



History's importance for life today and in the future is widely acknowledged. We can still see and experience numerous tangible traces this history in our surroundings. All around us, we find buildings or areas that show or contain elements of the past. For owners and authorities this presents a challenge: when altering or managing a building, building complex or area, how can we best take account of its architectural or landscape history? To make a responsible decision in this context, the best approach is to commission an analysis of its construction history and history of use and to order a value assessment. An excellent way to achieve this is by ordering a building archaeological survey. In some cases, the authorities require such a survey so they can correctly evaluate the plan in connection with a permit or subsidy.

These Guidelines for Building Archaeological Research are intended for owners, users and managers of buildings, complexes and areas. In addition, they offer a handle for authorities, architects and advisors, for project managers and for buildings archaeologists themselves. Naturally, the Guidelines also serve as teaching material in study programmes in the area of history and architecture.

These Guidelines were prepared under the responsibility of the Cultural Heritage Agency, Stichting Bouwhistorie Nederland, the Association of Netherlands Municipalities, the Office of the Chief Government Architect and the Government Buildings Agency.

Any questions that arise in response to this publication can be directed to these organisations. The municipalities furthermore offer the Building Archaeological Research Brochure: this contains a brief summary of the procedures of and reasons for building archaeological research.

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Guidelines for Building Archaeological Research

The interpretation and analysis of cultural-historical heritage

Cultural Heritage Agency

Stichting Bouwhistorie Nederland

Association of Netherlands Municipalities

Office of the Chief Government Architect

Government Buildings Agency



Contents

- 1 Introduction**
- 2 Building archaeological research**
 - 2.1 Research question and Research Plan
 - 2.2 Forms of building archaeological research
- 3 Embedding the building archaeological research in the building process**
- 4 Systematic building archaeological research**
 - 4.1 Execution
 - 4.2 Methodology
 - 4.3 Value assessment
 - 4.4 Reporting
 - 4.5 Presentation
 - 4.6 Access to results
- 5 Terminology and illustrations**



1 - Introduction

The past is reflected in writings and books, on drawings and photographs, but also in the structure of landscapes, in the street plans of towns and villages and in the forms and constructions of buildings. These all form important sources of information for the study of our culture's history.

Every change to a landscape or built-up environment has consequences for the degree to which we can still read the area's cultural history from these sources. New interventions can increase the 'readability' of this cultural history, by making historic aspects visible again or by enriching them by adding new elements (historical layering).

Over the past few decades, there has been an enormous surge of interest in cultural history – among historians, local residents and visitors (tourists) and the government. Those planning to interfere with a building or area will increasingly often need to justify to which extent this intervention will negatively affect the readability of the cultural history. Within cultural history, we distinguish the following categories in the physical environment:

- The soil archive;
- The man-made landscape;
- The architectural heritage (buildings and structures).

To allow parties to take full account of cultural-historical aspects in their decision regarding an architectural or planning intervention, these aspects need to have been the subject of specialist research. One of the main forms of such research is building archaeological research. In principle, this kind of research is initiated by the clients: the owners, real estate developers, local authorities or other initiators and stakeholders of a construction or redevelopment plan.

Archaeology deals with the cultural history present beneath the surface. It uncovers the old traces of habitation and building activity. Above ground, our cultural history is studied by among others historical geographers, cultural historians, architectural historians and buildings archaeologists.

Buildings archaeologists mainly analyse buildings or building complexes on the basis of their interrelationship, the form, the constructions, the building materials used and the finish. In other words, they study the 'original' or primary realised situation as well as the changes over time (the phases of construction and use). Even if there is a dearth of written data or old images, buildings archaeologists can map out the history of a building's construction, alteration and utilisation. At that point, the building, the building complex, the landscape element – the object of study – serves as the key 'source' for its own history.

In order to lend as much depth as possible to their research, buildings archaeologists often turn to other professional disciplines. And vice versa, on the basis of their knowledge and analysis of individual buildings or building complexes, buildings archaeologists often contribute to research into larger environmental units (town or village centres, building blocks, areas and landscapes) or into the work of individual architects, architectural movements and commissioning institutes.

Building archaeological research can be used for a variety of purposes. The most common application is the study of individual buildings. The research findings and the 'value assessments' that come out of these results are then used by owners and architects as a point of departure for an alteration project.

Government agencies can use them as an evaluation framework for the monument permit and/or building permit.

Building archaeological research can also be used to contribute to the development of value and expectation maps for an area or to arrive at a selection for a register of monuments.

For the benefit of ongoing historical research, it is useful to have meticulous documentation relating to historical buildings at one's disposal, which creates improved insight into past building activities and processes and the changing use of buildings and complexes.



2 – Building archaeological research

2.1 – Research question and Research Plan

Building archaeological research is always a custom affair. The objective, the scope and the depth of the survey depend on the plans and wishes of the survey client, of the nature of the object of study and of possible requirements made by municipalities and other public organisations. The logical course of action is for the researcher to first set down the principles of the survey in a Research Plan (RP), so that it is clear for everyone involved what the purpose of the survey is and what the possible results will be. On the basis of the RP, parties can establish a project description, a budget and quotation and award the commission.

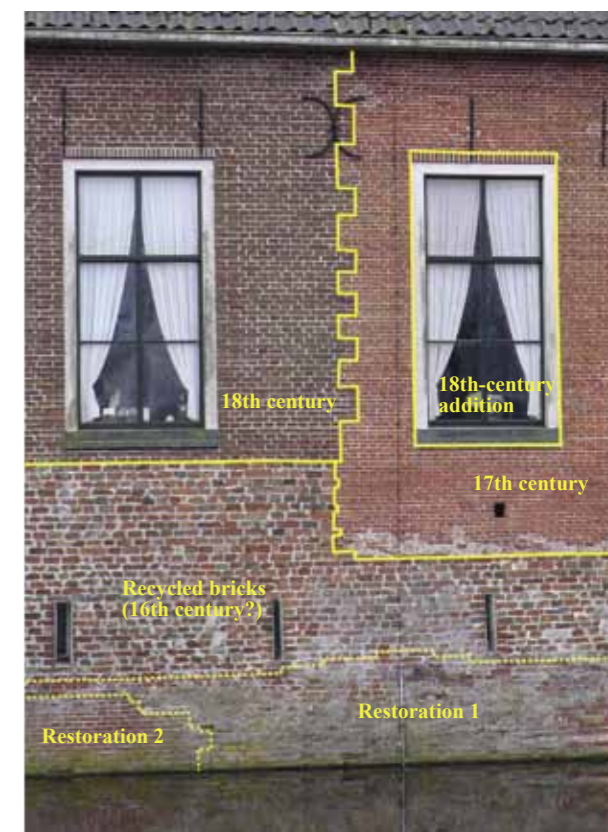
Of course, when establishing an RP, the client or initiator of the alteration project plays a crucial role, because this party knows how extensive the plans in question are. But if the government has made a building archaeological survey mandatory for a monument permit or building permit, it is advised to arrive at an agreement with the relevant authority about the criteria that need to be met by the building archaeological survey. These criteria haven't always been set down on paper.

An RP can be very extensive and detailed, or, on the contrary, consist of a brief description, a standard description or a checklist. In the case of minor interventions and relatively uncomplicated properties, a limited RP can suffice as a basis for a quotation and a research brief. One can even let a limited RP be drawn up by the same buildings archaeologist who will carry out the survey later on. In the case of larger objects of study and area-oriented research, a detailed RP is however desired, particularly when multiple disciplines are involved in the survey. In that case, it is advised to let the RP be drawn up by an independent party that won't eventually be carrying out the survey itself.

When a survey is put out to tender in a competitive call for bids, all agencies need to receive the same RP, so that the provided tender offers can be effectively

compared. For a good comparison of the offers, it is furthermore important that the buildings archaeologists give their own interpretation of the RP in the form of a solid project description. They can also recommend modifications to the RP on the basis of their own experiences and knowledge of the field. The tender procedure needs to be sufficiently flexible to be able to respond to such proposals.

Often, building archaeological research is carried out in different phases, for example preceding the design, at the start of the execution of activities (disassembly) and during the activities. This phased approach can be set down in the RP. In addition, it can be decided to make one or more new, supplementary RPs for possible follow-up phases.



A Administrative data for the benefit of the survey

- Which position does the client have in the process (owner, initiator of an alteration, architect, municipality)?
- What is the background of the request (management, restoration, alteration, assessment of a building plan)?
- Where is the building or area located, which function does it have, what is its size, what is special about it, how complex is it?
- What is the formal status of the property (protected monument, part of a town or village conservation area)?
- How has the accessibility of the property or area been arranged?
- Which previously compiled (survey) reports, publications and drawings are available?
- How will the survey be phased and when is it scheduled for completion?
- Who guides and assesses the survey?
- Is it permitted to publicise or publish the survey (confidentiality)?
- Should the researcher submit his results directly to government organisations or will the client be handling this?
- Is it permitted to submit the report to archive institutes (for instance the library of the Cultural Heritage Agency and the Koninklijke Bibliotheek)?
- Who has publication rights with respect to this report?

The Research Plan (RP) comprises two sections. The first section (A) consists of a number of administrative data, the second section (B) forms a specification of the research question..

B Specification and definition of the research question

- What is the objective of the survey? Is the survey intended to benefit the formulation of plans and an application for a permit?
- What is the desired depth of the building archaeological survey, as brought in line with the research question (collection, building, cluster, space, element or component) and the requirements made by the authorities? Can a certain research question be answered independently of the context or not? Occasionally, a question concerning a detail can nevertheless require studying the entire property.
- Is a value assessment desired? If so, it is necessary to clearly establish in advance the evaluation level and the depth of the assessment.
- Is it necessary to involve other disciplines in the survey: architectural or art historians, dendrochronologists, historians dealing with interior architecture, colour researchers, researchers of town planning history, historical geographers, garden historians?
Is specialist research required into the (original) function of the property and into the background and circumstances of the former owners and residents?
- Which sources need to be studied: surroundings, site, building, literature, archives? Or oral history by means of interviews with former residents, managers and formerly involved architects or contractors?
- Do measurements and/or documentation drawings need to be made? If so, which scale has to be adopted?
- How should the results of the survey be recorded and delivered?
- Which images are at the very least necessary or desirable: photographs of the existing situation, historical photographs and drawings (take the delivery time of archives into account), floor plans, recent measurement plans? Do phasing and/or reconstruction drawings need to be made?
- Will the survey be carried out in one or more phases? Do reports or concept reports need to be supplied at different intervals?
- Which opportunities are there for further research at the request of the licensing agency, if detailed questions arise from the submitted plans?
Will this become a provisional sum in the current RP, or will an additional RP be drawn up to accommodate this research?
- During the execution of repair or alteration activities, is there an opportunity to carry out further research or documentation? If so, at whose expense?
- Does the survey need to be elaborated into a scientific publication? Which demands should be made of the scientific publication and where should it be published? Who will bear the costs for a publication in this format?

2.2 - Forms of building archaeological research

There are three forms of building archaeological research: a building archaeological *inventory*, a building archaeological *scan* and a building archaeological *analysis*. The Research Plan (RP) indicates the degree of depth, breadth and elaboration for each form.

Building archaeological inventory

When making a building archaeological inventory, the buildings archaeologist classifies the structures and the buildings in an area or management portfolio (a collection of buildings at multiple locations, owned by one or more parties) on the basis of observed or probable monumental values. Usually, a building archaeological inventory limits itself to an evaluation of the buildings' exteriors. The researcher can subsequently make an assessment in terms of possible, probable and certified monumental values. If the researcher can also visit the interiors of the properties, the building archaeological inventory will take the form of a number of summary building archaeological scans.

The results of a building archaeological inventory can be used to draw up (architectural or cultural-historical) value or expectation maps, to benefit the development of spatial policy or zoning plans or the compilation or revision of a register of monuments. Building archaeological inventories are often part of a more broadly organised, multidisciplinary survey of the spatial structure of an area, which is also used to map out, for example, its archaeological and landscape values.

Building archaeological scan

In a building archaeological scan, the buildings archaeologist studies the construction and history of use of a property (the built structure) and maps out which elements from the different building phases are still present in the property today. He uses this information to make a value assessment, which in turn can serve as a point of departure and evaluation frame-

work for restoration, alteration or rezoning. Building archaeological scans can also form a resource for the (cultural-historically) responsible management of a certain property.

The depth of a building archaeological scan depends on the wishes and demands of the client and the authorities, as formulated in the RP. A building archaeological scan that focuses on the building's basic issues is also called a 'building archaeological exploration' or a 'quick scan'.

Building archaeological analysis

In a building archaeological analysis, the buildings archaeologist provides detailed documentation of a building or property. To do this, the buildings archaeologist often has to remove or partially remove interior finishes that were added at a later stage: retention walls, layers of plaster or drop ceilings. In such cases, it is standard procedure to first make a value assessment of the interior finishes that need to be removed. Essential components of a building archaeological analysis include detailed measurements, photographic documentation, phasing drawings and reconstruction drawings per building phase. Most building archaeological analyses also incorporate specialist research: dendrochronological research, materiological research, interior-historical research and colour research.

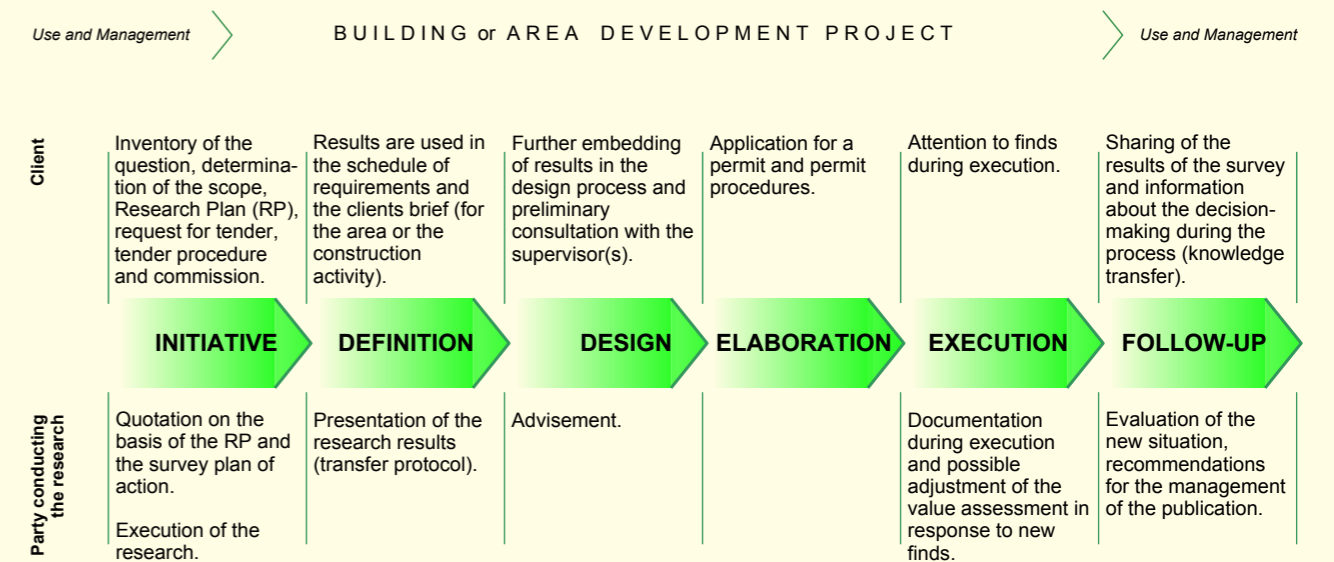
A building archaeological analysis can result in detailed value assessments for the benefit of a restoration or alteration project. A building archaeological analysis can apply to entire structures, but also to smaller units such as a single wall or ceiling. In that case, we usually refer to a 'partial analysis'.

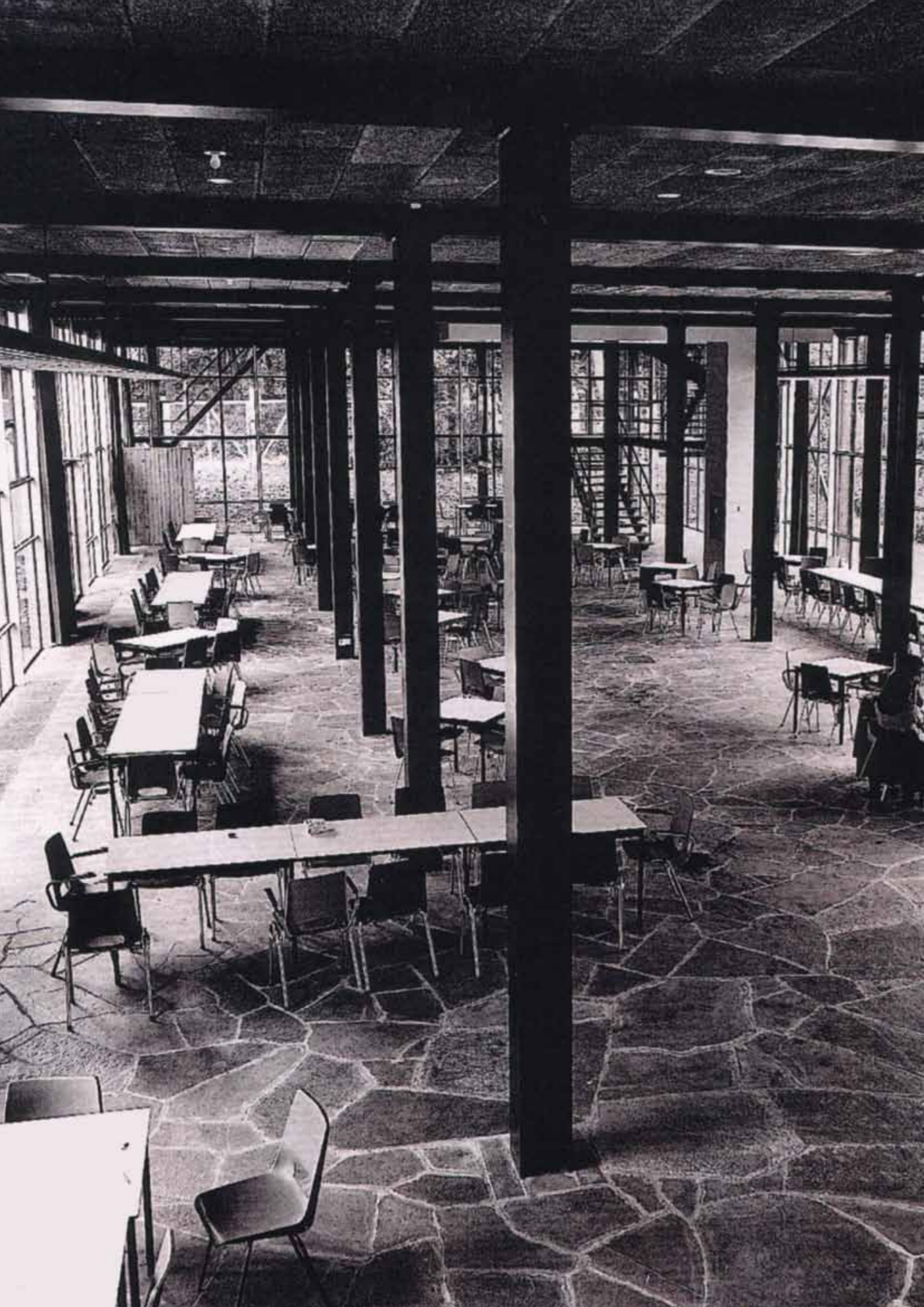
3 - Embedding building archaeological research in the building process

When altering a building or complex, it is important to take careful account of the object's cultural-historical values, both from the perspective of the owner and of the authorities. It is also important to know the cultural-historical values of a property when handling its daily management and upkeep. Together with other values – such as considerations of property economics and utilisation – these cultural-historical values can result in balanced and integrated decision-making.

How can the cultural-historical value of a certain building or building complex be determined in practice? What does an individual owner need to do to establish this value?

To this end, it is necessary to have knowledge of the object's construction and alteration history and its history of use. This can be used to understand how the building or building complex was initially developed, and to determine which cultural-historical values are present in the property. In the case of protected monuments, the government has already determined that these structures have cultural-historical values, but this usually does not mean that an inventory has indeed been made of all the values. When altering a protected monument, and preferably also in the course of its daily management and maintenance, there needs to be evidence that monumental values are handled with care.





3 - Embedding building archaeological research in the building process

Building archaeological research will therefore always have to take place at the earliest stage possible, before the development of plans has become an issue. The diagram on page 9 shows how building archaeological research can be embedded in a process of management, maintenance and change. Some municipalities require a building archaeological survey when applying for permission to alter a protected monument (monument permit), and sometimes also when applying for a building permit in a town or village conservation area. The report that comes out of the building archaeological survey will subsequently serve as a frame of reference for the evaluation of the plan by the architectural advisory committee and/or the monuments committee, the Municipality, the Province and/or the Cultural Heritage Agency. For effective coordination, it is essential to establish contact with the Municipality at an early stage in the research process.

Building archaeological research needs to be coordinated with the phasing of the construction or area development project. If a building or restoration plan is being prepared for the object of study, a building archaeological survey should always take place as early as possible in the process. This allows the survey results and the value assessment to play a role as a frame of reference and source of inspiration in the plan development process. If in this way, the results of the survey are effectively incorporated in the design, adjustments to the plan usually won't be required at a later stage.

To carry out a building archaeological research, one can turn to specialist researchers or bureaus. They must be able to execute the assignment independently and objectively, and are consequently not allowed to have a role in the development or evaluation of the design for an intended alteration or alteration project. For an effective research brief and tender request, the client must draw up a Research Plan (RP) that sets down the objective, the disciplines involved, the scope and the depth of the survey (see Chapter 2.1).

The RP can be a brief work or product description or an extensive memorandum. If the Municipality does not have any written criteria in place for a building archaeological survey, it can be useful to first submit the RP to the evaluating authorities for approval. After the RP has been established, the tender has been requested and the survey has commissioned, it is time for the actual building archaeological research: the execution and the report. This will be dealt with in more detail in Chapter 4. Once the monumental values have been effectively identified, a draft plan can be drawn up and, if so required, a monument or building permit can be applied for.

The plan will subsequently be evaluated by the aforementioned public authorities, with the research and the value assessment being used as a framework for evaluation. It is therefore of vital importance that the building archaeological report and the value assessment are objective, verifiable and open to assessment. In cases of doubt regarding their quality, the Municipality can reject the report and demand a new survey. If the report complies with all the requirements and the design has been effectively brought in line with the findings of the building archaeological survey, the plan evaluation will generally proceed smoothly, resulting in considerable time savings. Many municipalities will accept a draft design, so they can already evaluate a building or restoration plan at an early stage.

If it is determined at this stage that the design is at odds with the monument values as indicated in the value assessment, this can lead to a request for a more detailed survey. This could for instance be the case when plans outline a new staircase and this would mean cutting through the original floor joists. In such a case, further investigation can be required. In the example of this staircase, one could possibly make holes in the drop ceiling. Only then can the researcher determine how undamaged and complete the floor joists in question are, and see whether there is

3 - Embedding building archaeological research in the building process

is any decorative painting or other special finish. The scope of this kind of research is difficult to determine in advance.

Such cases generally lead to an additional assignment to expand the building archaeological research. On the basis of these additional results, the authority issuing the permit can better weigh the interests of the owner (making a staircase) against the monument values (the value of the floor joists).

After rounding off his research, the buildings archaeologist can also possibly give advice about the design and think along regarding alternative solutions. Such recommendations are not part of the actual building archaeological survey but are included in the transfer protocol.

During alteration or restoration activities, recent retention walls and drop ceilings are often removed in their entirety. At that point, even more information

becomes available about the history of the building's construction and use. In this phase, the buildings archaeologist can identify all traces of construction in the walling, measure and draw the floor joists and roof structure and subject the remains of old interior finishes to a more detailed analysis.

If 'new' values are discovered, the buildings archaeologist can make recommendations to the manager of the construction project regarding the precise execution of the activities or possible changes to plan. Direct and regular communications between the client, the architect and the buildings archaeologist are of vital importance in this phase.

There is another important task for the buildings archaeologist in this process. If the activities lead to the discovery of material with historical values, it is important to safeguard this material, to record it and to take material samples of it for further specialist research. In this phase of the project, the buildings archaeologist often carries out the research and documentation on behalf of the authorities. Sometimes this has also been set as a requirement for the granting of (restoration) subsidies. More and more private clients also attach importance to research in this phase, not just out of historical interest but also so they can make use of all the available data during the execution of the activities.

Once an alteration or redesign of the interior has been rounded off, it is succeeded by the follow-up phase. This phase can be established in the original RP, or a separate RP can be drawn up for it. In this phase, the buildings archaeologist can provide recommendations as to how the monument values in the building can be managed most effectively. He can possibly turn to other specialists in this capacity. Furthermore, it makes sense in this context to develop a new value assessment, as the previous value assessment is not necessarily current anymore after the activities have been rounded off (evaluation).



4 - Systematic building archaeological research

4.1 - Execution

For building archaeological research, the building or building complex – including its context – serves as the primary source of data. We call this the *first pillar*. The researcher records these data as precisely as possible in text and images. In this process, the emphasis is on the building form (the building mass), facades, interior arrangement, constructions and the interior finish. Depending on the research question, the researcher can remove finishes or elements in order to allow for the study and documentation of underlying components (of course without negatively affecting the cultural-historical values). The researcher pays close attention to irregularities, traces of alterations (traces of construction), to the details of material use and traces of how materials have been tooled. The researcher scrutinises the context in the same way.

Here too, he keeps a close eye out for irregularities, among others in parcelling, site subdivision and development.

The *second pillar* of building archaeological research is a targeted study of the archives and literature, which depending on the RP can range from exploratory to thorough. The researcher collects the relevant (historical) maps, old construction drawings and alteration drawings, photographs and images. In addition, building specifications, bills and correspondence are also useful sources of information. There is little archive material left for most old buildings, complexes and areas. Exceptions to the rule are castles, manor houses, large mansions and (semi) public buildings. In contrast, there are many archives left from the 19th and in particular the 20th century, so that archive research for this period often yields more results. Therefore, the younger an object of study is, the more important archive research becomes.



One can also still find archive material dealing with a building, complex or area if it was restored or renovated not that long ago.

Comparisons between direct observations of the actual property with the results of archive research determine to which degree the various findings match up or differ from one another. This can result in interesting conclusions about what actually happened and what was recorded.

A third pillar of the object of study involves making comparisons with similar buildings, complexes or areas. This can concern spatial, functional or engineering aspects, for example, but also ownership situations or social circumstances.

Without a report, it is impossible to effectively transfer building archaeological survey results, resulting in the irrevocable loss of data. The set-up and structure of the report will be dealt with in more detail in Chapter 4.4 of these Guidelines.

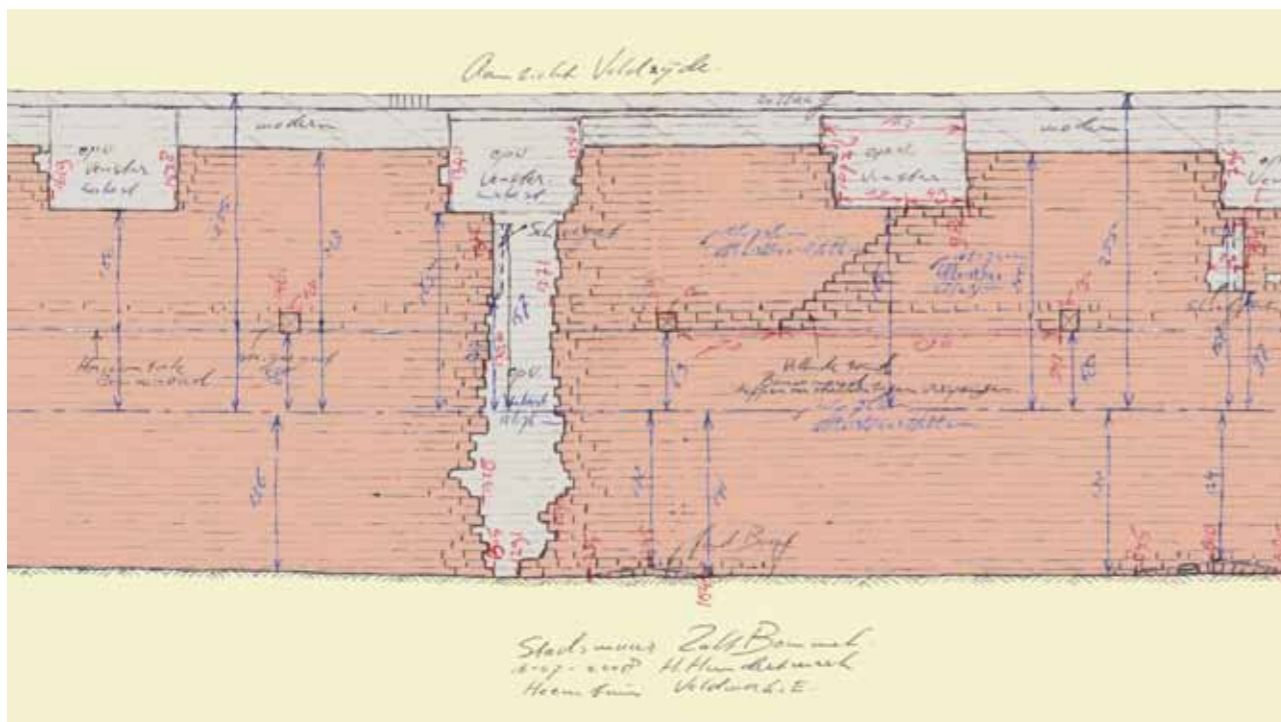
The key elements are:

- An overview of the history of the property's construction and use;
- Descriptions of the existing situation;
- The value assessment.

4.2 - Methodology

The practical value of a building archaeological report depends first and foremost on the quality of the research, and furthermore on the effectiveness and recognisability of its report structure. Factual data, interpretations and value assessments need to be clearly distinguished from one another in texts and images. This allows third parties to verify, appraise and possibly repeat (reproduce) the survey.

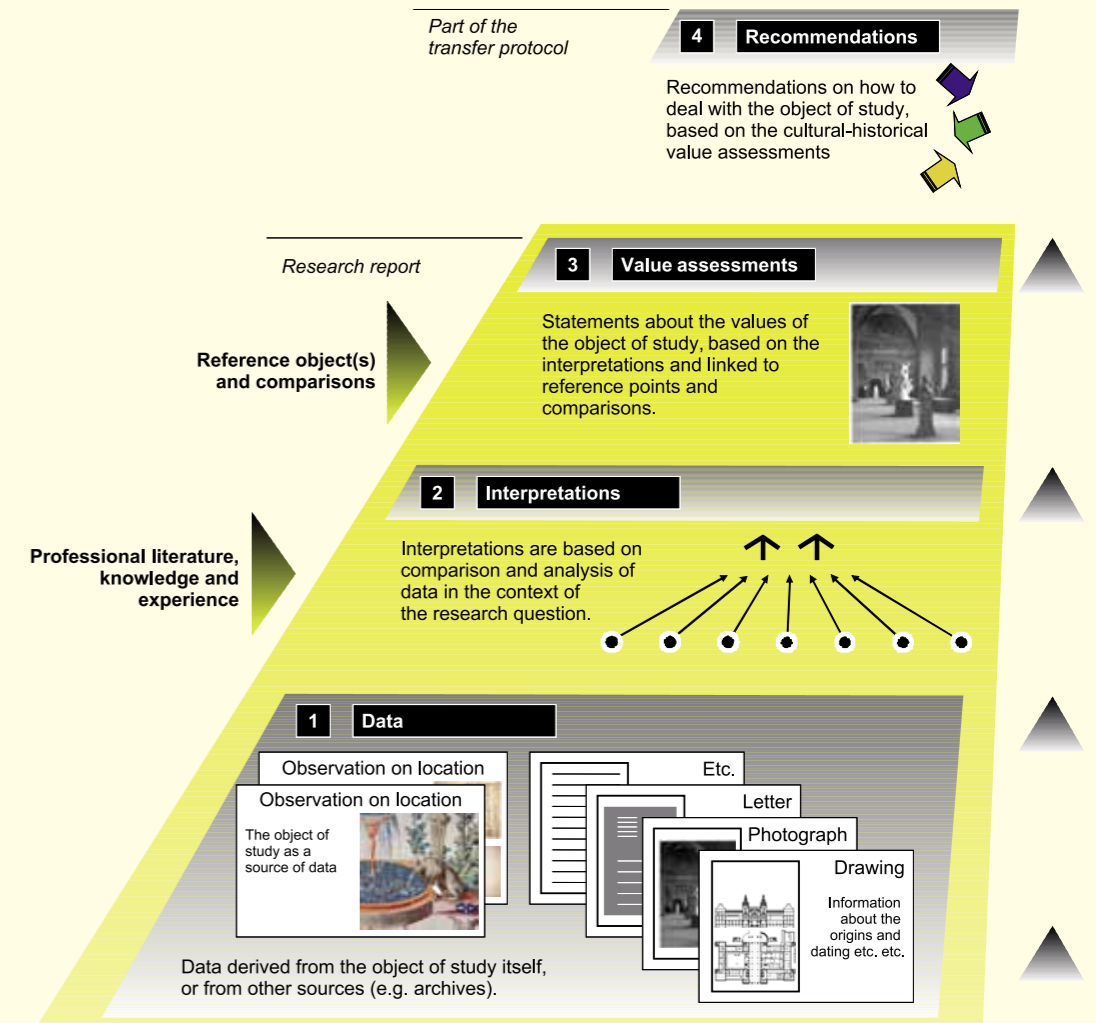
The introduction to a building archaeological survey report contains the key points of departure of the RP: the factual data pertaining to the object of study, the names of the client and the researchers carrying out the survey, the objective of the survey, the research disciplines involved in the survey and the depth. Restrictions encountered by the researcher, such as inaccessible spaces and archives, also need to be reported.

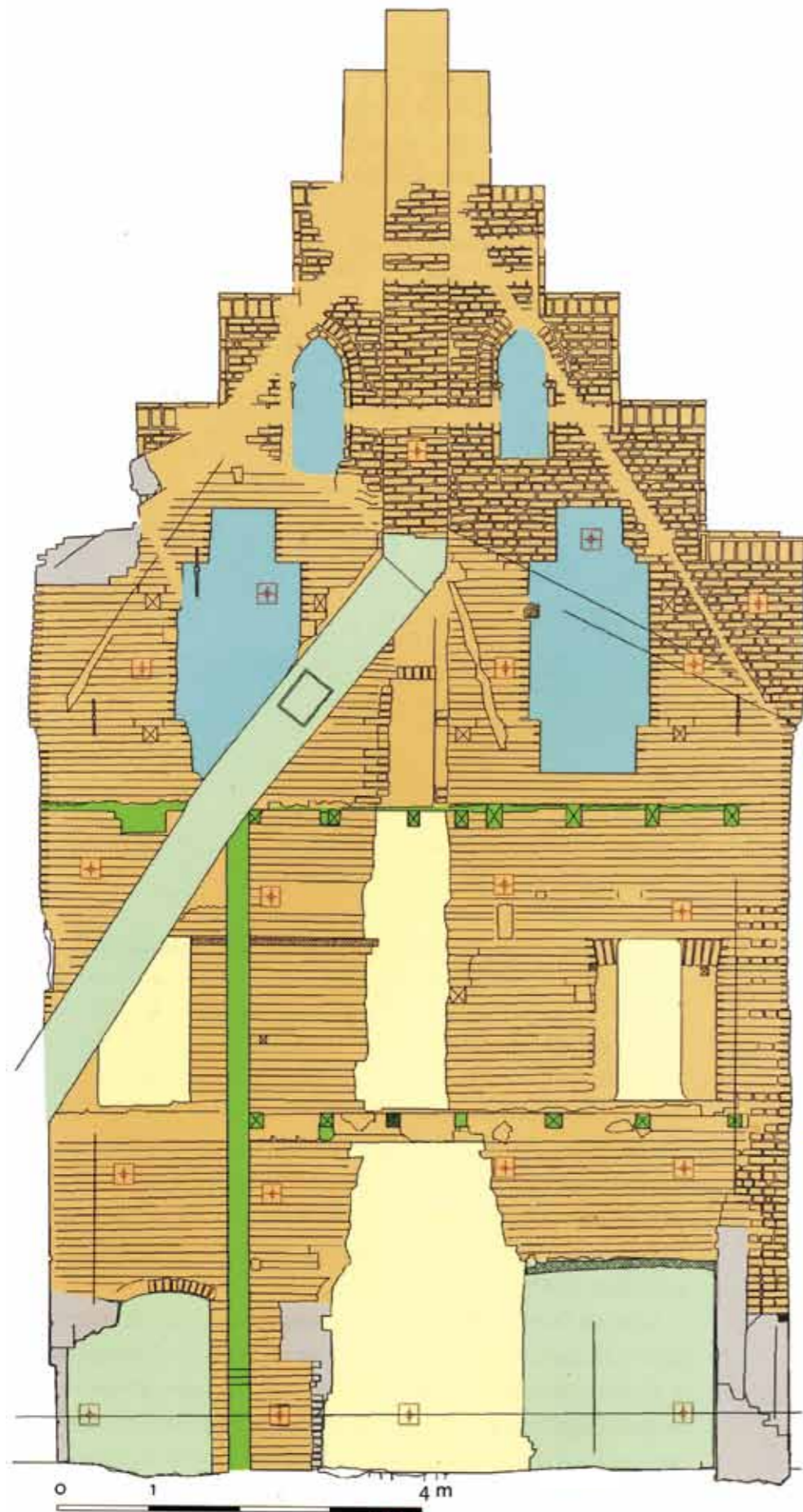


Every building archaeological survey starts with a presentation of the factual data. An important share of these data concerns observations within the property itself. Other data comprise maps, (construction) drawings, old photographs, prints, descriptions and correspondence. The latter data are not necessarily reliable: plans can be changed later on, descriptions possibly served a different purpose and photographs can be coloured in or touched up. All data are incorporated in illustrated descriptions. By comparing data from different sources with one another, the buildings archaeologist can draw conclusions about the history of its construction and use and offer an interpretation. In the case of complex buildings, it is often very difficult to offer a clear insight into their construction history. Good resources that can be of aid in this context are phasing plans and (cut-away) mass drawings.

Interpretations gain more substance as the researcher uses more information from earlier or other research – examples include typological research and research focusing on similar properties in the same context or region. Interpretations need to be grounded as clearly as possible in factual data, so that third parties can follow the line of reasoning.

It can be deduced from the overview of the construction history and the alterations per period which components and aspects from different construction phases have been retained in the object of study. At that point, the relative significance of these components for the historic character of the entire building can basically be determined. This is reflected in the value assessment.





Components and aspects of building phases preserved from the past are generally classified as being high, positive or indifferent monument values (the value assessment). It is not always the case that the older the components and aspects, the higher the monument values.

The value assessment is partly dependent on the integrity (authenticity) and the rarity in relation to other objects with the same or similar values. On these points too, it needs to be able to verify the value assessment. That is why definitions need to be included of:

- The reference basis: contextual or solely within the building (internal);
- The perspectives and observation levels: from global to detailed;
- The comparison levels: general history, ensemble, architectural history, construction history, history of use, etc.

The value assessment forms a separate chapter in the report. The text of the value assessment clearly uses the interpretations and the data.

In the case of a building that is still in use, the buildings archaeologist may not have been able to conduct an exhaustive study of all aspects. In that case, he can make recommendations for further research in the report or in a supplementary transfer protocol. The transfer protocol can also contain recommendations about how best to embed the monument values in an alteration or restoration plan.

4.3 - Value assessment

It is of vital importance that the value assessment is independent and objective, i.e. it is testable, verifiable and can be reproduced. 'Independent' in this context is understood to mean that the buildings archaeologist bases his value assessment solely on the cultural-historical values, independent of the constructional state,

user interests, possible design considerations and financial aspects. This weighing of interests needs to be done by third parties. The buildings archaeologist makes no statement on this issue in his report.

A value assessment has a limited term of validity. After all, comparisons with reference properties, comparisons with results from earlier research and developments in society influence the value assessment. The more building archaeological surveys that are published, the more reference properties there are, and the more comparisons that can be made. In addition, there are also developments within the field itself, leading to the values that were assigned at one point occasionally being assessed differently at a later stage. We see this for instance in the increased interest for urban development and buildings from the immediate post-war reconstruction period (1945-1965). Therefore, when a buildings archaeologist involves value assessments from earlier research in his research, he must critically examine whether the reference points used and comparisons made are presently still relevant. The buildings archaeologist can only base his value assessment on the existing situation. After all, the value of components or buildings that have disappeared can in no way be tested or verified.

Reference basis

One can look for reference points for a value assessment outside the property or area (this is called a 'contextual value assessment') or solely within the property or area (the 'internal value assessment'). This choice needs to be set down in the RP and in the research brief.

In the case of a *contextual value assessment*, the buildings archaeologist compares the cultural-historical values of a building or structure with similar buildings at the national, regional or local level. For instance, he will compare a school building from the interbellum period (1918-1940) with other school buildings from the same period, naturally taking account of the local context and conditions.

A contextual value assessment has already taken place for protected monuments.

After all, the properties owe their listed status to previously conducted inventories, possible closer research, a selection (weighing of values) and a listing decision (a substantiating description). In the case of these protected monuments, it is possible to verify the contextual value assessment. Please note: the outcome of the value assessment does not change the legal protected status.

In the case of an *internal value assessment*, the buildings archaeologist determines the relative importance of components and aspects of a building or structure by determining whether they are high, positive or indifferent monument values. He then primarily compares them within the context of the object of study.

Important aspects of an internal value assessment:

- The context: the urbanistic siting or siting within the landscape;
- The exterior: the building mass, the roof forms and the facades;
- The constructions;
- The interior per floor: the interior arrangement, the architectural elements (staircases, fireplaces, doors, etc.) and the interior finish;
- Other historical aspects.



Observation level

In any survey, it needs to be clearly established in the RP and the research brief at which observation level the value assessment needs to be conducted:

- The area (and the context);
- The ensemble of buildings, the building, the cluster (coherent series of spaces);
- The spaces themselves;
- The elements (parts of the construction);
- The components (details).

Perspectives and comparison levels

Usually, building archaeological research takes places in a broader context, in which cultural-historical, urbanistic and architectural-historical aspects are also considered. In theory, one could arrive at an independent value assessment from any historical discipline. In practice, this does not yield practical results, as these values are sometimes complementary and sometimes diametrically opposed. This is because the sources of the value assessments also vary considerably: for the buildings archaeologist, the main point of interest will be the physical appearance; for the historian, the value often lies in a historic event that took place at the location in question, or in the specific habitation history or history of use.

Therefore, a single coherent value assessment needs to be established: a larger ‘cultural-historical value assessment’. This assessment stems from multiple ‘constituent value assessments’, which are assigned greater or less weight depending on the nature of the object of study and the research question.

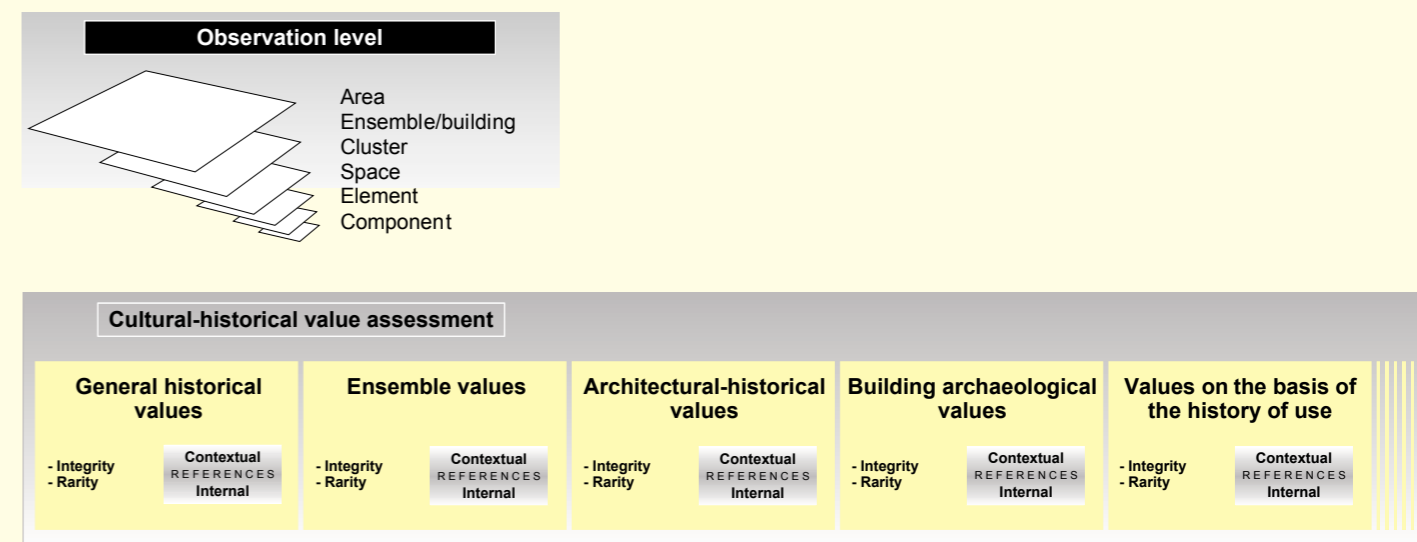
The most commonly used ‘constituent values’ are:

- General historical values;
- Ensemble values or urbanistic values;
- Architectural-historical values;
- building archaeological values;
- Values based on the history of use.

Each of these constituent values is evaluated on the basis of the criteria integrity (authenticity) and rarity.

Status of the value assessment

A (cultural-historical) value assessment is not a *diktat*. However, the higher the cultural-historical values, the more convincing one will have to argue – partly on the basis of other considerations – one’s decision



4 - Systematic building archaeological research

The key points of attention for five constituent value assessments have been elaborated in more detail in the table below, in order to provide a practical handle:

General historical values (related to developments in society)

- Importance of the property/complex as an expression of (a) cultural, socio-economic and/or spiritual development or developments;
- Importance of the property/complex as an expression of (a) development or developments in geography, landscape and/or public administration;
- Importance of the property/complex as an expression of (a) technological and/or typological development or developments;
- Importance of the property/complex as a result of its innovative value or groundbreaking character.

Ensemble values (interconnection) and urbanistic values

- Importance of the property/complex as an essential component of a larger whole with national or international cultural-historical, architectural-historical and urbanistic significance;
- Importance of the property/complex as a result of its siting, related to the development/expansion of a region, town or neighbourhood;
- Importance of the property/complex as a result of the way it has been parcelled out/developed/its facilities;
- Importance of the property/complex for the appearance of a region, town, village or neighbourhood;
- Importance of the property/complex as a result of the high quality of the building and the historic-spatial relationship with green areas, roads, water parties and/or the soil condition.

Architectural-historical values

- Importance of the property/complex for the history of architecture;
- Importance of the property/complex for the oeuvre of a master builder or architect;
- Importance of the property/complex as a result of the pronounced aesthetic qualities of the design;
- Importance of the property/complex as a result of the ornamentation;
- Importance of the property/complex as a result of the interior finish (in connection with the exterior).

Building archaeological values

- Importance of the property/complex for the history of building engineering;
- Importance of the property/complex as a result of the readability of its construction history (historical layering);
- Importance of the property/complex as a result of its use of materials.

Values on the basis of the history of use (related to the object of study)

- Importance as a result of the planning, interconnection or development of buildings or spaces in line with a (historical) function, use or production in the property/complex;
- Importance as a result of a (historical) function, use or production in the property/complex;
- Importance of the property/complex as a reminder of a historic event or prominent inhabitant/user/client.

Each of these constituent values is assessed on the basis of the criteria integrity (authenticity) and rarity.

4 - Systematic building archaeological research

to negatively affect them in any way.

Value assessment representation drawings

As often the text of a value assessment by itself does not offer enough handles to evaluate concrete construction and restoration plans, the buildings archaeologist indicates the values of the building's spatial structure, facades, construction and arrangement by means of colour fields on recent (measurement) floor plans or sketches.

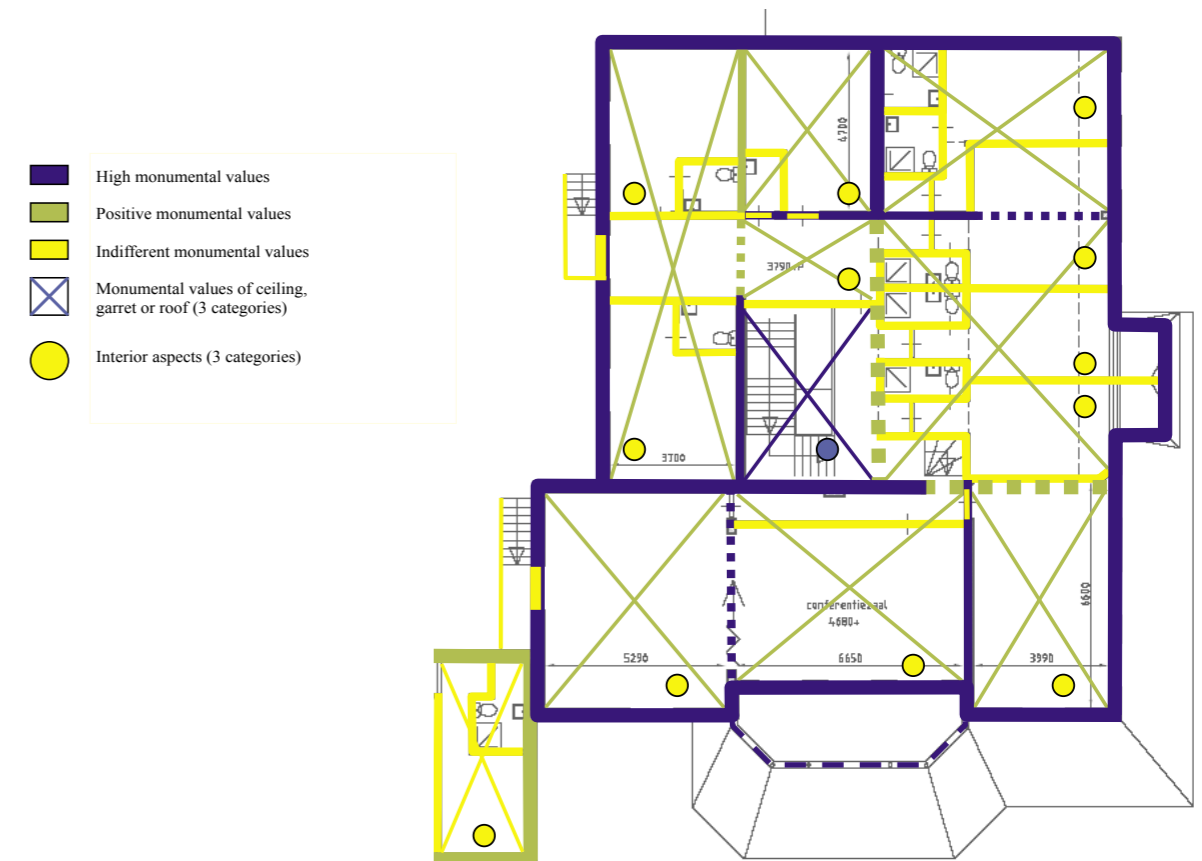
- *Blue: High monument value*, these are of crucial importance to the construction and/or significance of the property or area.
- *Green: Positive monument value*, these are of importance to the construction and/or significance of the property or area.
- *Yellow: Indifferent monument value*, these are of relatively minor importance to the construction and/or significance of the property or area.

If so desired, one can also indicate the value of the

interior finish and the possible interrelation of spaces by means of symbols. The trickiest part is indicating the 'immaterial values' or values relating to memories of the property on the drawing. Partly for this reason, the value assessment drawings and their legends must consistently refer to the text.

4.4 - Reporting

The report of a building archaeological survey should at the very least comprise text, one or more floor plans, sketches and photographs. In addition, the buildings archaeologist can draw maps (particularly in the case of a building archaeological inventory) and make measurement and reconstruction drawings (in the case of a building archaeological analysis). There should always be a clear distinction between data, interpretations and value assessments. The size, structure and precise elaboration of the report are strongly dependent on the research question as formulated in





4 - Systematic building archaeological research

the Research Plan (RP).

4.5 - Presentation

Usually, the report forms the conclusion of the building archaeological survey. To ensure that the cultural-historical values of the property are weighed as effectively as possible in the intended restoration or alteration plan, it is recommended to present the results of the survey and the value assessment to the client. At this point, it can be useful to also invite other parties to attend such a presentation, such as representatives of the authorities responsible for evaluating the plans.

In addition, a transfer protocol can be drawn up. This is a separate document that exists independently of the report and contains advice, recommendations and points of special interest. These can relate to the integration of cultural-historical values in the design, further research in the course of the plan's execution or the careful management and maintenance of characteristic historical elements.

4.6 - Access to results

Building archaeological research can be carried out for all kinds of buildings, including prisons, museums and governmental buildings. For reasons of security or privacy, the client can limit the distribution of the report to a select group of institutions and people. The report can possibly then be supplied to an archive or library under certain conditions.

It is desirable to enable people to consult building archaeological reports via public archives, libraries or the Internet. This prevents the same research being done twice and guarantees that future owners and/or managers can make use of the findings. Furthermore, this allows the results to play a role in the research conducted by other researchers. The scientific value and possible further dissemination of research findings are best served when the buildings archaeologist elaborates his report into a publication.





Which components make up a building archaeological report? The following annotated contents of a report of a property-oriented building archaeological scan are presented as an example:

- An introduction listing the parties involved (client, researchers and, when relevant, the municipality, the subsidiser and other parties), the immediate reason and objective of the survey, a description of the type of survey and the limitations of the survey in question.
- The address of the studied property or structure, its description in the land register and possible other descriptions. The siting needs to be clearly illustrated in a recently made map or map section.
- Summaries of the construction history and history of use and of the value assessment.
- Summaries of the construction and history of use, based on the (interdisciplinary) research that has been conducted. Insofar possible and relevant, the reader also finds data here pertaining to the location (the settlement conditions, siting and interrelationship with other objects), the social context and the backgrounds of the clients, owners and architects. Illustrations of historical maps (including historical civic survey maps), alteration and measurement drawings, phasing maps and old photographs are essential in this context.
- A clear description of the most important components of a building or structure: the context or siting, the building mass, the structure, the construction, the exterior (facades and roofs) and the interior (floor plans, spaces and interior finish). These descriptions should also include the necessary illustrations: photographs, measurement drawings and/or sketches.
- A cultural-historical value assessment of the building or structure as a whole, as well as its (most important) components, which incorporates the principles of the value assessment and the results of the survey. The formal status of the building needs to be reported here: an annotated description of the monument, its siting in an urban conservation area, etc. This value assessment is illustrated in the coloured 'value assessment representation drawings'.
- Recommendations for further research. A building archaeological scan can be followed by, for instance building archaeological analyses (after the removal of retention walls and drop ceilings), or further archive research, colour research, interior research, dendrochronological research or archaeological research.





5 - Terminology and illustrations

Construction history

(1) A scientific discipline, the practitioners of which study the history of buildings, past building practices and the development of materials and constructions.

(2) Chronological overview of the foundation, construction and alterations to a building or building complex. In this overview, the building or building complex – the object of study – generally serves as the most important source of data.

Building archaeological research

The study of the construction, alteration and history of use of buildings, building complexes or areas, in their spatial coherence, on the basis of the form, the constructions, the materials used and the finish. The research maps out – among others on the basis of traces of construction – the original situation and which changes have been made to the building over time, as well as describing the existing situation as the outcome of these earlier processes.

Cultural heritage

Relics from the past that are still visible and tangible today, including the accompanying customs, stories and habits.

Cultural history

The story of all phenomena that have to do with the history of human civilisation and that have not developed naturally. In practice, a more limited definition of cultural history is usually adopted, with a focus on the heritage's immovable segment, involving archaeology (the soil archive), historical geography (the man-made landscape), the history of architecture, construction history and the history of the interior (buildings and complexes).

Cultural-historical value assessment

Combined value assessment of a building, building complex or area, based on a balanced combination of multiple constituent value assessments.

History of use

The study of the chronology of the use or occupation of a building, building complex or area, connected to its building archaeological development.

Explanation of illustrations

Cover	Haarlem, solid-newel stair in the roof of the Grote Kerk or St.-Bavokerk
Page 1	Eindhoven, Strijp S factory site: the 'Hoge Rug' (as of 1927)
Page 2	Utrecht, aerial photograph of the Dom Tower and Oudegracht, taken on 9 July 1958
Page 4	Utrecht, Parisian wallpaper (ca. 1785), found in a private dwelling
Page 5	Leens, detail of the façade of Borg Verhildersum with indicated phasing
Page 9	Donkerbroek, homes built under the Housing Act in 1913/1914
Page 10	The Hague, newly constructed wing of the Ockenburgh stately home, built in 1974
Page 12	Amsterdam, view of private dwelling after the side wall has been torn down
Page 13	Deventer, remains of the Mariakerk (15th century) in which homes have been built (17th century)
Page 14	Zaltbommel, building archaeological documentation of the town wall (fieldwork)
Page 16	Deventer, Deken Doyshuis (1306), photogrammetric survey
Page 18	Utrecht, phasing plan of the basement of the town hall
Page 21	The Hague, value assessment representation drawing of the Ockenburgh stately home
Page 22	Steenwijk, barn building from 1925 on De Eese country estate
Page 23	Utrecht, Rijnenburg Polder
Page 24	Tongeren, colour research in the St.-Jan de Doperkerk
Page 25 ¹	Eindhoven, 17th-century roof construction
Page 25 ^m	Deventer, Lange Bisschopstraat
Page 25 ^r	Blokzijl, Old Dutch left-hand side tiles
Page 26	Utrecht, Haverstraat

Inside cover Utrecht, 17th-century painting on the side of a beam
 Flap Maastricht, tile in a fireplace (ca. 1920), black overpainting removed
 Photo strip on rear cover (top to bottom):
 Voorschoten, Duivenvoorde country estate
 Eindhoven, Strijp S factory site, postcard ca. 1928
 Utrecht, Loeff Berchmakerstraat
 Franeker, hearth stone
 The Hague, newly constructed wing of the Ockenburgh stately home, built in 1974
 Utrecht, staircase from 1793

Source of illustrations:

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Hinder en ontklontering, Rotterdam 2003 (page 10)

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These Guidelines are a radically updated and expanded form of an earlier version published in 2000.

This edition incorporates new insights relating to methodology, value assessment and the process-based embedding of building archaeological research in the construction process. This publication came about thanks to a core discussion group made up of representatives of the Cultural Heritage Agency, Stichting Bouwhistorie Nederland, the Association of Netherlands Municipalities, the Office of the Chief Government Architect and the Government Buildings Agency. In addition, draft versions of the text have been submitted twice to a large group of experts.

More information about the conducting of building archaeological research and the building as a source of data can be found in the Dutch publication *'Inleiding in de bouwhistorie; opmeten en onderzoeken van oude gebouwen'*, R. Stenvert and G. van Tussenbroek (editors), Utrecht 2009 (2nd edition).

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