Morris County Historic Preservation Trust Fund

Historic Structure Report & Preservation Plan Checklist

Revised: February 2018

Project Name: _____ HSR PP

This Checklist was compiled from *Historic Structure Reports & Preservation Plans: A Preparation Guide, Second Edition* published by the New Jersey Historic Preservation Office in November 2015 and adapted to meet the requirements of the Morris County Historic Preservation Trust Fund. The dark boxes (\Box) represent the minimum requirements for Historic Structure Reports (HSRs) and Preservation Plans (PPs). All other items with the lighter boxes (\Box) are optional, but might be appropriate depending on the nature of the proposed project. Please refer to the *Preparation Guide* for more complete description of each of the categories.

Please include the completed HSR / PP Checklist and Project Personnel sections with the Grant Application. The HSR / PP Checklist and Project Personnel sections should reflect the information that will be provided and the participating team members if the project is funded by the Morris County Historic Preservation Trust Fund. If funded, the completed Checklist will become the basis for the document review.

HSR / PP REVIEW SCHEDULE:

The Morris County Historic Preservation Trust Fund review process requires that all planning documents, including Historic Structure Reports, Preservation Plan, Historic Landscape Reports, etc. be a minimum of 50% complete prior to review. At 50% complete, preservation planning documents typically include historical development documentation, an analysis of existing conditions, an overriding treatment philosophy as well as general treatment approaches to provide a framework for review. At 75% complete, the specific treatment approach and associated preservation impact should be identified for recommended interventions of all materials and features (incorporating consultant recommendations as applicable), supporting information such as a code analysis and use modifications, and the treatment recommendations prioritized. Finally, a complete planning document must include all the information identified on the HSR / PP Checklist included with the grant application, meeting the standards of the *Historic Structure Reports & Preservation Plans: A Preparation Guide – Second Edition*, 2015.

Professional Consultants should anticipate a minimum of two reviews of HSRs and PPs by the Morris County Historic Preservation Trust Fund, typically at 75% and 100% completion, however all documents must be at least 50% complete prior to County reimbursement. The submission of all required information in a timely manner allows approvals as quickly as possible and minimizes the potential for delays associated with requests for additional information or clarification. The Program reserves a 30-day review period upon receipt for all document submissions.

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For projects that have received funding from the Morris County Historic Preservation Trust Fund for the preparation of HSRs and PPs, the following deadlines must be met to be considered for additional grant funds for the funding request year:

- By 7 January 75% Construction Documents must be delivered to Morris County for review.
- By 28 February 100% Construction Documents must be delivered to Morris County for review.

All printed (or electronic with prior approval) submissions must be received by due dates. Projects failing to meet the submittal dates will not be considered for additional funding during that grant year.

Following completion of an HSR or PP, applicants are strongly encouraged to complete necessary construction documents prior to requesting funding for actual construction (refer to Professional Services Checklist Policy H-1 for additional information.) Some conservation related projects, such as the restoration of stained glass windows, are eligible for grant funding following the completion of a PP or HSR. Please contact the Trust Fund Coordinator to discuss the specific needs of your site.

Those projects for which HSRs and PPs were prepared without funding from Morris County Historic Preservation Trust Fund are welcome to submit their HSRs and PPs for a preliminary review prior to the Grant Application deadline. They may also submit completed HSRs and PPs with their Construction Document Grant Applications.

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Introduction

(3 to 5 pages)

Historic Structure Report & Preservation Plan Checklist

PREFACE

Table of Contents HSR PP Amend **Paginated Table of Contents Executive Summary** (2 to 3 pages) HSR PP Amend Name and location of resource Overall description of the building or structure including number of stories, construction materials, major elements or features and site features Dates of construction and major alteration(s) Prioritized zones of significance Document purpose and scope Research completed in preparation of document Overall recommended treatment approach Prior preservation, rehabilitation, restoration or reconstruction efforts Description of major issues in document General recommendations for work at major elements/features Interpretive programs Owners and stewards Maintenance/treatment provisions

			10,
HSR	PP	Amend	
			Statement of significance
			Historic designations as applicable
			Description of methodology
			Organization of document
			Funding sources
			Individuals or consultants involved in preparation
			Contracting or sponsoring individuals, groups or organizations
			Extent of time available or needed to prepare document
			Parameters and/or limitations of document
			Recommended areas of future study
			Acknowledgments of those who assisted in or cooperated with the document preparation

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PART I. DEVELOPMENTAL HISTORY

History of the Property

(Minimum 15 pages for HSR, 5 pages for a PP and 1 page as necessary for amendment)

HSR	PP	Amend	
			Methodology of research
			Historical and cultural significance
			Architectural significance
			Site/landscape significance
			Chronology of ownership, construction, alteration(s), use and significant events
			Prior studies or treatment efforts, dates and individuals or firms involved
			Copies of available historic documents, maps, illustrations and photographs
			Complete citations for primary source material as it informs the text
			National and New Jersey Register Nomination Forms and prior Individual Intensive Survey Forms, if
			completed
		Arch	naeological Evaluation
HSR	РР	Arch Amend	
		Amend	naeological Evaluation Statement of significance
	_	Amend	naeological Evaluation Statement of significance Research design and methodology
		Amend	naeological Evaluation Statement of significance Research design and methodology Results of research and testing
		Amend	aeological Evaluation Statement of significance Research design and methodology Results of research and testing Interpretation
		Amend	haeological Evaluation Statement of significance Research design and methodology Results of research and testing Interpretation Archaeological site plan
		Amend	Aaeological Evaluation Statement of significance Research design and methodology Results of research and testing Interpretation Archaeological site plan Photographs
		Amend	haeological Evaluation Statement of significance Research design and methodology Results of research and testing Interpretation Archaeological site plan Photographs Artifact inventory and analysis
		Amend	Aaeological Evaluation Statement of significance Research design and methodology Results of research and testing Interpretation Archaeological site plan Photographs
		Amend	haeological Evaluation Statement of significance Research design and methodology Results of research and testing Interpretation Archaeological site plan Photographs Artifact inventory and analysis Detail drawings and sketches Acknowledgement of potential sub- grade resources as identified in

HSR	Preservati	on Plan
Site & L	indscape Evalu	ation

HSR	PP	Amend	
			Significance of landscape and site
			Methodology of research
			Chronology of alteration and use
			Site boundary modifications
			Major changes to topography and hydrology
			Access routes and paths
			Built features, trees and plantings
			Features and conditions immediately surrounding buildings and structures
			Prior treatment efforts, dates, and individuals involved
			Copies of pertinent historic documents, maps, illustrations and photographs
			Photographs, scaled site plan and drawings of current conditions
			Proposed areas of modification and potential impact on historic context
			Recommendations for future research

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Architectural Description

(Paragraph to 5 pages per feature or area)

HSR	PP /	Amend	
			Methodology used in conducting evaluation
			Narrative description of site and conditions (if Site & Landscape Evaluation is not included)
			Narrative description of exterior and interior conditions
			Identification of character-defining and significant elements and features
			Chronology of alterations
			Findings from any additional research
			Description of materials and/or features and period of construction, installation or modification
			Site plans, floor plans, elevations and sections of current conditions
			Measured drawings of moulding profiles, significant features, hardware, mechanical elements, detail drawings, etc.
			Recent photographs
			-
_	_		Recent photographs
_			Recent photographs Recommendations for future research tructural Evaluation
		⊐ □ s	Recent photographs Recommendations for future research tructural Evaluation
☐ HSR	PP	□ S Amend	Recent photographs Recommendations for future research tructural Evaluation Significance and description of
HSR	рр	□ S Amend	Recent photographs Recommendations for future research tructural Evaluation Significance and description of structural system
HSR	— РРР —	S Amend	Recent photographs Recommendations for future research tructural Evaluation Significance and description of structural system Methodology of conducting evaluation
HSR		C S Amend	Recent photographs Recommendations for future research tructural Evaluation Significance and description of structural system Methodology of conducting evaluation Chronology of structural alterations Existing conditions of the structural
		Amend	Recent photographs Recommendations for future research tructural Evaluation Significance and description of structural system Methodology of conducting evaluation Chronology of structural alterations Existing conditions of the structural system Capacity to adequately support recommended treatment, use and
		Amend	Recent photographs Recommendations for future research tructural Evaluation Significance and description of structural system Methodology of conducting evaluation Chronology of structural alterations Existing conditions of the structural system Capacity to adequately support recommended treatment, use and interpretive programs
		Amend	Recent photographs Recommendations for future research tructural Evaluation Significance and description of structural system Methodology of conducting evaluation Chronology of structural alterations Existing conditions of the structural system Capacity to adequately support recommended treatment, use and interpretive programs Diagrams of earlier structural systems

□ HSR □ P	reservation Plan
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Building Systems Evaluation HSR PP Amend Significance and description of building systems Mechanical engineer's report Assessment of environmental conditions Electrical engineer's report Plumbing engineer's report Security reports Fire protection engineer's report Communications, computer networking, and applicable technological improvement studies Energy efficiency recommendations Recommendations for future research **Materials Analyses** HSR PP Amend Paint analysis Mortar analysis Other materials analyses Photographs

		Recommendations	for	future	research
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PART II. TREATMENT & USE

Treatment Philosophy

(1 to 3 pages)

HSR	PP	Amend	
			Treatment philosophy(s) and boundaries as appropriate, including an appropriate period of significance for the resource
			Advantages and disadvantages of alternative treatments
			Statement of potential impacts of recommendation on the overall building and site
			Rationale for proposed treatment recommendation
			Substantiation for treatment philosophy
			Plans or elevations delineating boundaries of areas of treatment if more than one treatment is proposed
	U	se & Int	erpretation of the Resource
			(1 to 10 pages)
HSR	РР	Amend	
			Proposed and recommended use
			Impact of proposed use on historic fabric, systems, and the surrounding site, as applicable
			Reasoning for capital project
			Interpretive programs
			Ownership, stewards and interpretation

HSR Preservation Plan

Code & Accessibility Review					
HSR	PP	Amend			
			Methodology of conducting evaluation and limits of area/issues of review		
			Preliminary code and accessibility review		
			Potential threat(s) to life-safety		
			Recommendations and alternatives for improvement		
			Impact of improvement recommendations		
			Recommendations for variance(s)		
			Recommendations for future research and evaluation		
	Pro	operty T	reatment Recommendations		
HSR	PP	Amend			
			Recommended modifications for property with reference to existing conditions documentation		
			Potential impact on historic context		
			Acknowledgement of potential sub- grade resources as identified in development property history		
			Acknowledgement of proposed areas of ground disturbance and potential impact on sub-grade features		
			Site and landscape plans to describe intent as necessary		
	Archi	itectural	Treatment Recommendations		
(Minii	mum	of a par	agraph per identified room or feature)		
HSR	PP	Amend			
			Recommended treatment		
			Statement of potential impacts of recommendation on individual features, as applicable		
			Supporting schematic drawings, floor plans or elevations to describe intent		

as necessary

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Project Name: _____

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Furnishings & Interior Decoration Recommendations HSR PP Amend Furnishings recommendations Interior decoration recommendations **Summary of Recommendations** HSR PP Amend Summary of recommendations

Prioritization & Cost Estimate HSR PP Amend

	Prioritized list of r	ecommend	ation	s
	Preliminary cost	estimate	for	all

	recommendations
	Identification of needed research and
	testing and estimated costs for its
	completion

□ □ Identification of excluded work items

PART III. RECORD OF TREATMENT

Physical Project Completion Report				
HSR	PP	Amend		
			Statement of the intent of each physical improvement project	
			Identification of how the work was approached and the means of accomplishing the work	
			Identification of individuals involved in the completion of the work including staff, volunteers, design firms and professionals in addition to construction firms and supervisors	
			Identification of the various phases of the project and the results, cost and duration of each phase	
			Identification of any discoveries or confirmations of assumptions resulting from the undertaking	
			Photography of areas affected by work before, during and after project	
			Inclusion of construction drawings and specifications; as-built drawings; product submittals including shop drawings, samples, material data sheets, color samples and cut-sheets	
			Inclusion of field notes, drawings, project correspondence, project schedule with any revisions	
			Inclusion of contract information with design professionals and contractors, project financial accounting	

information

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APPENDICES

Maintenance Plan

HSR	PP	Amend		
			List of routine and cyclical maintenance items and corresponding time or intervals	
			List of routine and cyclical inspections and appropriate time or intervals	
			List of materials, cleaning methods and cleaning intervals	
			Computerized inspection checklists	
			Maintenance and work description form	
			Format for inspection and repair	
			logbook	
	١	/ulneral	bility & Hazard Assessment	_
HSR	PP	Amend		
			Identification of potential property- related vulnerabilities or hazards to people, buildings, structures and/or objects	Infc incl
			Recommendations to minimize potential property threats	
			References to other sections of the HSR, PP or amendment that include	
			reference to vulnerabilities and hazards and associated recommendations	
			Recommendations for additional evaluation and review	

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Preservation Plan

Appendix Sections

HSR	PP	Amend	
			Bibliography
			Glossary of terms
			RFP or scope of work statement
			Updated Individual Intensive Level Survey Form, complying with HPO Architectural Survey Guidelines (paper and electronic copy)
			Prior and/or revised National and New Jersey Register Nomination of Historic Places forms, if completed
			Prior Individual Intensive Level Survey Form, if completed
			Transcripts of interviews
			Financial planning or fund raising activities recommendations
			Professional services contracting guidelines for future consulting work
			Other relevant reports or information as appropriate
			nay be included in appendix if not
_	ed in	_	ainder of the document:
			Copies of available historic documents, maps, prints, drawings and photographs
			Measured drawings of current conditions: architectural, engineering, landscape, etc.
			Photographs of current conditions
			Archaeological evaluation
			Site and landscape evaluation
			Structural evaluation
			Building systems evaluation
			Paint and mortar analyses
			Other materials analysis reports (e.g. dendochronology, moisture content, etc.)
			Furnishings and interior decoration recommendations
			Maintenance plan
			Vulnerability and hazard assessment
			Emergency preparedness plan
			Biography and/or copes of prior HSRs, PPs or other studies

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Preservation Plan

Project Personnel

The Morris County Historic Preservation Trust Fund encourages the involvement of historic preservation professionals with demonstrated experience and expertise in the completion of all components of Historic Structures Reports and Preservation Plans who meet or exceed The Secretary of the Interior's Historic Preservation Professional Qualification Standards (available on the Morris County Historic Preservation Trust Fund web site) for their related discipline. In the space provided below, please list each of the firms and key personnel who will participate on the project team. (Attach additional sheets if necessary.) Please verify that the résumés of all key personnel are included with the application or attach as a supplement to this form. For any funded project, changes in key personnel are subject to review and approval by the Morris County Trust Fund prior to the individual's participation in the work.

INDIVIDUAL NAME

FIRM NAME

Signature/Date:	
Signature/Date:	