



# National Preservation Institute

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## Historic Property Management

### Seminar Overview

Historic property management combines preservation maintenance and holistic stewardship with program goals and objectives. The physical treatment of a structure is the bottom line in keeping a building standing and in good repair. Learn how to read your building, search for solutions, and then care for the building envelope by maintaining its historic materials. Discuss planning for change, maintenance planning, and disaster preparedness. Understand the role of in-house staff, contractors, and other professionals who work in, on, and around the building.

### Agenda

#### The Preservation Process

- Significance and integrity
- Secretary of the Interior's Standards for Historic Preservation
- Preservation ethos

#### Holistic Stewardship

- Administration
- Vision and mission
- Strategic planning
- Management of historic properties

#### The Nature of Stuff—Issues Affecting Structures

- Understanding materials
- Understanding your building—envelope, perimeter, environment, interior
- How to identify material types

#### Building Materials

- Wood/masonry materials and assemblies
- Historic building technology
- Agents of change—moisture, settlement, mechanical anchorage failure, wind, water, visitors, pests

#### Preservation Maintenance

- What is maintenance?
- The holistic approach
- Owner's vs. operations—goals and objectives
- Modern vs. historic buildings
- Maintenance program

- Outside contracts
- In-house staff actions
- Baseline information

#### Planning for Change

- Understanding the problem
- Understanding the solution
- Preservation maintenance—routine, cyclical
- Understanding your maintenance materials
- Goals for protection

#### Maintenance Plans

- Scheduling and phasing
- Owner issues
- Consultant/project limitations
- People issues

#### Disaster Prevention and Preparedness Plans

- Assessing risk
- Key steps in preparedness
- Hazards survey
- Response to emergencies—building safety

#### Accessibility—Barrier-Free Design

- The human dimension
- What is accessibility?
- Accessibility vs. preservation
- Goals of accessibility
- Universal design

#### Case Studies