

# LCHIP

## Land & Community Heritage Investment Program



### Guidance Document: Qualified Preservation Plans

A “**Qualified Preservation Plan**” is a report prepared by one or more professionals, including at least one historic preservation professional, that addresses the past, present, and future of the resource:

Past: The report begins by explaining the property’s history, its physical evolution over time, and the features that help define its historic character, with the goal of understanding the remaining historic fabric that still exists to convey its significance.

Present: This section of the report assesses current conditions. It is a detailed, piece-by-piece evaluation of all the elements of an historic site – front, back, and side; inside and out; attic to cellar. Each feature is typically inspected and categorized as in excellent, good, fair, or poor condition – with specific problems explicitly described.

Future: The report concludes with prioritized recommendations for future work. Such treatments deal with a property’s failings while respecting its historic character. Often, authors recommend phasing the work – to break a potentially large project into manageable bits. The authors also often provide estimates of probable costs – to help with planning for fundraising. And all recommendations should comply with the Secretary of the Interior’s Standards for the Treatment of Historic Properties. These are commonsense principles and practices designed to provide a clear and consistent guidance to working on historic structures.

#### Qualified Preservation Plans:

1. Should be completed or updated no more than ten years prior to submission of the LCHIP grant proposal;
2. Must address the specific work for which LCHIP funding is sought, and
3. Must be prepared by one or more objective professionals possessing the skills, knowledge, and expertise indicated by the resource to be studied and scope of the report and acceptable to LCHIP.