

Types of Historic Preservation Planning Studies

Historic Building Assessment with Preservation Guidelines [formerly referred to generally as Preliminary Conditions Assessment (NHPA) or Guidelines for Rehabilitation (LCHIP)]

Purpose: This report is intended as road maps for the reuse of historic buildings and structures. They are reports that are prepared by historic preservation professionals and are often multi-disciplinary because the reports address the history and function of the building(s) over time as well identifying and assessing the building's preservation needs and priorities. The end result is a report that provides prioritized recommendations, following the appropriate Secretary of the Interior's Standard for the Treatment of Historic Properties, for the next steps in a building's restoration or rehabilitation.

- Appropriate for non-museum quality historic buildings and structures ready to undergo restoration or rehabilitation
- To be completed by preservation professional in conjunction with building contractor or architect (with historic building experience)
- Exterior inspection noting existing conditions, materials, constructions methods (with either digital or 35mm color photos)
- Interior inspection noting existing conditions, materials, and finishes (with either digital or 35mm color photos)
- Includes analysis of character defining features, including the interior, exterior and site
- Significance of character defining features will be prioritized from high to none
- Recommendations for rehabilitation will be prioritized with the most urgent or short-range priorities to include cost estimates

Report Outline:

- History and Development of the Property including a Statement of Significance
- Architectural Description (including analysis of character defining features)
- Assessment of Condition (interior, exterior and site)
- Recommended Rehabilitation Approach (with short-, mid-, and long-range preservation needs and cost estimates for short-range projects), as well as recommendations for further studies, if appropriate
- General color (digital or 35mm) photographs of the property and significant features
- Color (digital or 35mm) photographs detailing areas needing attention
- Sketch Site plan
- Measured drawings or Sketch floor plans to scale

Historic Structure Report

Purpose: Much like the **Historic Building Assessment with Preservation Guidelines**, a Historic Structure Report (HSR) is a building's road map for rehabilitation and reuse. However, the HSR provides a very detailed and comprehensive analysis of the building and pays particular attention to its future reuse. The report will tell the owner or developer what will and will not work in terms of use.

- Appropriate for complex properties or highly significant properties with exceptional integrity or a complex of buildings needing a comprehensive reuse and rehabilitation plan
- To be completed by preservation professional in conjunction with an interdisciplinary team of professionals including, but not limited to, a building contractor or architect (with historic building experience), engineer, marketing professional, and/or interpretive specialist
- Thorough history of building and context (designers, builders, owners, occupants and others associated with its history and development) □ Comprehensive building investigation, evaluation and analysis of significant features (prioritized)
- Recommended Rehabilitation Approach (with short-, mid-, and long-range preservation needs and estimated costs), as well as recommendations for further studies, if appropriate
- Measured Drawings
- Detailed reuse plan

Report Outline:

- Part I – Historical Background Chronology Bibliography
- Part II – Physical Description
- Part III – Existing Conditions
- Part IV – Needed Work
 - Intro
 - Outline of Priorities
 - Descriptive Analysis
- Part V – Drawings
- Appendices (to include previous reports, studies, determinations of eligibility/NR nominations, Secretary of the Interior's Guidelines, etc.)