

Help from the National Trust Resource Center
Information Sheet #2
HOW TO PRESERVE A HISTORIC BUILDING

The following is a list from the National Trust, of resources, products, and programs for people interested in preserving historic buildings.

Page 1	National Trust resources, programs, and publications
Page 2	Buying and Selling Historic Properties
Page 2	Appraising Historic Properties
Page 3	Historic Building Rehabilitation and Restoration Information
	How Do I Start?
	Secretary of the Interior's Standards for Rehabilitation
Page 4	What Is the National Register of Historic Places?
	Plaques for Historic Buildings
	State Historic Preservation Office
	Your Statewide and Local Preservation Organizations
	Contact Your Historic District Commission
Page 5	Financing the Restoration of a Historic Building
Page 6	Painting a Historic Building
Page 7	Easements
Page 7	Resource List
	Products, Technical Assistance, and Related Resources
Page 10	Glossary of Preservation Terms

National Trust Resources

- Plan to attend our **National Preservation Conference** which is held each fall. For more information, visit the conference website at www.nthpconference.org or call 202-588-6100.
- The National Trust offers booklets on issues faced by owners of historic buildings, including topics such as *Appraising Historic Properties*, *Buyer's Guide to Older and Historic Houses*, *Design Review in Historic Districts*, *Rescuing Historic Resources: How to Respond to a Preservation Emergency*, *Coping with Contamination: A Primer for Preservationists*, and *Protecting America's Historic Neighborhoods: Taming the Teardown Trend*. For more information about these and other publications, call 202-588-6296 or go to the **Preservation Books** web site at www.preservationbooks.org.
- **Join the National Trust** - The National Trust is committed to improving the livability of our communities through historic preservation. With your membership, you're helping demonstrate to all Americans how protecting our past can enhance our quality of life. As a member, you'll enjoy many benefits including our magazine *Preservation*, discounts at some of our historic sites and Historic Hotels of America member hotels, as well as other special offers we make available to our members throughout the year. To join, fill out the form at the end of this information sheet.
- **National Trust Forum** is a National Trust membership for preservation professionals and volunteer leaders. As a Forum member, you receive the *Forum Journal*, *Forum News*, member discounts on

Preservation Books, access to the password-protected web site Forum Online, as well as full membership privileges to the National Trust. Forum members have the ability to communicate on-line with other preservation professionals, are kept up to date on the latest preservation issues, and have access to a wide variety of preservation resources. For more information about the Forum program, or to become a Forum member, call 202-588-6053.

- National Trust Insurance Services (NTIS), administered by the firm of Maury, Donnelly & Parr, specializes in **insuring historic properties**, both commercially and personally owned. NTIS can help owners of historic buildings and homes evaluate their insurance needs and obtain the coverage necessary. For more information, please call 1-866-269-0944 or e-mail info@nationaltrust-insurance.org; or visit their website at <http://www.nationaltrust-insurance.org/>
- **Barn Again!** provides technical support, information, and financial assistance to assist in the restoration of historic barns. The program is co-sponsored by *Successful Farming*, and is located in the National Trust's Mountains/Plains office. For more information, call 303-623-1504, x232 or visit <http://www.agriculture.com/ag/category.jhtml?categoryid=/templatedata/ag/category/data/agbarnagainchannel.xml&requestid=60647>.
- The National Trust's **Resource Center** provides information on many aspects of preservation including historic home ownership. This information sheet, as well as information sheets about bed and breakfast inns, moving historic buildings, preservation technology, and mail order homes, are examples of some of the information sheets the Resource Center has available. To contact the Resource Center, call 202-588-6164 or send an e-mail to feedback@nationaltrust.org.
- **The National Trust Library** contains information on historic preservation, restoration, historic theaters, mail order houses, and many other related subjects. To contact the National Trust Library, write to the National Trust for Historic Preservation Library Collection, Hornbake Library, University of Maryland, College Park, MD 20742-7011 or call 301-405-6320. You can also search the library collection on-line at <http://www.lib.umd.edu/NTL/ntl.html>.

Buying and Selling Historic Properties

- The Trust's award-winning bi-monthly magazine, *Preservation*, advertises historic buildings for sale. Look in the Historic Properties section toward the back of the magazine. These advertisements are also on the Trust's website at <http://www.nationaltrust.org/Magazine/advertise/index.htm>. To place an ad in *Preservation*, call the advertising office at 202-588-6069, or email Beth.Siegel@nthp.org.
- Additionally, the **Trust's website** advertises distressed properties that are for sale. These properties are at this link: http://www.nationaltrust.org/marketplace/distressed_properties.html. An ad in this section is \$10.00 per listing, per month, and the property must meet certain criteria. For more information email webwork@nthp.org.
- The National Trust partners with ERA Franchise Systems, Inc. to offer the **Historic Real Estate Training Program**. This program provides additional training for real estate professionals who specialize in the historic properties market. For more information, or to locate a realtor in your area, visit http://www.nationaltrust.org/training/real_estate.html.
- Your State Historic Preservation Office (SHPO) and Statewide and Local Preservation Organizations may be able to offer additional suggestions for buying and selling historic buildings for sale in your state. Their contact information is at this link: www.nationaltrust.org/help/statewide_org.asp.

Appraising Historic Properties

- The National Trust's publication *Appraising Historic Properties*, can be ordered by linking to our

Preservation Books website at www.preservationbooks.org or by calling 202-588-6296.

- The American Appraisal Institute is an international independent membership association of professional real estate appraisers. It directs residential and commercial real estate appraisal education, research, publishing and professional membership designation programs. Their website, <http://www.appraisalinstitute.org> includes educational links and ways to locate a local appraiser.
- The National Association of Independent Fee Appraisers is a nonprofit professional association of real estate appraisers. In addition to a testing and certifying program, the organization "affords reasonable assurance to the general public of the professional expertise, integrity, and responsibility of the members of the National Association of Independent Fee Appraisers." NAIFA (<http://www.naifa.com/>) can be reached at 312-321-6830.
- The American Society of Appraisers is an international organization of appraisal professionals and others interested in the appraisal profession. Each member specializes in a specific field of appraisal. Among its resources are tips on "appraisal basics," various publications, and help finding an appraisal expert. The website is www.appraisers.org/ and ASA can be reached at 1-800-272-8258.

Historic Building Rehabilitation and Restoration Information

Rehabilitating or restoring an old building is an exciting challenge. Although the process can be difficult (not to mention expensive and time-consuming), all of your hard work will be richly rewarded when you successfully complete your project. Keep in mind, too, that you do not have to do it all yourself. Many professionals are available to assist you during every phase of your project: architects, architectural historians, landscape architects, contractors, and suppliers as well as researchers, librarians, and preservationists.

Throughout this information sheet, there are references to Statewide Preservation Organizations and State Historic Preservation Offices (SHPO). For the contact information to these organizations in your state, please visit www.nationaltrust.org/help/statewide_org.asp or call the National Trust's Resource Center at 202-588-6164.

How Do I Start?

Before buying a historic building, you should first determine the condition of the building by thoroughly inspecting it yourself or with a trained professional, such as an architect, structural engineer, or a building inspector with renovation experience. A local preservation organization can probably recommend an appropriate person. Carefully map out what you want to accomplish and budget how much money you can afford to spend.

The next step is research. The more you know about your building, the more accurate your restoration will be. You will also save money by eliminating as much guess work as possible before beginning any actual work on the building.

- Search for deeds, tax records, property abstracts, and maps to determine your property's previous owners and the history of the building. Your city or county records office can help you begin.
- Look through city directories, census records, and insurance maps for information on the building's previous owners. Your public library and local historic society will have this information.
- To determine whether the building is a designated historic structure on the local, state, or national level, or to find out if it is within an historic district, contact your SHPO.
- If your building is indeed a locally designated historic structure, or in a historic district, you may need local approval to make any changes to the exterior. Ask your local planning office.
- Easements or other tax abatement programs may be available to you. Again, your local planning office and local historical commission are the best sources of information.

Secretary of the Interior's Standards for Rehabilitation

The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings is an excellent resource for all work done on old buildings. These guidelines are used to determine whether the historic character of a building is preserved in the process of rehabilitation. The guidelines recommend responsible methods and approaches and list treatments that should be avoided. A copy can be obtained from your State Historic Preservation officer, on-line at <http://www.cr.nps.gov/hps/tps/standguide/index.htm>, or from the Government Printing Office, 941 North Capitol Street, NW, Washington, DC 20002; 202-512-1800. For more information write to the National Park Service, Heritage Preservation Services-424, P.O. Box 37127, Washington, DC 20013-7127; or call 202-354-2213.

"Ten Basic Principles for Sensitive Rehabilitation"

"What Every Restorer Should Know," an article by Susan Morse, appeared in the January/February 1989 issue of *Historic Preservation*. Morse lists the Department of the Interior's "Ten Basic Principles for Sensitive Rehabilitation," also known as the "Do's and Don'ts for First-Timers and Veterans."

1. Make every effort to use the building for its original purpose.
2. Do not destroy distinctive original features.
3. Recognize all buildings as products of their own time.
4. Recognize and respect changes that have taken place over time.
5. Treat sensitively distinctive stylistic features or examples of skilled craft work.
6. Repair rather than replace worn architectural features when possible. When replacement is necessary, new material should match the old in design, composition, and color.
7. Clean facades using the gentlest methods possible. Avoid sandblasting and other damaging methods.
8. Protect and preserve affected archeological resources.
9. Compatible contemporary alterations are acceptable if they do not destroy significant historical or architectural fabric.
10. Build new additions so they can be removed without impairing the underlying structure.

What is the National Register of Historic Places?

The National Register of Historic Places is the nation's official list of historically significant structures. The National Register was authorized under the National Historic Preservation Act of 1966 and is administered by the Department of the Interior's National Park Service. Some of the types of properties nominated for inclusion in the National Register are historic areas in the National Park Service, National Historic Landmarks, historically significant properties nominated by federal, state, and local governments, organizations, or individuals. A National Register designation mandates that a property must be considered in the planning of federal or federally assisted projects impacting the registered property, and qualifies it for financial assistance from governmental funds for historic preservation when these funds are available.

For more information about the National Register of Historic Places, write to the National Park Service at P.O. Box 37127, Washington, DC 20013, or call the National Register's reference desk at 202-354-2213 or 354-2210. The National Register's web site is also a good place to find information about the National Register. The web site offers general information about the program, specific information about registered properties, guidelines for nominating properties, and publications about the National Register. The web address is www.cr.nps.gov/nr/; to go directly to the National Register's publication site, visit www.cr.nps.gov/nr/publications/; and to search for information about a specific property listed on the National Register, go to www.cr.nps.gov/nr/research/.

Plaques for Historic Buildings

Owners of local, state, or national registered buildings often mount a plaque on their property. A number of private companies manufacture suitable plaques. To avoid costly shipping charges, you may want to work with a foundry or engraving firm in your local area. Historic plaque companies advertise in *Preservation*, so be sure to look in the classified section for companies in your area. Consult with your State

Historic Preservation Office (SHPO) and any local historical commission to find out if they have plaque programs. Your SHPO will also be able to tell you if your state has a special funding program to help with the cost of a plaque. Finally, and most importantly, be extremely careful when affixing the plaque to the historic building in order to avoid harming the building material. [Also see the National Trust's "Plaques" information sheet #7.]

State Historic Preservation Office

Your State Historic Preservation Office (SHPO), a state government office, is an invaluable source of information and should be contacted early in the planning process. The name and address of every SHPO is available on the National Trust's web site at www.nationaltrust.org/help/statewide_org.asp. The SHPO has information on any applicable state and federal funding programs or tax incentives credits for income-producing buildings, general information on the preservation of historic buildings, and nomination forms and guidelines for the National Register of Historic Places.

Your Statewide and Local Preservation Organizations

Private statewide and local preservation groups serve as the network centers and representatives of preservation activities within their states. They work with SHPOs, assist local groups, intervene in preservation issues, advocate state membership and educational programs, issue publications, engage in real estate and revolving fund programs, and serve as a preservation clearinghouse. For the name, address, and phone number of your state's statewide preservation organization, visit the National Trust's web site at www.nationaltrust.org/help/statewide_org.asp.

Contact Your Historic District Commission

Historic District Commissions operate at the local level. Sometimes they are referred to as the architectural review board or the historic preservation commission. Frequently appointed by the mayor, the commissions have a range of responsibilities and powers depending upon the state and local laws. Typically, commissions conduct town and/or county wide surveys, designate locally significant landmarks, and administer permit programs for applications to alter designated properties and construct new buildings. Decisions to alter or demolish historic buildings are generally made at this level of government and are most affected by local zoning laws and ordinances. For more information on historic district commissions, contact the National Alliance of Preservation Commissions by calling 706-542-4731 or by emailing napc@uga.edu. You may also call your local government for your district's contact information.

Financing the Restoration of a Historic Building

Not every state offers the same financial assistance for historic building owners, so it is a good idea to contact all of the following agencies in your state for information on their grants and loans: Historic Development Commission, Department of Planning and Economic Development, Housing and Redevelopment, and State Historic Preservation Office. Please read through this document for other sources of funding or advice.

Federal Tax Incentive

Currently the only federal tax incentive for historic preservation is for the rehabilitation of income-producing (commercial, industrial, or rental residential) buildings included on the National Register of Historic Places (or those within a National Register district). Contact your State Historic Preservation Officer (SHPO) for federal rehabilitation tax credit information. Note that the rehabilitation of income-producing buildings must follow the Secretary of the Interior's Standards for Rehabilitation to be eligible for federal tax credits. The National Trust Community Investment Corporation's website includes helpful information on the rehabilitation tax credit; please visit: <http://www.ntcicfunds.com/taxcreditguide/index.html>. In addition, the National Park Service's website provides useful information about the federal tax incentives program, which can be accessed using this link: <http://www.cr.nps.gov/hps/tps/tax/index.htm>.

State Tax Incentives and Funding

Contact your SHPO for more information about state tax incentive programs available in your state. Contact information can be found online at www.nationaltrust.org/help/statewide_org.asp. The National Trust also has state-by-state summaries of tax incentives for historic preservation. The tax incentives chart is online at <http://www.nationaltrust.org/help/downloads/taxincentives.pdf>.

Other Sources of Federal Financial Assistance

U.S. Department of Agriculture; Farmers Home Administration offers funds for the acquisition, construction, repair or rehabilitation of homes and apartment-style housing for low and moderate-income people in rural areas. For more information, call 202-720-4323.

U.S. Department of Energy's Low Income Household Weatherization Program offers grants for weather resistance projects for low income individuals. For information, call (toll free) 1-877-337-3463.

U.S. Department of Health and Human Services' Low Income Home Energy Assistance Block Grants help low-income families, the elderly and handicapped finance home energy costs and the required technical assistance. For more information, call 202-401-9351.

Funding Available from the National Trust

The National Trust also administers several grant and loan programs for nonprofit organizations. The following information may be helpful for other preservation projects with which you are involved. For more information, visit <http://www.nationaltrust.org/funding/>.

- The National Preservation Loan Fund provides below-market rate loans to nonprofit organizations and public agencies to help preserve properties listed in or eligible for the National Register of Historic Places. Funds may be used to create or expand local and statewide preservation revolving funds, for site acquisition, or rehabilitation work. In addition, a special endangered properties component assists threatened National Historic Landmarks.
- The Inner-City Ventures Fund provides matching grants and low-interest loans to nonprofit community organizations to help revitalize their older, historic neighborhoods for the benefit of low and moderate income residents. Funds may be used for acquisition, rehabilitation, and related capital costs for projects that offer housing, neighborhood services, and commercial opportunities for area residents. Funding rounds are announced to National Trust Forum members as funds become available.
- The Preservation Funds provide matching grants to nonprofit organizations and public agencies to initiate preservation projects. Funds may be used to support consultants with professionals expertise in areas such as architecture, law, planning, economics, and graphic design; conferences that address subjects of particular importance to historic preservation; and curriculum development in preservation directed at select audiences.

Painting a Historic Building

There are several publications available for preservationists interested in paint colors. The National Trust's Preservation Books carries "Paint in America: The Colors of Historic Buildings" by Roger Moss. For price and ordering information please visit the Preservation Books website at www.preservationbooks.org. Mr. Moss has also written several other books concerning historic paint colors which are available at your local bookstore or library or through Amazon.com. The National Park Service's "Preservation Briefs" will also be helpful and can be accessed using this link: <http://www.cr.nps.gov/hps/tps/briefs/presbhom.htm>. Two briefs which will be particularly useful are: "No. 10 - Exterior Paint Problems on Historic Woodwork" and "No. 28 - Painting Historic Interiors."

The National Trust has worked extensively with the Valspar Corporation to develop an exclusive collection of historical colors. The resulting American Tradition® palette, sold exclusively at Lowe's Home

Improvement Warehouses, covers the spectrum of historic hues. It features 250 colors certified by the National Trust, having been developed from samples taken from the Trust's Historic Sites: examples include Woodrow Wilson Presidential Ivory, Lyndhurst Duchess Gold, and Woodlawn Plantation Pear. These 100% acrylic paints are available for both interior and exterior work and all carry a lifetime warranty. To see the possibilities they offer with the American Tradition Virtual Painter, please visit our website: <http://www.nationaltrust.org/marketplace/paint.html>. Valspar also supports preservation by donating a portion of every paint sale to the National Trust and by supplying paint to the National Trust's Historic Sites. In addition, Valspar supplied paint to the 12 sites featured in Home and Garden Television's Restore America - A Salute to Preservation 2003/2004 season.

Easements

A preservation easement is a legal right granted by the owner of a property to an organization or a governmental entity qualified under state law to accept such an easement. It protects against undesirable development or indirect deterioration. Preservation easements may provide the most effective legal tool for the protection of privately-owned historic properties. The terms are generally incorporated into a recordable preservation easement deed and can prohibit, for example, alteration of the structure's significant features, changes in the usage of the building and land, or subdivision and topographic changes to the property. The property continues on the tax rolls at its current use designation rather than its "highest and best use" (its value if developed) thereby giving the owner a genuine tax advantage. For information on easement holders in your area, contact your SHPO or statewide or local preservation organization. For additional information please link here: <http://www.nationaltrust.org/legal/easements/index.html>.

Resource List

In addition to the resources listed on the first page, there are several other sources of information available for historic building owners:

- A number of John Wiley & Sons, Preservation Press books are now available from the National Trust. Titles include *The New Old House Starter Kit*, *Fabrics for Historic Buildings*, *Floor Coverings for Historic Buildings*, *Lighting for Historic Buildings*, *Old-House Dictionary*, *Paint in America*, and *Repairing Old and Historic Windows*. For information on Wiley publications, or to place an order, call 202-588-6296. To see a list of Wiley publications on-line, visit www.preservationbooks.org.
- The American Appraisal Institute is an international independent membership association of professional real estate appraisers. It directs residential and commercial real estate appraisal education, research, publishing and professional membership designation programs. Their website, <http://www.appraisalinstitute.org> includes educational links and ways locate a local appraiser. Among their publications is the useful, *Appraising Historic Properties* written by Judith Reynolds, which can be ordered through their website
- Heritage Preservation Services (a division of the National Park Service) provides services, advice, and publications on historic preservation, restoration, and rehabilitation technology. Their publications include *Preservation Briefs* covering such topics as masonry, mortar, conserving energy in historic buildings, cleaning and caring for historic buildings, and aluminum and vinyl siding. All briefs are available online at <http://www.cr.nps.gov/hps/tps/briefs/presbhom.htm>. For more information about their publications, call 202-513-7270. Their website, <http://www.cr.nps.gov/hps/tps/index.htm>, includes information on researching a historic building, applying the Secretary of the Interiors' Standards for Rehabilitation, technical information, and other resources for restoration projects. HPS has also created an online tutorial on the Secretary of the Interior's Standards for Rehabilitation called Electronic Rehab at <http://www.cr.nps.gov/hps/tps/e-rehab/index.htm>. The program is designed for historic building owners, new members of design review and historic preservation commissions, architects, contractors, developers, maintenance personnel, and students. The site also has a test where you make critical decisions about the appropriateness of rehabilitation work on two buildings and get immediate feedback. For more information, visit http://www.cr.nps.gov/hps/tps/online_ed.htm.
- *Working on the Past with the Secretary of the Interior's Standards for the Treatment of Historic Properties*. (Video) Provides a clear explanation of the philosophical differences between the treatments

Preservation, Rehabilitation, Restoration, and Reconstruction through interviews, graphics, and examination of four historic properties. Intended to assist owners, managers, and design professionals in selecting and applying the most appropriate treatment. 40 minutes. VHS. Developed by the National Park Service, Technical Preservation Services. Sold by the Historic Preservation Education Foundation. \$15 includes the video, postage and handling and a copy of the *treatment Standards*. Write: HPEF, P.O. Box 77160, Washington, D.C. 20013. Fax orders or inquiries to HPEF at 410-435-5535.

- *APT Bulletin* is published quarterly by the Association for Preservation Technology International. It features articles on all aspects of building and preservation technology, including historical research, scientific papers and project case studies. To order, write to the Association for Preservation Technology International, 4513 Lincoln Ave., Suite 213, Lisle, IL 60532-1290, call 630-968-6400 or visit their website at <http://www.apti.org/>.
- Traditional Building Exhibition and Conference includes seminars and workshops in preservation technology. The conference website contains valuable information as well as a directory of preservation technology contractors. For more information about upcoming conferences, call 800-982-6247 or 202-339-0744 or visit their website at <http://www.traditionalbuildingshow.com/index.shtml>
- *Traditional Building* is a bi-monthly magazine that serves as an "authoritative where-to-buy-it resource for historical products." To order, write to *Traditional Building*, 69A Seventh Avenue, Brooklyn, NY 11217 or call 718-636-0788, or visit their website at <http://www.traditional-building.com/>. This website includes an online directory of product suppliers, a product database, online articles and product reports from current and previous issues of the magazine.
- Heritage Preservation is a non-profit organization that helps citizens and communities identify, evaluate, and preserve historic buildings, landscapes, landmarks, archeological sites, battlefields, and tribal communities. Its diverse partners include state historic preservation officers, local governments, tribes, federal agencies, colleges and universities, and non-profit organizations. For more information, visit www.heritagepreservation.org/Index.html.
- The American Association for State and Local History has technical reports and technical leaflets covering a number of restoration and preservation topics. To obtain a catalog which lists the books, reports, leaflets, and video tapes available, write to AASLH, 1717 Church Street, Nashville, TN 37203, call 615-320-3203, email membership@aaslh.org or visit their website at www.aaslh.org.
- *A Comprehensive Guide for Listing a Building in the National Register of Historic Places* by Gail Greenberg takes readers through the process of successfully nominating an historic building to the National Register. The book includes a discussion of eligibility criteria, suggestions for research procedures, an explanation of information needed to complete each item on the application, and a sample completed application. To order, call 1-800-222-0737.
- To locate resources about protecting historic buildings from fires, repairing historic buildings after a fire, fire protection options, and many other issues surrounding historic buildings, fire damage, and fire prevention, contact the Historic Annapolis Foundation at 800-603-4020. Additionally, *Fire Safe Building Rehabilitation*, written by a fire protection engineer and a preservation architect, is the industry's first complete guide on how to bring older buildings up to code while respecting their original features. Approx. 400 pages, \$77.90 including S&H, order no. FSBRO3. Order from the National Fire Protection Association at www.nfpa.org/catalog (search for "Rehabilitation") or call 800-344-3555.
- Check the American Institute of Architects' web site to find an architect and contractor, help decide if you should renovate or not, read tips on managing the construction process, and find out information on architect's fees. The site also has information on your local AIA chapter. Their website is www.aia.org
- The Arts and Crafts Society's online marketplace is a virtual home for the Arts and Crafts movement. The site contains information on architecture, design, antiques, restoration products and services, wallpaper, furniture, metalwork, lighting, and textiles. Their website is <http://arts-crafts.com>

- The Restoration Trades website contains a wealth of information on preservation technology including a service directory, bulletin boards, classifieds, job and resume postings, bid invitations, and education resources. Please use this link: www.restorationtrades.com
- The Victorian Society in America is a national non-profit organization committed to the preservation and protection of nineteenth-century heritage and historic buildings. The site offers information about publications, resources, summer schools, symposia, and architectural study tours devoted to fostering education and appreciation of Victorian heritage. You may access the site using this link: <http://www.victoriansociety.org/about.htm> for further details.
- PreservationWeb, <http://www.preservationweb.com/>, is an online guide to preservation services and products including architects, engineers, planners, contractors, artisans and conservators, with listings divided by region. The site also includes a portfolio of profiles of preservation projects from around the country, as well as message boards to connect with others in the preservation community on various topics.
- The Society for Commercial Archeology is devoted to the buildings, artifacts, structures, signs and symbols of the 20th century commercial landscape. Their website, <http://www.sca-roadside.org/index.html>, includes a listserve, a calendar of events, and links to other resources that focus on topics such as diners, movie theaters, drive-ins, supermarkets, roadside attractions and other commercial structures.
- The Recent Past Preservation Network promotes the preservation of buildings, structures and landscapes of the recent past (within the past 50 years). Their website, <http://recentpast.org/>, includes a listserve, a calendar of events, and a listing of resources, as well as numerous examples of preserved, endangered and demolished structures of the recent past.
- The National New Deal Preservation Association's website <http://www.newdeallegacy.org>, includes information about CCC construction projects, WPA murals and other New Deal creations, as well as links to resources that focus on the history and preservation of those creations.
- The Society for the Preservation of Old Mills (SPOOM) is an international organization that seeks to "promote interest in old mills and other Americana now quickly passing from the present scene." SPOOM maintains files and a library on mills and acts as a clearinghouse on milling information. Its members include mill owners, old mill buffs, museum curators, conservators, teachers, photographers, equipment supply firms and libraries. Please use this link to their website: <http://www.spoom.org/>
- The Historic Bridge Foundation, <http://www.historicbridgefoundation.com/>, was organized "to advocate for the preservation of our cultural and engineering landmarks—monuments to the people and communities that built them." The Foundation serves as a clearinghouse for information on preserving endangered bridges and provides assistance for listing bridges on the National Register, applying for grants for preservation projects, and consulting with public officials to devise reasonable alternatives to the demolition of historic bridges.
- The League of Historic American Theatres is "dedicated to the restoration and operation of historic theatres in North America." For information and resources to help with historic theater restoration projects, including financial and technical assistance, please visit their website: <http://www.lhat.org/>
- The Society for Industrial Archeology, <http://www.sia-web.org/>, seeks to preserve, interpret and document our industrial heritage, including historically significant industrial sites, structures, artifacts and technology. "The Society also seeks to raise awareness among communities, public agencies, and property owners about the advantages of preserving the landscapes, structures, and equipment of significance in the history of technology, engineering, and industry, through continued or adaptive re-use."

- The website for the Public Broadcasting System's "History Detectives" show, <http://www.pbs.org/opb/historydetectives/diy/building.html>, includes a guide to investigating the history of a building, with a checklist, case studies, and additional resources.
- Cyndi's List of Genealogy Sites on the Internet is a good source for resources that can help you in researching the history of a building. The House and Building Histories section of this website provides links to websites for libraries, archives and museums; professional and volunteer researchers; publications, software and supplies; and locality specific resources. Please use the following link to this site: <http://www.cyndislist.com/houses.htm>
- The Timber Framers Guild, <http://www.tfguild.org/>, is a non-profit educational membership association dedicated to the craft of timber framing. They serve as a center of timber frame information and design for professionals as well as the general public. Their website has a wealth of resources and publications, along with information on training programs, workshops and conferences. It also includes an "Ask the Experts" Forum, and information that specifically focuses on historic barns.
- The website of the Marble Institute of America contains information on the care and cleaning of natural stone and ceramic tile as well as a list of publications on such topics as the history of ceramic tile in America and the names and quarry locations of the world's marbles. Please use this link to their website: www.marble-institute.com

Glossary of Helpful Terms

- **Preserve** - To maintain a structure's existing form through careful maintenance and repair.
- **Reconstruct** - To re-create an historic building that has been damaged or destroyed; to erect a new structure resembling the old using historical, archaeological, architectural documents.
- **Rehabilitate** - To repair a structure and make it usable again while preserving those portions or features of the property that are historically and culturally significant. For example, rehabilitation might include an updated kitchen while retaining the historic stairwell and fireplaces. Most common approach for private houses.
- **Remodel** - To change a building without regard to its distinctive features or style. Often involves changing the appearance of a structure by removing or covering original details and substituting new materials and forms.
- **Renovate** - To repair a structure and make it usable again, without attempting to restore its historic appearance or duplicate original construction methods or material.
- **Restore** - To return a building to its form and condition as represented by a specified period of time using materials that are as similar as possible to the original materials.
- **Stabilize** - To protect a building from deterioration by making it structurally secure, while maintaining its current form.

This is one of several information sheets on preservation related topics available from the National Trust's Resource Center. For a complete list of information sheets available, please send an email to feedback@nationaltrust.org. Related topics include:

Information sheet #1 – How to Preserve your Historic Home
Information sheet #43 – Historic Mail Order Homes and Barns
Information sheet #5 – The National Register of Historic Places
Information sheet #7 – Plaques for Historic Buildings and Homes
Information sheet #33 – Information for Realtors

The National Trust for Historic Preservation provides this list of resources solely for informational and educational purposes. This is not intended as a specific recommendation or endorsement of any particular organization or entity. Updated 2/08