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A Guide to Maintaining the Historic Character of Your Forest Service Recreation Residence

Cover: This photo in September 1923 shows a newly built recreation residence in the foothills of the Cascade Mountains at the Silver Creek tract of the Rainier National Forest, which is now part of the Mt. Baker-Snoqualmie National Forest in the Pacific Northwest Region.

A Guide to Maintaining the Historic Character of Your Forest Service Recreation Residence

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History

Recreation residences played a role in national forest land use policies before the establishment of the Forest Service as an agency of the U.S. Department of Agriculture. Between 1897 and 1914, annual special use permits authorized individual recreation residences, often called summer cabins or summer homes. In 1915, Congress passed the "Term Occupancy Act" to allow private recreation residences and commercial recreation facilities on National Forest System lands. Many national forests identified suitable locations for recreational development. They established recreation residence tracts that were divided into individual lots for planned recreation development.

By the 1950s, public demand grew for more active outdoor recreation opportunities, such as camping and hiking, while the emphasis on establishing new recreation residences began to decline. In 1960, the Forest Service stopped promoting the program. The Chief of the Forest Service issued a moratorium in 1968, ending the development of new recreation residence tracts. Eight years later, the Forest Service expanded the moratorium to halt development of new lots within existing tracts. Over the years, many permits have expired or have not been renewed. Today, the Forest Service administers special use permits for about 14,000 recreation residences, a decrease from a peak of nearly 20,000 structures. The Term Occupancy Act represents a unique era in Forest Service history and an enduring connection that recreation residence permit holders have with these tracts of public land.

Introduction

As a recreation residence permit holder, you are a partner with the Forest Service in stewardship of these historic resources. As a permit holder of a *historic* or *contributing* recreation residence, you assume the responsibility of maintaining the natural and historic character of your structures, improvements, and the land around them. The Forest Service developed this guide to help you identify and understand your role as the permit holder and owner of your recreation residence on National Forest System lands.

The National Historic Preservation Act and Forest Service Special Use Permits

Federal agencies must manage and preserve historic properties under Federal jurisdiction, as directed by the National Historic Preservation Act of 1966. Forest Service officials are required to identify, evaluate, and plan for potential effects and avoid, minimize, or mitigate adverse impacts to historic properties located on Federal lands or pursuant to a Federal action.

Compliance requirements of the National Historic Preservation Act, located in Title 36 of the Code of Federal Regulations (CFR) Part 800, section 106, specify a standard process that Federal agency officials must use to consider the potential impacts of proposed "undertakings" (projects) on historic properties. This process is completed through consultation with the State Historic Preservation Officer (SHPO), Native American Tribes, and other interested parties. Using this process, agency officials obtain the best possible information for developing alternatives that avoid, minimize, or mitigate any adverse impacts to historic properties.

Figure 1—This 1961 A-frame recreation residence contributes to the historic Dalles tract of the Mt. Baker-Snoqualmie National Forest in the Pacific Northwest Region. Although this is a newer style than usually comes to mind when considering historic recreation residences, it was popular in the region during the 1950s and 1960s. There are five A-frames in this tract; this one still looks the same as when it was built.

The Forest Service is required to evaluate recreation residences nearing the 50-year-old threshold—the qualifying age for listing on the National Register of Historic Places. They may be eligible for listing either as individual properties or as properties that contribute to a larger historic district (figure 1). Under Forest Service policy, recreation residences generally are evaluated in conjunction with other residences and common areas in the tract where they are located. Newer residences within recreation tracts that are historically significant may contribute to the overall eligibility of the tract and may be subject to guidance similar to that for older residences within the tract.

This guide applies to recreation residences that are individually or tract eligible for listing or that contribute to a historic district. In some cases, this guide also applies to older individual recreation residences and tracts that have not yet been fully evaluated for historic significance. Because these residences are located on Federal lands, they are covered by the National Historic Preservation Act, and the Forest Service is required to administer them "in a spirit of stewardship for the inspiration and benefit of present and future generations." One part of this requirement is that changes to these residences should conform to "The Secretary of the Interior's Standards for the Treatment of Historic Properties," which were codified in 36 CFR Part 68 (1995). Newer recreation residences within a historic tract may be required to generally conform to the principles in this guide so that they will not diminish the integrity of the tract as a whole.

This guide does not apply to recreation residences that are ineligible for listing individually, are not part of a listed or an eligible recreation residence tract, and don't contribute to a historic district. This guide also doesn't apply to the "isolated cabins" authorized by the Organic Act of 1897. If you are unsure whether your recreation residence is covered by the National Historic Preservation Act, or whether this guide applies to your recreation residence, contact your district ranger.

The best ways to preserve the significant historic, architectural, and cultural features of a recreation residence are continued use, careful preservation or rehabilitation, and periodic maintenance. The Secretary of the Interior's standards for preservation and for rehabilitation provide guidance

for achieving these purposes, especially when considering changes to the outside of buildings. The section "Characteristics of Preservation and Rehabilitation Treatment Standards" of this guide, explains what these standards are and how they may apply to your recreation residence. The full text of the two standards is included near the end of this guide.

Character-defining features (figure 2) are the components that combine to create the appearance or uniquely represent the significance of a historic building. The standards address these features and provide guidance to ensure that work done to maintain, repair, or improve historic buildings does not obscure, damage, or destroy them.

As a Federal agency, the Forest Service is required to consult with the SHPO who reviews, advises, and recommends approval or disapproval of proposed changes to these properties. This consultation helps the Forest Service assure proposed projects meet the Secretary's standards and maintain the historic character of the structure and property. However, the Forest Service is legally responsible for authorizing proposed changes to historic properties.

Nothing in the National Historic Preservation Act or "The Secretary of the Interior's Standards for the Treatment of Historic Properties" prevents recreation residences from being used, occupied, maintained, modified, expanded, or—if necessary—replaced, after proper review and approvals. Your use, occupancy, and maintenance of your historic recreation residence continues the historic purpose of the recreation residence tract. In most cases, your interests and Forest Service and SHPO preservation goals can be accomplished by recognizing the distinct architectural character of the recreation residence, maintaining historic materials, replacing deteriorated material with similar or in-kind new material, and using compatible designs for additions and for new construction. You also must comply with all applicable Federal, State, county, and municipal laws, ordinances, and regulations.

Figure 2—This recreation residence in a riparian canyon of the Cleveland National Forest in the Pacific Southwest Region has character-defining features typical of that area in the 1920s: a distinctive low-slope roof with exposed rafter tails, rock foundation, narrow beveled lap siding, rustic pole railings, perpendicular lattice under the porch, and removable screens on each window.

Your Role in Historic Preservation

As the permit holder and owner of a recreation residence in a historic tract, you are a partner with the Forest Service in preserving the historic character of the tract. The restrictions on management and maintenance of the outside of your residence and surrounding landscape mean the area where your residence is located will retain its natural beauty and the characteristics that initially appealed to you. Your neighboring permit holders are working toward the same preservation goals, so the overall aesthetic and historical integrity of the tract and the long-term real estate value of your residence will remain intact.

Recreation residences within historic tracts may look nearly the same as when first built, or they may have been modified over the years to better serve the needs of their owners. Many residents find that conforming to preservation standards is the best way to sustain the value of their recreation residences. In other cases, the rehabilitation standards may better address continuing or changing uses. As the owner, you decide whether preservation or rehabilitation standards are more appropriate for your recreation residence.

Choosing the appropriate treatment standard, as explained in the section "Characteristics of Preservation and Rehabilitation Treatment Standards" of this guide, will help you design and plan maintenance and improvement projects that maintain or enhance your recreation residence's value and usefulness.

Evidence of prehistoric and historic use of your recreation residence lot may be hidden under the ground surface. Artifacts and evidence of structures or other features may be more than 10,000 years old or from the early 1900s. People at the site in the past may have left stone or metal arrowheads, spearheads, knives, or other tools, hearths or firepits, animal bone fragments, patent medicine bottles, crockery or china, toys, or a host of other interesting tidbits. Federal law protects these archaeological resources from intentional or inadvertent disturbance or removal because of their scientific value. Prior to approval of any work that includes ground disturbance, your local district ranger and the ranger's staff will work with you to determine whether an archaeological site may be affected. The site could yield exciting archaeological discoveries.

Recreation residence special use permits are administered through the ranger district where the recreation residence is located. Whenever your recreation residence needs repair or updating that may affect the exterior of the building, you should contact your district ranger well in advance of the anticipated work. This helps the district ranger schedule enough time for necessary prework reviews, consultation efforts, and written approvals. You will work with your local Forest Service district ranger, heritage program specialists, and special use permit administrators to assure that the work meets your needs and the requirements for use, occupancy, maintenance, rehabilitation, or reconstruction.

The process of review, consultation, and approval takes time and must be completed before you can begin work. Written approval for "no adverse effect" exterior repairs and limited in-kind material replacements may take about 3 months. It can take around 6 months to obtain final approval for work that may have adverse effects. Alternatives that avoid, minimize, or mitigate the adverse effects must be explored, Forest Service staff must consult the SHPO and sometimes the Advisory Council on Historic Preservation, and you must complete any necessary mitigation measures before you receive approval to change your recreation residence. Final approval for building replacements could take a year.

Some Forest Service units have programmatic agreements that allow for streamlining the regulatory process and shortening the review and approval times for some types of work. Contact your district ranger to learn whether a programmatic agreement is in place for your recreation residence tract and what the agreement covers.

For complex projects that require more than 50 hours of Forest Service personnel time, you may have to pay cost recovery fees for the administrative costs of processing the special use application and/or for compliance monitoring. Cost recovery fees are separate from land use fees.

This guide will help you in several ways. If you submit project proposals that conform to the principles explained in this guide, they are likely to help you progress more quickly through the review and approval process. The technical information will help you maintain the historic character (figure 3) and property value of your recreation residence.

General information about historic preservation and about maintaining and restoring historic buildings is available from sources such as the Advisory Council on Historic Preservation, the U.S. Department of the Interior, the National Park Service Historic Preservation Services, the National Register of Historic Places, the National Trust for Historic Preservation, the "Historic Facilities" section of the online Forest Service "Facilities Toolbox," and several Forest Service publications. You can access this information in the "Resources" section of this guide.

Characteristics of Preservation and Rehabilitation Treatment Standards

"The Secretary of the Interior's Standards for the Treatment of Historic Properties" describe four distinct but interrelated treatment approaches: preservation, rehabilitation, restoration, and reconstruction. Each of the standards for treatment is supported by guidelines that apply to specific resource types, such as buildings. A link to detailed information about all of the standards and guidelines is available in the "Resources" section of this guide.

The preservation standard is best suited for keeping a building as close to its historic configuration and materials as possible while being used similarly to its original purpose. This standard focuses on maintenance and repair of a building's existing historic materials and appearance, including historic modifications. When you choose to repair rather than

Figure 3—The character of recreation residences varies with location. In Florida, screened-in porches and ventilated attics were important to the comfort of residents before electric air conditioners became common. This 1940s recreation residence at the Ocean Pond tract of the Osceola National Forest in the Southern Region retains most of its original appearance.

replace original features, you preserve the authenticity and historic value of a building. Some mechanical, electrical, and plumbing system improvements and other limited changes required to conform to building codes are appropriate for preservation projects, but new exterior additions or extensive replacements are not. In order for the preservation standard to be applied, most of the historic fabric of the building must be intact. If you are satisfied with the size and configuration of your recreation residence and have no present need to add to or modify the structure or the materials, you may choose to apply the preservation standard to maintenance projects that would result in little or no change to the property's form, features, or materials.

The rehabilitation standard allows repairs, alterations, and additions to historic buildings while preserving those portions or features of the building that convey its historical, cultural, or architectural values. Historic building materials and character-defining features are protected and maintained, while damaged or deteriorated materials or features may be replaced using traditional or similar substitute materials. Of the four treatment approaches, only rehabilitation allows significant alterations and additions. If you need to alter or add to your recreation residence to meet continuing or changing uses, you may choose to apply the rehabilitation standard. Rehabilitation projects have more potential to affect the qualities that make a property historically or architecturally significant than do preservation projects. Rehabilitation projects are more likely to require Section 106 consultation and extensive administrative evaluation than maintenance projects that conform to the preservation standard.

Neither the restoration nor the reconstruction standard is normally appropriate for use on historic recreation residences. The restoration standard typically is used to restore a building to the way it appeared at a particular period in its history; for example, when the building was used by an important person or when an important event occurred. The reconstruction standard typically is used to re-create a historically important building that was partly or completely deteriorated or destroyed.

General Principles for Maintaining the Historic Character of Your Recreation Residence

How can you as a recreation residence permit holder meet regulatory requirements while making the changes that will keep your recreational residence suitable for use and occupancy by your families and guests? Factors that could affect historic integrity and strategies that can be used to minimize the effect of changes are explained and illustrated in this guide with drawings and photos. Keep in mind that State, county, and local ordinances and building codes also govern work done to recreation residences. If code requirements appear to conflict with historic preservation, contact your district ranger for assistance in developing options for resolution. More information about maintaining the historic character of recreation residences and tracts follows in the "Rehabilitation of Existing Buildings," "Additions to Existing Buildings," and "Replacement Buildings" sections of this guide.

The general principles for maintaining the historic character of your recreation residence that are explained in this guide are based on:

- The Recreation Special Uses Handbook—Forest Service Handbook (FSH) 2709.14, "Chapter 20, Recreation Residences and Other Noncommercial, Privately Owned Improvements Authorized to Individuals" and other special uses requirements of the Forest Service Manual (FSM) and FSH.
- The special use permit and operation and maintenance plan requirements issued for all recreation residences holders on National Forest System lands.
- FSM 2360, "Heritage Program Management."
- The nationally accepted principles for preservation outlined in "The Secretary of the Interior's Standards for the Treatment of Historic Properties," especially the standards for preservation and for rehabilitation (included near the end of this guide).

If you have any doubt, contact your district ranger or special use program manager to find out if there is any relevant guidance.

Over time, your cost of maintenance will be substantially less than replacing deteriorated historic features and will be far less disruptive to your use of your recreation residence.

Preventing deterioration or stopping decay early helps keep the scale and complexity of work manageable. Properly maintaining a historic building may be a little different than maintaining a modern building. Of course, the same general principles apply:

- Foundations, walls, and roofs are all important, but if the roof doesn't keep moisture out, there will soon be little else left.
- For longest life, keep everything in good shape rather than waiting to repair after parts break or deteriorate.
- Check the building every year. Repair and repaint wherever needed.

Although historic building materials and components may be more durable than some modern materials if maintained properly, they may require different routine maintenance. For instance, keep exterior wood surfaces (except some decay-resistant species) painted or stained to avoid deterioration; clean flues and chimneys of wood burning stoves and fireplaces at least once a year and sometimes more often; regularly clean moss off of wood shingle or shake roofs; and attach and remove snow shutters (figure 4) each season.

Include routine maintenance items, as well as repair of components that have broken or deteriorated, each time operating plans must be updated, reviewed, and approved by the district ranger. Some repairs, such as repointing masonry, require advanced technical knowledge and skills to achieve the preservation standard. Carefully note these repairs in the operating plan to assure that consultation with the SHPO is coordinated in a timely manner, if necessary. Seek SHPO or professional advice about accomplishing technical preservation maintenance, when appropriate.

Generally speaking, repair and replacement components should be "matching" or "in kind." These terms mean new components that exactly or closely match the historic materials in size, composition, spacing, location, color, craftsmanship, design details, and so on. Some exceptions to the requirement for in-kind components are explained in this guide. Design details include such things as knee braces, molding and trim patterns, gutter or handrail shapes, doorknobs or latches, and so on—all the smaller bits and pieces that contribute to the overall character of the building.

Figure 4—The snow shutters have not yet been removed for the summer from this recreation residence high in the Sierra Nevada Mountains of the Eldorado National Forest in the Pacific Southwest Region.

Maintenance and Rehabilitation Work

From the standpoint of your special use permit, you may undertake four types of maintenance and rehabilitation work at your historic or contributing recreation residence: interior changes, routine maintenance, minor changes, and major changes. Each type of work has a different potential to affect the historic character of a residence or recreation residence tract. Approval requirements differ depending on the seriousness of the potential effect. The Forest Service must individually approve any changes to the building or lot before they are made. Your district ranger will let you know if there is a programmatic agreement with the SHPO that allows certain maintenance to be completed without individual approval.

Interior Changes

Changes to the interiors of recreation residences usually have little to no potential to affect the historic recreation residence tract. Forest Service policy for recreation residences does not address nonstructural interior changes. Most of these changes are exempt from Forest Service review and consultation and are left to your discretion. The Forest Service may require you to submit plans for review. Forest Service staff may need to consult with the SHPO for major structural modifications, such as adding a loft. It is usually in your interest to maintain the historic woodwork, fireplaces, cabinetry, and other attractive interior features, because they add value to your residence.

Routine Maintenance

Routine maintenance (figure 5) consists of making approved in-kind exterior repairs to the residence using approved identical or carefully matched materials. Routine maintenance may include:

- In-kind replacement of a doorknob or one or two windowpanes
- Replacement of one or two pieces of siding with identical material
- Weeding around the building

Figure 5—Part of the windowsill broke off of this recreation residence's left window. Replacing it with a windowsill that exactly matches the other windows is routine maintenance.

- Similar activities that don't visibly change the exterior of the building or include structural changes

Repairs that do not match historic materials or that change the exterior appearance are not routine maintenance.

Minor Changes

Minor changes (figure 6) always require heritage staff review and approval by the district ranger **prior** to starting work. As long as minor changes follow the guidelines, they have little potential to affect historic properties.

Minor changes include but are not limited to:

- In-kind replacement of a window or a door
- Repainting with an approved color
- Limited in-kind replacement of siding or trim
- Repair or in-kind replacement of an exterior light fixture
- Maintenance of vegetation on the recreation residence lot

Refer to your recreation residence operation and maintenance plan for more information. Please contact your local district ranger for further clarification.

Figure 6—This window on a cabin at Adams Camp of the Nez Perce National Forest in the Northern Region was rebuilt to match the historic window, installed in the original window opening, and painted the original color. Window replacements that match the historic windows are minor changes.

Major Changes

Major changes (figure 7) involve extensive exterior or structural work. They may include:

- Repairing the foundation and masonry
- Removing or replacing a structure
- Adding a dormer
- Changing size and arrangement of windows
- Replacing siding

To avoid delaying your planned construction, contact your district ranger at least 6 months before you want to make major changes. Major changes always require review by the Forest Service heritage staff for historic characteristic compatibility and approval by the district ranger. Forest Service staff also may need to consult with the SHPO. Proposed changes may or may not be approved based on historic preservation requirements. However, proposed changes that comply with the guidelines will be more likely to go through the review and approval process smoothly.

State or local governments may require that you obtain building or sanitation permits for major changes. State and local permits are separate from the Forest Service review and approval process. You must obtain these permits **prior** to beginning the work.

Figure 7—All of the siding on this 1917 recreation residence at the Chelminar Grotto tract of the Okanogan-Wenatchee National Forest in the Pacific Northwest Region was recently replaced with new siding in the same configuration as the original siding. Siding replacement is a major change, even when the new siding matches the original siding.

Rehabilitation of Existing Buildings

This section is based on "The Secretary of the Interior's Standards for Rehabilitation" which states that rehabilitation is the process of returning a property to a state of utility, through repair or alteration, while preserving those portions and features significant to its architectural and historic values. It applies to routine maintenance, minor changes, and major changes.

Rehabilitation work must comply with the building code requirements that have been adopted by the jurisdiction in which the recreation residence is located. Because recreation residences are built on National Forest System land, work must comply with the International Building Codes if they are more restrictive than local building codes. In some States, historic building codes take precedence over other codes, including some portions of specific fire-resistive code requirements.

The most important principle for maintaining the historic character of recreation residences is that original, historic exterior material should be carefully maintained and repaired. When original material has deteriorated beyond repair, use replacement materials and methods that match the historic design, appearance, pattern, size, scale, proportions, textures, colors, and details as close as possible. Do not use modern materials that change the appearance of the building. These principles apply to the whole exterior of recreation residences, including the roof, siding, doors, windows, porches, decks, chimneys, and landscaping. The following guidance for major building components will help you understand how to apply these principles during building rehabilitation projects.

Roofs

Similar roof forms and materials contribute to the sense of visual continuity within a recreation residence tract. Preserve the original shape, line, slope, and overhang of the roof and of architectural features, such as chimneys and dormers. Design roof changes to withstand the snow and wind loads of the area, as required by local building codes or the International Building Codes, whichever are more restrictive. Comply with any State or local fire code requirements when roof materials are replaced or other changes are made to a roof. If a replacement roof is approved, the new roof should have the same eave depth and details (such as rafter tails) as the original (figure 8).

Figure 8—A tree fell during a storm and destroyed most of the original roof of this 1950 recreation residence at the Denny Creek tract of the Mt. Baker-Snoqualmie National Forest in the Pacific Northwest Region. The new roof structure and materials match the appearance of the historic roof, although the structure was strengthened to meet code requirements for snow loading.

General Roofing Guidelines

- Follow the guidance in any operating plans or best management practices guides that apply to your recreation residence.
- Replace old roofing with materials that match the original or existing roof.
  - ✧ Match roofing on dormers and additions to the rest of the structure.
  - ✧ Match roofing on secondary buildings with the main structure.
  - ✧ Choose a roof color that conforms to color guidelines in the "Colors" section of this guide.
- Do not use metal, composition, or other fire-proof material that resembles wood shingles or shakes, unless approved. Consultation among the district ranger, SHPO, and local building officials may be required.
- Consult with your district ranger before making decisions concerning roofing. Requirements vary by State and locality.

You may replace old wood shingles or shakes with wood shingles or shakes that are treated with fire-retardant chemicals.

Skylights were not normally installed in pre-1950s recreation residences. Please note that the addition of skylights could compromise the historic value of the recreation residence. To increase the likelihood of approval for new skylights, locate them where they are not visible from the front of the building. Specify skylights small enough that it is not necessary to cut the roof purlins or joists to install them. Match the color of skylight frames with the color of the roofing. Do not install high-profile, bubble-type skylights because they are almost always inappropriate and generally will not be approved.

Historically, shed or gable roofed dormers (figure 9) were used as a way of letting light in and raising part of the ceiling to create usable space in an attic or loft. Maintain and repair original dormers using matching materials, colors, and design. See the "Additions to Existing Buildings" section of this guide for information about adding dormers.

Figure 9—This 1934 photo of a recreation residence at the Deer Lake tract of the Chequamegon-Nicolet National Forest in the Eastern Region shows a shed-type dormer with windows that bring extra light to the interior of the building. The original photo caption: "Very good type of summer home construction."

Chimneys and Flues

Original masonry chimneys and metal stovepipes for wood heat stoves or cookstoves are prominent features of many recreation residences (figure 10). Historic chimneys may have been constructed of native stone, river cobbles, or brick. Historic chimneys or flues may have been located on the exterior of the gable end, near the middle of the building and the peak of the roof, or in another location.

Carefully maintain and repair original stone or masonry chimneys, using matching masonry. Match the width, depth, color, strike pattern, and texture of the original mortar. If the chimney can't be repaired, a replacement chimney may be approved. Use fireproof materials that match the scale, size, design, texture, and materials of the original chimney. Nonfunctional chimneys usually should be maintained and repaired if they contribute to the historic character and design of the recreation residence.

Single wall metal pipes or flues from wood stoves that extend through the roof or wall without proper shielding from combustible materials are extremely hazardous. Because it is so dangerous, replacement of a single-wall flue or pipe with a code-compliant modern flue or chimney may be approved. Adding proper shielding may be a more appropriate choice in many cases.

When installing new or replacement chimneys and flues, match the scale, size, design, materials, texture, and color of

Figure 10—This 1920s photo of a recreation residence of the Cleveland National Forest in the Pacific Southwest Region has a distinctive chimney built with local stone.

historic chimneys or flues on the residence. If the residence has no historic chimneys or flues, design additions or replacements to be similar to nearby historic chimneys. Comply with "NFPA 211—Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances" for all new and replacement wood stove, fireplace, chimney, and flue installations. View NFPA 211 on the Web after you have created a username and password at <http://www.nfpa.org/codes-and-standards/document-information-pages?mode=code&code=211&DocNum=211>.

To draw properly, the top of any flue or chimney must be at least 3 feet higher than the roof adjacent to the chimney or flue **and** at least 2 feet higher than any part of the building (including the roof) that is within 10 horizontal feet of the flue or chimney (figure 11). Approval may be needed to extend historic chimneys or flues. Use extension materials that match the existing chimney and crown or flue. All chimneys and flues must have Forest Service-approved spark arresters.

Figure 11—The fieldstone chimney extends well above the roof of this 1957 recreation residence at the Rollways tract of the Huron-Manistee National Forest in the Eastern Region. Smoke rises properly through this chimney that meets code requirements. A metal spark arrester prevents the escape of burning material that could ignite a forest fire.

Exterior Walls and Supports

The type, materials, and details of the exterior walls contribute to the overall character of recreation residences. Many residences were constructed of round or hewn logs, while others were built with wood frames and one or more types of wood siding (figure 12). Exterior design details, such as exposed rafter tails or entrance hoods above doors, are also important to the character of historic residences.

Sometimes, peeled round logs or natural branches were used to support porch roofs or serve as porch railings, adding a rustic or natural appearance to the residence (figure 13). Natural stone or river cobbles were sometimes used rather than siding, especially on the lower portion of the walls (below the windowsills) and covering or comprising the foundation (figure 14).

After Forest Service approval, maintain and repair the original siding and trim using matching materials, design details, and approved colors. If the original siding and trim have deteriorated beyond repair, replace them with new materials that match the original appearance, pattern, size, scale, proportions, textures, colors, and details. Do not use substitute siding materials that would change the appearance of the building, such as vinyl, aluminum, or T1-11 plywood. Use modern siding material that looks similar to the original siding only if it has been specifically approved on a case-by-case basis.

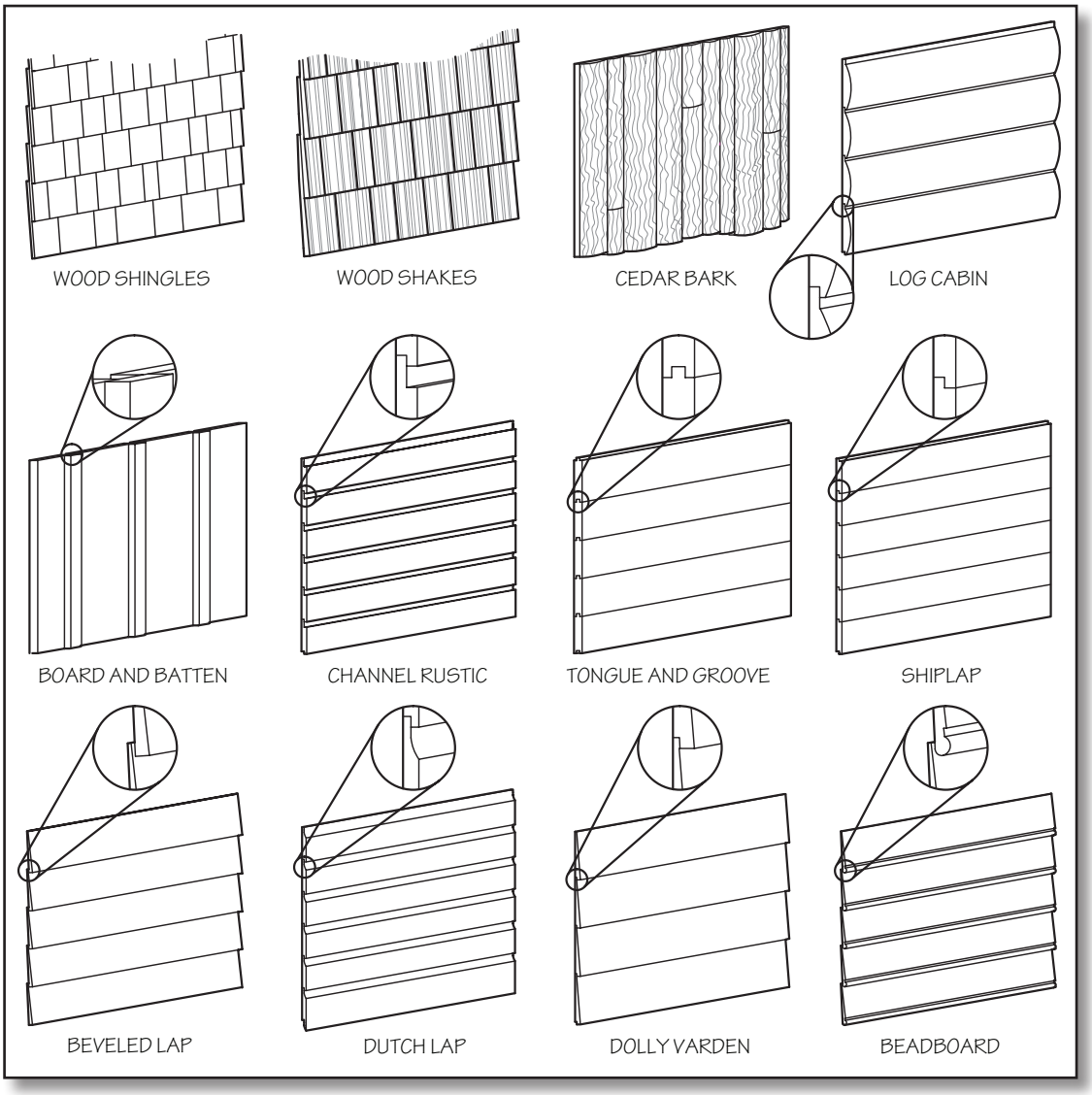

Figure 12—This line drawing shows the most common historic wood siding types on recreation residences.

Figure 13—The peeled log porch posts and rails add a rustic appearance to this recreation residence, which is part of the Gramm tract of the Medicine Bow-Routt National Forest in the Rocky Mountain Region. The 1905 cabin, the oldest cabin at the Gramm tract, once served as a general store.

Figure 14—Natural stone was used at the corners, on the lower portion of the walls, and as the foundation for this recreation residence at the Pisgah National Forest in the Southern Region.

Windows and Doors

Windows and doors are prominent visual elements of any building and often reflect the architectural style or period of construction. The pattern, arrangement, location, size, design details, and shape of windows and doors contribute significantly to a building's historic and stylistic character.

The original windows in many historic recreation residences are true divided lite windows, which means that the window is composed of several small panes of glass (lites), separated by muntins. In most cases, at least half of each window slides open either horizontally or vertically or swings open on hinges. Removable screens (figure 15) were attached to the outside of many windows during the summer so that they could be opened without admitting bugs. In deep snow areas, removable or operable shutters (see figure 4) often covered the windows in the winter to prevent breakage from accumulated snow.

Vertically opening windows (figure 16) usually were single hung (only half of the window moves), but some were double hung (each of the two halves of the window open). Some historic recreation residences have hinge-opening windows (figure 17). Casement windows swing open on side hinges and awning windows swing open on top hinges.

Number terminology indicates how many panes of glass are in a window. For example, a one-over-one (1/1) window has one pane of glass in the upper half of the window and one pane in the lower half. In the early 1900s, patterns such as 3/1 and 6/1 were common for vertically opening windows (see figure 16).

Historic recreation residence doors usually were constructed from several pieces of wood—a frame of vertical stiles and horizontal rails holding raised or flat panels in place, referred to as "rail and stile" or "frame and panel" (figure 18). One or more windowpanes were sometimes used instead of panels in the upper part of the door. "Ledge and brace" or "plank and batten" doors were made from several vertical boards tied together by horizontal boards at the top and bottom and sometimes included a diagonal bracing board to keep the door square (figure 19).

Figure 15—The screen on this small divided-lite window keeps bugs out when the window is open during the summer. The screen is attached using four pivoting double wing screen clips for easy removal. The 1958 recreation residence is at the Rollways tract of the Huron-Manistee National Forest in the Eastern Region.

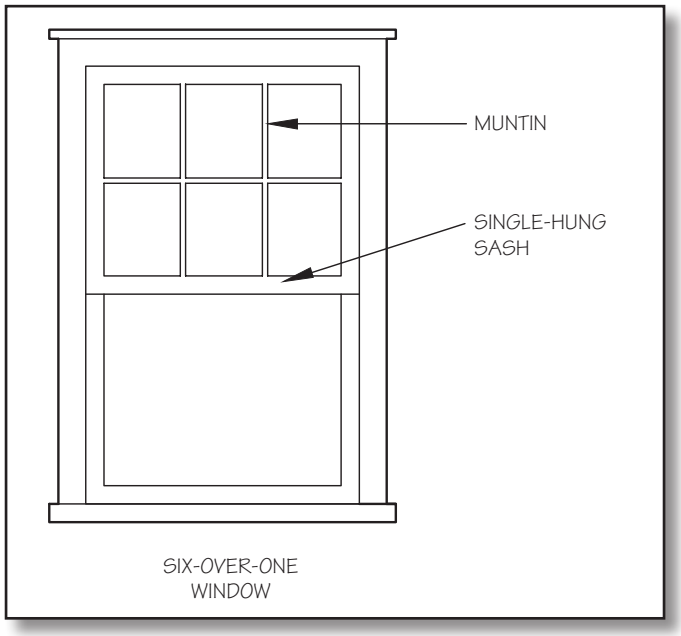

Figure 16—This line drawing shows a 6/1 single hung window, common for early 20th century recreation residences.

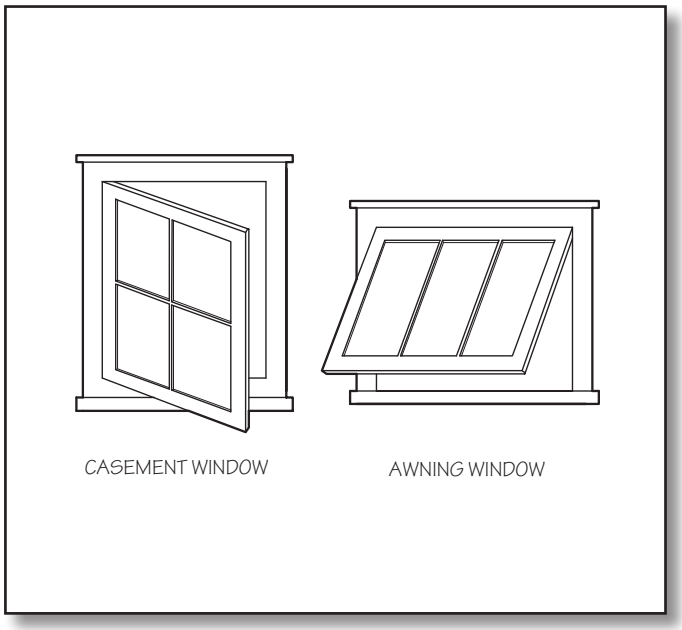

Figure 17—These line drawings show the difference between a side-hinged casement window and a top-hinged awning window.

Figure 18—This rail and stile door is original to a mid-20th century recreation residence at the High Rollways tract of the Huron-Manistee National Forest in the Eastern Region.

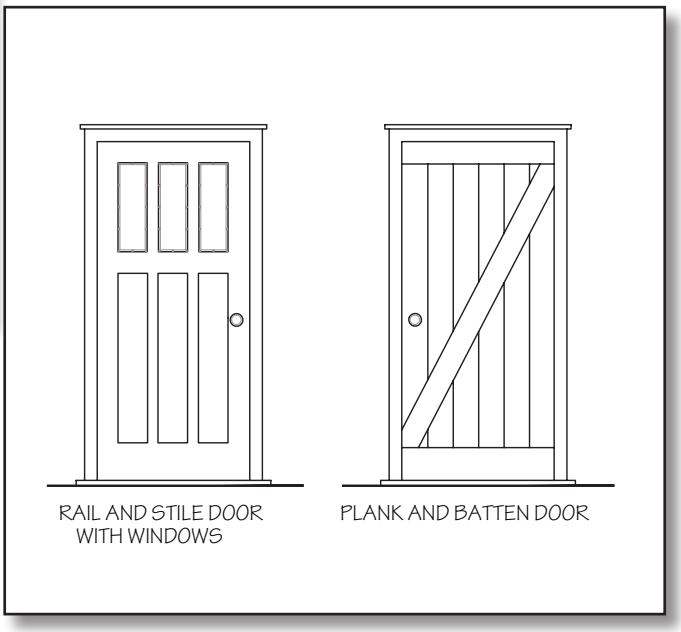

Figure 19—These drawings show the difference in appearance between rail and stile and plank and batten doors.

After you receive Forest Service written approval, carefully maintain and repair original wooden windows and doors whenever possible. If replacement is necessary, match the original size, proportions, and details. Although retention of historic material (wood) is recommended, substitute materials may be approved on a case-by-case basis, especially in areas prone to fires, hurricanes, or floods. Make sure the texture, shape, and style match the historic window or door.

General Window and Door Guidelines

- Follow the guidance in any operating plans or best management practices that apply to your recreation residence.
- Do not use stock doors and windows that don't fill the existing door and window openings.
- Do not use snap-in muntins. Energy-efficient windows with multipane divisions may be approved on a case-by-case basis.
- Retain the original window configuration, if possible (figure 20).
- Do not use vinyl or aluminum windows unless specifically approved.
- Do not change the number, location, proportion, or size of the windows and doors on the front of the building. New windows or doors on the sides and rear of your recreation residence may be approved on a case-by-case basis.

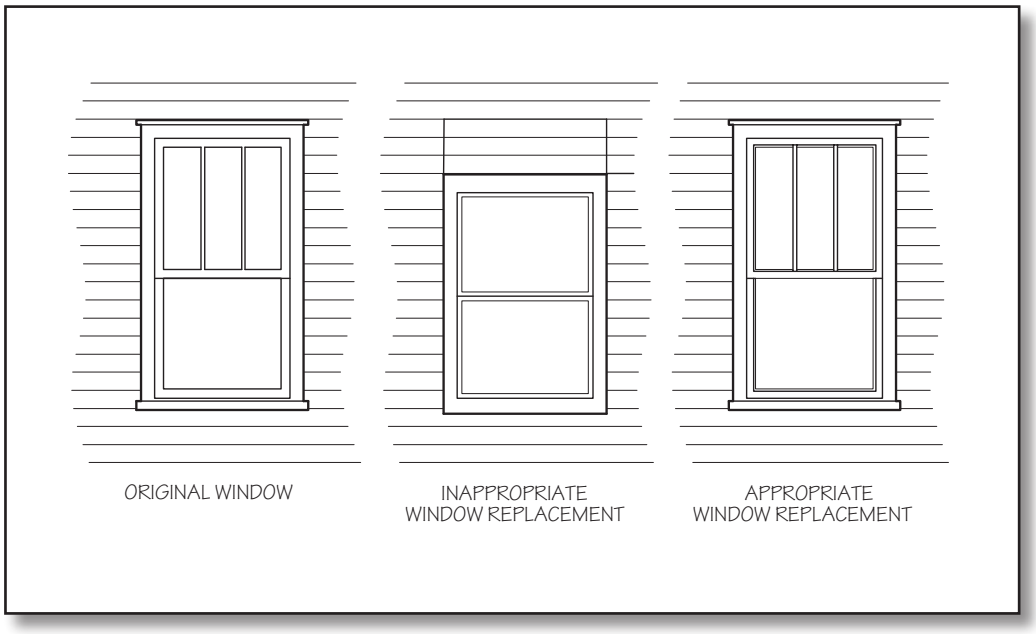

Figure 20—This series of drawings shows the difference between appropriate and inappropriate replacement windows. Appropriate replacement windows are the same size and configuration as original windows.

Sliding glass doors may be approved for installation on recreation residences originally constructed after 1960 in a style, such as A-frame, where such doors were a common architectural feature. On older residences, swinging doors with large areas of glass may be approved in some instances if they aren't visible from the front of the building.

Replacement wood storm and screen windows or doors may be approved for installation if the style matches those used originally (figure 21). Metal storm or screen windows or doors with a painted or baked-enamel finish in colors matching the guidelines in the "Colors" section of this guide may be approved on a case-by-case basis. Match the size of the original window frames or doorframes. Interior storm windows will not change the character of the original window, and you don't need approval to install them.

After you receive Forest Service approval, carefully maintain and repair historic permanent window shutters. Replacement of irreparable shutters may be approved if they match the materials, style, and color of the original shutters. Do not add permanent shutters if shutters weren't part of the original building design. You may add winter or storm shutters if they can be removed without damaging the window frames. Shutters must completely cover the window opening when closed. Decorative, non-functional shutters are almost always inappropriate and probably will not be approved.

Figure 21—The wood screen door is original to this small 1938 recreation residence at the Loon Lake tract of the Huron-Manistee National Forest in the Eastern Region.

Foundations

A firm foundations is essential to structural integrity and ties the building into the site. Historic recreation residences may have been built on continuous concrete foundation walls, concrete or concrete block piers, native rock or river cobble masonry foundation walls, rock piers, brick piers, wood skids, or wooden posts or piers. Foundations may have been constructed in various heights: short so that the floor was close to the ground (figure 22), moderately high so that the building was raised above the ground a foot or two (figure 23), or even quite tall to encourage ventilation, to accommodate sloping sites (figure 24), or to take advantage of views.

Whatever the material and configuration, carefully maintain and repair the historic foundation of your residence with matching materials that are approved by the Forest Service. If a foundation fails, you will need Forest Service approval to replace it. The replacement foundation must comply with current building codes and be built of material that looks similar to the original foundation or other historic foundations in the area. The replacement foundation should be the same height as the original unless drainage or other structural problems must be remedied. Do not use exposed concrete block unless the original foundation was constructed of that material. In some locations, the Forest Service may approve stone or brick facing to cover concrete foundations.

Some recreation residences may be constructed on or near archaeological sites. Extra care, permitting, and archaeological surveys may be required for ground disturbing activities at these locations.

Figure 22—This 1948 recreation residence in the Hart Creek tract at the Okanogan-Wenatchee National Forest in the Pacific Northwest Region was built close to the ground on a concrete foundation. The low foundation has not led to deterioration of cabin logs because the climate is relatively dry and the soil drains well.

Figure 23—The foundation of this 1938 recreation residence at the Indian Creek tract of the Okanogan-Wenatchee National Forest in the Pacific Northwest Region raises the floor 1 to 3 feet above the gently sloping ground.

Figure 24—This recreation residence at the Cascades tract of the Medicine Bow National Forest in the Rocky Mountain Region was built in 1927 on a concrete block post and beam foundation—a relatively inexpensive method to support a building on a sloping lot. This foundation may not meet current building codes.

General Foundation Guidelines

- Follow the guidance in any operating plans or best management practices that apply to your recreation residence.
- Install approved new utility connections below ground or on the side or back of the building to minimize changes to the appearance of the residence. You may need an archaeological survey prior to trenching for the buried line.
- If previously painted, repaint foundations using colors that match the guidelines in the "Colors" section of this guide.

You may install approved skirting around the perimeter of residences with exposed foundation piers to keep animals out or mask utility connections. The new skirting must match the original siding or skirting that was typically used in the time period when the residence was constructed. Typical historical skirting materials include dry stacked stone, vertical boards, and perpendicular or diagonal lattice.

Figure 25—The covered front porch of this small recreation residence at the Upper Teanaway tract of the Okanogan-Wenatchee National Forest in the Pacific Northwest Region adds a pleasant outdoor living space.

Decks, Porches, and Railings

Decks and porches reflect the recreational purpose of recreation residences and often serve as an extension of the living space, allowing the owners to enjoy natural settings (figure 25). These features were usually made of wood, but some porch or deck floors may have been constructed using concrete or masonry. Railings were commonly built as a safety barrier if the porch or deck was raised off the ground. Peeled round logs or natural branches may have been used to support porch roofs or as porch railings to add a rustic or natural appearance to the building.

After receiving written Forest Service approval, carefully maintain and repair original and existing porches, decks, and railings with matching materials. If the original porch, deck, railing, or any of its distinctive elements has deteriorated beyond repair, replace the unserviceable pieces with new materials that match the original appearance, pattern, size, scale, proportions, textures, colors, and details.

General Deck, Porch, and Railing Guidelines

- Follow the guidance in any operating plans or best management practices that apply to your recreation residence.
- Do not use substitute materials that change the appearance of the porch, deck, or railing, such as stainless steel cables. Substitute material that simulates the appearance of the original material may be approved on a case-by-case basis.
- Do not enclose porches or decks that were not historically enclosed with screening or walls. Leave porches and decks open to the surrounding environment.
- Match historic styles when adding new railings that are needed for safety.

Adding a porch, deck, or railing where none existed before may adversely affect historic structures. New porches, decks, and railings are considered additions to buildings. See the "Additions to Existing Buildings" section of this guide for guidance. New porches or decks may not be approved in some areas due to soils or fisheries concerns, wildfire hazards, or historic preservation restrictions. Contact your district ranger for more information.

Secondary Buildings

In some recreation tracts, secondary buildings were constructed at about the same time as the recreation residences to provide storage for firewood, sanitary facilities, sheltered outdoor living space, and so on. Existing secondary buildings such as outhouses (figure 26), garages, sheds, and water towers may be contributing elements to the historic district. Historic secondary buildings are usually made from the same materials as the main building and show the same stylistic features (figure 27).

After Forest Service approval, maintain secondary buildings to the same standards as primary buildings. Secondary buildings are inappropriate in some historic recreation residence tracts. In these tracts, existing secondary buildings may remain in place only if conditionally accepted. Your permit will specify the conditional terms, if they apply.

Figure 26—Historic outhouses are common in recreation residence tracts. On occasion, a secondary building, such as this 1940 Works Progress Administration-built outhouse at the Pintal Mountain tract of the Tonto National Forest in the Southwest Region, may be of higher historic significance than the recreation residence on the lot, particularly if the residence has been modified. This "modern" outhouse (properly sited, vented, and screened, with a concrete floor) was built as part of a nationwide effort to replace inadequate outhouses that led to transmission of diseases.

Figure 27—This early 20th century photo shows a family enjoying a covered outdoor room next to its recreation residence at the Silver Springs tract of the Mt. Baker-Snoqualmie National Forest in the Pacific Northwest Region. The outbuilding was built about the same time as the residence with similar materials in a similar style.

Colors

In general, historic recreation residences within tracts were originally painted or stained similar to their neighbors. The predominant colors varied with location but usually harmonized with the surroundings.

Repaint or stain exterior surfaces using the existing approved color or the same color as the original paint or stain. In some instances, you may use another Forest Service-approved color. Contact your local district ranger for approved paint or stain colors for your specific recreation residence tract. You must receive Forest Service approval of paint and stain colors before application. Generally, approved exterior colors blend with the surrounding landscape, including those for outside doors, trim, and casings. Bright colors usually are not appropriate for buildings or trim in any recreation residence tracts, but there may be exceptions where there is clear evidence of historic use of bright colors.

Figure 28—This 1938 recreation residence is surrounded only by native vegetation at the Moore's Creek area of the Boise National Forest in the Intermountain Region.

Landscape, Hardscape, and Site Amenities

National forest recreation residence permit holders generally were not encouraged to add landscape, hardscape, or site amenities to their lots (figure 28). However, where these elements are present, they may be part of the overall character of the tract and may be worthy of preservation. Retention and maintenance of these items are determined on a case-by-case basis.

Forest Service policy is to phase out nonnative lawns and nonnative or invasive plants, especially in riparian areas. Native grasses, shrubs, wildflowers, and trees do not need watering or require weed killers or fertilizer that could leach into watersheds. The Forest Service may approve native plantings if appropriate for the historic character of the tract.

Fences and modern concrete block or cast walkway or driveway pavers can't be added without Forest Service approval. New permanent outdoor fireplaces and gazebos are almost always inappropriate and are not likely to be approved. Retention and maintenance of historical fences, historic walks (figure 29) and pathways, historic stone or brick outdoor fireplaces, and historic gazebos will be determined by the Forest Service on a case-by-case basis.

Figure 29—These historic stone steps and retaining wall contribute to the overall character of the Bryant tract. The tract is part of the Eldorado National Forest in the Pacific Southwest Region.

Additions to Existing Buildings

Many recreation residences have been added to over time (figure 30). In some instances, new additions may be desirable to meet the needs of current owners. An addition is almost always a better choice than removing and replacing the historic recreation residence with a new structure. However, the new addition should not detract from the historic character of the existing recreation residence.

Historic additions were usually subordinate in scale and character to the main building, lower in height, located on the rear or side of the building, and made of materials similar to the original construction. This tradition of preserving and echoing the architectural style and materials of the original recreation residence should be followed when designing new additions.

Additions are always considered major changes. Forest Service staff must review the plans and consult with the SHPO for historic characteristic compatibility before approving an addition. You must obtain Forest Service approval **prior** to beginning work. Building additions must comply with local building and sanitation codes. You must obtain any required State or local permits **prior** to construction.

Figure 30—Located at the Seven Oaks tract of the San Bernardino National Forest in the Pacific Southwest Region, the addition on the back of this log recreation residence is compatible in size and construction.

Location and Size

Locate additions as inconspicuously as possible to maintain the original appearance of the building, especially from the front. In most cases, place additions at the side or back of the historic structure (figure 31) to allow the proportions and character of the original building to remain apparent. Generally, do not design additions that are taller or located higher on the lot than the original building. Stay within the limits to the total size of the residence, including additions. Contact your district ranger for specific information.

Character-defining features are the components that combine to create the appearance or uniquely represent the significance of a historic building. Do not design an addition that will obscure, damage, or destroy the character-defining features of the historic building. This may mean constructing a connection between the addition and the original building that is narrower than the rest of the addition, as shown in several of the drawings in figure 31.

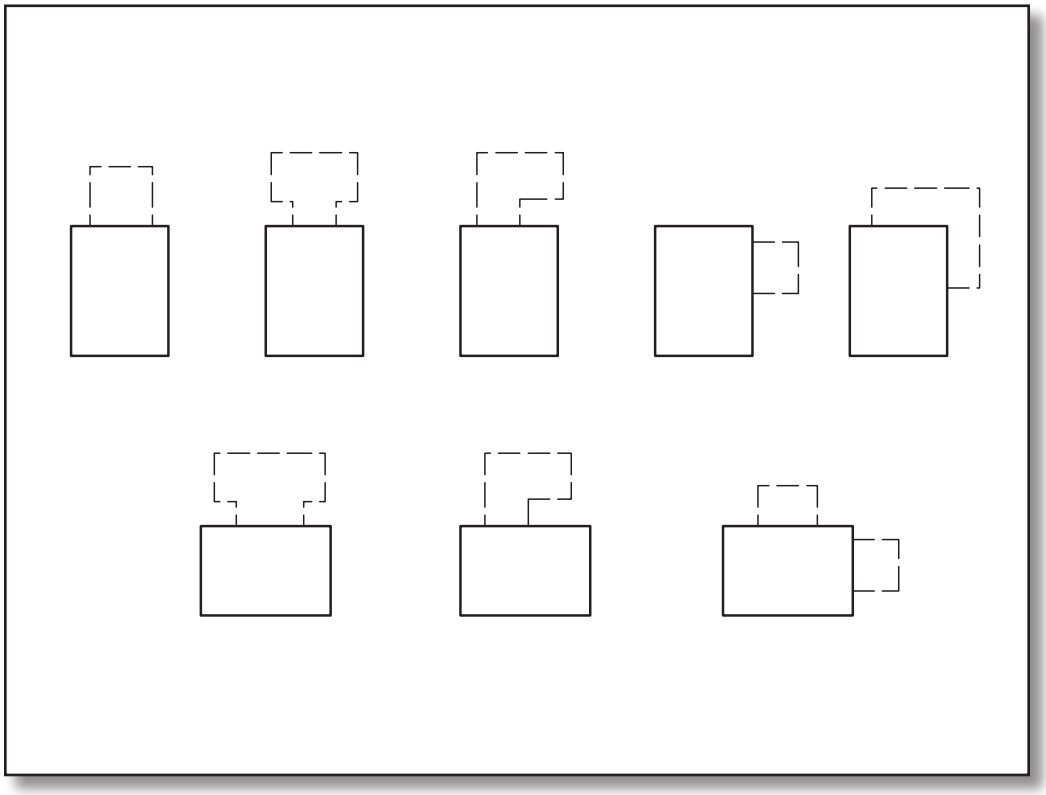

Figure 31—This series of drawings shows appropriate locations (back or side) and proportional sizes for recreation residence additions

Appearance

Design and construct your addition to look different enough from the historic recreation residence that it is obvious it is not part of the original building, yet similar enough that it doesn't distract from or clash with the original building. Use slightly different, but still historically appropriate, materials. For instance, you might use shingle siding on the addition to a log building. Or, you might use smooth-planed siding on the addition of a residence with rough-sawn siding, especially if the siding boards are the same width. Be aware that the use of siding materials such as T1-11, vinyl, or metal is almost always inappropriate if those materials were not available when the original residence was built. The Forest Service may approve composite siding or other materials if the appearance is similar to historic siding.

Consider the style, mass, scale, materials, color, roof form, and proportion and spacing of the windows and doors when designing compatible additions. Align the foundation for your addition with the original foundation.

Design the ratio of openings (windows and doors) to solid walls of your addition to be similar to that of the original recreation residence. Generally, opening areas that are a noticeably larger percentage of the total wall area are inappropriate (figure 32), except on porches. The Forest Service may approve larger expanses of glass on the side or back of an addition on a case-by-case basis.

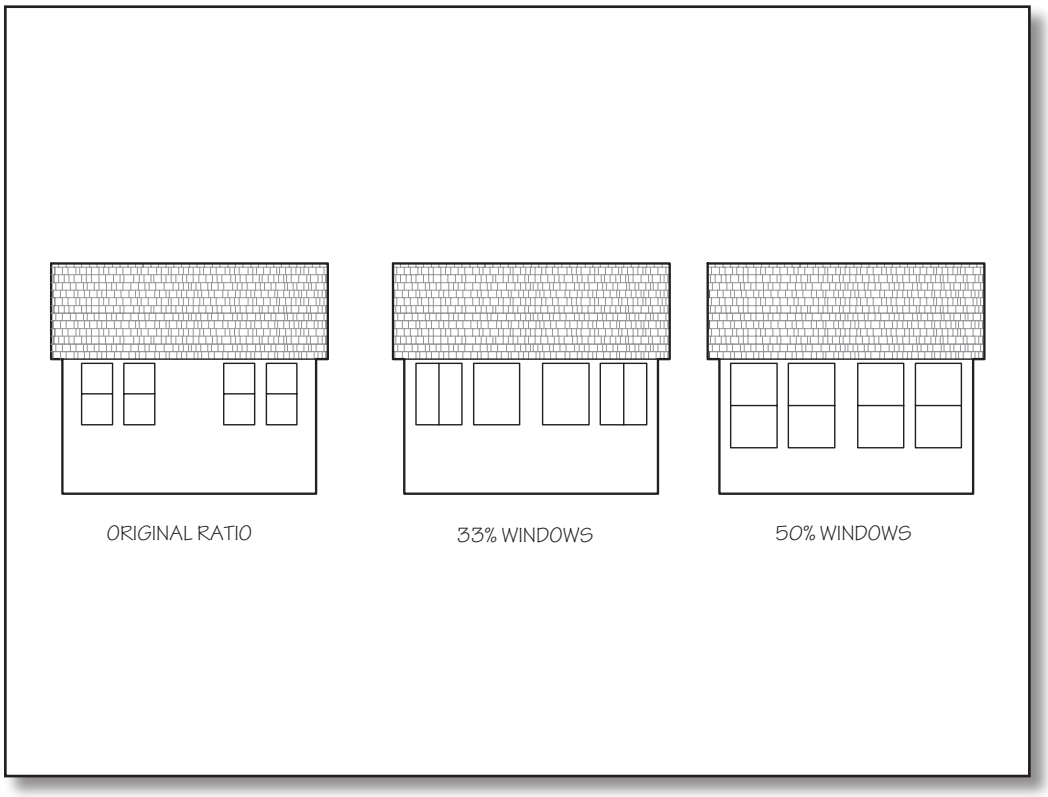

Figure 32—These three drawings show the differences that result from increasing the ratio of openings to solid walls. Noticeably larger ratios produce an incompatible appearance.

Match the pitch (figure 33) and shape of the roof for your addition to that of the original building. The Forest Service may accept a different pitch and shape if they were commonly used on other historic buildings in the area. For example, in some areas, shed or hip roofs were commonly used for porches and small entrance hoods on gable roof buildings, so these roof shapes might be acceptable for those types of additions. Use roofing for your addition that matches the main building roof.

Design dormer additions to be subordinate to the overall roof massing and to have about the same size and roof pitch as existing historic dormers (if any). If there are no existing dormers, match the pitch of new gable or hip dormers to the pitch of the main roof. Contact your district ranger for information on appropriate roof pitch for shed dormers.

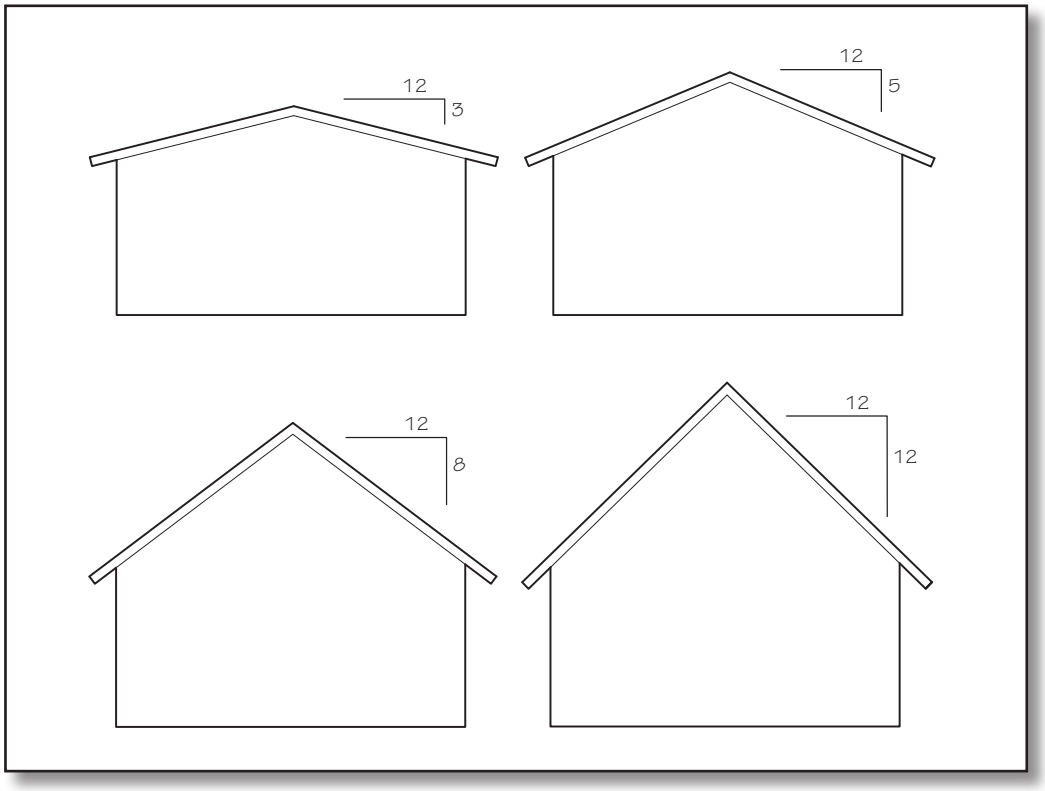

Figure 33—These four drawings show the differences in appearance of common roof pitches.

Locate new dormers to minimize changes to the roof purlins or rafters of the original building. Match the setbacks of existing dormers (if any) from the roof ridgeline and outside building wall. If there are no existing dormers, set new dormers a minimum of 3 feet toward the center of the building from the outside of the first floor wall and at least 12 inches below the roof ridge or at least 3 feet from the ridge measured along the roof slope. Do not design the width of new dormers to be more than one-half of the overall roof width (figure 34). Two small dormers on the same elevation often can be a suitable alternative to one large dormer.

Design new dormer windows to have the same proportions and style as the building's original windows. Match the siding of new dormers to existing dormers (if any) or use siding similar to the main outside walls of the building. The Forest Service may approve shingles similar to the existing roof materials for use as dormer siding in some cases. Match roofing of new dormers to the rest of the roof. Match new dormer detailing to existing dormers or the rest of the building. This means that if the rest of the building has exposed rafter tails, new dormers must also have exposed rafter tails. If the rest of a building has divided lite windows, the dormers must also, and so on.

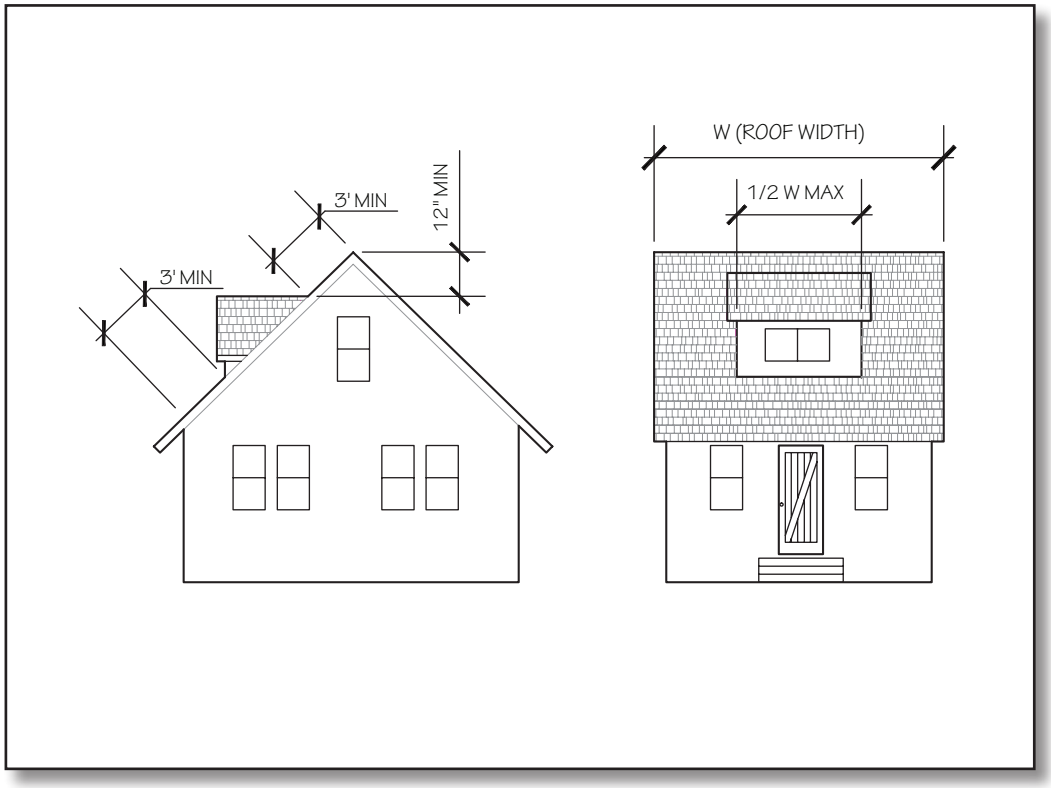

Figure 34—New dormers should be located at least 3 feet from the ridge of the roof and the outside wall of the recreation residence. Dormers should not be more than half the width of the roof.

Replacement Buildings

If a recreation residence is destroyed by an act of nature such as a forest fire or flood, the Forest Service may approve construction of a replacement residence. In some cases, an alternate location (legally referred to as an "in lieu lot") that is less likely to be affected by an act of nature may be offered for the replacement residence. In a few cases, the Forest Service may not renew permits for destroyed recreation residences beyond the current permit period due to over-riding local considerations.

Removal and replacement of an existing intact historic recreation residence always has an adverse impact and is not a course of action that should be undertaken lightly. The review and approval process is likely to take about a year. In many historic recreation residence tracts, the Forest Service is unlikely to approve such replacements. The process normally includes:

- Consultation between the recreation residence owner and the Forest Service for consideration of alternatives to replacement
- Formal agency consultation with the SHPO
- Implementation of stringent mitigation measures (funded by the recreation residence owner)

Alternatives may include measures such as retaining the existing residence but expanding with a small, appropriate addition. If "recordation" of the existing structure is required before it is removed or an archaeological investigation is required prior to or during demolition or construction, you will be responsible for the cost. In addition, environmental and safety requirements and constraints, such as protection of streamside areas or vegetation from equipment and debris, may increase your demolition or construction costs. If you and the Forest Service can't come to an agreement about the appropriate mitigation, the Forest Service may invoke the disagreement provisions of the Recreation Residence Permit.

The replacement of a recreation residence is a major change. Review and consultation for historic characteristic compatibility must be completed before approval can be granted. Keep in mind that for complex or controversial projects, this may include an assessment of cost recovery fees if the processing or monitoring requires more than 50 hours of Forest Service personnel time.

If your replacement of a recreation residence in a historic tract is approved, design and construct the new recreation residence to complement and be compatible with the patterns and styles of the historic buildings in the residential tract (figure 35). This does not mean replicating a neighboring historic recreation residence or designing a structure that creates a false sense of history. It means that your replacement residence must be of similar size and shape as historic recreation residences in the area, and it must be built using similar materials, colors, proportions, windows, and doors. The design also must conform to any requirements stipulated during negotiations and consultation with the SHPO. Contact your district ranger for more specific design requirements.

Replacement recreation residences must comply with local building and sanitation codes. You must obtain any required permits **prior** to beginning construction or reconstruction.

See the sections on "Rehabilitation of Existing Buildings" and "Additions to Existing Buildings"of this guide for details on materials, proportions, and features. Additional variations that are allowed for replacement residences are identified in the General Replacement Building Guidelines.

Figure 35—This replacement recreation residence at the Okanogan-Wenatchee National Forest's Indian Creek tract in the Pacific Northwest Region was built in 2006. The size, general shape, proportions, window-to-wall ratio, colors, and materials are reasonably similar to historic residences in the tract, but the design doesn't mimic the historic buildings.

General Replacement Building Guidelines

- Follow the guidance in any operating plans or best management practices that apply to your recreation residence.
- Design a replacement residence that has shape, size, and proportions—including roofs, walls, foundations, windows, and doors—that are compatible with and complement the surrounding setting, site, and landscape features.
- Make the general form of the replacement building a simple shape similar to nearby existing historic residences.
- Ensure that the front of the replacement residence is similar width to the existing historic buildings in the recreation residence tract.
  - ✧ If more width is needed, include wings or bays set back several feet from the front of the building to reduce the visual difference from common historic widths or forms.
- Follow the overall size restrictions within your recreation residence tract. Contact your district ranger if you are unsure of the restrictions.
- Use exterior materials for the replacement recreation residence that are consistent with the wooded environment and architectural style of adjacent historic residences. Details such as eave and window trim, rafter tails, or use of sawn or round timbers should be consistent. The Forest Service may approve modern materials for use if their form and appearance is similar to those used in nearby historic recreation residences.

Working Together

We look forward to working with you as a partner in preserving the historic character of the tract in which your recreation residence is located. Working together, we can ensure that this area will retain its natural beauty and continue to provide the recreation opportunities you enjoy.

As you consider how to maintain your recreation residence to suit the needs of your family and guests, keep the general principles outlined in this guide in mind. Our goal is to help you move through the necessary review and approval process smoothly and quickly.

This guide explains the general requirements for maintaining historic recreation residences. As you begin to plan your work, review the more detailed information about maintenance, renovation, additions, and replacement of recreation residences that is available from your district ranger. Check your operation and maintenance plan, special use permit, the "Best Management Practices Guide for Maintaining the Historic Character of Permitted Recreation Residences," or other documents provided by your district ranger. Contact your district ranger with any questions or suggestions on how we can better work together.

Resources

Advisory Council on Historic Preservation (ACHP)

The ACHP is an independent Federal agency that promotes the preservation, enhancement, and productive use of our Nation's historic resources and advises the President and Congress on national historic preservation policy. Links and resources from the ACHP include the text of the **National Historic Preservation Act of 1966** <http://www.achp.gov/docs/nhpa%202008-final.pdf> and **Protecting Historic Properties: A Citizen's Guide to Section 106 Review** <http://www.achp.gov/docs/CitizenGuide.pdf>.

401 F Street, NW, Suite 308
Washington, DC 20001–2637
Phone: (202) 517–0200
Email: achp@achp.gov
Web site: <http://www.achp.gov>

National Conference of State Historic Preservation Officers (NCSHPO)

NCSHPO is the professional association of the State government officials who carry out the national historic preservation program as delegates of the Secretary of the Interior pursuant to the National Historic Preservation Act of 1966, as amended (16 USC 470).

Suite 342, Hall of the States
444 N. Capitol Street, NW
Washington, DC 20001
Phone: (202) 624–5465
Web site: <http://www.ncshpo.org/>

National Park Service Cultural Resources Preservation

This branch of the National Park Service helps our Nation's citizens and communities identify, evaluate, protect, and preserve historic properties for future generations of Americans. The branch provides links and resources, such as **The Secretary of the Interior's Standards for the Treatment of Historic Properties** <http://www.nps.gov/tps/standards.htm>, and publications, such as

- **Preservation Brief 4: Roofing for Historic Buildings**
  <http://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>
- **Preservation Brief 45: Preserving Historic Wooden Porches**
  <http://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>
- **Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings**
  <http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm>

1849 C Street, NW (2255)
Washington, DC 20240
Phone: (202) 513–7270
Web site: <http://www2.cr.nps.gov/preservation.htm>

National Register of Historic Places

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Links and resources from the national register besides the register list include contact information for the **State Historic Preservation Offices** <http://www.cr.nps.gov/nr/shpolist.htm> and other basic national register information and publications such as **My Property Is Important To America's Heritage, What Does That Mean: Answers To Questions For Owners Of Historic Properties** <http://www.cr.nps.gov/nr/publications/index.htm>.

1849 C Street, NW (2280)
Washington, DC 20240
Phone: (202) 354–2211
Web site: <http://www.cr.nps.gov/nr/>

National Trust for Historic Preservation

The National Trust for Historic Preservation is a privately funded nonprofit organization working to save America's historic places. The organization takes direct action, advocates on Capitol Hill and in statehouses and town halls, and works with government and the public to preserve and protect historic buildings and sites. The organization works to build sustainable communities, promote diversity and place, protect historic places on public lands, and re-imagine historic sites through advocacy, local chapters, PreservationNation Web site, and Preservation magazine.

National Trust for Historic Preservation
The Watergate Office Building
2600 Virginia Ave., Suite 1000
Washington, DC 20037
Phone: (202) 588–6000
Email: info@savingplaces.org
Web site: <http://www.preservationnation.org/>

Forest Service Heritage Program

<http://www.fs.fed.us/recreation/programs/heritage/>

Forest Service Manual 2360–Heritage Program Management

<http://www.fs.fed.us/im/directives/fsm/2300/2360.doc>

Forest Service Manual 2300–Recreation, Wilderness, and Related Resource Management

<http://www.fs.fed.us/cgi-bin/Directives/get_dirs/fsm?2300!..>

Forest Service Handbook 2709.11, Chapter 20–Cost Recovery

<http://www.fs.fed.us/im/directives/fsh/2709.11/wo_2709.11_20.doc>

Forest Service Handbook 2709.14–Recreation Special Uses Handbook

Chapter 20–Recreation Residences and Other Noncommercial, Privately Owned Improvements Authorized to Individuals
<https://fs.usda.gov/FSI_Directives/2709.14_contents.doc>

Forest Service
1400 Independence Ave., SW
Washington, DC 20250–0003
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The National Technology and Development Program

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36 CFR 251.58–Cost Recovery

<http://www.gpo.gov/fdsys/pkg/CFR-2011-title36-vol2/xml/CFR-2011-title36-vol2-sec251-58.xml>

The Secretary of the Interior's Standards for Preservation

1) A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2) The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3) Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6) The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The Secretary of the Interior's Standards for Rehabilitation

The following standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2) The historic character of a property shall be retained and preserved. The removal of historical materials or alteration of features and spaces that characterize a property shall be avoided.
3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Glossary

Advisory Council on Historic Preservation: An independent agency of the United States Government that promotes the preservation, enhancement, and productive use of the Nation's historic resources and advises the President and Congress on national historic preservation policy.

Character Defining Features: Physical components that combine to create the appearance or uniquely represent the significance of a historic building.

Consultation: Working with interested parties such as State Historic Preservation Officers; Federal, State, and local agencies; Indian tribes; Native Hawaiian organizations; and the private sector to determine concerns about a project and identify potential measures to avoid or mitigate adverse effects to a historic property.

Design Details: Smaller bits and pieces that contribute to the overall character of the building, such as knee braces, molding and trim patterns, gutter or handrail shapes, doorknobs or latches, and so on.

Historic Character: Visual and tangible characteristics of a building that convey a sense of time and place or reflect important events or people associated with the building.

Historic Tracts: Established locations within national forests containing one or more cabins authorized in accordance with the recreation residence program that have been evaluated and found to be eligible for listing on the National Register of Historic Places.

In-kind or Matching Components: New components that closely or exactly match the replaced historic materials in size, material, spacing, location, color, craftsmanship, design details, and so on.

Isolated Cabins: Cabins or small houses that were authorized under the authority of the Organic Act of 1897. They are privately owned but located on National Forest System land. They are similar in size and purpose to recreation residences, but are not within a recreation residence tract.

Mitigation: Action taken to reduce the severity or effect of the adverse effect to a historic property. Mitigation may include records searches, relocation or salvage and reuse of buildings or significant features, photographic documentation, detailed structural drawings, excavation of archaeological sites, and other measures.

National Historic Preservation Act: The 1966 law (amended several times) that established a Federal program for the preservation of historic and archaeological sites in the United States. Among other things, the act created the Advisory Council on Historic Preservation, State Historic Preservation Officers, National Register of Historic Places, and the Section 106 review process.

National Register of Historic Places: Administered by the National Park Service, the register is the official nationwide list of districts, sites, buildings, structures, and objects that are officially designated "historic properties." To be listed, properties must meet age, significance, and integrity requirements. Listed properties are not legally protected from damage or destruction but do benefit from the prestige of listing and also qualify for certain grants, loans, and tax incentives. These properties are referred to as "listed." Properties that likely meet the requirements to be listed but haven't gone through the formal process are referred to as "eligible."

No Adverse Effect: Does not directly or indirectly alter characteristics of a historic property that qualify it for inclusion in the register.

Preservation: The act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property.

Recreation Residences: Privately owned, noncommercial residence located on National Forest System lands and authorized by a recreation residence term special use permit that is maintained by the permit holder for personal, family, and guest use and enjoyment and is not a permanent residence.

Rehabilitation: The process of returning a property to a state of utility, through repair or alteration, while preserving those portions and features significant to its architectural and historic values.

Restoration: The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time.

Section 106 Review: Each project affecting eligible or listed historic properties owned, funded, or permitted by Federal agencies must undergo a review process that evaluates the project and, if necessary, establishes methods to avoid or mitigate adverse effects. Section 106 is the section of the National Historic Preservation Act that defines the review process.

Special Use Permits: Legal documents that allow a specific occupancy or use of National Forest System land for a specific period of time.

State Historic Preservation Officer (SHPO): Each State, each territory, Puerto Rico, and Washington, DC, has established its own SHPO. The SHPO coordinates statewide inventory of historic properties; nominates properties to the national register; maintains a statewide preservation plan; coordinates with other SHPOs and the Federal Government on historic preservation issues; administers Federal assistance for historic preservation in that State; assists Federal agencies in carrying out their historic preservation responsibilities; and advises, assists, and educates people and governments within the State.

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Kathleen Snodgrass came to MTDC as a project leader in 2001. She began her career with the Forest Service at the Nez Perce National Forest, working in facilities, landscape architecture, land line, and general engineering before serving as the facilities architect for about 7 years. She also spent about 10 years working in highway design and construction with the Idaho Division of Highways after graduating from Washington State University in 1974 with a bachelor's of science degree in architectural studies.

Library Card

Snodgrass, Kathleen. 2014. A Guide to Maintaining the Historic Character of Your Forest Service Recreation Residence (1423–2815P–MTDC). Missoula, MT: U.S. Department of Agriculture, Forest Service, Missoula Technology and Development Center. 38 p.

This guide will help owners of recreation residences within Forest Service recreation tracts maintain the historic character of their recreation residences. It explains how owners can meet regulatory requirements while making necessary changes to suit their needs. Through drawings and photos, information is provided about factors that could affect historic integrity and strategies that can minimize the effect of changes.

Keywords: additions, alterations, archaeological resources, cabins, character, construction, historic, in-kind, maintenance, National Historic Preservation Act, preservation, recreation, rehabilitation, repairs, replacements, residences, restoration, special use permits, summer homes

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