

A Brief Primer on Historic Integrity



*Steven Moffson
State and National Register Coordinator
New Mexico Historic Preservation Division*

This morning we are going to discuss historic integrity, but before I begin I want to briefly introduce myself. My name is Steven Moffson and I have written National Register nominations for the National Park Service and three SHPOs, including my current job as State and National Register Coordinator for the NM SHPO.

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My first nomination was for a roadside tavern in central Delaware and my most unusual nomination was for a WWII-era Biplane. I have prepared over 200 nominations that are listed in the National Register of Historic Places.



Historic integrity is one measure in the way we evaluate properties for listing in the National Register. And sometimes its easy to dismiss a property that looks like it's been altered. It's flaws may be plainly visible, but it's hard to interpret them if you don't know why a property may be eligible in the first place.



So we are going to do three things today: first, we are going to discuss how historic integrity fits into National Register evaluations, then we are going to go over each of the seven aspects of the integrity, and then we will end with some unusual and challenging applications of integrity.

National Register Criteria

Criterion A: Events or Activities

Criterion B: Significant Persons

**Criterion C: Architecture, Engineering,
or Landscape Architecture**

Criterion D: Archaeology

The three measures or tests for a property to eligible include the National Register Criteria. First, a property must meet at least one criterion to be eligible.

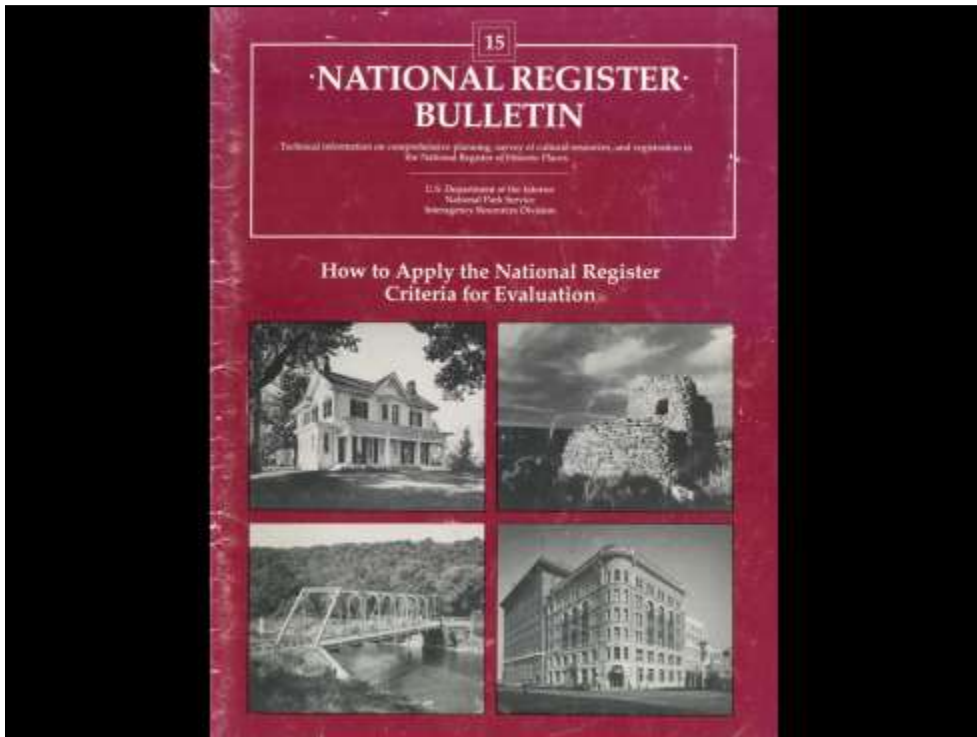
National Register Eligibility

--Must be at least fifty years of age

--Must maintain historic integrity



Second, a property must be fifty years of age to be eligible for listing. And three, a property must also maintain historic integrity. Sorting out the age of a property is easy because it is factual. Historic integrity is challenging because it requires knowledge of the property and some level of interpretation.



The National Park Service published has 26 National Register Bulletins posted on their website to offer guidance to applicants. They do not have a bulletin on historic integrity.

VIII. HOW TO EVALUATE THE INTEGRITY OF A PROPERTY

INTRODUCTION

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

Historic properties often retain integrity, but to convey their significance as they do now. Within the concept of integrity, the National Register criteria emphasize seven aspects or qualities that, to varying combinations, define integrity.

To assess historic integrity a property must always possess several, and usually most, of the aspects. The inclusion of specific aspects of integrity is determined by a property's significance. Determining which of these aspects are most important to a particular property requires knowing why, what, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

SEVEN ASPECTS OF INTEGRITY

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

UNDERSTANDING THE ASPECTS OF INTEGRITY

LOCATION

Location is the place where the historic property was constructed or the place where the history event occurred. The relationship between the property and its location is often important to understanding why the property was created or why it is being preserved. The actual location of a historic property, complemented by its setting, is particularly important to recognizing the sense of historic events and persons. Integrity is lost when the relationship between a property and its historic associations is diminished if the property is moved. (See Criteria Consideration II in Part III: How to Apply the Criteria Considerations, for the conditions under which a moved property can be eligible.)

DESIGN

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

A property's design reflects its form, function, and technology as well as its aesthetic. It includes such characteristics as the site layout, structure, massing, arrangement of space, pattern of ornamentation, materials and colors of surface materials, type, amount, and application of ornament, detailing, and arrangement and type of planting in designed landscape.

Design rules also apply to historic preservation. Design rules that apply to historic preservation, such as the National Historic Preservation Act, are intended to protect the historic character, historic form, and historic setting of a property. Design rules that apply to historic preservation are intended to protect the historic character, historic form, and historic setting of a property. Design rules that apply to historic preservation are intended to protect the historic character, historic form, and historic setting of a property.

SETTING

Setting is the physical environment of a historic property. Physical features such as a property's location, its site, and its surroundings have been and are being altered by natural and human forces. The setting of a property is the result of the forces that have shaped its historical site. In addition, the way in which a property is perceived in its environment can reflect the designer's concept of history and aesthetic preferences.

Thoughtful decisions that consider the setting of a historic property can be made based on materials, including such elements as:

- Topographic features to guide the use of a hillside
- Topographic features to guide the use of a hillside
- Vegetation
- Relationship between buildings and other historic open space

These features and their relationships should be considered not only with the most significant of the property, but also between the property and its surroundings. This is particularly important for historic

MATERIALS

Materials are the physical elements that were combined or employed during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveals the preferences of those who created the property and indicate the availability of particular materials and technologies.

Integrity is lost when the materials and their relationships are altered in a way that changes the property's historic character. For example, a property may retain its historic character if the materials and their relationships are altered in a way that changes the property's historic character. For example, a property may retain its historic character if the materials and their relationships are altered in a way that changes the property's historic character.

work structure (bricks) to look like stone in an original limestone. A property's historic materials and workmanship have been and are being altered by natural and human forces. The setting of a property is the result of the forces that have shaped its historical site. In addition, the way in which a property is perceived in its environment can reflect the designer's concept of history and aesthetic preferences.

WORKMANSHIP

Workmanship is the physical evidence of the skills of a particular craftsman or people during any given period in history or prehistory. It is the evidence of manual labor and skill in constructing or altering a building, structure, object, or non-physical component. It can be applied to various methods of construction and plan layout or to highly sophisticated computerized and ornamental detailing. It can be based on custom traditions or innovative period techniques.

Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic perception of a builder or production period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship include building techniques, masonry, carpentry, painting, plastering, stonemasonry, and other decorative arts. Historic workmanship includes such elements as brick, stone, wood, and other materials used in the construction of a property.

FEELING

Feeling is a property's impression of the events or historic sense of a particular period of time. It results from the property's physical features that, when together, convey the property's historic character. For example, a property may retain its historic character if the materials and their relationships are altered in a way that changes the property's historic character.

ASSOCIATION

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is historically related to the event or activity. For example, a property may retain its association with a historic event or person if it is the place where the event or activity occurred and is historically related to the event or activity.

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ASSESSING INTEGRITY BY PROCESS

Integrity is based on significance, which, and which a property is important. They also recognize the fully established and recognized in the form of integrity.

The steps in assessing integrity are:

- Define the essential physical features that convey the property's significance.
- Determine whether the essential physical features are visible through its conveyance.
- Determine whether the property can be conveyed with its historic significance.

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

In fact, the National Register explanation of historic integrity on appears on two pages in Bulletin 15 on How to Apply the National Register Criteria. [Pages 44-45]

Definition of Historic Integrity

The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

The definition of historic integrity reads: “The authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic or prehistoric period.” So to put this into practice you need to know 3 important pieces of information 1) what is the property’s historic identity. 2) what physical characteristics define that identity, and 3) do these characteristics still exist.

National Register Criteria

Criterion A: Events or Activities

Criterion B: Significant Persons

**Criterion C: Architecture, Engineering,
or Landscape Architecture**

Criterion D: Archaeology

The first step in evaluating historic integrity is understanding what criteria may apply and what are the character-defining features that convey significance. Do these features survive or are they missing? If a property may be significant because it's an excellent example of a Pueblo Revival-style house, does the house retain the architectural features that define the Pueblo Revival style?

Seven Aspects of Integrity

Location
Design
Setting
Materials
Workmanship
Feeling
Association

The measure of historic integrity is defined by the seven aspects of integrity. It is essential to understand these aspects of integrity in order to evaluate National Register eligibility. What is not so well known is that these aspects are listed roughly in order of importance so that location is first. The National Register of Historic Places is not named by accident. Identifying and preserving historic places is paramount.

Seven Aspects of Integrity

Location: is the quality of integrity retained by a historic property existing in the same place as it did during the period of significance.

So let's look at each of the seven aspects of integrity. Location is the quality of integrity retained by a historic property existing in the same place as it did during the period of significance. Period of significance describes the time period when a property achieved its significance.



Historic resources have meaning when they are associated with their communities. It is also why the National Register lists geography, points of latitude and longitude, rather than buildings and structures.



It's also why moved buildings are not eligible for the listing in the National Register. When you move a building, you remove it from its historic associations.

Seven Aspects of Integrity

Design is the quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of a property.

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Here, in this house in Las Vegas, important features of its design include its two-stories); its side-hall plan; and its Greek Revival-style entrance and window hoods.



The character-defining features of this modern building in Clovis include its circular plan, emphasis on reinforced concrete, and fenestration so that it appears as modern Greek temple.



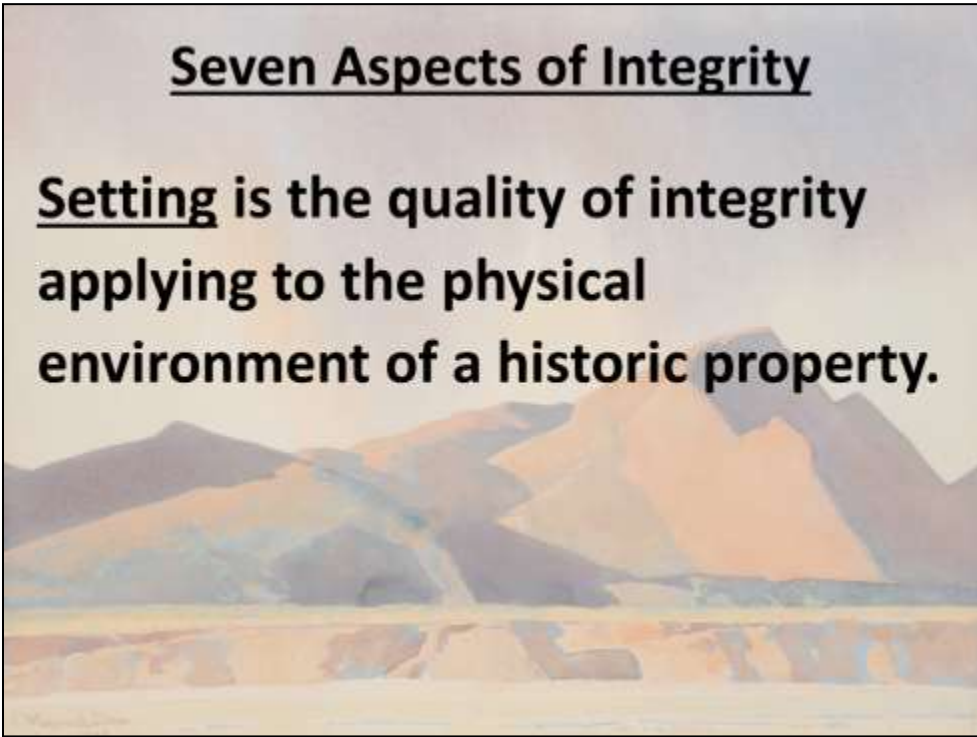
Can you see the nonhistoric alteration to this building that might diminish its historic design? The two upper stories that were added significantly diminish the historic design of building.



Here, a balcony was added to a historic commercial building. Even though its less egregious than the previous example, the additions obscure enough of the historic facades so that its design is greatly diminished.

Seven Aspects of Integrity

Setting is the quality of integrity applying to the physical environment of a historic property.



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Some properties have settings that are designed and integral to the property. County courthouses are often located on a high point of land in the center of town and surrounded by a landscaped square or plaza with ornaments, such as fountains and monuments.



Similarly churches in New Mexico are surrounded by precinct walls that define an immediate setting.



A more expansive setting may include the historic plaza and the narrow agricultural valley because this setting tells an important story about the central role of the church in a tradition Hispano village in northern New Mexico.



This bank in southern Illinois was once located on a busy commercial street in the center of town. Since its construction, the entire town, its setting, has been lost.

Seven Aspects of Integrity

Materials are the quality of integrity applying to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

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Adobe construction is essential to the architecture of New Mexico. For centuries adobe blocks were laid in courses with mud mortar to form a wall. The wall was then plastered with mud annually to protect from sun and rain. Since World War II many historic adobe buildings have been covered with stucco, which diminishes the aspect of historic material, but in itself does not disqualify a property from eligibility.



Aluminum and vinyl siding and asphalt-shingle roofs are modern buildings materials that approximate the appearance of historic materials and are neutral and do not disqualify a building from consideration for National Register listing.



Here, you'd ask, "is the corrugated façade original or is it a later addition that obscures the historic façade?" If historic materials are present, but obscured so they are not visible, they do not count toward the aspect of materials. Elements of design, material, and workmanship must be visible to count.



Here, the pressed metal façade is a rare building material that conveys the building's significance for architecture and also its association with the railroad, the only means by which such building materials were brought into the state during the late Territorial period.

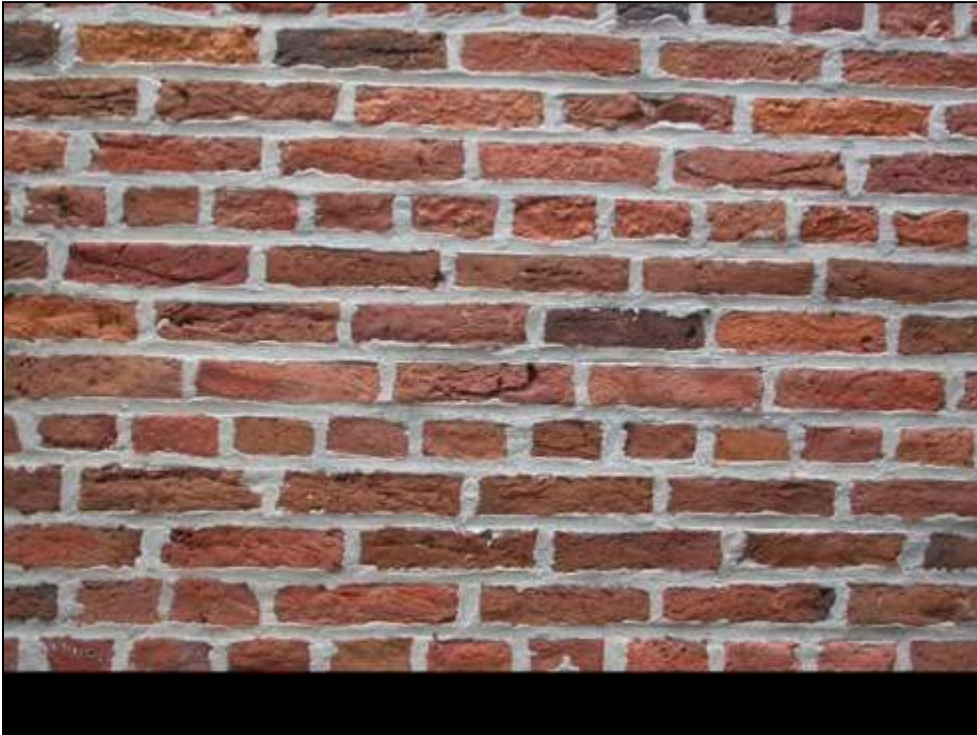
Seven Aspects of Integrity

Workmanship is the quality of integrity applying to the physical evidence of the crafts of a particular culture, people, or artisan.

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Here, a resident of Pie Town builds a fence with cheap slabs cut with a circular saw and strung together with wire.



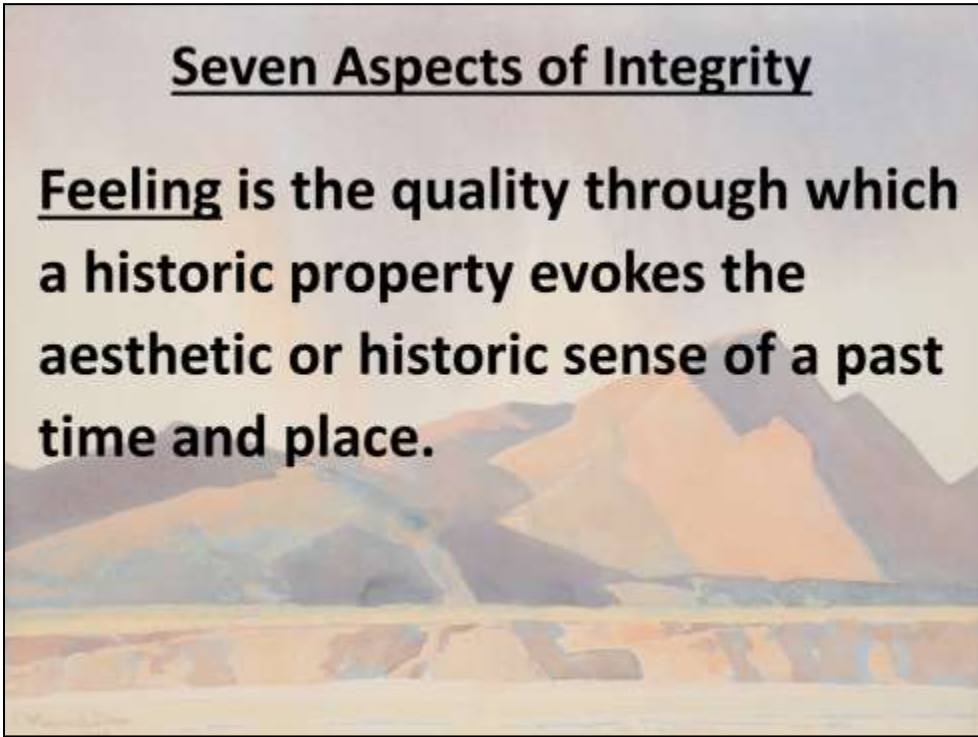
This historic brick wall was repointed with Portland cement, which damaged the brick. Also, it was repointed with flush joints and not the historic deep, struck joints. This loss of craft diminishes the historic integrity of this building.



Workmanship is not only visible on historic properties, but also in the way modern buildings are constructed.

Seven Aspects of Integrity

Feeling is the quality through which a historic property evokes the aesthetic or historic sense of a past time and place.



Feeling is the quality through which a historic property evokes the aesthetic or historic sense of a past time and place.



This street of small house evokes the feeling of 1940s when small houses were popular and because these houses maintain their historic design and materials. Also important is their close spacing on small lots.

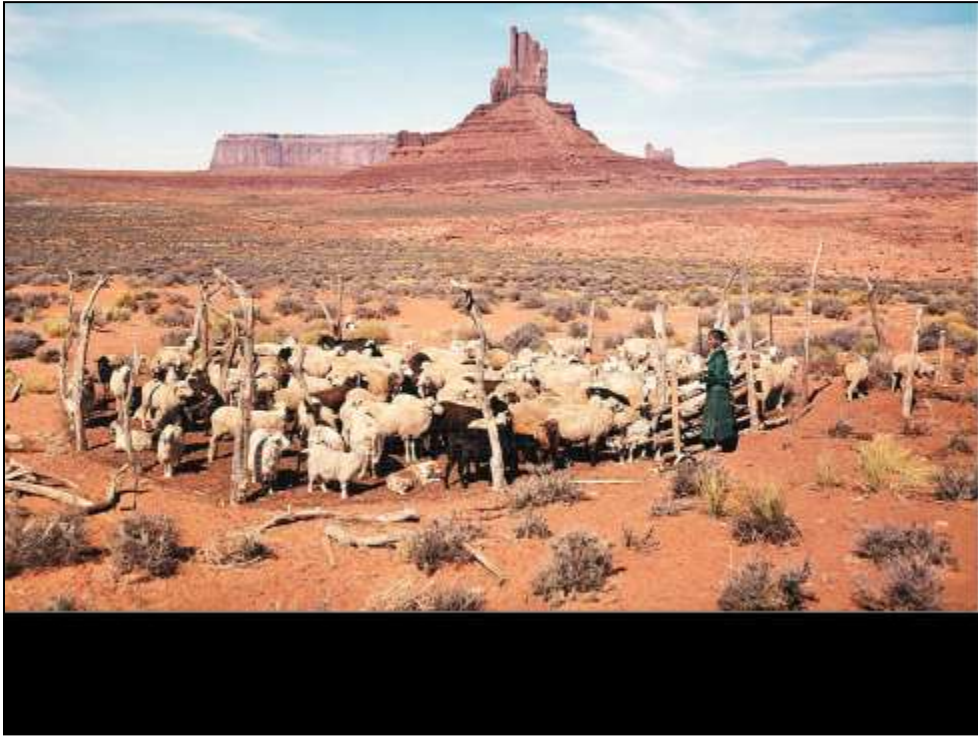


The Union Drive-In in Las Vegas retains the aspect of feeling because of its setting on the Eastern Plains and its historic screen and because its parking plan evokes the mid-20c. when drive-ins were popular.

Seven Aspects of Integrity

Association is the link of a historic event, activity, or person. Also, the quality of integrity through which a historic property is linked a particular past time and place.

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Here, the corral and grazing lands make an explicit link to Navajo agricultural practices.



This grocery store, through its design, materials, and its location on Central Avenue, makes a clear association with mid- to late-late 20c patterns of commerce before the big box stores became dominant.

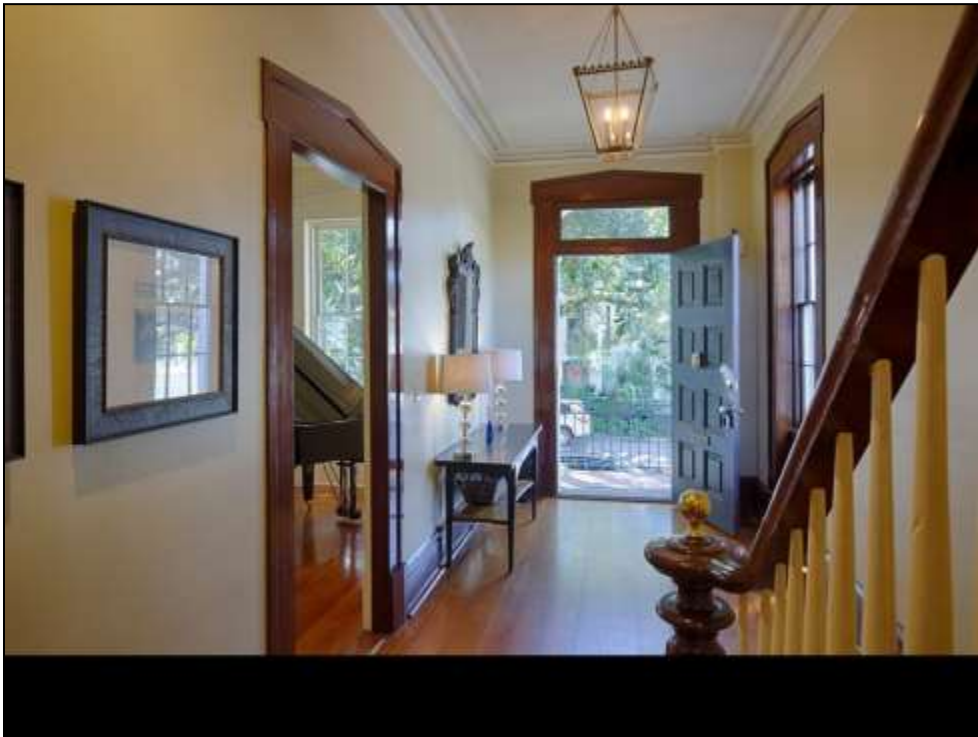
Assessing Historic Integrity

- 1. Establish Significance**
- 2. Define Essential Features**
- 3. Are Essential Features Visible**
- 4. Which Aspects of Integrity are Vital**

Now that we understand the seven aspects of integrity, we can begin to apply them and these are the four basic steps: 1) Establish Significance; 2) Define Essential Features; 3) Are Essential Features Visible; and 4) Which Aspects of Integrity are Vital?



Why might this house be eligible? What are its essential features? Are they visible? This central-hall-plan relies on symmetry to convey its significance. Symmetry is seen in the fenestration, the central gable and chimneys. These features are visible and they are the most vital in order to evaluate this house in the area of architecture.



Remember that to be individually eligible for listing in the National Register, the interior must also retain historic integrity. Here, we see a center-hall plan intact and the Greek Revival-style cornice and door and window surrounds.



Mid-20th century houses are evaluated the same way. This ranch house retains a high level of historic integrity because its design, materials and workmanship remain intact.



The historic interior plan of the ranch house maintains its historic design with a large bay windows and rooms that flow into one another through a large cased opening.



For architectural surveys, most determinations are evaluated under Criterion C only for architecture and these evaluations are made from the exterior. The interior is treated neutrally—it doesn't add or detract from the evaluation. The exterior must have historic integrity of design, materials, and workmanship. Put another way, would the original property owner recognize this building? In this case, I would say yes.



Condition should not be confused with historic integrity. Buildings can be in poor condition and still maintain a high degree of historic integrity. This church in Taiban appears neglected, but it also retains sufficient design, materials, and workmanship to be eligible for listing. What is missing on the exterior? Not much more than doors and windows.



The interior appears forlorn, but it retains enough historic integrity to convey its significance as a small rural church.



This church retains its small scale, front facing gable, and tower that are characteristic of African American churches in the South.



But it has lost significant portions of weatherboard cladding.



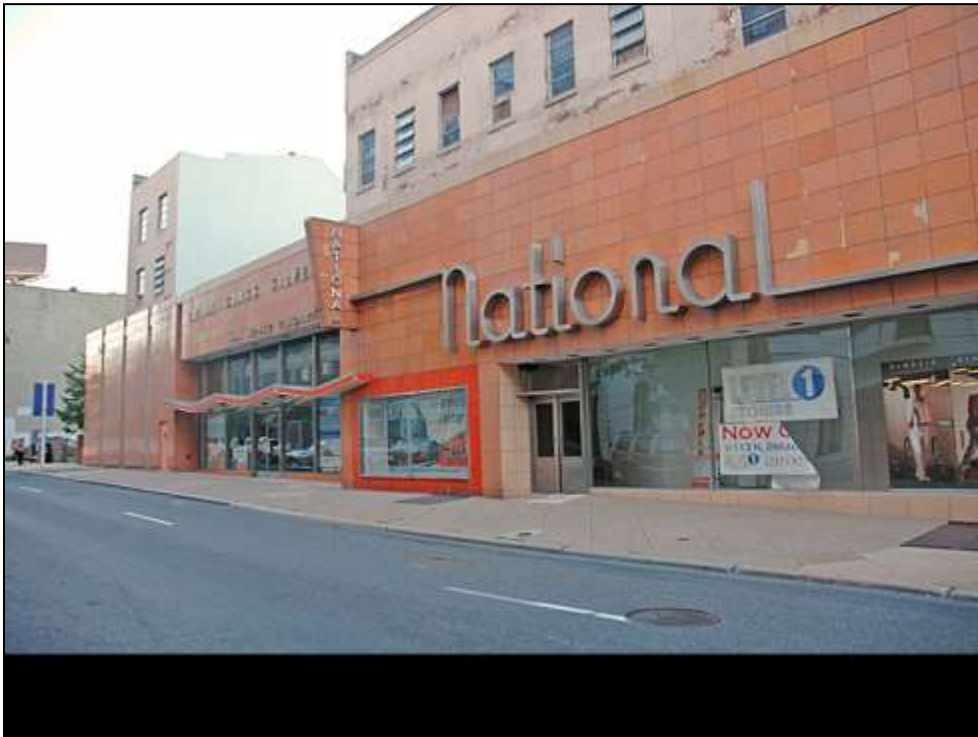
And it has significant structural problems.



This church is undoubtedly in poor condition, but it was listed in the National Register of Historic Places in the condition you see because it retains its character-defining features. That is, a visitor can see its original design and understand how it functioned as a church.



Here, you have a building that may not significant in the area of architecture, but it doesn't take a lot of imagination to see its potential eligibility under Criterion A for entertainment/recreation because of its association with early broadcasting in New Mexico.



Buildings, as we have seen, are not static objects and they change over time. Sometimes these changes can have inherent significance. Here, we see an early 20c commercial building with a new glazed-tile storefront added to the first floor in the 1950s. This new storefront is significant because it is an excellent example of mid-20c modernism.



This building was built in downtown Albuquerque in the 1920s. It is architecturally significant because the modern façade that added in the mid-20c. is an excellent example of modernism and it reflects a desire among many to redesign existing storefronts to reflect popular tastes in architecture.



This is a tricky case. Here, the two Streamlined Moderne floors added to the top are good examples of early modernism. The problem is that it the modern floors resulted in the total loss of the roofline of the original High Victorian Gothic office block. This lost roofline would have been picturesque, crowned with towers and spires. The loss of this major character-defining feature has diminished its architectural significance so that is no longer a good example of any style.



Mills, such as flour mills, are important building types on the eastern plains. Here, the additions dwarf the original three-story central building in the center, but they are essential to understand how this mill operated in the early 20c. That is, each new section either provided storage or new technology.



In this domestic example, you can see that the main façade has been rebuilt, but the bungalow roof and brackets remain. It's often difficult to know exactly what occurred when a building is plastered in stucco because it hides a lot of clues to the history of the building.



How about this house? Here, the only change in design is the modernistic garage door. The modern design and modern materials of the garage door are distracting, but it is not enough to significantly diminish the integrity of the house.



In this example, a two-story commercial building is intact except for its storefront. It is rare that historic storefronts survive and eligibility does rest on their presence. This commercial building is eligible because even without the storefront, the rest of the building conveys its significance as downtown commercial building.



This was a Navajo trading post in northwest Rio Arriba County. The problem here is not the missing windows and doors or that it's been abandoned. The problem is that it doesn't have a roof. None or few buildings can be eligible with out a roof. The National Register considers these property's as archeological sites rather than buildings.

Historic Districts

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

Historic districts comprise historic properties, but they are evaluated by a completely different method. The definition of a historic district is “A significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.” What is a significant concentration?



A significant concentration has always been elusive concept. The answer is different for every historic district. Ranch house suburbs should be densely populated by houses one next to another.



Trinity Site, where the first atomic bomb was tested, includes a significant concentration of resources. The resources are fewer because they are based on those that were present at the time of detonation.

Evaluation of National Register Historic Districts Guidance from the New Mexico Historic Preservation Division

Prepared by Steven Moffatt
Historian and State and National Register Coordinator
steven.moffatt@state.nm.us

The purpose of this document is to clarify the process of evaluating the eligibility of historic districts by the Historic Preservation Division. State historic preservation offices rely on the National Register bulletins but also from successful practices developed in other states and their own experiences based on their states' unique resources.¹

Historic districts are among the most widely used but least understood category of properties. As defined, "a historic district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."² This paper represents HPD's commitment to be consistent in its evaluations of potential National Register historic districts. It does not remove all subjectivity from the process but minimizes it by providing a common language for professionals in the field. Personal backgrounds, experiences, and education will naturally result in different perspectives. But knowledge of the resource and its historic context should minimize the feeling of unpredictability. Additionally, the National Register has continually evolved since the program's founding in 1966. Regular listings have provided HPD with the most current thinking on National Register issues.

Importance of Contexts

New Mexico contains a vast number of unique resources; few of which could be characterized as high style and only a small number are addressed in National Register bulletins. That's why significance can only be understood within a historic context. According to the National Park Service, a historic context is "an organizing structure for interpreting history that groups information about historic properties which share a common theme, common geographical location, and common time period." So how do historic contexts work? The National Register is comparative because it evaluates one resource by comparing it against known examples of the same property type. A historical context can only be understood by comparing it against others from its

A few years ago, the Historic Preservation Division published guidance on identify and evaluation historic districts. This document is available on our website.



Farms and ranches are often evaluated as historic districts.



Downtowns or commercial districts are a common type of historic district.



Residential historic districts are another common type of historic district. They include not only houses, but also street plan, uniform set backs form the street, cement curbs, and plantings. All of these resources must be determined contributing or noncontributing.

Historic Districts

Contributing resource—a building, site, structure, or object adding to the historic significance property.

Noncontributing resource—a building, site, structure, or object that does not add to the historic significance property.

Historic districts are binary because they are composed of only two types of resources: contributing and noncontributing. In this definition the key word is the adding. A property can add little, but still add to the significance of a historic district.



This hotel in downtown Carrizozo contributes because it retains historic integrity of design, materials, and workmanship. The first-floor storefronts have been altered, but this does not diminish our understanding of the hotel's historic appearance.



This is another storefront with all or most of the storefront missing. Does it contribute? Yes, because storefronts are temporal features, like porches, and they seldom survive. Commercial buildings are evaluated on the parapet across the top and frame on both sides. We have not talked about side elevations or interiors in buildings in historic districts because contributing or noncontributing status is based on only the main façade.



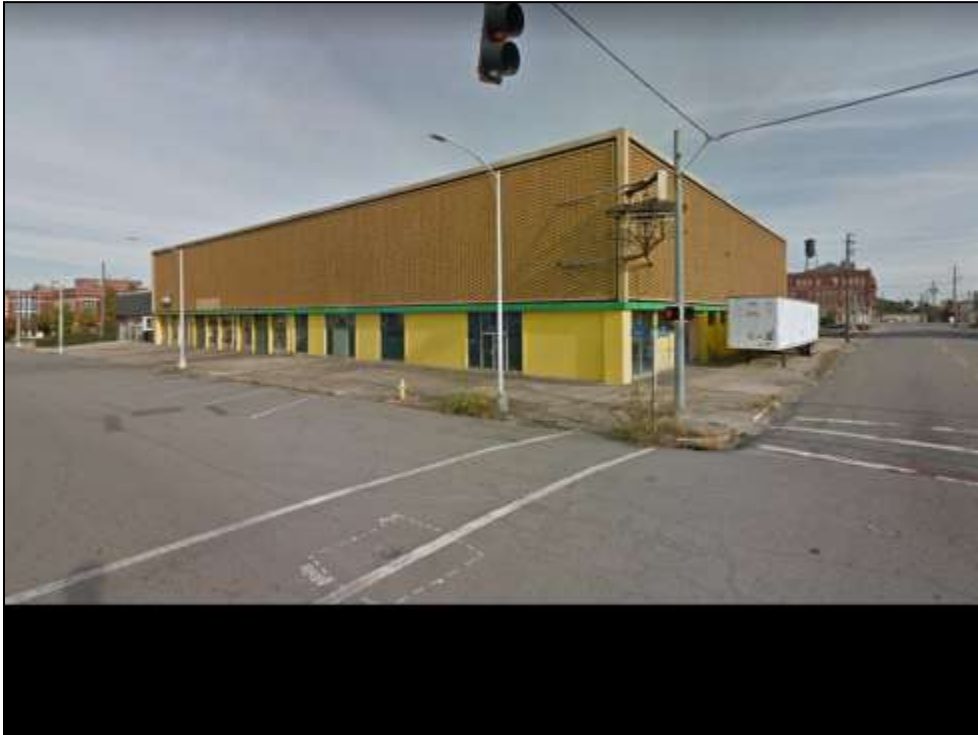
The center-hall-plan house is surrounded by a historic colonnade, which has been infilled with nonhistoric concrete blocks. Mostly this is an aesthetic cunundrum. It looks terrible and our first impulse is to say noncontributing. In fact, only three bays of the porch have been filled and bays themselves are still visible. This house absolutely contributes to the historic district.



Similarly, our first impulse might be to say this school is noncontributing because its physical condition is so bad. The site has been trashed and there is not one pane of glass that survives. Glass, however, can be replaced. What's important is that metal frames survive along with the other qualities that make this an excellent example of a modern, International Style school in rural Georgia.



What about the building in the center? It appears very plain, but the intact storefront with its high aluminum display cases indicate it was a mid-20c jewelry store. The building façade partially seen to the left is entirely new. The fenestration, running-bond brickwork, and the exaggerated cornice are giveaways that this building is noncontributing.



Would this store from c.1950s contribute to a commercial or industrial historic district? Here, the problem is that most of the building covered with a nonhistoric screen of masonry panels. Likewise, a building cannot contribute if they cannot be seen. Similarly, a building hidden behind a wall does not contribute to a historic district because it can't be seen. This may seem extreme, but how does a building contribute if no body sees it?

Traditional Cultural Property

A Traditional Cultural Property (TCP) is a property that is eligible for inclusion in the National Register of Historic Places based on its associations with the cultural practices, traditions, beliefs, lifeways, arts, crafts, or social institutions of a living community.

I want to finish with couple of examples that many have not had experience or find vexing. A traditional cultural property, or TCP, is a type of resource that can be applied to any category of property type, especially historic districts. TCPs are unique because they must be connected with living communities so the period of significance ends with the present. Resources that may seem not important because they appear contemporary, may be eligible in a TCP.



New Mexico has numerous TCPs, many associated with Native American groups. The Tortugas Pueblo near New Mexico State University is a TCP because Pueblo peoples here have been celebrating a festival of Our Lady of Guadalupe every December in the same way for more than one-hundred years. This includes religious services and dances . . .



and traditional communal feasts . . .



and a four-mile procession to the summit of A Mountain, which rises above the NMSU campus. The contributing resources in this image is the unpaved parking lot where pilgrims gather to say prayers before the march.



The entire route of the procession and A Mountain are eligible for listing in the National Register. Most of this may not be known to a recorder who is filling out survey forms, so it is always important to talk to residents. Talking to residents takes time, but the payoff can be big.



For example, local contacts might explain this area beneath an interstate underpass is part of the pilgrimage route and historic.



Faculty and students at NMSU may walk across this street and never realize that it part of a traditional route used by religious pilgrims once a year.



Another challenge is evaluating the integrity of moveable structures, such as locomotives, rolling stock, ships, and airplanes. How do they fit into the National Register of Historic Places? This is not a trick question. Hundreds of structures, such as these, are listed in the National Register.



To be eligible, and this is key, these structures must reside in a historically appropriate setting. Not necessarily the exact historic setting, but an appropriate one. So for a small aircraft the appropriate setting is an aircraft hangar.



Setting is important because the National Register does not list museum objects because they are not connected with a historic place. So a locomotives would need to have a home in rail yard and ships must be located at a dock or marina.



Secondly, most of the aircraft must remain intact. Engines can be rebuilt and tires replaced, but much of the structure of the plane and its skin of sheet metal should survive to demonstrate design, materials, and workmanship.



The seven aspects of historic integrity apply to other structures, such as dams and bridges.



Acequias, or irrigation ditches, require seasonal maintenance, which can include building up the banks with soil from the streambed. This practice does not diminish integrity because it is a traditional community practice.



Sites can also include battlefields and parks. Historic landscapes can be challenging to evaluate because they change over time as vegetation dies and is replaced with new plantings. Historic integrity is retained when the overall plan of plantings and open space is preserved and when new plants are either identical or they replicate the historic plants.



Cemeteries convey early settlement practices in their overall plan and in the grave markers through design, materials, and workmanship.



Grave markers, like statues and murals, are objects that can be eligible under Criteria A and C if they retain historic integrity.



Historic Integrity is the authenticity of a property and it's one measure of eligibility for listing in the National Register. It can only be applied after one knows why a property may be eligible in the first place. A Spanish mission church and a suburban ranch house will have different character-defining features. Understanding what these features are and how vital they are is essential to applying the seven aspects of integrity.



This is the definition of a historic district