterns.

In order to decide whether a property is significant within its historic context, the following five things must be determined:

- The facet of prehistory or history of the local area, State, or the nation that the property represents;
- Whether that facet of prehistory or history is significant;
- Whether it is a type of property that has relevance and importance in illustrating the historic context;
- How the property illustrates that history; and finally
- Whether the property possesses the physical features necessary to convey the aspect of prehistory or history with which it is associated.

These five steps are discussed in detail below. If the property being evaluated does represent an important aspect of the area's history or prehistory *and* possesses the requisite quality of integrity, then it qualifies for the National Register.

HOW TO EVALUATE A PROPERTY WITHIN ITS HISTORIC CONTEXT

Identify what the property represents: the theme(s), geographical limits, and chronological period that provide a perspective from which to evaluate the property's significance.

Historic contexts are historical patterns that can be identified through consideration of the history of the property and the history of the surrounding area. Historic contexts may have already been defined in your area by the State historic preservation office, Federal agencies, or local governments. In accordance with the National Register Criteria, the historic context may relate to one of the following:

- An event, a series of events or activities, or patterns of an area's development (Criterion A);
- Association with the life of an important person (Criterion B);
- A building form, architectural style, engineering technique, or artistic values, based on a stage of physical development, or the use of a material or method of construction that shaped the historic identity of an area (Criterion C); or
- A research topic (Criterion D).

⁴ For a complete discussion of historic contexts, see *National Register Bulletin: Guidelines for Completing National Register of Historic Places Registration Forms*.

Determine how the theme of the context is significant in the history of the local area, the State, or the nation.

A theme is a means of organizing properties into coherent patterns based on elements such as environment, social/ethnic groups, transportation networks, technology, or political developments that have influenced the development of an area during one or more periods of prehistory or history. A theme is considered significant if it can be demonstrated, through scholarly research, to be important in American history. Many significant themes can be found in the following list of Areas of Significance used by the National Register.

AREAS OF SIGNIFICANCE

Agriculture
Architecture
Archeology
 Prehistoric
 Historic—Aboriginal
 Historic—Non-Aboriginal
Art
Commerce
Communications
Community Planning and Development
Conservation
Economics
Education
Engineering
Entertainment/Recreation
Ethnic Heritage
 Asian
 Black
 European
 Hispanic
 Native American
 Pacific Islander
 Other
Exploration/Settlement
Health/Medicine
Industry
Invention
Landscape Architecture
Law
Literature
Maritime History
Military
Performing Arts
Philosophy
Politics/Government
Religion
Science
Social History
Transportation
Other

Determine what the property type is and whether it is important in illustrating the historic context.

A context may be represented by a variety of important property types. For example, the context of "Civil War Military Activity in Northern Virginia" might be represented by such properties as: a group of mid-19th century fortification structures; an open field where a battle occurred; a knoll from which a general directed troop movements; a sunken transport ship; the residences or public buildings that served as company headquarters; a railroad bridge that served as a focal point for a battle; and earthworks exhibiting particular construction techniques.

Because a historic context for a community can be based on a distinct period of development, it might include numerous property types. For example, the context "Era of Industrialization in Grand Bay, Michigan, 1875 - 1900" could be represented by important property types as diverse as sawmills, paper mill sites, salt refining plants, flour mills, grain elevators, furniture factories, workers housing, commercial buildings, social halls, schools, churches, and transportation facilities.

A historic context can also be based on a single important type of property. The context "Development of County Government in Georgia, 1777 - 1861" might be represented solely by courthouses. Similarly, "Bridge Construction in Pittsburgh, 1870 - 1920" would probably only have one property type.

Determine how the property represents the context through specific historic associations, architectural or engineering values, or information potential (the Criteria for Evaluation).

For example, the context of county government expansion is represented under Criterion A by historic districts or buildings that reflect population growth, development patterns, the role of government in that society, and political events in the history of the State, as well as the impact of county government on the physical development of county seats. Under Criterion C, the context is represented by properties whose architectural treatments reflect their governmental functions, both practically and symbolically. (See *Part VI: How to Identify the Type of Significance of a Property.*)

Determine what physical features the property must possess in order for it to reflect the significance of the historic context.

These physical features can be determined after identifying the following:

- Which types of properties are associated with the historic context,
- The ways in which properties can represent the theme, and
- The applicable aspects of integrity.

Properties that have the defined characteristics are eligible for listing. (See *Part VIII: How to Evaluate the Integrity of a Property.*)

PROPERTIES SIGNIFICANT WITHIN MORE THAN ONE HISTORIC CONTEXT

A specific property can be significant within one or more historic contexts, and, if possible, all of these should be identified. For example, a public building constructed in the 1830s that is related to the historic context of Civil War campaigns in the area might also be related to the theme of political developments in the community during the 1880s. A property is only required, however, to be documented as significant in one context.

COMPARING RELATED PROPERTIES

Properties listed in the National Register must possess significance when evaluated in the perspective of their historic context. Once the historic context is established and the property type is determined, it is not necessary to evaluate the property in question against other properties if:

- It is the sole example of a property type that is important in illustrating the historic context or
- It clearly possesses the defined characteristics required to strongly represent the context.

If these two conditions do not apply, then the property will have to be evaluated against other examples of the property type to determine its eligibility. The geographic level (local, State, or national) at which this evaluation is made is the same as the level of the historic context. (See *Part V: How to Evaluate a Property Within Its Historic Context*.)

LOCAL, STATE, AND NATIONAL HISTORIC CONTEXTS

Historic contexts are found at a variety of geographical levels or scales. The geographic scale selected may relate to a pattern of historical development, a political division, or a cultural area. Regardless of the scale, the historic context establishes the framework from which decisions about the significance of related properties can be made.

LOCAL HISTORIC CONTEXTS

A local historic context represents an aspect of the history of a town, city, county, cultural area, or region, or any portions thereof. It is defined by the importance of the property, not necessarily the physical location of the property. For instance, if a property is of a type found throughout a State, or its boundaries extend over two States, but its importance relates only to a particular county, the property would be considered of local significance.

The level of context of archeological sites significant for their information potential depends on the scope of the applicable research design. For example, a Late Mississippian village site may yield information in a research design concerning one settlement system on a regional scale, while in another research design it may reveal information of local importance concerning a single group's stone tool manufacturing techniques or house forms. It is a question of how the available information potential is likely to be used.

STATE HISTORIC CONTEXTS

Properties are evaluated in a State context when they represent an aspect of the history of the State as a whole (or American Samoa, the District of Columbia, the Commonwealth of the Northern Mariana Islands, Guam, Puerto Rico, or the Virgin Islands). These properties do not necessarily have to belong to property types

found throughout the entire State: they can be located in only a portion of the State's present political boundary. It is the property's historic context that must be important statewide. For example, the "cotton belt" extends through only a portion of Georgia, yet its historical development in the antebellum period affected the entire State. These State historic contexts may have associated properties that are statewide or locally significant representations. A cotton gin in a small town might be a locally significant representation of this context, while one of the largest cotton producing plantations might be of State significance.

A property whose historic associations or information potential appears to extend beyond a single local area might be significant at the State level. A property can be significant to more than one community or local area, however, without having achieved State significance.

A property that overlaps several State boundaries can possibly be significant to the State or local history of each of the States. Such a property is not necessarily of national significance, however, nor is it necessarily significant to all of the States in which it is located.

Prehistoric sites are not often considered to have "State" significance, per se, largely because States are relatively recent political entities and usually do not correspond closely to Native American political territories or cultural areas. Numerous sites, however, may be of significance to a large region that might geographically encompass parts of one, or usually several, States. Prehistoric resources that might be of State significance include regional sites that provide a diagnostic assemblage of artifacts for a particular cultural group or time period or that provide chronological control (specific dates or relative order in time) for a series of cultural groups.

NATIONAL HISTORIC CONTEXTS

Properties are evaluated in a national context when they represent an aspect of the history of the United States and its territories as a whole. These national historic contexts may have associated properties that are locally or statewide significant representations, as well as those of national significance.

Properties designated as nationally significant and listed in the National Register are the prehistoric and historic units of the National Park System and those properties that have been designated National Historic Landmarks. The National Historic Landmark criteria are the standards for nationally significant properties; they are found in the *Code of Federal*

Regulations, Title 36, Part 65 and are summarized in this bulletin in *Part IX: Summary of National Historic Landmarks Criteria for Evaluation*.

A property with national significance helps us understand the history of the nation by illustrating the nationwide impact of events or persons associated with the property, its architectural type or style, or information potential. It must be of exceptional value in representing or illustrating an important theme in the history of the nation.

Nationally significant properties do not necessarily have to belong to a property type found throughout the entire country: they can be located in only a portion of the present political boundaries. It is their historic context that must be important nationwide. For example, the American Civil War

was fought in only a portion of the United States, yet its impact was nationwide. The site of a small military skirmish might be a locally significant representation of this national context, while the capture of the State's largest city might be a statewide significant representation of the national context.

When evaluating properties at the national level for designation as a National Historic Landmark, please refer to the National Historic Landmarks outline, *History and Prehistory in the National Park System and the National Historic Landmarks Program 1987*. (For more information about the National Historic Landmarks program, please write to the Department of the Interior, National Park Service, National Historic Landmarks, 1849 C Street, NW, NC400, Washington, DC 20240.)

VI. HOW TO IDENTIFY THE TYPE OF SIGNIFICANCE OF A PROPERTY

INTRODUCTION

When evaluated within its historic context, a property must be shown to be significant for *one or more of the four Criteria for Evaluation - A, B, C, or D* (listed earlier in *Part II*). The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential.

The basis for judging a property's significance and, ultimately, its eligibility under the Criteria is *historic context*. The use of historic context allows a property to be properly evaluated in a nearly infinite number of capacities. For instance, Criterion C: Design/Construction can accommodate properties representing construction types that are unusual or widely practiced, that are innovative or traditional, that are "high style" or vernacular, that are the work of a famous architect or an unknown master craftsman. *The key to determining whether the characteristics or associations of a particular property are significant is to consider the property within its historic context.*

After identifying the relevant historic context(s) with which the property is associated, the four Criteria are applied to the property. Within the scope of the historic context, the National Register Criteria define the kind of significance that the properties represent.

For example, within the context of "19th Century Gunpowder Production in the Brandywine Valley," Criterion A would apply to those properties associated with important events in the founding and development of the industry. Criterion B would apply to those properties associated with persons who are significant in the founding of the industry or associated with important inventions related to gunpowder manufacturing. Criterion C would apply to those buildings, structures, or objects whose architectural form or style reflect important design qualities integral to the industry. And Criterion D would apply to properties that can convey information important in our understanding of this industrial process. If a property qualifies under more than one of the Criteria, its significance under each should be considered, if possible, in order to identify all aspects of its historical value.

NATIONAL REGISTER CRITERIA FOR EVALUATION*

The National Register Criteria recognize different types of values embodied in districts, sites, buildings, structures, and objects. These values fall into the following categories:

Associative value (Criteria A and B): Properties significant for their association or linkage to events (Criterion A) or persons (Criterion B) important in the past.

Design or Construction value (Criterion C): Properties significant as representatives of the manmade expression of culture or technology.

Information value (Criterion D): Properties significant for their ability to yield important information about prehistory or history.

*For a complete listing of the Criteria for Evaluation, refer to Part II of this bulletin.

CRITERION A: EVENT

Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.

UNDERSTANDING CRITERION A: EVENT

To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. Criterion A recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city's prominence in trade and commerce. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity. (See *Part V: How to Evaluate a Property Within its Historic Context.*)

Several steps are involved in determining whether a property is significant for its associative values:

- Determine the nature and origin of the property,
- Identify the historic context with which it is associated, and
- Evaluate the property's history to determine whether it is associated with the historic context in any important way.

APPLYING CRITERION A: EVENT

TYPES OF EVENTS

A property can be associated with either (or both) of two types of events:

- A specific event marking an important moment in American prehistory or history and
- A pattern of events or a historic trend that made a significant contribution to the development of a community, a State, or the nation.

Refer to the sidebar on the right for a list of specific examples.

ASSOCIATION OF THE PROPERTY WITH THE EVENTS

The property you are evaluating must be documented, through accepted means of historical or archeological research (including oral history), to have existed at the time of the event or pattern of events *and* to have been associated with those events. A property is *not* eligible if its associations are speculative. For archeological sites, well reasoned inferences drawn from data recovered at the site can be used to establish the association between the site and the events.

SIGNIFICANCE OF THE ASSOCIATION

Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well. For example, a building historically in commercial use must be shown to have been significant in commercial history.

EXAMPLES OF PROPERTIES ASSOCIATED WITH EVENTS

Properties associated with specific events:

- *The site of a battle.*
- *The building in which an important invention was developed.*
- *A factory district where a significant strike occurred.*
- *An archeological site at which a major new aspect of prehistory was discovered, such as the first evidence of man and extinct Pleistocene animals being contemporaneous.*
- *A site where an important facet of European exploration occurred.*

Properties associated with a pattern of events:

- *A trail associated with western migration.*
- *A railroad station that served as the focus of a community's transportation system and commerce.*
- *A mill district reflecting the importance of textile manufacturing during a given period.*
- *A building used by an important local social organization.*
- *A site where prehistoric Native Americans annually gathered for seasonally available resources and for social interaction.*
- *A downtown district representing a town's growth as the commercial focus of the surrounding agricultural area.*

TRADITIONAL CULTURAL VALUES

Traditional cultural significance is derived from the role a property plays in a community's historically rooted beliefs, customs, and practices. Properties may have significance under Criterion A if they are associated with events, or series of events, significant to the cultural traditions of a community.⁵

Eligible

- A hilltop associated in oral historical accounts with the founding of an Indian tribe or society is eligible.
- A rural community can be eligible whose organization, buildings, or patterns of land use reflect the cultural traditions valued by its long-term residents.
- An urban neighborhood can be eligible as the traditional home of a particular cultural group and as a reflection of its beliefs and practices.

Not Eligible

- A site viewed as sacred by a recently established utopian or religious community does not have traditional cultural value and is not eligible.



Criterion A - The Old Brulay Plantation, Brownsville vicinity, Cameron county, Texas. Historically significant for its association with the development of agriculture in southeast Texas, this complex of 10 brick buildings was constructed by George N. Brulay, a French immigrant who introduced commercial sugar production and irrigation to the Rio Grande Valley. (Photo by Texas Historical Commission).

⁵For more information, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Traditional Cultural Properties*.

CRITERION B: PERSON

Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.

UNDERSTANDING CRITERION B: PERSON⁶

Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, State, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements. (The policy regarding commemorative properties, birthplaces, and graves is explained further in *Part VIII: How to Apply the Criteria Considerations*.)

Several steps are involved in determining whether a property is significant for its associative values under Criterion B. First, determine the importance of the individual. Second, ascertain the length and nature of his/her association with the property under study and identify the other properties associated with the individual. Third, consider the property under Criterion B, as outlined below.

EXAMPLES OF PROPERTIES ASSOCIATED WITH PERSONS

Properties associated with a Significant Person:

- The home of an important merchant or labor leader.
- The studio of a significant artist.
- The business headquarters of an important industrialist.



Criterion B - The William Whitney House, Hinsdale, DuPage County, Illinois. This building is locally significant for its historical association with William Whitney, the founder of the town of Hinsdale, Illinois. Whitney, a citizen of New York State, moved to Illinois, established the town, and while living here between 1870 and 1879 was a prominent local businessman and politician. (Photo by Frederick C. Cue).

⁶For further information on properties eligible under Criterion B, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*.

APPLYING CRITERION B: PERSON

SIGNIFICANCE OF THE INDIVIDUAL

The persons associated with the property must be *individually* significant within a historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group.

Eligible

- The residence of a doctor, a mayor, or a merchant is eligible under Criterion B if the person was significant in the field of medicine, politics, or commerce, respectively.

Not Eligible

- A property is not eligible under Criterion B if it is associated with an individual about whom no scholarly judgement can be made because either research has not revealed specific information about the person's activities and their impact, or there is insufficient perspective to determine whether those activities or contributions were historically important.

ASSOCIATION WITH THE PROPERTY

Properties eligible under Criterion B are usually those associated with a person's *productive* life, reflecting the time period when he or she achieved significance. In some instances this may be the person's home; in other cases, a person's business, office, laboratory, or studio may best represent his or her contribution. Properties that pre- or post-date an individual's significant accomplishments are usually not eligible. (See *Comparison to Related Properties*, below, for exceptions to this rule.)

The individual's association with the property must be documented by accepted methods of historical or archeological research, including written or oral history. Speculative associations are not acceptable. For archeological sites, well reasoned inferences drawn from data recovered at the site are acceptable.

COMPARISON TO RELATED PROPERTIES

Each property associated with an important individual should be compared to other associated properties to identify those that best represent the person's historic contributions. The best representatives usually are properties associated with the person's adult or *productive* life. Properties associated with an individual's formative or later years may also qualify if it can be demonstrated that the person's activities during this period were historically significant or if no properties from the person's productive years survives. Length of association is an important factor when assessing several properties with similar associations.

A community or State may contain several properties eligible for associations with the same important person, if each represents a different aspect of the person's productive life. A property can also be eligible if it has brief but consequential associations with an important individual. (Such associations are often related to specific events that occurred at the property and, therefore, it may also be eligible under Criterion A.)

ASSOCIATION WITH GROUPS

For properties associated with several community leaders or with a prominent family, it is necessary to identify specific individuals and to explain their significant accomplishments.

Eligible

- A residential district in which a large number of prominent or influential merchants, professionals, civic leaders, politicians, etc., lived will be eligible under Criterion B if the significance of one or more specific individual residents is explicitly justified.
- A building that served as the seat of an important family is eligible under Criterion B if the significant accomplishments of one or more individual family members is explicitly justified.

Not Eligible

- A residential district in which a large number of influential persons lived is not eligible under Criterion B if the accomplishments of a specific individual(s) cannot be documented. If the significance of the district rests in the cumulative importance of prominent residents, however, then the district might still be eligible under Criterion A. Eligibility, in this case, would be based on the broad pattern of community development, through which the neighborhood evolved into the primary residential area for this class of citizens.
- A building that served as the seat of an important family will not be eligible under Criterion B if the significant accomplishments of individual family members cannot be documented. In cases where a succession of family members have lived in a house and collectively have had a demonstrably significant impact on the community, as a family, the house is more likely to be significant under Criterion A for association with a pattern of events.

ASSOCIATION WITH LIVING PERSONS

Properties associated with living persons are usually not eligible for inclusion in the National Register. Sufficient time must have elapsed to assess both the person's field of endeavor and his/her contribution to that field. Generally, the person's active participation in the endeavor must be finished for this historic perspective to emerge. (See Criteria Considerations C and G in *Part VII: How to Apply the Criteria Considerations*.)

ASSOCIATION WITH ARCHITECTS/ARTISANS

Architects, artisans, artists, and engineers are often represented by their works, which are eligible under Criterion C. Their homes and studios, however, can be eligible for consideration under Criterion B, because these usually are the properties with which they are most personally associated.

NATIVE AMERICAN SITES

The known major villages of individual Native Americans who were important during the contact period or later can qualify under Criterion B. As with all Criterion B properties, the individual associated with the property must have made some specific important contribution to history. Examples include sites significantly associated with Chief Joseph and Geronimo.⁷

⁷ For more information, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Traditional Cultural Properties*.

CRITERION C: DESIGN/CONSTRUCTION

Properties may be eligible for the National Register if they 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.



Richland Plantation, East Feliciana Parish, Louisiana. Properties can qualify under Criterion C as examples of high style architecture. Built in the 1830s, Richland is a fine example of a Federal style residence with a Greek Revival style portico. (Photo by Dave Gleason).

UNDERSTANDING CRITERION C: DESIGN/ CONSTRUCTION

This criterion applies to properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork. To be eligible under Criterion C, a property must meet *at least one* of the following requirements:

- Embody distinctive characteristics of a type, period, or method of construction.
- Represent the work of a master.
- Possess high artistic value.

- Represent a significant and distinguishable entity whose components may lack individual distinction.

The first requirement, that properties “embody the distinctive characteristics of a type, period, or method of construction,” refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. “The work of a master” refers to the technical or aesthetic achievements of an architect or craftsman. “High artistic values” concerns the expression of aesthetic ideals or preferences and applies to aesthetic achievement.

Resources “that represent a significant and distinguishable entity whose components may lack individual distinction” are called “districts.” In the Criteria for Evaluation (as published in the *Code of Federal Regulations* and reprinted here in Part II), districts are

defined within the context of Criterion C. Districts, however, can be considered for eligibility under all the Criteria, individually or in any combination, as is appropriate. For this reason, the full discussion of districts is contained in Part IV: *How to Define Categories of Historic Properties*. Throughout the bulletin, however, districts are mentioned within the context of a specific subject, such as an individual Criterion.



Grant Family House, Saco vicinity, York County, Maine. Properties possessing high artistic value meet Criterion C through the expression of aesthetic ideals or preferences. The Grant Family House, a modest Federal style residence, is significant for its remarkably well-preserved stenciled wall decorative treatment in the entry hall and parlor. Painted by an unknown artist ca. 1825, this is a fine example of 19th century New England regional artistic expression. (Photo by Kirk F. Mohney).

EXAMPLES OF PROPERTIES ASSOCIATED WITH DESIGN/ CONSTRUCTION

Properties associated with design and construction:

- A house or commercial building representing a significant style of architecture.
- A designed park or garden associated with a particular landscape design philosophy.
- A movie theater embodying high artistic value in its decorative features.
- A bridge or dam representing technological advances.

APPLYING CRITERION C: DESIGN/ CONSTRUCTION

DISTINCTIVE CHARACTERISTICS OF TYPE, PERIOD, AND METHOD OF CONSTRUCTION

This is the portion of Criterion C under which most properties are eligible, for it encompasses all architectural styles and construction practices. To be eligible under this portion of the Criterion, a property must clearly illustrate, through "distinctive characteristics," the following:

- The pattern of features common to a particular class of resources,
- The individuality or variation of features that occurs within the class,
- The evolution of that class, or
- The transition between classes of resources.

Distinctive Characteristics: "Distinctive characteristics" are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.

Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. They can be general, referring to ideas of design and construction such as basic plan or form, or they can be specific, referring to precise ways of combining particular kinds of materials.

Eligible

- A building eligible under the theme of Gothic Revival architecture must have the distinctive characteristics that make up the vertical and picturesque qualities of the style, such as pointed gables, steep roof pitch, board and batten siding, and ornamental bargeboard and veranda trim.
- A late Mississippian village that illustrates the important concepts in prehistoric community design and planning will qualify.
- A designed historic landscape will qualify if it reflects a historic trend or school of theory and practice, such as the City Beautiful Movement, evidencing distinguished design, layout, and the work of skilled craftsmanship.

Not Eligible

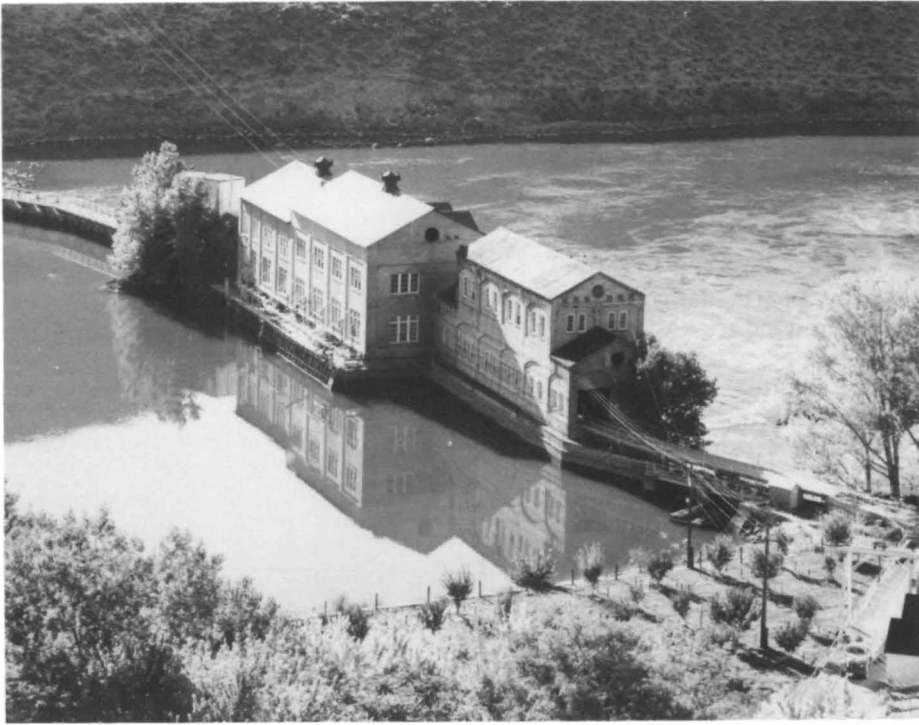
- A commercial building with some Art Deco detailing is not eligible under Criterion C if the detailing was added merely as an afterthought, rather than fully integrated with overall lines and massing typical of the Art Deco style or the transition between that and another style.
- A designed landscape that has had major changes to its historic design, vegetation, original boundary, topography/grading, architectural features, and circulation system will not qualify.

Type, Period, and Method of Construction: "Type, period, or method of construction" refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology.

A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history. For properties that represent the variation, evolution, or transition of construction types, it must be demonstrated that the variation, etc., was an important phase of the architectural development of the area or community in that it had an impact as evidenced by later buildings. A property is not eligible, however, simply because it has been identified as the only such property ever fabricated; it must be demonstrated to be significant as well.

Eligible

- A building that has some characteristics of the Romanesque Revival style and some characteristics of the Commercial style can qualify if it illustrates the transition of architectural design and the transition itself is considered an important architectural development.
- A Hopewellian mound, if it is an important example of mound building construction techniques, would qualify as a method or type of construction.
- A building which illustrates the early or the developing technology of particular structural systems, such as skeletal steel framing, is eligible as an example of a particular method of construction.



Swan Falls Dam and Power Plant, Murphy vicinity, Ada County, Idaho. Significant works of engineering can qualify under Criterion C. Built between 1900-1907 the Swan Falls Dam and Power Plant across the Snake River is one of the early hydroelectric plants in the State of Idaho. (Photo by H.L. Hough).



Looney House, Asheville vicinity, St. Clair County, Alabama. Examples of vernacular styles of architecture can qualify under Criterion C. Built ca. 1818, the Looney House is significant as possibly the State's oldest extant two-story dogtrot type of dwelling. The defining open center passage of the dogtrot was a regional building response to the southern climate. (Photo by Carolyn Scott).

HISTORIC ADAPTATION OF THE ORIGINAL PROPERTY

A property can be significant not only for the way it was originally constructed or crafted, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.

A district is eligible under this guideline if it illustrates the evolution of historic character of a place over a particular span of time.

Eligible

- A Native American irrigation system modified for use by Europeans could be eligible if it illustrates the technology of either or both periods of construction.
- An early 19th century farmhouse modified in the 1880s with Queen Anne style ornamentation could be significant for the modification itself, if it represented a local variation or significant trend in building construction or remodeling, was the work of a local master (see *Works of a Master* on page 20), or reflected the tastes of an important person associated with the property at the time of its alteration.
- A district encompassing the commercial development of a town between 1820 and 1910, characterized by buildings of various styles and eras, can be eligible.

WORKS OF A MASTER

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft.

A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect. For example, not every building designed by Frank Lloyd Wright is eligible under this portion of Criterion C, although it might meet other portions of the Criterion, for instance as a representative of the Prairie style.

The work of an unidentified craftsman is eligible if it rises above the level of workmanship of the other properties encompassed by the historic context.

PROPERTIES POSSESSING HIGH ARTISTIC VALUES

High artistic values may be expressed in many ways, including areas as diverse as community design or planning, engineering, and sculpture. A property is eligible for its high artistic values if it so fully articulates a particular concept of design that it expresses an aesthetic ideal. A property is not eligible, however, if it does not express aesthetic ideals or design concepts more fully than other properties of its type.

Eligible

- A sculpture in a town square that epitomizes the design principles of the Art Deco style is eligible.
- A building that is a classic expression of the design theories of the Craftsman Style, such as carefully detailed handwork, is eligible.
- A landscaped park that synthesizes early 20th century principles of landscape architecture and expresses an aesthetic ideal of environment can be eligible.
- Properties that are important representatives of the aesthetic values of a cultural group, such as petroglyphs and ground drawings by Native Americans, are eligible.

Not Eligible

- A sculpture in a town square that is a typical example of sculpture design during its period would not qualify for high artistic value, although it might be eligible if it were significant for other reasons.
- A building that is a modest example (within its historic context) of the Craftsman Style of architecture, or a landscaped park that is characteristic of turn of the century landscape design would not qualify for high artistic value.

A Significant and Distinguishable Entity Whose Components May Lack Individual Distinction. This portion of Criterion C refers to districts. For detailed information on districts, refer to *Part IV* of this bulletin.

CRITERION D: INFORMATION POTENTIAL

Properties may be eligible for the National Register if they have yielded, or may be likely to yield, information important in prehistory or history.

UNDERSTANDING CRITERION D: INFORMATION POTENTIAL

Certain important research questions about human history can only be answered by the actual physical material of cultural resources. Criterion D encompasses the properties that have the potential to answer, in whole or in part, those types of research questions. The most common type of property nominated under this Criterion is the archeological site (or a district comprised of archeological sites). Buildings, objects, and structures (or districts comprised of these property types), however, can also be eligible for their information potential.

Criterion D has two requirements, which must *both* be met for a property to qualify:

- The property must have, or have had, information to contribute to our understanding of human history or prehistory, and
- The information must be considered important.

Under the first of these requirements, a property is eligible if it has been used as a source of data and contains more, as yet unretrieved data. A property is also eligible if it has not yet yielded information but, through testing or research, is determined a likely source of data.

Under the second requirement, the information must be carefully evaluated within an appropriate context to determine its importance. Information is considered “important” when it is shown to have a significant bearing on a research design that addresses such areas as: 1) current

data gaps or alternative theories that challenge existing ones or 2) priority areas identified under a State or Federal agency management plan.

APPLYING CRITERION D: INFORMATION POTENTIAL

ARCHEOLOGICAL SITES

Criterion D most commonly applies to properties that contain or are likely to contain information bearing on an important archeological research question. The property must have characteristics suggesting the likelihood that it possesses configurations of artifacts, soil strata, structural remains, or other natural or cultural features that make it possible to do the following:

- Test a hypothesis or hypotheses about events, groups, or processes in the past that bear on important research questions in the social or natural sciences or the humanities; or
- Corroborate or amplify currently available information suggesting that a hypothesis is either true or false; or
- Reconstruct the sequence of archeological cultures for the purpose of identifying and explaining continuities and discontinuities in the archeological record for a particular area.

BUILDINGS, STRUCTURES, AND OBJECTS

While most often applied to archeological districts and sites, Criterion D can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D, they themselves must be, or must have been, the principal source of the important information.

Eligible

- A building exhibiting a local variation on a standard design or construction technique can be eligible if study could yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

Not Eligible

- The ruins of a hacienda once contained murals that have since been destroyed. Historical documentation, however, indicates that the murals were significant for their highly unusual design. The ruins can not be eligible under Criterion D for the importance of the destroyed murals if the information is contained only in the documentation.



Criterion D - Champe-Fremont 1 Archeological Site, Omaha vicinity, Douglas County, Nebraska. This archeological site, dating from ca. 1100-1450 A.D., consists of pit houses and storage pits which have the potential to yield important information concerning the subsistence patterns, religious and mortuary practices, and social organization of the prehistoric residents of eastern Nebraska. (Nebraska State Historical Society)

ASSOCIATION WITH HUMAN ACTIVITY

A property must be associated with *human activity* and be critical for understanding a site's historic environment in order to be eligible under Criterion D. A property can be linked to human activity through events, processes, institutions, design, construction, settlement, migration, ideals, beliefs, lifeways, and other facets of the development or maintenance of cultural systems.

The natural environment associated with the properties was often very different from that of the present and strongly influenced cultural development. Aspects of the environment that are pertinent to human activities should be considered when evaluating properties under Criterion D.

Natural features and paleontological (floral and faunal) sites are not usually eligible under Criterion D in and of themselves. They can be eligible, however, if they are either directly related to human activity or critical to understanding a site's historic environment. In a few cases, a natural feature or site unmarked by cultural materials, that is primarily eligible under Criterion A, may also be eligible under Criterion D, if study of the feature, or its location, setting, etc. (usually in the context of data gained from other sources), will yield important information about the event or period with which it is associated.

ESTABLISHING A HISTORIC CONTEXT

The information that a property yields, or will yield, must be evaluated within an appropriate historic context. This will entail consulting the body of information already collected from similar properties or other pertinent sources, including modern and historic written records. The researcher must be able to anticipate if and how the potential information will affect the definition of the context. The information likely to be obtained from a particular property must confirm, refute, or supplement in an important way existing information.

A property is *not* eligible if it cannot be related to a particular time period or cultural group and, as a result, lacks any historic context within which to evaluate the importance of the information to be gained.

DEVELOPING RESEARCH QUESTIONS

Having established the importance of the information that may be recovered, it is necessary to be explicit in demonstrating the connection between the important information and a specific property. One approach is to determine if specific important research questions can be answered by the data contained in the

property. Research questions can be related to property-specific issues, to broader questions about a large geographic area, or to theoretical issues independent of any particular geographic location. These questions may be derived from the academic community or from preservation programs at the local, regional, State, or national level. Research questions are usually developed as part of a "research design," which specifies not only the questions to be asked, but also the types of data needed to supply the answers, and often the techniques needed to recover the data.

Eligible

- When a site consisting of a village occupation with midden deposits, hearths, ceramics, and stratified evidence of several occupations is being evaluated, three possible research topics could be: 1) the question of whether the site occupants were indigenous to the area prior to the time of occupation or recent arrivals, 2) the investigation of the settlement-subsistence pattern of the occupants, 3) the question of whether the region was a center for the domestication of plants. Specific questions could include: A) Do the deposits show a sequential development or sudden introduction of Ceramic Type X? B) Do the dates of the occupations fit our expectations based on the current model for the reoccupation behavior of slash-and-burn agriculturalists? C) Can any genetic changes in the food plant remains be detected?

Not Eligible

- A property is not eligible if so little can be understood about it that it is not possible to determine if specific important research questions can be answered by data contained in the property.

ESTABLISHING THE PRESENCE OF ADEQUATE DATA

To support the assertion that a property has the data necessary to provide the important information, the property should be investigated with techniques sufficient to establish the presence of relevant data categories. What constitutes appropriate investigation techniques would depend upon specific circumstances including the property's location, condition, and the research questions being addressed, and could range from surface survey (or photographic survey for buildings), to the application of remote sensing techniques or intensive subsurface testing. Justification of the research potential of a property may be based on analogy to another better known property if sufficient similarities exist to establish the appropriateness of the analogy.

Eligible

- Data requirements depend on the specific research topics and questions to be addressed. To continue the example in "Developing Research Questions" above, we might want to ascertain the following with reference to questions A, B, and C: A) The site contains Ceramic Type X in one or more occupation levels and we expect to be able to document the local evaluation of the type or its intrusive nature. B) The hearths contain datable carbon deposits and are associated with more than one occupation. C) The midden deposits show good floral/faunal preservation, and we know enough about the physical evolution of food plants to interpret signs that suggest domestication.

Not Eligible

- Generally, if the applicable research design requires clearly stratified deposits, then subsurface investigation techniques must be applied. A site composed only of surface materials can not be eligible for its potential to yield information that could only be found in stratified deposits.

INTEGRITY

The assessment of integrity for properties considered for information potential depends on the data requirements of the applicable research design. A property possessing information potential does not need to recall *visually* an event, person, process, or construction technique. It is important that the significant data contained in the property remain sufficiently intact to yield the expected important information, if the appropriate study techniques are employed.

Eligible

- An irrigation system significant for the information it will yield on early engineering practices can still be eligible even though it is now filled in and no longer retains the appearance of an open canal.

Not Eligible

- A plowed archeological site contains several superimposed components that have been mixed to the extent that artifact assemblages cannot be reconstructed. The site cannot be eligible if the data requirements of the research design call for the study of artifacts specific to one component.

PARTLY EXCAVATED OR DISTURBED PROPERTIES

The current existence of appropriate physical remains must be ascertained in considering a property's ability to yield important information. Properties that have been partly excavated or otherwise disturbed and that are being considered for their potential to yield additional important information must be shown to retain that potential in their remaining portions.

Eligible

- A site that has been partially excavated but still retains substantial intact deposits (or a site in which the remaining deposits are small but contain critical information on a topic that is not well known) is eligible.

Not Eligible

- A totally collected surface site or a completely excavated buried site is not eligible since the physical remains capable of yielding important information no longer exist at the site. (See *Completely Excavated Sites*, on page 24, for exception.) Likewise, a site that has been looted or otherwise disturbed to the extent that the remaining cultural materials have lost their important depositional context (horizontal or vertical location of deposits) is not eligible.
- A reconstructed mound or other reconstructed site will generally not be considered eligible, because original cultural materials or context or both have been lost.

COMPLETELY EXCAVATED SITES

Properties that have yielded important information in the past and that no longer retain additional research potential (such as completely excavated archeological sites) must be assessed essentially as historic sites under Criterion A. Such sites must be significant for associative values related to: 1) the importance of the data gained or 2) the impact of the property's role in the history of the development of anthropology/ archeology or other relevant disciplines. Like other historic properties, the site must retain the ability to convey its association as the former repository of important information, the location of historic events, or the representative of important trends.

Eligible

- A property that has been excavated is eligible if the data recovered was of such importance that it influenced the direction of research in the discipline, as in a site that clearly established the antiquity of the human occupation of the New World. (See Criterion A in *Part VI: How to Identify the Type of Significance of a Property* and *Criteria Consideration G* in *Part VII: How to Apply the Criteria Considerations*.)

Not Eligible

- A totally excavated site that at one time yielded important information but that no longer can convey either its historic/ prehistoric utilization or significant modern investigation is not eligible.

VII. HOW TO APPLY THE CRITERIA CONSIDERATIONS

INTRODUCTION

Certain kinds of properties are not usually considered for listing in the National Register: religious properties, moved properties, birthplaces and graves, cemeteries, reconstructed properties, commemorative properties, and properties achieving significance within the past fifty years. These properties *can* be eligible for listing, however, if they meet special requirements, called Criteria Considerations, in addition to meeting the regular requirements (that is, being eligible under one or more of the four Criteria and possessing integrity). *Part VII* provides guidelines for determining which properties must meet these special requirements and for applying each Criteria Consideration.

The Criteria Considerations need to be applied only to *individual* properties. Components of eligible districts do not have to meet the special requirements unless they make up the majority of the district or are the focal point of the district. These are the general steps to follow when applying the Criteria Considerations to your property:

- Before looking at the Criteria Considerations, make sure your property meets one or more of the four Criteria for Evaluation and possesses integrity.
- If it does, check the Criteria Considerations (next column) to see if

the property is of a type that is usually excluded from the National Register. The sections that follow also list specific examples of properties of each type. If your property clearly *does not* fit one of these types, then it does not need to meet any special requirements.

- If your property *does* fit one of these types, then it must meet the special requirements stipulated for that type in the Criteria Considerations.

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 fifty 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 appropriate site or building directly associated with his or her productive life; or
- d. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, 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 exceptional significance; or,
- g. a property achieving significance within the past 50 years if it is of exceptional importance.

*The Criteria Considerations are taken from the Criteria for Evaluation, found in the *Code of Federal Regulations, Title 36, Part 60*.

CRITERIA CONSIDERATION A: RELIGIOUS PROPERTIES

A religious property is eligible if it derives its primary significance from architectural or artistic distinction or historical importance.

UNDERSTANDING CRITERIA CONSIDERATION A: RELIGIOUS PROPERTIES

A religious property requires justification on architectural, artistic, or historic grounds to avoid any appearance of judgment by government about the validity of any religion or belief. Historic significance for a religious property cannot be established on the merits of a religious doctrine, but rather, for architectural or artistic values or for important historic or cultural forces that the property represents. A religious property's significance under Criterion A, B, C, or D must be judged in purely secular terms. A religious group may, in some cases, be considered a cultural group whose activities are significant in areas broader than religious history.

Criteria Consideration for Religious Properties applies:

- If the resource was constructed by a religious institution.
- If the resource is presently owned by a religious institution or is used for religious purposes.
- If the resource was owned by a religious institution or used for religious purposes during its Period of Significance.
- If Religion is selected as an Area of Significance.

Examples of Properties that MUST Meet Criteria Consideration A: Religious Properties

- A historic church where an important non-religious event occurred, such as a speech by Patrick Henry.
- A historic synagogue that is significant for architecture.
- A private residence is the site of a meeting important to religious history.
- A commercial block that is currently owned as an investment property by a religious institution.
- A historic district in which religion was either a predominant or significant function during the period of significance.

Example of Properties that DO NOT Need to Meet Criteria Consideration A: Religious Properties

- A residential or commercial district that currently contains a small number of churches that are not a predominant feature of the district.
- A town meeting hall that serves as the center of community activity and houses a wide variety of public and private meetings, including religious service. The resource is significant for architecture and politics, and the religious function is incidental.
- A town hall, significant for politics from 1875 to 1925, that housed religious services during the 1950s. Since the religious function occurred after the Period of Significance, the Criteria Consideration does not apply.

APPLYING CRITERIA CONSIDERATION A: RELIGIOUS PROPERTIES

ELIGIBILITY FOR HISTORIC EVENTS

A religious property can be eligible under Criterion A for any of three reasons:

- It is significant under a theme in the history of religion having secular scholarly recognition; or
- It is significant under another historical theme, such as exploration, settlement, social philanthropy, or education; or
- It is significantly associated with traditional cultural values.

RELIGIOUS HISTORY

A religious property can be eligible if it is directly associated with either a specific event or a broad pattern in the history of religion.

Eligible

- The site of a convention at which a significant denominational split occurred meets the requirements of Criteria Consideration A. Also eligible is a property that illustrates the broad impact of a religious institution on the history of a local area.

Not Eligible

- A religious property cannot be eligible simply because was the place of religious services for a community, or was the oldest structure used by a religious group in a local area.

OTHER HISTORICAL THEMES

A religious property can be eligible if it is directly associated with either a specific event or a broad pattern that is significant in another historic context. A religious property would also qualify if it were significant for its associations that illustrate the importance of a particular religious group in the social, cultural, economic, or political history of the area. Eligibility depends on the importance of the event or broad pattern and the role of the specific property.

Eligible

- A religious property can qualify for its important role as a temporary hospital during the Revolutionary War, or if its school was significant in the history of education in the community.

Not Eligible

- A religious property is not significant in the history of education in a community simply because it had occasionally served as a school.

TRADITIONAL CULTURAL VALUES

When evaluating properties associated with traditional cultures, it is important to recognize that often these cultures do not make clear distinctions between what is secular and what is sacred. Criteria Consideration A is not intended to exclude traditional cultural resources merely because they have religious uses or are considered sacred. A property or natural feature important to a traditional culture's religion and mythology is eligible if its importance has been ethnohistorically documented and if the site can be clearly defined. It is critical, however, that the activities be documented and that the associations not be so diffuse that the physical resource cannot be adequately defined.⁸

Eligible

- A specific location or natural feature that an Indian tribe believes to be its place of origin and that is adequately documented qualifies under Criteria Consideration A.

ELIGIBILITY FOR HISTORIC PERSONS

A religious property can be eligible for association with a person important in religious history, if that significance has scholarly, secular recognition or is important in other historic contexts. Individuals who would likely be considered significant are those who formed or significantly influenced an important religious institution or movement, or who were important in the social, economic, or political history of the area. Properties associated with individuals important only within the context of a single congregation and lacking importance in any other historic context would not be eligible under Criterion B.

Eligible

- A religious property strongly associated with a religious leader, such as George Whitefield or Joseph Smith, is eligible.

⁸ For more information on applying Criteria Consideration A to traditional cultural properties, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Traditional Cultural Properties*.

ELIGIBILITY FOR ARCHITECTURAL OR ARTISTIC DISTINCTION

A religious property significant for its architectural design or construction should be evaluated as are other properties under Criterion C; that is, it should be evaluated within an established architectural context and, if necessary, compared to other properties of its type, period, or method of construction. (See "Comparing Related Properties" in Part V: *How to Evaluate a Property Within Its Historic Context*.)

Eligible

- A historic camp meeting district that meets the requirements of Criterion C for its significance as a type of construction is eligible.

ELIGIBILITY FOR INFORMATION POTENTIAL

A religious property, whether a district, site, building, structure, or object, is eligible if it can yield important information about the religious practices of a cultural group or other historic themes. This kind of property should be evaluated as are other properties under Criterion D, in relation to similar properties, other information sources, and existing data gaps.

Eligible

- A 19th century camp meeting site that could provide information about the length and intensity of site use during revivals of the Second Great Awakening is eligible.
- Rock cairns or medicine wheels that had a historic religious mythological function and can provide information about specific cultural beliefs are eligible.

ABILITY TO REFLECT HISTORIC ASSOCIATIONS

As with all eligible properties, religious properties must physically represent the period of time for which they are significant. For instance, a recent building that houses an older congregation cannot qualify based on the historic activities of the group because the current building does not convey the earlier history. Likewise, an older building that housed the historic activities of the congregation is eligible if it still physically represents the period of the congregation's significance. However, if an older building has been remodeled to the extent that its appearance dates from the time of the remodeling, it can only be eligible if the period of significance corresponds with the period of the alterations.

Eligible

- A church built in the 18th century and altered beyond recognition in the 19th century is eligible only if the additions are important in themselves as an example of late 19th century architecture or as a reflection of an important period of the congregation's growth.

Not Eligible

- A synagogue built in the 1920s cannot be eligible for the important activities of its congregation in the 18th and 19th centuries. It can only be eligible for significance obtained after its construction date.
- A rural 19th century frame church recently sheathed in brick is not eligible because it has lost its characteristic appearance and therefore can no longer convey its 19th century significance, either for architectural value or historic association.



Criteria Consideration A - Religious Properties. A religious property can qualify as an exception to the Criteria if it is architecturally significant. *The Church of the Navity in Rosedale, Iberville Parish, Louisiana, qualified as a rare example in the State of a 19th century small frame Gothic Revival style chapel.* (Robert Obier)

CRITERIA CONSIDERATION B: MOVED PROPERTIES

A property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event.

UNDERSTANDING CRITERIA CONSIDERATION B: MOVED PROPERTIES

The National Register criteria limit the consideration of moved properties because significance is embodied in locations and settings as well as in the properties themselves. Moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events and persons. A move may also cause the loss of historic features such as landscaping, foundations, and chimneys, as well as loss of the potential for associated archeological deposits. Properties that were moved *before* their period of significance do not need to meet the special requirements of Criteria Consideration B.

One of the basic purposes of the National Register is to encourage the preservation of historic properties as living parts of their communities. In keeping with this purpose, it is not usual to list artificial groupings of buildings that have been created for purposes of interpretation, protection, or maintenance. Moving buildings to such a grouping destroys the integrity of location and setting, and can create a false sense of historic development.

APPLYING CRITERIA CONSIDERATION B: MOVED PROPERTIES

ELIGIBILITY FOR ARCHITECTURAL VALUE

A moved property significant under Criterion C must retain enough historic features to convey its architectural values and retain integrity of design, materials, workmanship, feeling, and association.

Examples of Properties that MUST Meet Criteria Consideration B: Moved Properties

- A resource moved from one location on its original site to another location on the property, during or after its Period of Significance.
- A district in which a significant number of resources have been moved from their original location.
- A district which has one moved building that makes an especially significant contribution to the district.
- A portable resource, such as a ship or railroad car, that is relocated to a place incompatible with its original function.
- A portable resource, such as a ship or railroad car, whose importance is critically linked to its historic location or route and that is moved.

Examples of Properties that DO NOT Need to Meet Criteria Consideration B: Moved Properties

- A property that is moved prior to its Period of Significance.
- A district in which only a small percentage of typical buildings in a district are moved.
- A moved building that is part of a complex but is of less significance than the remaining (unmoved) buildings.
- A portable resource, such as a ship or railroad car, that is eligible under Criterion C and is moved within its natural setting (water, rails, etc.).
- A property that is raised or lowered on its foundations.

ELIGIBILITY FOR HISTORIC ASSOCIATIONS

A moved property significant under Criteria A or B must be demonstrated to be the surviving property most importantly associated with a particular historic event or an important aspect of a historic person's life. The phrase "most importantly associated" means that it must be the single surviving property that is most closely associated with the event or with the part of the person's life for which he or she is significant.

Eligible

- A moved building occupied by an business woman during the majority of her productive career would be eligible if the other extant properties are a house she briefly inhabited prior to her period of significance and a commercial building she owned after her retirement.

Not Eligible

- A moved building associated with the beginning of rail transportation in a community is not eligible if the original railroad station and warehouse remained intact on their original sites.

SETTING AND ENVIRONMENT

In addition to the requirements above, moved properties must still have an orientation, setting, and general environment that are comparable to those of the historic location and that are compatible with the property's significance.

Eligible

- A property significant as an example of mid-19th century rural house type can be eligible after a move, provided that it is placed on a lot that is sufficient in size and character to recall the basic qualities of the historic environment and setting, and provided that the building is sited appropriately in relation to natural and manmade surroundings.

Not Eligible

- A rural house that is moved into an urban area and a bridge that is no longer situated over a waterway are not eligible.

ASSOCIATION DEPENDENT ON THE SITE

For a property whose design values or historical associations are directly dependent on its location, any move will cause the property to lose its integrity and prevent it from conveying its significance.

Eligible

- A farm structure significant only as an example of a method of construction peculiar to the local area is still eligible if it is moved within that local area and the new setting is similar to that of the original location.

Not Eligible

- A 19th century rural residence that was designed around particular topographic features, reflecting that time period's ideals of environment, is not eligible if moved.

PROPERTIES DESIGNED TO BE MOVED

A property designed to move or a property frequently moved during its historic use must be located in a historically appropriate setting in order to qualify, retaining its integrity of setting, design, feeling, and association. Such properties include automobiles, railroad cars and engines, and ships.

Eligible

- A ship docked in a harbor, a locomotive on tracks or in a railyard, and a bridge relocated from one body of water to another are eligible.

Not Eligible

- A ship on land in a park, a bridge placed in a pasture, or a locomotive displayed in an indoor museum are not eligible.

ARTIFICIALLY CREATED GROUPINGS

An artificially created grouping of buildings, structures, or objects is not eligible unless it has achieved significance since the time of its assemblage. It cannot be considered as a reflection of the time period when the individual buildings were constructed.

Eligible

- A grouping of moved historic buildings whose creation marked the beginning of a major concern with past lifestyles can qualify as an early attempt at historic preservation and as an illustration of that generation's values.

Not Eligible

- A rural district composed of a farmhouse on its original site and a grouping of historic barns recently moved onto the property is not eligible.

PORTIONS OF PROPERTIES

A moved *portion* of a building, structure, or object is not eligible because, as a fragment of a larger resource, it has lost integrity of design, setting, materials, workmanship, and location.

CRITERIA CONSIDERATION C: BIRTHPLACES OR GRAVES

A birthplace or grave of a historical figure is eligible if the person is of outstanding importance and if there is no other appropriate site or building directly associated with his or her productive life.

UNDERSTANDING CRITERIA CONSIDERATION C: BIRTHPLACES AND GRAVES

Birthplaces and graves often attain importance as reflections of the origins of important persons or as lasting memorials to them. The lives of persons significant in our past normally are recognized by the National Register through listing of properties illustrative of or associated with that person's productive life's work. Birthplaces and graves, as properties that represent the beginning and the end of the life of distinguished individuals, may be temporally and geographically far removed from the person's significant activities, and therefore are not usually considered eligible.

Examples of Properties that MUST Meet Criteria Consideration C: Birthplaces and Graves

- *The birthplace of a significant person who lived elsewhere during his or her Period of Significance.*
- *A grave that is nominated for its association with the significant person buried in it.*
- *A grave that is nominated for information potential.*

Examples of Properties that DO NOT Need to Meet Criteria Consideration C: Birthplaces and Graves

- *A house that was inhabited by a significant person for his or her entire lifetime.*
- *A grave located on the grounds of the house where a significant person spent his or her productive years.*

APPLYING CRITERIA CONSIDERATION C: BIRTHPLACES AND GRAVES

PERSONS OF OUTSTANDING IMPORTANCE

The phrase "a historical figure of outstanding importance" means that in order for a birthplace or grave to qualify, it cannot be simply the birthplace or grave of a person significant in our past (Criterion B). It must be the birthplace or grave of an individual who was of outstanding importance in the history of the local area, State, or nation. The birthplace or grave of an individual who was one of several people active in some aspect of the history of a community, a state, or the Nation would not be eligible.

LAST SURVIVING PROPERTY ASSOCIATED WITH A PERSON

When an geographical area strongly associated with a person of outstanding importance has lost all other properties directly associated with his or her formative years or productive life, a birthplace or grave may be eligible.

ELIGIBILITY FOR OTHER ASSOCIATIONS

A birthplace or grave can also be eligible if it is significant for reasons other than association with the productive life of the person in question. It can be eligible for significance under Criterion A for association with important events, under Criterion B for association with the productive lives of *other* important persons, or under Criterion C for architectural significance. A birthplace or grave can also be eligible in rare cases if, after the passage of time, it is significant for its commemorative value. (See Criteria Consideration F for a discussion of commemorative properties.) A birthplace or grave can also be eligible under Criterion D if it contains important information on research, e.g., demography, pathology, mortuary practices, socioeconomic status differentiation.



Criteria Consideration C - Birthplaces. *A birthplace of a historical figure is eligible if the person is of outstanding importance and there is no other appropriate site or building associated with his or her productive life. The **Walter Reed Birthplace**, Gloucester vicinity, Gloucester County, Virginia is the most appropriate remaining building associated with the life of the man who, in 1900, discovered the cause and mode of transmission of the great scourge of the tropics, yellow fever. (Virginia Historic Landmarks Commission)*

CRITERIA CONSIDERATION D: CEMETERIES

A cemetery is eligible if it derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.

UNDERSTANDING CRITERIA CONSIDERATION D: CEMETERIES

A cemetery is a collection of graves that is marked by stones or other artifacts or that is unmarked but recognizable by features such as fencing or depressions, or through maps, or by means of testing. Cemeteries serve as a primary means of an individual's recognition of family history and as expressions of collective religious and/or ethnic identity. Because cemeteries may embody values beyond personal or family-specific emotions, the National Register criteria allow for listing of cemeteries under certain conditions.

Examples of Properties that MUST Meet Criteria Consideration D: Cemeteries

- A cemetery that is nominated individually for Criterion A, B, or C.

Examples of Properties that DO NOT Need to Meet Criteria Consideration D: Cemeteries

- A cemetery that is nominated along with its associated church, but the church is the main resource nominated.
- A cemetery that is nominated under Criterion D for information potential.
- A cemetery that is nominated as part of a district but is not the focal point of the district.

APPLYING CRITERIA CONSIDERATION D: CEMETERIES

PERSONS OF TRANSCENDENT IMPORTANCE

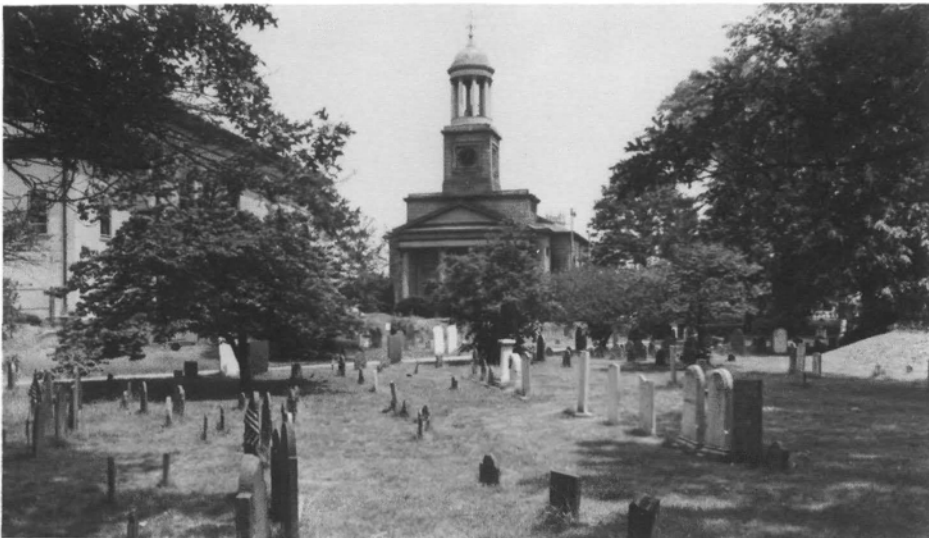
A cemetery containing the graves of persons of transcendent importance may be eligible. To be of transcendent importance the persons must have been of great eminence in their fields of endeavor or had a great impact upon the history of their community, State, or nation. (A single grave that is the burial place of an important person and is located in a larger cemetery that does not qualify under this Criteria Consideration should be treated under Criteria Consideration C: Birthplaces and Graves.)

Eligible

- A historic cemetery containing the graves of a number of persons who were exceptionally significant in determining the course of a State's political or economic history during a particular period is eligible.

Not Eligible

- A cemetery containing graves of State legislators is not eligible if they simply performed the daily business of State government and did not have an outstanding impact upon the nature and direction of the State's history.



Criteria Consideration D - Cemeteries. *The Hancock Cemetery, Quincy, Norfolk County, Massachusetts meets the exception to the Criteria because it derives its primary significance from its great age (the earliest burials date from 1640) and from the distinctive design features found in its rich collection of late 17th and early 18th century funerary art. (N. Hobart Holly)*

ELIGIBILITY ON THE BASIS OF AGE

Cemeteries can be eligible if they have achieved historic significance for their relative great age in a particular geographic or cultural context.

Eligible

- A cemetery dating from a community's original 1830s settlement can attain significance from its association with that very early period.

ELIGIBILITY FOR DESIGN

Cemeteries can qualify on the basis of distinctive design values. These values refer to the same design values addressed in Criterion C and can include aesthetic or technological achievement in the fields of city planning, architecture, landscape architecture, engineering, mortuary art, and sculpture. As for all other nominated properties, a cemetery must clearly express its design values and be able to convey its historic appearance.

Eligible

- A Victorian cemetery is eligible if it clearly expresses the aesthetic principles related to funerary design for that period, through such features as the overall plan, landscaping, statuary, sculpture, fencing, buildings, and grave markers.

Not Eligible

- A cemetery cannot be eligible for design values if it no longer conveys its historic appearance because of the introduction of new grave markers.

ELIGIBILITY FOR ASSOCIATION WITH EVENTS

Cemeteries may be associated with historic events including specific important events or general events that illustrate broad patterns.

Eligible

- A cemetery associated with an important Civil War battle is eligible.
- A cemetery associated with the settlement of an area by an ethnic or cultural group is eligible if the movement of the group into the area had an important impact, if other properties associated with that group are rare, and if few documentary sources have survived to provide information about the group's history.

Not Eligible

- A cemetery associated with a battle in the Civil War does not qualify if the battle was not important in the history of the war.
- A cemetery associated with an area's settlement by an ethnic or cultural group is not eligible if the impact of the group on the area cannot be established, if other extant historic properties better convey association with the group, or if the information that the cemetery can impart is available in documentary sources.

ELIGIBILITY FOR INFORMATION POTENTIAL

Cemeteries, both historic and prehistoric, can be eligible if they have the potential to yield important information. The information must be important within a specific context and the potential to yield information must be demonstrated.

A cemetery can qualify if it has potential to yield important information provided that the information it contains is not available in extant documentary evidence.

Eligible

- A cemetery associated with the settlement of a particular cultural group will qualify if it has the potential to yield important information about subjects such as demography, variations in mortuary practices, or the study of the cause of death correlated with nutrition or other variables.

INTEGRITY

Assessing the integrity of a historic cemetery entails evaluating principal design features such as plan, grave markers, and any related elements (such as fencing). Only that portion of a historic cemetery that retains its historic integrity can be eligible. If the overall integrity has been lost because of the number and size of recent grave markers, some features such as buildings, structures, or objects that retain integrity may be considered as individual properties if they are of such historic or artistic importance that they individually meet one or more of the requirements listed above.

NATIONAL CEMETERIES

National Cemeteries administered by the Veterans Administration are eligible because they have been designated by Congress as primary memorials to the military history of the United States. Those areas within a designated national cemetery that have been used or prepared for the reception of the remains of veterans and their dependents, as well as any landscaped areas that immediately surround the graves may qualify. Because these cemeteries draw their significance from the presence of the remains of military personnel who have served the country throughout

its history, the age of the cemetery is not a factor in judging eligibility, although integrity must be present.

A national cemetery or a portion of a national cemetery that has only been set aside for use in the future is not eligible.

CRITERIA CONSIDERATION E: RECONSTRUCTED PROPERTIES

A reconstructed property is eligible when it is 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 associations has survived. All three of these requirements must be met.

UNDERSTANDING CRITERIA CONSIDERATION E: RECONSTRUCTED PROPERTIES

“Reconstruction” is defined as the reproduction of the exact form and detail of a vanished building, structure, object, or a part thereof, as it appeared at a specific period of time. Reconstructed buildings fall into two categories: buildings wholly constructed of new materials and buildings reassembled from some historic and some new materials. Both categories of properties present problems in meeting the integrity requirements of the National Register criteria.

Examples of Properties that MUST Meet Criteria Consideration E: Recon- structed Properties

- A property in which most or all of the fabric is not original.
- A district in which an important resource or a significant number of resources are reconstructions.

Examples of Properties that DO NOT Need to Meet Criteria Consideration E: Reconstructed Properties

- A property that is remodeled or renovated and still has the majority of its original fabric.

APPLYING CRITERIA CONSIDERATION E: RECONSTRUCTED PROPERTIES

ACCURACY OF THE RECONSTRUCTION

The phrase “accurately executed” means that the reconstruction must be based upon sound archeological, architectural, and historic data concerning the historic construction and appearance of the resource. That documentation should include both analysis of any above or below ground material and research in written and other records.

SUITABLE ENVIRONMENT

The phrase “suitable environment” refers to: 1) the physical context provided by the historic district and 2) any interpretive scheme, if the historic district is used for interpretive purposes. This means that the reconstructed property must be located at the same site as the original. It must also be situated in its original grouping of buildings, structures, and objects (as many as are extant), and that grouping must retain integrity. In addition, the reconstruction must not be misrepresented as an authentic historic property.

Eligible

- A reconstructed plantation manager’s office building is considered eligible because it is located at its historic site, grouped with the remaining historic plantation buildings and structures, and the plantation as a whole retains integrity. Interpretation of the plantation district includes an explanation that the manager’s office is not the original building, but a reconstruction.

Not Eligible

- The same reconstructed plantation manager’s office building would not qualify if it were rebuilt at a location different from that of the original building, or if the district as a whole no longer reflected the period for which it is significant, or if a misleading interpretive scheme were used for the district or for the reconstruction itself.

RESTORATION MASTER PLANS

Being presented “as part of a restoration master plan” means that: 1) a reconstructed property is an essential component in a historic district and 2) the reconstruction is part of an overall restoration plan for an entire district. “Restoration” is defined as accurately recovering the form and details of a property and its setting as it appeared at a particular period by removing later work or by replacing missing earlier work (as opposed to completely rebuilding the property). The master plan for the entire property must emphasize restoration, not reconstruction. In other words, the master plan for the entire resource would not be acceptable under this consideration if it called for reconstruction of a majority of the resource.

LAST SURVIVING PROPERTY OF A TYPE

This consideration also stipulates that a reconstruction can qualify if, in addition to the other requirements, no other building, object, or structure with the same association has survived. A reconstruction that is part of a restoration master plan is appropriate only if: 1) the property is the only one in the district with which a particular important activity or event has been historically associated or 2) no other property with the same associative values has survived.

RECONSTRUCTIONS OLDER THAN FIFTY YEARS

After the passage of fifty years, a reconstruction may attain its own significance for what it reveals about the period in which it was built, rather than the historic period it was intended to depict. On that basis, a reconstruction can possibly qualify under any of the Criteria.

Eligible

- A reconstructed plantation manager’s office is eligible if the office were an important component of the plantation *and* if the reconstruction is one element in an overall plan for restoring the plantation *and* if no other building or structure with the same associations has survived.
- The reconstruction of the plantation manager’s office building can be eligible only if the majority of buildings, structures, and objects that comprised the plantation are extant and are being restored. For guidance regarding restoration see the *Secretary of the Interior’s Standards for Historic Preservation Projects*.

CRITERIA CONSIDERATION F: COMMEMORATIVE PROPERTIES

A property primarily commemorative in intent can be eligible if design, age, tradition, or symbolic value has invested it with its own historical significance.

UNDERSTANDING CRITERIA CONSIDERATION F: COMMEMORATIVE PROPERTIES

Commemorative properties are designed or constructed after the occurrence of an important historic event or after the life of an important person. They are not directly associated with the event or with the person's productive life, but serve as evidence of a later generation's assessment of the past. Their significance comes from their value as cultural expressions at the date of their creation. Therefore, a commemorative property generally must be over fifty years old and must possess significance based on its own value, not on the value of the event or person being memorialized.

Examples of Properties that MUST Meet Criteria Consideration F: Commemorative Properties

- *A property whose sole or primary function is commemorative or in which the commemorative function is of primary significance.*

Examples of Properties that DO NOT Need to Meet Criteria Consideration F: Commemorative Properties

- *A resource that has a non-commemorative primary function or significance.*
- *A single marker that is a component of a district (whether contributing or non-contributing).*

APPLYING CRITERIA CONSIDERATION F: COMMEMORATIVE PROPERTIES

ELIGIBILITY FOR DESIGN

A commemorative property derives its design from the aesthetic values of the period of its creation. A commemorative property, therefore, may be significant for the architectural, artistic, or other design qualities of its own period in prehistory or history.

Eligible

- A commemorative statue situated in a park or square is eligible if it expresses the aesthetics or craftsmanship of the period when it was made, meeting Criterion C.
- A late 19th century statue erected on a courthouse square to commemorate Civil War veterans would qualify if it reflects that era's shared perception of the noble character and valor of the veterans and their cause. This was commonly conveyed by portraying idealized soldiers or allegorical figures of battle, victory, or sacrifice.

ELIGIBILITY FOR AGE, TRADITION, OR SYMBOLIC VALUE

A commemorative property cannot qualify for association with the event or person it memorializes. A commemorative property may, however, acquire significance after the time of its creation through *age*, *tradition*, or *symbolic* value. This significance must be documented by accepted methods of historical research, including written or oral history, and must meet one or more of the Criteria.

Eligible

- A commemorative marker erected by a cultural group that believed the place was the site of its origins is eligible if, for subsequent generations of the group, the marker itself became the focus of traditional association with the group's historic identity.
- A building erected as a monument to an important historical figure will qualify if through the passage of time the property itself has come to symbolize the value placed upon the individual and is widely recognized as a reminder of enduring principles or contributions valued by the generation that erected the monument.
- A commemorative marker erected early in the settlement or development of an area will qualify if it is demonstrated that, because of its relative great age, the property has long been a part of the historic identity of the area.

Not Eligible

- A commemorative marker erected in the past by a cultural group at the site of an event in its history would not be eligible if the marker were significant only for association with the event, and it had not become significant itself through tradition.
- A building erected as a monument to an important historical figure would not be eligible if its only value lay in its association with the individual, and it has not come to symbolize values, ideas, or contributions valued by the generation that erected the monument.
- A commemorative marker erected to memorialize an event in the community's history would not qualify simply for its association with the event it memorialized.

INELIGIBILITY AS THE LAST REPRESENTATIVE OF AN EVENT OR PERSON

The loss of properties directly associated with a significant event or person does not strengthen the case for consideration of a commemorative property. Unlike birthplaces and graves, a commemorative property usually has no direct historic association. The commemorative property can qualify for historic association only if it is clearly significant in its own right, as stipulated above.

CRITERIA CONSIDERATION G: PROPERTIES THAT HAVE ACHIEVED SIGNIFICANCE WITHIN THE LAST FIFTY YEARS⁹

A property achieving significance within the last fifty years is eligible if it is of exceptional importance.

UNDERSTANDING CRITERIA CONSIDERATION G: PROPERTIES THAT HAVE ACHIEVED SIGNIFICANCE WITHIN THE LAST FIFTY YEARS

The National Register Criteria for Evaluation exclude properties that achieved significance within the last fifty years unless they are of exceptional importance. Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the National Register is a list of truly historic places.

Examples of Properties that MUST Meet Criteria Consideration G: Properties that Have Achieved Significance Within the Last Fifty Years

- A property that is less than fifty years old.
- A property that continues to achieve significance into a period less than fifty years before the nomination.
- A property that has non-contiguous Periods of Significance, one of which is less than fifty years before the nomination.
- A property that is more than fifty years old and had no significance until a period less than fifty years before the nomination.

Examples of Properties that DO NOT Need to Meet Criteria Consideration G: Properties that Have Achieved Significance Within the Last Fifty Years

- A resource whose construction began over fifty years ago, but the completion overlaps the fifty year period by a few years or less.
- A resource that is significant for its plan or design, which is over fifty years old, but the actual completion of the project overlaps the fifty year period by a few years.
- A historic district in which a few properties are newer than fifty years old, but the majority of properties and the most important Period of Significance are greater than fifty years old.

⁹ For more information on Criteria Consideration G, refer to *National Register Bulletin: Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Last Fifty Years*.

APPLYING CRITERIA CONSIDERATION G: PROPERTIES THAT HAVE ACHIEVED SIGNIFICANCE WITHIN THE PAST FIFTY YEARS

ELIGIBILITY FOR EXCEPTIONAL IMPORTANCE

The phrase "exceptional importance" may be applied to the extraordinary importance of an event or to an entire category of resources so fragile that survivors of any age are unusual. Properties listed that had attained significance in less than fifty years include: the launch pad at Cape Canaveral from which men first traveled to the moon, the home of nationally prominent playwright Eugene O'Neill, and the Chrysler Building (New York) significant as the epitome of the "Style Moderne" architecture.

Properties less than fifty years old that qualify as exceptional because the entire category of resources is fragile include a recent example of a traditional sailing canoe in the Trust Territory of the Pacific Islands, where because of rapid deterioration of materials, no working Micronesian canoes exist that are more than twenty years old. Properties that by their nature can last more than fifty years cannot be considered exceptionally important because of the fragility of the class of resources.

The phrase "exceptional importance" does not require that the property be of national significance. It is a measure of a property's importance within the appropriate historic context, whether the scale of that context is local, State, or national.

Eligible

- The General Laundry Building in New Orleans, one of the few remaining Art Deco Style buildings in that city, was listed in the National Register when it was forty years old because of its exceptional importance as an example of that architectural style.

HISTORICAL PERSPECTIVE

A property that has achieved significance within the past fifty years can be evaluated only when sufficient historical perspective exists to determine that the property is exceptionally important. The necessary perspective can be provided by scholarly research and evaluation, and must consider both the historic context and the specific property's role in that context.

In many communities, properties such as apartment buildings built in the 1950s cannot be evaluated because there is no scholarly research available to provide an overview of the nature, role, and impact of that building type within the context of historical and architectural developments of the 1950s.

NATIONAL PARK SERVICE RUSTIC ARCHITECTURE

Properties such as structures built in a rustic style by the National Park Service during the 1930s and 1940s can be evaluated because a broad study, *National Park Service Rustic Architecture* (1977), provides the context for evaluating properties of this type and style. Specific examples were listed in the National Register prior to reaching fifty years of age when documentation concerning the individual properties established their significance within the historical and architectural context of the type and style.

VETERANS ADMINISTRATION HOSPITALS

Hospitals less than fifty years old that were constructed by the Veterans Bureau and Veterans Administration can be evaluated because the collection of forty-eight facilities built between 1920 and 1946 has been analyzed in a study prepared by the agency. The study provided a historic and architectural context for development of veteran's care within which hospitals could be evaluated. The exceptional importance of specific individual facilities constructed within the past fifty years could therefore be determined based on their role and their present integrity.

COMPARISON WITH RELATED PROPERTIES

In justifying exceptional importance, it is necessary to identify other properties within the geographical area that reflect the same significance or historic associations and to determine which properties *best* represent the historic context in question. Several properties in the area could become eligible with the passage of time, but few will qualify now as exceptionally important.

POST-WORLD WAR II PROPERTIES

Properties associated with the post-World War II era must be identified and evaluated to determine which ones in an area could be judged exceptionally important. For example, a public housing complex may be eligible as an outstanding expression of the nation's post-war urban policy. A military installation could be judged exceptionally important because of its contribution to the Cold War arms race. A church building in a Southern city may have served as the pivotal rallying point for the city's most famous civil rights protest. A post-war suburban subdivision may be the best reflection of contemporary siting and design tenets in a metropolitan area. In each case, the nomination preparer must justify the *exceptional* importance of the property relative to similar properties in the community, State, or nation.

ELIGIBILITY FOR INFORMATION POTENTIAL

A property that has achieved significance within the past fifty years can qualify under Criterion D only if it can be demonstrated that the information is of exceptional importance within the appropriate context and that the property contains data superior to or different from those obtainable from other sources, including other culturally related sites. An archeological site less than fifty years old may be eligible if the former inhabitants are so poorly documented that information about their lifeways is best obtained from examination of the material remains.

Eligible

- Data such as the rate of adoption of modern technological innovations by rural tenant farmers in the 1950s may not be obtainable through interviews with living persons but could be gained by examination of homesites.

Not Eligible

- A recent archeological site such as the remains of a Navajo sheep corral used in the 1950s would not be considered exceptionally significant for its information potential on animal husbandry if better information on the same topic is available through ethnographic studies or living informants.

HISTORIC DISTRICTS

Properties which have achieved significance within the past fifty years can be eligible for the National Register if they are an integral part of a district which qualifies for National Register listing. 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 fifty years old may be an integral part of a district when there is sufficient perspective to consider the properties as historic. This is accomplished by demonstrating that: 1) the district's Period of Significance is justified as a discrete period with a defined beginning and end, 2) the character of the district's historic resources is clearly defined and assessed, 3) specific resources in the district are demonstrated to date from that discrete era, and 4) the majority of district properties are over fifty years old. In these instances, it is not necessary to prove exceptional importance of either the district itself or the less-than-fifty-year-old properties. Exceptional importance still must be demonstrated for district where the majority of properties or the major Period of Significance is less than fifty years old, and for less-than-fifty-year-old properties which are nominated individually.

PROPERTIES MORE THAN FIFTY YEARS IN AGE, LESS THAN FIFTY YEARS IN SIGNIFICANCE

Properties that are more than fifty years old, but whose significant associations or qualities are less than fifty years old, must be treated under the fifty year consideration.

Eligible

- A building constructed early in the twentieth century (and having no architectural importance), but that was associated with an important person during the 1950s, must be evaluated under Criteria Consideration G because the Period of Significance is within the past fifty years. Such a property would qualify if the person was of exceptional importance.

REQUIREMENT TO MEET THE CRITERIA, REGARDLESS OF AGE

Properties that are less than fifty years old and are not exceptionally important will *not* automatically qualify for the National Register once they are fifty years old. In order to be listed in the National Register, all properties, regardless of age, must be demonstrated to meet the Criteria for Evaluation.

VIII. HOW TO EVALUATE THE INTEGRITY OF A PROPERTY

INTRODUCTION

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining *which* of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

SEVEN ASPECTS OF INTEGRITY

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

UNDERSTANDING THE ASPECTS OF INTEGRITY

LOCATION

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. (See Criteria Consideration B in *Part VII: How to Apply the Criteria Considerations*, for the conditions under which a moved property can be eligible.)

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

SETTING

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

MATERIALS

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a

recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible. (See Criteria Consideration E in *Part VII: How to Apply the Criteria Considerations* for the conditions under which a reconstructed property can be eligible.)

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.

Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. Examples of workmanship in prehistoric contexts include Paleo-Indian clovis projectile points; Archaic period beveled adzes; Hopewellian birdstone pipes; copper earspools and worked bone pendants; and Iroquoian effigy pipes.

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

ASSOCIATION

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle.

Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

ASSESSING INTEGRITY IN PROPERTIES

Integrity is based on significance: why, where, and when a property is important. Only after significance is fully established can you proceed to the issue of integrity.

The steps in assessing integrity are:

- Define the **essential physical features** that must be present for a property to represent its significance.
- Determine whether the **essential physical features are visible** enough to convey their significance.
- Determine whether the property needs to be **compared with similar properties**. And,
- Determine, based on the significance and essential physical features, **which aspects of integrity** are particularly vital to the property being nominated and if they are present.

Ultimately, the question of integrity is answered by whether or not the property retains the **identity** for which it is significant.

DEFINING THE ESSENTIAL PHYSICAL FEATURES

All properties change over time. It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both *why* a property is significant (Applicable Criteria and Areas of Significance) and *when* it was significant (Periods of Significance). They are the features without which a property can no longer be identified as, for instance, a late 19th century dairy barn or an early 20th century commercial district.

CRITERIA A AND B

A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). If the property is a site (such as a treaty site) where there are no material cultural remains, the setting must be intact.

Archeological sites eligible under Criteria A and B must be in overall good condition with excellent preservation of features, artifacts, and spatial relationships to the extent that these remains are able to convey important associations with events or persons.

CRITERION C

A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

Archeological sites eligible under Criterion C must be in overall good condition with excellent preservation

of features, artifacts, and spatial relationships to the extent that these remains are able to illustrate a site type, time period, method of construction, or work of a master.

CRITERION D

For properties eligible under Criterion D, including archeological sites and standing structures studied for their information potential, less attention is given to their overall condition, than it they were being considered under Criteria A, B, or C. Archeological sites, in particular, do not exist today exactly as they were formed. There are always cultural and natural processes that alter the deposited materials and their spatial relationships.

For properties eligible under Criterion D, integrity is based upon the property's potential to yield specific data that addresses important research questions, such as those identified in the historic context documentation in the Statewide Comprehensive Preservation Plan or in the research design for projects meeting the *Secretary of the Interior's Standards for Archeological Documentation*.

INTERIORS

Some historic buildings are virtually defined by their exteriors, and their contribution to the built environment can be appreciated even if their interiors are not accessible. Examples of this would include early examples of steel-framed skyscraper construction. The great advance in American technology and engineering made by these buildings can be read from the outside. The change in American popular taste during the 19th century, from the symmetry and simplicity of architectural styles based on classical precedents, to the expressions of High Victorian styles, with their combination of textures, colors, and asymmetrical forms, is readily apparent from the exteriors of these buildings.

Other buildings "are" interiors. The Cleveland Arcade, that soaring 19th century glass-covered shopping area, can only be appreciated from the inside. Other buildings in this category would be the great covered train sheds of the 19th century.

In some cases the loss of an interior will disqualify properties from listing

in the National Register—a historic concert hall noted for the beauty of its auditorium and its fine acoustic qualities would be the type of property that if it were to lose its interior, it would lose its value as a historic resource. In other cases, the overarching significance of a property's exterior can overcome the adverse effect of the loss of an interior.

In borderline cases particular attention is paid to the significance of the property and the remaining historic features.

HISTORIC DISTRICTS

For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district's components must be substantially unchanged since the period of significance.

When evaluating the impact of intrusions upon the district's integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment.

A component of a district cannot contribute to the significance if:

- it has been substantially altered since the period of the district's significance or
- it does not share the historic associations of the district.

VISIBILITY OF PHYSICAL FEATURES

Properties eligible under Criteria A, B, and C must not only retain their essential physical features, but the features must be visible enough to convey their significance. This means that even if a property is physically intact, its integrity is questionable if its significant features are concealed under modern construction. Archeological properties are often the exception to this; by nature they usually do not require visible features to convey their significance.

NON-HISTORIC EXTERIORS

If the historic *exterior* building material is covered by non-historic material (such as modern siding), the property can still be eligible *if* the significant form, features, and detailing are not obscured. If a property's exterior is covered by a non-historic false-front or curtain wall, the property will not qualify under Criteria A, B, or C, because it does not retain the visual quality necessary to convey historic or architectural significance. Such a property also cannot be considered a contributing element in a historic district, because it does not add to the district's sense of time and place. If the false front, curtain wall, or non-historic siding is removed and the original building materials are intact, then the property's integrity can be re-evaluated.

PROPERTY CONTAINED WITHIN ANOTHER PROPERTY

Some properties contain an earlier structure that formed the nucleus for later construction. The exterior property, if not eligible in its own right, can qualify on the basis of the interior property *only if* the interior property can yield significant information about a specific construction technique or material, such as rammed earth or tabby. The interior property *cannot* be used as the basis for eligibility if it has been so altered that it no longer contains the features that could provide important information, or if the presence of important information cannot be demonstrated.

SUNKEN VESSELS

A sunken vessel can be eligible under Criterion C as embodying the distinctive characteristics of a method of construction if it is structurally intact. A *deteriorated* sunken vessel, no longer structurally intact, can be eligible under Criterion D if the remains of either the vessel or its contents is capable of yielding significant information. For further information, refer to *National Register Bulletin: Nominating Historic Vessels and Shipwrecks to the National Register of Historic Places*.

Natural Features

A natural feature that is associated with a historic event or trend, such as a rock formation that served as a trail marker during westward expansion, must retain its historic appearance, unobscured by modern construction or landfill. Otherwise it is not eligible, even though it remains intact.

COMPARING SIMILAR PROPERTIES

For some properties, comparison with similar properties should be considered during the evaluation of integrity. Such comparison may be important in deciding what physical features are essential to properties of that type. In instances where it has not been determined what physical features a property must possess in order for it to reflect the significance of a historic context, comparison with similar properties should be undertaken during the evaluation of integrity. This situation arises when scholarly work has not been done on a particular property type or when surviving examples of a property type are extremely rare. (See **Comparing Related Properties** in *Part V: How to Evaluate a Property within its Historic Context*.)

RARE EXAMPLES OF A PROPERTY TYPE

Comparative information is particularly important to consider when evaluating the integrity of a property that is a rare surviving example of its type. The property must have the essential physical features that enable it to convey its historic character or information. The rarity and poor condition, however, of other extant examples of the type may justify accepting a greater degree of alteration or fewer features, provided that enough of the property survives for it to be a significant resource.

Eligible

- A one-room schoolhouse that has had all original exterior siding replaced and a replacement roof that does not exactly replicate the original roof profile can be eligible if the other extant rare examples have received an even greater degree of alteration, such as the subdivision of the original one-room plan.

Not Eligible

- A mill site contains information on how site patterning reflects historic functional requirements, but parts of the site have been destroyed. The site is not eligible for its information potential if a comparison of other mill sites reveals more intact properties with complete information.

DETERMINING THE RELEVANT ASPECTS OF INTEGRITY

Each type of property depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects is most important to a particular property requires an understanding of the property's significance and its essential physical features.

CRITERIA A AND B

A property important for association with an event, historical pattern, or person(s) ideally might retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Integrity of design and workmanship, however, might not be as important to the significance, and would not be relevant if the property were a site. A basic integrity test for a property associated with an important event or person is whether a historical contemporary would recognize the property as it exists today.

For archeological sites that are eligible under Criteria A and B, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects. It is important to note, however, that the site must have *demonstrated* its ability to convey its significance, as opposed to sites eligible under Criterion D where only the potential to yield information is required.

Eligible

A mid-19th century waterpowered mill important for its association with an area's industrial development is eligible if:

- it is still on its original site (**Location**), and
- the important features of its setting are intact (**Setting**), and
- it retains most of its historic materials (**Materials**), and
- it has the basic features expressive of its design and function, such as configuration, proportions, and window pattern (**Design**).

Not Eligible

A mid-19th century water-powered mill important for its association with an area's industrial development is not eligible if:

- it has been moved (**Location**, **Setting**, **Feeling**, and **Association**), or
- substantial amounts of new materials have been incorporated (**Materials**, **Workmanship**, and **Feeling**), or
- it no longer retains basic design features that convey its historic appearance or function (**Design**, **Workmanship**, and **Feeling**).

CRITERION C

A property significant under Criterion C must retain those physical features that characterize the type, period, or method of construction that the property represents. Retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association. Location and setting will be important, however, for those properties whose design is a reflection of their immediate environment (such as designed landscapes and bridges).

For archeological sites that are eligible under Criterion C, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects. It is important to note, however, that the site must have *demonstrated* its ability to convey its significance, as opposed to sites eligible under Criterion D where only the *potential* to yield information is required.

Eligible

A 19th century wooden covered bridge, important for illustrating a construction type, is eligible if:

- the essential features of its design are intact, such as abutments, piers, roof configuration, and trusses (**Design**, **Workmanship**, and **Feeling**), and
- most of the historic materials are present (**Materials**, **Workmanship**, and **Feeling**), and
- evidence of the craft of wooden bridge technology remains, such as the form and assembly technique of the trusses (**Workmanship**).
- Since the design of a bridge relates directly to its function as a transportation crossing, it is also important that the bridge still be situated over a waterway (**Setting**, **Location**, **Feeling**, and **Association**).

Not Eligible

For a 19th century wooden covered bridge, important for its construction type, replacement of some materials of the flooring, siding, and roofing would not necessarily damage its integrity. Integrity would be lost, however, if:

- the abutments, piers, or trusses were substantially altered (**Design**, **Workmanship**, and **Feeling**) or
- considerable amounts of new materials were incorporated (**Materials**, **Workmanship**, and **Feeling**).
- Because environment is a strong factor in the design of this property type, the bridge would also be ineligible if it no longer stood in a place that conveyed its function as a crossing (**Setting**, **Location**, **Feeling**, and **Association**).

CRITERION D

For properties eligible under Criterion D, setting and feeling may not have direct bearing on the property's ability to yield important information. Evaluation of integrity probably will focus primarily on the location, design, materials, and perhaps workmanship.

Eligible

A multicomponent prehistoric site important for yielding data on changing subsistence patterns can be eligible if:

- floral or faunal remains are found in clear association with cultural material (**Materials** and **Association**) and
- the site exhibits stratigraphic separation of cultural components (**Location**).

Not Eligible

A multicomponent prehistoric site important for yielding data on changing subsistence patterns would not be eligible if:

- floral or faunal remains were so badly decomposed as to make identification impossible (**Materials**), or
- floral or faunal remains were disturbed in such a manner as to make their association with cultural remains ambiguous (**Association**), or
- the site has lost its stratigraphic context due to subsequent land alterations (**Location**).

Eligible

A lithic scatter site important for yielding data on lithic technology during the Late Archaic period can be eligible if:

- the site contains lithic debitage, finished stone tools, hammerstones, or antler flakers (**Material** and **Design**), and
- the site contains datable material (**Association**).

Not Eligible

A lithic scatter site important for yielding data on lithic technology during the Late Archaic period would not be eligible if:

- the site contains natural deposits of lithic materials that are impossible to distinguish from culturally modified lithic material (**Design**) or
- the site does not contain any temporal diagnostic evidence that could link the site to the Late Archaic period (**Association**).

IX. SUMMARY OF THE NATIONAL HISTORIC LANDMARKS CRITERIA FOR EVALUATION

A property being nominated to the National Register may also merit consideration for potential designation as a National Historic Landmark. Such consideration is dependent upon the stringent application of the following distinct set of criteria (found in the *Code of Federal Regulations*, Title 36, Part 65).

NATIONAL HISTORIC LANDMARKS CRITERIA

The quality of national significance is ascribed to districts, sites, buildings, structures, and objects that possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering, and culture and that possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained; or
2. That are associated importantly with the lives of persons nationally significant in the history of the United States; or
3. That represent some great idea or ideal of the American people; or
4. That embody the distinguishing characteristics of an architectural type specimen exceptionally valuable for a study of a period, style or method of construction, or that represent a significant, distinctive and exceptional entity whose components may lack individual distinction; or
5. That are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition but collectively compose an entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture; or
6. That have yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation over large areas of the United States. Such sites are those which have yielded, or which may reasonably be expected to yield, data affecting theories, concepts and ideas to a major degree.

NATIONAL HISTORIC LANDMARK EXCLUSIONS

Ordinarily, cemeteries, birthplaces, 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 and properties that have achieved significance within the past fifty years are not eligible for designation. If such properties fall within the following categories they may, nevertheless, be found to qualify:

1. A religious property deriving its primary national significance from architectural or artistic distinction or historical importance; or
2. A building or structure removed from its original location but which is nationally significant primarily for its architectural merit, or for association with persons or events of transcendent importance in the nation's history and the association consequential; or
3. A site of a building or structure no longer standing but the person or event associated with it is of transcendent importance in the nation's history and the association consequential; or

4. A birthplace, grave or burial if it is of a historical figure of transcendent national significance and no other appropriate site, building, or structure directly associated with the productive life of that person exists; or
5. A cemetery that derives its primary national significance from graves of persons of transcendent importance, or from an exceptionally distinctive design or an exceptionally significant event; or
6. A reconstructed building or ensemble of buildings of extraordinary national significance when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other buildings or structures with the same association have survived; or
7. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own national historical significance; or
8. A property achieving national significance within the past 50 years if it is of extraordinary national importance.

COMPARING THE NATIONAL HISTORIC LANDMARKS CRITERIA AND THE NATIONAL REGISTER CRITERIA

In general, the instructions for preparing a National Register nomination and the guidelines stated in this bulletin for applying the National Register Criteria also apply to Landmark nominations and the use of the Landmark criteria. While there are specific distinctions discussed below, *Parts IV and V* of this bulletin apply equally to National Register listings and Landmark nominations. That is, the categories of historic properties are defined the same way; historic con-

texts are identified similarly; and comparative evaluation is carried out on the same principles enumerated in *Part V*.

There are some differences between National Register and National Historic Landmarks Criteria. The following is an explanation of how each Landmark Criterion compares with its National Register Criteria counterpart:

CRITERION 1

This Criterion relates to National Register Criterion A. Both cover properties associated with events. The Landmark Criterion, however, requires that the events associated with the property be *outstandingly* represented by that property and that the property be related to the broad national patterns of U.S. history. Thus, the quality of the property to convey and interpret its meaning must be of a higher order and must relate to national themes rather than the narrower context of State or local themes.

CRITERION 2

This Criterion relates to National Register Criterion B. Both cover properties associated with significant people. The Landmark Criterion differs in that it specifies that the association of a person to the property in question be an important one and that the person associated with the property be of *national* significance.

CRITERION 3

This Criterion has no counterpart among the National Register Criteria. It is rarely, if ever, used alone. While not a landmark at present, the Liberty Bell is an object that might be considered under this Criterion. The application of this Criterion obviously requires the most careful scrutiny and would apply only in rare instances involving ideas and ideals of the highest order.

CRITERION 4

This Criterion relates to National Register Criterion C. Its intent is to qualify exceptionally important works of architecture or collective elements of architecture extraordinarily significant as an ensemble, such as a historic

district. Note that the language is more restrictive than that of the National Register Criterion in requiring that a candidate in architecture be "a specimen exceptionally valuable for the study of a period, style, or method of construction" rather than simply embodying distinctive characteristics of a type, period, or method of construction. With regard to historic districts, the Landmarks Criterion requires an entity that is distinctive and exceptional. Unlike National Register Criterion C, this Criterion will not qualify the works of a master, *per se*, but only such works which are exceptional or extraordinary. Artistic value is considered only in the context of history's judgement in order to avoid current conflicts of taste.

CRITERION 5

This Criterion does not have a strict counterpart among the National Register Criteria. It may seem redundant of the latter part of Landmark Criterion 4. It is meant to cover collective entities such as Greenfield Village and historic districts like New Bedford, Massachusetts, which qualify for their collective association with a nationally significant event, movement, or broad pattern of national development.

CRITERION 6

The National Register counterpart of this is Criterion D. Criterion 6 was developed specifically to recognize archeological sites. All such sites must address this Criterion. The following are the qualifications that distinguish this Criterion from its National Register counterpart: the information yielded or likely to be yielded must be of *major* scientific importance by revealing new cultures, or by shedding light upon periods of occupation *over large areas* of the United States. Such sites should be expected to yield data affecting *theories, concepts, and ideas* to a *major degree*.

The data recovered or expected to be recovered must make a major contribution to the existing corpus of information. Potentially recoverable data must be likely to revolutionize or substantially modify a major theme in history or prehistory, resolve a substantial historical or anthropological debate, or close a serious gap in a major theme of U. S. history or prehistory.

EXCLUSIONS AND EXCEPTIONS TO THE EXCLUSIONS

This section of the National Historic Landmarks Criteria has its counterpart in the National Register's "Criteria Considerations." The most abundant difference between them is the addition of the qualifiers "national," "exceptional," or "extraordinary" before the word significance. Other than this, the following are the most notable distinctions:

EXCLUSION 2

Buildings moved from their original location, qualify only if one of two conditions are met: 1) the building is nationally significant for

architecture, or 2) the persons or events with which they are associated are of *transcendent* national significance and the association is consequential.

Transcendent significance means an order of importance higher than that which would ordinarily qualify a person or event to be nationally significant. A consequential association is a relationship to a building that had an evident impact on events, rather than a connection that was incidental and passing.

EXCLUSION 3

This pertains to the site of a structure no longer standing. There is no counterpart to this exclusion in the National Register Criteria. In order for such a property to qualify for Landmark designation it must meet the second condition cited for Exclusion 2.

EXCLUSION 4

This exclusion relates to Criteria Consideration C of the National Register Criteria. The only difference is that a burial place qualifies for Landmark designation only if, in addition to other factors, the person buried is of *transcendent* national importance.

When evaluating properties at the national level for designation as a National Historic Landmark, please refer to the National Historic Landmarks outline, *History and Prehistory in the National Park System and the National Historic Landmarks Program, 1987*. (For more information about the National Historic Landmarks program, please write to Department of the Interior, National Park Service, National Historic Landmarks, 1849 C Street, NW, NC400, Washington, DC 20240.)

X. GLOSSARY

Associative Qualities - An aspect of a property's history that links it with historic events, activities, or persons.

Code of Federal Regulations - Commonly referred to as "CFR." The part containing the National Register Criteria is usually referred to as 36 CFR 60, and is available from the National Park Service.

CLG - Certified Local Government.

Culture - A group of people linked together by shared values, beliefs, and historical associations, together with the group's social institutions and physical objects necessary to the operation of the institution.

Cultural Resource - See Historic Resource.

Evaluation - Process by which the significance and integrity of a historic property are judged and eligibility for National Register listing is determined.

Historic Context - An organizing structure for interpreting history that groups information about historic properties that share a common theme, common geographical area, and a common time period. The development of historic contexts is a foundation for decisions about the planning, identification, evaluation, registration, and treatment of historic properties, based upon comparative historic significance.

Historic Integrity - The unimpaired ability of a property to convey its historical significance.

Historic Property - See Historic Resource.

Historic Resource - Building, site, district, object, or structure evaluated as historically significant.

Identification - Process through which information is gathered about historic properties.

Listing - The formal entry of a property in the National Register of Historic Places. See also, Registration.

Nomination - Official recommendation for listing a property in the National Register of Historic Places.

Property Type - A grouping of properties defined by common physical and associative attributes.

Registration - Process by which a historic property is documented and nominated or determined eligible for listing in the National Register.

Research Design - A statement of proposed identification, documentation, investigation, or other treatment of a historic property that identifies the project's goals, methods and techniques, expected results, and the relationship of the expected results to other proposed activities or treatments.

XI. LIST OF NATIONAL REGISTER BULLETINS

The Basics

How to Apply National Register Criteria for Evaluation *

Guidelines for Completing National Register of Historic Places Form

Part A: How to Complete the National Register Form *

Part B: How to Complete the National Register Multiple Property Documentation Form *

Researching a Historic Property *

Property Types

Guidelines for Evaluating and Documenting Historic **Aids to Navigation** *

Guidelines for Identifying, Evaluating and Registering **America's Historic Battlefields**

Guidelines for Evaluating and Registering Historical **Archeological Sites**

Guidelines for Evaluating and Documenting Historic **Aviation Properties**

Guidelines for Evaluating and Registering **Cemeteries and Burial Places**

How to Evaluate and Nominate **Designed Historic Landscapes** *

Guidelines for Identifying, Evaluating and Registering Historic **Mining Sites**

How to Apply National Register Criteria to **Post Offices** *

Guidelines for Evaluating and Documenting **Properties Associated with Significant Persons**

Guidelines for Evaluating and Documenting **Properties That Have Achieved Significance Within the Last Fifty Years** *

Guidelines for Evaluating and Documenting **Rural Historic Landscapes** *

Guidelines for Evaluating and Documenting **Traditional Cultural Properties** *

Nominating Historic **Vessels and Shipwrecks** to the National Register of Historic Places

Technical Assistance

Defining Boundaries for National Register Properties*

Guidelines for Local Surveys: A Basis for Preservation Planning *

How to Improve the Quality of Photographs for National Register Nominations

National Register Casebook: Examples of Documentation *

Using the UTM Grid System to Record Historic Sites

To order these publications, write to: National Register of Historic Places, National Park Service, 1849 C St., NC 400, NW, Washington, D.C. 20240, or e-mail at: nr_reference@nps.gov. Publications marked with an asterisk (*) are also available in electronic form at www.cr.nps.gov/nr.

**STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: January 12, 2024
RE: 148 Coveside Drive (Fort McKinley Torpedo Storehouse) –PUBLIC HEARING –
Review and Recommendation to Maine Historic Preservation Commission for National
Register Listing
PROJECT ID: N/A
MEETING: January 17, 2024

Owner: Coveside, LLC & the Diamond Cove Homeowners Association
Preparer: Christine Bear, Essex Preservation Consulting

A legal ad was published in the Portland Press Herald on January 5, 2024 and January 6, 2024, and notices were sent to owners of the property.

INTRODUCTION

The applicant is nominating the structure at 148 Coveside Drive, known as Fort McKinley Torpedo Storehouse, to the National Register of Historic Places.

Per the requirements of the Certified Local Government Program (Attachment 1), the Portland Historic Preservation Board should provide a report to the Maine Historic Preservation Commission (MHPC) addressing the Board's findings related to:

1. Applicability of National Register Criteria;
 2. How the nomination of this property contributes to local preservation efforts; i.e., educational programs, planning, economic development, protection, etc.; and
 3. A summary of public comment.
-

SUMMARY OF HISTORIC SIGNIFICANCE



Figure 1: Partial aerial view of Portland showing location of the Fort McKinley Torpedo Storehouse at 148 Coveside Drive with a yellow star.



Figure 2: Aerial view looking north over Coveside Drive showing the Torpedo Storehouse (A, contributing) and the Hoister House (B, contributing).



Figure 3: Sketch map showing proposed National Register designation boundary for the Fort McKinley Torpedo Storehouse.

The nomination before the Board (Attachment 2) is for individual listing of the Fort McKinley Torpedo Storehouse on the National Register of Historic Places under National Register Criteria:

- A: associated with events that have made a significant contribution to the board patterns of our history;
- C: reflect in an outstanding manner the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic value or that represent a significant and distinguishable entity whose components may lack individual distinction;

The statement of significance summary paragraph states:

“The Torpedo Storehouse on Great Diamond Island in Portland, Maine, and the associated Hoister House are locally significant in Maine under the National Register of Historic Places Criterion A, in the area of military history, for their associations with Fort McKinley and the United States government’s efforts to defend Portland Harbor in the early twentieth century. The Storehouse and Hoister House were utilized during both World War I and World War II and were of major significance among the tactical buildings at Fort McKinley. The Torpedo Storehouse is also significant under National Register Criterion C, in the area of architecture, as a rare surviving example of an unusual building type and method of construction. The Torpedo Storehouse is the only surviving building of its type in Maine. It was one of two nearly identical torpedo storehouses erected in Maine in the early twentieth century; the other was located at Fort William in Cape Elizabeth but is no longer extant. Even in its deteriorated state, the property possesses integrity of location, design, setting, materials, workmanship, feeling and association. The period of significance extends from the 1908 construction date of the

Torpedo Storehouse to 1950 when the U.S. Army harbor defense commands were disbanded.”
(Attachment 2, page 11)

ANALYSIS OF APPLICABLE REVIEW STANDARDS

National Register Criteria:

Criterion A: Event	
Property is associated with events that have made a significant contribution to the broad patterns of our history.	
Criterion Met?	Staff Comments
Yes	The Fort McKinley Torpedo Storehouse is associated with early twentieth-century efforts by the United States Government to bolster coastal defenses for Portland’s harbor, which was of national strategic importance. The torpedo storehouse played an essential tactical role in deploying defenses in the Harbor during both the First and Second World Wars.
Criterion C: Design/Construction	
Property reflects in an outstanding manner the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic value or that represent a significant and distinguishable entity whose components may lack individual distinction.	
Criterion Met?	Staff Comments
Yes	The 1908 Fort McKinley Torpedo Storehouse is the only surviving example of a Torpedo Storehouse type built based on the recommendations of the Taft Board, established in 1905.

Portland’s Plan 2030:

Historic Resources: Local Goals	
Identify, document, designate, and preserve Portland’s historic resources, including individual structures, neighborhoods, parks, cemeteries, and archaeological resources.	
Goal Met?	Staff Comments
Yes	This nomination documents and designates a historically and architecturally significant resource to the National Register.
Promote Historic Preservation as a key economic, sustainability, and community development strategy.	
Goal Met?	Staff Comments
Yes	The designation of 148 Coveside Drive will allow for the rehabilitation of the historically significant structure through the use of Federal Rehabilitation Tax Credits promoting economic activity and supporting the retention of this significant

	resource.
Stabilize and enhance historic areas of the city by ensuring quality investment in existing structures and compatible infill development.	
Goal Met?	Staff Comments
Yes	Access to Federal Rehabilitation Tax Credits for the Torpedo Storehouse will make possible a high-quality rehabilitation following the Secretary of the Interior's Standards for Rehabilitation for this dilapidated and currently abandoned structure.

MOTION FOR CONSIDERATION

I move to recommend that the Maine Historic Preservation Commission support the nomination for the Fort McKinley Torpedo Storehouse at 148 Coveside Drive to be individually listed on the National Register of Historic Places on the basis of submitted documentation; information provided in the staff memo; and findings by the Historic Preservation Board that the proposed nomination meets National Register Criteria A & C, and that the proposed nomination is in support of Portland's Plan 2030. Historic Preservation Staff shall make a report of these findings and a summary of public comment to the Maine Historic Preservation Commission on behalf of the Board.

ATTACHMENTS

1. Communication from Maine Historic Preservation Commission regarding request for Historic Preservation Board Review of National Register Nomination
2. 2023 National Register of Historic Places Registration Form for the Fort McKinley Torpedo Storehouse
3. National Register Bulletin: How to Apply the National Register Criteria for Evaluation



MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

November 17, 2023

Portland Historic Preservation Board
389 Congress Street
Portland, Maine 04101

RE: Trefethen-Evergreen Improvement Association, Trefethen Avenue, Peaks Island, parcels 090 L006001 and 090 K003001

Dear Board Members:

The enclosed draft National Register nomination is being submitted for your Commission's review and report in accordance with requirements of the Certified Local Government Program. The report should, at minimum, address these areas of concern:

- 1) Applicability of National Register criteria.
- 2) How the nomination of this property contributes to local preservation efforts; i.e., educational programs, planning, economic development, protection, etc.
- 3) A summary of public comment.

Your report must be prepared in keeping with the following stipulations:

When a relevant historic preservation discipline is not represented in the Commission membership, the Commission shall be required to seek expertise in this area when considering National Register nominations requiring the application of such expertise. Requisite expertise may be provided through consultation with the SHPO or with 36 CFR 61-qualified persons. For example, if the Commission must review the nomination of a prehistoric archaeological site, and no Commission member is a prehistoric archaeologist, the Commission is required to obtain the advice of a 36 CFR 61-qualified archaeologist for purposes of reviewing the nomination.

Please submit your report to me in advance of the January 26, 2024 quarterly meeting at which the Maine Historic Preservation Commission will consider the nomination.

Sincerely,

Michael Goebel-Bain,
National Register Coordinator

Enc.
Cc. E. Schueckler



JANET T. MILLS
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

KIRK F. MOHNEY
DIRECTOR

November 17, 2023

Portland Historic Preservation Board
389 Congress Street
Portland, Maine 04101

RE: Trefethen-Evergreen Improvement Association, Trefethen Avenue, Peaks Island, parcels 090 L006001 and 090 K003001

Dear Board Members:

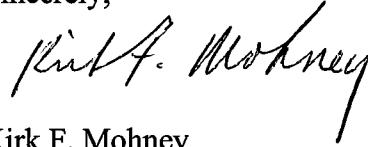
We are pleased to inform you that the above property will be considered by the Maine Historic Preservation Commission for nomination to the National Register of Historic Places. The National Register is the Federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Enclosed is a copy of the criteria under which properties are evaluated as well as a fact sheet which discusses the effects of listing.

Owners of private properties nominated to the National Register have an opportunity to concur in or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a notarized statement or a statement consistent with 28 U.S.C. § 1746⁸ certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of what part of the property that party owns. If a majority of private property owners object a property will not be listed; however, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of the eligibility of the property for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If an owner chooses to object to the listing of his property, the notarized objection or objection made consistent with 28 U.S.C. § 1746 must be submitted to Kirk F. Mohney, S.H.P.O., Maine Historic Preservation Commission, 55 Capitol Street, 65 State House Station, Augusta, Maine 04333-0065, by January 25, 2024.

⁸ Sample wording consistent with 28 U.S.C. § 1746 to be submitted with objection statement: "I declare (or certify, verify, or state) under penalty of perjury under the laws of the United States of America that the foregoing is true and correct. Executed on (date). (Signature)".

If you wish to comment on whether the property should be nominated to the National Register, please send your comments to the S.H.P.O. before the Maine Historic Preservation Commission considers this nomination at its meeting to be held on January 26, 2024. You are cordially invited to attend this meeting, which will be held at the Maine State Library, 242 State Street, Augusta, Maine 04330, beginning at 10:30 a.m. If you cannot attend the meeting in-person and would like to attend remotely, please email MHPC.Info@maine.gov or call (207) 287-1453 to receive video or phone access links. A copy of the nomination and information on the National Register and Federal tax provisions are also available from the above address upon request.

Sincerely,

A handwritten signature in black ink, reading "Kirk F. Mohnney". The signature is written in a cursive style with a large, stylized "K" and "M".

Kirk F. Mohnney
State Historic Preservation Officer

Enc.



JANET T. MILLS
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

KIRK F. MOHNEY
DIRECTOR

November 17, 2023

Evan Schueckler, Program Manager
Portland Historic Preservation Commission
389 Congress Street
Portland, Maine 04101

RE: Trefethen-Evergreen Improvement Association, Trefethen Avenue, Peaks Island, parcels 090 L006001 and 090 K003001

Dear Mr. Schueckler:

The enclosed draft National Register nomination is being submitted for your Commission's review and report in accordance with requirements of the Certified Local Government Program. The report should, at minimum, address these areas of concern:

- 1) Applicability of National Register criteria.
- 2) How the nomination of this property contributes to local preservation efforts; i.e., educational programs, planning, economic development, protection, etc.
- 3) A summary of public comment.

Your report must be prepared in keeping with the following stipulations:

When a relevant historic preservation discipline is not represented in the Commission membership, the Commission shall be required to seek expertise in this area when considering National Register nominations requiring the application of such expertise. Requisite expertise may be provided through consultation with the SHPO or with 36 CFR 61-qualified persons. For example, if the Commission must review the nomination of a prehistoric archaeological site, and no Commission member is a prehistoric archaeologist, the Commission is required to obtain the advice of a 36 CFR 61-qualified archaeologist for purposes of reviewing the nomination.

Please submit your report to me in advance of the January 26, 2024 quarterly meeting at which the Maine Historic Preservation Commission will consider the nomination.

Sincerely,

Michael Goebel-Bain,
National Register Coordinator

Enc.
Cc. Portland HPB



JANET T. MILLS
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

KIRK F. MOHNEY
DIRECTOR

November 17, 2023

Evan Schueckler, Program Manager
Portland Historic Preservation Board
389 Congress Street
Portland, Maine 04101

RE: Trefethen-Evergreen Improvement Association, Trefethen Avenue, Peaks Island, parcels 090 L006001 and 090 K003001

Dear Mr. Schueckler:

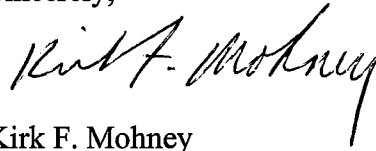
We are pleased to inform you that the above property will be considered by the Maine Historic Preservation Commission for nomination to the National Register of Historic Places. The National Register is the Federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Enclosed is a copy of the criteria under which properties are evaluated as well as a fact sheet which discusses the effects of listing.

Owners of private properties nominated to the National Register have an opportunity to concur in or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a notarized statement or a statement consistent with 28 U.S.C. § 1746⁷ certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of what part of the property that party owns. If a majority of private property owners object a property will not be listed; however, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of the eligibility of the property for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If an owner chooses to object to the listing of his property, the notarized objection or objection made consistent with 28 U.S.C. § 1746 must be submitted to Kirk F. Mohney, S.H.P.O., Maine Historic Preservation Commission, 55 Capitol Street, 65 State House Station, Augusta, Maine 04333-0065, by January 25, 2024.

⁷ Sample wording consistent with 28 U.S.C. § 1746 to be submitted with objection statement: "I declare (or certify, verify, or state) under penalty of perjury under the laws of the United States of America that the foregoing is true and correct. Executed on (date). (Signature)".

If you wish to comment on whether the property should be nominated to the National Register, please send your comments to the S.H.P.O. before the Maine Historic Preservation Commission considers this nomination at its meeting to be held on January 26, 2024. You are cordially invited to attend this meeting, which will be held at the Maine State Library, 242 State Street, Augusta, Maine 04330, beginning at 10:30 a.m. If you cannot attend the meeting in-person and would like to attend remotely, please email MHPC.Info@maine.gov or call (207) 287-1453 to receive video or phone access links. A copy of the nomination and information on the National Register and Federal tax provisions are also available from the above address upon request.

Sincerely,

A handwritten signature in black ink, reading "Kirk F. Mohny". The signature is written in a cursive style with a large, stylized "K" and "M".

Kirk F. Mohny
State Historic Preservation Officer

Enc.



JANET MILLS
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

KIRK F. MOHNEY
DIRECTOR

NATIONAL REGISTER CRITERIA

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, material, 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 reflect in an outstanding manner 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.

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 last 50 years shall not be considered for the National Register. Such properties will qualify if they are integral parts of districts that 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 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.



JANET MILLS
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

KIRK F. MOHNEY
DIRECTOR

FACT SHEET

Listing of historic properties in the National Register results in the following:

1. Official recognition of the historic and cultural importance of a property as part of the Nation's heritage which ought to be preserved.
2. Control and authority over the use and disposition of a property listed in the National Register or deemed eligible for such listing remain solely with the owner unless he or she has applied for and received a matching grant or other Federal funding, or is participating in a rehabilitation tax credit project. Listing in the National Register does not mean that limitations will be placed on the property by the Federal government. Public visitation rights are not required by the owner.
3. Consideration in planning for Federal, federally licensed, and federally assisted projects. Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties listed in the National Register. For further information please refer to 36 CFR 800.
4. Eligibility for Federal tax provisions. If a property is individually listed or contributes to the historic significance of a listed National Register district, certain Federal tax provisions may apply. The Tax Reform Act of 1986 provides a 20% investment tax credit for certified rehabilitations of historic commercial, industrial and rental residential buildings. The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether such provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information please refer to 36 CFR 67.
5. Qualification for Federal grants for historic preservation when funds are available. Presently funding is unavailable. Contact (S.H.P.O.) to determine the present status of such grants.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Trefethen-Evergreen Improvement Association

Other names/site number: Dayburn Casino

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Trefethen Avenue, Peaks Island

City or town: Portland

State: Maine

County: Cumberland

Not For Publication: N/A

Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national

 statewide

X local

Applicable National Register Criteria:

X A

 B

X C

 D

Signature of certifying official/Title:	Date
<u>MAINE HISTORIC PRESERVATION COMMISSION</u> State or Federal agency/bureau or Tribal Government	
In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title	State or Federal agency/bureau or Tribal Government

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
- ☐ determined eligible for the National Register
- ☐ determined not eligible for the National Register
- ☐ removed from the National Register
- ☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
- District ☐
- Site ☐
- Structure ☐
- Object ☐

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u> _____	<u>2</u> _____	buildings
_____	_____	sites
<u>1</u> _____	<u>2</u> _____	structures
_____	_____	objects
<u>2</u> _____	<u>4</u> _____	Total

Number of contributing resources previously listed in the National Register 0_____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

SOCIAL/clubhouse
SOCIAL/meeting hall
RECREATION AND CULTURE/auditorium
RECREATION AND CULTURE/sports facility

Current Functions

(Enter categories from instructions.)

SOCIAL/clubhouse
SOCIAL/meeting hall
RECREATION AND CULTURE/auditorium
RECREATION AND CULTURE/sports facility
DOMESTIC/single dwelling
DOMESTIC/secondary structure

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Foundation-concrete; Walls-wood/clapboards;
Roof-asphalt

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Trefethen Evergreen Improvement Association (TEIA) Clubhouse is a large wood frame building on the northwest side of Peaks Island, Portland, Cumberland County, Maine. It sits on a prominent waterfront site overlooking Diamond Passage in Casco Bay, clearly visible from the bay and a landmark for all who travel by water. (Photo 3) An impressive structure when viewed from the water, the clubhouse is less imposing when viewed from the street side. The site slopes up from the water with the clubhouse transitioning from two-stories into a one-story building on the street side, west to east. (Photo 2) A understated Craftsman style building, the TEIA Clubhouse measures 68' x 108'. It is distinguished by a large double-pitched hipped roof and an engaged porch that wraps around three sides. The wood frame structure has wood siding and an asphalt roof. The interior porch wall features extensive groupings of double hung windows and doors to access the interior. The main interior spaces consist of a large dance hall, stage, and a senior lounge with a massive rubble stone fireplace. Ancillary rooms off the dance hall include restrooms, kitchen, and two multifunctional spaces. The site comprises two lots bisected by a public street. Also on site, three clay tennis courts which are a contributing structure, a shed building, a residential building, a pickleball/basketball half court and docks all non-contributing but functionally related to the current use of the clubhouse. There have been minor changes to both the interior and exterior, but the clubhouse retains

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

much of the character and integrity of the original architecture and setting as well as maintaining its intended purpose as a clubhouse for educational, civic, and social pursuits.

Narrative Description

SETTING

Peaks Island is approximately 720 acres and located in Casco Bay, three miles east of the coast of Portland, Maine. Access to the island is by ferry which docks at Forest City Landing located on the southwest side of the island. The Forest City neighborhood, with a small concentration of restaurants, shops, and lodging is the commercial area of the island located at the harbor on the south end of the island. Approaching the island by ferry, the TEIA Clubhouse is visible in the distance as you look north down Diamond Passage in Casco Bay. TEIA is approximately one mile to the north from the ferry landing at the intersection of Island and Trefethen Avenues in the Trefethen neighborhood. The property consists of two lots, 1.9 acres on the north side of Trefethen Avenue and 0.4 acres on the southwest side. Both lots terminate at the water's edge. (Photo 1 and Figure 3)

The larger north lot features two open fields, three clay tennis courts, a shed, a residential building (Sea Gull Cottage), and at the end of the street the TEIA Clubhouse with docks on the water side. A pickleball/basketball half court and grass/gravel parking lot make up the smaller lot. A large stately oak tree provides shade to the street side entry of the clubhouse and a few apple trees border the beach. A small sandy beach faces west, a rocky beach faces north, and there are water views from everywhere on site. The site is relatively flat, gently sloping toward the water until it reaches the clubhouse at which point it slopes dramatically down to the water creating a multistory massing at the water's edge. The water side features multiple docks and ramps as TEIA includes a sailing club and marina. On the south side of the clubhouse a concrete ramp leads from the street to the water to facilitate the launching of small boats.

1. TEIA CLUBHOUSE, 1914/15, Contributing building.

EXTERIOR

"The TEIA Clubhouse built in 1914/15 follows in the same architectural tradition as other Casinos and Association halls in the Casco Bay. Similar structures include the Casino at Little Diamond Island (1908) and Elwell Hall (1912) at Great Diamond Island. A key feature or defining characteristic of the TEIA building is the vast, double-pitched hipped roof, which can be seen from many vantages along Diamond Passage, as the structure juts out over the water. Overall, the rectangular building is low to the ground under a hipped roof, and the details are minimalist, quintessentially conveying a summer cottage atmosphere and charm. The wrap-around porch is also a dominant feature and distinguishes the building even from a distance by its strong horizontal dark shadows below a crisp eave with exposed rafter tails and light-colored low sloped roof. The structure was built of locally available materials (wood) and not intended for year-round use, void of insulation, imported or non-wood materials, or adornment.

The building is sided with "drop siding" consisting of 1' x 8' boards milled with two bevels on the exterior side to appear as two clapboards and milled on the flat interior side with a bead

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

that echoes the exterior horizontal pattern. Drop siding was used extensively as a cost-effective material for unfinished buildings in the past because it combined into one-piece, exterior siding with structural sheathing that was exposed and attractive.”¹

All windows are six-over-six vinyl double hung replacement windows and although not original they maintain the style and character of the original windows. Six wood exit doors with nine lights exit the main building to the porch and appear to be replacement doors.

A 13' 5" deep covered porch (Photos 5 & 6) wraps around the entire west and south sides and partially around the north side. TEIA records document that the porch and the senior lounge were created in 1922 by moving the windows inward. (Figure 4 and 5) Based on extant bid documents, as originally constructed a half-height partition separated the dance floor from the spectators with windows at the far exterior wall. When the dance hall of the Dayburn Casino transitioned to the TEIA Clubhouse, a proposal was submitted in 1921 to move the window wall inward to align with the half height partition creating the porch.²

The south side of the building has seven open bays along the porch which is defined by a sided half wall and square posts defining the open bays. The building wall sheltered by the porch has alternating groups of four ganged windows and a single-entry door. (Photo 4) The west side has a similar design with 8 open bays. The stone chimney is visible above the roofline and is exposed below. The north side has two porch bays as previously described at the west end. The remainder of the side is an exterior wall with two groups of four double-hung windows, a group of five double-hung and a small eight-light sash moving west to east. (Photo 3)

The wide main entrance onto the porch on the east elevation is identified by a green painted horizontal sign identifying TEIA and features a paver walkway ramp to the entry. The engraved pavers are recent and were installed as a donor feature. The pavers also lead to the adjacent kitchen service door which has a six-over-six window and a six-light window on each side. (Photo 2) Two small eight-light windows sash flank either end of the elevation. Framing both sides of the walkway is a 1' 6" high by 2' 0" wide stacked stone wall, twenty feet long on the left side, ten feet long on the right. This elevation is understated and somewhat plain in comparison to the other elevations. Flower beds frame both entries. Access to the full porch is physically screened off with a vinyl lattice screen partition and gate to limit access in the off hours, but still allows a visual connection to the water. The screen is approximately 18' from the open entry creating a covered entry porch. The current small entry vestibule is accessed at the north wall of the covered entry porch.

Inside the southwest corner of the porch, a staircase leads down to the docks and to a small, enclosed storage room under that corner of the building which is utilized by the sailing program. The balance of the unfinished basement level consists of wood piers on concrete footings and is used for incidental storage. It is enclosed with green painted vertical slat trim

¹ Barba Architecture & Preservation, *Assessment Report for Trefethen-Evergreen Improvement Association, Peaks Island, ME*, March 2003.

² Linus Seely bid letter, September 30, 1921, TEIA archives.

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

boards and is accessed through a sliding wood door on the south elevation. The height varies from full height at water side sloping to ground level at the street east side. (Photos 3 and 4)

INTERIOR

The two-story tall dance hall has open roof framing creating an impressive volume. Utilitarian in design it reflects the seasonal New England seaside architecture of an early era. The dance hall is the center point with various supporting rooms accessed from the dance hall. They include a kitchen, stage, two ancillary rooms (currently used as a junior lounge and an exercise room), accessible and ladies' restroom, and a large senior lounge room accessed through a pair of wood pocket doors that were the original entry doors to the building. (Figure 4) A stair to an attic storage space over the senior lounge is accessed through a door from the main hall. TEIA documents confirm that the lounge and attic space were created shortly after the TEIA purchased the building in 1922.

Dance Hall

The dance hall measures 40' south/north x 60' east/west. The original building likely had exposed studs but now features 9" wide tongue and groove vertical pine boards to a height of 10' 6" on the north and west walls and to a height of 15' 6" on the south and east walls. The vertical boards were added in the 1950s. There is a heavy wood cornice that wraps around the entire dance hall at the 10' 6" height. The floors are 2.5" wide maple strips, random lengths believed to be the original floor. A quarter round molding transitions the floor to the wall surface. (Photo 11)

The exposed boards and rafters of the pitched hip roof are painted dark green. Three metal king post trusses support the roof of the hall's open two-story volume. The light angle iron construction of the trusses appears to primarily counteract spreading of the roof at the eaves. (Photo 13) The lighting is a combination of seven metal shade pendants suspended from the metal trusses supplemented by nine swing arm wall lights (brass with fabric shade) mounted at 5' 8". There are three banks of four double hung six-over-six vinyl replacement windows and two wood exit doors along the south sidewall. To the west is a wide opening to the senior lounge. The north wall contains the stage, and the east wall has doors to the secondary spaces.

Stage

The elevated stage (2' 10" above the finished floor) is 28' 9" wide x 14' 5" deep and is centered on the north wall of the dance hall. The stage opening to the dance hall is 19' 10" wide. The ceiling is white painted exposed wood and pitches down from a height of 12' 7" at the stage front to 7' 9" at the north wall. The walls are full height 9" wide pine boards. Two "L" shaped built-in benches on the north (back) wall frame a center bank of four double hung six-over-six vinyl windows. (Photo 12) The floor is 4.5" wide grey painted wood floorboards running east/west, bordered near the end walls with north/south running floorboards. Lighting is a continuous strip of bare bulbs over the stage opening. There are two six panel wood access doors on either side of the stage leading to the junior lounge and the exercise room. An electrical panel is in the wall between the stage and the exercise room. The stage curtain is suspended by chains over the stage opening. Another curtain conceals the storage area under the stage floor when viewed from the dance hall.

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

Senior Lounge

The large senior lounge was created in 1922. The room is accessed from the dance hall by a 12' wide opening featuring four wood pocket doors that are reported to be the original entry doors when the building was constructed. The room is 40' north/south x 26' east/west. (Photo 14) The ceiling height is 10' 7" with an attic space above accessed by a stair off the dance hall. The lounge's walls are 6" wide vertical pine boards with a vertical decorative bead and 6" high wood base board. A massive rubble stone fireplace dominates the room and is centered on the west wall, framed by a pair of windows on each side. The fireplace was added as a memorial to the TEIA founders' father in 1922. (Photo 15) There are a total of fourteen six-over-six double hung vinyl windows: two on the north wall, four on the west wall, four on the south wall, and two each at the chamfered corners of the room facing the northwest and southwest. Two nine-light wood doors lead to the porch, one on the north side and the other on the south side. Lighting consists of five pendant lights supplemented by four wall sconces. There are also two ceiling mounted fans. On the east wall north of the entry there is a built-in wood and glass double door cabinet that originally had six shelves which have been removed. Flanking this on either side were two open bookcases (the south one has been removed). A heating unit has been added on the northside over the windows.

Kitchen

The kitchen has direct access off the dance hall via a wood Dutch door. East of this door and across the kitchen, a metal door exits to the street side of the building. The kitchen is original to the building but was also reconfigured in 1922 when TEIA acquired the building. It has been enlarged since with the incorporation of what was once an adjacent coat room to the south. The kitchen measures 27' 8" x 12' 10" and has two windows on either side of the exit door. The painted white gypsum wallboard ceiling at 10' 5" high has four 1' x 4' suspended fluorescent lights. The walls are 6" wide vertical pine paneling and the floors 5.25" wide pine in random lengths. Wood beadboard cabinets are painted blue and countertops vary from wood, laminate to stainless steel. There is a stainless-steel commercial sink, a residential stove, two refrigerators, and one microwave.

The wall separating the kitchen and dance hall features two separate counter tops 3' 2" above the finished floor with a flip up partition to close or open the kitchen to the hall, one 6' 10" long and the other 5' long both ca. 1950s. On the same wall is another separate smaller flip up partition that may have been the window for the coat check. (Photo 16)

Restrooms

There are three restrooms in the building, men's, women's, and accessible. The rooms were updated within the last fifteen years with sensitivity to the architectural character of the building. Floors are 8" x 16" black porcelain tile, walls are pine paneling installed horizontally to 3' above the finished floor with gypsum wallboard painted above. Gypsum wallboard painted ceilings at 7' 10" feature recessed lighting supplemented by wall mounted sconces. All plumbing fixtures are new as are white laminate toilet partitions. The men's room is off the entry vestibule and the other two restrooms are off an ancillary room used as a junior lounge.

Junior Lounge

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

The junior lounge is northeast of the dance hall. It is believed that space may have been a porch when the building was originally constructed as there are two interior window openings in the wall that separates the lounge from the dance hall. The room was enclosed by the 1950s if not before. The room measures 12' 8" x 19'. It has one open passage to the dance hall, and entry to both the women's and accessible restrooms to the east of this space. A wall of five six-over-six vinyl double hung windows face north. Access to the stage is via a small portable wood staircase as the stage floor is 2' 10" above the finished floor. The room has been updated within the last fifteen years and features wainscoting of pine board installed horizontally to 3' 4" above the finished floor. The white painted gypsum wallboard ceiling is at 10' 4" with two suspended 1' x 4' fluorescent light fixtures. The room has built-in benches along the north and south walls and a 5' counter with upper and lower oak cabinets on the east wall. The floor is 5.25" pine boards in random lengths. (Photo 17)

Exercise Room

The exercise room is northwest of the dance hall, and it is speculated that it too may have been a porch as there are two interior window openings in the wall that separates the lounge from the dance hall. The room measures 12' 8" x 16'. The floor is a black athletic cushioned floor presumably laid over a wood floor. There are two wood nine light doors, one to access the porch and the other to access the dance hall. A wall of four six-over-six vinyl double hung windows face north and two windows overlook the porch facing west. The ceiling is white painted oriented strand board plywood at 10' 3", with 3 suspended 1' x 4' fluorescent light fixtures. The walls are horizontal pine boards to a height of 3' 4" with painted gypsum wallboard above.

2. Docks, circa 1924-2023, Non-contributing Structure

The first swimming raft built by members is documented in 1924. The first dock, pier, and ramp were built in 1959.³ Since then, TEIA has greatly expanded its dock program and has rebuilt and modified the docks countless times due to weather and safety concerns as well as servicing an expanded boating program. Current conditions reflect less than fifty years of age and consist of a continuous outside deck/walkway along the west elevation at the basement level. The deck connects to a centered pier which extends out to the water approximately 109'. The docks consist of a combination of five floating wood docks accessed by two aluminum ramps. While the presence of docks is in keeping with the historic setting of the property and adds to the historic feeling, the structures now present are non-contributing due to their age. (Photo 3)

3. Storage Building, circa 2012, Non-contributing Building

The 12' x 24' wood frame storage building on the north side of the tennis courts has a pitched metal roof and wood painted clapboard siding. It is raised off the ground on wood piers on concrete footings. An 8' 10" wide x 7' high garage door is accessed by a 12' long x 8' wide plywood ramp, centered on the west elevation. The south side features an entry door and a high window. The north side has two high windows. The east elevation is unrelieved siding. The overall height to the top of the center roof pitch is 12' 6". Adjacent to the shed and the tennis courts is a wood utility box painted green, 2' 8" wide by 5' 9" long and 2' 4" high which conceals the water irrigation equipment for the tennis courts.

³ *Nor' By East*. July 1959, p. 3. TEIA archives.

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

4. Tennis Courts, 1930-1965-1973, Contributing Structure

There are three contiguous clay tennis courts that are enclosed by a 12' high chain link fence on the south and north sides and a 3' 8" high chain link fence on the east and west sides. Two entry gates are also on the east and west sides. The overall clay surface measures 172' wide x 107' long with each court measuring 36' wide by 78' long. There is a steep grass (4' 6" height differential) slope on the south side and two granite steps down to the court from the west whereas all other sides are fairly level with the adjacent site. The west court was the first court built in 1930, the middle court was started in 1942 but took 23 years to complete (1965) and the last court was built in 1973. (Photo 1 and 9)

5. Residential House (Sea Gull cottage), circa 1890, Non-contributing Building

The two-story seasonal cottage referred to as the "Seagull Cottage" predates the clubhouse. It was gifted to the club by Emily Trefethen Howe's estate in 1963. It sits on the north side of the site and partially overhangs the water's edge with a pier foundation. The cottage is 26' x 41' with an extension of 13' x 12' on the west side. (Photo 8) An 8' x 18' porch is on the north side. The front of the house sits on grade but the site slopes toward the water creating a pier foundation on the water side. It is two stories with a pitched asphalt roof. The first level is sided with beaded seam clapboards and the second story is shingles, all painted grey. (Photo 7)

The building has been repeatedly altered since 1924 with additions at the west and east, enclosure of porches on three sides, added shed roof dormers, a new large porch on the north, new siding, roofing, and windows. Alterations have been in stages from ca. 1950 to 2000. The building was unassociated with TIEA until 1963, and from that date up to approximately 1980 was a rental residence. Due to loss of architectural integrity and no association with the recreational or social history areas of the significance, the building is non-contributing.

6. Pickleball/Basketball Half Court, circa 1970, Non-contributing Structure

The combination court is neither pickleball nor basketball regulation size. The paved surface measures 24' x 41' with a 6' Astroturf extension on either end to enlarge the overall length to 53'. The surface is asphalt painted green with white striping. A basketball hoop is centered on the south side of the court and a 15' long bench centered on the north side. At either end is a chain link backstop in three sections, 7' high. A portable net is used for pickleball. The Astroturf and backstop were added in 2023 and the basketball pole and hoop replaced ca. 2000. The court does not retain integrity. (Photo 10)

INTEGRITY

The setting, form, and plan of the TEIA Clubhouse and tennis courts date to 1914/15, 1922 and 1930/65/73 respectively. In 1922 a major renovation to the building occurred when the exterior window wall was relocated 13.5' inward to allow for the creation of the porch as well as creating the senior lounge at the west end of the dance hall. These modifications which slightly changed the exterior appearance did not change the size of the dance hall nor radically change the overall exterior architectural expression and/or the experience of the hall's interior volume. Since then, the building has remained relatively unchanged during the period of significance for over 100 years.

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

Most of the recent alterations have been to the ancillary spaces such as restrooms, kitchen, junior lounge, and exercise room. Some of these spaces have been upgraded to meet code and others repurposed and refinished, but these changes have not significantly impacted the architectural integrity of the building. The primary rooms and travel patterns are intact.

The nominated property was accumulated over time through the acquisition of seven parcels.⁴ While the acquisitions primarily supported the growth of the club's activities, they also served to protect the setting and vistas associated with the original clubhouse building. The boundary indicated on Figure 2 has been the property boundary since 1966. The evolution of the tennis courts occurred within the properties period of significance and were undertaken as part of the association's recreational and civic mission.

⁴ TEIA archives.

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

Areas of Significance (Enter categories from instructions.)

SOCIAL HISTORY

ENTERTAINMENT/RECREATION

ARCHITECTURE

Period of Significance

1914-1973

Significant Dates

1922

Significant Person (Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

John Calvin Stevens (1855-1940) 1922 renovation

John Howard Stevens (1879-1958) 1922 renovation

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.) (Refer to photographs)

The Trefethen-Evergreen Improvement Association (TEIA) in Portland, Cumberland County, Maine is located on Peaks Island in Casco Bay. The 1914-15 wood frame building was built as the Dayburn Casino, one of a handful of similar structures that dotted the Maine coast in scenic locations. The building was primarily used as a dancehall; however, largely because of World War I, the venture failed. Two years prior to the construction of the casino, local residents founded the Trefethen-Evergreen Improvement Association (TEIA), with the mission of improving Peaks Island and promoting social, religious, and intellectual life. TEIA purchased the former casino as their clubhouse in 1922 and operate the membership organization to this day. The TEIA Clubhouse and adjacent lands are locally significant under Criterion A for Social History and Entertainment/Recreation. As one of the last remaining historic civic and recreation buildings on Peaks Island, the clubhouse represents both a legacy of civic involvement and improvement, and advancement of summer recreational activities for residents and visitors alike. Additionally, the building is significant under Criterion C for its type, period, and method of construction. The casino/dance hall type is identifiable by the expansive central hall which is covered by a double-pitched hip roof and surrounded by engaged wraparound porches, a stage, and various smaller support rooms. The nominated property includes the TEIA Clubhouse, and three tennis courts as a contributing structure; within the boundaries are the non-contributing ca. 1890 Sea Gull Cottage, a shed, dock system, and pickleball court, none of which contribute due to age or lack of integrity. The period of significance is from 1914 to 1973 which begins with the date that clubhouse building was built, includes the purchase dates of the clubhouse, and continues to the height of TEIA's membership in the 20th century.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Social History

The Trefethen-Evergreen Improvement Association (TEIA) property is significant as the last remaining historic civic and social organization on Peaks Island that has the integrity to convey the evolution of island life from a relatively undeveloped and unhealthy state into a wholesome summer recreation destination with family-oriented recreation and morally uplifting events for the community. The Forest City Improvement Association (FCIA) serving the neighborhood at the southern end of Peaks Island was founded around the same time as TEIA. The organizations occasionally worked together for island wide causes and although neighborhood-based, both were open to members island wide. After the Forest City Improvement Association was dissolved in the 1940's, TEIA more aggressively pursued island wide membership. Across its organizational history, TEIA has demonstrated its significance

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

through its continued advocacy and expansion of programs to provide a better quality of life for its members and all Peaks Island residents.

The context for understanding the impetus behind these types of organizations was the City Beautiful movement that flourished in the 1890s and 1900s and that gave rise to numerous neighborhood improvement associations across the country.⁵ The movement was an architectural and urban planning philosophy with the goal of city beautification that was also connected to other progressive social reforms concerned with improving poor living conditions of the urban poor. The 1893 Columbian Exposition was a showcase for the movement and helped spur the creation of numerous associations across the country with the goal of improving city neighborhoods. Predating this, village improvement associations, the first one formed in 1853 in Stockbridge, MA, were common, especially in New England. The organizations were often formed in response to increased tourism and greater seasonal residency. The organizers and members were typically middle-class people who came together voluntarily in a membership organization focused on improving public works, cultural opportunities, and beautification. The organizations often worked cooperatively with local town government. Both the City Beautiful and the New England inspired improvement associations share similar goals and methods. In Maine, village improvement associations were founded in places like Bar Harbor (1881), Northeast Harbor (1897) and Seal Harbor (1900).⁶ With these communities Peaks Island shared an expansion of tourism and a local response to manage it.

From about 1880 to 1920 Peaks Island developed into a mecca for summer tourist activity to the extent that it was occasionally identified as “Maine’s Coney Island.”⁷ Once steamboats began regular service in the 1870’s during the 3-month summer season and before the advent of the automobile made individual travel a common thing, Peaks attracted thousands of visitors daily. The primary focus of the island’s entertainment activity centered on the Forest City Steamboat Landing at the southern end of the island. Two additional villages had developed at the north end of the island in the mid-nineteenth century: Trefethen and Evergreen. Even with this development, at the turn of the 20th century the island was characterized by unpaved streets, water drawn from wells, houses heated and illuminated by carbide gas lines, refrigeration from blocks of ice in galvanized lined ice chests, and horses used to cart goods and people.

As documented in Steven MacIsaac’s *An Overview of the Seventy-Eight Year History of the Trefethen Evergreen Improvement Association*, residents of the island found that its infrastructure was woefully inadequate to the point of being unhealthy. The first island improvement association was formed just prior to the TEIA and focused on the Forest City neighborhood. The deficiencies of island infrastructure were well known as Keven Richardson noted in *Peaks Island: A Community Evolution*,

⁵ Mooney-Melvin, Patricia. *Before the Neighborhood Organization Revolution: Cincinnati Neighborhood Improvement Associations, 1890-1950*. H-Urban Seminar on the History of Community Organizing and Community Based Development. 1996.

⁶ Acadia National Park, *Village Improvement Associations*. <https://www.nps.gov/acad/learn/historyculture/village-improvement-associations.htm> Accessed 11/15/2023.

⁷ *Casco Bay Breeze*, “A New Coney.” 6/24/1909.

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

In 1908 Portland Mayor Adam Leighton spoke at an island improvement association dinner noting that the island was a significant benefit to the city and additional investment was warranted. He highlighted the need to make further improvements to have well-designed and well-kept streets for automobiles and to extend the sewer system.⁸

It was in this environment in 1912 that the sisters Mary and Mabel Daveis summoned a group of similarly concerned individuals to their cottage.⁹ The result was the formation of the Trefethen-Evergreen Improvement Association (TEIA), with the following mission:

The object of this Association shall be for the improvement of Peaks Island, the preservation of its natural beauties, the development of its resources, the promotion of its health, cleanliness, and attractiveness, and the advancement of its religious, intellectual, and social life; and in connection therewith the maintenance of a clubhouse for the promotion of social intercourse among its members.¹⁰

After forming the association, members met initially in different locations but soon decided to rent the second floor of Webber's Store at the corner of Island and Trefethen Avenues as their club room for \$100 a season.¹¹

One of TEIA's first initiatives, in response to the serious island-wide water shortage, was to join forces with the Forest City Improvement Association to lobby successfully for a submerged water pipe connection from Portland to bring Sebago Lake drinking water to Peaks. The effort was successful, and the pipe was operational in 1920. TEIA supported many civic improvements including the conversion of carbide gaslights to electricity, repairing and oiling streets, construction of a sidewalk from the clubhouse to Evergreen (a boardwalk already existed between the Forest City Landing and Trefethen Landing), and provided support to residents in need of assistance. TEIA lobbied for new sewers and better fire protection.

From the nineteen summer and year-round residents present at its initial meeting, the organization grew to 423 members by 1925. In 1922 TEIA purchased the Dayburn Casino Dance Hall as its new clubhouse, initiating renovations that provided spaces for a senior lounge with storage above, kitchen, and wraparound porches. After steadily rising membership in the 1920s, the 1930s saw a decline in membership due to the Great Depression and two large fires on the island which destroyed the Gem Theater, Union House Hotel, businesses, and eight cottages. Even with the declining membership, a 1937 annual meeting report from the outgoing President, Professor A. H. Blaisdell, characterized the Association as, "the only effective Island group for maintaining contact with the Portland City government."¹²

⁸ Richardson, Keven S. *Peaks Island: A Community Evolution (1637-2018)*. Self published, 2018, p. 79.

⁹ MacIsaac, Kimberly Erico. *Peaks Island: Past and Present*, p.97.

¹⁰ MacIsaac, Kimberly Erico. *Peaks Island: Past and Present*, Constitution and Bylaws of the TEIA, 1912, p.97.

¹¹ MacIsaac, Steven J. *An Overview of the Seventy-eight Year History of the Trefethen Evergreen Improvement Association, Peaks Island, Maine, Nov. 1990 (TEIA History)*. Portland Public Library Digital Commons, 1990, p.10.

¹² MacIsaac, Steven J. *TEIA History*, p.17.

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

Membership continued to decline during the years of World War II, when there was a strong military presence on the island. After dropping to a low of 153 members in 1950, membership began to rise again. In addition to efforts to expand membership, TEIA continued to advocate for island improvements. Civic betterment projects included protesting the Casco Bay Line's discontinuance of service to the Evergreen wharf, regrading the sidewalk from Trefethen Wharf to Island Avenue, starting a Welcoming Committee for newcomers to Peaks, petitioning the Army to open the back shore road and the city to repair it, protesting polluted swimming water, requesting more frequent garbage collection, lobbying for an addition to the elementary school, requesting a resuscitation unit for the fire department, and petitioning Casco Bay Lines to: fix holes in wharfs, provide a new car ferry slip, and not to raise freight rates.¹³ By 1973 the membership had grown to 548 as recreational and social activities increased.

In 1965 due to the growth in membership and expanding programming, the single-decision maker (president) form of government with a powerless Executive Board of Officers was replaced with an elected 21-member Board of Governors.¹⁴ Junior Club members (aged 13-17) also lobbied for this change. The Junior Club had been created in the 1950s as a membership group for teens with or without member parents. Recreational programs were implemented for them, and they were encouraged to participate in civic improvement activities. As a large membership group in TEIA, the Junior Club felt they deserved representation on the board which they were given in 1970. This evolution of its governance provided a broader participation in decision-making, and for some Junior Club members provided training in organizational decision making and civic improvement.

Throughout its existence TEIA has held to its mission of improving Peaks Island. As noted in its mission it has striven to preserve nature; develop resources; promote health, cleanliness, and attractiveness; and advance intellectual and social life. The varied and expanded programming through the years and the continued growth in membership into the 1970s of the "improvement association" is significant in the social history of the island and is best represented by the clubhouse and grounds.

Entertainment/Recreation

While the list of entertainment and recreation opportunities provided in the Forest City area including Greenwood Gardens and the Gem Theater was extensive in the turn of the century era, the Trefethen-Evergreen neighborhood sought a less boisterous yet still very active entertainment scene. The activities offered at the southern end of the island were more focused on day trippers arriving from Portland while the northern end of the island served year-round and seasonal residents. TEIA offered many social and entertainment activities including vaudeville shows, house beautiful expos, professional readers and speakers, ballet dancers, vocal and instrumental performances, magicians, plays, box lunch suppers and bird lectures by the Daveis sisters, seaplane rides at the Annual Fair, and luncheons with the Ladies of

¹³ Ibid. p. 20.

¹⁴ Ibid, p.26

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

Great Diamond.¹⁵ In keeping with its mission, TEIA strove to provide recreation promoting religious and intellectual development and general social intercourse.

TEIA is renowned for embodying and preserving island traditions. The first summer fair was held outdoors in 1913, an annual tradition that continues to this day. Photos taken at the second and third fairs held in 1914 and 1915 show booths and throngs of people milling around in the Trefethen apple orchard in the area now occupied by the tennis courts. While the association did not acquire the clubhouse until 1922, they held events on the grounds east of the building from the early days of the organization. Other outdoor activities supported by the club in the early years included swimming at the TEIA beach, a ramp to facilitate boating, a horseshoe pitch, and tennis with the first clay surface tennis court constructed in 1930.

The years of World War II took a toll on the club. Although membership numbers dropped, the organization provided recreation and support for service members stationed on Peaks Island and nearby bases. Events at the clubhouse in 1944 included Navy and Coast Guard Nights, each with "Band Concert and Dance," and Army Nights with "Big Dance and a Vaudeville Show."¹⁶ Other entertainment included speakers of general interest, minstrel shows, bridge teas, auctions, dancing lessons, adult game nights, and religion and history programs.

Membership recovered after the war when people started to travel again. Square dances and bean suppers were popular. Other activities included sewing groups, classes on wood sculpting and fabric stenciling, language classes, art exhibits, travel slide shows and talks, sketch groups, craft days, hobby shows, little (trivia) quizzes, chair caning classes, musical performances, flower shows, speakers on such subjects as radio technology and war intelligence operations, pantomime, singing and dance classes, Monte Carlo/gambling and music nights, and a reactivation of interest in the production of plays.¹⁷

With the post war baby boom, the 1950's summer seasons on Peaks found a largely matriarchal society, with husbands visiting infrequently and mothers and their children staying all summer. This pattern began to change in the late 1960's when women began working in greater numbers. Responding to the increased numbers of teenage club members and the types of activities desired by this group, TEIA created a Junior Club membership for youth 13-17 in the late 1950's. There were dances weekly on Mondays, Wednesdays, and Fridays. Youth could play ping pong and pool with tennis, sailing, and swimming as organized activities. In keeping with the mission of the association, youth were encouraged to volunteer for projects aimed at the betterment of the island, such as cleaning up the beaches.

In 1957 a Club member proposed raising funds to create docking facilities as well as a swimming float (completed in 1959) and a commitment to initiate a sailing fleet. A Red Cross swimming instruction program was provided to youngsters from the entire island, and in the 1960's the sailing program was initiated with six turnabout sailboats.¹⁸ A focus on junior membership continued through the 1960's with acquisition of a juke box, creation of a Junior

¹⁵ Ibid, p.13.

¹⁶ Ibid, p. 18.

¹⁷ Ibid, p. 19.

¹⁸ Ibid, p.25.

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

Lounge, swimming contests, dances, parties, and dance cruises. The second tennis court started in 1942 was finally completed in 1965 and a third court was completed c. 1973. The additional courts allowed the program of tennis lessons for adults and juniors to expand. In the 1960's and into the 1970's, statewide invitational tennis finals were held on the TEIA courts which were "deemed the best in Maine."

The Trefethen Evergreen Improvement Association, although representative of its era, has maintained a century-long history of civic improvement, structured recreational instruction, social engagement, and intellectual offerings to the Peaks Island community. TEIA is significant for providing these varied recreational and social activities for island residents, both year-round and seasonal, young and old. Throughout the period of significance, TEIA was the only non-profit organization offering these types of structured activities. However, the City of Portland's Recreation program offered play-based activities five days a week in the 1950's and subsequently.

Architecture

Recreational buildings called "casinos" were a notable building type in Maine in the early 20th century. They were common along the coast and on the islands but also inland, particularly as destinations at the end of trolley lines. Trolley Parks were built by electric railway companies throughout the state as a means of encouraging ridership: a ticket for the trolley also provided entrance to the casino. While the buildings or parks often included casinos which suggests gaming, they often included dance halls and other recreational activities either in the same building or others nearby. With greater leisure time and before automobile ownership was common, arriving at a casino by trolley or by ferry for an evening of dancing and fun was very popular.¹⁹ Examples of casino trolley parks in Maine include the Willard Beach Casino, 1896; the Grand Casino at Willard Beach, 1897; the Casino at Bridge Street in Bar Harbor, 1901; the Riverton Park Casino in Portland, 1896; the Cape Cottage Casino in Cape Elizabeth, 1900; the Casino at Merrymeeting Park in Brunswick, 1900; and the casino at Casco Castle Park in South Freeport, 1902. Some of these casinos were modest in size but many were several stories in scale and quite elaborate. In addition to their dance halls, these buildings often had dining facilities and rooms for playing games.

In comparison to the large, ornate trolley park buildings, the TEIA building is quite unassuming in its Craftsman style features. While we do not have documentation identifying the architect of the Dayburn Casino (aka TEIA), its design is very similar to that of the Marelatus Club in Lovietts Heights, South Portland, which is a design attributed to Maine architect Frederick Thompson.²⁰ Like TEIA the Marelatus Club was a neighborhood association clubhouse built in 1909 and demolished in 1941.²¹ TEIA shares character-defining features with Thompson's design for the Marielatus Club. Common features include its vast double-pitched hipped roof, deep engaged wraparound porches, dance floor in a two-story tall main hall, stage, and

¹⁹ Tatnall, Amber with Randy Leclair & Doreen Rogan. *The Trolley Parks of Maine*. Charleston, SC, 2012.

²⁰ Drawings for this building are included in the Frederick A. Thompson Architectural Drawings Collection on mainememorynetwork.net.

²¹ South Portland Historical Society website. "A Window on the Past," *South Portland Cape Elizabeth Sentry*, February 24, 2012. <https://sphistory.pastperfectonline.com/Archive/3E016D74-2682-4390-9A99-731617720730> accessed 11/16/2023.

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

kitchen. The buildings have so much in common that they almost appear to be sister buildings. While some casinos were large, multi-floored buildings, a subset are similar to the TEIA Clubhouse with a large open multipurpose hall suitable for large dances and stage performances. The use of balloon framing allowed for the large rooms without support posts. Porches and secondary rooms were added around the central hall.

There were similar buildings on Little Diamond Island, at Riverside Casino, Southport Boothbay, Old Falls, Sanford, Deer Isle (Avalon Casino), and Christmas Cove in South Bristol. The latter, like TEIA, was the clubhouse of the local improvement association and is extant. On the nearby Great Diamond Island, Elwell Hall also represents the casino/dance hall building type and was home to that island's association. Yacht clubs also used the building type including the National Register listed Androscoggin Yacht Club in Wayne (NRIS# 12000893) and the Center Harbor Yacht Club in Brooklin.

On Peaks Island, three National Register listed buildings have some similarities to the TEIA Clubhouse: Fifth Maine (NRIS# 78000169), Eight Maine Regiment Building (NRIS# 06000919), and Greenwood Garden Playhouse (NRIS# SG100006674). The first two share the general building shape with hip roof and engaged wraparound porch, but they have much smaller one-story common spaces with bedrooms on the second floor. Greenwood Gardens on the other hand, is more directly comparable. The expansive dance floor under a tall, exposed frame roof, the elevated stage, kitchen, and versatile hall are quite similar. While Greenwood Gardens does not have a wraparound porch, but it does have narrow side aisles around the dance floor which are similar to other examples of the type where porches are absent.

As with the Greenwood Gardens Playhouse, the TEIA Clubhouse's largely unchanged appearance is a significant physical representation of the many casinos, dance halls, and other large entertainment buildings that existed in the late 19th and early 20th centuries at various island and summer cottage communities in Maine. However, unlike so many of the casino buildings mentioned above which either burned or were demolished soon after passenger cars became more popular and leisure time activities changed, the TEIA Clubhouse is entering its second century of use still serving many of the values and traditions of its founders.

The Dayburn Casino was built by Charles B. Howatt & Son for Frank J. Burns and James A. Day from Boston, on land leased from Alonzo Drown in 1914.²² The architect is unknown although several candidates have been suggested. John Calvin Stevens, Maine's best-known architect of the period, designed the Little Diamond Island Casino in 1908 which is visible as you traverse Diamond Passage on the way to the TEIA Clubhouse. While Stevens could have designed the Dayburn, there is nothing in his records to link the initial design to the firm.²³ However, the renovations of the Dayburn Casino commissioned by TEIA when it purchased the building are documented as the work of John Calvin Stevens. A contemporary newspaper

²² MacIsaac, Kimberly Erico. *Peaks Island: Past and Present*, Produced by Maine Authors Publishing, Thomaston, Maine, 2021, p. 98.

²³ Email from Shettleworth to Oldham dated August 27, 2023.

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

article includes “Two views of Dayburn Casino” with “Sketches by John Calvin Stevens” that show the building as it appears after TEIA took ownership of it.²⁴

The architect of the original building design is not known, but the double-pitched hip roof, large central utilitarian hall, and engaged wraparound porches are indicative of this building type found on the islands and coasts of Casco Bay and across Maine. The original design as the Dayburn Casino and the alterations designed by John Calvin Stevens maintain the form which is shared with many other dance halls, casinos, and boat clubs around Maine. Many of the other casinos and halls of the period have been destroyed or altered while the TEIA clubhouse retains integrity to convey its local architectural significance.

Developmental history/additional historic context information (If appropriate.)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

MacIsaac, Steven J., *An Overview of the Seventy-Eight Year History of the Trefethen Evergreen Improvement Association*, Peaks Island, Maine, Nov 1990. (1990). Local Printed Material. 5.
http://digitalcommons.portlandlibrary.com/peaks_local_printed/5

Trefethen, Jessie B. –*The Family and the Landing*, House of Falmouth, Inc. 1960.

Stewart, Katharine – *Peaks Island As It Was*, H.S. Kinsman Company, Inc. 1962.

Goold, Nathan, *A History of Peaks Island and Its People: Also A Short History of House Island, Portland, Maine* (1897). Osher Map Library Rare Books. 4.

MacIsaac, Kimberly Erico, *Peaks Island Past and Present*, Maine Authors Publishing, 2021.

Richardson, Kevin S., *Peaks Island: A Community Evolution (1637-2017)*, Second Edition 2018.

MacIsaac, Kimberly E., *Images of America: The Casco Bay Islands 1850-2000*, Arcadia Publishing, 2004.

Moulton, John K., *Peaks Island: An Affectionate History*, 1993.

Boyce, Alice, Curran, Eunice, Gallant, Ellin, Morrill, Reta, O'Brien, Joyce, *A Glimpse of Old Peaks Island Through Rose-Colored Glasses*, Xlibris, 2009.

²⁴ MacIsaac, Steven J. Unidentified newspaper, Dayburn Casino, *Trefethen Landing, May be Purchased for Clubhouse by Islanders, after p. 13*.

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

Gallant, Ellin, Morrill, Reta, O'Brien, Joyce, *Peaks Island Revisited*, 2017

Barba Architecture & Preservation, *Assessment Report for Trefethen-Evergreen Improvement Association, Peaks Island, ME*, March 2003.

Tatnall, Amber with Randy Leclair & Doreen Rogan. *The Trolley Parks of Maine*. Kennebunk, ME, New England Railway Historical Society, 2012.

MacIsaac, Joanne, Interview with S. Oldham, August 2023.

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository: TEIA records

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 2.3

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84:

(enter coordinates to 6 decimal places)

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 19 | Easting: 403940 | Northing: 4835829 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting: | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the nominated property is represented by the City of Portland tax parcels 090 006001 and 090 003001 as represented on the City of Portland tax map inset, Figure 6.

Boundary Justification (Explain why the boundaries were selected.)

The boundary of the proposed nomination includes the extent of property owned and used for Trefethen-Evergreen Improvement Association purposes during the period of significance. The nominated property reached its present limits in 1966.

11. Form Prepared By

Trefethen-Evergreen Improvement Association

Cumberland County, Maine

Name of Property

County and State

name/title: Sally Oldham, Architectural Historian; and Joanne MacIsaac
organization: Trefethen-Evergreen Improvement Association
street & number: Trefethen Avenue, Peaks Island
city or town: Portland state: Maine zip code: 04008
e-mail: oldhamseg@gmail.com
telephone: 207 481-1640
date: October 6, 2023

Form Edited by:

name/title: Michael Goebel-Bain / Architectural Historian
organization: Maine Historic Preservation Commission
street & number: 55 Capitol Street, 65 State House Station
city or town: Augusta state: Maine zip code: 04333
e-mail: michael.w.goebel-bain@maine.gov
telephone: 207 931-5435
date: November 6, 2023

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Trefethen-Evergreen Improvement Association

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

City or Vicinity: Portland

County: Cumberland State: Maine

Photographer: Michael Goebel-Bain

Date Photographed: October 12, 2023

Description of Photograph(s) and number, include description of view indicating direction of camera:

- | | |
|---------|---|
| 1 of 17 | ME_CUMBERLAND COUNTY_TREFETHEN-EVERGREEN IMPROVEMENT ASSOCIATION_0001.tif
View of the TEIA grounds looking west across the tennis courts toward the clubhouse. |
| 2 of 17 | ME_CUMBERLAND COUNTY_TREFETHEN-EVERGREEN IMPROVEMENT ASSOCIATION_0002.tif
View of the south and east sides the clubhouse looking northwest. |
| 3 of 17 | ME_CUMBERLAND COUNTY_TREFETHEN-EVERGREEN IMPROVEMENT ASSOCIATION_0003.tif
View of the north and west sides of the clubhouse looking southeast. |
| 4 of 17 | ME_CUMBERLAND COUNTY_TREFETHEN-EVERGREEN IMPROVEMENT ASSOCIATION_0004.tif
View of the south side and entry of the clubhouse looking northwest. |
| 5 of 17 | ME_CUMBERLAND COUNTY_TREFETHEN-EVERGREEN IMPROVEMENT ASSOCIATION_0005.tif
View of the south porch looking east. |
| 6 of 17 | ME_CUMBERLAND COUNTY_TREFETHEN-EVERGREEN IMPROVEMENT ASSOCIATION_0006.tif
View of the west porch looking north. |
| 7 of 17 | ME_CUMBERLAND COUNTY_TREFETHEN-EVERGREEN IMPROVEMENT ASSOCIATION_0007.tif
View of the south and east sides of the Sea Gull Cottage looking northwest. |
| 8 of 17 | ME_CUMBERLAND COUNTY_TREFETHEN-EVERGREEN IMPROVEMENT ASSOCIATION_0008.tif
View of the west side of the Sea Gull Cottage, looking east. |

Trefethen-Evergreen Improvement Association

Cumberland County, Maine

Name of Property

County and State

- 9 of 17 ME_CUMBERLAND COUNTY_TREFETHEN-EVERGREEN IMPROVEMENT ASSOCIATION_0009.tif
View of the tennis courts and shed looking northeast.
- 10 of 17 ME_CUMBERLAND COUNTY_TREFETHEN-EVERGREEN IMPROVEMENT ASSOCIATION_0010.tif
View of the pickle/basketball court, looking south.
- 11 of 17 ME_CUMBERLAND COUNTY_TREFETHEN-EVERGREEN IMPROVEMENT ASSOCIATION_0011.tif
View of the dance hall looking southeast.
- 12 of 17 ME_CUMBERLAND COUNTY_TREFETHEN-EVERGREEN IMPROVEMENT ASSOCIATION_0012.tif
View of the dance hall and stage looking northeast.
- 13 of 17 ME_CUMBERLAND COUNTY_TREFETHEN-EVERGREEN IMPROVEMENT ASSOCIATION_0013.tif
View of the dance hall and stage looking down from above to the northeast.
- 14 of 17 ME_CUMBERLAND COUNTY_TREFETHEN-EVERGREEN IMPROVEMENT ASSOCIATION_0014.tif
View of the senior lounge looking east into the dance hall.
- 15 of 17 ME_CUMBERLAND COUNTY_TREFETHEN-EVERGREEN IMPROVEMENT ASSOCIATION_0015.tif
View of the senior lounge looking northwest.
- 16 of 17 ME_CUMBERLAND COUNTY_TREFETHEN-EVERGREEN IMPROVEMENT ASSOCIATION_0016.tif
View of the kitchen looking north.
- 17 of 17 ME_CUMBERLAND COUNTY_TREFETHEN-EVERGREEN IMPROVEMENT ASSOCIATION_0017.tif
View of the junior lounge looking southwest toward the dance hall and stage door.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Trefethen-Evergreen Improvement Association

Cumberland County, Maine

Name of Property

County and State

Trefethen Evergreen Improvement Association

Trefethen Avenue, Peaks Island, Portland, Cumberland County, Maine
UTMs NAD 83 Zone 19 E 403940 N 4835829

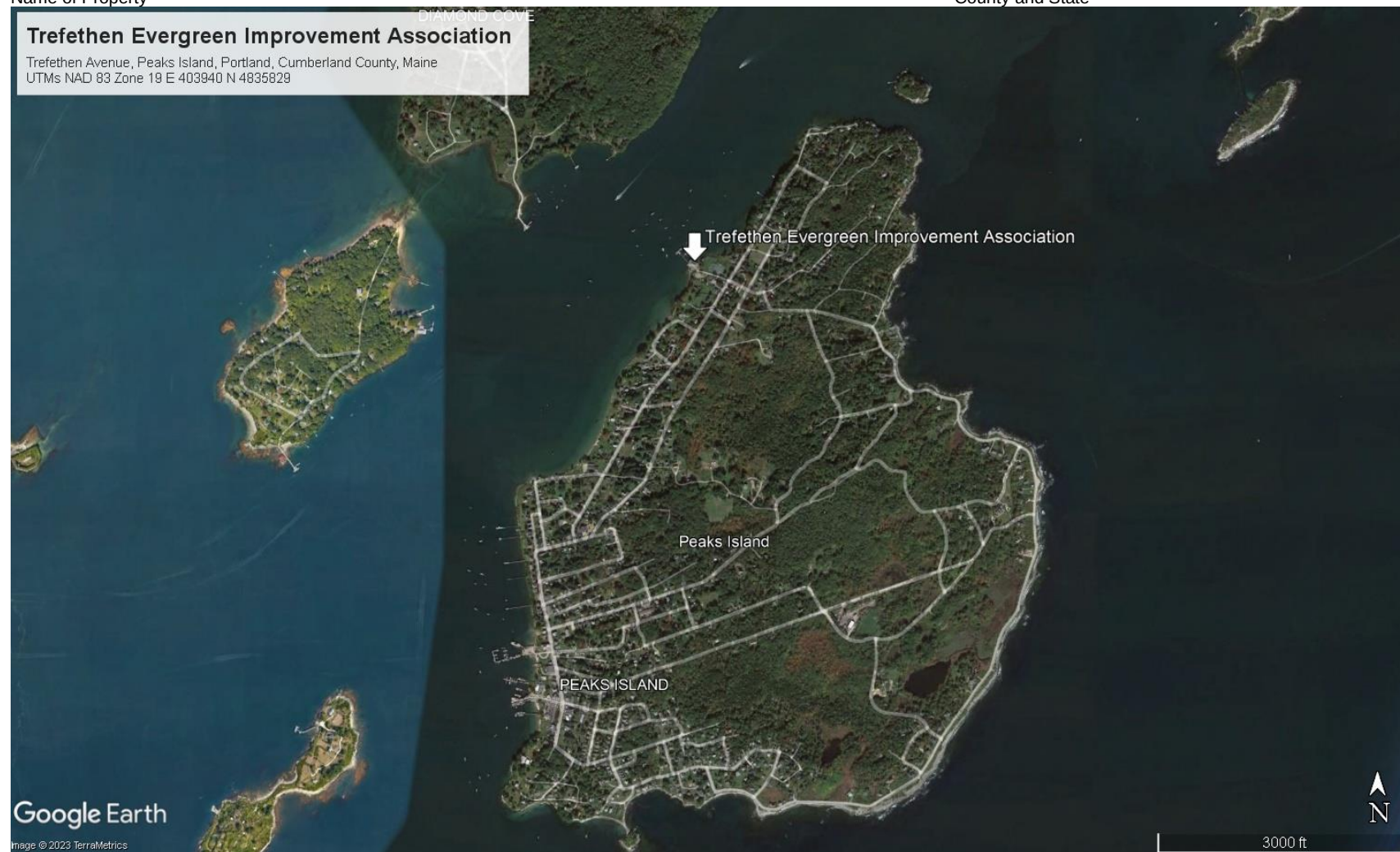


Figure 1 General location map for TEIA

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

Trefethen Evergreen Improvement Association

Trefethen Avenue, Peaks Island, Portland, Cumberland County, Maine
UTMs NAD 83 Zone 19 E 403940 N 4835829



Figure 2 View of TEIA property within red boundary lines

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State



Figure 3 Sketch plan of TEIA property with boundary in red and features indicated

Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

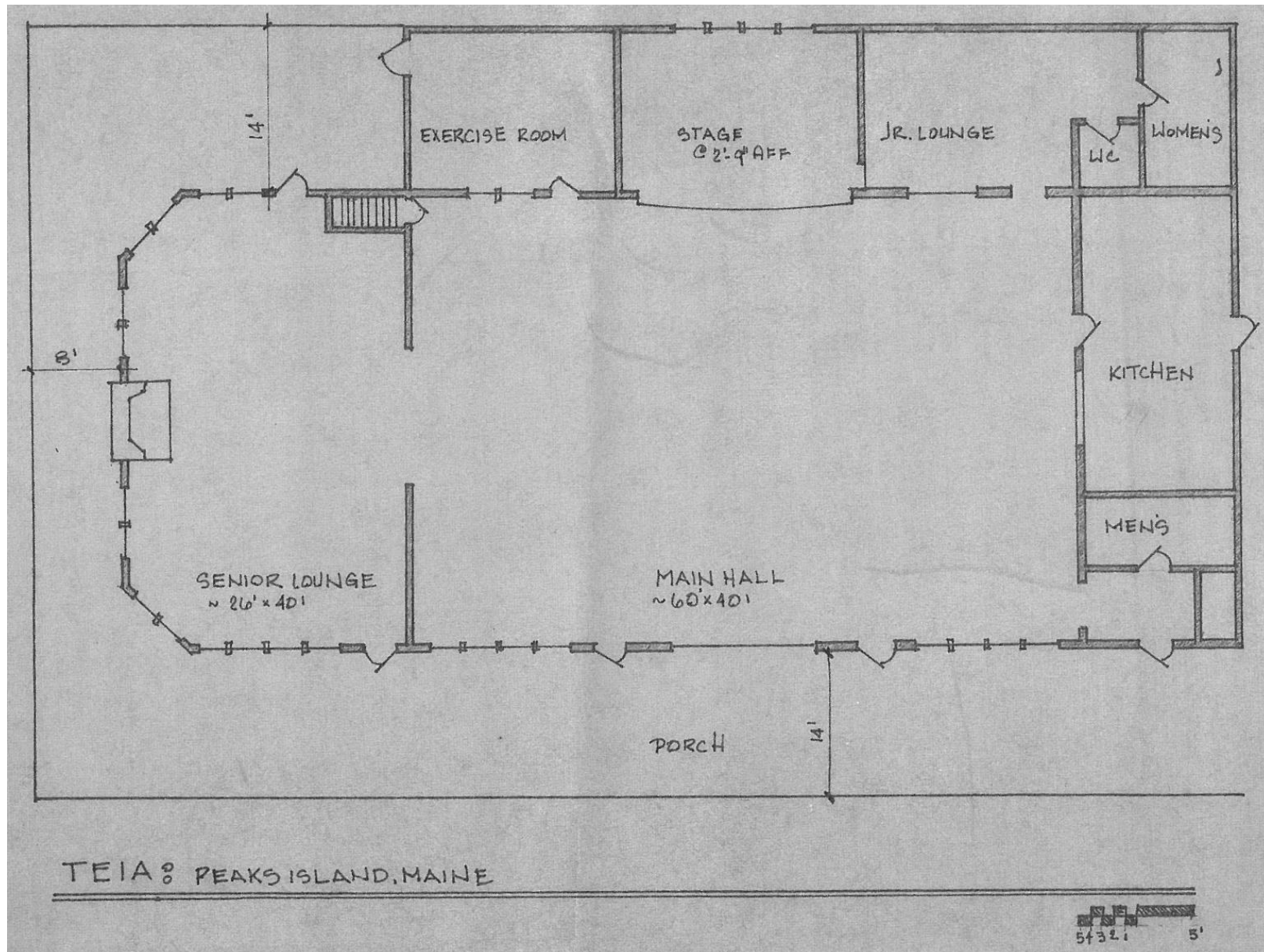


Figure 4 Sketch floor plan of TEIA Clubhouse

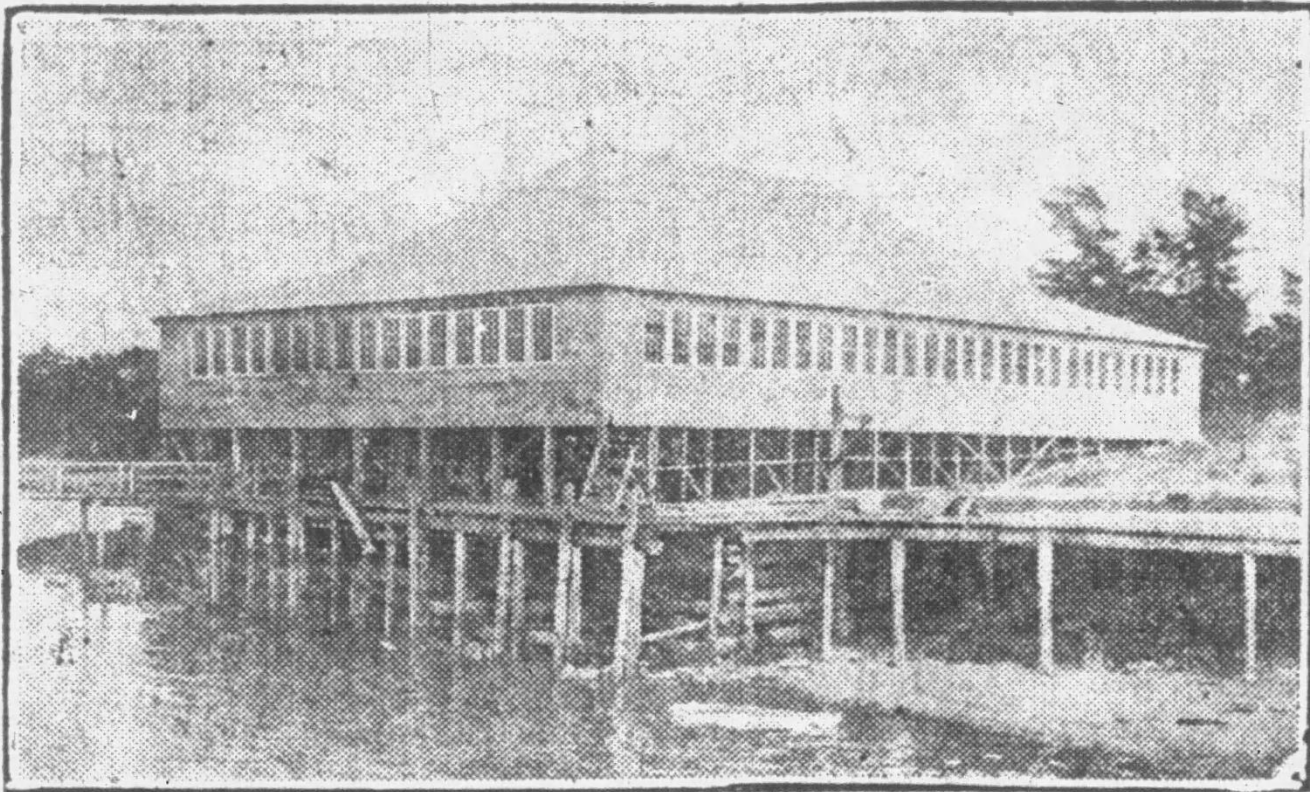
Trefethen-Evergreen Improvement Association

Name of Property

Cumberland County, Maine

County and State

TREFETHEN'S HAS A DANCING CASINO



THE DAYBURN AT TREFETHENS.

The Dayburn, an attractive and modern dancing casino, just completed at Trefethen's Landing, Peaks Island, is the latest addition to the new buildings at this center of one of Portland's summer pleasure spots. The building is 80 x 40 feet, and with the 14 foot wide promenade all around covers an area 108x68 feet, and located as it is on the edge of the water commands a fine view of the islands and bay. The floor of the dance hall is of clear maple, and the building is painted in-

side and out an olive green with cream trimmings. The building was constructed by Charles B. Howatt & Son, and C. H. Allen did the painting. The windows give ample light in the daytime, and at night the artificial lighting is complete. There will be dancing every evening, and Saturday and holiday afternoons with music by Chandler's Band Orchestra. The dance floor will accommodate 300 couples, and the casino is always cool and attractive.

Figure 5 Portland Sunday Telegram article of June 27, 1915 showing appearance of TEIA Clubhouse as originally built

County and State

Figure 6 View of City of Portland online GIS parcel mapping

1



2



3



4



5



6



7



8



9



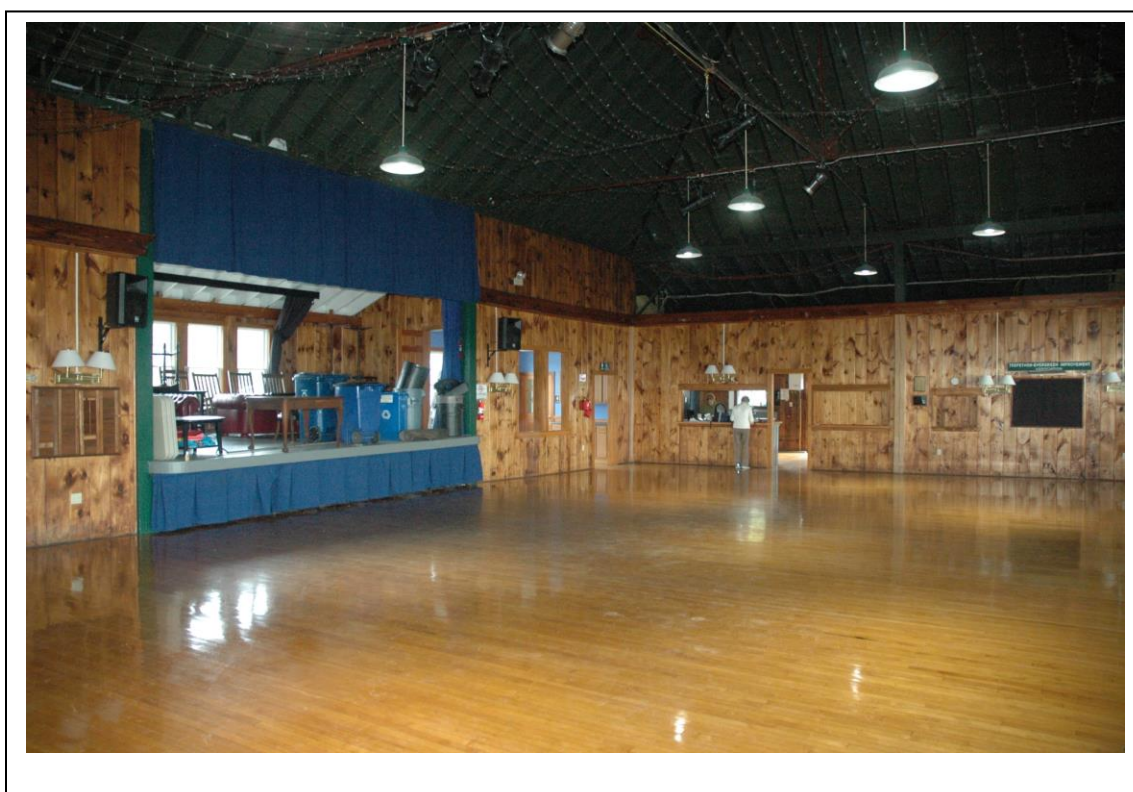
10



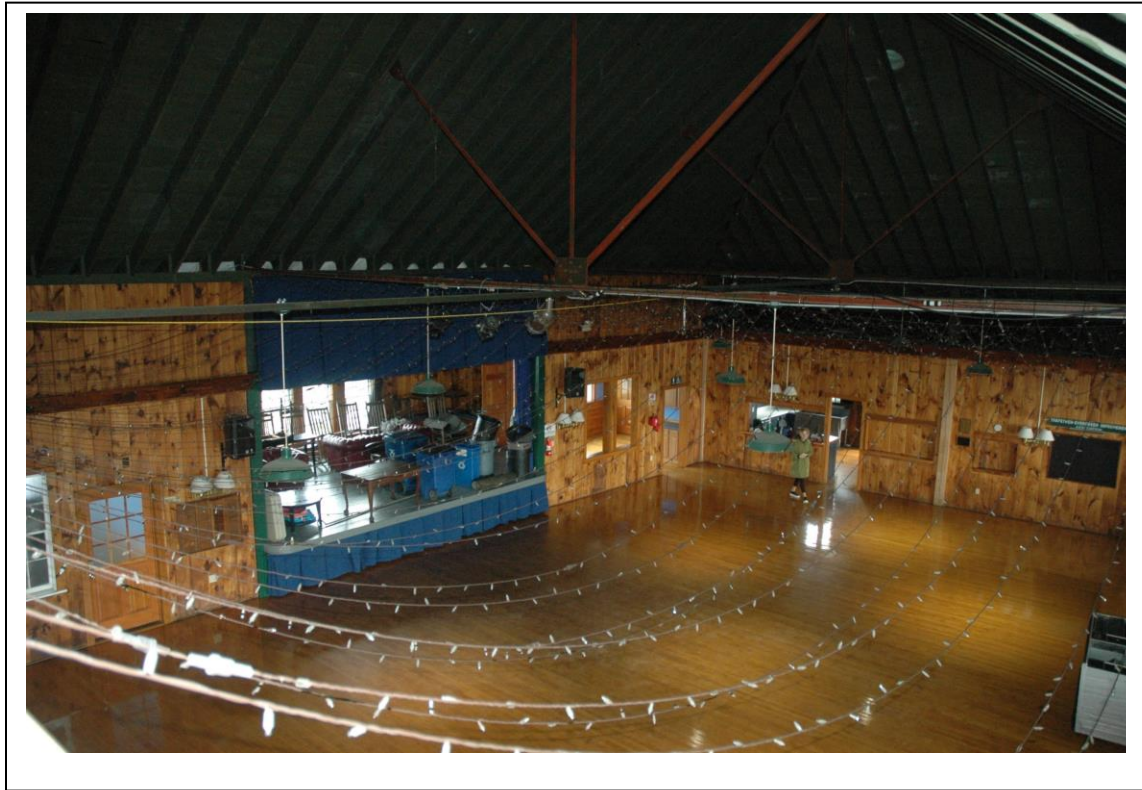
11



12



13



14



15



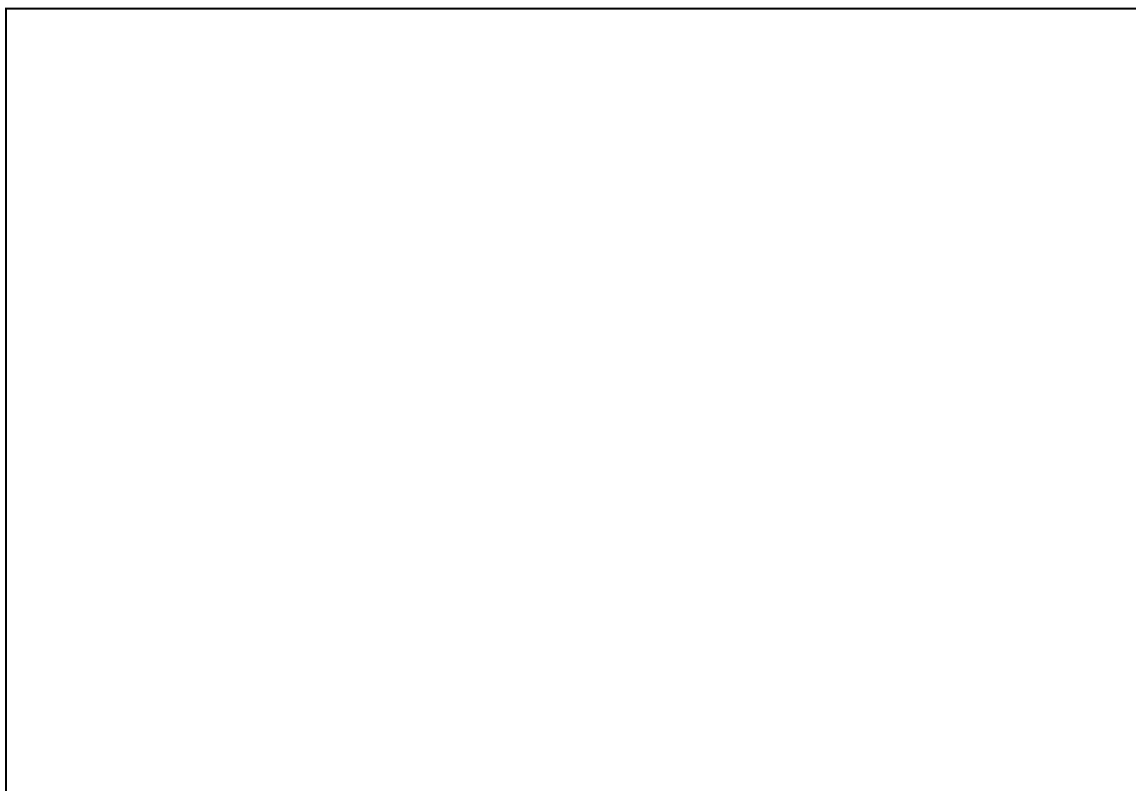
16



17



18



NATIONAL REGISTER BULLETIN

Technical information on the the National Register of Historic Places:
survey, evaluation, registration, and preservation of cultural resources



U.S. Department of the Interior
National Park Service
Cultural Resources
National Register, History and Education

How to Apply the National Register Criteria for Evaluation



The mission of the Department of the Interior is to protect and provide access to our Nation's natural and cultural heritage and honor our trust responsibilities to tribes.

The National Park Service preserves unimpaired the natural and cultural resources and values of the National Park System for the enjoyment, education, and inspiration of this and future generations. The Park Service cooperates with partners to extend the benefits of natural and cultural resource conservation and outdoor recreation throughout this country and the world.

This material is partially based upon work conducted under a cooperative agreement with the National Conference of State Historic Preservation Officers and the U.S. Department of the Interior.

Date of publication: 1990; revised 1991, 1995, 1997. Revised for Internet 1995.

Cover

(Top Left) Criterion B - Frederick Douglass Home, Washington, D.C. From 1877-1899, this was the home of Frederick Douglass, the former slave who rose to become a prominent author, abolitionist, editor, orator, and diplomat. (Walter Smalling, Jr.)

(Top Right) Criterion D - Francis Canyon Ruin, Blanco vicinity, Rio Arriba County, New Mexico. A fortified village site composed of 40 masonry-walled rooms arranged in a cluster of four house blocks. Constructed ca. 1716-1742 for protection against raiding Utes and Comanches, the site has information potential related to Navajo, Pueblo, and Spanish cultures. (Jon Samuelson)

(Bottom Left) Criterion C - Bridge in Cherrytree Township, Venago County, Pennsylvania. Built in 1882, this Pratt through truss bridge is significant for engineering as a well preserved example of a type of bridge frequently used in northwestern Pennsylvania in the late 19th century. (Pennsylvania Department of Transportation)

(Bottom Right) Criterion A - Main Street/Market Square Historic District, Houston, Harris County, Texas. Until well into the 20th century this district marked the bounds of public and business life in Houston. Constructed between the 1870s and 1920s, the district includes Houston's municipal and county buildings, and served as the city's wholesale, retail, and financial center. (Paul Hester)

PREFACE

Preserving historic properties as important reflections of our American heritage became a national policy through passage of the Antiquities Act of 1906, the Historic Sites Act of 1935, and the National Historic Preservation Act of 1966, as amended. The Historic Sites Act authorized the Secretary of the Interior to identify and recognize properties of national significance (National Historic Landmarks) in United States history and archeology. The National Historic Preservation Act of 1966 authorized the Secretary to expand this recognition to properties of local and State significance in American history, architecture, archeology, engineering, and culture, and worthy of preservation. The National Register of Historic Places is the official list of these recognized properties, and is maintained and expanded by the National Park Service on behalf of the Secretary of the Interior.¹

The National Register of Historic Places documents the appearance and importance of districts, sites, buildings, structures, and objects signifi-

cant in our prehistory and history. These properties represent the major patterns of our shared local, State, and national experience. To guide the selection of properties included in the National Register, the National Park Service has developed the National Register Criteria for Evaluation. These criteria are standards by which every property that is nominated to the National Register is judged. In addition, the National Park Service has developed criteria for the recognition of nationally significant properties, which are designated National Historic Landmarks and prehistoric and historic units of the National Park System. Both these sets of criteria were developed to be consistent with the Secretary of the Interior's *Standards and Guidelines for Archeology and Historic Preservation*, which are uniform, national standards for preservation activities.²

This publication explains how the National Park Service applies these criteria in evaluating the wide range of properties that may be significant in local, State, and national history.

It should be used by anyone who must decide if a particular property qualifies for the National Register of Historic Places.

Listing properties in the National Register is an important step in a nationwide preservation process. The responsibility for the identification, initial evaluation, nomination, and treatment of historic resources lies with private individuals, State historic preservation offices, and Federal preservation offices, local governments, and Indian tribes. The final evaluation and listing of properties in the National Register is the responsibility of the Keeper of the National Register.

This bulletin was prepared by staff of the National Register Branch, Interagency Resources Division, National Park Service, with the assistance of the History Division. It was originally issued in draft form in 1982. The draft was revised into final form by Patrick W. Andrus, Historian, National Register, and edited by Rebecca H. Shrimpton, Consulting Historian.

Beth L. Savage, National Register and Sarah Dillard Pope, National Register, NCSHPO coordinated the latest revision of this bulletin. Antionette J. Lee, Tanya Gossett, and Kira Badamo coordinated earlier revisions.

¹Properties listed in the National Register receive limited Federal protection and certain benefits. For more information concerning the effects of listing, and how the National Register may be used by the general public and Certified Local Governments, as well as by local, State, and Federal agencies, and for copies of National Register Bulletins, contact the National Park Service, National Register, 1849 C Street, NW, NC400, Washington, D.C., 20240. Information may also be obtained by visiting the National Register Web site at www.cr.nps.gov/nr or by contacting any of the historic preservation offices in the States and territories.

²The *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* are found in the *Federal Register*, Vol. 48, No. 190 (Thursday, September 29, 1983). A copy can be obtained by writing the National Park Service, Heritage Preservation Services (at the address above).

TABLE OF CONTENTS

Preface	i
I. Introduction	1
II. National Register Criteria for Evaluation	2
III. How to Use this Bulletin to Evaluate a Property	3
IV. How to Define Categories of Historic Properties	4
Building	4
Structure	4
Object	5
Site	5
District	5
Concentration, Linkage, & Continuity of Features	5
Significance	5
Types of Features	5
Geographical Boundaries	6
Discontiguous Districts	6
V. How to Evaluate a Property Within its Historic Context	7
Understanding Historic Contexts	7
How to Evaluate a Property Within Its Historic Context	7
Properties Significant Within More Than one Historic Context	9
Comparing Related Properties	9
Local, State, and National Historic Contexts	9
VI. How to Identify the Type of Significance of a Property	11
Introduction	11
Criterion A: Event	12
Understanding Criterion A	12
Applying Criterion A	12
Types of Events	12
Association of the Property with the Events	12
Significance of the Association	12
Traditional Cultural Values	13
Criterion B: Person	14
Understanding Criterion B	14
Applying Criterion B	15
Significance of the Individual	15
Association with the Property	15
Comparison to Related Properties	15
Association with Groups	15
Association with Living Persons	16
Association with Architects/Artisans	16
Native American Sites	16
Criterion C: Design/Construction	17
Understanding Criterion C	17
Applying Criterion C	18

Distinctive Characteristics of Type, Period, and Method of Construction	18
Historic Adaptation of the Original Property	19
Works of a Master	20
Properties Possessing High Artistic Values	20
Criterion D: Information Potential	21
Understanding Criterion D	21
Applying Criterion D	21
Archeological Sites	21
Buildings, Structures, and Objects	21
Association with Human Activity	22
Establishing a Historic Context	22
Developing Research Questions	22
Establishing the Presence of Adequate Data	23
Integrity	23
Partly Excavated or Disturbed Properties	23
Completely Excavated Sites	24
VII. How to Apply the Criteria Considerations	25
Introduction	25
Criteria Consideration A: Religious Properties	26
Understanding Criteria Consideration A	26
Applying Criteria Consideration A	26
Eligibility for Historic Events	26
Eligibility for Historic Persons	27
Eligibility for Architectural or Artistic Distinction	28
Eligibility for Information Potential	28
Ability to Reflect Historic Associations	28
Criteria Consideration B: Moved Properties	29
Understanding Criteria Consideration B	29
Applying Criteria Consideration B	29
Eligibility for Architectural Value	29
Eligibility for Historic Associations	30
Setting and Environment	30
Association Dependent on the Site	30
Properties Designed to Be Moved	31
Artificially Created Groupings	31
Portions of Properties	31
Criteria Consideration C: Birthplaces and Graves	32
Understanding Criteria Consideration C	32
Applying Criteria Consideration C	32
Persons of Outstanding Importance	32
Last Surviving Property Associated with a Person	32
Eligibility for Other Associations	33
Criteria Consideration D: Cemeteries	34
Understanding Criteria Consideration D	34
Applying Criteria Consideration D	34
Persons of Transcendent Importance	34
Eligibility on the Basis of Age	35
Eligibility for Design	35
Eligibility for Association with Events	35
Eligibility for Information Potential	35
Integrity	36
National Cemeteries	36
Criteria Consideration E: Reconstructed Properties	37
Understanding Criteria Consideration E	37
Applying Criteria Consideration E	37
Accuracy of the Reconstruction	37
Suitable Environment	37
Restoration Master Plans	38

Last Surviving Property of a Type	38
Reconstructions Older than Fifty Years	38
Criteria Consideration F: Commemorative Properties	39
Understanding Criteria Consideration F	39
Applying Criteria Consideration F	39
Eligibility for Design	39
Eligibility for Age, Tradition, or Symbolic Value	40
Ineligibility as the Last Representative of an Event or Person	40
Criteria Consideration G: Properties that Have Achieved Significance Within the Past Fifty Years	41
Understanding Criteria Consideration G	41
Applying Criteria Consideration G	42
Eligibility for Exceptional Importance	42
Historical Perspective	42
National Park Service Rustic Architecture	42
Veterans Administration Hospitals	42
Comparison with Related Properties	42
World War II Properties	42
Eligibility for Information Potential	43
Historic Districts	43
Properties Over Fifty Years in Age, Under Fifty Years in Significance	43
Requirement to Meet the Criteria, Regardless of Age	43
VIII. How to Evaluate the Integrity of a Property	44
Introduction	44
Understanding the Aspects of Integrity	44
Location	44
Design	44
Setting	44
Materials	45
Workmanship	45
Feeling	45
Association	45
Assessing Integrity in Properties	45
Defining the Essential Physical Features	46
Visibility of the Physical Features	46
Comparing Similar Properties	47
Determining the Relevant Aspects of Integrity	48
IX. Summary of the National Historic Landmarks Criteria for Evaluation	50
X. Glossary	53
XI. List of National Register Bulletins	54

I. INTRODUCTION

The National Register is the nation's inventory of historic places and the national repository of documentation on the variety of historic property types, significance, abundance, condition, ownership, needs, and other information. It is the beginning of a national census of historic properties. The National Register Criteria for Evaluation define the scope of the National Register of Historic Places; they identify the range of resources and kinds of significance that will qualify properties for listing in the National Register. The Criteria are written broadly to recognize the wide variety of historic properties associated with our prehistory and history.

Decisions concerning the significance, historic integrity, documentation, and treatment of properties can be made reliably only when the resource is evaluated within its historic context. The historic context serves as the framework within which the National Register Criteria are applied to specific properties or property types. (See *Part V* for a brief discussion of

historic contexts. Detailed guidance for developing and applying historic contexts is contained in *National Register Bulletin: How to Complete the National Register Registration Form* and *National Register Bulletin: How to Complete the National Register Multiple Property Documentation Form*.)

The guidelines provided here are intended to help you understand the National Park Service's use of the Criteria for Evaluation, historic contexts, integrity, and Criteria Considerations, and how they apply to properties under consideration for listing in the National Register. Examples are provided throughout, illustrating specific circumstances in which properties are and are not eligible for the National Register. This bulletin should be used by anyone who is:

- Preparing to nominate a property to the National Register,
- Seeking a determination of a property's eligibility,
- Evaluating the comparable significance of a property to those listed in the National Register, or
- Expecting to nominate a property as a National Historic Landmark in addition to nominating it to the National Register.

This bulletin also contains a summary of the National Historic Landmarks Criteria for Evaluation (see *Part IX*). National Historic Landmarks are those districts, sites, buildings, structures, and objects designated by the Secretary of the Interior as possessing national significance in American history, architecture, archeology, engineering, and culture. Although National Register documentation includes a recommendation about whether a property is significant at the local, State, or national level, the only official designation of national significance is as a result of National Historic Landmark designation by the Secretary of the Interior, National Monument designation by the President of the United States, or establishment as a unit of the National Park System by Congress. These properties are automatically listed in the National Register.

II. THE NATIONAL REGISTER CRITERIA FOR EVALUATION

CRITERIA FOR EVALUATION:³

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 appropriate site or building directly associated with his or her productive life; or
- d. A cemetery which 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 exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

³The Criteria for Evaluation are found in the *Code of Federal Regulations, Title 36, Part 60*, and are reprinted here in full.

III. HOW TO USE THIS BULLETIN TO EVALUATE A PROPERTY

For a property to qualify for the National Register it must meet one of the National Register Criteria for Evaluation by:

- **Being associated with an important historic context** *and*
- **Retaining historic integrity of those features necessary to convey its significance.**

Information about the property based on physical examination and documentary research is necessary to evaluate a property's eligibility for the National Register. Evaluation of a property is most efficiently made when following this sequence:

1. Categorize the property (Part IV).
A property must be classified as

a district, site, building, structure, or object for inclusion in the National Register.

2. **Determine which prehistoric or historic context(s) the property represents** (Part V). A property must possess significance in American history, architecture, archeology, engineering, or culture when evaluated within the historic context of a relevant geographic area.
3. Determine whether the property is significant under the National Register Criteria (Part VI). This is done by identifying the links to important events or persons, design or construction features, or information potential that make the property important.

4. Determine if the property represents a type usually excluded from the National Register (Part VII). If so, determine if it meets any of the Criteria Considerations.

5. Determine whether the property retains integrity (Part VIII). Evaluate the aspects of location, design, setting, workmanship, materials, feeling, and association that the property must retain to convey its historic significance.

If, after completing these steps, the property appears to qualify for the National Register, the next step is to prepare a written nomination. (Refer to *National Register Bulletin: How to Complete the National Register Registration Form.*)

IV. HOW TO DEFINE CATEGORIES OF HISTORIC PROPERTIES

The National Register of Historic Places includes significant properties, classified as buildings, sites, districts, structures, or objects. It is not used to list intangible values, except in so far as they are associated with or reflected by historic properties. The National Register does not list cultural events, or skilled or talented individuals, as is done in some countries. Rather, the National Register is oriented to recognizing physically concrete properties that are relatively fixed in location.

For purposes of National Register nominations, small groups of properties are listed under a single category, using the primary resource. For example, a city hall and fountain would be categorized by the city hall (building), a farmhouse with two outbuildings would be categorized by the farmhouse (building), and a city park with a gazebo would be categorized by the park (site). Properties with large acreage or a number of resources are usually considered districts. Common sense and reason should dictate the selection of categories.

BUILDING

A building, such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

Buildings eligible for the National Register must include all of their basic structural elements. Parts of buildings, such as interiors, facades, or wings, are not eligible independent of the rest of the existing building. The

whole building must be considered, and its significant features must be identified.

If a building has lost any of its basic structural elements, it is usually considered a "ruin" and is categorized as a site.

Examples of buildings include:

*administration building
carriage house
church
city or town hall
courthouse
detached kitchen, barn, and privy
dormitory
fort
garage
hotel
house
library
mill building
office building
post office
school
social hall
shed
stable
store
theater
train station*

STRUCTURE

The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.

Structures nominated to the National Register must include all of the extant basic structural elements. Parts of structures can not be considered eligible if the whole structure remains. For example, a truss bridge is composed of the metal or wooden truss, the abutments, and supporting

piers, all of which, if extant, must be included when considering the property for eligibility.

If a structure has lost its historic configuration or pattern of organization through deterioration or demolition, it is usually considered a "ruin" and is categorized as a site.

Examples of structures include:

*aircraft
apiary
automobile
bandstand
boats and ships
bridge
cairn
canal
carousel
corncrib
dam
earthwork
fence
gazebo
grain elevator
highway
irrigation system
kiln
lighthouse
railroad grade
silo
trolley car
tunnel
windmill*

OBJECT

The term “object” is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.

Small objects not designed for a specific location are normally not eligible. Such works include transportable sculpture, furniture, and other decorative arts that, unlike a fixed outdoor sculpture, do not possess association with a specific place.

Objects should be in a setting appropriate to their significant historic use, roles, or character. Objects relocated to a museum are inappropriate for listing in the National Register.

Examples of objects include:

*boundary marker
fountain
milepost
monument
sculpture
statuary*

SITE

A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.

A site can possess associative significance or information potential or both, and can be significant under any or all of the four criteria. A site need not be marked by physical remains if it is the location of a prehistoric or historic event or pattern of events and if no buildings, structures, or objects marked it at the time of the events. However, when the location of a prehistoric or historic event cannot be conclusively determined because no other cultural materials were present or survive, documentation must be carefully evaluated to determine whether the traditionally recognized or identified site is accurate.

A site may be a natural landmark strongly associated with significant prehistoric or historic events or patterns of events, if the significance of the natural feature is well documented through scholarly research. Generally, though, the National Register excludes from the definition of “site” natural waterways or bodies of water that served as determinants in the location of communities or were significant in the locality’s subsequent economic development. While they may have been “avenues of exploration,” the features most appropriate to document this significance are the properties built in association with the waterways.

Examples of sites include:

*battlefield
campsite
cemeteries significant for information
potential or historic association
ceremonial site
designed landscape
habitation site
natural feature (such as a rock formation)
having cultural significance
petroglyph
rock carving
rock shelter
ruins of a building or structure
shipwreck
trail
village site*

DISTRICT

A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

CONCENTRATION, LINKAGE, & CONTINUITY OF FEATURES

A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. For example, a district can reflect one principal activity, such as a mill or a ranch, or it can encompass several interrelated activities, such as an area that includes industrial, residential, or

commercial buildings, sites, structures, or objects. A district can also be a grouping of archeological sites related primarily by their common components; these types of districts often will not visually represent a specific historic environment.

SIGNIFICANCE

A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering, or cultural values. Therefore, districts that are significant will usually meet the last portion of Criterion C plus Criterion A, Criterion B, other portions of Criterion C, or Criterion D.

TYPES OF FEATURES

A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district’s historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.

A district can contain buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district’s integrity. In archeological districts, the primary factor to be considered is the effect of any disturbances on the information potential of the district as a whole.

GEOGRAPHICAL BOUNDARIES

A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations. It is seldom defined, however, by the limits of current parcels of ownership, management, or planning boundaries. The boundaries must be based upon a shared relationship among the properties constituting the district.

DISCONTIGUOUS DISTRICTS

A district is usually a single geographic area of contiguous historic properties; however, a district can also be composed of two or more definable significant areas separated by nonsignificant areas. A discontinuous district is most appropriate where:

- Elements are spatially discrete;
- Space between the elements is not related to the significance of the district; and
- Visual continuity is not a factor in the significance.

In addition, a canal can be treated as a discontinuous district when the system consists of man-made sections of canal interspersed with sections of river navigation. For scattered archeological properties, a discontinuous district is appropriate when the deposits are related to each other through cultural affiliation, period of use, or site type.

It is not appropriate to use the discontinuous district format to include an isolated resource or small group of resources which were once connected to the district, but have since been separated either through demolition or new construction. For example, do not use the discontinuous district format to nominate individual buildings of a downtown commercial district that have become isolated through demolition.

Examples of districts include:

*business districts
canal systems
groups of habitation sites
college campuses
estates and farms with large acreage/
numerous properties
industrial complexes
irrigation systems
residential areas
rural villages
transportation networks
rural historic districts*



Ordeman-Shaw Historic District, Montgomery, Montgomery County, Alabama. Historic districts derive their identity from the interrelationship of their resources. Part of the defining characteristics of this 19th century residential district in Montgomery, Alabama, is found in the rhythmic pattern of the rows of decorative porches. (Frank L. Thierrnonge, III)

V. HOW TO EVALUATE A PROPERTY WITHIN ITS HISTORIC CONTEXT

UNDERSTANDING HISTORIC CONTEXTS

To qualify for the National Register, a property must be significant; that is, it must represent a significant part of the history, architecture, archeology, engineering, or culture of an area, and it must have the characteristics that make it a good representative of properties associated with that aspect of the past. This section explains how to evaluate a property within its historic context.

The significance of a historic property can be judged and explained only when it is evaluated within its historic context. Historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear. Historians, architectural historians, folklorists, archeologists, and anthropologists use different words to describe this phenomena such as trend, pattern, theme, or cultural affiliation, but ultimately the concept is the same.

The concept of historic context is not a new one; it has been fundamental to the study of history since the 18th century and, arguably, earlier than that. Its core premise is that resources, properties, or happenings in history do not occur in a vacuum but rather are part of larger trends or patterns.

In order to decide whether a property is significant within its historic context, the following five things must be determined:

- The facet of prehistory or history of the local area, State, or the nation that the property represents;
- Whether that facet of prehistory or history is significant;
- Whether it is a type of property that has relevance and importance in illustrating the historic context;
- How the property illustrates that history; and finally
- Whether the property possesses the physical features necessary to convey the aspect of prehistory or history with which it is associated.

These five steps are discussed in detail below. If the property being evaluated does represent an important aspect of the area's history or prehistory *and* possesses the requisite quality of integrity, then it qualifies for the National Register.

HOW TO EVALUATE A PROPERTY WITHIN ITS HISTORIC CONTEXT

Identify what the property represents: the theme(s), geographical limits, and chronological period that provide a perspective from which to evaluate the property's significance.

Historic contexts are historical patterns that can be identified through consideration of the history of the property and the history of the surrounding area. Historic contexts may have already been defined in your area by the State historic preservation office, Federal agencies, or local governments. In accordance with the National Register Criteria, the historic context may relate to one of the following:

- An event, a series of events or activities, or patterns of an area's development (Criterion A);
- Association with the life of an important person (Criterion B);
- A building form, architectural style, engineering technique, or artistic values, based on a stage of physical development, or the use of a material or method of construction that shaped the historic identity of an area (Criterion C); or
- A research topic (Criterion D).

⁴ For a complete discussion of historic contexts, see *National Register Bulletin: Guidelines for Completing National Register of Historic Places Registration Forms*.

Determine how the theme of the context is significant in the history of the local area, the State, or the nation.

A theme is a means of organizing properties into coherent patterns based on elements such as environment, social/ethnic groups, transportation networks, technology, or political developments that have influenced the development of an area during one or more periods of prehistory or history. A theme is considered significant if it can be demonstrated, through scholarly research, to be important in American history. Many significant themes can be found in the following list of Areas of Significance used by the National Register.

AREAS OF SIGNIFICANCE

Agriculture
Architecture
Archeology
 Prehistoric
 Historic—Aboriginal
 Historic—Non-Aboriginal
Art
Commerce
Communications
Community Planning and Development
Conservation
Economics
Education
Engineering
Entertainment/Recreation
Ethnic Heritage
 Asian
 Black
 European
 Hispanic
 Native American
 Pacific Islander
 Other
Exploration/Settlement
Health/Medicine
Industry
Invention
Landscape Architecture
Law
Literature
Maritime History
Military
Performing Arts
Philosophy
Politics/Government
Religion
Science
Social History
Transportation
Other

Determine what the property type is and whether it is important in illustrating the historic context.

A context may be represented by a variety of important property types. For example, the context of "Civil War Military Activity in Northern Virginia" might be represented by such properties as: a group of mid-19th century fortification structures; an open field where a battle occurred; a knoll from which a general directed troop movements; a sunken transport ship; the residences or public buildings that served as company headquarters; a railroad bridge that served as a focal point for a battle; and earthworks exhibiting particular construction techniques.

Because a historic context for a community can be based on a distinct period of development, it might include numerous property types. For example, the context "Era of Industrialization in Grand Bay, Michigan, 1875 - 1900" could be represented by important property types as diverse as sawmills, paper mill sites, salt refining plants, flour mills, grain elevators, furniture factories, workers housing, commercial buildings, social halls, schools, churches, and transportation facilities.

A historic context can also be based on a single important type of property. The context "Development of County Government in Georgia, 1777 - 1861" might be represented solely by courthouses. Similarly, "Bridge Construction in Pittsburgh, 1870 - 1920" would probably only have one property type.

Determine how the property represents the context through specific historic associations, architectural or engineering values, or information potential (the Criteria for Evaluation).

For example, the context of county government expansion is represented under Criterion A by historic districts or buildings that reflect population growth, development patterns, the role of government in that society, and political events in the history of the State, as well as the impact of county government on the physical development of county seats. Under Criterion C, the context is represented by properties whose architectural treatments reflect their governmental functions, both practically and symbolically. (See *Part VI: How to Identify the Type of Significance of a Property.*)

Determine what physical features the property must possess in order for it to reflect the significance of the historic context.

These physical features can be determined after identifying the following:

- Which types of properties are associated with the historic context,
- The ways in which properties can represent the theme, and
- The applicable aspects of integrity.

Properties that have the defined characteristics are eligible for listing. (See *Part VIII: How to Evaluate the Integrity of a Property.*)

PROPERTIES SIGNIFICANT WITHIN MORE THAN ONE HISTORIC CONTEXT

A specific property can be significant within one or more historic contexts, and, if possible, all of these should be identified. For example, a public building constructed in the 1830s that is related to the historic context of Civil War campaigns in the area might also be related to the theme of political developments in the community during the 1880s. A property is only required, however, to be documented as significant in one context.

COMPARING RELATED PROPERTIES

Properties listed in the National Register must possess significance when evaluated in the perspective of their historic context. Once the historic context is established and the property type is determined, it is not necessary to evaluate the property in question against other properties if:

- It is the sole example of a property type that is important in illustrating the historic context or
- It clearly possesses the defined characteristics required to strongly represent the context.

If these two conditions do not apply, then the property will have to be evaluated against other examples of the property type to determine its eligibility. The geographic level (local, State, or national) at which this evaluation is made is the same as the level of the historic context. (See *Part V: How to Evaluate a Property Within Its Historic Context*.)

LOCAL, STATE, AND NATIONAL HISTORIC CONTEXTS

Historic contexts are found at a variety of geographical levels or scales. The geographic scale selected may relate to a pattern of historical development, a political division, or a cultural area. Regardless of the scale, the historic context establishes the framework from which decisions about the significance of related properties can be made.

LOCAL HISTORIC CONTEXTS

A local historic context represents an aspect of the history of a town, city, county, cultural area, or region, or any portions thereof. It is defined by the importance of the property, not necessarily the physical location of the property. For instance, if a property is of a type found throughout a State, or its boundaries extend over two States, but its importance relates only to a particular county, the property would be considered of local significance.

The level of context of archeological sites significant for their information potential depends on the scope of the applicable research design. For example, a Late Mississippian village site may yield information in a research design concerning one settlement system on a regional scale, while in another research design it may reveal information of local importance concerning a single group's stone tool manufacturing techniques or house forms. It is a question of how the available information potential is likely to be used.

STATE HISTORIC CONTEXTS

Properties are evaluated in a State context when they represent an aspect of the history of the State as a whole (or American Samoa, the District of Columbia, the Commonwealth of the Northern Mariana Islands, Guam, Puerto Rico, or the Virgin Islands). These properties do not necessarily have to belong to property types

found throughout the entire State: they can be located in only a portion of the State's present political boundary. It is the property's historic context that must be important statewide. For example, the "cotton belt" extends through only a portion of Georgia, yet its historical development in the antebellum period affected the entire State. These State historic contexts may have associated properties that are statewide or locally significant representations. A cotton gin in a small town might be a locally significant representation of this context, while one of the largest cotton producing plantations might be of State significance.

A property whose historic associations or information potential appears to extend beyond a single local area might be significant at the State level. A property can be significant to more than one community or local area, however, without having achieved State significance.

A property that overlaps several State boundaries can possibly be significant to the State or local history of each of the States. Such a property is not necessarily of national significance, however, nor is it necessarily significant to all of the States in which it is located.

Prehistoric sites are not often considered to have "State" significance, per se, largely because States are relatively recent political entities and usually do not correspond closely to Native American political territories or cultural areas. Numerous sites, however, may be of significance to a large region that might geographically encompass parts of one, or usually several, States. Prehistoric resources that might be of State significance include regional sites that provide a diagnostic assemblage of artifacts for a particular cultural group or time period or that provide chronological control (specific dates or relative order in time) for a series of cultural groups.

NATIONAL HISTORIC CONTEXTS

Properties are evaluated in a national context when they represent an aspect of the history of the United States and its territories as a whole. These national historic contexts may have associated properties that are locally or statewide significant representations, as well as those of national significance.

Properties designated as nationally significant and listed in the National Register are the prehistoric and historic units of the National Park System and those properties that have been designated National Historic Landmarks. The National Historic Landmark criteria are the standards for nationally significant properties; they are found in the *Code of Federal*

Regulations, Title 36, Part 65 and are summarized in this bulletin in *Part IX: Summary of National Historic Landmarks Criteria for Evaluation*.

A property with national significance helps us understand the history of the nation by illustrating the nationwide impact of events or persons associated with the property, its architectural type or style, or information potential. It must be of exceptional value in representing or illustrating an important theme in the history of the nation.

Nationally significant properties do not necessarily have to belong to a property type found throughout the entire country: they can be located in only a portion of the present political boundaries. It is their historic context that must be important nationwide. For example, the American Civil War

was fought in only a portion of the United States, yet its impact was nationwide. The site of a small military skirmish might be a locally significant representation of this national context, while the capture of the State's largest city might be a statewide significant representation of the national context.

When evaluating properties at the national level for designation as a National Historic Landmark, please refer to the National Historic Landmarks outline, *History and Prehistory in the National Park System and the National Historic Landmarks Program 1987*. (For more information about the National Historic Landmarks program, please write to the Department of the Interior, National Park Service, National Historic Landmarks, 1849 C Street, NW, NC400, Washington, DC 20240.)

VI. HOW TO IDENTIFY THE TYPE OF SIGNIFICANCE OF A PROPERTY

INTRODUCTION

When evaluated within its historic context, a property must be shown to be significant for *one or more of the four Criteria for Evaluation - A, B, C, or D* (listed earlier in *Part II*). The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential.

The basis for judging a property's significance and, ultimately, its eligibility under the Criteria is *historic context*. The use of historic context allows a property to be properly evaluated in a nearly infinite number of capacities. For instance, Criterion C: Design/Construction can accommodate properties representing construction types that are unusual or widely practiced, that are innovative or traditional, that are "high style" or vernacular, that are the work of a famous architect or an unknown master craftsman. *The key to determining whether the characteristics or associations of a particular property are significant is to consider the property within its historic context.*

After identifying the relevant historic context(s) with which the property is associated, the four Criteria are applied to the property. Within the scope of the historic context, the National Register Criteria define the kind of significance that the properties represent.

For example, within the context of "19th Century Gunpowder Production in the Brandywine Valley," Criterion A would apply to those properties associated with important events in the founding and development of the industry. Criterion B would apply to those properties associated with persons who are significant in the founding of the industry or associated with important inventions related to gunpowder manufacturing. Criterion C would apply to those buildings, structures, or objects whose architectural form or style reflect important design qualities integral to the industry. And Criterion D would apply to properties that can convey information important in our understanding of this industrial process. If a property qualifies under more than one of the Criteria, its significance under each should be considered, if possible, in order to identify all aspects of its historical value.

NATIONAL REGISTER CRITERIA FOR EVALUATION*

The National Register Criteria recognize different types of values embodied in districts, sites, buildings, structures, and objects. These values fall into the following categories:

Associative value (Criteria A and B): Properties significant for their association or linkage to events (Criterion A) or persons (Criterion B) important in the past.

Design or Construction value (Criterion C): Properties significant as representatives of the manmade expression of culture or technology.

Information value (Criterion D): Properties significant for their ability to yield important information about prehistory or history.

*For a complete listing of the Criteria for Evaluation, refer to Part II of this bulletin.

CRITERION A: EVENT

Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.

UNDERSTANDING CRITERION A: EVENT

To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. Criterion A recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city's prominence in trade and commerce. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity. (See *Part V: How to Evaluate a Property Within its Historic Context.*)

Several steps are involved in determining whether a property is significant for its associative values:

- Determine the nature and origin of the property,
- Identify the historic context with which it is associated, and
- Evaluate the property's history to determine whether it is associated with the historic context in any important way.

APPLYING CRITERION A: EVENT

TYPES OF EVENTS

A property can be associated with either (or both) of two types of events:

- A specific event marking an important moment in American prehistory or history and
- A pattern of events or a historic trend that made a significant contribution to the development of a community, a State, or the nation.

Refer to the sidebar on the right for a list of specific examples.

ASSOCIATION OF THE PROPERTY WITH THE EVENTS

The property you are evaluating must be documented, through accepted means of historical or archeological research (including oral history), to have existed at the time of the event or pattern of events *and* to have been associated with those events. A property is *not* eligible if its associations are speculative. For archeological sites, well reasoned inferences drawn from data recovered at the site can be used to establish the association between the site and the events.

SIGNIFICANCE OF THE ASSOCIATION

Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well. For example, a building historically in commercial use must be shown to have been significant in commercial history.

EXAMPLES OF PROPERTIES ASSOCIATED WITH EVENTS

Properties associated with specific events:

- *The site of a battle.*
- *The building in which an important invention was developed.*
- *A factory district where a significant strike occurred.*
- *An archeological site at which a major new aspect of prehistory was discovered, such as the first evidence of man and extinct Pleistocene animals being contemporaneous.*
- *A site where an important facet of European exploration occurred.*

Properties associated with a pattern of events:

- *A trail associated with western migration.*
- *A railroad station that served as the focus of a community's transportation system and commerce.*
- *A mill district reflecting the importance of textile manufacturing during a given period.*
- *A building used by an important local social organization.*
- *A site where prehistoric Native Americans annually gathered for seasonally available resources and for social interaction.*
- *A downtown district representing a town's growth as the commercial focus of the surrounding agricultural area.*

TRADITIONAL CULTURAL VALUES

Traditional cultural significance is derived from the role a property plays in a community's historically rooted beliefs, customs, and practices. Properties may have significance under Criterion A if they are associated with events, or series of events, significant to the cultural traditions of a community.⁵

Eligible

- A hilltop associated in oral historical accounts with the founding of an Indian tribe or society is eligible.
- A rural community can be eligible whose organization, buildings, or patterns of land use reflect the cultural traditions valued by its long-term residents.
- An urban neighborhood can be eligible as the traditional home of a particular cultural group and as a reflection of its beliefs and practices.

Not Eligible

- A site viewed as sacred by a recently established utopian or religious community does not have traditional cultural value and is not eligible.



Criterion A - The Old Brulay Plantation, Brownsville vicinity, Cameron county, Texas. Historically significant for its association with the development of agriculture in southeast Texas, this complex of 10 brick buildings was constructed by George N. Brulay, a French immigrant who introduced commercial sugar production and irrigation to the Rio Grande Valley. (Photo by Texas Historical Commission).

⁵For more information, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Traditional Cultural Properties*.

CRITERION B: PERSON

Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.

UNDERSTANDING CRITERION B: PERSON⁶

Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, State, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements. (The policy regarding commemorative properties, birthplaces, and graves is explained further in *Part VIII: How to Apply the Criteria Considerations*.)

Several steps are involved in determining whether a property is significant for its associative values under Criterion B. First, determine the importance of the individual. Second, ascertain the length and nature of his/her association with the property under study and identify the other properties associated with the individual. Third, consider the property under Criterion B, as outlined below.

EXAMPLES OF PROPERTIES ASSOCIATED WITH PERSONS

Properties associated with a Significant Person:

- The home of an important merchant or labor leader.
- The studio of a significant artist.
- The business headquarters of an important industrialist.



Criterion B - The William Whitney House, Hinsdale, DuPage County, Illinois. This building is locally significant for its historical association with William Whitney, the founder of the town of Hinsdale, Illinois. Whitney, a citizen of New York State, moved to Illinois, established the town, and while living here between 1870 and 1879 was a prominent local businessman and politician. (Photo by Frederick C. Cue).

⁶For further information on properties eligible under Criterion B, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*.

APPLYING CRITERION B: PERSON

SIGNIFICANCE OF THE INDIVIDUAL

The persons associated with the property must be *individually* significant within a historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group.

Eligible

- The residence of a doctor, a mayor, or a merchant is eligible under Criterion B if the person was significant in the field of medicine, politics, or commerce, respectively.

Not Eligible

- A property is not eligible under Criterion B if it is associated with an individual about whom no scholarly judgement can be made because either research has not revealed specific information about the person's activities and their impact, or there is insufficient perspective to determine whether those activities or contributions were historically important.

ASSOCIATION WITH THE PROPERTY

Properties eligible under Criterion B are usually those associated with a person's *productive* life, reflecting the time period when he or she achieved significance. In some instances this may be the person's home; in other cases, a person's business, office, laboratory, or studio may best represent his or her contribution. Properties that pre- or post-date an individual's significant accomplishments are usually not eligible. (See *Comparison to Related Properties*, below, for exceptions to this rule.)

The individual's association with the property must be documented by accepted methods of historical or archeological research, including written or oral history. Speculative associations are not acceptable. For archeological sites, well reasoned inferences drawn from data recovered at the site are acceptable.

COMPARISON TO RELATED PROPERTIES

Each property associated with an important individual should be compared to other associated properties to identify those that best represent the person's historic contributions. The best representatives usually are properties associated with the person's adult or *productive* life. Properties associated with an individual's formative or later years may also qualify if it can be demonstrated that the person's activities during this period were historically significant or if no properties from the person's productive years survives. Length of association is an important factor when assessing several properties with similar associations.

A community or State may contain several properties eligible for associations with the same important person, if each represents a different aspect of the person's productive life. A property can also be eligible if it has brief but consequential associations with an important individual. (Such associations are often related to specific events that occurred at the property and, therefore, it may also be eligible under Criterion A.)

ASSOCIATION WITH GROUPS

For properties associated with several community leaders or with a prominent family, it is necessary to identify specific individuals and to explain their significant accomplishments.

Eligible

- A residential district in which a large number of prominent or influential merchants, professionals, civic leaders, politicians, etc., lived will be eligible under Criterion B if the significance of one or more specific individual residents is explicitly justified.
- A building that served as the seat of an important family is eligible under Criterion B if the significant accomplishments of one or more individual family members is explicitly justified.

Not Eligible

- A residential district in which a large number of influential persons lived is not eligible under Criterion B if the accomplishments of a specific individual(s) cannot be documented. If the significance of the district rests in the cumulative importance of prominent residents, however, then the district might still be eligible under Criterion A. Eligibility, in this case, would be based on the broad pattern of community development, through which the neighborhood evolved into the primary residential area for this class of citizens.
- A building that served as the seat of an important family will not be eligible under Criterion B if the significant accomplishments of individual family members cannot be documented. In cases where a succession of family members have lived in a house and collectively have had a demonstrably significant impact on the community, as a family, the house is more likely to be significant under Criterion A for association with a pattern of events.

ASSOCIATION WITH LIVING PERSONS

Properties associated with living persons are usually not eligible for inclusion in the National Register. Sufficient time must have elapsed to assess both the person's field of endeavor and his/her contribution to that field. Generally, the person's active participation in the endeavor must be finished for this historic perspective to emerge. (See Criteria Considerations C and G in *Part VII: How to Apply the Criteria Considerations*.)

ASSOCIATION WITH ARCHITECTS/ARTISANS

Architects, artisans, artists, and engineers are often represented by their works, which are eligible under Criterion C. Their homes and studios, however, can be eligible for consideration under Criterion B, because these usually are the properties with which they are most personally associated.

NATIVE AMERICAN SITES

The known major villages of individual Native Americans who were important during the contact period or later can qualify under Criterion B. As with all Criterion B properties, the individual associated with the property must have made some specific important contribution to history. Examples include sites significantly associated with Chief Joseph and Geronimo.⁷

⁷ For more information, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Traditional Cultural Properties*.

CRITERION C: DESIGN/CONSTRUCTION

Properties may be eligible for the National Register if they 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.



Richland Plantation, East Feliciana Parish, Louisiana. Properties can qualify under Criterion C as examples of high style architecture. Built in the 1830s, Richland is a fine example of a Federal style residence with a Greek Revival style portico. (Photo by Dave Gleason).

UNDERSTANDING CRITERION C: DESIGN/ CONSTRUCTION

This criterion applies to properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork. To be eligible under Criterion C, a property must meet *at least one* of the following requirements:

- Embody distinctive characteristics of a type, period, or method of construction.
- Represent the work of a master.
- Possess high artistic value.

- Represent a significant and distinguishable entity whose components may lack individual distinction.

The first requirement, that properties “embody the distinctive characteristics of a type, period, or method of construction,” refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. “The work of a master” refers to the technical or aesthetic achievements of an architect or craftsman. “High artistic values” concerns the expression of aesthetic ideals or preferences and applies to aesthetic achievement.

Resources “that represent a significant and distinguishable entity whose components may lack individual distinction” are called “districts.” In the Criteria for Evaluation (as published in the *Code of Federal Regulations* and reprinted here in Part II), districts are

defined within the context of Criterion C. Districts, however, can be considered for eligibility under all the Criteria, individually or in any combination, as is appropriate. For this reason, the full discussion of districts is contained in Part IV: *How to Define Categories of Historic Properties*. Throughout the bulletin, however, districts are mentioned within the context of a specific subject, such as an individual Criterion.



Grant Family House, Saco vicinity, York County, Maine. Properties possessing high artistic value meet Criterion C through the expression of aesthetic ideals or preferences. The Grant Family House, a modest Federal style residence, is significant for its remarkably well-preserved stenciled wall decorative treatment in the entry hall and parlor. Painted by an unknown artist ca. 1825, this is a fine example of 19th century New England regional artistic expression. (Photo by Kirk F. Mohney).

EXAMPLES OF PROPERTIES ASSOCIATED WITH DESIGN/ CONSTRUCTION

Properties associated with design and construction:

- A house or commercial building representing a significant style of architecture.
- A designed park or garden associated with a particular landscape design philosophy.
- A movie theater embodying high artistic value in its decorative features.
- A bridge or dam representing technological advances.

APPLYING CRITERION C: DESIGN/ CONSTRUCTION

DISTINCTIVE CHARACTERISTICS OF TYPE, PERIOD, AND METHOD OF CONSTRUCTION

This is the portion of Criterion C under which most properties are eligible, for it encompasses all architectural styles and construction practices. To be eligible under this portion of the Criterion, a property must clearly illustrate, through "distinctive characteristics," the following:

- The pattern of features common to a particular class of resources,
- The individuality or variation of features that occurs within the class,
- The evolution of that class, or
- The transition between classes of resources.

Distinctive Characteristics: "Distinctive characteristics" are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.

Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. They can be general, referring to ideas of design and construction such as basic plan or form, or they can be specific, referring to precise ways of combining particular kinds of materials.

Eligible

- A building eligible under the theme of Gothic Revival architecture must have the distinctive characteristics that make up the vertical and picturesque qualities of the style, such as pointed gables, steep roof pitch, board and batten siding, and ornamental bargeboard and veranda trim.
- A late Mississippian village that illustrates the important concepts in prehistoric community design and planning will qualify.
- A designed historic landscape will qualify if it reflects a historic trend or school of theory and practice, such as the City Beautiful Movement, evidencing distinguished design, layout, and the work of skilled craftsmanship.

Not Eligible

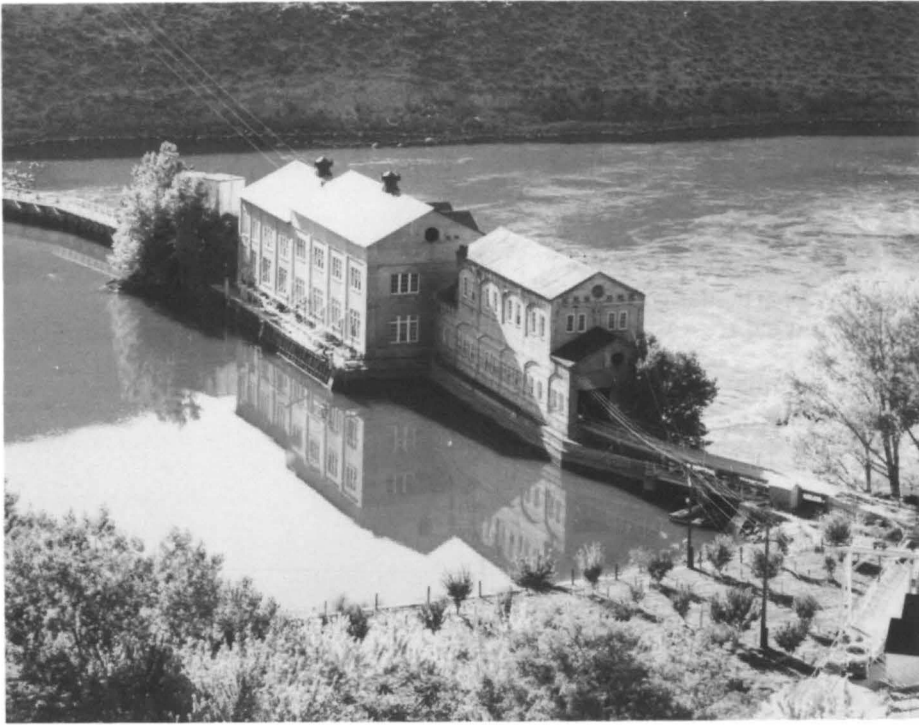
- A commercial building with some Art Deco detailing is not eligible under Criterion C if the detailing was added merely as an afterthought, rather than fully integrated with overall lines and massing typical of the Art Deco style or the transition between that and another style.
- A designed landscape that has had major changes to its historic design, vegetation, original boundary, topography/grading, architectural features, and circulation system will not qualify.

Type, Period, and Method of Construction: "Type, period, or method of construction" refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology.

A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history. For properties that represent the variation, evolution, or transition of construction types, it must be demonstrated that the variation, etc., was an important phase of the architectural development of the area or community in that it had an impact as evidenced by later buildings. A property is not eligible, however, simply because it has been identified as the only such property ever fabricated; it must be demonstrated to be significant as well.

Eligible

- A building that has some characteristics of the Romanesque Revival style and some characteristics of the Commercial style can qualify if it illustrates the transition of architectural design and the transition itself is considered an important architectural development.
- A Hopewellian mound, if it is an important example of mound building construction techniques, would qualify as a method or type of construction.
- A building which illustrates the early or the developing technology of particular structural systems, such as skeletal steel framing, is eligible as an example of a particular method of construction.



Swan Falls Dam and Power Plant, Murphy vicinity, Ada County, Idaho. Significant works of engineering can qualify under Criterion C. Built between 1900-1907 the Swan Falls Dam and Power Plant across the Snake River is one of the early hydroelectric plants in the State of Idaho. (Photo by H.L. Hough).



Looney House, Asheville vicinity, St. Clair County, Alabama. Examples of vernacular styles of architecture can qualify under Criterion C. Built ca. 1818, the Looney House is significant as possibly the State's oldest extant two-story dogtrot type of dwelling. The defining open center passage of the dogtrot was a regional building response to the southern climate. (Photo by Carolyn Scott).

HISTORIC ADAPTATION OF THE ORIGINAL PROPERTY

A property can be significant not only for the way it was originally constructed or crafted, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.

A district is eligible under this guideline if it illustrates the evolution of historic character of a place over a particular span of time.

Eligible

- A Native American irrigation system modified for use by Europeans could be eligible if it illustrates the technology of either or both periods of construction.
- An early 19th century farmhouse modified in the 1880s with Queen Anne style ornamentation could be significant for the modification itself, if it represented a local variation or significant trend in building construction or remodeling, was the work of a local master (see *Works of a Master* on page 20), or reflected the tastes of an important person associated with the property at the time of its alteration.
- A district encompassing the commercial development of a town between 1820 and 1910, characterized by buildings of various styles and eras, can be eligible.

WORKS OF A MASTER

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft.

A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect. For example, not every building designed by Frank Lloyd Wright is eligible under this portion of Criterion C, although it might meet other portions of the Criterion, for instance as a representative of the Prairie style.

The work of an unidentified craftsman is eligible if it rises above the level of workmanship of the other properties encompassed by the historic context.

PROPERTIES POSSESSING HIGH ARTISTIC VALUES

High artistic values may be expressed in many ways, including areas as diverse as community design or planning, engineering, and sculpture. A property is eligible for its high artistic values if it so fully articulates a particular concept of design that it expresses an aesthetic ideal. A property is not eligible, however, if it does not express aesthetic ideals or design concepts more fully than other properties of its type.

Eligible

- A sculpture in a town square that epitomizes the design principles of the Art Deco style is eligible.
- A building that is a classic expression of the design theories of the Craftsman Style, such as carefully detailed handwork, is eligible.
- A landscaped park that synthesizes early 20th century principles of landscape architecture and expresses an aesthetic ideal of environment can be eligible.
- Properties that are important representatives of the aesthetic values of a cultural group, such as petroglyphs and ground drawings by Native Americans, are eligible.

Not Eligible

- A sculpture in a town square that is a typical example of sculpture design during its period would not qualify for high artistic value, although it might be eligible if it were significant for other reasons.
- A building that is a modest example (within its historic context) of the Craftsman Style of architecture, or a landscaped park that is characteristic of turn of the century landscape design would not qualify for high artistic value.

A Significant and Distinguishable Entity Whose Components May Lack Individual Distinction. This portion of Criterion C refers to districts. For detailed information on districts, refer to *Part IV* of this bulletin.

CRITERION D: INFORMATION POTENTIAL

Properties may be eligible for the National Register if they have yielded, or may be likely to yield, information important in prehistory or history.

UNDERSTANDING CRITERION D: INFORMATION POTENTIAL

Certain important research questions about human history can only be answered by the actual physical material of cultural resources. Criterion D encompasses the properties that have the potential to answer, in whole or in part, those types of research questions. The most common type of property nominated under this Criterion is the archeological site (or a district comprised of archeological sites). Buildings, objects, and structures (or districts comprised of these property types), however, can also be eligible for their information potential.

Criterion D has two requirements, which must *both* be met for a property to qualify:

- The property must have, or have had, information to contribute to our understanding of human history or prehistory, and
- The information must be considered important.

Under the first of these requirements, a property is eligible if it has been used as a source of data and contains more, as yet unretrieved data. A property is also eligible if it has not yet yielded information but, through testing or research, is determined a likely source of data.

Under the second requirement, the information must be carefully evaluated within an appropriate context to determine its importance. Information is considered “important” when it is shown to have a significant bearing on a research design that addresses such areas as: 1) current

data gaps or alternative theories that challenge existing ones or 2) priority areas identified under a State or Federal agency management plan.

APPLYING CRITERION D: INFORMATION POTENTIAL

ARCHEOLOGICAL SITES

Criterion D most commonly applies to properties that contain or are likely to contain information bearing on an important archeological research question. The property must have characteristics suggesting the likelihood that it possesses configurations of artifacts, soil strata, structural remains, or other natural or cultural features that make it possible to do the following:

- Test a hypothesis or hypotheses about events, groups, or processes in the past that bear on important research questions in the social or natural sciences or the humanities; or
- Corroborate or amplify currently available information suggesting that a hypothesis is either true or false; or
- Reconstruct the sequence of archeological cultures for the purpose of identifying and explaining continuities and discontinuities in the archeological record for a particular area.

BUILDINGS, STRUCTURES, AND OBJECTS

While most often applied to archeological districts and sites, Criterion D can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D, they themselves must be, or must have been, the principal source of the important information.

Eligible

- A building exhibiting a local variation on a standard design or construction technique can be eligible if study could yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

Not Eligible

- The ruins of a hacienda once contained murals that have since been destroyed. Historical documentation, however, indicates that the murals were significant for their highly unusual design. The ruins can not be eligible under Criterion D for the importance of the destroyed murals if the information is contained only in the documentation.



Criterion D - Champe-Fremont 1 Archeological Site, Omaha vicinity, Douglas County, Nebraska. This archeological site, dating from ca. 1100-1450 A.D., consists of pit houses and storage pits which have the potential to yield important information concerning the subsistence patterns, religious and mortuary practices, and social organization of the prehistoric residents of eastern Nebraska. (Nebraska State Historical Society)

ASSOCIATION WITH HUMAN ACTIVITY

A property must be associated with *human activity* and be critical for understanding a site's historic environment in order to be eligible under Criterion D. A property can be linked to human activity through events, processes, institutions, design, construction, settlement, migration, ideals, beliefs, lifeways, and other facets of the development or maintenance of cultural systems.

The natural environment associated with the properties was often very different from that of the present and strongly influenced cultural development. Aspects of the environment that are pertinent to human activities should be considered when evaluating properties under Criterion D.

Natural features and paleontological (floral and faunal) sites are not usually eligible under Criterion D in and of themselves. They can be eligible, however, if they are either directly related to human activity or critical to understanding a site's historic environment. In a few cases, a natural feature or site unmarked by cultural materials, that is primarily eligible under Criterion A, may also be eligible under Criterion D, if study of the feature, or its location, setting, etc. (usually in the context of data gained from other sources), will yield important information about the event or period with which it is associated.

ESTABLISHING A HISTORIC CONTEXT

The information that a property yields, or will yield, must be evaluated within an appropriate historic context. This will entail consulting the body of information already collected from similar properties or other pertinent sources, including modern and historic written records. The researcher must be able to anticipate if and how the potential information will affect the definition of the context. The information likely to be obtained from a particular property must confirm, refute, or supplement in an important way existing information.

A property is *not* eligible if it cannot be related to a particular time period or cultural group and, as a result, lacks any historic context within which to evaluate the importance of the information to be gained.

DEVELOPING RESEARCH QUESTIONS

Having established the importance of the information that may be recovered, it is necessary to be explicit in demonstrating the connection between the important information and a specific property. One approach is to determine if specific important research questions can be answered by the data contained in the

property. Research questions can be related to property-specific issues, to broader questions about a large geographic area, or to theoretical issues independent of any particular geographic location. These questions may be derived from the academic community or from preservation programs at the local, regional, State, or national level. Research questions are usually developed as part of a "research design," which specifies not only the questions to be asked, but also the types of data needed to supply the answers, and often the techniques needed to recover the data.

Eligible

- When a site consisting of a village occupation with midden deposits, hearths, ceramics, and stratified evidence of several occupations is being evaluated, three possible research topics could be: 1) the question of whether the site occupants were indigenous to the area prior to the time of occupation or recent arrivals, 2) the investigation of the settlement-subsistence pattern of the occupants, 3) the question of whether the region was a center for the domestication of plants. Specific questions could include: A) Do the deposits show a sequential development or sudden introduction of Ceramic Type X? B) Do the dates of the occupations fit our expectations based on the current model for the reoccupation behavior of slash-and-burn agriculturalists? C) Can any genetic changes in the food plant remains be detected?

Not Eligible

- A property is not eligible if so little can be understood about it that it is not possible to determine if specific important research questions can be answered by data contained in the property.

ESTABLISHING THE PRESENCE OF ADEQUATE DATA

To support the assertion that a property has the data necessary to provide the important information, the property should be investigated with techniques sufficient to establish the presence of relevant data categories. What constitutes appropriate investigation techniques would depend upon specific circumstances including the property's location, condition, and the research questions being addressed, and could range from surface survey (or photographic survey for buildings), to the application of remote sensing techniques or intensive subsurface testing. Justification of the research potential of a property may be based on analogy to another better known property if sufficient similarities exist to establish the appropriateness of the analogy.

Eligible

- Data requirements depend on the specific research topics and questions to be addressed. To continue the example in "Developing Research Questions" above, we might want to ascertain the following with reference to questions A, B, and C: A) The site contains Ceramic Type X in one or more occupation levels and we expect to be able to document the local evaluation of the type or its intrusive nature. B) The hearths contain datable carbon deposits and are associated with more than one occupation. C) The midden deposits show good floral/faunal preservation, and we know enough about the physical evolution of food plants to interpret signs that suggest domestication.

Not Eligible

- Generally, if the applicable research design requires clearly stratified deposits, then subsurface investigation techniques must be applied. A site composed only of surface materials can not be eligible for its potential to yield information that could only be found in stratified deposits.

INTEGRITY

The assessment of integrity for properties considered for information potential depends on the data requirements of the applicable research design. A property possessing information potential does not need to recall *visually* an event, person, process, or construction technique. It is important that the significant data contained in the property remain sufficiently intact to yield the expected important information, if the appropriate study techniques are employed.

Eligible

- An irrigation system significant for the information it will yield on early engineering practices can still be eligible even though it is now filled in and no longer retains the appearance of an open canal.

Not Eligible

- A plowed archeological site contains several superimposed components that have been mixed to the extent that artifact assemblages cannot be reconstructed. The site cannot be eligible if the data requirements of the research design call for the study of artifacts specific to one component.

PARTLY EXCAVATED OR DISTURBED PROPERTIES

The current existence of appropriate physical remains must be ascertained in considering a property's ability to yield important information. Properties that have been partly excavated or otherwise disturbed and that are being considered for their potential to yield additional important information must be shown to retain that potential in their remaining portions.

Eligible

- A site that has been partially excavated but still retains substantial intact deposits (or a site in which the remaining deposits are small but contain critical information on a topic that is not well known) is eligible.

Not Eligible

- A totally collected surface site or a completely excavated buried site is not eligible since the physical remains capable of yielding important information no longer exist at the site. (See *Completely Excavated Sites*, on page 24, for exception.) Likewise, a site that has been looted or otherwise disturbed to the extent that the remaining cultural materials have lost their important depositional context (horizontal or vertical location of deposits) is not eligible.
- A reconstructed mound or other reconstructed site will generally not be considered eligible, because original cultural materials or context or both have been lost.

COMPLETELY EXCAVATED SITES

Properties that have yielded important information in the past and that no longer retain additional research potential (such as completely excavated archeological sites) must be assessed essentially as historic sites under Criterion A. Such sites must be significant for associative values related to: 1) the importance of the data gained or 2) the impact of the property's role in the history of the development of anthropology/ archeology or other relevant disciplines. Like other historic properties, the site must retain the ability to convey its association as the former repository of important information, the location of historic events, or the representative of important trends.

Eligible

- A property that has been excavated is eligible if the data recovered was of such importance that it influenced the direction of research in the discipline, as in a site that clearly established the antiquity of the human occupation of the New World. (See Criterion A in *Part VI: How to Identify the Type of Significance of a Property* and *Criteria Consideration G* in *Part VII: How to Apply the Criteria Considerations*.)

Not Eligible

- A totally excavated site that at one time yielded important information but that no longer can convey either its historic/ prehistoric utilization or significant modern investigation is not eligible.

VII. HOW TO APPLY THE CRITERIA CONSIDERATIONS

INTRODUCTION

Certain kinds of properties are not usually considered for listing in the National Register: religious properties, moved properties, birthplaces and graves, cemeteries, reconstructed properties, commemorative properties, and properties achieving significance within the past fifty years. These properties *can* be eligible for listing, however, if they meet special requirements, called Criteria Considerations, in addition to meeting the regular requirements (that is, being eligible under one or more of the four Criteria and possessing integrity). *Part VII* provides guidelines for determining which properties must meet these special requirements and for applying each Criteria Consideration.

The Criteria Considerations need to be applied only to *individual* properties. Components of eligible districts do not have to meet the special requirements unless they make up the majority of the district or are the focal point of the district. These are the general steps to follow when applying the Criteria Considerations to your property:

- Before looking at the Criteria Considerations, make sure your property meets one or more of the four Criteria for Evaluation and possesses integrity.
- If it does, check the Criteria Considerations (next column) to see if

the property is of a type that is usually excluded from the National Register. The sections that follow also list specific examples of properties of each type. If your property clearly *does not* fit one of these types, then it does not need to meet any special requirements.

- If your property *does* fit one of these types, then it must meet the special requirements stipulated for that type in the Criteria Considerations.

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 fifty 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 appropriate site or building directly associated with his or her productive life; or
- d. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, 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 exceptional significance; or,
- g. a property achieving significance within the past 50 years if it is of exceptional importance.

*The Criteria Considerations are taken from the Criteria for Evaluation, found in the *Code of Federal Regulations, Title 36, Part 60*.

CRITERIA CONSIDERATION A: RELIGIOUS PROPERTIES

A religious property is eligible if it derives its primary significance from architectural or artistic distinction or historical importance.

UNDERSTANDING CRITERIA CONSIDERATION A: RELIGIOUS PROPERTIES

A religious property requires justification on architectural, artistic, or historic grounds to avoid any appearance of judgment by government about the validity of any religion or belief. Historic significance for a religious property cannot be established on the merits of a religious doctrine, but rather, for architectural or artistic values or for important historic or cultural forces that the property represents. A religious property's significance under Criterion A, B, C, or D must be judged in purely secular terms. A religious group may, in some cases, be considered a cultural group whose activities are significant in areas broader than religious history.

Criteria Consideration for Religious Properties applies:

- If the resource was constructed by a religious institution.
- If the resource is presently owned by a religious institution or is used for religious purposes.
- If the resource was owned by a religious institution or used for religious purposes during its Period of Significance.
- If Religion is selected as an Area of Significance.

Examples of Properties that MUST Meet Criteria Consideration A: Religious Properties

- A historic church where an important non-religious event occurred, such as a speech by Patrick Henry.
- A historic synagogue that is significant for architecture.
- A private residence is the site of a meeting important to religious history.
- A commercial block that is currently owned as an investment property by a religious institution.
- A historic district in which religion was either a predominant or significant function during the period of significance.

Example of Properties that DO NOT Need to Meet Criteria Consideration A: Religious Properties

- A residential or commercial district that currently contains a small number of churches that are not a predominant feature of the district.
- A town meeting hall that serves as the center of community activity and houses a wide variety of public and private meetings, including religious service. The resource is significant for architecture and politics, and the religious function is incidental.
- A town hall, significant for politics from 1875 to 1925, that housed religious services during the 1950s. Since the religious function occurred after the Period of Significance, the Criteria Consideration does not apply.

APPLYING CRITERIA CONSIDERATION A: RELIGIOUS PROPERTIES

ELIGIBILITY FOR HISTORIC EVENTS

A religious property can be eligible under Criterion A for any of three reasons:

- It is significant under a theme in the history of religion having secular scholarly recognition; or
- It is significant under another historical theme, such as exploration, settlement, social philanthropy, or education; or
- It is significantly associated with traditional cultural values.

RELIGIOUS HISTORY

A religious property can be eligible if it is directly associated with either a specific event or a broad pattern in the history of religion.

Eligible

- The site of a convention at which a significant denominational split occurred meets the requirements of Criteria Consideration A. Also eligible is a property that illustrates the broad impact of a religious institution on the history of a local area.

Not Eligible

- A religious property cannot be eligible simply because was the place of religious services for a community, or was the oldest structure used by a religious group in a local area.

OTHER HISTORICAL THEMES

A religious property can be eligible if it is directly associated with either a specific event or a broad pattern that is significant in another historic context. A religious property would also qualify if it were significant for its associations that illustrate the importance of a particular religious group in the social, cultural, economic, or political history of the area. Eligibility depends on the importance of the event or broad pattern and the role of the specific property.

Eligible

- A religious property can qualify for its important role as a temporary hospital during the Revolutionary War, or if its school was significant in the history of education in the community.

Not Eligible

- A religious property is not significant in the history of education in a community simply because it had occasionally served as a school.

TRADITIONAL CULTURAL VALUES

When evaluating properties associated with traditional cultures, it is important to recognize that often these cultures do not make clear distinctions between what is secular and what is sacred. Criteria Consideration A is not intended to exclude traditional cultural resources merely because they have religious uses or are considered sacred. A property or natural feature important to a traditional culture's religion and mythology is eligible if its importance has been ethnohistorically documented and if the site can be clearly defined. It is critical, however, that the activities be documented and that the associations not be so diffuse that the physical resource cannot be adequately defined.⁸

Eligible

- A specific location or natural feature that an Indian tribe believes to be its place of origin and that is adequately documented qualifies under Criteria Consideration A.

ELIGIBILITY FOR HISTORIC PERSONS

A religious property can be eligible for association with a person important in religious history, if that significance has scholarly, secular recognition or is important in other historic contexts. Individuals who would likely be considered significant are those who formed or significantly influenced an important religious institution or movement, or who were important in the social, economic, or political history of the area. Properties associated with individuals important only within the context of a single congregation and lacking importance in any other historic context would not be eligible under Criterion B.

Eligible

- A religious property strongly associated with a religious leader, such as George Whitefield or Joseph Smith, is eligible.

⁸ For more information on applying Criteria Consideration A to traditional cultural properties, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Traditional Cultural Properties*.

ELIGIBILITY FOR ARCHITECTURAL OR ARTISTIC DISTINCTION

A religious property significant for its architectural design or construction should be evaluated as are other properties under Criterion C; that is, it should be evaluated within an established architectural context and, if necessary, compared to other properties of its type, period, or method of construction. (See "Comparing Related Properties" in Part V: *How to Evaluate a Property Within Its Historic Context*.)

Eligible

- A historic camp meeting district that meets the requirements of Criterion C for its significance as a type of construction is eligible.

ELIGIBILITY FOR INFORMATION POTENTIAL

A religious property, whether a district, site, building, structure, or object, is eligible if it can yield important information about the religious practices of a cultural group or other historic themes. This kind of property should be evaluated as are other properties under Criterion D, in relation to similar properties, other information sources, and existing data gaps.

Eligible

- A 19th century camp meeting site that could provide information about the length and intensity of site use during revivals of the Second Great Awakening is eligible.
- Rock cairns or medicine wheels that had a historic religious mythological function and can provide information about specific cultural beliefs are eligible.

ABILITY TO REFLECT HISTORIC ASSOCIATIONS

As with all eligible properties, religious properties must physically represent the period of time for which they are significant. For instance, a recent building that houses an older congregation cannot qualify based on the historic activities of the group because the current building does not convey the earlier history. Likewise, an older building that housed the historic activities of the congregation is eligible if it still physically represents the period of the congregation's significance. However, if an older building has been remodeled to the extent that its appearance dates from the time of the remodeling, it can only be eligible if the period of significance corresponds with the period of the alterations.

Eligible

- A church built in the 18th century and altered beyond recognition in the 19th century is eligible only if the additions are important in themselves as an example of late 19th century architecture or as a reflection of an important period of the congregation's growth.

Not Eligible

- A synagogue built in the 1920s cannot be eligible for the important activities of its congregation in the 18th and 19th centuries. It can only be eligible for significance obtained after its construction date.
- A rural 19th century frame church recently sheathed in brick is not eligible because it has lost its characteristic appearance and therefore can no longer convey its 19th century significance, either for architectural value or historic association.



Criteria Consideration A - Religious Properties. A religious property can qualify as an exception to the Criteria if it is architecturally significant. *The Church of the Navity in Rosedale, Iberville Parish, Louisiana, qualified as a rare example in the State of a 19th century small frame Gothic Revival style chapel.* (Robert Obier)

CRITERIA CONSIDERATION B: MOVED PROPERTIES

A property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event.

UNDERSTANDING CRITERIA CONSIDERATION B: MOVED PROPERTIES

The National Register criteria limit the consideration of moved properties because significance is embodied in locations and settings as well as in the properties themselves. Moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events and persons. A move may also cause the loss of historic features such as landscaping, foundations, and chimneys, as well as loss of the potential for associated archeological deposits. Properties that were moved *before* their period of significance do not need to meet the special requirements of Criteria Consideration B.

One of the basic purposes of the National Register is to encourage the preservation of historic properties as living parts of their communities. In keeping with this purpose, it is not usual to list artificial groupings of buildings that have been created for purposes of interpretation, protection, or maintenance. Moving buildings to such a grouping destroys the integrity of location and setting, and can create a false sense of historic development.

APPLYING CRITERIA CONSIDERATION B: MOVED PROPERTIES

ELIGIBILITY FOR ARCHITECTURAL VALUE

A moved property significant under Criterion C must retain enough historic features to convey its architectural values and retain integrity of design, materials, workmanship, feeling, and association.

Examples of Properties that MUST Meet Criteria Consideration B: Moved Properties

- A resource moved from one location on its original site to another location on the property, during or after its Period of Significance.
- A district in which a significant number of resources have been moved from their original location.
- A district which has one moved building that makes an especially significant contribution to the district.
- A portable resource, such as a ship or railroad car, that is relocated to a place incompatible with its original function.
- A portable resource, such as a ship or railroad car, whose importance is critically linked to its historic location or route and that is moved.

Examples of Properties that DO NOT Need to Meet Criteria Consideration B: Moved Properties

- A property that is moved prior to its Period of Significance.
- A district in which only a small percentage of typical buildings in a district are moved.
- A moved building that is part of a complex but is of less significance than the remaining (unmoved) buildings.
- A portable resource, such as a ship or railroad car, that is eligible under Criterion C and is moved within its natural setting (water, rails, etc.).
- A property that is raised or lowered on its foundations.

ELIGIBILITY FOR HISTORIC ASSOCIATIONS

A moved property significant under Criteria A or B must be demonstrated to be the surviving property most importantly associated with a particular historic event or an important aspect of a historic person's life. The phrase "most importantly associated" means that it must be the single surviving property that is most closely associated with the event or with the part of the person's life for which he or she is significant.

Eligible

- A moved building occupied by an business woman during the majority of her productive career would be eligible if the other extant properties are a house she briefly inhabited prior to her period of significance and a commercial building she owned after her retirement.

Not Eligible

- A moved building associated with the beginning of rail transportation in a community is not eligible if the original railroad station and warehouse remained intact on their original sites.

SETTING AND ENVIRONMENT

In addition to the requirements above, moved properties must still have an orientation, setting, and general environment that are comparable to those of the historic location and that are compatible with the property's significance.

Eligible

- A property significant as an example of mid-19th century rural house type can be eligible after a move, provided that it is placed on a lot that is sufficient in size and character to recall the basic qualities of the historic environment and setting, and provided that the building is sited appropriately in relation to natural and manmade surroundings.

Not Eligible

- A rural house that is moved into an urban area and a bridge that is no longer situated over a waterway are not eligible.

ASSOCIATION DEPENDENT ON THE SITE

For a property whose design values or historical associations are directly dependent on its location, any move will cause the property to lose its integrity and prevent it from conveying its significance.

Eligible

- A farm structure significant only as an example of a method of construction peculiar to the local area is still eligible if it is moved within that local area and the new setting is similar to that of the original location.

Not Eligible

- A 19th century rural residence that was designed around particular topographic features, reflecting that time period's ideals of environment, is not eligible if moved.

PROPERTIES DESIGNED TO BE MOVED

A property designed to move or a property frequently moved during its historic use must be located in a historically appropriate setting in order to qualify, retaining its integrity of setting, design, feeling, and association. Such properties include automobiles, railroad cars and engines, and ships.

Eligible

- A ship docked in a harbor, a locomotive on tracks or in a railyard, and a bridge relocated from one body of water to another are eligible.

Not Eligible

- A ship on land in a park, a bridge placed in a pasture, or a locomotive displayed in an indoor museum are not eligible.

ARTIFICIALLY CREATED GROUPINGS

An artificially created grouping of buildings, structures, or objects is not eligible unless it has achieved significance since the time of its assemblage. It cannot be considered as a reflection of the time period when the individual buildings were constructed.

Eligible

- A grouping of moved historic buildings whose creation marked the beginning of a major concern with past lifestyles can qualify as an early attempt at historic preservation and as an illustration of that generation's values.

Not Eligible

- A rural district composed of a farmhouse on its original site and a grouping of historic barns recently moved onto the property is not eligible.

PORTIONS OF PROPERTIES

A moved *portion* of a building, structure, or object is not eligible because, as a fragment of a larger resource, it has lost integrity of design, setting, materials, workmanship, and location.

CRITERIA CONSIDERATION C: BIRTHPLACES OR GRAVES

A birthplace or grave of a historical figure is eligible if the person is of outstanding importance and if there is no other appropriate site or building directly associated with his or her productive life.

UNDERSTANDING CRITERIA CONSIDERATION C: BIRTHPLACES AND GRAVES

Birthplaces and graves often attain importance as reflections of the origins of important persons or as lasting memorials to them. The lives of persons significant in our past normally are recognized by the National Register through listing of properties illustrative of or associated with that person's productive life's work. Birthplaces and graves, as properties that represent the beginning and the end of the life of distinguished individuals, may be temporally and geographically far removed from the person's significant activities, and therefore are not usually considered eligible.

Examples of Properties that MUST Meet Criteria Consideration C: Birthplaces and Graves

- *The birthplace of a significant person who lived elsewhere during his or her Period of Significance.*
- *A grave that is nominated for its association with the significant person buried in it.*
- *A grave that is nominated for information potential.*

Examples of Properties that DO NOT Need to Meet Criteria Consideration C: Birthplaces and Graves

- *A house that was inhabited by a significant person for his or her entire lifetime.*
- *A grave located on the grounds of the house where a significant person spent his or her productive years.*

APPLYING CRITERIA CONSIDERATION C: BIRTHPLACES AND GRAVES

PERSONS OF OUTSTANDING IMPORTANCE

The phrase "a historical figure of outstanding importance" means that in order for a birthplace or grave to qualify, it cannot be simply the birthplace or grave of a person significant in our past (Criterion B). It must be the birthplace or grave of an individual who was of outstanding importance in the history of the local area, State, or nation. The birthplace or grave of an individual who was one of several people active in some aspect of the history of a community, a state, or the Nation would not be eligible.

LAST SURVIVING PROPERTY ASSOCIATED WITH A PERSON

When an geographical area strongly associated with a person of outstanding importance has lost all other properties directly associated with his or her formative years or productive life, a birthplace or grave may be eligible.

ELIGIBILITY FOR OTHER ASSOCIATIONS

A birthplace or grave can also be eligible if it is significant for reasons other than association with the productive life of the person in question. It can be eligible for significance under Criterion A for association with important events, under Criterion B for association with the productive lives of *other* important persons, or under Criterion C for architectural significance. A birthplace or grave can also be eligible in rare cases if, after the passage of time, it is significant for its commemorative value. (See Criteria Consideration F for a discussion of commemorative properties.) A birthplace or grave can also be eligible under Criterion D if it contains important information on research, e.g., demography, pathology, mortuary practices, socioeconomic status differentiation.



Criteria Consideration C - Birthplaces. *A birthplace of a historical figure is eligible if the person is of outstanding importance and there is no other appropriate site or building associated with his or her productive life. The **Walter Reed Birthplace**, Gloucester vicinity, Gloucester County, Virginia is the most appropriate remaining building associated with the life of the man who, in 1900, discovered the cause and mode of transmission of the great scourge of the tropics, yellow fever. (Virginia Historic Landmarks Commission)*

CRITERIA CONSIDERATION D: CEMETERIES

A cemetery is eligible if it derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.

UNDERSTANDING CRITERIA CONSIDERATION D: CEMETERIES

A cemetery is a collection of graves that is marked by stones or other artifacts or that is unmarked but recognizable by features such as fencing or depressions, or through maps, or by means of testing. Cemeteries serve as a primary means of an individual's recognition of family history and as expressions of collective religious and/or ethnic identity. Because cemeteries may embody values beyond personal or family-specific emotions, the National Register criteria allow for listing of cemeteries under certain conditions.

Examples of Properties that MUST Meet Criteria Consideration D: Cemeteries

- A cemetery that is nominated individually for Criterion A, B, or C.

Examples of Properties that DO NOT Need to Meet Criteria Consideration D: Cemeteries

- A cemetery that is nominated along with its associated church, but the church is the main resource nominated.
- A cemetery that is nominated under Criterion D for information potential.
- A cemetery that is nominated as part of a district but is not the focal point of the district.

APPLYING CRITERIA CONSIDERATION D: CEMETERIES

PERSONS OF TRANSCENDENT IMPORTANCE

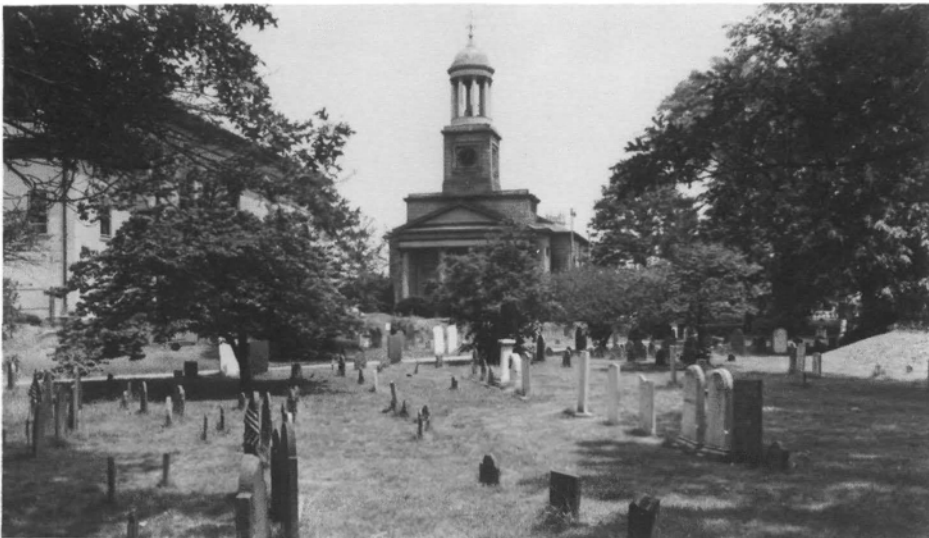
A cemetery containing the graves of persons of transcendent importance may be eligible. To be of transcendent importance the persons must have been of great eminence in their fields of endeavor or had a great impact upon the history of their community, State, or nation. (A single grave that is the burial place of an important person and is located in a larger cemetery that does not qualify under this Criteria Consideration should be treated under Criteria Consideration C: Birthplaces and Graves.)

Eligible

- A historic cemetery containing the graves of a number of persons who were exceptionally significant in determining the course of a State's political or economic history during a particular period is eligible.

Not Eligible

- A cemetery containing graves of State legislators is not eligible if they simply performed the daily business of State government and did not have an outstanding impact upon the nature and direction of the State's history.



Criteria Consideration D - Cemeteries. *The Hancock Cemetery, Quincy, Norfolk County, Massachusetts meets the exception to the Criteria because it derives its primary significance from its great age (the earliest burials date from 1640) and from the distinctive design features found in its rich collection of late 17th and early 18th century funerary art. (N. Hobart Holly)*

ELIGIBILITY ON THE BASIS OF AGE

Cemeteries can be eligible if they have achieved historic significance for their relative great age in a particular geographic or cultural context.

Eligible

- A cemetery dating from a community's original 1830s settlement can attain significance from its association with that very early period.

ELIGIBILITY FOR DESIGN

Cemeteries can qualify on the basis of distinctive design values. These values refer to the same design values addressed in Criterion C and can include aesthetic or technological achievement in the fields of city planning, architecture, landscape architecture, engineering, mortuary art, and sculpture. As for all other nominated properties, a cemetery must clearly express its design values and be able to convey its historic appearance.

Eligible

- A Victorian cemetery is eligible if it clearly expresses the aesthetic principles related to funerary design for that period, through such features as the overall plan, landscaping, statuary, sculpture, fencing, buildings, and grave markers.

Not Eligible

- A cemetery cannot be eligible for design values if it no longer conveys its historic appearance because of the introduction of new grave markers.

ELIGIBILITY FOR ASSOCIATION WITH EVENTS

Cemeteries may be associated with historic events including specific important events or general events that illustrate broad patterns.

Eligible

- A cemetery associated with an important Civil War battle is eligible.
- A cemetery associated with the settlement of an area by an ethnic or cultural group is eligible if the movement of the group into the area had an important impact, if other properties associated with that group are rare, and if few documentary sources have survived to provide information about the group's history.

Not Eligible

- A cemetery associated with a battle in the Civil War does not qualify if the battle was not important in the history of the war.
- A cemetery associated with an area's settlement by an ethnic or cultural group is not eligible if the impact of the group on the area cannot be established, if other extant historic properties better convey association with the group, or if the information that the cemetery can impart is available in documentary sources.

ELIGIBILITY FOR INFORMATION POTENTIAL

Cemeteries, both historic and prehistoric, can be eligible if they have the potential to yield important information. The information must be important within a specific context and the potential to yield information must be demonstrated.

A cemetery can qualify if it has potential to yield important information provided that the information it contains is not available in extant documentary evidence.

Eligible

- A cemetery associated with the settlement of a particular cultural group will qualify if it has the potential to yield important information about subjects such as demography, variations in mortuary practices, or the study of the cause of death correlated with nutrition or other variables.

INTEGRITY

Assessing the integrity of a historic cemetery entails evaluating principal design features such as plan, grave markers, and any related elements (such as fencing). Only that portion of a historic cemetery that retains its historic integrity can be eligible. If the overall integrity has been lost because of the number and size of recent grave markers, some features such as buildings, structures, or objects that retain integrity may be considered as individual properties if they are of such historic or artistic importance that they individually meet one or more of the requirements listed above.

NATIONAL CEMETERIES

National Cemeteries administered by the Veterans Administration are eligible because they have been designated by Congress as primary memorials to the military history of the United States. Those areas within a designated national cemetery that have been used or prepared for the reception of the remains of veterans and their dependents, as well as any landscaped areas that immediately surround the graves may qualify. Because these cemeteries draw their significance from the presence of the remains of military personnel who have served the country throughout

its history, the age of the cemetery is not a factor in judging eligibility, although integrity must be present.

A national cemetery or a portion of a national cemetery that has only been set aside for use in the future is not eligible.

CRITERIA CONSIDERATION E: RECONSTRUCTED PROPERTIES

A reconstructed property is eligible when it is 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 associations has survived. All three of these requirements must be met.

UNDERSTANDING CRITERIA CONSIDERATION E: RECONSTRUCTED PROPERTIES

“Reconstruction” is defined as the reproduction of the exact form and detail of a vanished building, structure, object, or a part thereof, as it appeared at a specific period of time. Reconstructed buildings fall into two categories: buildings wholly constructed of new materials and buildings reassembled from some historic and some new materials. Both categories of properties present problems in meeting the integrity requirements of the National Register criteria.

Examples of Properties that MUST Meet Criteria Consideration E: Recon- structed Properties

- A property in which most or all of the fabric is not original.
- A district in which an important resource or a significant number of resources are reconstructions.

Examples of Properties that DO NOT Need to Meet Criteria Consideration E: Reconstructed Properties

- A property that is remodeled or renovated and still has the majority of its original fabric.

APPLYING CRITERIA CONSIDERATION E: RECONSTRUCTED PROPERTIES

ACCURACY OF THE RECONSTRUCTION

The phrase “accurately executed” means that the reconstruction must be based upon sound archeological, architectural, and historic data concerning the historic construction and appearance of the resource. That documentation should include both analysis of any above or below ground material and research in written and other records.

SUITABLE ENVIRONMENT

The phrase “suitable environment” refers to: 1) the physical context provided by the historic district and 2) any interpretive scheme, if the historic district is used for interpretive purposes. This means that the reconstructed property must be located at the same site as the original. It must also be situated in its original grouping of buildings, structures, and objects (as many as are extant), and that grouping must retain integrity. In addition, the reconstruction must not be misrepresented as an authentic historic property.

Eligible

- A reconstructed plantation manager’s office building is considered eligible because it is located at its historic site, grouped with the remaining historic plantation buildings and structures, and the plantation as a whole retains integrity. Interpretation of the plantation district includes an explanation that the manager’s office is not the original building, but a reconstruction.

Not Eligible

- The same reconstructed plantation manager’s office building would not qualify if it were rebuilt at a location different from that of the original building, or if the district as a whole no longer reflected the period for which it is significant, or if a misleading interpretive scheme were used for the district or for the reconstruction itself.

RESTORATION MASTER PLANS

Being presented “as part of a restoration master plan” means that: 1) a reconstructed property is an essential component in a historic district and 2) the reconstruction is part of an overall restoration plan for an entire district. “Restoration” is defined as accurately recovering the form and details of a property and its setting as it appeared at a particular period by removing later work or by replacing missing earlier work (as opposed to completely rebuilding the property). The master plan for the entire property must emphasize restoration, not reconstruction. In other words, the master plan for the entire resource would not be acceptable under this consideration if it called for reconstruction of a majority of the resource.

LAST SURVIVING PROPERTY OF A TYPE

This consideration also stipulates that a reconstruction can qualify if, in addition to the other requirements, no other building, object, or structure with the same association has survived. A reconstruction that is part of a restoration master plan is appropriate only if: 1) the property is the only one in the district with which a particular important activity or event has been historically associated or 2) no other property with the same associative values has survived.

RECONSTRUCTIONS OLDER THAN FIFTY YEARS

After the passage of fifty years, a reconstruction may attain its own significance for what it reveals about the period in which it was built, rather than the historic period it was intended to depict. On that basis, a reconstruction can possibly qualify under any of the Criteria.

Eligible

- A reconstructed plantation manager’s office is eligible if the office were an important component of the plantation *and* if the reconstruction is one element in an overall plan for restoring the plantation *and* if no other building or structure with the same associations has survived.
- The reconstruction of the plantation manager’s office building can be eligible only if the majority of buildings, structures, and objects that comprised the plantation are extant and are being restored. For guidance regarding restoration see the *Secretary of the Interior’s Standards for Historic Preservation Projects*.

CRITERIA CONSIDERATION F: COMMEMORATIVE PROPERTIES

A property primarily commemorative in intent can be eligible if design, age, tradition, or symbolic value has invested it with its own historical significance.

UNDERSTANDING CRITERIA CONSIDERATION F: COMMEMORATIVE PROPERTIES

Commemorative properties are designed or constructed after the occurrence of an important historic event or after the life of an important person. They are not directly associated with the event or with the person's productive life, but serve as evidence of a later generation's assessment of the past. Their significance comes from their value as cultural expressions at the date of their creation. Therefore, a commemorative property generally must be over fifty years old and must possess significance based on its own value, not on the value of the event or person being memorialized.

Examples of Properties that MUST Meet Criteria Consideration F: Commemorative Properties

- *A property whose sole or primary function is commemorative or in which the commemorative function is of primary significance.*

Examples of Properties that DO NOT Need to Meet Criteria Consideration F: Commemorative Properties

- *A resource that has a non-commemorative primary function or significance.*
- *A single marker that is a component of a district (whether contributing or non-contributing).*

APPLYING CRITERIA CONSIDERATION F: COMMEMORATIVE PROPERTIES

ELIGIBILITY FOR DESIGN

A commemorative property derives its design from the aesthetic values of the period of its creation. A commemorative property, therefore, may be significant for the architectural, artistic, or other design qualities of its own period in prehistory or history.

Eligible

- A commemorative statue situated in a park or square is eligible if it expresses the aesthetics or craftsmanship of the period when it was made, meeting Criterion C.
- A late 19th century statue erected on a courthouse square to commemorate Civil War veterans would qualify if it reflects that era's shared perception of the noble character and valor of the veterans and their cause. This was commonly conveyed by portraying idealized soldiers or allegorical figures of battle, victory, or sacrifice.

ELIGIBILITY FOR AGE, TRADITION, OR SYMBOLIC VALUE

A commemorative property cannot qualify for association with the event or person it memorializes. A commemorative property may, however, acquire significance after the time of its creation through *age*, *tradition*, or *symbolic* value. This significance must be documented by accepted methods of historical research, including written or oral history, and must meet one or more of the Criteria.

Eligible

- A commemorative marker erected by a cultural group that believed the place was the site of its origins is eligible if, for subsequent generations of the group, the marker itself became the focus of traditional association with the group's historic identity.
- A building erected as a monument to an important historical figure will qualify if through the passage of time the property itself has come to symbolize the value placed upon the individual and is widely recognized as a reminder of enduring principles or contributions valued by the generation that erected the monument.
- A commemorative marker erected early in the settlement or development of an area will qualify if it is demonstrated that, because of its relative great age, the property has long been a part of the historic identity of the area.

Not Eligible

- A commemorative marker erected in the past by a cultural group at the site of an event in its history would not be eligible if the marker were significant only for association with the event, and it had not become significant itself through tradition.
- A building erected as a monument to an important historical figure would not be eligible if its only value lay in its association with the individual, and it has not come to symbolize values, ideas, or contributions valued by the generation that erected the monument.
- A commemorative marker erected to memorialize an event in the community's history would not qualify simply for its association with the event it memorialized.

INELIGIBILITY AS THE LAST REPRESENTATIVE OF AN EVENT OR PERSON

The loss of properties directly associated with a significant event or person does not strengthen the case for consideration of a commemorative property. Unlike birthplaces and graves, a commemorative property usually has no direct historic association. The commemorative property can qualify for historic association only if it is clearly significant in its own right, as stipulated above.

CRITERIA CONSIDERATION G: PROPERTIES THAT HAVE ACHIEVED SIGNIFICANCE WITHIN THE LAST FIFTY YEARS⁹

A property achieving significance within the last fifty years is eligible if it is of exceptional importance.

UNDERSTANDING CRITERIA CONSIDERATION G: PROPERTIES THAT HAVE ACHIEVED SIGNIFICANCE WITHIN THE LAST FIFTY YEARS

The National Register Criteria for Evaluation exclude properties that achieved significance within the last fifty years unless they are of exceptional importance. Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the National Register is a list of truly historic places.

Examples of Properties that MUST Meet Criteria Consideration G: Properties that Have Achieved Significance Within the Last Fifty Years

- A property that is less than fifty years old.
- A property that continues to achieve significance into a period less than fifty years before the nomination.
- A property that has non-contiguous Periods of Significance, one of which is less than fifty years before the nomination.
- A property that is more than fifty years old and had no significance until a period less than fifty years before the nomination.

Examples of Properties that DO NOT Need to Meet Criteria Consideration G: Properties that Have Achieved Significance Within the Last Fifty Years

- A resource whose construction began over fifty years ago, but the completion overlaps the fifty year period by a few years or less.
- A resource that is significant for its plan or design, which is over fifty years old, but the actual completion of the project overlaps the fifty year period by a few years.
- A historic district in which a few properties are newer than fifty years old, but the majority of properties and the most important Period of Significance are greater than fifty years old.

⁹ For more information on Criteria Consideration G, refer to *National Register Bulletin: Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Last Fifty Years*.

APPLYING CRITERIA CONSIDERATION G: PROPERTIES THAT HAVE ACHIEVED SIGNIFICANCE WITHIN THE PAST FIFTY YEARS

ELIGIBILITY FOR EXCEPTIONAL IMPORTANCE

The phrase "exceptional importance" may be applied to the extraordinary importance of an event or to an entire category of resources so fragile that survivors of any age are unusual. Properties listed that had attained significance in less than fifty years include: the launch pad at Cape Canaveral from which men first traveled to the moon, the home of nationally prominent playwright Eugene O'Neill, and the Chrysler Building (New York) significant as the epitome of the "Style Moderne" architecture.

Properties less than fifty years old that qualify as exceptional because the entire category of resources is fragile include a recent example of a traditional sailing canoe in the Trust Territory of the Pacific Islands, where because of rapid deterioration of materials, no working Micronesian canoes exist that are more than twenty years old. Properties that by their nature can last more than fifty years cannot be considered exceptionally important because of the fragility of the class of resources.

The phrase "exceptional importance" does not require that the property be of national significance. It is a measure of a property's importance within the appropriate historic context, whether the scale of that context is local, State, or national.

Eligible

- The General Laundry Building in New Orleans, one of the few remaining Art Deco Style buildings in that city, was listed in the National Register when it was forty years old because of its exceptional importance as an example of that architectural style.

HISTORICAL PERSPECTIVE

A property that has achieved significance within the past fifty years can be evaluated only when sufficient historical perspective exists to determine that the property is exceptionally important. The necessary perspective can be provided by scholarly research and evaluation, and must consider both the historic context and the specific property's role in that context.

In many communities, properties such as apartment buildings built in the 1950s cannot be evaluated because there is no scholarly research available to provide an overview of the nature, role, and impact of that building type within the context of historical and architectural developments of the 1950s.

NATIONAL PARK SERVICE RUSTIC ARCHITECTURE

Properties such as structures built in a rustic style by the National Park Service during the 1930s and 1940s can be evaluated because a broad study, *National Park Service Rustic Architecture* (1977), provides the context for evaluating properties of this type and style. Specific examples were listed in the National Register prior to reaching fifty years of age when documentation concerning the individual properties established their significance within the historical and architectural context of the type and style.

VETERANS ADMINISTRATION HOSPITALS

Hospitals less than fifty years old that were constructed by the Veterans Bureau and Veterans Administration can be evaluated because the collection of forty-eight facilities built between 1920 and 1946 has been analyzed in a study prepared by the agency. The study provided a historic and architectural context for development of veteran's care within which hospitals could be evaluated. The exceptional importance of specific individual facilities constructed within the past fifty years could therefore be determined based on their role and their present integrity.

COMPARISON WITH RELATED PROPERTIES

In justifying exceptional importance, it is necessary to identify other properties within the geographical area that reflect the same significance or historic associations and to determine which properties *best* represent the historic context in question. Several properties in the area could become eligible with the passage of time, but few will qualify now as exceptionally important.

POST-WORLD WAR II PROPERTIES

Properties associated with the post-World War II era must be identified and evaluated to determine which ones in an area could be judged exceptionally important. For example, a public housing complex may be eligible as an outstanding expression of the nation's post-war urban policy. A military installation could be judged exceptionally important because of its contribution to the Cold War arms race. A church building in a Southern city may have served as the pivotal rallying point for the city's most famous civil rights protest. A post-war suburban subdivision may be the best reflection of contemporary siting and design tenets in a metropolitan area. In each case, the nomination preparer must justify the *exceptional* importance of the property relative to similar properties in the community, State, or nation.

ELIGIBILITY FOR INFORMATION POTENTIAL

A property that has achieved significance within the past fifty years can qualify under Criterion D only if it can be demonstrated that the information is of exceptional importance within the appropriate context and that the property contains data superior to or different from those obtainable from other sources, including other culturally related sites. An archeological site less than fifty years old may be eligible if the former inhabitants are so poorly documented that information about their lifeways is best obtained from examination of the material remains.

Eligible

- Data such as the rate of adoption of modern technological innovations by rural tenant farmers in the 1950s may not be obtainable through interviews with living persons but could be gained by examination of homesites.

Not Eligible

- A recent archeological site such as the remains of a Navajo sheep corral used in the 1950s would not be considered exceptionally significant for its information potential on animal husbandry if better information on the same topic is available through ethnographic studies or living informants.

HISTORIC DISTRICTS

Properties which have achieved significance within the past fifty years can be eligible for the National Register if they are an integral part of a district which qualifies for National Register listing. 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 fifty years old may be an integral part of a district when there is sufficient perspective to consider the properties as historic. This is accomplished by demonstrating that: 1) the district's Period of Significance is justified as a discrete period with a defined beginning and end, 2) the character of the district's historic resources is clearly defined and assessed, 3) specific resources in the district are demonstrated to date from that discrete era, and 4) the majority of district properties are over fifty years old. In these instances, it is not necessary to prove exceptional importance of either the district itself or the less-than-fifty-year-old properties. Exceptional importance still must be demonstrated for district where the majority of properties or the major Period of Significance is less than fifty years old, and for less-than-fifty-year-old properties which are nominated individually.

PROPERTIES MORE THAN FIFTY YEARS IN AGE, LESS THAN FIFTY YEARS IN SIGNIFICANCE

Properties that are more than fifty years old, but whose significant associations or qualities are less than fifty years old, must be treated under the fifty year consideration.

Eligible

- A building constructed early in the twentieth century (and having no architectural importance), but that was associated with an important person during the 1950s, must be evaluated under Criteria Consideration G because the Period of Significance is within the past fifty years. Such a property would qualify if the person was of exceptional importance.

REQUIREMENT TO MEET THE CRITERIA, REGARDLESS OF AGE

Properties that are less than fifty years old and are not exceptionally important will *not* automatically qualify for the National Register once they are fifty years old. In order to be listed in the National Register, all properties, regardless of age, must be demonstrated to meet the Criteria for Evaluation.

VIII. HOW TO EVALUATE THE INTEGRITY OF A PROPERTY

INTRODUCTION

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining *which* of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

SEVEN ASPECTS OF INTEGRITY

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

UNDERSTANDING THE ASPECTS OF INTEGRITY

LOCATION

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. (See Criteria Consideration B in *Part VII: How to Apply the Criteria Considerations*, for the conditions under which a moved property can be eligible.)

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

SETTING

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

MATERIALS

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a

recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible. (See Criteria Consideration E in *Part VII: How to Apply the Criteria Considerations* for the conditions under which a reconstructed property can be eligible.)

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.

Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. Examples of workmanship in prehistoric contexts include Paleo-Indian clovis projectile points; Archaic period beveled adzes; Hopewellian birdstone pipes; copper earspools and worked bone pendants; and Iroquoian effigy pipes.

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

ASSOCIATION

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle.

Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

ASSESSING INTEGRITY IN PROPERTIES

Integrity is based on significance: why, where, and when a property is important. Only after significance is fully established can you proceed to the issue of integrity.

The steps in assessing integrity are:

- Define the **essential physical features** that must be present for a property to represent its significance.
- Determine whether the **essential physical features are visible** enough to convey their significance.
- Determine whether the property needs to be **compared with similar properties**. And,
- Determine, based on the significance and essential physical features, **which aspects of integrity** are particularly vital to the property being nominated and if they are present.

Ultimately, the question of integrity is answered by whether or not the property retains the **identity** for which it is significant.

DEFINING THE ESSENTIAL PHYSICAL FEATURES

All properties change over time. It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both *why* a property is significant (Applicable Criteria and Areas of Significance) and *when* it was significant (Periods of Significance). They are the features without which a property can no longer be identified as, for instance, a late 19th century dairy barn or an early 20th century commercial district.

CRITERIA A AND B

A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). If the property is a site (such as a treaty site) where there are no material cultural remains, the setting must be intact.

Archeological sites eligible under Criteria A and B must be in overall good condition with excellent preservation of features, artifacts, and spatial relationships to the extent that these remains are able to convey important associations with events or persons.

CRITERION C

A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

Archeological sites eligible under Criterion C must be in overall good condition with excellent preservation

of features, artifacts, and spatial relationships to the extent that these remains are able to illustrate a site type, time period, method of construction, or work of a master.

CRITERION D

For properties eligible under Criterion D, including archeological sites and standing structures studied for their information potential, less attention is given to their overall condition, than it they were being considered under Criteria A, B, or C. Archeological sites, in particular, do not exist today exactly as they were formed. There are always cultural and natural processes that alter the deposited materials and their spatial relationships.

For properties eligible under Criterion D, integrity is based upon the property's potential to yield specific data that addresses important research questions, such as those identified in the historic context documentation in the Statewide Comprehensive Preservation Plan or in the research design for projects meeting the *Secretary of the Interior's Standards for Archeological Documentation*.

INTERIORS

Some historic buildings are virtually defined by their exteriors, and their contribution to the built environment can be appreciated even if their interiors are not accessible. Examples of this would include early examples of steel-framed skyscraper construction. The great advance in American technology and engineering made by these buildings can be read from the outside. The change in American popular taste during the 19th century, from the symmetry and simplicity of architectural styles based on classical precedents, to the expressions of High Victorian styles, with their combination of textures, colors, and asymmetrical forms, is readily apparent from the exteriors of these buildings.

Other buildings "are" interiors. The Cleveland Arcade, that soaring 19th century glass-covered shopping area, can only be appreciated from the inside. Other buildings in this category would be the great covered train sheds of the 19th century.

In some cases the loss of an interior will disqualify properties from listing

in the National Register—a historic concert hall noted for the beauty of its auditorium and its fine acoustic qualities would be the type of property that if it were to lose its interior, it would lose its value as a historic resource. In other cases, the overarching significance of a property's exterior can overcome the adverse effect of the loss of an interior.

In borderline cases particular attention is paid to the significance of the property and the remaining historic features.

HISTORIC DISTRICTS

For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district's components must be substantially unchanged since the period of significance.

When evaluating the impact of intrusions upon the district's integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment.

A component of a district cannot contribute to the significance if:

- it has been substantially altered since the period of the district's significance *or*
- it does not share the historic associations of the district.

VISIBILITY OF PHYSICAL FEATURES

Properties eligible under Criteria A, B, and C must not only retain their essential physical features, but the features must be visible enough to convey their significance. This means that even if a property is physically intact, its integrity is questionable if its significant features are concealed under modern construction. Archeological properties are often the exception to this; by nature they usually do not require visible features to convey their significance.

NON-HISTORIC EXTERIORS

If the historic *exterior* building material is covered by non-historic material (such as modern siding), the property can still be eligible *if* the significant form, features, and detailing are not obscured. If a property's exterior is covered by a non-historic false-front or curtain wall, the property will not qualify under Criteria A, B, or C, because it does not retain the visual quality necessary to convey historic or architectural significance. Such a property also cannot be considered a contributing element in a historic district, because it does not add to the district's sense of time and place. If the false front, curtain wall, or non-historic siding is removed and the original building materials are intact, then the property's integrity can be re-evaluated.

PROPERTY CONTAINED WITHIN ANOTHER PROPERTY

Some properties contain an earlier structure that formed the nucleus for later construction. The exterior property, if not eligible in its own right, can qualify on the basis of the interior property *only if* the interior property can yield significant information about a specific construction technique or material, such as rammed earth or tabby. The interior property *cannot* be used as the basis for eligibility if it has been so altered that it no longer contains the features that could provide important information, or if the presence of important information cannot be demonstrated.

SUNKEN VESSELS

A sunken vessel can be eligible under Criterion C as embodying the distinctive characteristics of a method of construction if it is structurally intact. A *deteriorated* sunken vessel, no longer structurally intact, can be eligible under Criterion D if the remains of either the vessel or its contents is capable of yielding significant information. For further information, refer to *National Register Bulletin: Nominating Historic Vessels and Shipwrecks to the National Register of Historic Places*.

Natural Features

A natural feature that is associated with a historic event or trend, such as a rock formation that served as a trail marker during westward expansion, must retain its historic appearance, unobscured by modern construction or landfill. Otherwise it is not eligible, even though it remains intact.

COMPARING SIMILAR PROPERTIES

For some properties, comparison with similar properties should be considered during the evaluation of integrity. Such comparison may be important in deciding what physical features are essential to properties of that type. In instances where it has not been determined what physical features a property must possess in order for it to reflect the significance of a historic context, comparison with similar properties should be undertaken during the evaluation of integrity. This situation arises when scholarly work has not been done on a particular property type or when surviving examples of a property type are extremely rare. (See **Comparing Related Properties** in *Part V: How to Evaluate a Property within its Historic Context*.)

RARE EXAMPLES OF A PROPERTY TYPE

Comparative information is particularly important to consider when evaluating the integrity of a property that is a rare surviving example of its type. The property must have the essential physical features that enable it to convey its historic character or information. The rarity and poor condition, however, of other extant examples of the type may justify accepting a greater degree of alteration or fewer features, provided that enough of the property survives for it to be a significant resource.

Eligible

- A one-room schoolhouse that has had all original exterior siding replaced and a replacement roof that does not exactly replicate the original roof profile can be eligible if the other extant rare examples have received an even greater degree of alteration, such as the subdivision of the original one-room plan.

Not Eligible

- A mill site contains information on how site patterning reflects historic functional requirements, but parts of the site have been destroyed. The site is not eligible for its information potential if a comparison of other mill sites reveals more intact properties with complete information.

DETERMINING THE RELEVANT ASPECTS OF INTEGRITY

Each type of property depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects is most important to a particular property requires an understanding of the property's significance and its essential physical features.

CRITERIA A AND B

A property important for association with an event, historical pattern, or person(s) ideally might retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Integrity of design and workmanship, however, might not be as important to the significance, and would not be relevant if the property were a site. A basic integrity test for a property associated with an important event or person is whether a historical contemporary would recognize the property as it exists today.

For archeological sites that are eligible under Criteria A and B, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects. It is important to note, however, that the site must have *demonstrated* its ability to convey its significance, as opposed to sites eligible under Criterion D where only the potential to yield information is required.

Eligible

A mid-19th century waterpowered mill important for its association with an area's industrial development is eligible if:

- it is still on its original site (**Location**), and
- the important features of its setting are intact (**Setting**), and
- it retains most of its historic materials (**Materials**), and
- it has the basic features expressive of its design and function, such as configuration, proportions, and window pattern (**Design**).

Not Eligible

A mid-19th century water-powered mill important for its association with an area's industrial development is not eligible if:

- it has been moved (**Location**, **Setting**, **Feeling**, and **Association**), or
- substantial amounts of new materials have been incorporated (**Materials**, **Workmanship**, and **Feeling**), or
- it no longer retains basic design features that convey its historic appearance or function (**Design**, **Workmanship**, and **Feeling**).

CRITERION C

A property significant under Criterion C must retain those physical features that characterize the type, period, or method of construction that the property represents. Retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association. Location and setting will be important, however, for those properties whose design is a reflection of their immediate environment (such as designed landscapes and bridges).

For archeological sites that are eligible under Criterion C, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects. It is important to note, however, that the site must have *demonstrated* its ability to convey its significance, as opposed to sites eligible under Criterion D where only the *potential* to yield information is required.

Eligible

A 19th century wooden covered bridge, important for illustrating a construction type, is eligible if:

- the essential features of its design are intact, such as abutments, piers, roof configuration, and trusses (**Design**, **Workmanship**, and **Feeling**), and
- most of the historic materials are present (**Materials**, **Workmanship**, and **Feeling**), and
- evidence of the craft of wooden bridge technology remains, such as the form and assembly technique of the trusses (**Workmanship**).
- Since the design of a bridge relates directly to its function as a transportation crossing, it is also important that the bridge still be situated over a waterway (**Setting**, **Location**, **Feeling**, and **Association**).

Not Eligible

For a 19th century wooden covered bridge, important for its construction type, replacement of some materials of the flooring, siding, and roofing would not necessarily damage its integrity. Integrity would be lost, however, if:

- the abutments, piers, or trusses were substantially altered (**Design**, **Workmanship**, and **Feeling**) or
- considerable amounts of new materials were incorporated (**Materials**, **Workmanship**, and **Feeling**).
- Because environment is a strong factor in the design of this property type, the bridge would also be ineligible if it no longer stood in a place that conveyed its function as a crossing (**Setting**, **Location**, **Feeling**, and **Association**).

CRITERION D

For properties eligible under Criterion D, setting and feeling may not have direct bearing on the property's ability to yield important information. Evaluation of integrity probably will focus primarily on the location, design, materials, and perhaps workmanship.

Eligible

A multicomponent prehistoric site important for yielding data on changing subsistence patterns can be eligible if:

- floral or faunal remains are found in clear association with cultural material (**Materials** and **Association**) and
- the site exhibits stratigraphic separation of cultural components (**Location**).

Not Eligible

A multicomponent prehistoric site important for yielding data on changing subsistence patterns would not be eligible if:

- floral or faunal remains were so badly decomposed as to make identification impossible (**Materials**), or
- floral or faunal remains were disturbed in such a manner as to make their association with cultural remains ambiguous (**Association**), or
- the site has lost its stratigraphic context due to subsequent land alterations (**Location**).

Eligible

A lithic scatter site important for yielding data on lithic technology during the Late Archaic period can be eligible if:

- the site contains lithic debitage, finished stone tools, hammerstones, or antler flakers (**Material** and **Design**), and
- the site contains datable material (**Association**).

Not Eligible

A lithic scatter site important for yielding data on lithic technology during the Late Archaic period would not be eligible if:

- the site contains natural deposits of lithic materials that are impossible to distinguish from culturally modified lithic material (**Design**) or
- the site does not contain any temporal diagnostic evidence that could link the site to the Late Archaic period (**Association**).

IX. SUMMARY OF THE NATIONAL HISTORIC LANDMARKS CRITERIA FOR EVALUATION

A property being nominated to the National Register may also merit consideration for potential designation as a National Historic Landmark. Such consideration is dependent upon the stringent application of the following distinct set of criteria (found in the *Code of Federal Regulations*, Title 36, Part 65).

NATIONAL HISTORIC LANDMARKS CRITERIA

The quality of national significance is ascribed to districts, sites, buildings, structures, and objects that possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering, and culture and that possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained; or
2. That are associated importantly with the lives of persons nationally significant in the history of the United States; or
3. That represent some great idea or ideal of the American people; or
4. That embody the distinguishing characteristics of an architectural type specimen exceptionally valuable for a study of a period, style or method of construction, or that represent a significant, distinctive and exceptional entity whose components may lack individual distinction; or
5. That are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition but collectively compose an entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture; or
6. That have yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation over large areas of the United States. Such sites are those which have yielded, or which may reasonably be expected to yield, data affecting theories, concepts and ideas to a major degree.

NATIONAL HISTORIC LANDMARK EXCLUSIONS

Ordinarily, cemeteries, birthplaces, 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 and properties that have achieved significance within the past fifty years are not eligible for designation. If such properties fall within the following categories they may, nevertheless, be found to qualify:

1. A religious property deriving its primary national significance from architectural or artistic distinction or historical importance; or
2. A building or structure removed from its original location but which is nationally significant primarily for its architectural merit, or for association with persons or events of transcendent importance in the nation's history and the association consequential; or
3. A site of a building or structure no longer standing but the person or event associated with it is of transcendent importance in the nation's history and the association consequential; or

4. A birthplace, grave or burial if it is of a historical figure of transcendent national significance and no other appropriate site, building, or structure directly associated with the productive life of that person exists; or
5. A cemetery that derives its primary national significance from graves of persons of transcendent importance, or from an exceptionally distinctive design or an exceptionally significant event; or
6. A reconstructed building or ensemble of buildings of extraordinary national significance when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other buildings or structures with the same association have survived; or
7. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own national historical significance; or
8. A property achieving national significance within the past 50 years if it is of extraordinary national importance.

COMPARING THE NATIONAL HISTORIC LANDMARKS CRITERIA AND THE NATIONAL REGISTER CRITERIA

In general, the instructions for preparing a National Register nomination and the guidelines stated in this bulletin for applying the National Register Criteria also apply to Landmark nominations and the use of the Landmark criteria. While there are specific distinctions discussed below, *Parts IV and V* of this bulletin apply equally to National Register listings and Landmark nominations. That is, the categories of historic properties are defined the same way; historic con-

texts are identified similarly; and comparative evaluation is carried out on the same principles enumerated in *Part V*.

There are some differences between National Register and National Historic Landmarks Criteria. The following is an explanation of how each Landmark Criterion compares with its National Register Criteria counterpart:

CRITERION 1

This Criterion relates to National Register Criterion A. Both cover properties associated with events. The Landmark Criterion, however, requires that the events associated with the property be *outstandingly* represented by that property and that the property be related to the broad national patterns of U.S. history. Thus, the quality of the property to convey and interpret its meaning must be of a higher order and must relate to national themes rather than the narrower context of State or local themes.

CRITERION 2

This Criterion relates to National Register Criterion B. Both cover properties associated with significant people. The Landmark Criterion differs in that it specifies that the association of a person to the property in question be an important one and that the person associated with the property be of *national* significance.

CRITERION 3

This Criterion has no counterpart among the National Register Criteria. It is rarely, if ever, used alone. While not a landmark at present, the Liberty Bell is an object that might be considered under this Criterion. The application of this Criterion obviously requires the most careful scrutiny and would apply only in rare instances involving ideas and ideals of the highest order.

CRITERION 4

This Criterion relates to National Register Criterion C. Its intent is to qualify exceptionally important works of architecture or collective elements of architecture extraordinarily significant as an ensemble, such as a historic

district. Note that the language is more restrictive than that of the National Register Criterion in requiring that a candidate in architecture be "a specimen exceptionally valuable for the study of a period, style, or method of construction" rather than simply embodying distinctive characteristics of a type, period, or method of construction. With regard to historic districts, the Landmarks Criterion requires an entity that is distinctive and exceptional. Unlike National Register Criterion C, this Criterion will not qualify the works of a master, *per se*, but only such works which are exceptional or extraordinary. Artistic value is considered only in the context of history's judgement in order to avoid current conflicts of taste.

CRITERION 5

This Criterion does not have a strict counterpart among the National Register Criteria. It may seem redundant of the latter part of Landmark Criterion 4. It is meant to cover collective entities such as Greenfield Village and historic districts like New Bedford, Massachusetts, which qualify for their collective association with a nationally significant event, movement, or broad pattern of national development.

CRITERION 6

The National Register counterpart of this is Criterion D. Criterion 6 was developed specifically to recognize archeological sites. All such sites must address this Criterion. The following are the qualifications that distinguish this Criterion from its National Register counterpart: the information yielded or likely to be yielded must be of *major* scientific importance by revealing new cultures, or by shedding light upon periods of occupation *over large areas* of the United States. Such sites should be expected to yield data affecting *theories, concepts, and ideas* to a *major degree*.

The data recovered or expected to be recovered must make a major contribution to the existing corpus of information. Potentially recoverable data must be likely to revolutionize or substantially modify a major theme in history or prehistory, resolve a substantial historical or anthropological debate, or close a serious gap in a major theme of U. S. history or prehistory.

EXCLUSIONS AND EXCEPTIONS TO THE EXCLUSIONS

This section of the National Historic Landmarks Criteria has its counterpart in the National Register's "Criteria Considerations." The most abundant difference between them is the addition of the qualifiers "national," "exceptional," or "extraordinary" before the word significance. Other than this, the following are the most notable distinctions:

EXCLUSION 2

Buildings moved from their original location, qualify only if one of two conditions are met: 1) the building is nationally significant for

architecture, or 2) the persons or events with which they are associated are of *transcendent* national significance and the association is consequential.

Transcendent significance means an order of importance higher than that which would ordinarily qualify a person or event to be nationally significant. A consequential association is a relationship to a building that had an evident impact on events, rather than a connection that was incidental and passing.

EXCLUSION 3

This pertains to the site of a structure no longer standing. There is no counterpart to this exclusion in the National Register Criteria. In order for such a property to qualify for Landmark designation it must meet the second condition cited for Exclusion 2.

EXCLUSION 4

This exclusion relates to Criteria Consideration C of the National Register Criteria. The only difference is that a burial place qualifies for Landmark designation only if, in addition to other factors, the person buried is of *transcendent* national importance.

When evaluating properties at the national level for designation as a National Historic Landmark, please refer to the National Historic Landmarks outline, *History and Prehistory in the National Park System and the National Historic Landmarks Program*, 1987. (For more information about the National Historic Landmarks program, please write to Department of the Interior, National Park Service, National Historic Landmarks, 1849 C Street, NW, NC400, Washington, DC 20240.)

X. GLOSSARY

Associative Qualities - An aspect of a property's history that links it with historic events, activities, or persons.

Code of Federal Regulations - Commonly referred to as "CFR." The part containing the National Register Criteria is usually referred to as 36 CFR 60, and is available from the National Park Service.

CLG - Certified Local Government.

Culture - A group of people linked together by shared values, beliefs, and historical associations, together with the group's social institutions and physical objects necessary to the operation of the institution.

Cultural Resource - See Historic Resource.

Evaluation - Process by which the significance and integrity of a historic property are judged and eligibility for National Register listing is determined.

Historic Context - An organizing structure for interpreting history that groups information about historic properties that share a common theme, common geographical area, and a common time period. The development of historic contexts is a foundation for decisions about the planning, identification, evaluation, registration, and treatment of historic properties, based upon comparative historic significance.

Historic Integrity - The unimpaired ability of a property to convey its historical significance.

Historic Property - See Historic Resource.

Historic Resource - Building, site, district, object, or structure evaluated as historically significant.

Identification - Process through which information is gathered about historic properties.

Listing - The formal entry of a property in the National Register of Historic Places. See also, Registration.

Nomination - Official recommendation for listing a property in the National Register of Historic Places.

Property Type - A grouping of properties defined by common physical and associative attributes.

Registration - Process by which a historic property is documented and nominated or determined eligible for listing in the National Register.

Research Design - A statement of proposed identification, documentation, investigation, or other treatment of a historic property that identifies the project's goals, methods and techniques, expected results, and the relationship of the expected results to other proposed activities or treatments.

XI. LIST OF NATIONAL REGISTER BULLETINS

The Basics

How to Apply National Register Criteria for Evaluation *

Guidelines for Completing National Register of Historic Places Form

Part A: How to Complete the National Register Form *

Part B: How to Complete the National Register Multiple Property Documentation Form *

Researching a Historic Property *

Property Types

Guidelines for Evaluating and Documenting Historic **Aids to Navigation** *

Guidelines for Identifying, Evaluating and Registering **America's Historic Battlefields**

Guidelines for Evaluating and Registering Historical **Archeological Sites**

Guidelines for Evaluating and Documenting Historic **Aviation Properties**

Guidelines for Evaluating and Registering **Cemeteries and Burial Places**

How to Evaluate and Nominate **Designed Historic Landscapes** *

Guidelines for Identifying, Evaluating and Registering Historic **Mining Sites**

How to Apply National Register Criteria to **Post Offices** *

Guidelines for Evaluating and Documenting **Properties Associated with Significant Persons**

Guidelines for Evaluating and Documenting **Properties That Have Achieved Significance Within the Last Fifty Years** *

Guidelines for Evaluating and Documenting **Rural Historic Landscapes** *

Guidelines for Evaluating and Documenting **Traditional Cultural Properties** *

Nominating Historic **Vessels and Shipwrecks** to the National Register of Historic Places

Technical Assistance

Defining Boundaries for National Register Properties*

Guidelines for Local Surveys: A Basis for Preservation Planning *

How to Improve the Quality of Photographs for National Register Nominations

National Register Casebook: Examples of Documentation *

Using the UTM Grid System to Record Historic Sites

To order these publications, write to: National Register of Historic Places, National Park Service, 1849 C St., NC 400, NW, Washington, D.C. 20240, or e-mail at: nr_reference@nps.gov. Publications marked with an asterisk (*) are also available in electronic form at www.cr.nps.gov/nr.