

CARING FOR HISTORIC PROPERTIES

PART 1: PRESERVATION PLANNING



Overview of Part 1 – Preservation Planning

- Planning What to Do With Your Historic Resources
 - ▣ Planning Documents
 - ▣ Treatment Documents
- *Secretary of the Interior's Standards and Guidelines for Preservation Planning*

Why Plan?

Nevada Comprehensive Preservation Plan 2012

Introduction

For the past year, the Nevada State Historic Preservation Office (SHPO) has been in the process of preparing a new comprehensive preservation plan to guide historic preservation for the next eight years. The 2003 plan was ambitious and it succeeded for the most part because the state was rapidly increasing in population and industry making possible the growth of programs that benefited historic preservation. The end of the eight-year planning cycle unfortunately ended with the recession which dealt a severe blow to the economy of Nevada. As a consequence many historic preservation programs in the state experienced a loss of funding and staff. Historic preservation programs are competing with education and critical human services for shrinking state and federal dollars and a number of programs have been affected. The State of Nevada Department of Cultural Affairs no longer exist as of September 30, 2011 and the Nevada State Historic Preservation Office returned to its original home at the Department of Conservation and Natural Resources, with some of its public outreach programs suspended. At a time of great scrutiny over the expenditure of public dollars, the historic preservation community must demonstrate that preservation is relevant to peoples' daily lives, and that it is just as important, if not more so, for historic preservation programs to continue into the future.

- Set goals and objectives
- Be consistent
- Create metrics and data
- Improve budgeting process
- Preserve institutional memory



What type of plan do you need?

- Planning-type documents
 - Preservation Plan (and attachments)
 - Preservation Master Plan
- Treatment-type documents
 - Historic Structures Report
 - Treatment Plan
 - Condition Assessment
 - Cultural Landscape Report

Meet the Plans...

- Planning-type documents

- **Preservation Plan (and attachments)**

- Preservation Master Plan

- Treatment-type documents

- Historic Structures Report

- Treatment Plan

- Condition Assessment

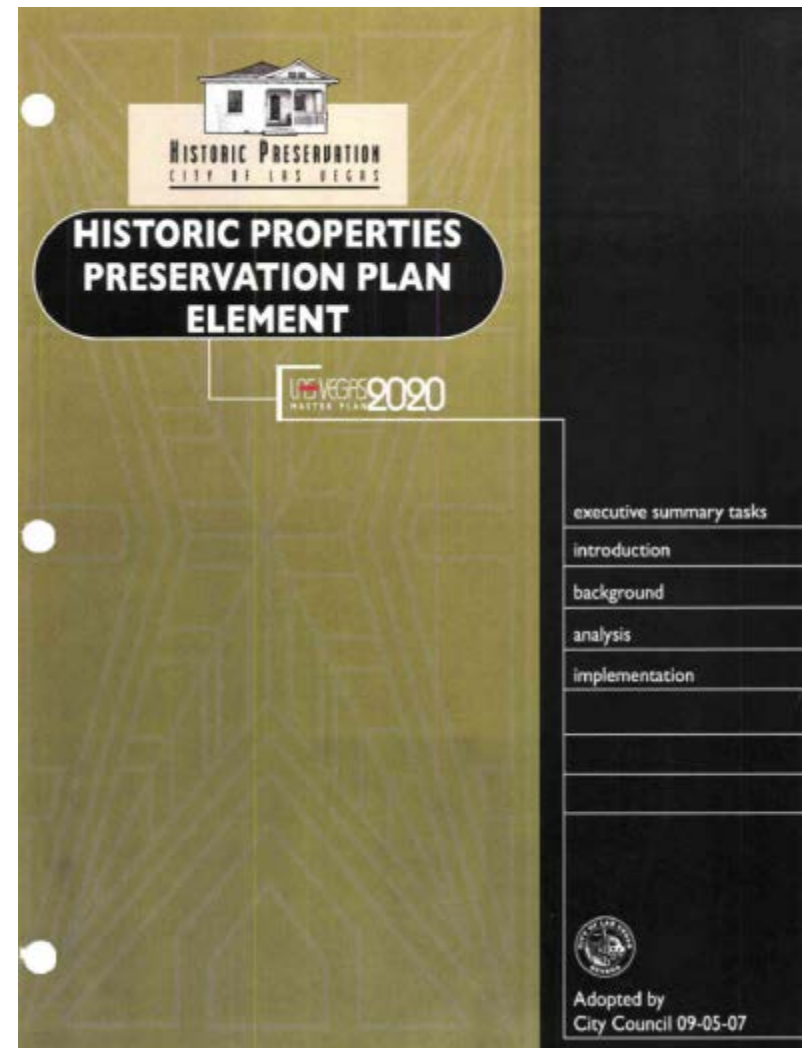
- Cultural Landscape Report

Municipal Preservation Planning?

- City-wide Preservation Plan
 - Usually a component of the City/County Master Plan

- May include:
 - Survey Plan

 - Strategic Plan for preservation program



Municipal Preservation Plans

CITY OF HENDERSON Historic Preservation Plan



Adopted June 3, 2014



- Comprehensive
- Long-term strategic goals and objectives
- Broad Public Input

Municipal Plans can Cover:

- Survey & Identification of historic resources
- Public Outreach & Engagement
- Legal Framework
- Incentives



Municipal Survey Planning



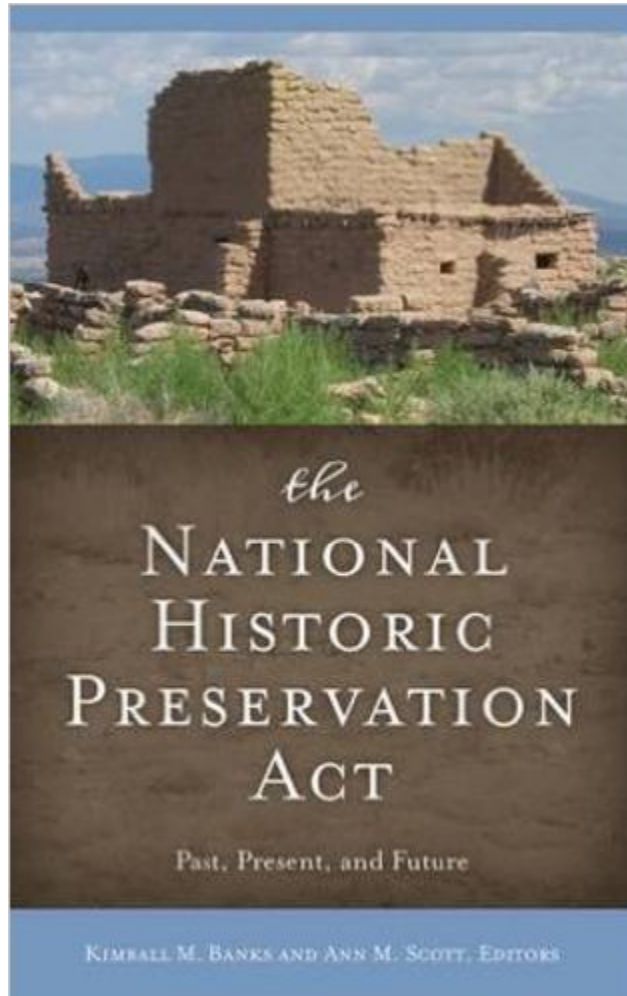
- History never stops – neither does a community's development
- Ongoing process
- How to create & manage the record of a community's built environment

Planning - Municipal Outreach & Engagement

- Specific kind of outreach and engagement
- Ensure preservation program is responsive
- Educate public about existing programs and their purpose



Planning - Municipal Legal Framework



- Does design review process work?
- What changes are needed / acceptable to protect cultural resources?
- Is it consistent with underlying state/federal statutes and guidelines?

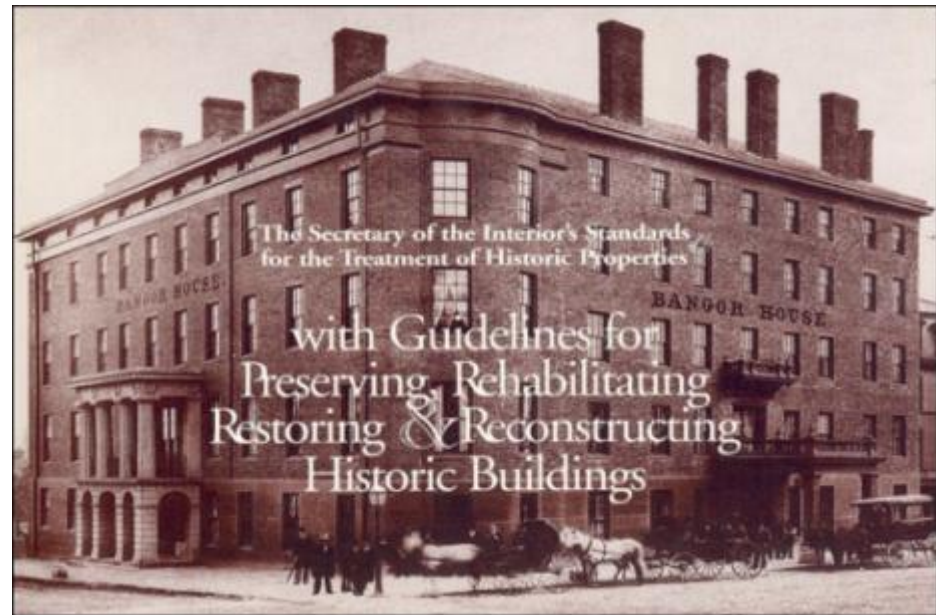
Municipal Preservation Incentives

- Activating existing federal and state incentives
- Local incentives
- Partnership programs w/ non-profits



Finding Appropriate Uses & Treatments

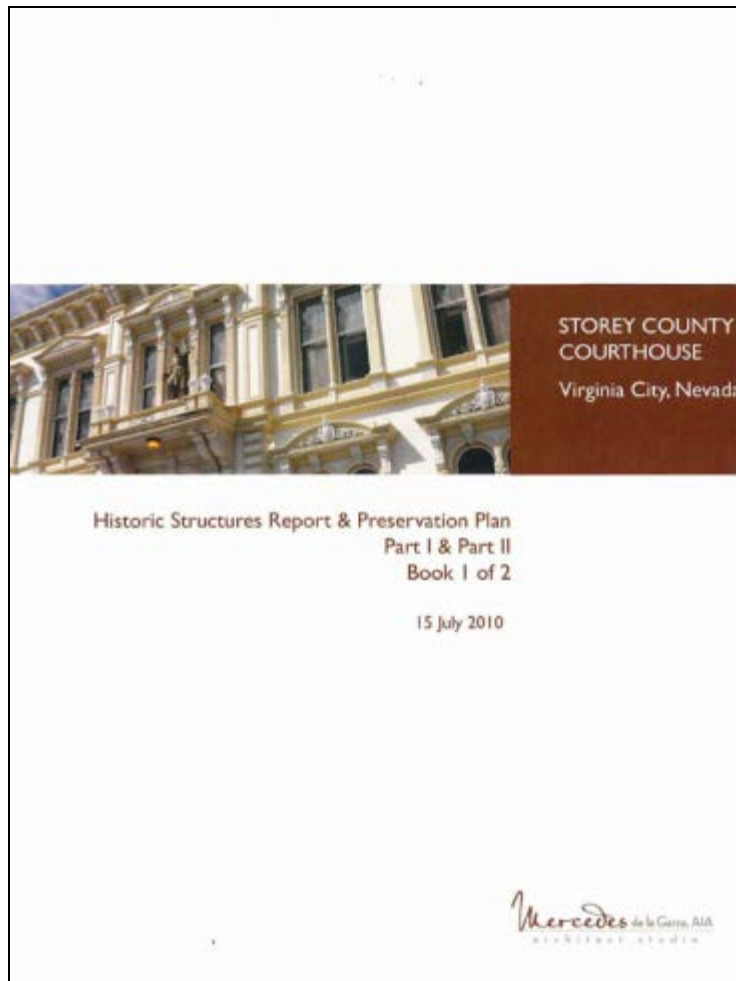
- Preservation treatments are guided by the *Secretary's Standards for Treatment of Historic Properties*
 - Reactive
 - Individualized to each resource



Meet the Plans...

- Planning-type documents
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 - Preservation Master Plan
- Treatment-type documents
 - **Historic Structures Report**
 - Treatment Plan
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Historic Structures Reports



- *Preservation Brief 43: The Preparation and Use of Historic Structures Reports*
- *Guide to Historic Preservation (AIA)*
- **Cover 1 Resource (building or structure)**
- **Two main sections:**
 - ▣ **History, Development, & Condition**
 - ▣ **Preservation Objectives & Treatment**

HSR – Areas to Cover

- Section 1
 - Historical Research
 - Condition Survey
 - Investigation & Testing
 - Evaluation
- Section 2
 - Selection of Appropriate Treatment
 - Work Recommendations
 - Cost Estimates (if available)

Historic Structure Report for Lincoln Hall

University of Nevada, Reno Historic District
Reno, Nevada



Prepared for:
The University of Nevada, Reno

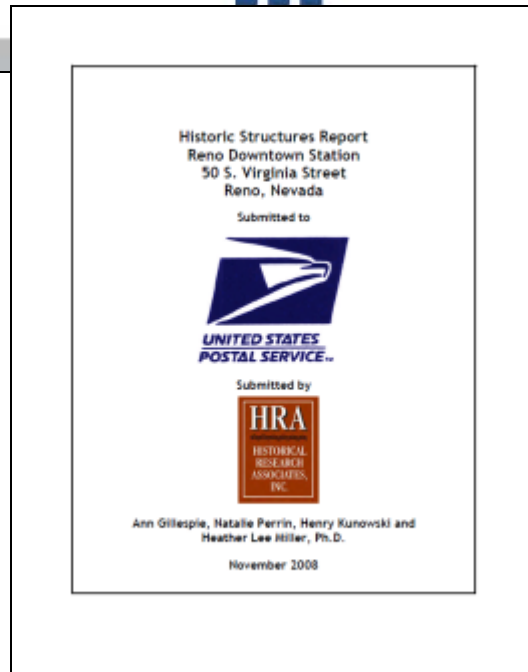
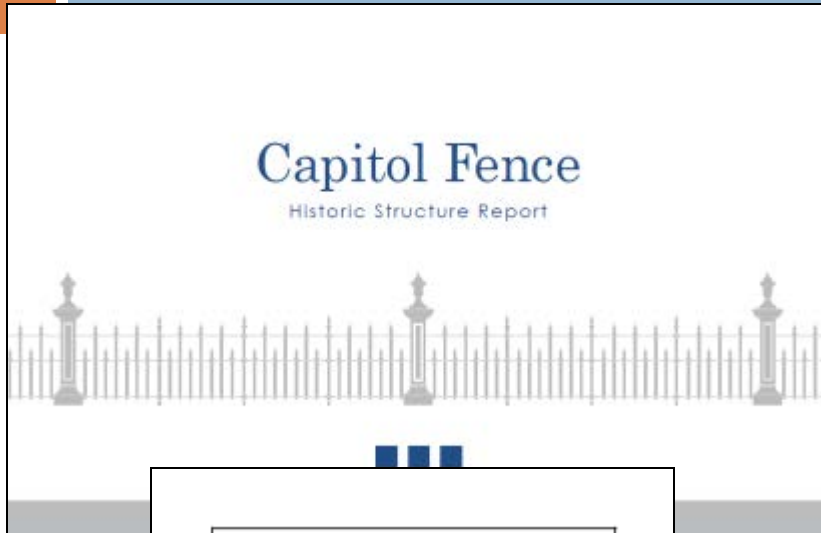
August 2015

IS ARCHITECTURE

• Ione R. Stiegler, FAIA Architect and Heather Crane, Assoc. AIA •
• Marissa Feliciano – Photographer •
5649 La Jolla Blvd, La Jolla, California 92037
858-456-8505 www.isarchitecture.com

• Melvyn Green & Associates Inc. – Structural Engineer • Tobey Wade Consulting – Structural Engineer •
• TSK – Lead Architect • CR Engineering – Mechanical & Plumbing Engineer •
• JP Engineering, LLC – Electrical Engineer & Fire Protection •
• Odyssey Engineering, Inc. – Civil • Lumos & Associates – Landscaping •
• AMR Labs – Mortar Analysis • Kirsten Moffitt – Conservator and Paint Analysis •

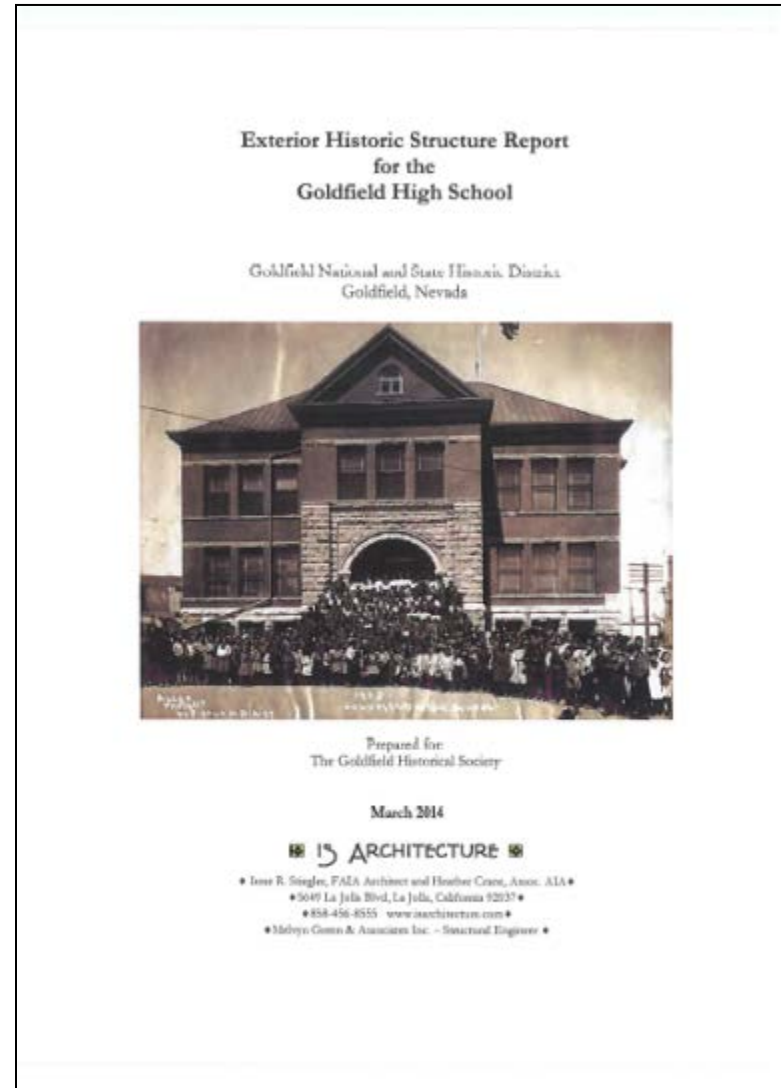
HSR – When to Use?



- Best when treating an individual, stand-alone resource, or a critical component of an historic district
- When significant funding is available
- When a vision for future use is formulated

HSR – Assembling a Team

- Depends on size, scope, and goal of project
- Almost always includes:
 - Architect and/or Historical Architect
 - Historian and/or Architectural Historian
 - Structural Engineer

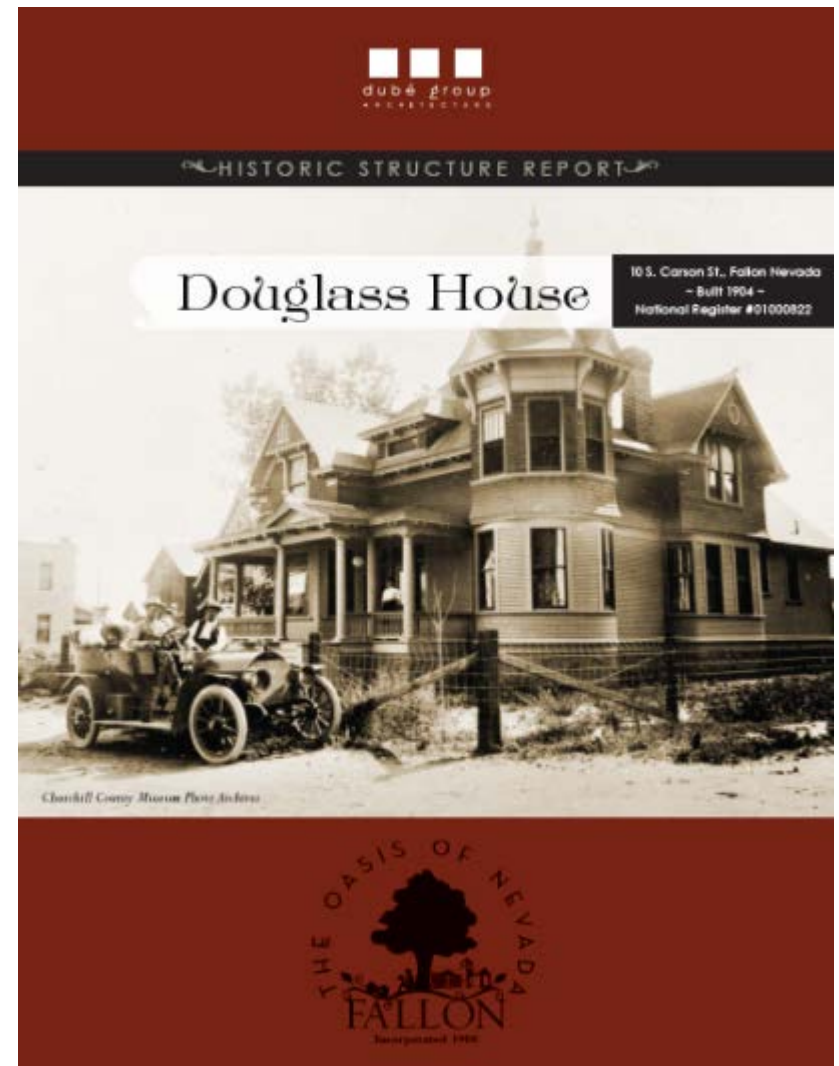


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Treatment Plan / Condition Assessment

- HSR “Light”
- Includes:
 - ▣ Program/use for resource
 - ▣ Condition Assessment
 - ▣ Treatment Reccs.
 - ▣ Cost estimates
- Feasibility Study



TP/CA – When to Use?

- NRHP document is high-quality (i.e., HSR depth not needed)
- Speed is necessary
- Funding is short
- Attached to broader master planning effort

Brewery Arts Center Report



prepared for

Carson City Planning Division
2621 Northgate Lane, Suite 62
Carson City, NV 89706

by

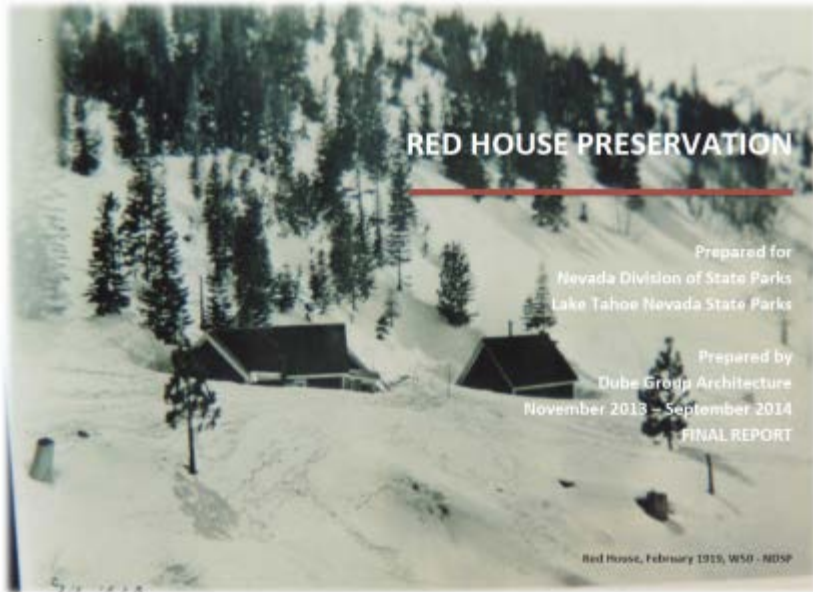
Peter Serafin, Architect
Carter + Burton P.L.C.
11 W. Main St., Berryville, VA 22611
(540) 955-1644 pete@carterburton.com
www.carterburton.com

and

J. Daniel Pezzoni, Architectural Historian
Landmark Preservation Associates
6 Houston St., Lexington, VA 24450
(540) 464-5315 gilespezzoni@rockbridge.net
www.landmark-preserve.com

July 2010

TP/CA – Who does these?



- Architects or Historical Architects
- Architectural Historians
- Depending on what they find, a structural engineer

TP/CA – What to Include



Photo provided by the Nevada Historical Society

Miners Union Hall
Virginia City, Nevada
Historic Structures Study
September 5, 2009

- Cosmetic vs. Structural
- What analyses do you need?
 - ▣ Seismic/structural
 - ▣ Windows/envelope
 - ▣ Roof
 - ▣ Masonry?
- What is critical vs. what can wait?
- Focus on treatment, not building history

Summary

- Planning is a tool to save time, money, and resources.
- The appropriate plan depends on the use/program/project