Leasing Guidelines

A Comprehensive Guide for Prospective Lessees of Historic Structures at New River Gorge National Park and Preserve

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Preface

This document is published by Preservation Thurmond, a community organization, and is not an official publication of the National Park Service (NPS). It was prepared to help members of the public understand the process for leasing historic structures at New River Gorge National Park and Preserve following the NPS's April 2025 Finding of No Significant Impact (FONSI) for the Proposed Demolition of Historic Structures. The information summarized here is drawn entirely from publicly available NPS and federal sources, including the FONSI itself; the Secretary of the Interior's Standards for the Treatment of Historic Properties; NPS Reference Manual #38 (Real Property Leasing); NPS Director's Order #38 (Real Property Leasing); NPS Policy Memorandum 07-01; NPS Management Policies 2006, Chapter 8, Section 8.12; the National Historic Preservation Act's leasing authority (54 U.S.C. § 306121); and the National Park Service's general leasing authority (54 U.S.C. § 102102, cited as 54 U.S.C. § 1021 et seq.). Each section is a plain-language summary intended to make these materials more accessible; it is not a substitute for the official documents themselves, which control in the event of any discrepancy. Readers with questions about a specific lease proposal should contact New River Gorge National Park and Preserve directly.

Table of Contents

Leasing Interested Structures
Information for Prospective Lessees

Why You're Receiving This Document

As part of the April 2025 Finding of No Significant Impact (FONSI) for the Proposed Demolition of Historic Structures at New River Gorge National Park and Preserve, the National Park Service (NPS) identified four historic structures that will be preserved through leasing if the NPS receives a viable lease proposal. If no viable proposal is received for a given structure, that structure will be demolished. This document explains, in plain terms, what leasing means, which structures are available, and how to submit a proposal.

Structures Available for Lease

Structure	Location	Status Under Selected Action
Tom Kelly House	Thurmond Historic District	Will be demolished unless the NPS receives a viable lease proposal
Dun Glen Ark	Dun Glen	Will be retained; NPS will consider a viable lease proposal if one is received
Dun Glen Boat Storage Rack	Dun Glen	Will be demolished unless the NPS receives a viable lease proposal
Dun Glen Mini Ark	Dun Glen	Will be demolished unless the NPS receives a viable lease proposal

What Happens If No One Leases a Structure

Any of the four structures above for which the NPS does not receive a viable lease proposal will be demolished under the selected action. Submitting a proposal is the only way to keep a structure standing.

The Legal Basis for NPS Leasing

NPS leasing is governed by the following laws, policies, and guidance:

- NPS General Leasing Authority — 54 U.S.C. § 1021 et seq. (See page 3 for summary.)
- Historic Leasing Authority — 54 U.S.C. § 306121 (Summary page 4 for summary.)
- NPS Management Policies 2006, Chapter 8, Section 8.12 (See page 5 for summary.)
- Director's Order #38: Leasing (See page 6 for summary.)
- Policy Memorandum 07-01 (See page 8 for summary.)
- Reference Manual #38 — NPS Real Property Leasing (See page 9 for summary.)
- Secretary of the Interior's Standards for the Treatment of Historic Properties (See page 11 for summary.)

Full text of these authorities is available at: nps.gov/subjects/leasing/law.htm

What a Lessee Is Responsible For

Under NPS policy, lessees — not the NPS — are generally responsible for the leased structure and grounds. This includes:

- All repairs, maintenance, replacement, upgrading, and capital improvements to the structure
- Rehabilitation work that meets the Secretary of the Interior's Standards for the Treatment of Historic Properties
- Maintaining the grounds in good condition, including regular mowing and landscaping upkeep
- Removing or avoiding unsightly storage or parking of materials, equipment, or vehicles on the premises
- Paying all applicable federal, state, and local taxes and assessments related to the premises or the lessee's activities there

What a Viable Proposal Should Include

- The specific structure(s) you are interested in leasing
- Your proposed use of the structure (e.g., lodging, retail, museum/interpretive space, office, storage)

- A rehabilitation plan consistent with the Secretary of the Interior's Standards
- Evidence of financial capacity to fund rehabilitation and ongoing maintenance
- Your organizational or personal background and relevant experience, if any

Next Steps

If you are interested in leasing one or more of the structures listed above, contact the park to discuss the process and submission requirements. Park staff can also answer questions about site visits, timelines, and the information needed for a complete proposal.

Contact

New River Gorge National Park and Preserve
Website: nps.gov/neri

Reference: FONSI, Proposed Demolition of Historic Structures Environmental Assessment, New River Gorge National Park and Preserve (April 2025)

NPS General Leasing Authority — 54 U.S.C. § 1021 et seq. Summary

This citation refers to Chapter 1021 of Title 54 ("Privileges and Leases"), and specifically § 102102, "Authority of Secretary to enter into lease for buildings and associated property." It originated as Section 802 of the National Parks Omnibus Management Act of 1998. Where 54 U.S.C. § 306121 (covered in a separate section) is the leasing authority specific to historic properties, this is NPS's broader, general-purpose leasing authority — it covers any park building, historic or not, and doesn't require the preservation finding that the historic-property statute does.

What the Law Authorizes

The Secretary of the Interior (acting through NPS) may lease any building and its associated property to any person or government entity, on whatever terms the Secretary considers advisable, in order to facilitate management of the park system.

What the Law Prohibits

A lease under this authority cannot be used to authorize activities that should instead go through a concession contract or commercial use authorization. This is the statutory root of the rule discussed in Policy Memorandum 07-01: a lease is the wrong tool for something that's really a visitor-services concession in disguise.

Conditions on Any Leased Property

A building leased under this authority:

- Must be used for an activity consistent with the legal purposes of the park;
- Must not degrade the park's purposes and values; and
- Must be compatible with NPS programs.

These three requirements are the statutory source of the "required determinations" that appear throughout the other leasing sections in this guide (36 CFR Part 18, Director's Order #38, Reference Manual #38, and Management Policies § 8.12).

Rent

Fair market value rent is required by law. The Secretary may adjust the rent to reflect costs the lessee will bear for preservation, maintenance, restoration, improvement, or repair — the statutory basis for the practice of reducing rent to account for a lessee's rehabilitation investment.

Where the Rent Goes

Rent is deposited into a special Treasury account rather than general federal revenue, and stays available, without needing a new appropriation, for infrastructure needs across the park system — facility refurbishment, repair and replacement, resource-protection infrastructure projects, and direct maintenance of leased buildings.

Regulations Required

The statute directs the Secretary to write implementing regulations that encourage and facilitate competition in the leasing process and provide for timely, adequate public comment. That directive is what produced 36 CFR Part 18 — the regulation that spells out the Request for Bids, Request for Proposals, and noncompetitive-award procedures described elsewhere in this guide.

How This Fits the Rest of the Framework

- 54 U.S.C. § 102102 (this section) — general statutory authority to lease any park building, historic or not.
- 54 U.S.C. § 306121 — companion statutory authority specific to historic property, requiring a preservation finding.
- 36 CFR Part 18 — the regulation both statutes direct NPS to write, combining both authorities into one leasing process.
- Management Policies § 8.12, Director's Order #38, Reference Manual #38, and Policy Memorandum 07-01 — NPS policy and field guidance implementing the regulation.

Full statute text: [uscode.house.gov — 54 U.S.C. § 102102]

This section is a plain-language overview, not legal advice. For questions about how this authority applies to a specific lease proposal, consult the park or NPS legal counsel.

Historic Leasing Authority — 54 U.S.C. § 306121 Summary

54 U.S.C. § 306121 is the actual law behind NPS's authority to lease historic buildings. It originated as Section 111 of the National Historic Preservation Act of 1966 and was later recodified at this citation. Everything covered elsewhere in this guide — Director's Order #38, Reference Manual #38, Management Policies Section 8.12 — exists to implement this statute (alongside a companion authority for non-historic park property, 54 U.S.C. § 102101 et seq.).

What the Law Actually Says

The statute directs every federal agency, including NPS, to do two things with historic property it owns but doesn't need for its own current or planned use:

- Look for alternatives, including adaptive reuse, to the extent practicable, rather than letting the property sit unused; and
- It may lease that historic property to any person or organization — or exchange it for comparable historic property — if the agency head determines the lease or exchange will adequately ensure the property's preservation.

That single condition — adequate assurance of preservation — is the legal hinge for every historic lease NPS issues. It is also the source of the requirement, carried through DO-38, RM-38, and 36 CFR Part 18, that lease terms ensure preservation and that any lessee alterations or demolition comply with the Secretary of the Interior's Standards.

Where the Rent Money Goes

Section 306121(b) lets NPS keep the rent it collects, rather than sending it to the general U.S. Treasury like most federal receipts. The law specifies the money may be used to cover the costs of administering, maintaining, and repairing that leased property, or other National Register-listed property the agency controls. This is the statutory basis for the rule (also stated in Director's Order #38) that lease proceeds fund repair, restoration, and maintenance of NPS historic properties rather than disappearing into general federal revenue.

Why Congress Wrote It This Way

A companion provision of the 1998 law that later amended this leasing framework directed the Secretary of the Interior to "simplify, to the maximum extent possible, the leasing process for historic properties with the goal of leasing available structures in a timely manner." In other words, the statute's purpose is to make leasing a practical, usable tool for saving historic federal buildings that an agency can't afford to maintain on its own — exactly the situation behind the FONSI's decision to offer the Tom Kelly House, Dun Glen Ark, Dun Glen Boat Storage Rack, and Dun Glen Mini Ark for lease rather than demolishing them outright.

How This Fits the Rest of the Leasing Framework

- The statute (this section) — grants the basic legal authority to lease historic property and keep the rent for preservation purposes.
- 36 CFR Part 18 (regulation) — turns that authority into enforceable procedures: required determinations, competitive processes, lease terms.
- Management Policies § 8.12, Director's Order #38, and Reference Manual #38 (policy and guidance) — tell NPS staff how to apply the regulation consistently park-to-park.
- Policy Memorandum 07-01 — clarifies when a lease, rather than a concession contract or CUA, is the right tool.

Full statute text: [uscode.house.gov — 54 U.S.C. § 306121]

This section is a plain-language overview, not legal advice. For questions about how this authority applies to a specific lease proposal, consult the park or NPS legal counsel.

NPS Management Policies 2006, Chapter 8, Section 8.12 (Leases) Summary

Section 8.12 of NPS Management Policies 2006 ("Leases," within Chapter 8, Use of the Parks) is the Service's top-level policy statement on leasing. It is the source policy that Director's Order #38, Reference Manual #38, and Policy Memorandum 07-01 all implement in more detail. Section 8.12 has four parts: 8.12.1 (Additional Criteria), 8.12.2 (Prior Approval), 8.12.3 (Noncompetitive Awards), and 8.12.4 (Historic Properties).

The Core Policy

NPS may lease buildings and associated land that are not needed for park purposes to individuals, businesses, nonprofits, or government entities, under 36 CFR Part 18. A lease may be issued only when NPS determines it will not degrade park purposes and values, will not deprive the park of property it needs, and will be used consistent with the park's legal purposes and NPS programs. Every lease must provide for fair market value rent, generally established by an appraisal.

Where Rent Money Goes

Unlike most federal rent, which goes to the general Treasury, leasing revenue collected under this authority stays with NPS and can be used to fund historic preservation projects, capital improvements to leased historic properties, and reduction of the park's maintenance backlog.

8.12.1 — Additional Criteria

Beyond the baseline requirements, NPS applies additional considerations in deciding whether and how to lease a property, including whether the proposed use fits the park's management objectives and whether leasing is a better tool than other alternatives (such as a concession contract, CUA, or special use permit) for that particular activity — the same lease-versus-concession distinction detailed in Policy Memorandum 07-01.

8.12.2 — Prior Approval

Certain leases require approval above the park level before they can be executed — notably longer-term leases, leases involving a leasehold mortgage or similar encumbrance, and leases that would replace an existing concession contract or commercial use authorization. This mirrors the sign-off requirements described in Director's Order #38 and Reference Manual #38.

8.12.3 — Noncompetitive Awards

Most leases must be competitively solicited through a Request for Bids or Request for Proposals. NPS may bypass competition only in limited circumstances: leases to nonprofit organizations or government entities whose use will contribute to the park's purposes and programs, and short-term leases of 60 days or less. Fair market rent and all other Part 18 requirements still apply even when a lease is awarded noncompetitively.

8.12.4 — Historic Properties

Leasing historic structures gets particular emphasis in NPS policy: leasing is an encouraged tool for keeping historic buildings preserved and in good repair when NPS cannot otherwise afford to maintain them. Leases involving historic property must adequately ensure the property's preservation, comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and go through Section 106 review under the National Historic Preservation Act before execution.

Why This Matters for the Structures Available for Lease

Section 8.12.4 is exactly the policy basis for leasing the Tom Kelly House, Dun Glen Ark, Dun Glen Boat Storage Rack, and Dun Glen Mini Ark instead of demolishing them: leasing lets NPS shift the cost of upkeep to a private lessee while keeping the structures standing and preserved, provided the lease adequately protects their historic character.

Full Management Policies 2006, Chapter 8: nps.gov/subjects/policy/mp-8-use-of-parks.htm

NPS leasing program overview: nps.gov/subjects/leasing/index.htm

This section is a plain-language overview. Section 8.12 sets NPS-wide policy; the specifics of how it is carried out are found in Director's Order #38, Reference Manual #38, 36 CFR Part 18, and Policy Memorandum 07-01.

Director's Order #38: Real Property Leasing Summary

Director's Order #38 (DO-38), issued January 19, 2006, is the National Park Service's top-level policy for leasing park property. It sets the ground rules that Reference Manual #38 and individual park leasing programs must follow. This section summarizes what it establishes.

Purpose and Scope

DO-38 governs leasing of NPS real property under two regulations: 36 CFR Part 17 (a narrower, land-only authority limited to certain acquired lands) and 36 CFR Part 18 (the broader authority used for most leases, including historic structures). Because Part 18 covers the situation relevant here — leasing historic buildings like the structures at New River Gorge — this section focuses on Part 18.

Leasing Is Discretionary

NPS is never required to lease a property. A lease may only be issued when the responsible official (the "deciding official" — typically a regional director or, where delegated, a superintendent) determines it is in the best interest of managing the park and meets all required conditions below.

Determinations NPS Must Make Before Leasing

- The lease will not degrade the purposes and values of the park
- The lease will not deprive the park of property it needs for protection, interpretation, visitor enjoyment, or administration
- The lease terms ensure the property will be used consistent with the park's legal purposes
- The lease is compatible with NPS programs
- The rent is at least fair market value
- The proposed activity is not one that should instead be authorized through a concession contract, commercial use authorization, or similar instrument
- If historic property is involved, the lease will adequately ensure its preservation — and NPS has completed Section 106 review under the National Historic Preservation Act

How Leases Are Awarded

- Request for Bids (RFB) — used only when rent amount is the sole award criterion.
- Request for Proposals (RFP) — used when other factors matter too. Proposals are reviewed by an evaluation panel of at least three federal officials appointed by the deciding official, which makes written recommendations. If the RFP covers an existing lease being reissued and the current lessee applies again, no official from that park may sit on the panel.
- Non-competitive award — allowed only for (a) nonprofit organizations or government entities whose use will contribute to the park's purposes and programs, or (b) leases of 60 days or less. All other Part 18 requirements, including fair market rent, still apply.

Lease Terms

- A lease must run as short a term as reasonably possible given the lessee's financial commitment and cannot exceed 60 years.
- Leases generally cannot be extended, except a lease of one year or more may get a single one-year extension if delay was caused by circumstances beyond NPS's control.
- A lessee has no automatic right to renew; a new competitive process is generally required even for an existing lessee who wants to continue.

Rent

Every lease must require at least fair market value rent, taking into account any use restrictions and any rehabilitation or improvement work required of the lessee. Rent proceeds are placed in a special Treasury account and used for infrastructure needs of the park — facility repair and replacement, resource protection projects, and maintenance of the leased property itself — rather than going to the general federal treasury.

Sign-Off Requirements

The NPS Solicitor's Office must approve the legal sufficiency of every lease and its award process before execution. The NPS Director must personally approve leases longer than 10 years, leases involving a mortgage or similar encumbrance on the leasehold, and certain lease amendments.

What This Means for Prospective Lessees

For the Tom Kelly House, Dun Glen Ark, Dun Glen Boat Storage Rack, and Dun Glen Mini Ark, expect the RFP process described above, an evaluation panel review, fair market rent (reduced to reflect required rehabilitation costs), and a maximum lease term that reflects your investment while staying within the 60-year cap.

Full Director's Order #38: nps.gov/subjects/policy/upload/DO_38_1-19-2006.pdf

This section is a plain-language overview. Where DO-38 and the governing regulation (36 CFR Part 18) differ, the regulation controls.

Policy Memorandum 07-01 Summary

Authorizing Through Leases Versus Concession Contracts or Commercial Use Authorizations

Policy Memorandum 07-01 (issued May 29, 2007) explains how NPS decides whether an activity on park property should be authorized through a lease, or instead through a concession contract or commercial use authorization (CUA). It matters to prospective lessees because it defines the boundary of what a lease can legally cover.

The Core Rule

By law, a lease cannot be used to authorize an activity that should instead be authorized through a concession contract or CUA. If your proposed use of a structure would count as providing "visitor services," NPS may be required to use one of those other instruments instead of a lease — even if you'd prefer a lease.

Key Definitions

- Concession contract — A binding agreement between NPS and a business (a "concessioner") to provide specified visitor services within a park, such as lodging, food service, retail, tours, or equipment rental.
- Commercial use authorization (CUA) — A simpler written authorization for a business to provide services to park visitors, used for smaller-scale or lower-impact commercial activity.
- Visitor services — Accommodations, facilities, and services provided to park visitors for a fee, including lodging, campgrounds, food service, merchandising, tours, recreation, guiding, transportation, equipment rental, and paid interpretive programs or materials.

How NPS Decides Which Instrument Applies

A concession contract is required if the proposed use is necessary and appropriate for public use and enjoyment of the park, consistent with the park's enabling legislation and mission, and cannot reasonably be provided outside the park's boundaries. A CUA applies to similar, typically smaller-scale, visitor services.

A lease is generally the appropriate tool instead when both of the following are true:

- The property is not near a major visitor destination in the park; and
- The people using the lessee's services are expected to be primarily visitors who came to the park specifically for that lessee's services, rather than general park visitors.

Why This Matters for the Structures Available for Lease

If your proposed use of the Tom Kelly House, Dun Glen Ark, Dun Glen Boat Storage Rack, or Dun Glen Mini Ark would primarily serve the general public visiting the park — for example, a retail shop or food service aimed at park visitors passing through — NPS may determine that a concession contract or CUA, not a lease, is the correct instrument. Uses better suited to a lease tend to be things like a private residence, office space, storage, or a destination business that draws its own visitors rather than serving park foot traffic generally.

Extra Scrutiny When Replacing a Concession Contract or CUA

If an activity was previously run under a concession contract or CUA and someone now proposes to run it under a lease instead, NPS must document a genuine change in circumstances justifying the switch. Administrative convenience or financial advantage to NPS is not a valid reason. Any such proposal requires advance written approval from the NPS Washington Concessions Management Program before it can be solicited or awarded.

Full memorandum: nps.gov/subjects/policy/upload/PM_07-01.pdf

This section is a plain-language overview. If you are uncertain whether your intended use would require a concession contract or CUA rather than a lease, raise it early with park staff — this determination affects which application process applies to your proposal.

Reference Manual #38 (NPS Real Property Leasing) Summary

Reference Manual #38 (RM-38) is the National Park Service's internal handbook for how it plans, awards, and administers leases of park property under 36 CFR Part 18. It explains, in more detail than the regulation itself, how NPS staff carry out a lease from start to finish. This section summarizes the parts most relevant to a prospective lessee.

What It Covers

RM-38 walks through the full leasing process: identifying which properties can be leased, planning and environmental review, the required legal determinations, how rent is set, how proposals are solicited and evaluated, lease terms and required provisions, and sample lease and solicitation documents NPS uses in practice.

Before a Property Can Be Leased

NPS must first determine that a lease:

- Will not degrade the purposes and values of the park
- Will not deprive the park of property it needs for protection, interpretation, visitor use, or administration
- Will be used in a manner consistent with the park's legal purposes
- Is compatible with NPS programs
- Will bring in at least fair market value rent
- Does not involve activities that should instead be handled through a concession contract or commercial use authorization
- Will adequately preserve the property, if it is historic

For historic properties like the Tom Kelly House and the Dun Glen structures, NPS must also complete Section 106 review under the National Historic Preservation Act before finalizing a lease.

How Rent Is Set

NPS must charge fair market value rent, usually based on a professional appraisal. Rent reflects the property's condition and any restrictions on its use. If a lease requires the lessee to fund rehabilitation, that investment is factored in and can substantially reduce the rent owed. Rent may be structured as a flat annual amount or, for commercial uses, as a percentage of revenue.

How a Lease Is Awarded

- Request for Bids (RFB): Used only when rent amount is the sole factor; awarded to the highest responsive bidder.
- Request for Proposals (RFP): Used when other factors matter too — proposed use, financial capacity, experience, environmental practices, and (for historic property) compatibility with the property's historic character. This is the process typically used for historic structures.
- Non-competitive award: Available without a public solicitation only for nonprofit organizations or government entities whose use would benefit the park, or for short-term leases of 60 days or less.

Lease Length

Leases must be as short as reasonably possible given the lessee's investment and other relevant factors, and cannot exceed 60 years. Longer terms are generally justified when a lessee is taking on significant rehabilitation costs.

What Every Lease Must Include

By regulation, all NPS leases must contain certain protections, including:

- A requirement that the lessee maintain the property in good condition throughout the lease
- Liability and casualty insurance requirements
- A requirement that the lessee pay all applicable utilities, taxes, and assessments
- A default/termination clause, with no guaranteed right to renew
- A general prohibition on constructing new buildings, except minor additions NPS determines are necessary
- A requirement that any alterations or demolition receive NPS's written approval in advance

- For historic property, a requirement that any alterations or demolition comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties
- A statement that any improvements the lessee makes become the property of the United States

What This Means for Prospective Lessees

For the structures identified in the FONSI — the Tom Kelly House, Dun Glen Ark, Dun Glen Boat Storage Rack, and Dun Glen Mini Ark — a lease proposal will be evaluated under the RFP-style criteria above: your proposed use, financial capacity, relevant experience, environmental practices, and (because these are historic structures) how well your plans align with the Secretary of the Interior's Standards.

Full Reference Manual #38: nps.gov/subjects/leasing/upload/RM-_38_FINAL_2-1-08_with_Memo.pdf

This section is a plain-language overview of RM-38 and does not replace the full manual, Director's Order #38, or 36 CFR Part 18, which govern how NPS actually administers leases.

The Secretary of the Interior's Standards for the Treatment of Historic Properties Summary

Any lessee who takes on a historic structure — including the Tom Kelly House, Dun Glen Ark, Dun Glen Boat Storage Rack, or Dun Glen Mini Ark — must plan repairs and rehabilitation consistent with these federal Standards. This section summarizes what they are and what they require.

What They Are

The Secretary of the Interior's Standards for the Treatment of Historic Properties are a set of common-sense, non-technical principles published by the National Park Service. They guide how historic buildings should be repaired, altered, or reused so that the qualities that make them historic are not lost. They apply to federal projects nationwide and are the benchmark the NPS will use to review any lessee's rehabilitation plans.

The Four Treatment Approaches

The Standards cover four different approaches. A project uses one approach, chosen based on the building's condition, significance, and intended use:

- Preservation — Keep the structure as it is; repair and stabilize, but avoid major changes or additions.
- Rehabilitation — Repair and update the structure for an efficient, compatible modern use, while keeping the features that make it historic. This is the approach most lessees will use.
- Restoration — Return the structure to how it looked at one specific point in its history, removing later changes.
- Reconstruction — Rebuild a structure that no longer exists, based on historical evidence. NPS rarely uses this approach.

The 10 Standards for Rehabilitation

Because most lease proposals will involve rehabilitating a structure for a new use, the 10 Standards for Rehabilitation are the ones most lessees need to know. In plain terms:

1. **Use it as intended, or with minimal change —** Use the building for its historic purpose, or a new use that requires only minor changes to the building and its site.
2. **Keep its historic character —** Don't remove or alter the historic materials and features that define the property.
3. **Don't fake history —** Don't add conjectural features or elements borrowed from other buildings to make it look "more historic" than it is.
4. **Respect later changes that have their own history —** If the building changed over time and that change is now itself historically significant, keep it.
5. **Preserve distinctive craftsmanship —** Keep unique features, finishes, and construction details that characterize the property.
6. **Repair, don't replace —** Fix deteriorated features rather than replacing them. If replacement is unavoidable, match the original in design, color, texture, and material.
7. **Clean gently —** Avoid harsh chemical or physical treatments like sandblasting; use the gentlest cleaning method appropriate.
8. **Protect archeology —** Preserve significant archeological resources in place; if they must be disturbed, mitigate the impact.
9. **Make additions distinguishable but compatible —** New additions or construction shouldn't destroy historic material, and should be identifiable as new while fitting the building's scale and character.
10. **Design additions to be reversible —** New additions should be built so that, if removed in the future, the historic building underneath would be essentially unimpaired.

Why This Matters for Your Proposal

A viable lease proposal must include a rehabilitation plan consistent with these Standards. Proposals that would significantly alter, obscure, or remove historic features are unlikely to be approved.

Learn More

Full Standards and illustrated guidelines: nps.gov/subjects/taxincentives/secretary-of-the-interior-standards.htm

Federal regulation: ecfr.gov/current/title-36/chapter-I/part-68

This section is a plain-language overview and is not a substitute for the full Standards and guidelines, which the NPS will use to evaluate any rehabilitation work.