



National Preservation Institute

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Historic Property Management: Materials to Systems

Seminar Overview

Historic property management combines preservation maintenance with modern systems management. Learn how to read your building, search for solutions, and then care for the building envelope by maintaining its historic materials. Explore how to balance the environmental needs of the building with its users. Understand the impacts on historic properties of pest management practices and mechanical building systems—HVAC, plumbing, fire, security, and lighting. Discuss how to train in-house staff and when to hire a specialist to identify a problem or a contractor to handle a specific task.

Agenda

Preservation Maintenance

- What is maintenance?
- Historic buildings vs. modern buildings
- Preservation ethos

Issues Affecting Structures

- How to identify material types
- Understanding materials in context—historic building assemblies
- The conservation process—from documentation through intervention
- Training staff—managers vs. maintenance employees
- The affect of building environment on historic materials
- Conservation maintenance

Wooden/Masonry Structures

- The nature of wood/masonry materials and assemblies
- Historic building technology
- Agents of change—moisture, settlement, mechanical anchorage failure, wind, water, visitors, pests
- Intrinsic failure of materials due to materials choice and detailing

- Foundations, framing, the building envelope—roofing, siding, bearing, rubble, stone/brick veneer issues
- Repair strategies and conservation options

Case Studies

- 1850's plank house
- 1780's log structure
- 1860's frame house
- 1830's hospital
- 1840's school
- 1920's department store
- 1940's airport terminal

Professional Services

- Condition assessments
- Maintenance manual
- Construction documents
- Specifications for maintenance
- Service providers: architects, contractors, and vendors

Maintenance Program

- In-house vs. outside help
- Supervision
- Maintenance contracting
- Personnel

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Materials for Proper Maintenance

- Material types
- Storage
- Safety

Cyclical Maintenance of Historic Building Materials

- Site
- The building envelope: masonry, wood, roofs, windows, and doors
- Interiors: floors, walls, decorative finishes, and special materials

Emergency Planning and Prevention

- Fire, safety, and security systems
- Sprinklers and plumbing
- Disaster planning

Mechanical Building Systems

- Systems integration—what, when, where, who, and how
- Energy audits and green strategies
- Environmental systems—climate control, HVAC, and humidity
- Plumbing
- Electrical and lighting—artificial, natural, and ultraviolet radiation
- Sympathetic solutions