



Utah Division of
Arts & Museums

 **UTAH HUMANITIES**
Ideas in Action

 Utah Division of
State History

STEWARDSHIP OF HISTORIC STRUCTURES & LANDSCAPES: An Introduction

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November 18, 2019 | Salt Lake City, UT

WELCOME, INTRODUCTIONS & PROGRAM OVERVIEW



HSL Module Instructors



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Agenda Overview

SCHEDULE

Morning

- Welcome & Introductions
- HSL Module Overview
- Historic Preservation Overview
- Building Assessment

Afternoon

- Walking Assessments of Rio Grande Depot
- Museums in Historic Buildings
- Wrap-Up & Assignment
- Mentor Group Break-outs

GOALS FOR TODAY

Introduction to Content

- Understand who the key players are and what programs and tools are available for historic preservation.
- Develop a stronger understanding of what “historic structures” are and how to care for them.
- Clarity on your organizational next steps for this module.



GROUND RULES

- Responsible for your own learning
- Respect confidentiality of the room
- Honor other people when they are speaking by giving your attention
- Honor time limits
- Return from breaks & lunch on time
- Cell phones – be cool



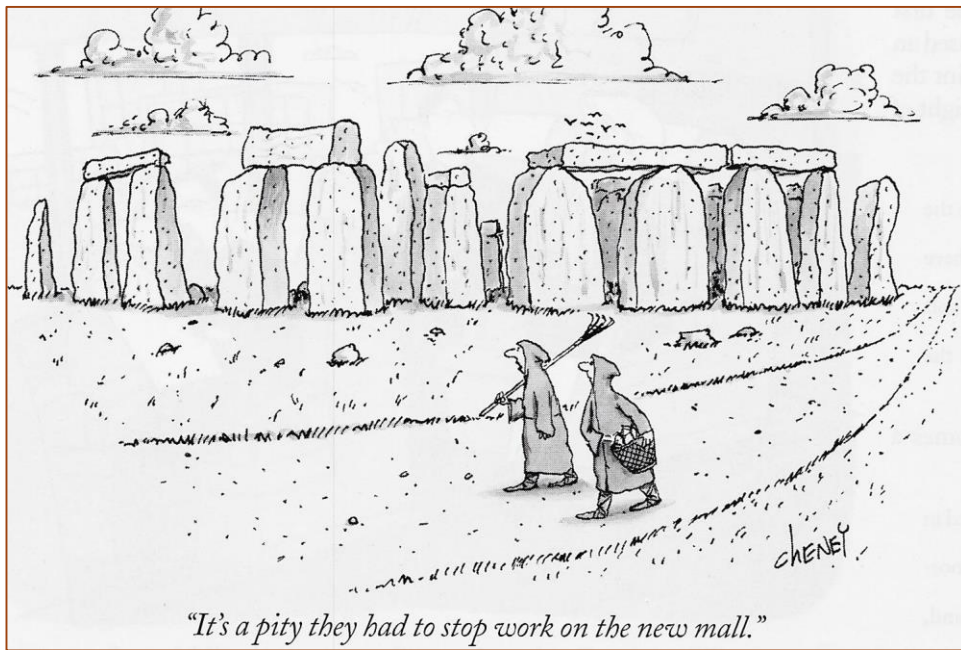
STEWARDSHIP OF HISTORIC STRUCTURES & LANDSCAPES MODULE OVERVIEW



"Our hobby is finding old, run-down Victorian houses and levelling them."



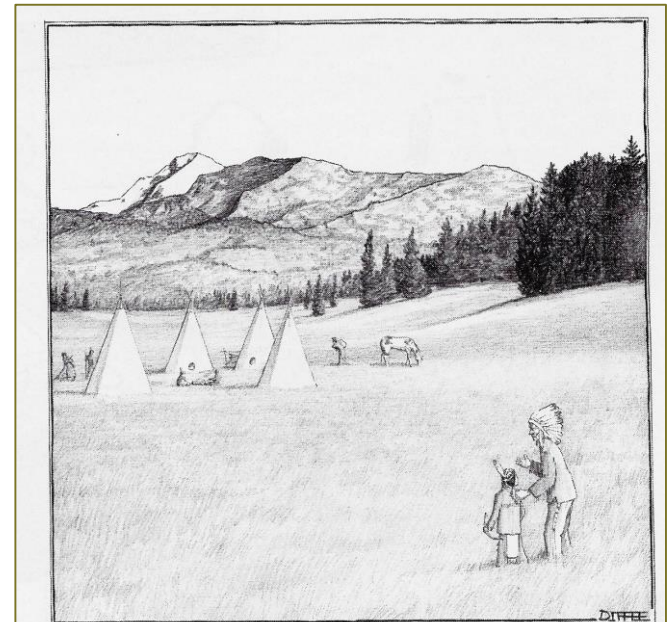
"I'm bored—let's buy a house in the country that has lots of problems."



"It's a pity they had to stop work on the new mall."



"Did you remember to scatter a few spear points and arrowheads back there for future generations to ponder?"

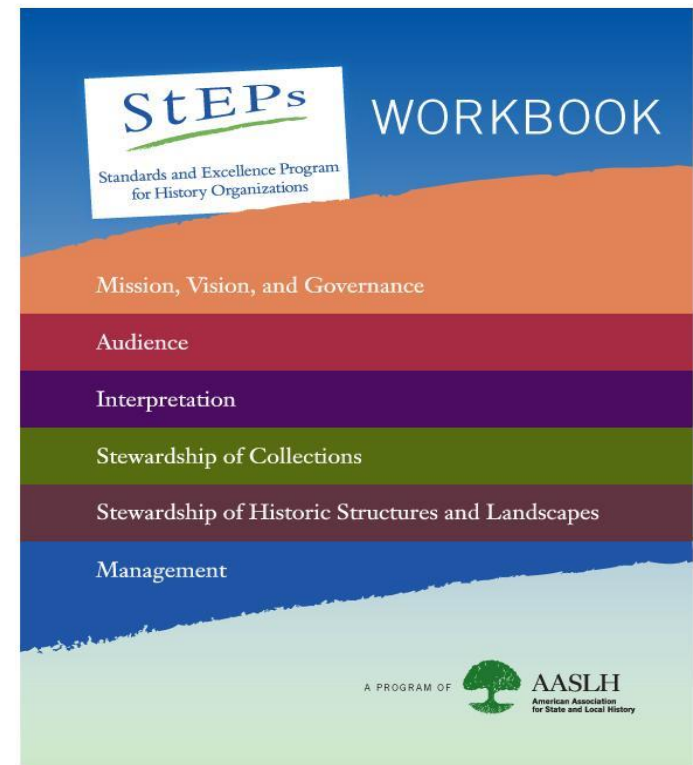


"I remember when all this was completely undeveloped."

Introduction to Stewardship of Historic Structures & Landscapes (HSL)

This module covers:

- Management
- Preservation
- Policies
- Research & documentation
- Public access
- Public safety



Refer to pages 192-234 of your StEPs Workbook

HSL Module Schedule



November 18, 2019

Full-day Workshop | Stewardship of Historic Structures & Landscapes: An Introduction

December 16, 2019

Half-day Skills Lab | How to Research Historic Structures

January 2020 (date to be negotiated with Mentor)

Mentor Site Visits | Work on Your Individual Projects

February 24, 2020

Full-Day Workshop | Beyond Buildings: Community Preservation

HSL Standard 1

The institution owns or has legal responsibility for historic structures and landscapes that are appropriate to its mission.

- A. Are historic structures and landscapes owned by the institution appropriate to its mission?*
- B. Does the institution have copies of, and understand all legal documents related to the properties it manages or owns?*

HSL Standard 2

The institution ethically and effectively manages, documents, cares for, exhibits, and uses its historic structures and landscapes.

- A. Does the institution recognize the role of ethics in its policies and procedures regarding the use and care of historic structures and landscapes?*
- B. Does the institution allocate financial resources for the care and management of historic structures and landscapes?*
- C. Does the institution collect, store, and manage the documentation and research related to its historic structures and landscapes?*
- D. Does institution have, and make readily accessible, appropriate information related to its historic structures and landscapes?*

HSL Standard 2 – continued

The institution ethically and effectively manages, documents, cares for, exhibits, and uses its historic structures and landscapes.

- E. Are collections within the historic structures and landscapes cared for in ways that promote the preservation of the structures and landscapes? (Note: care of collections is covered elsewhere; this question addresses the intersection of caring for collections and caring for the structures and landscapes that house them whether on exhibit or in storage.)*
- F. Are historic structures and landscapes cared for in ways that promote their preservation?*
- G. Does institution effectively manage the impact of its interpretive and public programs on the historic structures and landscapes?*

HSL Standard 3

The institution's research of its historic structures and landscapes is conducted according to appropriate scholarly standards.

A. Are qualified professionals engaged to research and document the historic structures and landscapes?

HSL Standard 4

The institution strategically plans for the maintenance, use, and development of its historic structures and landscapes.

A. Do the institution's planning documents address its historic structures and landscapes?

HSL Standard 5

The institution has identified and is implementing appropriate treatments of its historic structures and landscapes consistent with physical and documentary evidence, mission, and plans.

- A. Does the institution use appropriate professional treatments and materials in the care of its historic structures and landscape features?*
- B. Does the institution use preventive conservation measures to provide a safe and stable environment for its historic structures and landscapes?*

HSL Standard 6

Guided by its mission, the institution provides public access to and interpretation of its historic structures and landscapes while ensuring their preservation.

- A. Does the institution insure that public access to structures and landscapes is safe for visitors and staff?*
- B. Are the staff and governing authority aware of the Americans with Disabilities Act (ADA), and its public access and universal design specifications?*

HSL Standard 7

The institution considers and implements sustainable practices of energy conservation in the operations and care of its historic structures and landscapes that are compatible with the site's mission and preservation policies.

A. Does the organization practice energy and resource conservation?

HSL Unacceptable Practices

Practices that are unethical and in some cases illegal. Informed decision-making encourages responsible stewardship. Apply the principles of collections management of artifacts to managing historic structures and landscapes. Inappropriate practices include:

- Selling or transferring materials and artifacts from the site without pursuing appropriate deaccessioning or disposal procedures.
- Overusing historic structures or landscapes through too many programs, rentals, construction, or activities, or too many visitors during such events.
- Using open flames inside or close to historic structures and landscapes.

HSL Unacceptable Practices – continued

An institution should always consult qualified professionals and publications for information on materials and actions that prevent damage to, and prolong the life and historic qualities of historic structures and landscapes. Disregard for the fabric or history of the property, and for proper treatment, is unacceptable. This includes:

- Using materials or treatments (e.g., polishes, cleaners, chemicals, paints, or sealants) for maintenance, cleaning, repair, programs, or other activities without the advice of a qualified professional.
- Undertaking structural or cosmetic changes to a historic structure without consulting a qualified professional (e.g., replacing or repairing doors, windows, shutters, wall treatments, floors, porches, roofs and foundations, and chimneys, or installation of utilities including alarm systems and HVAC systems).
- Undertaking structural or cosmetic changes to a historic landscape without consulting a qualified professional (e.g., archaeology, removal/additions to plantings, and digging to replace/install utilities).

**But my museum isn't
in an historic building!
How does all this
apply to ME???**

What THIS Workshop Covers

- The types of structures “historic preservation” covers.
- The key players in the historic preservation arena and their various roles and services.
- When and how to access the resources and assistance of those key players.
- Some of the documentation and treatment standards.
- Understand how historic preservation principles, programs, partners, and resources can enhance your museum’s mission, either directly or indirectly.



HISTORIC PRESERVATION IN UTAH: An Overview

What's an Historic Resource?

“Places” associated with significant events, people, “broad patterns of history,” architecture/design/materials/construction. (Scholarship matters to research and document this significance.)

- **Buildings:** houses, commercial buildings, schools, churches, recreational/entertainment buildings, etc.
- **Structures:** barns, bridges, mining structures, railroad grades, dams, canals, etc.
- **Sites*:** primarily archaeological sites
- **Objects*:** rare, but could be e.g., locomotive, monument, statue
- **Districts:** historic and archaeological districts

** Cemeteries, grave sites, altered sites, artifacts, and small objects are not usually eligible for designation as an historic resource*

Source: National Register of Historic Places guidance, provided by the National Park Service

What's NOT an Historic Resource?

- Historic Preservation activities **do not include** museum collections, exhibits, interpretation, folklore, markers for demolished buildings, local history publications, archival collections*, etc.
- However, **historic buildings that serve as museums** may qualify for Historic Preservation funds and support for building-related issues, including National Register designation, which opens the door for potential rehab funding.

**Unless directly related to historic building histories*

Key Players

Government

■ Federal

- National Historic Preservation Act of 1966
- National Park Service
- Advisory Council on Historic Preservation

■ State

- SHPOs (Utah State Historic Preservation Office — since c.1970)

■ Local

- CLGs (Certified Local Governments — local government partnership since 1985)

Non-profit

■ National

- National Trust for Historic Preservation (1949)
- Preservation Action (1974—lobbying)

■ State

- Preservation Utah (formerly Utah Heritage Foundation, 1966)

■ Local/Regional

- Weber County Heritage Foundation
- Friends of Historic Spring City
- Etc.

Key Players

Private Owners of Historic Property

- Home Owners
- Developers
- Business Owners
- School Districts
- Churches
- Non-profits
- Government entities (national, state, local)
 - Public lands (especially regarding archaeology)
 - Parks
 - University campuses, etc.

Preservation Regulations

MYTHS & REALITIES

- **National Register**

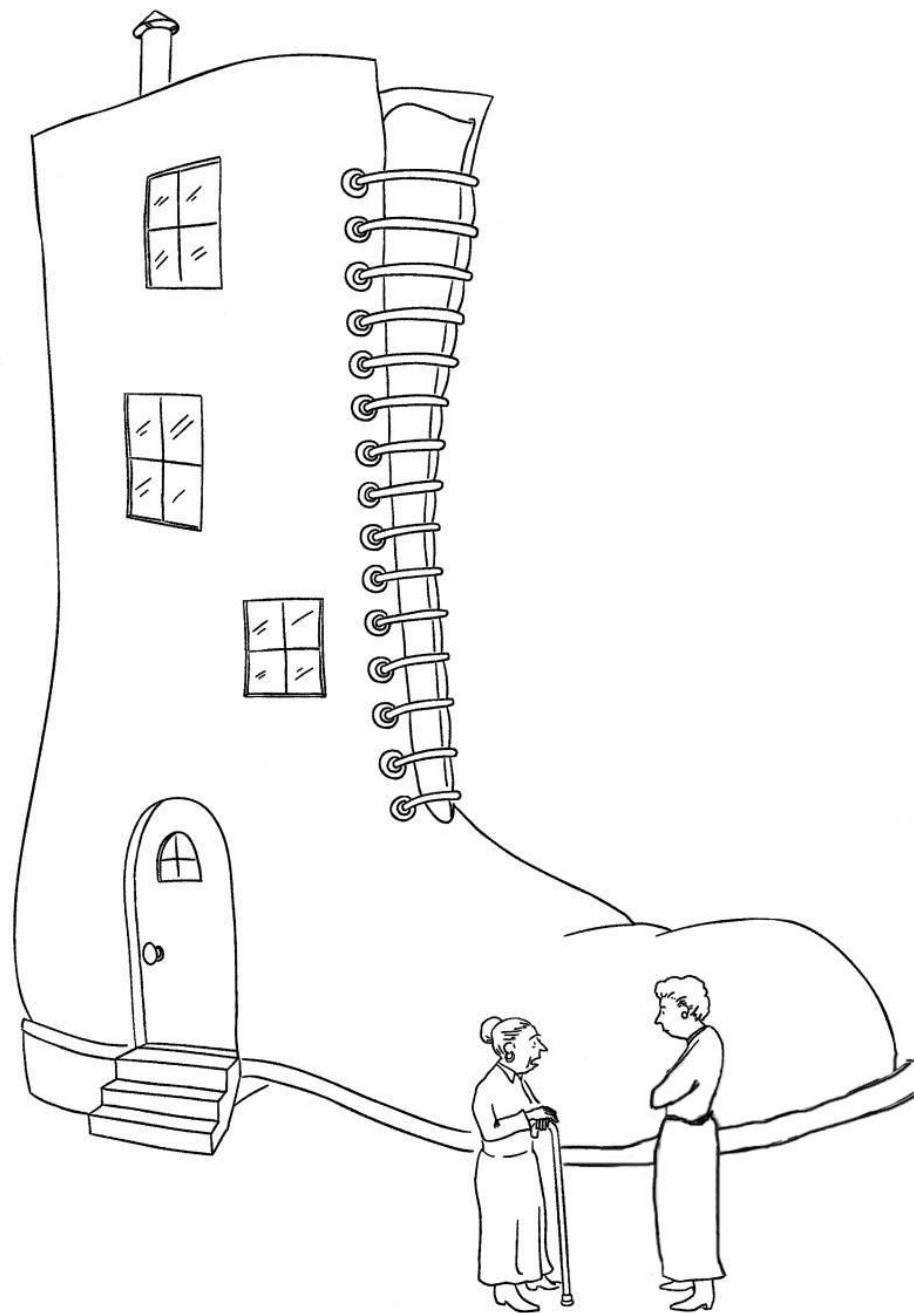
- ✓ No regulation (really!??)
- ✓ Only recognition and incentives

- **State Register**

- ✓ No regulation
- ✓ Inactive since the mid-1970s (not well-conceived)

- **Local Register**

- ✓ The only designation that may include various types of regulation: design review, demolition denial, infill construction in historic districts, etc.
- ✓ Most cities avoid this option



"Once, I tried to change the laces, and the Landmarks Commission came down on me like a ton of bricks."



"These are luxury apartments, so use the good water."

NPS / SHPO Programs

*Utah Division of State History
State Historic Preservation Office (SHPO)*

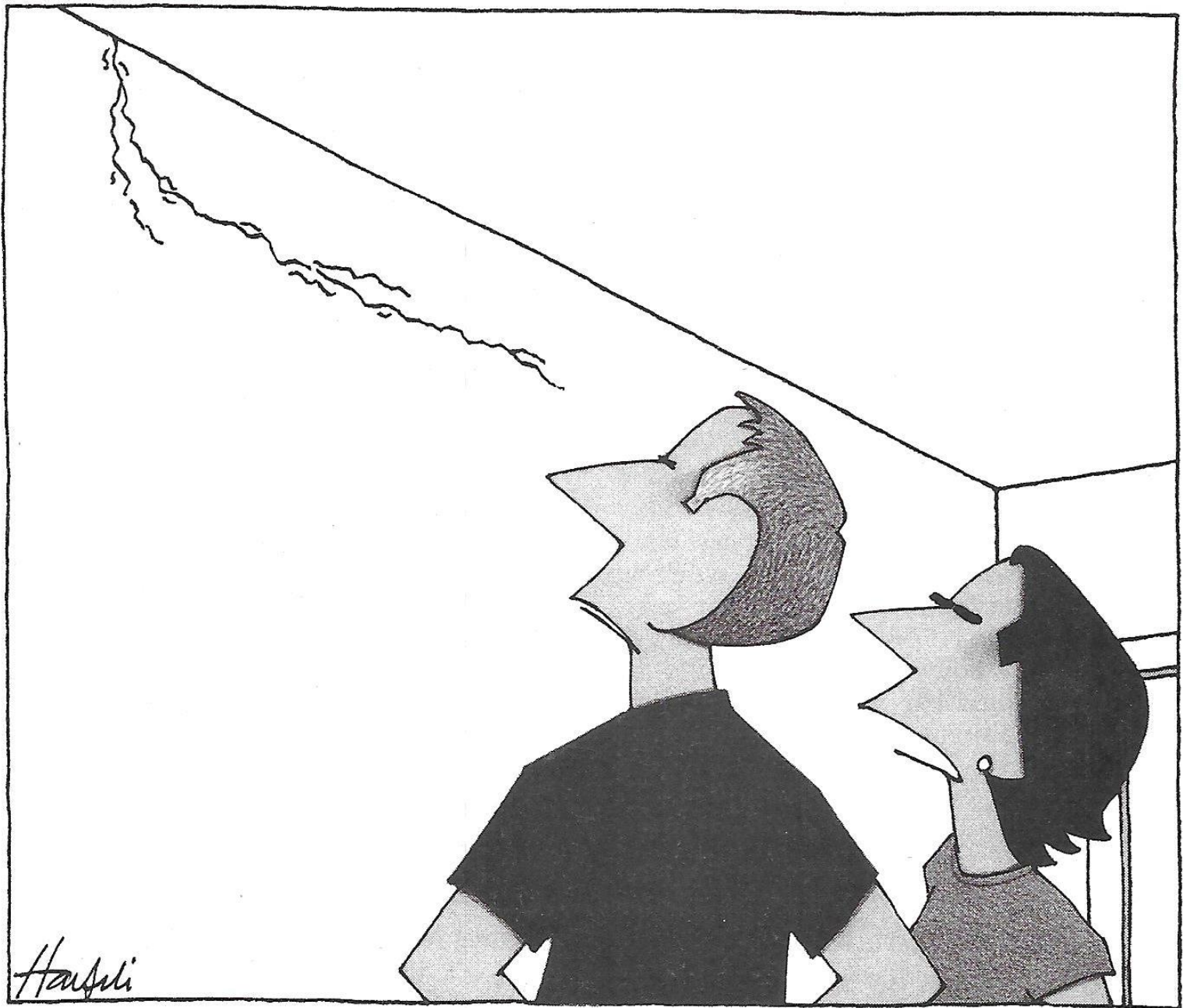
<https://history.utah.gov/preservation/>

- Survey & Inventory (building documentation)
- National Register of Historic Places
- Historic Tax Credits (state & federal rehab tax incentives)
- Certified Local Government (CLG/local government preservation program activities and grants)
- Architectural/Technical Assistance
- Compliance (regulatory; federal- and state-funded projects)



GREGORY

"See, that's your problem right there—the roof is mostly sugar."



"Can't we just get some load-bearing wallpaper?"

MORNING BREAK – 15 minutes



Museums & Historic Buildings

Direct & Indirect Relationships



Springville Museum of Art



Park City Museum

Brigham City
Museum of Art
& History



Pleasant Grove DUP Museum



The couch was in this home, which is still standing and has a very thorough history that could supplement the artifact's interpretation.



A few examples of the Cahoon family's multi-generation wedding dress collection (1843-1968) in possession of the Utah State Historical Society.

The family photo provides a personal touch, and the National Register-listed home still stands, providing yet another dimension for interpreting the story of this important Murray family and their role in the community.



Alpine

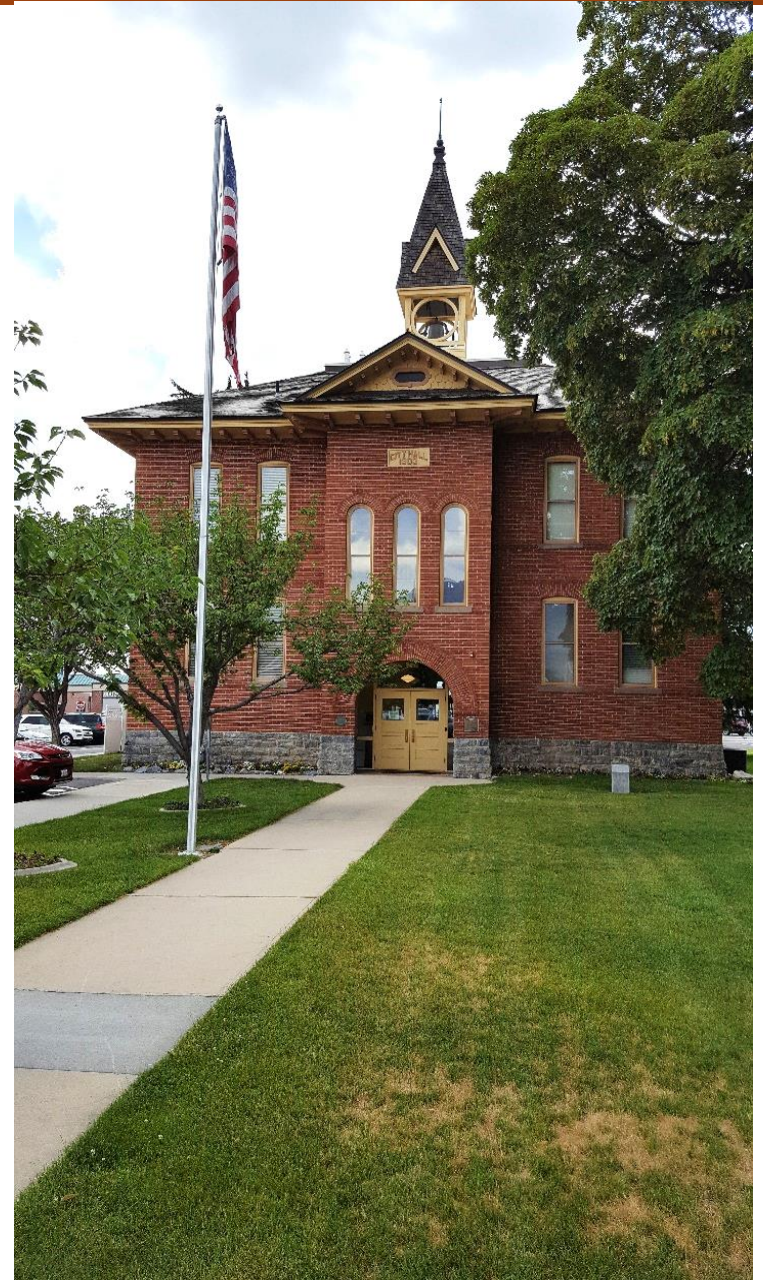
Moyle House and Tower (1858-66)



- Partial reconstruction and stabilization 1951
- Bicentennial (1976): thorough rehab project
- National Register 1992
- Alpine CLG 1987
- City Park
- 1991: On-site caretaker
1990s: Other historic structures moved in

American Fork City Hall (1903)

- American Fork CLG 1987
- National Register 1994
- Priority project for the CLG
- CLG chair elected to city council
- Rehabbed 2006-07
- Used for city meetings, community events, etc.
- Admin. offices nearby



Brigham City

Box Elder Stake Tabernacle (1865-90)



- National Register 1971
- Rehab 1987 (unlike the Coalville Tabernacle demolition of 1971; change of heart?)
- Brigham City CLG 1986, brought the city into the historic preservation arena

Carbon County

Nine Mile Canyon (AD 950-1900s)

- 10,000 rock art images plus historic ranches
- Carbon County CLG 1989
- CLG grants supported BYU archaeological site documentation in the 1990s
- National Register 2009; MPS rather than historic district



Centerville

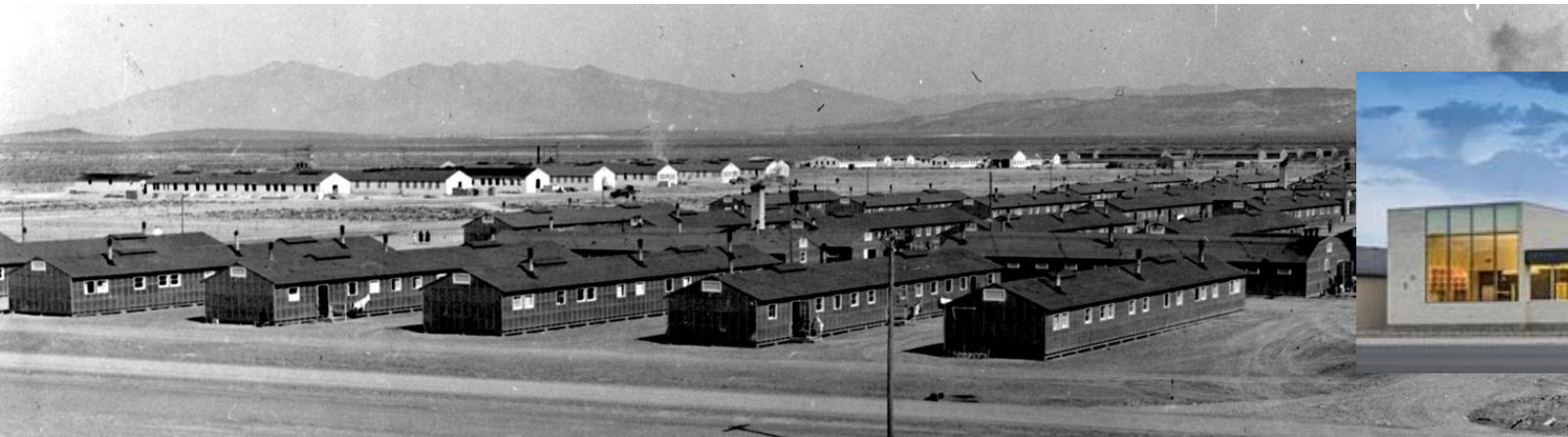
Whitaker House (1870)



- Centerville CLG 1990
 - National Register 1996
 - City acquired in 1996
-
- Rehab started 2009 (CLG grants, citizen pressure)
 - House museum (2013), community garden
 - Venue for special events, local history presentations, etc.

Delta

Topaz Internment Camp (1942-45)



- National Register 1974
- Topaz Museum Board 1983
- 1990s-2000s: acquired 625+ acres of Topaz town-site
- Japanese-American community involvement
- National Historic Landmark 2007
- Topaz Museum 2014
- NPS-funded exhibit 2017

Ephraim

Ephraim Co-op (1872)



- Saved from demolition 1969 (bulldozer standoff)
- \$300k + from Permanent Community Impact Board
- Ephraim CLG 1989, but fits and starts
- Rehab 1990; Craft co-op on main floor (STA)

Grand County

Dewey Bridge (1916)

- UDOT replacement project
- National Register 1984
- Pedestrian-use only
- Burned 2008 (\$3M rehab est.)



Gunnison

Casino Star Theatre (1912)

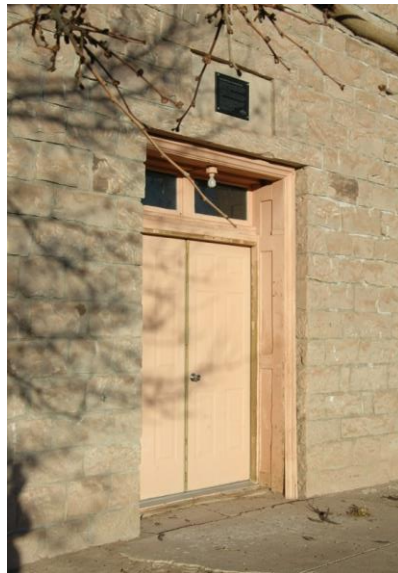
- National Register 1989
- Gunnison CLG 1990
- Casino Star Theatre Foundation 2004 (mayor's role)
- Rehab: 2007-16
- Sparked downtown revitalization



Hanksville

Rock Church/Community Center (1911-14)

- National Register 1990
- CLG 2016 (future preservation efforts?)
- Community Impact Board (CIB)-funded rehab 2016



Helper

Helper Historic District

- National Register listed 1978
- CLG 1994
- Main Street community 1990s–2000s
- Approximately 15 matching grants
Federal and State tax credit projects:
\$3 million private investment
- Role of artists and
preservationists,
including elected officials



Logan Center Street Historic District

- NR 1979; CLG 1986
- Courthouse 2003-05
- Tax projects
- Update/enlarge district?
- Preservation planner role



Mt. Pleasant Historic District (1975-1930s)

- National Register 1979
- Mt. Pleasant CLG 1990
- “Overlay zone” 1999
- Main Street community 1994
- CLG and Main Street grants
- National Historic Area 2006



Murray

Survey and National Register

- CLG 1996; surveyed the entire city—very rare
- National Register districts: one commercial and two residential (500 buildings)
- Multiple tax credit projects



Ogden

25th Street Historic District

- National Register 1978
- Ogden CLG 1985
- Decades of decline: safety and structural concerns
- City invested in streetscape and infrastructure
- Private investment in building rehabs (tax credits)
- Union Station rehab and adaptive re-use



Park City

Miners Hospital (1904)

- National Register 1978; moved 1979; library conversion
- Community rallied (book brigade)
- Preservation catalyst: commercial & residential
- Park City CLG 1985
- Local grant program



Payson

Peteetneet School (1899)

- Payson CLG 1989
- National Register 1990
- People Preserving Peteetneet
- Rehab work 1990s—2010s
- Creative & persistent fundraising
- Art center, museum, and community events
- 700-building historic district in 2007



Provo

Brigham Young Academy (1891)

- National Register 1976
- Provo CLG 1995
- Easement prevented mid-1990s demolition
- BYA Foundation: funded \$50k study and raised \$5.38M
- \$16.8 million bond election
- Library conversion 2001



Salt Lake City

City & County Building (1894)



- Spared demolition by a very close 1986 city council vote
- Sandstone issues and interior remuddling
- First use of base isolators on a historic building
- Salt Lake City CLG 1985
- Award-winning rehab 1989; 2018 re-rehab work

San Juan County

Edge of the Cedars Site & Museum

- Ancestral Puebloan archaeological site (AD 825-1125)
- National Register 1971; San Juan County CLG 1985
- 6.6 acres donated by the Navajo Nation to the State of Utah for a state park in 1974; museum opened 1978
- Official archaeological repository 1994



Sanpete County

Great Basin Station (1912-36)

- US Forest Service research center for grazing
- National Register 1996; discontinuous district
- 1989 agreement with Snow College
- 1996 rehab as environmental education center



Santa Clara

“Historic District”

- Santa Clara CLG 1994
- National Register “Multiple Property Submission” 1998 (6 buildings)
- Local historic district (2001) and revitalization effort
- Design guidelines 2017)
- Streetscape improvements, local business emphasis



before



after

Spring City

Spring City School (1899)



- 1981—Home Tour event begins (“Friends”)
- Spring City Historic District 1980; CLG 1985
- \$2M+ raised over 35+ years through home tour/art sales/grants: CLG, CIB, SAT, Eccles, etc.
- Now: city offices, community center, museum

What are the Common Threads?

- Dedicated organizations with intentional mission/vision, designated staff/volunteers, and dedicated funding
- Locally driven, with professional assistance
- Leadership and partnership
- Policies, procedures, and multiyear plans
- Long-term commitment, multiple players, reliant on relationships

Similarities & differences compared to collections stewardship?

What can be done individually vs collaboratively?

This is Nuanced Work

AND EVERY SITUATION IS UNIQUE

- 1) Contact the State Historic Preservation Office (SHPO) of the Utah Division of State History when you have an historic building or structure issue.
- 2) Get your community involved in the Certified Local Government (CLG) program to have ready access to funding, professional technical assistance, and tools for sustainability.



HANDS-ON ACTIVITY #1

Everyone is a Preservationist



STEPS-UT HISTORIC STRUCTURES & LANDSCAPES MODULE
Introduction to Stewardship of Historic Structures & Landscapes

HANDS-ON ACTIVITY #1 = 45 minutes
Everyone is a Preservationist

INSTRUCTIONS:

- 1) Work on your own.
- 2) Complete the questions below to come up with a strategy for preserving a threatened structure you care about (15 minutes).
- 3) Reconvene for large group discussion (30 minutes).

1. On a scale of 1 to 5, how would you rate yourself as a "preservationist"? (1=low level of interest, 5=high)
2. How would you rate your community's preservation-mindedness?
3. Write down the name of a structure that you would be upset to learn was slated for demolition:
4. Knowing what you have learned about Historic Preservation, describe what you think would be an effective strategy for trying to save this structure.
 - Take into account factors such as:
 - o Ownership issues:
 - o Community perceptions:
 - o Local economics:
 - o Local politics:
 - o Competing community goals:
 - o Etc.:
 - Which of the organizations and programs discussed this morning would you turn to first and why?
5. Let's discuss!

- 1) Work on your own to complete questions on your sheet.
- 2) Come up with a strategy for preserving a threatened structure you care about (15 minutes).
- 3) Consider:
 - ✓ Ownership issues
 - ✓ Community perceptions
 - ✓ Local economics
 - ✓ Local politics
 - ✓ Competing community goals
 - ✓ Available assistance
- 4) Reconvene for large group discussion (30 minutes).

LUNCH BREAK – 60 minutes

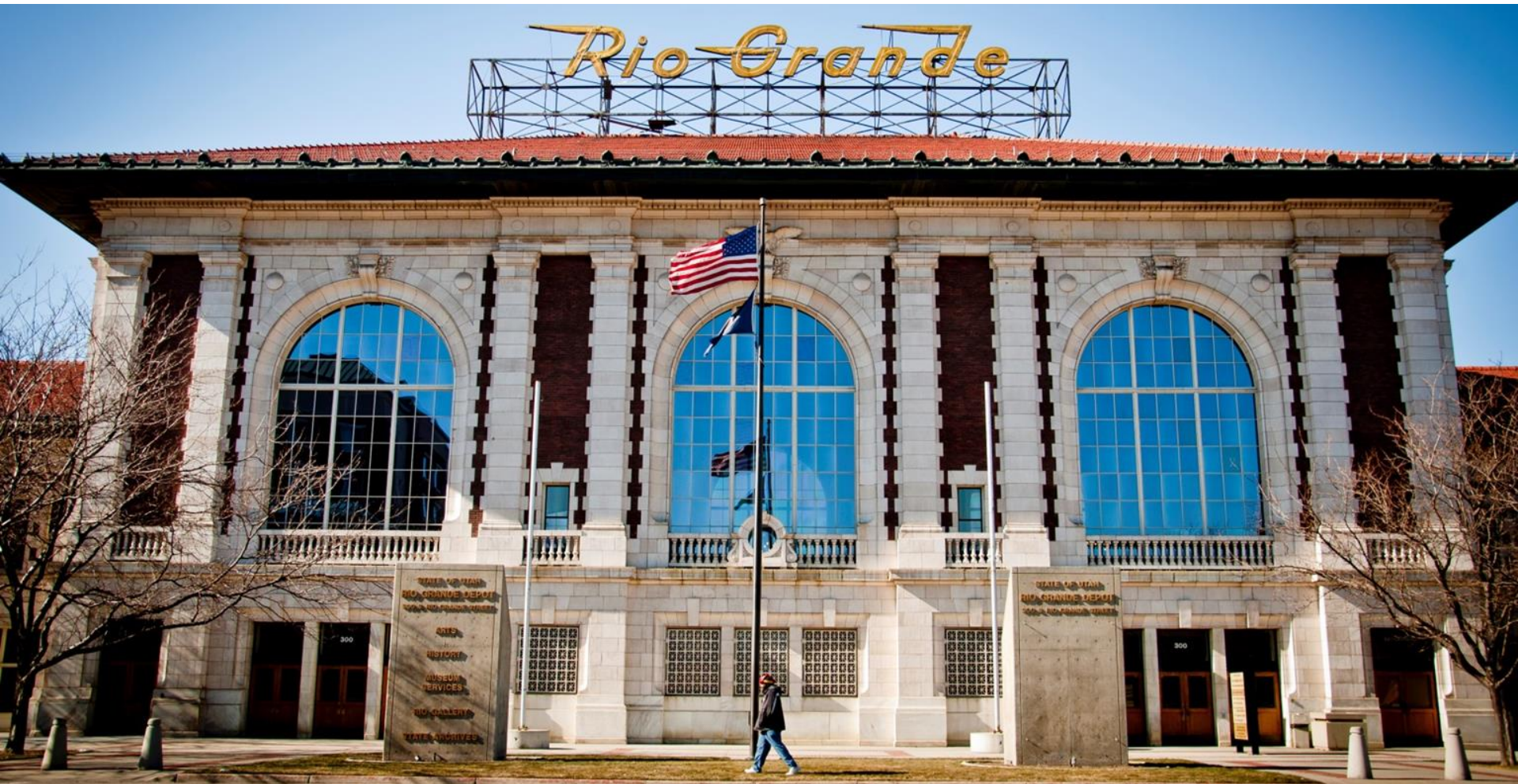


[illegible]

- Responsible for your own learning
- Respect confidentiality of the room
- Honor other people when they are speaking by giving your attention
- Honor time limits
- Return from breaks & lunch on time
- Cell phones – be cool

Rio Grande Walking Assessment

Historic and “Character-Defining” Features



HANDS-ON ACTIVITY #2

Walking Assessment of Rio Grande Depot



STEPS-UT HISTORIC STRUCTURES & LANDSCAPES MODULE
Introduction to Stewardship of Historic Structures & Landscapes

HANDS-ON ACTIVITY #2 = 60 minutes
Walking Assessment of the Rio Grande Depot
Historic and “Character-Defining” Features

PURPOSE:

Learn how to identify historic “character-defining” features that should be preserved and interpreted. Learn how to evaluate current and potential uses and activities that could go on in the building.

INSTRUCTIONS:

- 1) Prior to touring the building, review packets of information about the building (5 minutes).
 - Packet includes:
 - Summary history of the building
 - Floor plan
 - Several historic and recent photos
- 2) Start walking through the building as a group.
 - Mezzanine / 2nd floor
 - Main floor: Grand Lobby, South Wing (Research Center), North Wing (restrooms and restaurant)
 - Rear of building
 - Front of building, including South-end connector with Archives Building
- 3) Identify and make notes about anything you observe in the space below. Think about:
 - Significant large-scale architectural features
 - Important historical details that exist or once did (according to historic photos)
 - Alterations, both good and bad

Observations:

- 1) We will focus on:
 - ✓ Identifying **historic “character-defining features** that should be preserved and interpreted.
 - ✓ Evaluating **current and potential uses** and activities that could occur in the building.
- 2) Review packet of information about the building.
- 3) As we walk together through the building, note the following:
 - ✓ Significant architectural features
 - ✓ Important historical details
 - ✓ Alterations, both good and bad

MUSEUMS IN HISTORIC BUILDINGS

Definitions

- **Preservation** = sustain the existing form, integrity, and materials of an historic resource, including preliminary measures to protect, stabilize, maintain, and repair.
- **Restoration** = accurately depicting form, features, and character of a resource as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.
- **Rehabilitation** = making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Definitions

- **Reconstruction** = depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object to replicate its appearance at a specific period in its historic location.
- **Stabilization** (treatment) = measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.
- **Protection** = measures designed to guard resource from deterioration, loss or attack, or to cover or shield the property from danger or injury (generally temporary in anticipation of future preservation treatment).

Definitions

- **Adaptive Reuse** = the aesthetic process that adapts buildings for new uses while retaining their historic features. Using an adaptive reuse model can prolong a building's life, from cradle-to-grave, by retaining all or most of the building system, including the structure, the shell and even the interior materials.



CASE STUDY: The Rotunda

Let's consider various
preservation “modalities”

- Restoration
- Rehabilitation
- Reconstruction

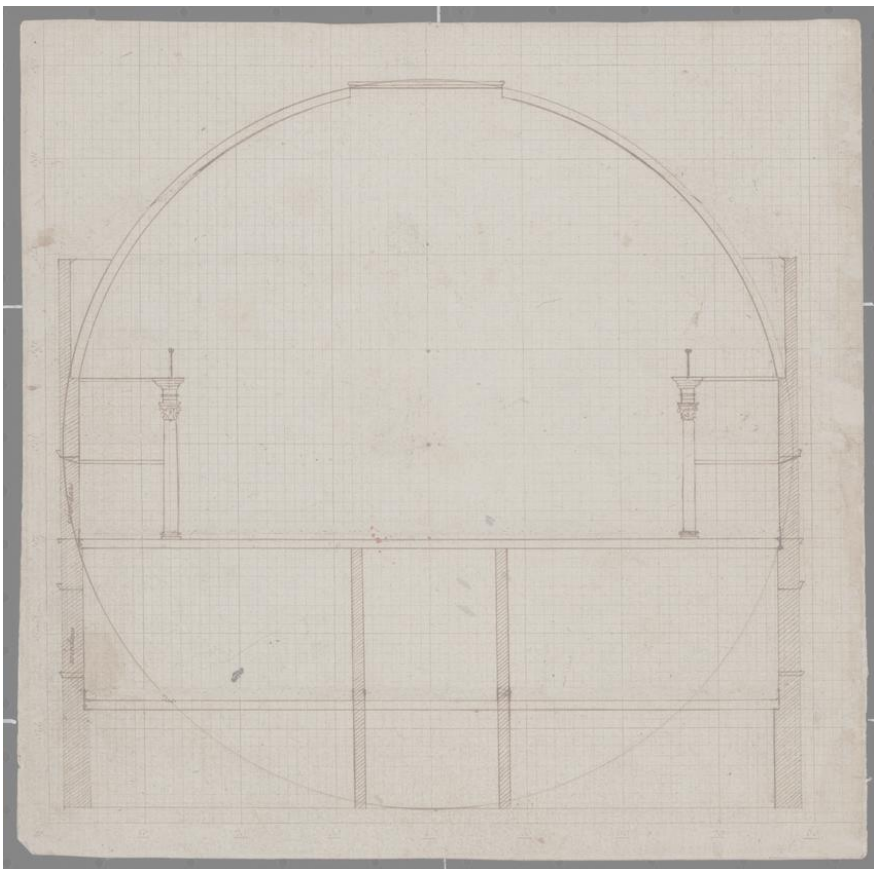
1895



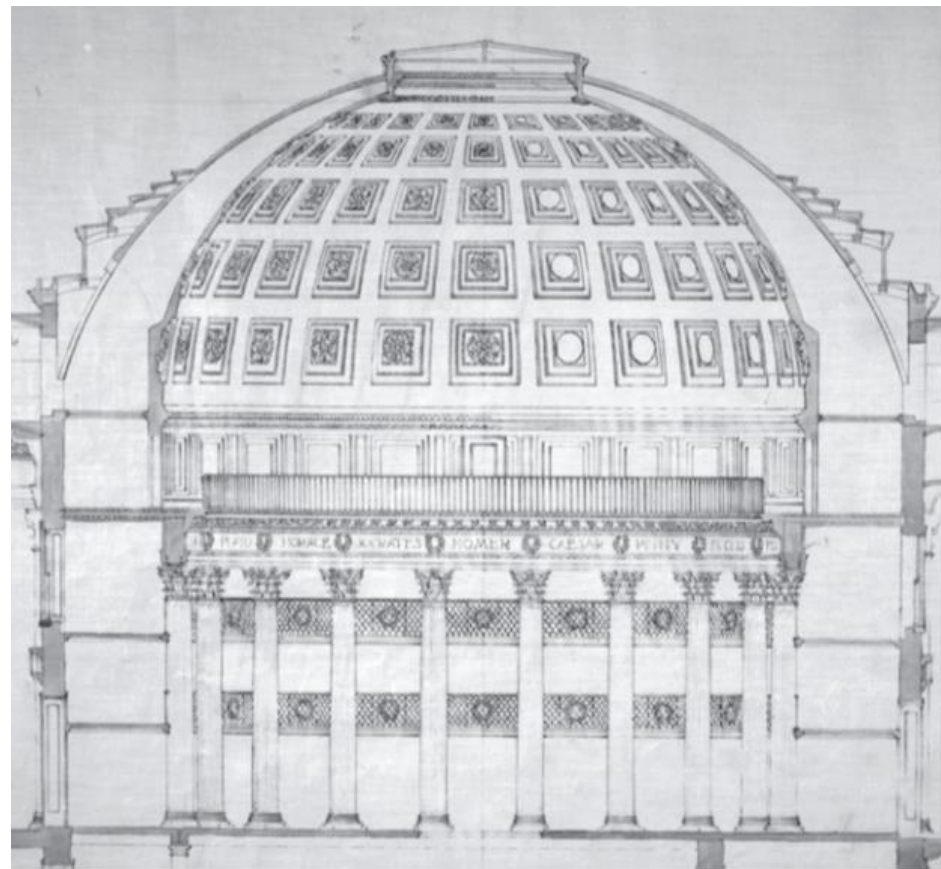
Faulty wiring caused fire that
destroyed annex, October 27, 1895

1896

Jefferson's Design

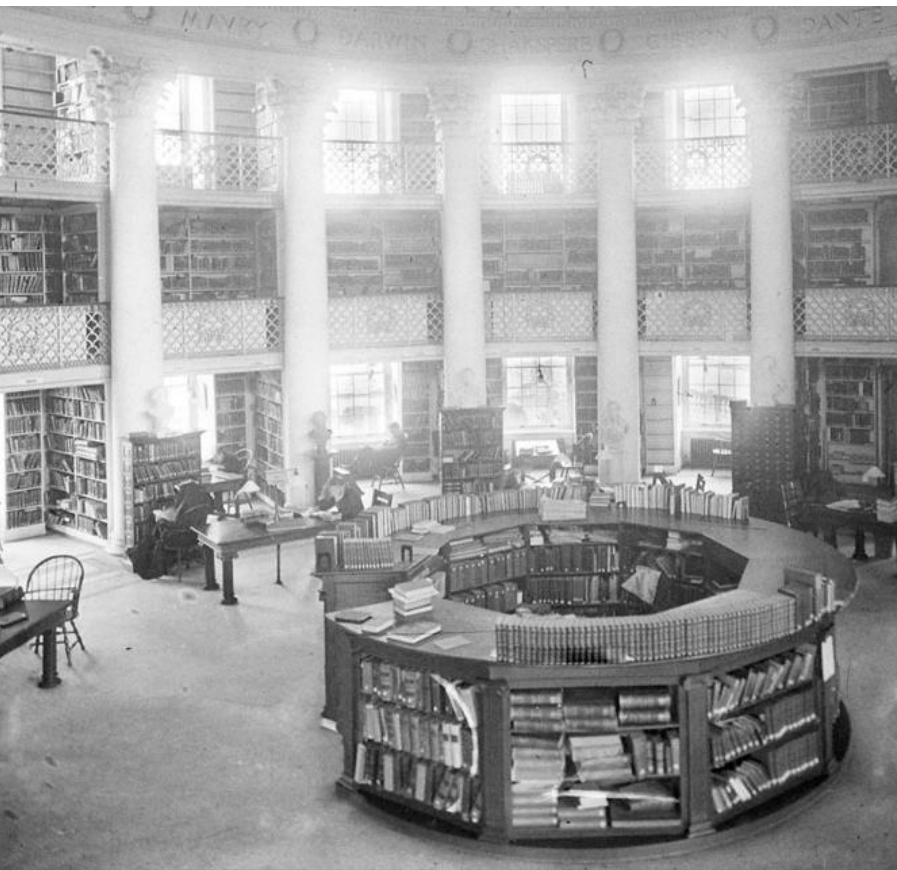


McKim Mead & White's Design



1976

McKim, Mead & White's Design



Jefferson's Design

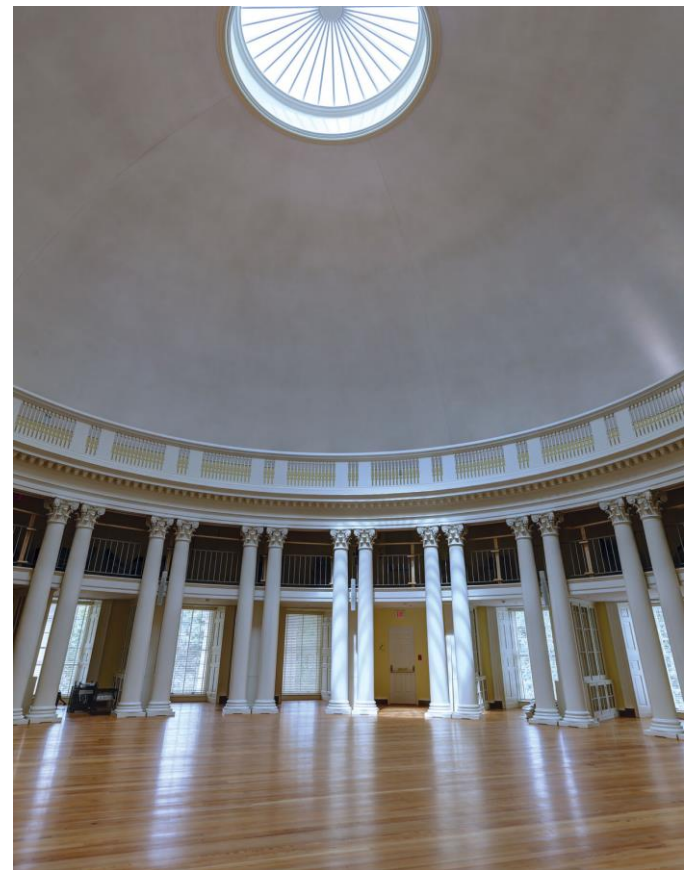


2019

1976 Jefferson's Design



2019 Design



Adaptive Reuse

FROM THE ABSURD...



Port House

Zaha Hadid Architects, Antwerp, Belgium

Adaptive Reuse

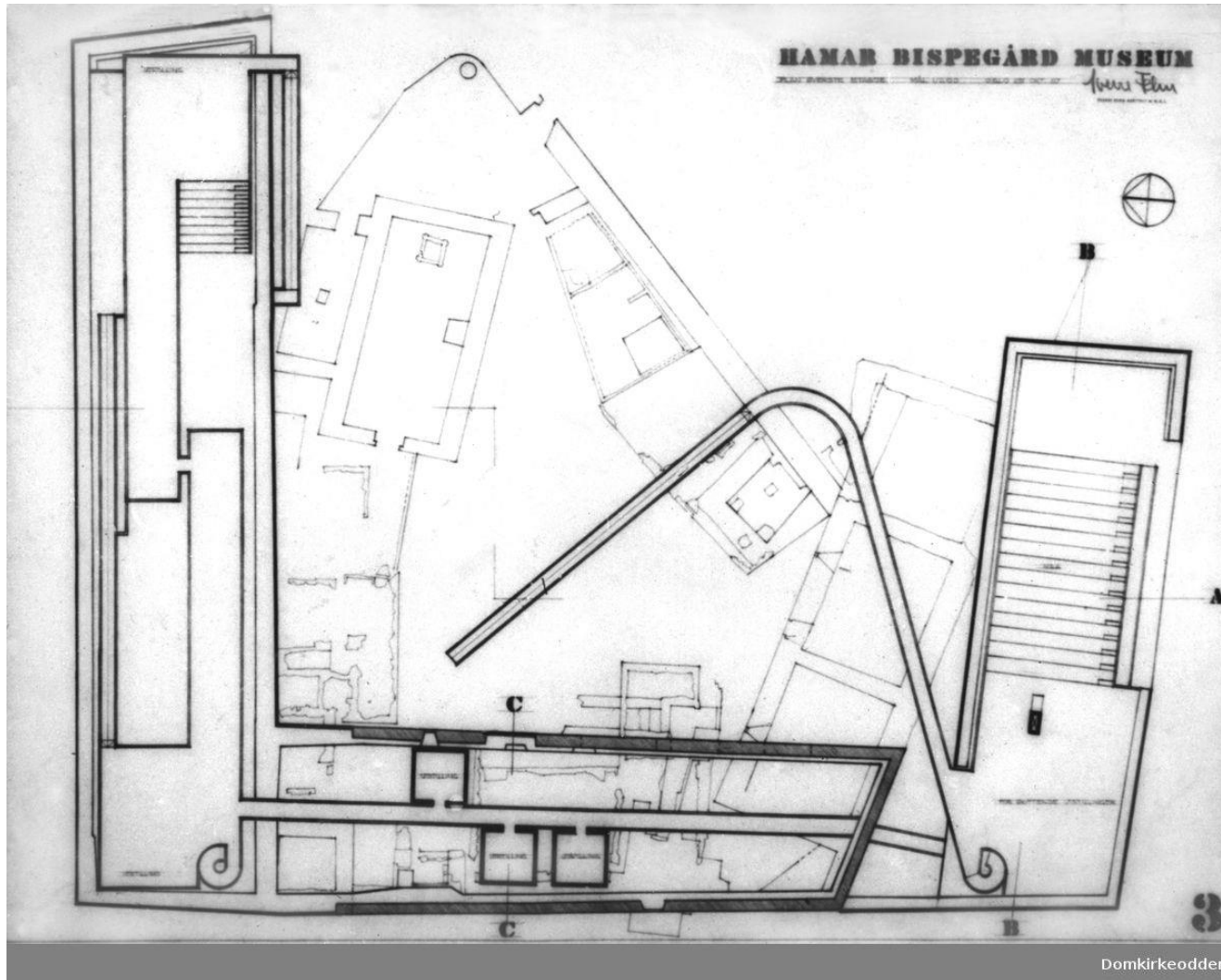
...TO THE MUNDANE



Madina Mosque

1773 West North Temple, Salt Lake City

Adaptive Reuse: Case Study 1



Storhamar Barn at the Hedmark Museum

Svere Fehn,
Architect

Hamar, Norway

Adaptive Reuse: Case Study 1



Adaptive Reuse: Case Study 1



Adaptive Reuse: Case Study 2



Museum of Art, SCAD
Savannah, Georgia

Adaptive Reuse: Case Study 2



Museum of Art, SCAD
Savannah, Georgia

Adaptive Reuse: Case Study 3



Chase Home Museum of Utah Folk Arts, Salt Lake City

Adaptive Reuse: Case Study 3



Chase Mill is part of larger context of the Chase Home Museum of Utah Folk Arts, Salt Lake City

Adaptive Reuse: Case Study 3



Chase Home Museum of Utah Folk Arts, Salt Lake City

Constraints

- Rules!
- Space
- Building as Artifact (interior / exterior interpretation)
- Lighting
- Building Codes
- Maintenance

***What are your experiences
with these historic building constraints?***

Adapted from: <https://www.aam-us.org/2018/03/26/designing-exhibits-for-historic-structures-6-things-to-keep-in-mind/>

Constraints

Rules!

- The Secretary of Interior Standards for the Rehabilitation of Historic Buildings (36 CFR 67)
- Local Preservation Ordinances and Guidelines

When to compromise for functionality?

Constraints

Space

- Ceiling Height Limitations
- Room Area Limitations
- Narrow Corridors / Doorways
- Small Closets / Lack of Storage
- Circulation / Sequencing
- Physical Barriers / Architectural Elements (i.e., Fireplaces, Windows, etc.)

Constraints

Building as Artifact (interior/exterior)

- Balancing the focus between artifacts and artifact

**** MORE ON THIS LATER***

Constraints

Lighting

- Narrow Windows
- Small Spaces
- Natural lighting must also be considered (UV Sensitive Objects, Glare, etc.)
- Artificial lighting will be a significant cost

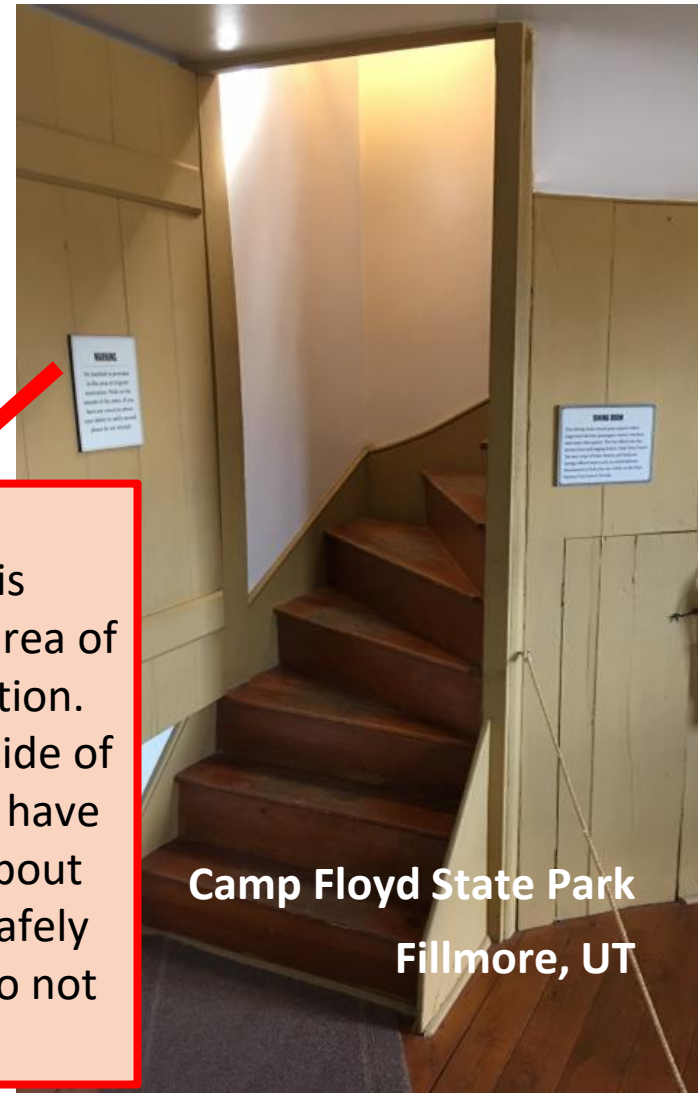
Constraints

Building Codes

- Accessibility
(Americans with Disabilities Act)
- Restroom Facilities
- Emergency Egress
- Fire Protection
- Occupant Load
- Seismic Upgrade

WARNING

No handrail is provided in this area of original restoration. Walk on the outside of the stairs. If you have any concerns about your ability to safely ascend please do not attempt.



Camp Floyd State Park
Fillmore, UT

Constraints

Building Codes



**Carnegie Library,
Ephraim, UT**

Constraints

Building Codes



Carnegie Library, Ephraim, UT

Constraints

Building Codes



Moab City Center,
Moab, UT

City Hall, Mt. Pleasant, UT



Constraints

Building Codes



Constraints

Building Codes



Tabernacle,
Smithfield, UT

Constraints

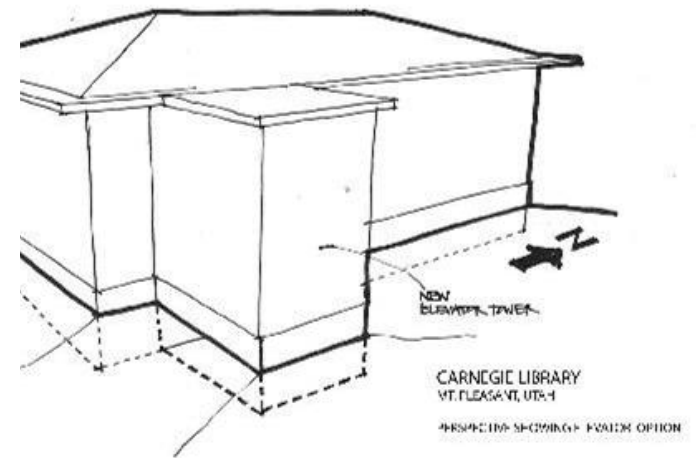
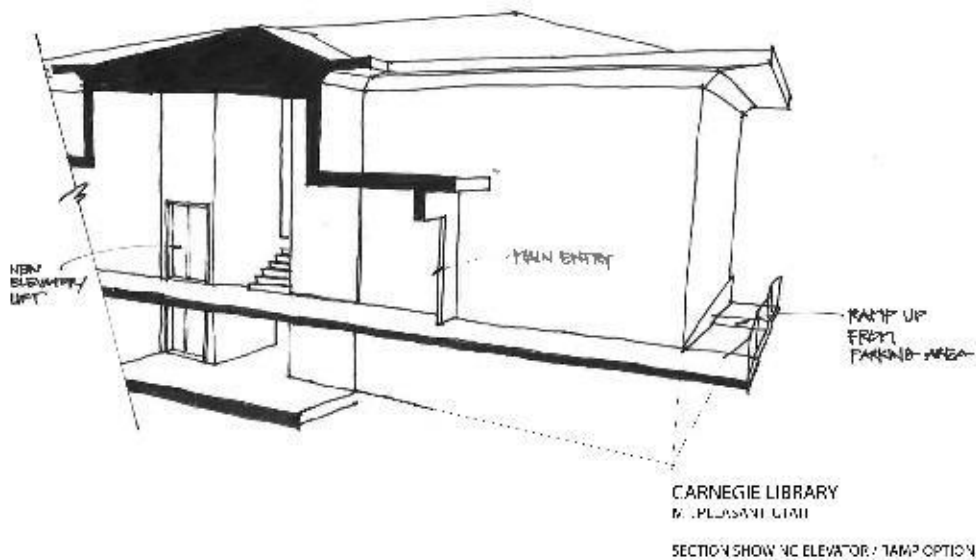
Building Codes



Mt. Pleasant Library
Mt. Pleasant, UT

Constraints

Building Codes



Constraints

Building Codes

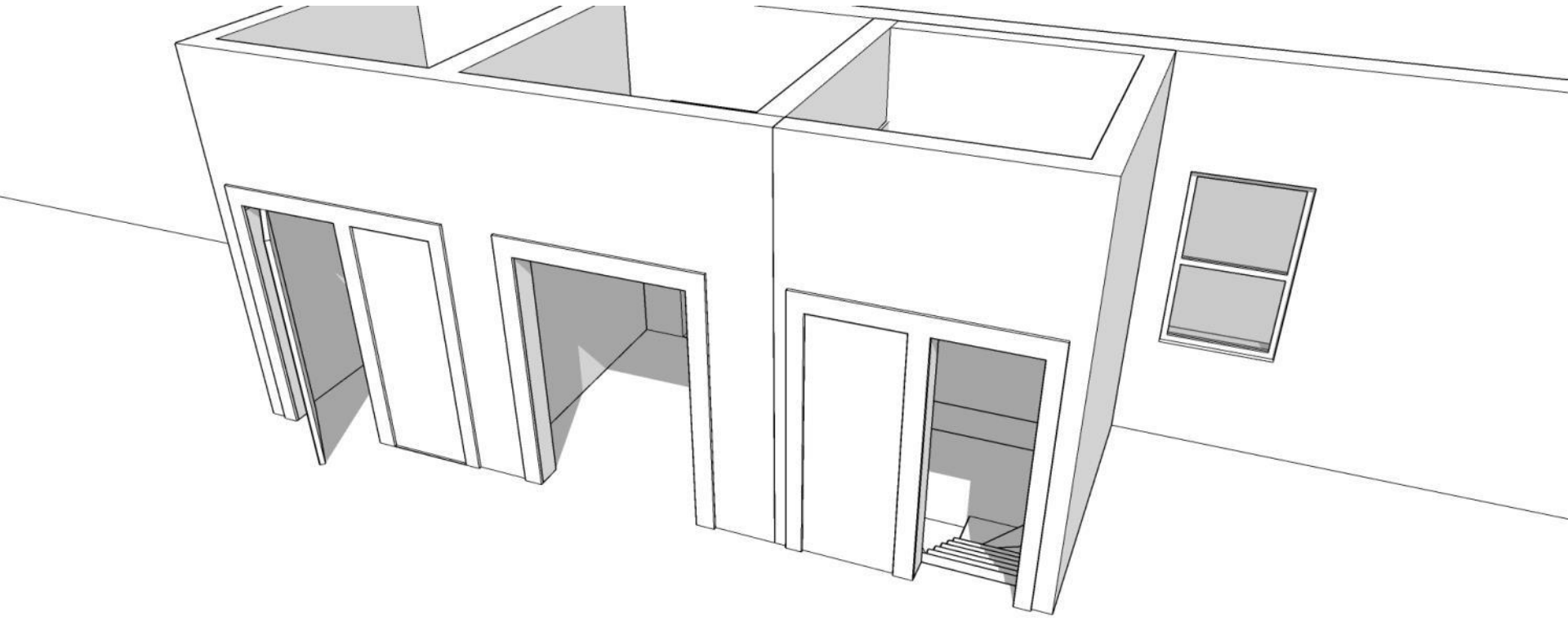


Kanab Heritage
Museum

Kanab, UT

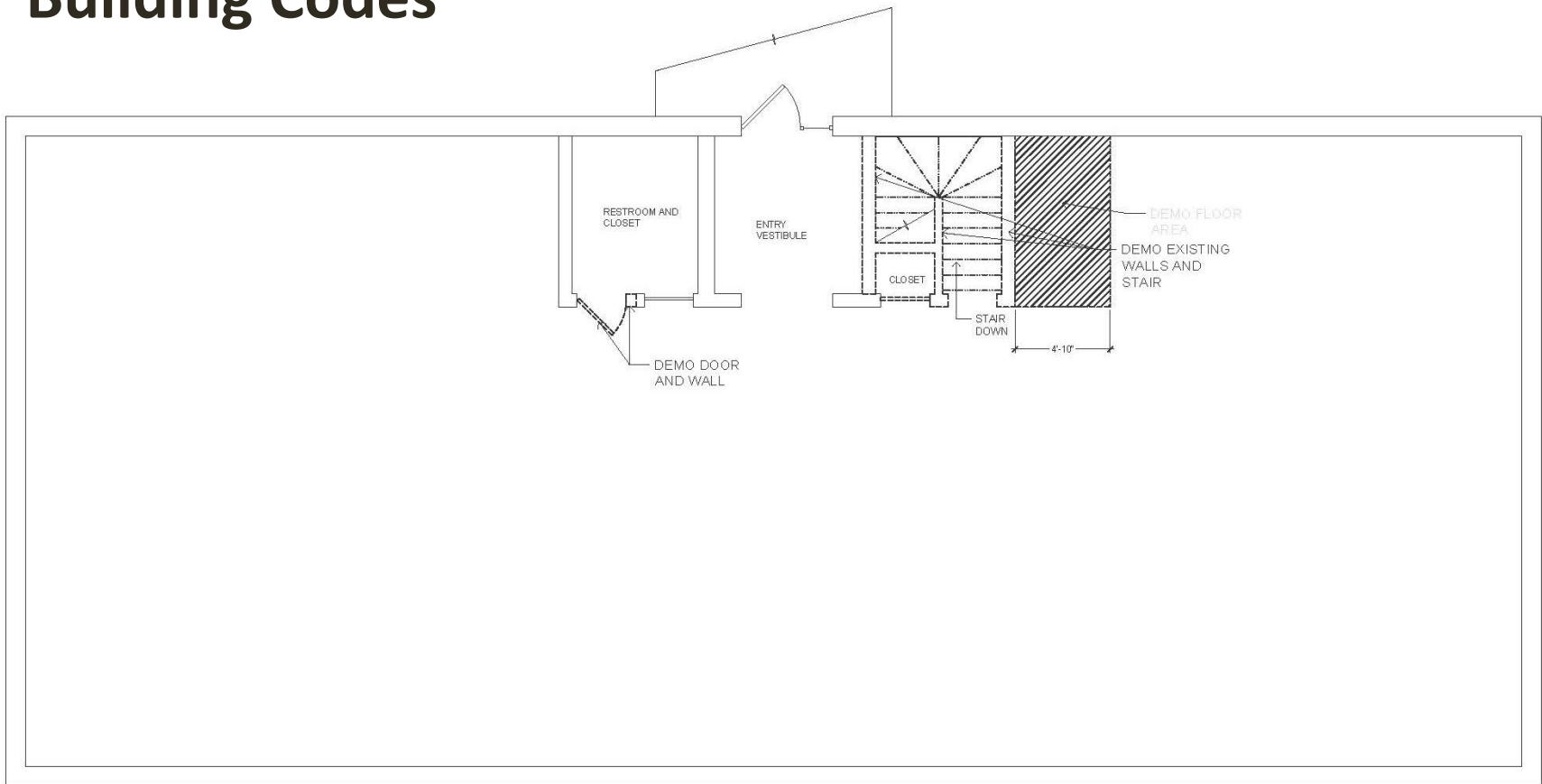
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Building Codes



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Building Codes

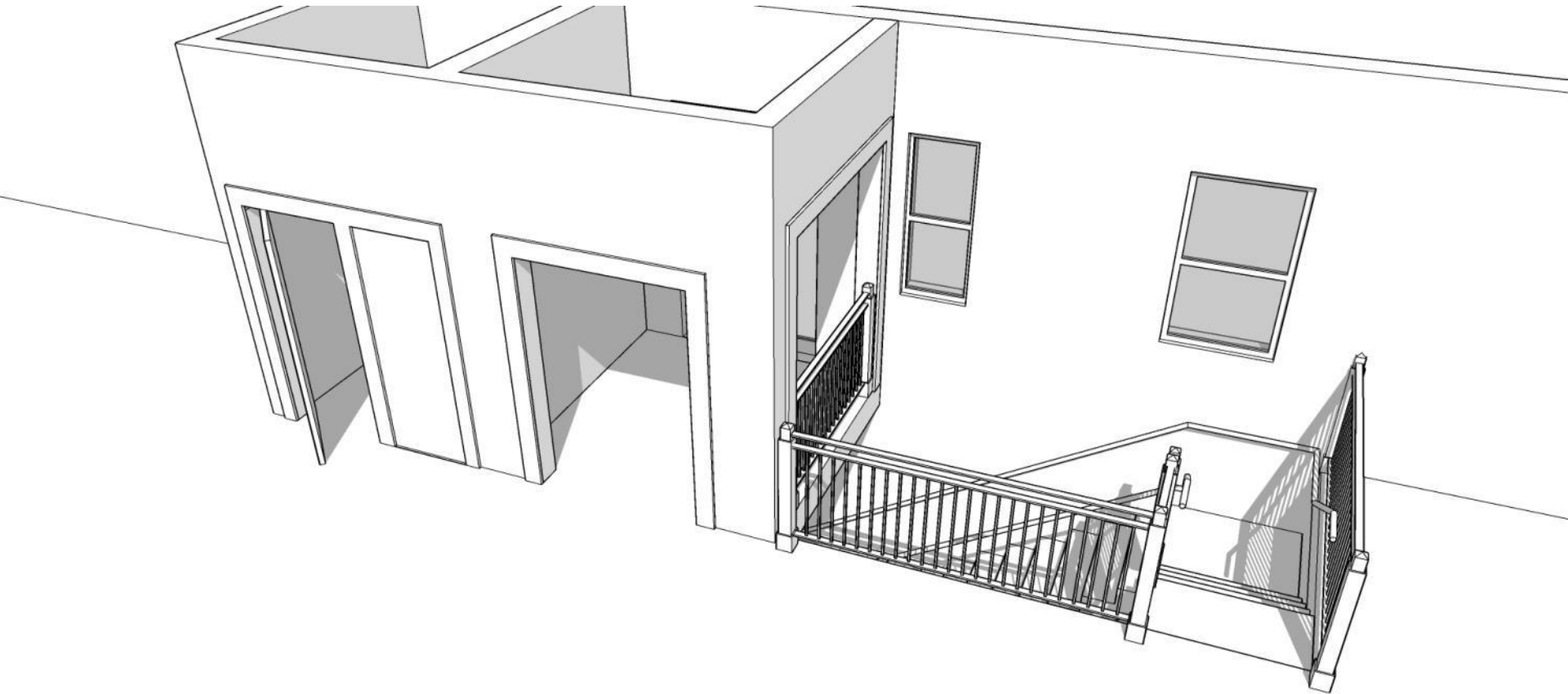


KANAB HERITAGE MUSEUM
MAIN FLOOR PLAN - EXISTING



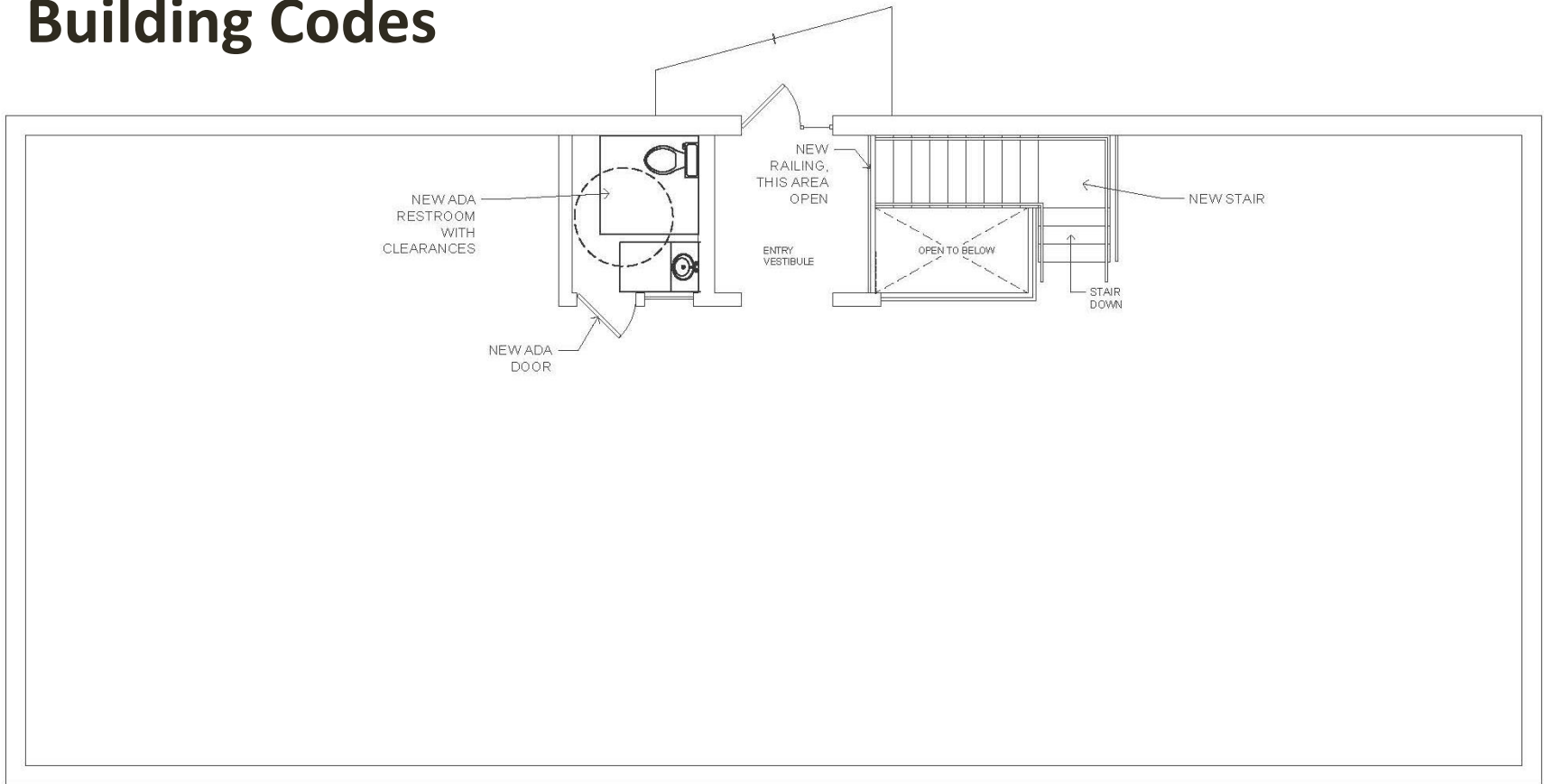
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Building Codes



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Building Codes

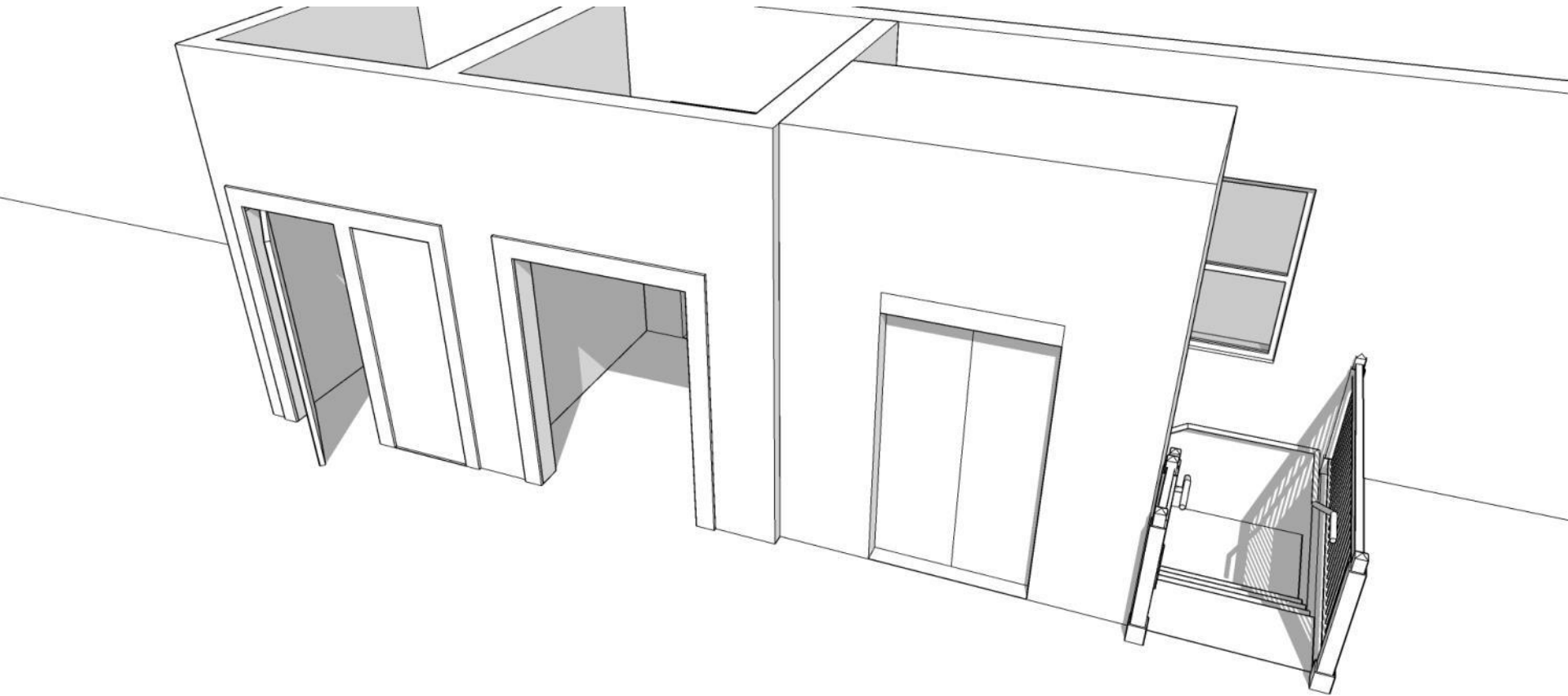


KANAB HERITAGE MUSEUM
MAIN FLOOR PLAN - PROPOSED



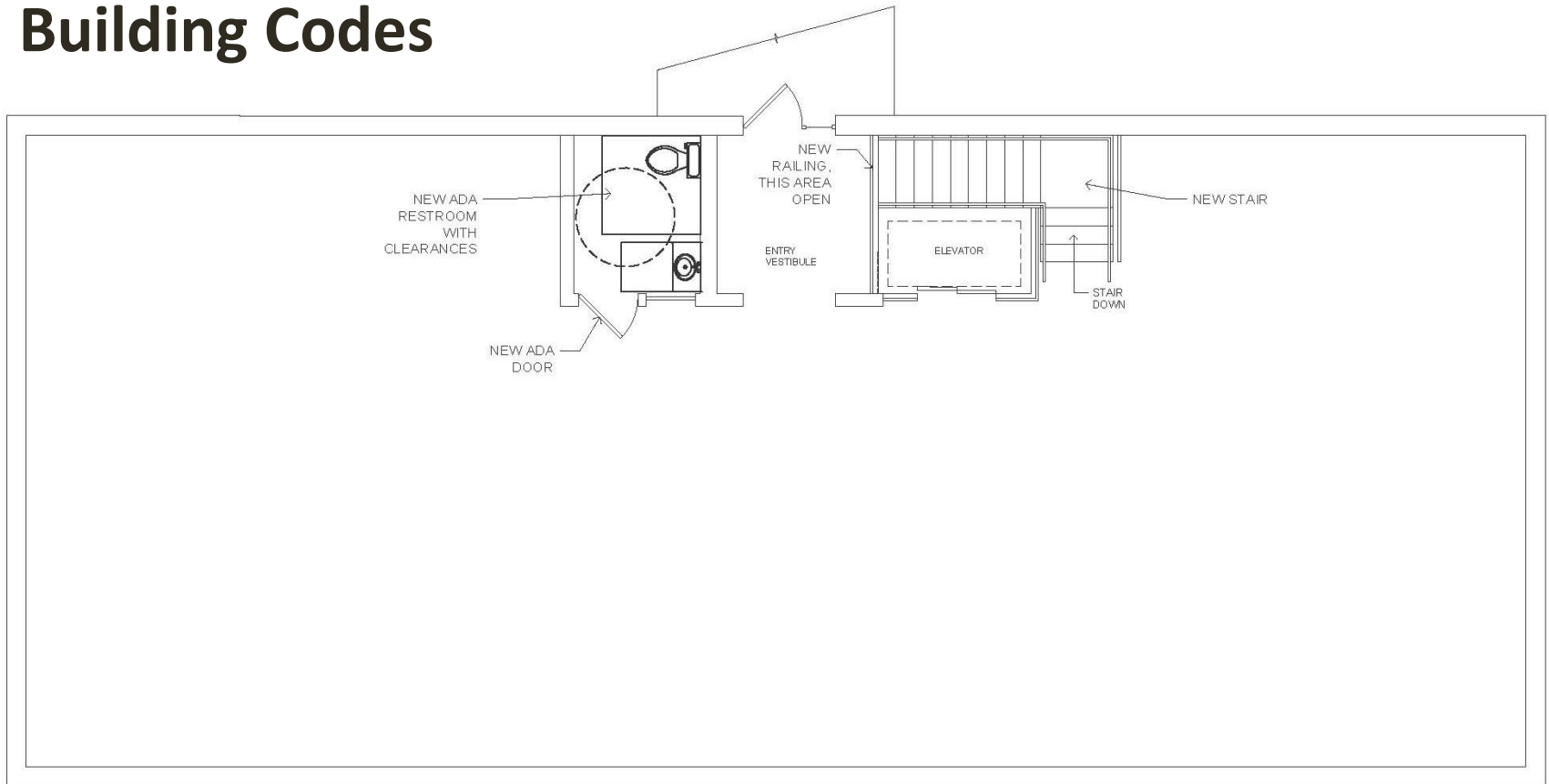
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Building Codes



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Building Codes



KANAB HERITAGE MUSEUM
MAIN FLOOR PLAN - PROPOSED



Constraints

Maintenance



Constraints

Maintenance



Constraints

Maintenance



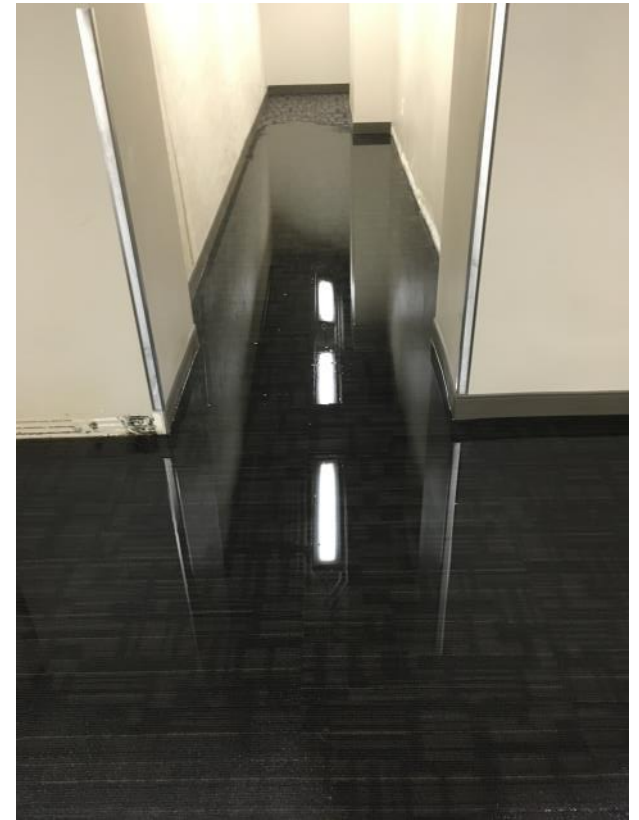
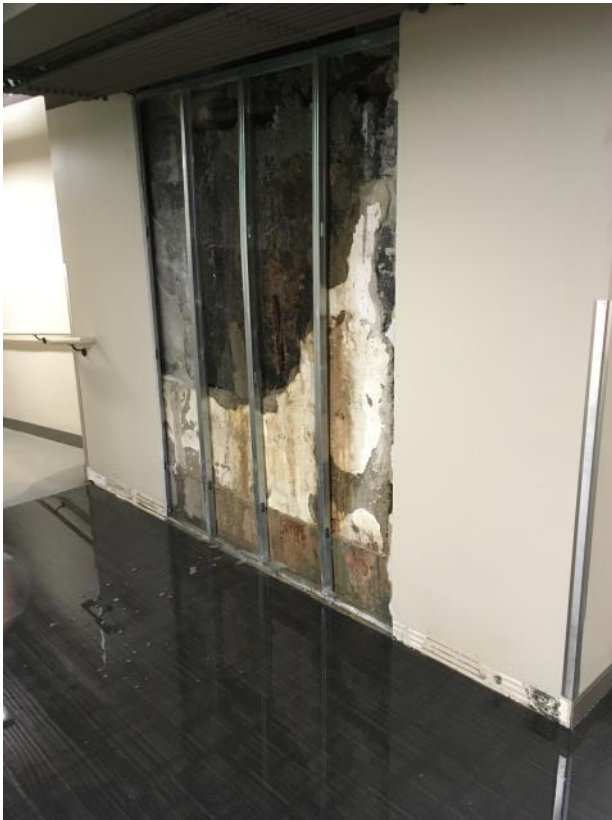
Constraints

Maintenance



Constraints

Maintenance



Opportunities

- Building as Artifact
(interior / exterior interpretation)
- Unique opportunities for exhibit spaces



Silver Reef Museum, Leeds



Union Station Museums, Ogden

Building as ARTifact: Case Study 1



**Patent Office
(1836-65)
Washington DC**

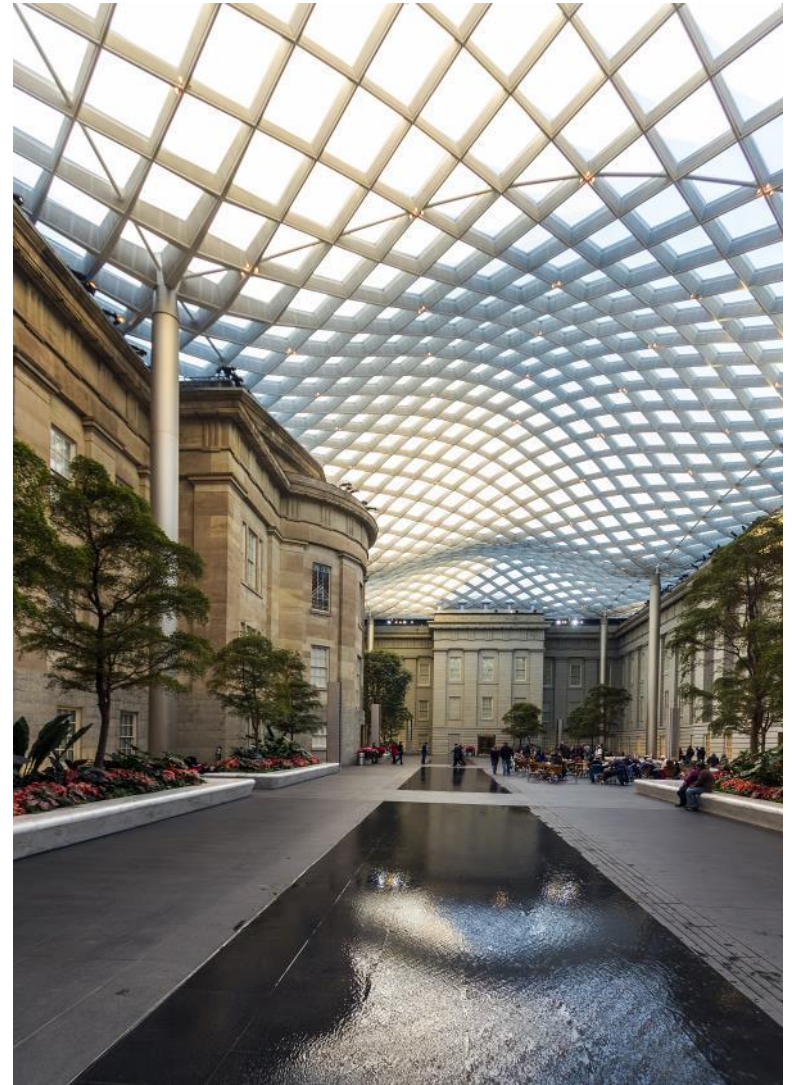
Building as ARTifact: Case Study 1



Patent Office (1836-65)

Washington DC

Building as ARTifact: Case Study 1

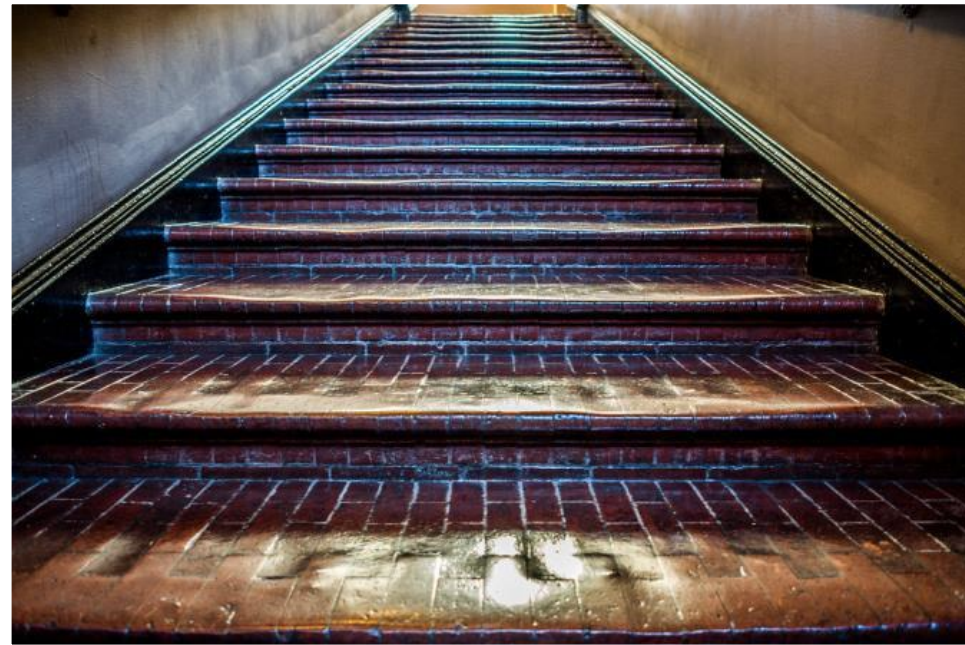
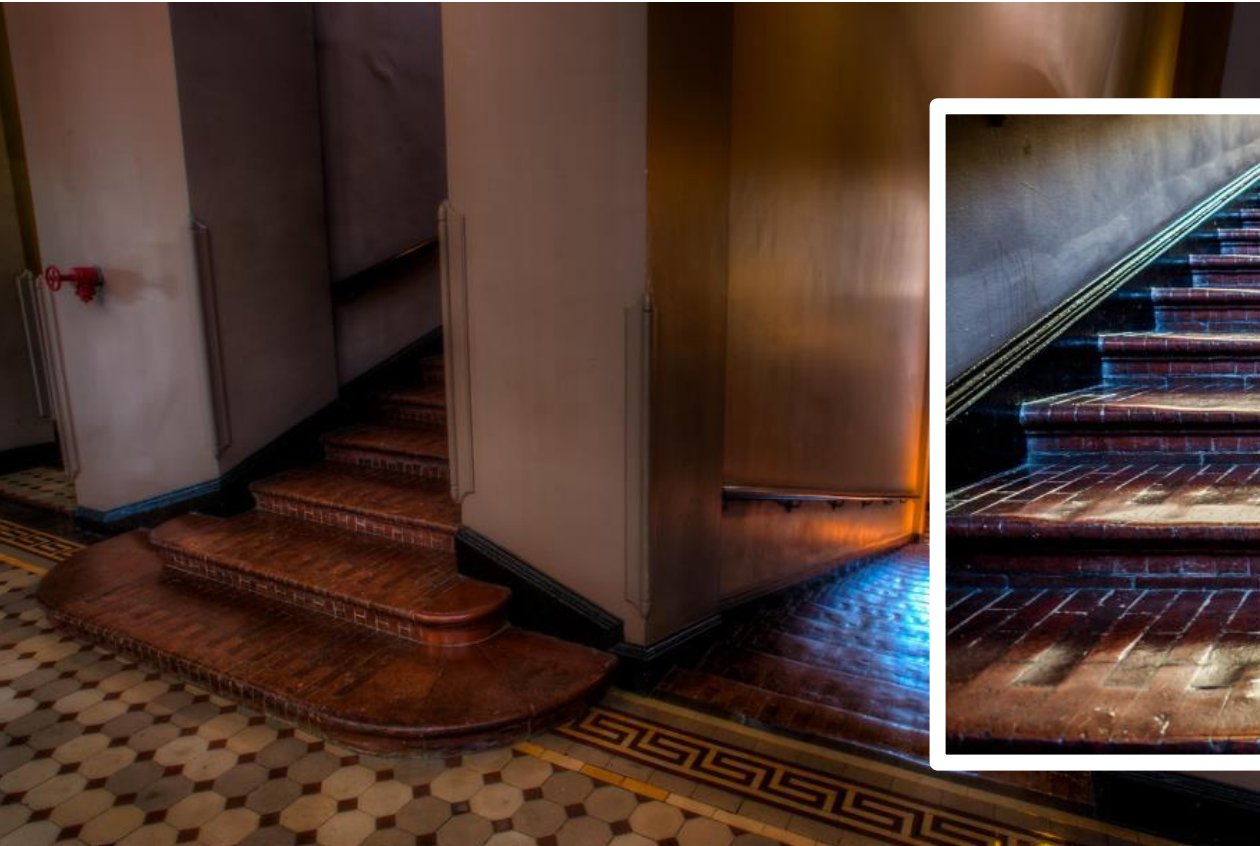


Building as ARTifact: Case Study 2



Pension Building (1887)
Washington DC

Building as ARTifact: Case Study 2



Pension Building (1870)
Washington DC

Building as ARTifact: Case Study 2



Pension Building (1870)
Washington DC

Building as ARTifact: Case Study 3



**Territorial Statehouse
Museum, Fillmore, Utah**

Operations & Maintenance

O&M should consider the following:

- History
- Significance of Features
- Original and Later Construction Components and Materials
- Current or Future Use
- Treatment Objectives
- Technical Information
- Specialized Preservation Skills Training

Operations & Maintenance

Historic Structures Reports

CRSA



FISHER MANSION HISTORIC STRUCTURE REPORT FEBRUARY 05, 2010

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LIFE SAFETY & ACCESSIBILITY	06
SUSTAINABILITY & LEED® CERTIFICATION	07
STRUCTURAL & BUILDING SYSTEMS ANALYSIS	08
COST ESTIMATE	09



CRSA

ARCHITECTURE
PLANNING
INTERIORS
649 F SOUTH TEMPLE
SALT LAKE CITY, UT 84102
801.525.5910
WWW.CRSA-UT.UT

Structural Deficiencies

HISTORIC STRUCTURE REPORT

THE OFFICERS' CLUB BUILDING 1104 (1911)

CAMP W.G. WILLIAMS



TABLE OF CONTENTS

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Operations & Maintenance

Historic Structures Reports

1. Cover Page

2. Table of Contents

3. Executive Summary

- (research done to produce the HSR, major research findings, major issues identified in the task directive, recommendations for treatment or use)

4. Administrative Data

- (informational data used to refer to the historic structure; proposed treatment of the structure including the source document; related studies; cultural resource data, etc.)

5. Part 1. Developmental History

- (Historical Background and Context; Chronology of Development and Use; Physical Description; Character defining features)

6. Part 2. Ultimate Treatment and Use

- Discusses and analyzes the ultimate treatment and use; Requirements for Ultimate Treatment and Use; Alternatives for Treatment

7. Part 3. Record of Treatment

Completion Report Summarizes: the intent of the work; the way in which the work was approached and accomplished; the time required to do the work; the cost of the work; Technical Data; Contains copies of field reports, material data sheets, field notes, correspondence, accounting spread sheets, and contract summaries.

8. Appendix

- (Bibliography; Drawings; Photographs and Images; Materials Analysis; Supplementary Reports)

Operations & Maintenance

NPS Historic Structures Reports

<https://www.nps.gov/tps/how-to-preserve/briefs/43-historic-structure-reports.htm>

43 PRESERVATION BRIEFS

The Preparation and Use of
Historic Structure Reports

Deborah Slaton



National Park Service
U.S. Department of the Interior
Heritage Preservation Services



A historic structure report provides documentary, graphic, and physical information about a property's history and existing condition. Broadly recognized as an effective part of preservation planning, a historic structure report also addresses management or owner goals for the use or re-use of the property. It provides a thoughtfully considered argument for selecting the most appropriate approach to treatment, prior to the commencement of work, and outlines a scope of recommended work. The report serves as an important guide for all changes made to a historic property during a project—repair, rehabilitation, or restoration—and can also provide information for maintenance procedures. Finally, it records the findings of research and investigation, as well as the processes of physical work, for future researchers.

A historical "first." The first historic structure report prepared in the United States, *The Moore House: The Site of the Surrender—Yorktown*, was written by Charles E. Peterson of the National Park Service in the early 1930s (Fig. 1). In the decades since the Moore House report was completed, preservation specialists commissioned by owners and managers of historic properties have prepared thousands of reports of this type. Similar studies have also been used for many years as planning tools in France, Canada, Australia, and other countries, as well as in the United States. Although historic structure reports may differ in format depending upon the client, the producer of the report, the significance of the structure, treatment requirements, and budgetary and time restrictions, the essential historic preservation goal is the same.

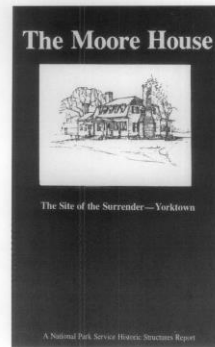


Figure 1. In the introduction to the first historic structure report in this country, Charles E. Peterson of the National Park Service wrote in 1935 "any architect who undertakes the responsibility of working over a fine old building should feel obligated to prepare a detailed report of his findings for the information of those who will come to study the structure in future years." Since then, thousands of historic structure reports (HSRs) have been prepared to help guide work on historic properties. Photo: National Parks and Conservation Association.


Just as an art conservator would not intervene in the life of an artistic artifact before obtaining a thorough knowledge of its history, significance, and composition, so those engaged in the preservation of buildings . . . should proceed only from a basis of knowledge. Too often in the past, the cultural integrity of countless buildings . . . has been compromised by approaches to restorations grounded on personal whim, willful romanticism, and expedient notions of repair . . . The preparation of a historic structure report is the first step in adopting a disciplined approach to the care of a historic building.¹

In response to the many inquiries received on the subject, this Preservation Brief will explain the purpose of historic structure reports, describe their value to the preservation of significant historic properties, outline how reports are commissioned and prepared, and recommend an organizational format. The National Park Service acknowledges the variations that exist in historic

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Resources – NPS Preservation Briefs

<https://www.nps.gov/tps/how-to-preserve/briefs.htm>



Technical Preservation Services

National Park Service
U.S. Department of the Interior

About The Standards Tax Incentives How To Preserve Sustainability Historic Surplus Property Education & Training Hot Topics

Home > How to Preserve > Preservation Briefs

Preservation Briefs

Preservation Briefs provide guidance on **preserving**, **rehabilitating**, and **restoring** historic buildings. These NPS Publications help historic building owners recognize and resolve common problems prior to work. The briefs are especially useful to **Historic Preservation Tax Incentives Program** applicants because they recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character.

Some of the web versions of the Preservation Briefs differ somewhat from the printed versions. Many illustrations are new and in color rather than black and white; Captions are simplified and some complex charts are omitted. To order hard copies of the Briefs, see **Printed Publications**.

1 Cleaning and Water-Repellent Treatments for Historic Masonry Buildings	25 The Preservation of Historic Signs
2 Repointing Mortar Joints in Historic Masonry Buildings	26 The Preservation and Repair of Historic Log Buildings
3 Improving Energy Efficiency in Historic Buildings	27 The Maintenance and Repair of Architectural Cast Iron
4 Roofing for Historic Buildings	28 Painting Historic Interiors
5 The Preservation of Historic Adobe Buildings	29 The Repair, Replacement, and Maintenance of Historic Slate Roofs
6 Dangers of Abrasive Cleaning to Historic Buildings	30 The Preservation and Repair of Historic Clay Tile Roofs
7 The Preservation of Historic Glazed Architectural Terra-Cotta	31 Mothballing Historic Buildings

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Resources – NPS Preservation Briefs (Very Specific)


<https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>



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Resources – NPS Preservation Technical Notes

<https://www.nps.gov/tps/how-to-preserve/tech-notes.htm>



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[Home](#) > [How to Preserve](#) > [Preservation Tech Notes](#)

Preservation Tech Notes

Preservation Tech Notes provide practical information on traditional practices and innovative techniques for successfully maintaining and preserving cultural resources.

Case studies in historic preservation

To order hard copies of Tech Notes, see [Printed Publications](#).

Doors

1. [Historic Garage and Carriage Doors: Rehabilitation Solutions](#) by Bonnie Halda, AIA. 1989.

Exterior Woodwork

1. Proper [Painting and Surface Preparation](#) by Sharon Park, AIA. 1986.
2. Paint Removal from [Wood Siding](#) by Alan O'Bright. 1986.
3. [Log Crown Repair](#) and Selective Replacement Using Epoxy and Fiberglass Reinforcing Bars by Harrison Goodall. 1989.
4. Protecting Woodwork Against Decay Using [Borate Preservatives](#) by Ron Sheetz and Charles Fisher. 1993.

Finishes

1. [Process-Painting Decals](#) as a Substitute for Hand-Stencilled Ceiling Medallions by Sharon Park, FAIA. 1990.

Historic Glass

1. Repair and Reproduction of [Prismatic Glass Transoms](#) by Chad Randl. 2002.
2. Repair and Rehabilitation of Historic [Sidewalk Vault Lights](#) by Cas Stachelberg and Chad Randl. 2003.


Historic Interior Spaces

1. Preserving Historic [Corridors in Open Office Plans](#) by Christina Henry. 1985.
2. Preserving Historic [Office Building Corridors](#) by Thomas Keohan. 1989.
3. Preserving Historic [Corridor Doors and Glazing](#) in High-Rise Buildings by Chad

Operations & Maintenance

Resources – NPS Online Training

<https://www.nps.gov/tps/education/online-training.htm>



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Home > Education and Training > Online Training

Online Training

Technical Preservation Services has created web-based training features to provide professional development alternatives and enrichment programs for professional preservationists, local preservation commissions, volunteers, and anyone interested in more in-depth training in historic preservation.

These training features provide guidance on preserving, restoring, and rehabilitating historic buildings.

Sustainability Guidelines

These guidelines offer specific guidance on how to make historic buildings more sustainable in a manner that will preserve their historic character and that will meet The Secretary of the Interior's Standards for Rehabilitation. Also available in [PDF format](#).

Illustrated Rehabilitation Guidelines

Illustrated guidelines specific to the Secretary of the Interior's Standards for Rehabilitation provide general design and technical recommendations during the project planning stage. Also available in [PDF format](#) and [sold in printed format](#).

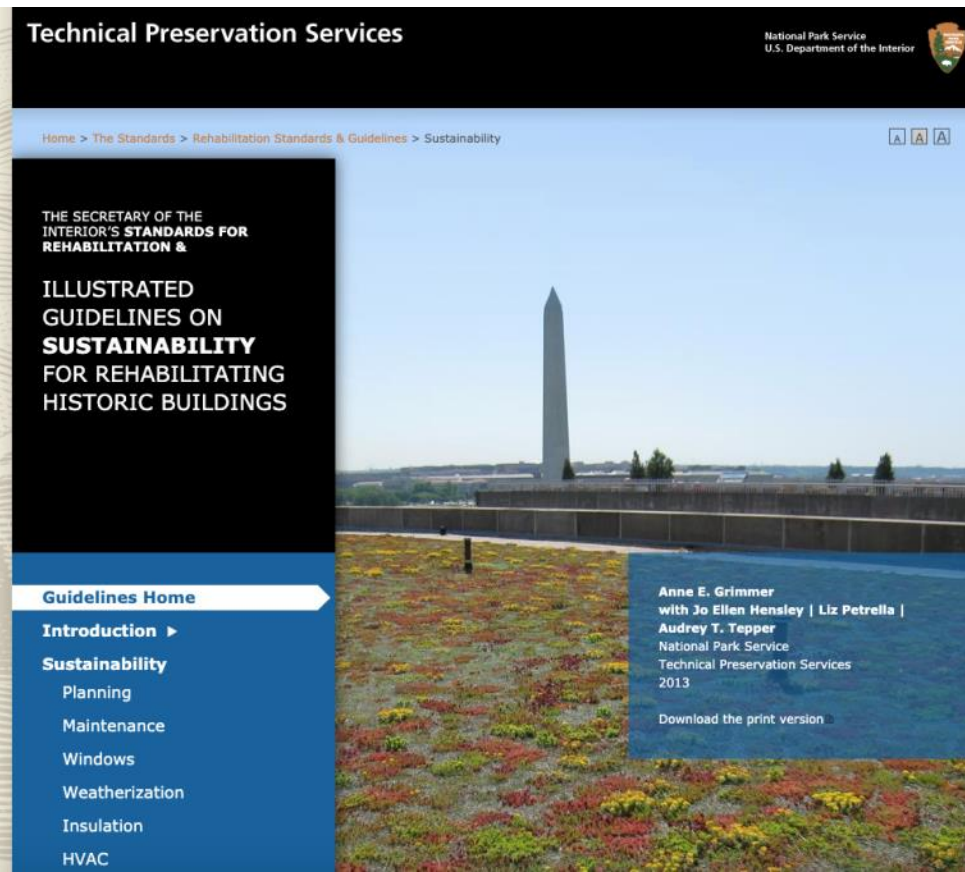
Incentives

INCENTIVES A Guide to the Historic Preservation Tax Incentives Program
Clear, detailed information to assist historic building owners, preservation consultants, community officials, and architects planning historic preservation projects. "Avoiding Incompatible Work," provides illustrated examples of tax credit projects that met, or did not meet, the Standards for Rehabilitation.

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Resources – NPS Sustainability Guidelines

<https://www.nps.gov/tps/standards/rehabilitation/guidelines/index.htm>



Operations & Maintenance

Resources – GSA Preservation Technical Documents

<https://www.gsa.gov/real-estate/historic-preservation>

Search GSA.gov Per Diem Lookup

GSA BUYING & SELLING REAL ESTATE POLICY & REGULATIONS SMALL BUSINESS TRAVEL SHARED SERVICES TECHNOLOGY ABOUT US

Home > Real Estate > Historic Preservation > Historic Preservation Policy & Tools > Preservation Tools & Resources > Technical Documents

PRESERVATION TOOLS & RESOURCES

- Overview
- Federal Facilities on Historic Properties
- Leased Property Project Tools
- Proof of Competency & Other Documentation
- Proposal, Contract, and Planning Tools
- > Technical Documents
- Technical Guidelines

Historic Preservation Technical Documents

All Documents Specifications Guidelines References

All Documents

Search Documents **Search** **Reset** Search by Procedure code, source, title or description

- Concrete
- Doors and Windows
- Electrical
- Finishes
- General Requirements
- Masonry
- Mechanical
- Metals
- Sitework
- Specialties
- Thermal and Moisture Protection
- Wood and Plastics

Concrete

Architectural Woodwork +

AFTERNOON BREAK – 15 minutes





Rio Grande Walking Assessment

Building Evaluation

- ☐ *Structural*
- ☐ *Building Capacities*
- ☐ *Appropriate Uses*
- ☐ *Systems*
- ☐ *Maintenance*

Historic Building Assessment Form

Building Envelope					
<i>Element</i>	<i>Type (materials)</i>	<i>Original Feature? Date of Construction (age)</i>	<i>Visible Deficiencies</i>	<i>Condition (good, fair, poor)</i>	<i>Priority (low, medium, high)</i>
Foundation	(Stone, Masonry, Concrete, Wood, etc.)		(cracks, missing parts, damaged mortar, etc.)		
Exterior Walls	(Brick, Masonry, Concrete, Stucco, Wood, etc.)		(cracks, damaged mortar, plumb, etc.)		
Windows	# of windows: _____		(decayed wood, paint condition, glass, seals, hardware, etc.)		
Doors	# of doors: _____		(decayed wood, paint condition, glass, seals, hardware, etc.)		
Roofing	(Overall shape + materials: Cedar, asphalt, membrane, etc.)		(decayed wood, visible leaks, glass, seals, hardware, etc.)		
Misc. (i.e., Chimneys, Porches, etc.)					
Decorative Trim					
Distinctive Features (Architectural)					
Other					

HANDS-ON ACTIVITY #3

Walking Assessment of Rio Grande Depot



StEPS-UT HISTORIC STRUCTURES & LANDSCAPES MODULE
Introduction to Stewardship of Historic Structures & Landscapes

HANDS-ON ACTIVITY #3 = 60 minutes
Walking Assessment of the Rio Grande Depot
Building Evaluation

PURPOSE:

The purpose of this exercise is to enable you to understand various material components of historic buildings and to both evaluate the condition of those materials and to prioritize their importance. This exercise will help you understand your building and make better preservation and maintenance decisions.

For this exercise, we will be using "Historic Building Assessment Form" and will primarily focus on:

- Evaluating material composition and condition
- Understanding building assemblies and condition
- Basic building code compliance
- Typical maintenance issues

INSTRUCTIONS:

- 1) Prior to touring the building, review the Historic Building Assessment Form (5 minutes).
- 2) As a group, walk through the building and evaluate an architectural component (15 minutes).
- 3) Divide into 3 groups. Each group will evaluate a specific set of components per the Historic Building Assessment Form (25 minutes).
- 4) Reconvene in the classroom where each group will discuss their overall observations and findings (15 minutes).

- 1) We will focus on:
 - ✓ Material composition and condition
 - ✓ Building assemblies and condition
 - ✓ Basic code compliance
 - ✓ Typical maintenance issues
- 2) Using Historic Building Assessment Form, walk the building and together evaluate an architectural component.
- 3) Divide into 3 groups, with each group evaluating a specific set of components (25 minutes).
- 4) Reconvene in the classroom for discussion (15 minutes).

WRAP UP

Quick Recap

What We Have Covered Today:

- The types of structures “historic preservation” covers.
- Key players in the historic preservation arena and their various roles and services.
- When and how to access the resources and assistance of those key players.
- Some of the documentation and treatment standards.
- Understand how historic preservation principles, programs, partners, and resources can enhance your museum’s mission, either directly or indirectly.



Recommended Resources for Today

Baker & Chitty, *Managing Historic Sites and Buildings: Reconciling Presentation and Preservation*, 2013.

Catlin-Legutko & Klingler, *Small Museum Toolkit*, 2012.

Herskovitz, R. et al., *Building Museums: A Handbook for Small and Midsized Organizations*, 2012.

King, T.F., *Saving Places that Matter: a Citizen's Guide to the National Historic Preservation Act*, 2016.

Leifeste & Stiefel, *Sustainable Heritage: Merging Environmental Conservation and Historic Preservation*, 2018.

Lord, B. et al., *Manual of Museum Planning: Sustainable Space, Facilities, and Operations*, 2012.

Person-Harm, A. et al., *The Care and Keeping of Cultural Facilities: a Best Practice Guidebook for Museum Facility Management*, 2014.

AAM, <https://www.aam-us.org/2018/03/26/designing-exhibits-for-historic-structures-6-things-to-keep-in-mind/>

National Park Service, Preservation Briefs <https://www.nps.gov/tps/how-to-preserve/briefs.htm>

Utah Division of State History State Historic Preservation Office (SHPO) <https://history.utah.gov/preservation/>

HANDOUTS |

- ☐ Utah Division of State History Historic Preservation Office (SHPO) Programs Flyer
- ☐ General Preservation Plan for Local Governments
- ☐ AAM Registrars Committee, General Facility Report Template
- ☐ Historic Building Assessment Form – *blank template for assignment*

YOUR ASSIGNMENT



- 1) Assess building or structure using Historic Building Assessment Form from today (your own building, one you have responsibility for, or one in your community).
- 2) Prepare to **report out on this** in Month 4.
- 3) Based on your self-assessment, **work with your Mentor** to implement **at least one additional project** for this module.

Possible Projects for HSL

Collect, Organize, and Copy if Necessary:

- Deeds, titles, and restrictions (easements)
- Historic district and register laws, regulations, and existing listings
- Appropriate natural resource & environmental laws & regulations
- Existing records from Historic American Building Survey (HABS), Historic American Engineering Record (HAER), and Historic American Landscape Survey (HALS)
- Site bibliography
- Local recycling guidelines

Develop, or Review and Possibly Revise:

- General Facilities Report for your Building
- Site management plan, including public use and access policy
- Long-term preservation plan
- Maintenance policy, plan, and schedule
- Budget line item for care and maintenance
- Damage and maintenance reporting system
- ADA accessibility review and plan
- Signage review and plan
- Integrated pest management (IPM) program
- Chronology of site use, occupants, and changes
- Historic structures/landscape reports, photo documentation files
- Historic structures/landscapes acquisitions/management policy
- List of preservation professionals familiar with site or similar
- Emergency offsite storage
- Energy audit and conservation action plan

Feeds Into General Facilities Report

General Facility Report

(Formerly the Standard Facility Report)

Registrars Committee
of the American Association of Museums

Adopted 1988 • Revised 1998 and 2008

CONFIDENTIAL



The AAM Press

- Record of building's physical specifications, collection storage & exhibition areas, and staff practices.
- Exchange of info needed by lenders and insurers.
- Architects and designers use as checklist for construction and engineering.
- Useful self-assessment tool for the building and its protection systems.

**AAM Registrars Committee
General Facility Report**

<https://ww2.aam-us.org/ProductCatalog/Product?ID=891>

HSL Module Checklist



StEPs-UT PARTICIPANT & MENTOR CHECKLIST Historic Structures & Landscapes (HSL) Module | November 2019-February 2020

Task	Responsible	Due Date	Description	Check!
Organizational Self-Assessment for this module (pre-checklist)	Org point person	11/4/2019	Fill out Y/N and add notes in the HSL tab of your StEPs self-assessment template in your google folder.	
RSVP Month 1 workshop	Org point person	11/11/2019	RSVP with all names and emails of those attending Month 1 session to jenniferortiz@utah.gov	
MONTH 1 WORKSHOP	Org point person & team	11/18/2019 9am-5pm	Session in Zephyr Room (lunch on own).	
Assignment from Month 1 workshop	Org point person	2/24/2020	Complete and report out in Month 4: ▪ Structure Assessment	
Identify additional module project with Mentor	Org point person	12/16/2019	List your project in the HSL tab of your StEPs self-assessment template in your google folder (row 209).	
Confirm module project to Admin team	Mentor	12/16/2019 3-5pm	Communicate at Mentor/Admin afternoon meeting or by email prior.	
RSVP Month 2 workshop	Org point person	12/9/2019	RSVP with all names and emails of those attending Month 2 session to jenniferortiz@utah.gov	
MONTH 2 WORKSHOP	Org point person & team	12/16/2019 11am-1pm	Session in the Archives Meeting Room.	
Reminder: Donut hour consultation	Org point person & team / Mentor	12/16/2019 10-11am	A time for organizations to socialize and connect with their mentors.	
Reminder: Lunch with Mentor/Orgs		12/16/2019 1-2:30pm	A time for organizations to socialize and connect with their mentors.	
Month 3 site visit scheduled	Org point person & Mentor	12/16/2019	Date and time of January 2020 site visit determined.	
Confirm Month 3 site visit dates to Admin	Mentor	12/16/2019 3-5pm	Communicate at Mentor/Admin afternoon meeting or by email prior.	
MONTH 3 SITE VISIT	Org team & Mentor & Admin	Jan 2020 TBD	Progress on-site module work.	
RSVP Month 4 workshop	Org point person	2/14/2020	RSVP with all names and emails of those attending Month 4 session to jenniferortiz@utah.gov	
MONTH 4 WORKSHOP	Org point person & team	2/24/2020 9am-5pm	Session in Zephyr Room (lunch on own). Report on assignments & module progress.	
Organizational Self-Assessment for this module (post-checklist)	Org point person	3/29/2020	Fill out Y/N and add notes to complete the HSL tab of your StEPs self-assessment template in your google folder.	
Module certificate application	Org point person	3/29/2020	Find certificate forms at the end of each module section in your StEPs workbook. ▪ Submit directly to AASLH. ▪ When you receive your certificate, send photo of it and you to jenniferortiz@utah.gov	

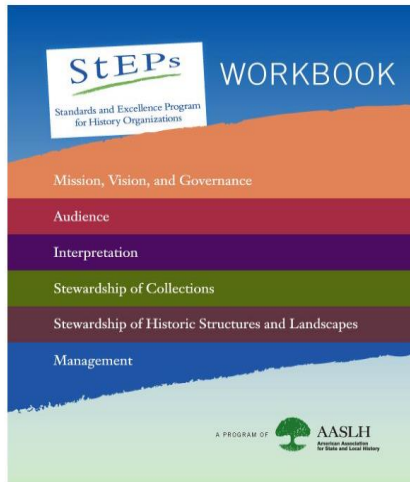
TURN OVER FOR MORE

- COLL post-module assessment done by 11/17
- HSL pre-module assessment done by 11/4
- HSL project identified and recorded in assessment spreadsheet by 12/16
- Month 3 January Mentor Site Visit (date & time) scheduled by 12/16

Getting Your StEPs Certificates



- Remember your institutional commitment
- Apply for Bronze but shoot for beyond
- Applications in your StEPs Workbook (at end of each module section)
 - ☐ Fill it out using your post-module self-assessment
 - ☐ Send to AASLH
 - ☐ If you are unsure of your organization's institutional member number, Jennifer can help connect you to AASLH
- When you get the certificate, take a picture and send it to us!



Wrap-Up

- **StEPs-UT is a partnership** between the Utah Division of Arts & Museums, Utah Humanities, and Utah Division of State History, and is supported by funding from the Utah Department of Heritage & Arts, the State of Utah, and the National Endowment for the Humanities.
- Thanks to **AASLH** and **AAM** for **valuable resources**.
- Questions? Anything else? Nametags to the basket please.
- **Mentor & Mentee Break-out Groups until 5pm.**

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Megan van Frank | Utah Humanities
vanfrank@utahhumanities.org | 801.359.9670

