

Preservation Glossary

ADAPTIVE REUSE: Rehabilitating a building for a use different from that for which it was originally designed

CERTIFICATE OF APPROPRIATENESS: A document granted by an architectural review board or preservation commission allowing the applicant to proceed with a proposed alteration on a designated site

CERTIFIED HISTORIC STRUCTURE: A structure that is either: 1) individually listed on the National Register of Historic Places (NRHP), 2) is a contributing building in a historic district listed on the NRHP, or 3) is a contributing building in a local historic district that has been certified as meeting the criteria for listing in the NRHP

CONSERVATION: Arresting the physical deterioration of building materials with some type of appropriate intervention or corrective measure

DEMOLITION BY NEGLECT: Destruction of a building through lack of maintenance

EASEMENT: A deed restriction designed to protect open spaces, building facades and/or interiors; an easement can either be purchased or donated

HISTORIC DISTRICT: A geographically definable area with a significant concentration of historic buildings, structures, sites, spaces or objects unified by past events, physical development, design setting, materials, or workmanship

NATIONAL REGISTER ELIGIBILITY: The formal determination that a property meets the criteria for listing in the NRHP

NATIONAL REGISTER OF HISTORIC PLACES (NRHP): The official federal list of significant historic and cultural resources

MAINTENANCE: Cleaning and repairing a building on an ongoing basis

PRESERVATION: Applying measures necessary to sustain the existing form, integrity, and materials of an historic property

RECONSTRUCTION: New construction that depicts the form, features and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific period of time and its historic location

REHABILITATION: Making possible a compatible use for a property through repair, alterations and additions, while preserving those features which convey its historical, cultural or architectural values

RENOVATION: Modernizing a building without necessarily attempting to retain significant features

RESTORATION: Accurately depicting the form, features, and character of a property as it appeared at a particular period of time by removing features from other periods in its history and reconstructing missing features from the restoration period

SECTION 106: The provision of the National Historic Preservation Act that requires a review of the effects of federally funded projects on properties listed or eligible for listing on the National Register of Historic Places

STABILIZATION: Reestablishing a weather-resistant enclosure and the structural stability of unsafe or deteriorated property while maintaining the essential form as it exists at present

TAX CREDIT: A preservation or rehabilitation incentive which lowers the amount of taxes owed

TAX INCENTIVE: A tax reduction encouraging private investment in historic preservation and rehabilitation projects

VERNACULAR BUILDING: A building designed without the aid of an architect or trained designer; buildings whose design is based on a particular ethnic and/or regional building tradition

With thanks to Historic Delaware for use of this glossary.

This educational leaflet provided by:

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