

Historic Preservation Commission



Members:

Dr. Stephen Gibson – Chairperson
Ms. Suzanne Wright – Vice Chairperson
Mr. Tim Hoffman – Secretary
Mr. Larry Jackson
Mr. Chris Myers
Dr. Michael Garrett
Lincoln Wilkins, Jr. PhD
Councilwoman Laurie Marchini
Staff Liaison: Kathy McKenney, Historic Planner/Preservation Coordinator

AGENDA

Historic Preservation Commission
Virtual

DATE: February 10, 2021

TIME: 4:00 PM

APPROVAL OF MINUTES

- [1.](#) Review of the meeting minutes from the January 20, 2021 Historic Preservation Commission meeting

PUBLIC COMMENT

CERTIFICATES OF APPROPRIATENESS

- [2.](#) 35 North Liberty Street – Curtis Famous Weiners - COA21-000002. After the fact review of a structure providing outdoor dining space as well as a review of a storefront window alteration to provide walk-up/take-out service – Gino Giatras, applicant.
- [3.](#) 108 Harrison Street - Queen City Creamery – COA21-000001 Request to install a new sliding door system with a ramp on the Northwest Façade of the structure – Rhiannon Brown, applicant

OTHER BUSINESS

- [4.](#) Updates from the Historic Preservation Commission's staff and Chairperson
- [5.](#) Discussions of Project Priorities for FY 2022 including: Preservation Guidelines Updates and Revisions; Creation of a Preservation Plan; District surveys for National Register of Historic Places Nominations
- [6.](#) Ongoing Discussion and Planning including Determination of Virtual Workshop/Summit Date(s) Possible topics include: Working with the Cumberland Historic Preservation Commission, Financial Incentive Programs for Historically Designated Properties (local, State, and Federal)
- [7.](#) Administrative Approvals Report: Staff did not process any Certificates of Appropriateness between January 13, 2021 and February 4, 2021

ADJOURNMENT

If you are unable to attend this meeting, please contact the Department of Community Development at (301) 759-6431 or (301) 759-6442.

Applicants or their appointed representatives must be present at the meeting for a review to take place. Please remember to turn off or silence all electronic devices prior to entering the meeting.

File Attachments for Item:

1. Review of the meeting minutes from the January 20, 2021 Historic Preservation Commission meeting

MINUTES

HISTORIC PRESERVATION COMMISSION

January 20, 2021

Virtual Zoom Meeting

The Cumberland Historic Preservation Commission held its regular meeting on Wednesday, January 20, 2021 at 4:00 p.m., via a virtual zoom meeting. Members present were Vice Chairperson Suzanne Wright, Dr. Michael T. Garrett, Mr. Chris Myers, Mr. Tim Hoffman, Councilwoman Lauri Marchini and Lincoln Wilkinson.

Others in attendance were Kathy McKenney, Historic Planner/Preservation Coordinator, Debbie Helmstetter, Code Technician, Mr. Mandela Echefu 86 Baltimore St., Ms. Janet and Mr. John Wunderlick, 15 Prospect Square.

Acting Chairperson, Ms. Suzanne Wright, called the meeting to order. She read the following statement into the record: "The Cumberland Historic Preservation Commission exists pursuant to Section 11 of the City of Cumberland Municipal Zoning Ordinance. Members are appointed by the Mayor and City Council and shall possess a demonstrated special knowledge or professional or academic training in such fields as history, architecture, architectural history, planning, archeology, anthropology, curation, conservation, landscape architecture, historic preservation, urban design or related disciplines. The Commission strives to enhance quality of life by safeguarding the historical and cultural heritage of Cumberland. Preservation is shown to strengthen the local economy, stabilize and improve property values, and foster civic beauty. The Cumberland Historic Preservation Commission operates pursuant to State of Maryland 1977 Open Meetings Act and therefore no pending applications shall be discussed between or amongst Commissioners outside the public hearing to determine the disposition of the application."

Acting Chairperson Ms. Suzanne Wright introduced the Commission members present and staff.

APPROVAL OF MINUTES

1. Minutes for December 9, 2020 were approved as written. Mr. Chris Myers made the motion to approve the minutes as written and Mr. Tim Huffman seconds the motion; all members were in favor, motion was approved.

PUBLIC COMMENT

There were no public comments.

CONSENT AGENDA

1. *RCA21-000002 - 86 Baltimore Streets - Change Amendment to COA 835.* Original application was approved on February 18, 2018. Applicant Mandela Echefu has made a request for the installation of three new signs. Contractor is Don Fischer, Fischer Signs. *Dr. Michael Garrett made the motion to approve the consent agenda. Councilwoman Laurie Marchini seconds the motion. All members were in favor; motion approved.*

TAX INCENTIVE APPLICATION REVIEW

A Historic District Tax Incentive Application has been received from the owners of the property located at 15 Prospect Square. Ms. McKenney made the following recommendations to the members of the Historic Preservation Commission:

- a. Cumberland Property Tax Credit recommended the amount of \$1608.60, which is 10% of the total eligible project costs of \$16,086.00. The credit will be applied to real estate property taxes and is valid for a total of five years unless exhausted before that time. Any credits remaining after that time will expire.
- b. The property tax assessment freeze is not applicable for this project. The pre-improvement value of the property is \$259,867.00 and the amount of the improvements versus the preimprovement value of the property is 6%. The minimum investment that qualifies for a tax assessment freeze is 10%.

Mr. Chris Myers made the motion to recommend the amount of \$1608.60 for 15 Prospect Square to the Mayor and City Council for the Historic Tax Credit. Dr.

Michael Garrett seconded the motion; all members are in favor; motion approved.

STAFF UPDATES/OTHER BUSINESS

1. Ms. McKenney is working to convert the Historic Preservation Commission's meetings from the Zoom platform to the WebEx platform since that platform will now be used for all City of Cumberland public meetings.
2. Ms. McKenney discussed possible project priorities that the members of the Commission might have since funding application are starting to open up for this year. Projects that have been recently discussed include updating the Preservation Guidelines since it has been nearly six years since the last update, undertaking additional neighborhood surveying for potential National Register consideration as well as new neighborhood revitalization efforts.

ELECTION OF NEW OFFICERS

Excisting Officers 2020

Chairman - Dr. Stephen Gibson

Vice Chairman - Ms. Suzanne Wright

Secretary - Mr. Tim Huffman

New Officers 2021

Chairman - Dr. Stephen Gibson

Vice Chairman - Ms. Suzanne Wright

Secretary - Mr. Tim Huffman

The Commission discussed a slate to represent the officers needed for 2021. Following discussion, the members determined that the recommendation would be to maintain the current officers; Dr. Stephen Gibson as Chairperson, Ms. Suzanne Wright as Vice Chairperson and Mr. Tim Huffman as Secretary. Acting Chairman Suzanne Wright asked the Commission if there were any questions concerning the Slate. Councilwomen Laurie Marchini thanked the current officers for volunteering for an office. *Mr. Chris Myers made the motion to approve the Slate; Dr. Michael Garrett seconded the motion to approve the State. All members were in favor of the motion; motion approved. The previous year and current year officers are listed above.*

Ms. McKenney stated The Maryland Association of Historic District Commissions did confirm that the date of February 10 is available and the trainer will be Fred Strachura. The training will be held virtually and other Commissions will be able to attend. It will be held at approximately 6pm on February 10th after the conclusion of the regular meeting.

DISCUSSION OF MAY'S VIRTUAL SUMMIT

1. Vice Chairperson led the discussion to consider ways to reach out to property owners and other stakeholders so that they are aware of these events. A lengthy discussion continued about ways that this could be accomplished. Ms. Wright suggested that the virtual summit remain an agenda item until May and asked the members of the Commission to consider groups that should be included in outreach.

ADMINISTRATIVE APPROVALS

1. **Ms. McKenney confirmed that the only Certificate of Appropriateness that was reviewed administratively was for a project at 619 Washington Street - City of Cumberland's Natural Resource Officer had trees removed for safety and the sidewalk repaired in-kind. This was reviewed as a Change Amendment related to COA #904.**

An audio of tonight's meeting is available upon request.

ADJOURMENT

Councilwomen Laurie Marchini made the motion to adjourn and Mr. Chris Myers seconds to motion. All members were in favor; motion approved.

Respectfully,

Mr. Tim Hoffman, Secretary

February 10, 2021

File Attachments for Item:

2. 35 North Liberty Street – Curtis Famous Weiners - COA21-000002. After the fact review of a structure providing outdoor dining space as well as a review of a storefront window alteration to provide walk-up/take-out service – Gino Giatras, applicant.



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DEPARTMENT OF COMMUNITY DEVELOPMENT

57 N. LIBERTY STREET, CUMBERLAND, MD 21502 • PHONE 301-759-6442 • FAX 301-759-6432 • TDD 800-735-2258
www.cumberlandmd.gov

PERMIT NO. COA21-000002

CERTIFICATE OF APPROPRIATENESS

See attached for information which may be requested by the Historic Preservation Commission, as deemed necessary.

LOCATION: 35 N LIBERTY ST
OWNER: GIATRAS GINO
APPLICANT _____

Gino Giatras
35 North Liberty Street
Cumberland, MD 21502

File Date: 01/25/2021

Work Description: 35 North Liberty Street

| Description | Total Cost |
|---|------------|
| Certificate of Appropriateness Review Fee | 30.00 |
| TOTAL AMOUNT: 30.00 | |

Proposed Work: The scope of work includes the installation of a metal accessory structure, detached from the building, that has been placed on the adjacent lot to provide outdoor dining during the COVID19 pandemic. The structure measures 12"x41"x8". Additionally, the applicant requests to install a sliding service window within the right hand side plate glass storefront window. The service window will be framed in aluminum and measure 11" x 30".

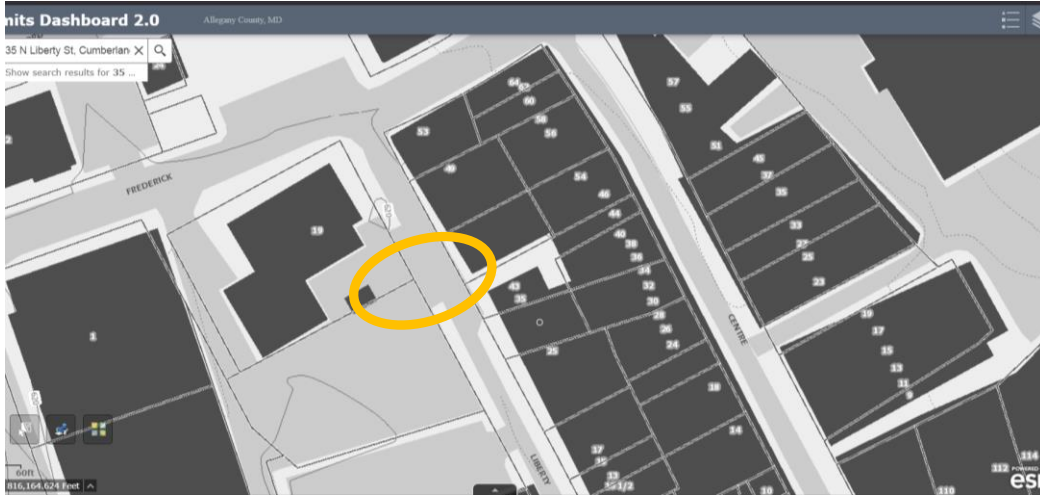
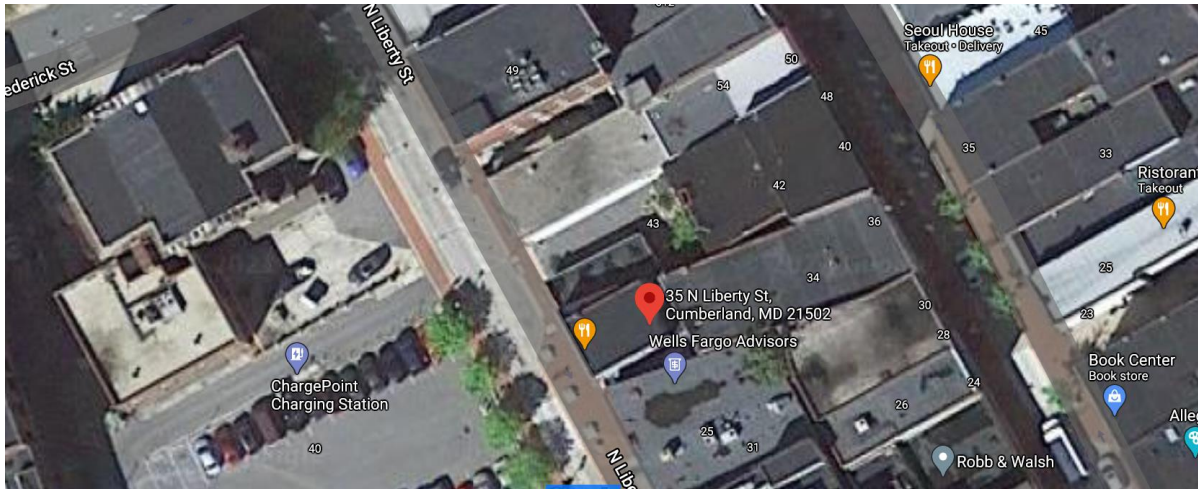
Subject: However to revocation by the HPC in the case the afore named construction is not in compliance with the requirements of the City Ordinance related to Historic Preservation, especially Ordinance No. 3208. H.P.C Chairman _____
H.P.C Secretary _____

statement: I hereby agree to comply with all regulations which are applicable hereto, and further agree that the proposed work shall be faithfully carried out as described on this request and as shown on the plans accompanying same, and not otherwise. This application hereby expires six months following the file date if no action is taken to start specific work. Also, this application will expire six months following the file date if the applicant fails to provide additional information as requested by the HPC or its staff in order for the Commission to render a decision.

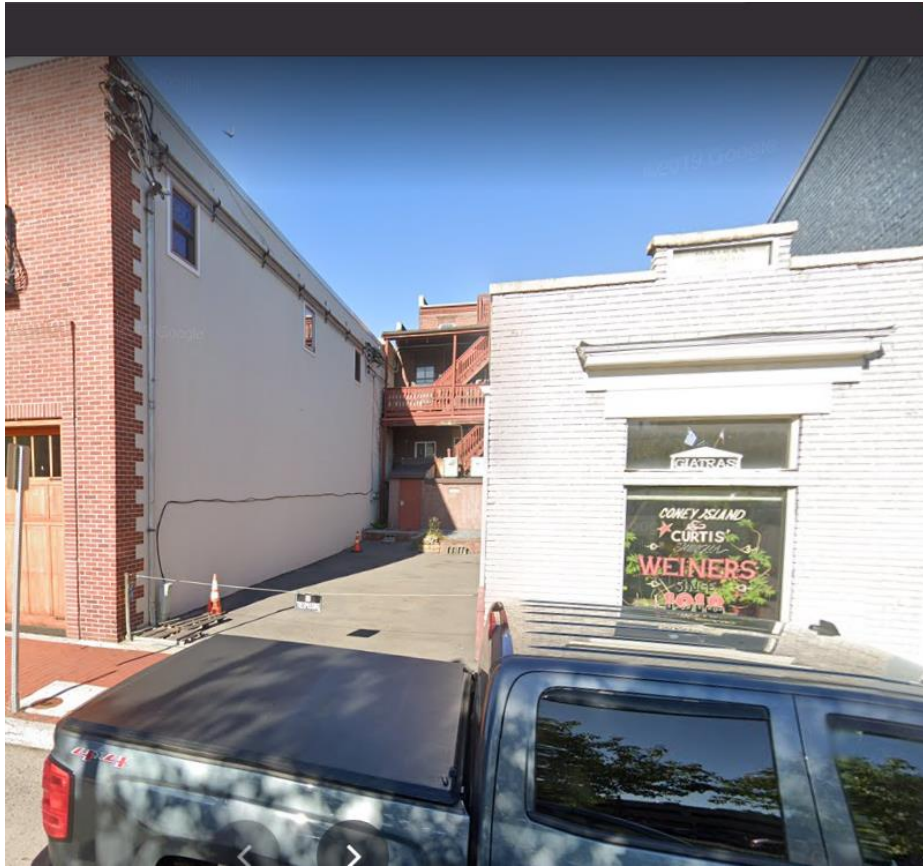
Signed: _____

35 North Liberty Street





Aerial Photograph and Parcel Map



Before Carport Installation



After Carport Installation



After Carport Installation



After Carport Installation



Proposed Location of Walk Up Service Window

Project Summary

Curtis Famous Weiners, located at 35 North Liberty Street, has installed a 12' x 40' carport on the vacant lot adjacent to the business in order to provide a location for outdoor dining during the pandemic. The carport is 8' tall. The color is pewter grey, selected to blend with the color of the store bricks and the material is aluminum. Funding was provided by Allegany County as part of COVID 19 relief funding. An additional request for funding has been submitted to install a walk-up service window in the building. It will be located on the front of the building on the right-hand side of the storefront in the same dimensions as the plate glass. It will have plate glass and a sliding glass window insert designed to hold the slider window.



**Certificate of Appropriateness Application
Presentation of Information
By Kathy McKenney**

COA#: 21-000002

Business Name Curtis' Coney Island Famous Weiners

Address: 35 North Liberty Street

Project Contact: Gino Giatras

Project Summary: The application contains a combination of “after the fact” and proposed work at this restaurant, which has been in operation in the downtown for over 100 years. According to the Canal Place Preservation District Inventory, this brick structure is considered contributing and was constructed circa 1900. The inventory notes that the storefront has been altered.

The property owner, who is also the business owner, has placed an accessory structure, resembling a carport onto the paved area of the parcel in order to provide outdoor dining during the pandemic. At this time, he is unsure how long the structure will remain in place. The structure measures 12' x 40' and is constructed of metal with plastic panels that allow for ventilation of the space. The structure has been attached by spikes into the asphalt pavement.

In review of the Preservation Guidelines, Guideline 44 recommends that accessory/secondary structures be placed behind the original structure. Although this would reduce visibility of the non-historic structure, in this case (as shown in the aerial photograph above) there is not a space that could accommodate the structure behind the main structure. As with many buildings within the Central Business District, the main structure encompasses almost the entire lot size.

In addition to the carport/dining space, the applicant has requested to install a sliding service window unit into the existing plate glass window opening on the far-right hand side of the storefront. This location has been indicated on the attached photograph. The unit will be framed in aluminum, if available, and measure 11" x 30". The window opening will not be enclosed to accommodate the service window. It will remain as plate glass with the service window incorporated within it. It would appear that this particular change would be reversible without any direct impact to the structure.

The sections of the Preservation Guidelines that pertain to this application are Guideline 37: Commercial Building Ornamentation (Chapter 5 Page 93); Guideline 38: Façade Configuration (Chapter 5 Page 93); Guideline 40: Storefront Windows (Chapter 5 Page 95); Guideline 44: Size and Scale (Chapter 5 Page 99)

File Attachments for Item:

3. 108 Harrison Street - Queen City Creamery – COA21-000001 Request to install a new sliding door system with a ramp on the Northwest Façade of the structure – Rhiannon Brown, applicant



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DEPARTMENT OF COMMUNITY DEVELOPMENT

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PERMIT NO. COA21-000001

CERTIFICATE OF APPROPRIATENESS

See attached for information which may be requested by the Historic Preservation Commission, as deemed necessary.

LOCATION: 108 HARRISON ST
OWNER: LINNIE SUE LIMITED LLC
APPLICANT _____

Rhiannon Brown
108 W Harrison St.
Cumberland,, MD 21502

File Date: 01/22/2021

Work Description: Adding a service sliding door on the side of our building that leads to the alley as a pick up window

Description

Total Cost

TOTAL AMOUNT: 0.00

Proposed Work: Adding a service sliding door on the side of our building that leads to the alley as a pick up window

Subject: However to revocation by the HPC in the case the afore named construction is not in compliance with the requirements of the City Ordinance related to Historic Preservation, especially Ordinance No. 3208. H.P.C Chairman

_____ H.P.C Secretary _____ statement: I hereby agree to comply with all regulations which are applicable hereto, and further agree that the proposed work shall be faithfully carried out as described on this request and as shown on the plans accompanying same, and not otherwise. This application hereby expires six months following the file date if no action is taken to start specific work. Also, this application will expire six months following the file date if the applicant fails to provide additional information as requested by the HPC or its staff in order for the Commission to render a decision.

Signed: _____













...ers considered for a grant may be contacted by mail or...
...cial statements before being selected as a recipient.





Proposed
Location





Proudly serving the Tri-State area for over 40 years

ESTIMATE

MHC #4305 & #48121
O.C. #00 32402

Date: January 19, 2021

Queen City Creamery
108 W. Harrison Street
Cumberland, MD 21502
PHONE: 443-326-2444 Rhiannon Morgret
EMAIL: info@queencitycreamery.com

FROM

Jack Abell
PO Box 3024
LaVale, MD 21504
301-777-0555

1. Remove bricks at right side of building to create a 84 1/2" x 92 1/4" rough opening for future door installation. This price includes steel lintel and standing soldier course of brick.
2. Furnish and install 3-side concrete ramp for easy and safe transition from alley to building.
3. Furnish and install (2) steel bollards for traffic safety for employees.
4. Remove drywall and all necessary framing at interior of new opening.
5. Patch all disturbed drywall, ready for paint, by others.
6. Furnish wire and dedicated 120 vac, for new door unit.
NOTE: Wiring of unit to be performed by others.
7. Clean up and remove associated debris.

FOR THE SUM OF: \$6,400.00

NOTE: Price quoted shall include all labor, equipment, insurance, and materials to complete the project in a workmanlike manner. All debris and construction waste to be removed from premises. The project will be kept safe and clean at all times during construction.

NOTE: Upon completion of any roof or siding work, Jack Abell, Inc. is not responsible for any nail pops in drywall.

NOTE: The bid may be withdrawn if not accepted within (14) days of aforementioned date.

NOTE: Each CREDIT CARD payment will be charged an additional 4% to cover processing fees.

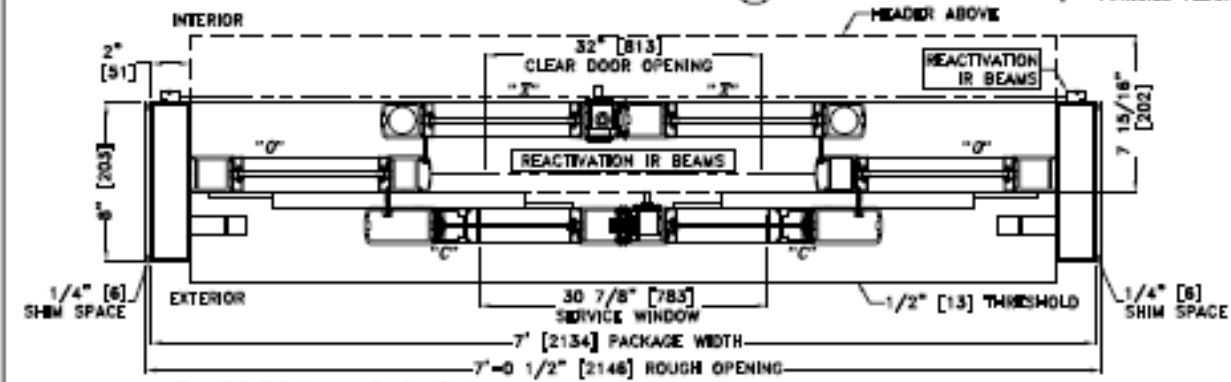
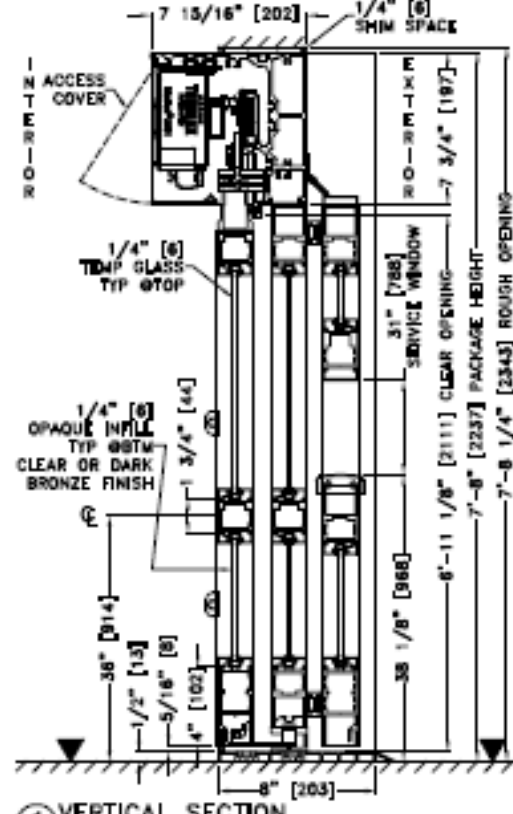
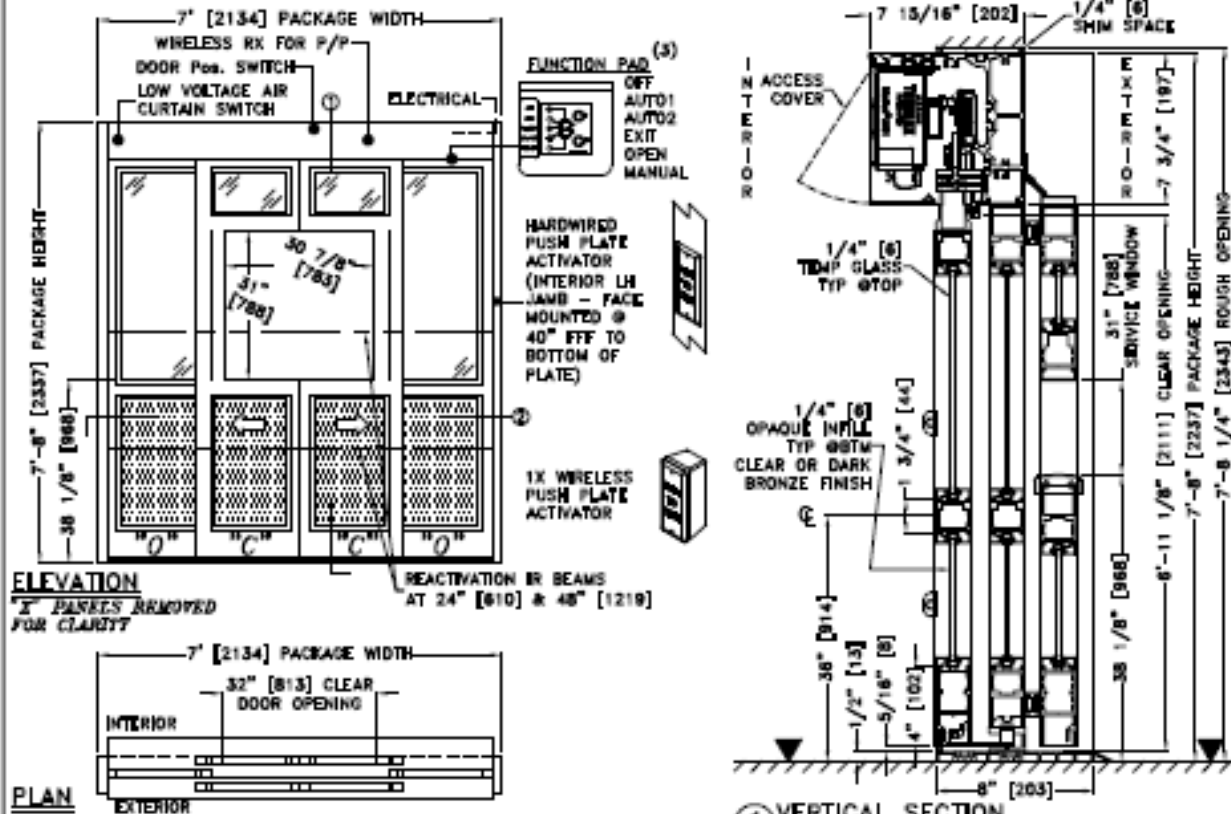
Western Maryland Office, P.O. Box 3024, LaVale, MD 21504-3024, 301-777-0555 (office) 301-777-1531 (fax)

Eastern Shore Office, 28 Pintall Drive, Berlin, MD 21811, 410-641-6412 (office) jack@jackabell.com

www.jackabell.com

JOB NAME: _____ DATE: _____

DOOR LOCATION: _____ FINISH: _____ DOOR#: _____ SHEET _____ OF _____



- NOTES:
- ELEVATION & PLAN DETAILS NOT TO SCALE
 - ELECTRICAL REQUIREMENTS:
 120 VAC, 5 AMPS MIN. TO OPERATOR
 BY ELECTRICAL CONTRACTOR
 - INTERIOR AUTO DOORS ("X") SHALL OPEN VIA
 PUSH-PLATE ACTIVATION, HOLD FOR 3s. & AUTO CLOSE.



**Certificate of Appropriateness Application
Presentation of Information
By Kathy McKenney**

COA#21-000001

Business Name Queen City Creamery

Address 108 Harrison Street

Project Contact Rhiannon Brown

Project Summary: This structure is listed as a contributing structure to the Canal Place Preservation District in the most recently updated inventory. The scope of work includes creating an opening on the right-hand side of the structure (adjacent to the alley) in order to accommodate a sliding service window for drive up service, if needed. This has been requested, in part, to assist with providing food service orders during the current pandemic. Funding has been provided to assist with this effort. A walk-up window for pedestrian traffic is currently in place along the front of the business. It also appears that the project specifications will allow more of a barrier free access point to the business.

The work will require a substantial alteration to this elevation. Bricks and one window will require removal in order to accommodate the needed 84 ½" x 92 ¼" opening for the Tormax door system.

A two-foot concrete ramp will be installed to assist in egress from the new doorway to the asphalt pavement in the alley. Two steel bollards will be installed to protect this area from vehicular impacts.

Of particular note, the building permit that has been submitted for this project has been denied by the City of Cumberland's code enforcement staff since drive through restaurants are considered a "conditional" use in the zoning matrix for the Central Business District, therefore requiring the denied application to be reviewed by the Board of Zoning Appeals. As such, since the Historic Preservation Commission's review cannot supersede one that has been rendered through zoning, **the recommended course of action would be, if not to table the application in order for all other approvals to be completed, to make any approvals contingent upon the subsequent approval of the project by the Board of Zoning Appeals.**

The sections of the Preservation Guidelines that pertain to this application are Guideline 1: Preserve Significant Historic Features (Chapter 5 Page 65); Guideline 6: Safety Codes and Handicap Access (Chapter 5 Page 69); Guideline 23 (b)(Replacement Windows Chapter 5 Page 82); Guideline 30: New Door Openings (Chapter 5 Page 87);

File Attachments for Item:

5. Discussions of Project Priorities for FY 2022 including: Preservation Guidelines Updates and Revisions; Creation of a Preservation Plan; District surveys for National Register of Historic Places Nominations



The Secretary of the Interior's Standards for Preservation Planning

NOTE: These Standards and Guidelines are one part of *Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines*, which appeared in the Federal Register, September 29, 1983 (48FR44716). The entire set of The Secretary of the Interior's Standards and Guidelines is available at http://www.nps.gov/history/local-law/arch_stnds_0.htm.

Preservation planning is a process that organizes preservation activities (identification, evaluation, registration and treatment of historic properties) in a logical sequence. The Standards for Planning discuss the relationship among these activities while the remaining activity standards consider how each activity should be carried out. The Professional Qualifications Standards discuss the education and experience required to carry out various activities.

The Standards for Planning outline a process that determines when an area should be examined for historic properties, whether an identified property is significant, and how a significant property should be treated.

Preservation planning is based on the following principles:

- Important historic properties cannot be replaced if they are destroyed. Preservation planning provides for conservative use of these properties, preserving them in place and avoiding harm when possible and altering or destroying properties only when necessary.
- If planning for the preservation of historic properties is to have positive effects, it must begin before the identification of all significant properties has been completed. To make responsible decisions about historic properties, existing information must be used to the maximum extent and new information must be acquired as needed.
- Preservation planning includes public participation. The planning process should provide a forum for open discussion of preservation issues. Public involvement is most meaningful when it is used to assist in defining values of properties and preservation planning issues, rather than when it is limited to review of decisions already made. Early and continuing public participation is essential to the broad acceptance of preservation planning decisions.

Preservation planning can occur at several levels or scales: in a project area; in a community; in a State as a whole; or in scattered or contiguous landholdings of a Federal

agency. Depending upon the scale, the planning process will involve different segments of the public and professional communities and the resulting plan will vary in detail. For example, a State preservation plan will likely have more general recommendations than a plan for a project area or a community.

The planning process described in these Standards is flexible enough to be used at all levels while providing a common structure which promotes coordination and minimizes duplication of effort. The [Guidelines for Preservation Planning](#) contain additional information about how to integrate various levels of planning.

STANDARD I. Preservation Planning Establishes Historic Contexts

Decisions about the identification, evaluation, registration and treatment of historic properties are most reliably made when the relationship of individual properties to other similar properties is understood. Information about historic properties representing aspects of history, architecture, archeology, engineering and culture must be collected and organized to define these relationships.

This organizational framework is called a "historic context." The historic context organizes information based on a cultural theme and its geographical and chronological limits. Contexts describe the significant broad patterns of development in an area that may be represented by historic properties. The development of historic contexts is the foundation for decisions about identification, evaluation, registration and treatment of historic properties.

[Go to Guidelines](#)

STANDARD II. Preservation Planning Uses Historic Contexts to Develop Goals and Priorities for the Identification, Evaluation, Registration and Treatment of Historic Properties

A series of preservation goals is systematically developed for each historic context to ensure that the range of properties representing the important aspects of each historic context is identified, evaluated and treated. Then priorities are set for all goals identified for each historic context. The goals with assigned priorities established for each historic context are integrated to produce a comprehensive and consistent set of goals and priorities for all historic contexts in the geographical area of a planning effort.

The goals for each historic context may change as new information becomes available. The overall set of goals and priorities are then altered in response to the changes in the goals and priorities for the individual historic contexts.

Activities undertaken to meet the goals must be designed to deliver a usable product within a reasonable period of time. The scope of activity must be defined so the work can be completed with available budgeted program resources.

[Go to Guidelines](#)

STANDARD III. The Results of Preservation Planning Are Made Available for Integration Into Broader Planning Processes

Preservation of historic properties is one element of larger planning processes. Planning results, including goals and priorities, information about historic properties, and any planning documents, must be transmitted in a usable form to those responsible for other planning activities. Federally mandated historic preservation planning is most successfully integrated into project management planning at an early stage. Elsewhere, this integration is achieved by making the results of preservation planning available to other governmental planning bodies and to private interests whose activities affect historic properties.

[Go to Guidelines](#)

The Secretary of the Interior's Guidelines for Preservation Planning

These Guidelines link the Standards for Preservation Planning with more specific guidance and technical information. They describe one approach to meeting the Standards for Preservation Planning. Agencies, organizations or individuals proposing to approach planning differently may wish to review their approaches with the National Park Service.

Managing the Planning Process

The preservation planning process must include an explicit approach to implementation, a provision for review and revision of all elements, and a mechanism for resolving conflicts within the overall set of preservation goals and between this set of goals and other land use planning goals. It is recommended that the process and its products be described in public documents.

Implementing the Process

The planning process is a continuous cycle. To establish and maintain such a process, however, the process must be divided into manageable segments that can be performed, within a defined period, such as a fiscal year or budget cycle. One means of achieving this is to define a period of time during which all the preliminary steps in the planning process will be completed. These preliminary steps would include setting a schedule for subsequent activities.

Review and Revision

Planning is a dynamic process. It is expected that the content of the historic contexts described in Standard I and the goals and priorities described in Standard II will be altered based on new information obtained as planning proceeds. The incorporation of this information is essential to improve the content of the plan and to keep it up-to-date and useful. New information must be reviewed regularly and systematically, and the plan revised accordingly.

Public Participation

The success of the preservation planning process depends on how well it solicits and integrates the views of various groups. The planning process is directed first toward resolving conflicts in goals for historic preservation, and second toward resolving conflicts between historic preservation goals and other land use planning goals. Public participation is integral to this approach and includes at least the following actions:

1. Involving historians, architectural historians, archeologists, folklorists and persons from related disciplines to define, review and revise the historic contexts, goals and priorities;
2. Involving interested individuals, organizations and communities in the planning area in identifying the kinds of historic properties that may exist and suitable protective measures;
3. Involving prospective users of the preservation plan in defining issues, goals and priorities;

4. Providing for coordination with other planning efforts at local, State, regional and national levels, as appropriate; and
5. Creating mechanisms for identifying and resolving conflicts about historic preservation issues. The development of historic contexts, for example, should be based on the professional input of all disciplines involved in preservation and not be limited to a single discipline. For prehistoric archeology, for example, data from fields such as geology, geomorphology and geography may also be needed. The individuals and organizations to be involved will depend, in part, on those present or interested in the planning area.

Documents Resulting from the Planning Process

In most cases, the planning process produces documents that explain how the process works and that discuss the historic contexts and related goals and priorities. While the process can operate in the absence of these documents, planning documents are important because they are the most effective means of communicating the process and its recommendations to others. Planning documents also record decisions about historic properties.

As various parts of the planning process are reviewed and revised to reflect current information, related documents must also be updated. Planning documents should be created in a form that can be easily revised. It is also recommended that the format language and organization of any documents or other materials (visual aids, etc.) containing preservation planning information meet the needs of prospective users.

Developing Historic Contexts

General Approach

Available information about historic properties must be divided into manageable units before it can be useful for planning purposes. Major decisions about identifying, evaluating, registering and treating historic properties are most reliably made in the context of other related properties. A historic context is an organizational format that groups information about related historic properties, based on a theme, geographic limits and chronological period. A single historic context describes one or more aspects of the historic development of an area, considering history, architecture, archeology, engineering and culture and identifies the significant patterns that individual historic properties represent, for example, Coal Mining in Northeastern Pennsylvania between 1860 and 1930. A set of historic contexts is a comprehensive summary of all aspects of the history of the area.

The historic context is the cornerstone of the planning process. The goal of preservation planning is to identify, evaluate, register and treat the full range of properties representing each historic context, rather than only one or two types of properties. Identification activities are organized to ensure that research and survey activities include properties representing all aspects of the historic context. Evaluation uses the historic context as the framework within which to apply the criteria for evaluation to specific properties or

property types. Decisions about treatment of properties are made with the goal of treating the range of properties in the context. The use of historic contexts in organizing major preservation activities ensures that those activities result in the preservation of the wide variety of properties that represent our history, rather than only a small, biased sample of properties.

Historic contexts, as theoretical constructs, are linked to actual historic properties through the concept of property type. Property types permit the development of plans for identification, evaluation and treatment even in the absence of complete knowledge of individual properties. Like the historic context, property types are artificial constructs which may be revised as necessary. Historic contexts can be developed at a variety of scales appropriate for local, State and regional planning. Given the probability of historic contexts overlapping in an area, it is important to coordinate the development and use of contexts at all levels. Generally, the State Historic Preservation Office possesses the most complete body of information about historic properties and, in practice, is in the best position to perform this function.

The development of historic contexts generally results in documents that describe the prehistoric processes or patterns that define the context. Each of the contexts selected should be developed to the point of identifying important property types to be useful in later preservation decision-making. The amount of detail included in these summaries will vary depending on the level (local, State, regional, or national) at which the contexts are developed and on their intended uses. For most planning purposes, a synopsis of the written description of the historic context is sufficient.

Creating a Historic Context

Generally, historic contexts should not be constructed so broadly as to include all property types under a single historic context or so narrowly as to contain only one property type per historic context. The following procedures should be followed in creating a historic context.

1. Identify the concept, time period and geographical limits for the historic context

Existing information, concepts, theories, models and descriptions should be used as the basis for defining historic contexts. Biases in primary and secondary sources should be identified and accounted for when existing information is used in defining historic contexts.

The identification and description of historic contexts should incorporate contributions from all disciplines involved in historic preservation. The chronological period and geographical area of each historic context should be defined after the conceptual basis is established. However, there may be exceptions, especially in defining prehistoric contexts where drainage systems or physiographic regions often are outlined first. The geographical boundaries for historic contexts should not be based upon contemporary political, project or other contemporary boundaries if those boundaries do not coincide with historical boundaries. For example, boundaries for prehistoric contexts will have little relationship to contemporary city, county or State boundaries.

2. Assemble the existing information about the historic context

- a. Collecting information: Several kinds of information are needed to construct a preservation plan. Information about the history of the area encompassed by the historic context must be collected, including any information about historic properties that have already been identified. Existing survey or inventory entries are an important source of information about historic properties. Other sources may include literature on prehistory, history, architecture and the environment; social and environmental impact assessments; county and State land use plans; architectural and folklife studies and oral histories; ethnographic research; State historic inventories and registers; technical reports prepared for Section 106 or other assessments of historic properties; and direct consultation with individuals and organized groups.

In addition, organizations and groups that may have important roles in defining historic contexts and values should be identified. In most cases a range of knowledgeable professionals drawn from the preservation, planning and academic communities will be available to assist in defining contexts and in identifying sources of information. In other cases, however, development of historic contexts may occur in areas whose history or prehistory has not been extensively studied. In these situations, broad general historic contexts should be initially identified using available literature and expertise, with the expectation that the contexts will be revised and subdivided in the future as primary source research and field survey are conducted. It is also important to identify such sources of information as existing planning data, which is needed to establish goals for identification, evaluation and treatment, and to identify factors that will affect attainment of those goals.

The same approach for obtaining information is not necessarily desirable for all historic contexts. Information should not be gathered without first considering its relative importance to the historic context, the cost and time involved, and the expertise required to obtain it. In many cases, for example, published sources may be used in writing initial definitions of historic contexts; archival research or field work may be needed for subsequent activities.

- b. Assessing information: All information should be reviewed to identify bias in historic perspective, methodological approach, or area of coverage. For example, field surveys for archeological sites may have ignored historic archeological sites, or county land use plans may have emphasized only development goals.

3. Synthesize information

The information collection and analysis results in a written narrative of the historic context. This narrative provides a detailed synthesis of the data that have been collected and analyzed. The narrative covers the history of the area from the chosen perspective and identifies important patterns, events, persons or cultural values. In the process of identifying the important patterns, one should consider:

- Trends in area settlement and development, if relevant;
- Aesthetic and artistic values embodied in architecture, construction technology or craftsmanship;
- Research values or problems relevant to the historic context; social and physical sciences and humanities; and cultural interests of local communities; and
- Intangible cultural values of ethnic groups and native American peoples.

4. Define property types

A property type is a grouping of individual properties based on shared physical or associative characteristics. Property types link the ideas incorporated in the theoretical historic context with actual historic properties that illustrate those ideas. Property types defined for each historic context should be directly related to the conceptual basis of the historic context. Property types defined for the historic context "Coal Mining in Northeastern Pennsylvania, 1860-1930" might include coal extraction and processing complexes; railroad and canal transportation systems; commercial districts; mine workers' housing; churches, social clubs and other community facilities reflecting the ethnic origins of workers; and residences and other properties associated with mine owners and other industrialists.

- a. Identify property types: The narrative should discuss the kinds of properties expected within the geographical limits of the context and group them into those property types most useful in representing important historic trends.
Generally, property types should be defined after the historic context has been defined. Property types in common usage ("Queen Anne House," "mill buildings" or "stratified sites") should not be adopted without first verifying their relevance to the historic contexts being used.
- b. Characterize the locational patterns of property types: Generalizations about where particular types of properties are likely to be found can serve as a guide for identification and treatment. Generalizations about the distribution of archeological properties are frequently used. The distribution of other historic properties often can be estimated based on recognizable historical, environmental or cultural factors that determined their location. Locational patterns of property types should be based upon models that have an explicit theoretical or historical basis and can be tested in the field. The model may be the product of historical research and analysis ("Prior to widespread use of steam power, mills were located on rivers and streams able to produce water power" or "plantation houses in the Mississippi Black Belt were located on sandy clay knolls"), or it may result from sampling techniques. Often the results of statistically valid sample surveys can be used to describe the locational patterns of a representative portion of properties belonging to a particular property type. Other surveys can also

provide a basis for suggesting locational patterns if a diversity of historic properties was recorded and a variety of environmental zones was inspected. It is likely that the identification of locational patterns will come from a combination of these sources. Expected or predicted locational patterns of property types should be developed with a provision made for their verification.

- c. Characterize the current condition of property types: The expected condition of property types should be evaluated to assist in the development of identification, evaluation and treatment strategies, and to help define physical integrity thresholds for various property types. The following should be assessed for each property type:
 1. Inherent characteristics of a property type that either contribute to or detract from its physical preservation. For example, a property type commonly constructed of fragile materials is more likely to be deteriorated than a property type constructed of durable materials; structures whose historic function or design limits the potential for alternative uses (water towers) are less likely to be reused than structures whose design allows a wider variety of other uses (commercial buildings or warehouses).
 2. Aspects of the social and natural environment that may affect the preservation or visibility of the property type. For example, community values placed on certain types of properties (churches, historic cemeteries) may result in their maintenance while the need to reuse valuable materials may stimulate the disappearance of properties like abandoned houses and barns.
 3. It may be most efficient to estimate the condition of property types based on professional knowledge of existing properties and field test these estimates using a small sample of properties representative of each type.

5. Identify information needs

Filling gaps in information is an important element of the preservation plan designed for each historic context. Statements of the information needed should be as specific as possible, focusing on the information needed, the historic context and property types it applies to, and why the information is needed to perform identification, evaluation, or treatment activities.

Developing Goals for a Historic Context

Developing Goals

A goal is a statement of preferred preservation activities, which is generally stated in terms of property types.

The purpose of establishing preservation goals is to set forth a "best case" version of how properties in the historic context should be identified, evaluated, registered and treated.

Preservation goals should be oriented toward the greatest possible protection of properties in the historic context and should be based on the principle that properties should be preserved in place if possible, through affirmative treatments like rehabilitation, stabilization or restoration. Generally, goals will be specific to the historic context and will

often be phrased in terms of property types. Some of these goals will be related to information needs previously identified for the historic context. Collectively, the goals for a historic context should be a coherent statement of program direction covering all aspects of the context.

For each goal, a statement should be prepared identifying:

1. The goal, including the context and property types to which the goal applies and the geographical area in which they are located;
2. The activities required to achieve the goal;
3. The most appropriate methods or strategies for carrying out the activities;
4. A schedule within which the activities should be completed; and
5. The amount of effort required to accomplish the goal, as well as a way to evaluate progress toward its accomplishment.

Setting priorities for goals

Once goals have been developed they need to be ranked in importance. Ranking involves examining each goal in light of a number of factors.

1. General social, economic, political and environmental conditions and trends affecting (positively and negatively) the identification, evaluation, registration and treatment of property types in the historic context.

Some property types in the historic context may be more directly threatened by deterioration, land development patterns, contemporary use patterns, or public perceptions of their value, and such property types should be given priority consideration.

2. Major cost or technical considerations affecting the identification, evaluation and treatment of property types in the historic context.

The identification or treatment of some property types may be technically possible but the cost prohibitive; or techniques may not currently be perfected (for example, the identification of submerged sites or objects, or the evaluation of sites containing material for which dating techniques are still being developed).

3. Identification, evaluation, registration and treatment activities previously carried out for property types in the historic context.

If a number of properties representing one aspect of a historic context have been recorded or preserved, treatment of additional members of that property type may receive lower priority than treatment of a property type for which no examples have yet been recorded or preserved. This approach ensures that the focus of recording or preserving all elements of the historic context is retained, rather than limiting activities to preserving properties representing only some aspects of the context.

The result of considering the goals in light of these concerns will be a list of refined goals ranked in order of priority.

Integrating Individual Contexts - Creating the Preservation Plan

When historic contexts overlap geographically, competing goals and priorities must be integrated for effective preservation planning. The ranking of goals for each historic context must be reconciled to ensure that recommendations for one context do not contradict those for another. This important step results in an overall set of priorities for several historic contexts and a list of the activities to be performed to achieve the ranked goals. When applied to a specific geographical area, this is the preservation plan for that area.

It is expected that in many instances historic contexts will overlap geographically. Overlapping contexts are likely to occur in two combinations—those that were defined at the same scale (i.e., textile development in Smithtown 1850-1910 and Civil War in Smithtown 1855-1870) and those defined at different scales (i.e., Civil War in Smithtown and Civil War in the Shenandoah Valley). The contexts may share the same property types, although the shared property types will probably have different levels of importance, or they may group the same properties into different property types, reflecting either a different scale of analysis or a different historical perspective. As previously noted, many of the goals that are formulated for a historic context will focus on the property types defined for that context. Thus it is critical that the integration of goals include the explicit consideration of the potential for shared property type membership by individual properties. For example, when the same property types are used by two contexts, reconciling the goals will require weighing the level of importance assigned to each property type. The degree to which integration of historic contexts must involve reconciling property types may be limited by the coordinated development of historic contexts used at various levels.

Integration with Management Frameworks

Preservation goals and priorities are adapted to land units through integration with other planning concerns. This integration must involve the resolution of conflicts that arise when competing resources occupy the same land base. Successful resolution of these conflicts can often be achieved through judicious combination of inventory, evaluation and treatment activities. Since historic properties are irreplaceable, these activities should be heavily weighted to discourage the destruction of significant properties and to be compatible with the primary land use.

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Your Home On The National Register Of Historic Places: Myths And Facts



Regina Cole Contributor ⓘ ⊕

Real Estate

I think old houses, and the people who love them, are fascinating.

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Sharon and Ed Peterson stand in front of the plaque that lists their home on the National Register of Historic Places.

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on the National Register of Historic Places. Restoring the Queen Anne-Stick Style building took about three years; the National Register listing took two years of effort.

They do not regret a moment of either process and now operate the house as a bed and breakfast inn newly christened the [Commodore Inn](#).

“It’s been a dream for Sharon and me to serve as innkeepers at this gorgeous property,” says John Dumont. “Our guests come from as far away as Stockholm, Sweden, and as near as Savannah, Tennessee, to stay with us and experience this special place. We are thrilled to now be among some of the most prestigious homes in America, as part of the National Register of Historic Places.”

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Newly restored, the former Hughes House is an important landmark in Clifton, Tennessee COMMODORE INN

His brother, Michael Dumont, purchased the house at auction in 2015.

“My wife and I have spent much of our careers restoring historic properties,” he said, recalling that he first became enamored of historic architecture when he lived in Providence, Rhode Island. “We saw the potential of Hughes House the first time we stepped through the doors. Restoring the house to its original grandeur is enough of a reward. Seeing the property placed on the National Historic Registry is the best kind of affirmation about our vision and the completed work.”

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The National Register of Historic Places is the nation’s official list of cultural resources worthy of preservation. It is part of a nationwide program that coordinates and supports

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A listing on the National Register is strictly an honorary designation, carrying no restrictions or requirements. Yet misinformation abounds. Real estate professionals, in particular, often warn their clients away from houses with historic designations, falsely believing that their hands will be tied if they try to alter the building in any way.

“This is usually because of misunderstandings about the various kinds of historic designations,” says Rebecca Schmitt, Historic Preservation Specialist at the National Register Program of the Tennessee Historical Commission. “National Register listing is an honorary federal designation that does not place any restrictions on property owners. It does not require owners maintain their property or preserve it. It does not govern the appearance of a property. Property owners may significantly alter their property, including demolition, as allowed within their local zoning laws. Listed properties that have been demolished will simply be removed from the National Register.

“Some communities have local historic zoning, which may or may not place restrictions on properties. The amount and type of restrictions vary, but is always decided at the local level. The local historic designation process is independent of National Register listing. One process does not bring the other.”

“In fact, a National Register listing won’t matter at all in the day to day of living in your home,” says Carissa Demore, Team Leader for Preservation Services at [Historic New England](#). “It is useful for homeowners who want to apply for tax credits or potential grants

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Schmitt.

Demore points out that one of the primary advantages of the designation is in the application process itself.

“The process of being placed on the National Register requires the homeowner to pull together the different pieces of how the building came to be: its history, materials used in construction, the house style, alterations, its place in the community and other elements of its story.”

The invaluable information assembled gives the homeowner an incomparably detailed picture and serves as a guide for future work, she says. When John and Sharon Dumont made their way through the process, they got assistance from Sarah Elizabeth McLeod, Historic Preservation Planner at the South Central Tennessee Development District.

“A homeowner can get help from their state preservation office,” Demore says. “It can also be useful to hire a consultant.”

She points out that, in Massachusetts, the process usually takes about two years, which is how long it took for the Dumonts.

“Each state has its own way of going through this, so the length of time varies.”

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“But there are plenty of other insurance companies who will,” says Demore.

“In our experience, private home owners are always so happy to achieve listing of their homes,” says Schmitt. “They regard the National Register listing as a significant achievement that sets their property apart from others and proves that their property is historically significant and worthy of preservation.”

Sharon Dumont is a case in point.

“If you could see the reaction of the local community, you would see such expressions of gratitude,” she says.



Regina Cole

I learned about historic houses from the best: owners who lovingly preserved and restored them, and preservationists who shared their knowledge. When I first began to... **Read More**

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