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Local Historic Preservation Plans:

A SELECTED ANNOTATED BIBLIOGRAPHY



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LOCAL HISTORIC PRESERVATION PLANS: A SELECTED ANNOTATED BIBLIOGRAPHY

Neil Gagliardi
Stephen Morris

June 1993

Branch of Preservation Planning
Interagency Resources Division
National Park Service
U.S. Department of the Interior
Washington, D.C.



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National Park Service
Cultural Resources

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INTRODUCTION

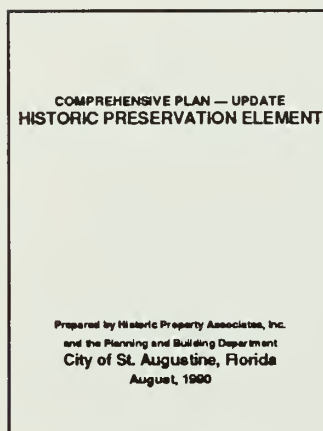
The National Park Service (NPS) receives inquiries on a regular basis from State Historic Preservation Offices, Certified Local Governments, and others about preservation plans and preservation planning activities at the local level. Indeed, a substantial number of local preservation plans are funded through the NPS-administered Historic Preservation Fund grants program. The National Park Service encourages local communities to develop preservation plans as a means of organizing local preservation activities and integrating preservation into broader community and land use planning efforts. Given this background, it seemed incumbent upon NPS to study local preservation plans and provide an overview of the range of plans currently in use; this annotated bibliography is the result.

In the spring of 1992, NPS requested copies of local preservation plans from more than 1,800 communities with preservation programs around the country. The solicitation asked communities to submit both “stand-alone” preservation plans as well as preservation elements in local comprehensive plans for potential inclusion in an annotated bibliography. Somewhat less than 200 documents were received by mid-summer. The plans were sorted and analyzed according to diverse criteria. A preference was given to more recent documents; those developed within the last ten years. An effort was made to select plans from different sections of the country as well as from a wide range of community types, i.e. small rural towns, suburban communities, large cities. Also plans illustrating a wide range of approaches to preservation planning were consciously included—from historic context-based plans to those featuring a preservation issues orientation. Finally, plans which go beyond merely establishing a work program for the preservation commission, but rather link preservation efforts with broader community concerns including land use planning were given emphasis.

Inevitably, when a community is seeking to develop its own preservation plan it wants to know how other, especially similar, communities have approached the task. Often the first step is to acquire a number of plans and compare them. This publication is intended to facilitate these efforts and to provide information on what preservation plans look like and what sorts of issues they cover. The plans are divided into three types: comprehensive historic preservation plans, which have a community-wide focus; area preservation plans, which confine their focus to individual neighborhoods; and special topic preservation plans, which address a particular issue or type of resource. Within each section, plans are listed alphabetically by title. Each annotation includes a brief description of the community for which the plan was prepared and lists the population of the community. A contact name is given after the annotation for more information about the plan and whether or not copies can be obtained. An Index at the end of the document sorts the plans by topic (archeology, architectural styles, etc.).

This bibliography does not certify or recommend individual preservation plans, rather it indicates the range of approaches and formats used. Moreover, the authors make no claims as to the success or soundness of preservation efforts in communities whose plans were selected for inclusion. The scope of this project was limited to evaluating written documents, it did not include field evaluation of how well preservation programs were functioning in individual communities or of whether the preservation plan was actually being implemented. Evaluations of this kind would have made the project substantially more difficult to achieve. Communities interested in adopting one or several of these plans as models for their own efforts are advised to make contact with individuals in the respective communities to determine how well the plan functioned.

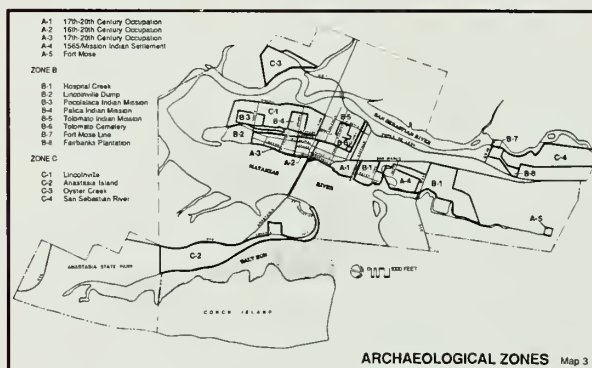
COMPREHENSIVE HISTORIC PRESERVATION PLANS



Comprehensive Plan — Update Historic Preservation Element: St. Augustine, Florida

Historic Property Associates, Inc. and Planning and Building Department. (St. Augustine, FL: Historic Property Associates, Inc., 1990). 98 pages.

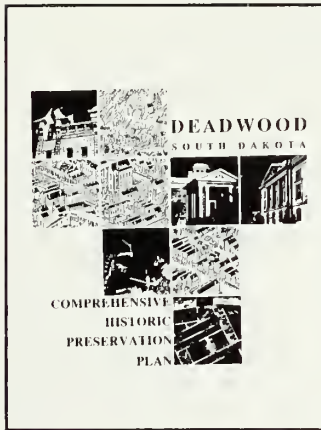
Adopted as part of the City of St. Augustine's comprehensive plan, the *Comprehensive Plan — Update Historic Preservation Element* evenly addresses both architectural and archaeological resources. The document stresses the cultural, social and economic values of historic preservation for the oldest continually occupied, non-Native American community in the United States with a current population of 11,692. The historic overview and resource descriptions in the document are analyzed by theme, time and geographic area — corresponding to the historic contexts or themes in Florida's Comprehensive Historic Preservation Plan. Although a wide variety of resources are considered including the skyline of the city, what distinguishes the document is its consideration of archaeological resources and its establishment of archaeological sensitivity zones with varying levels of mitigation and preservation measures. Primarily an analytical and



A strong component of *St. Augustine's Comprehensive Plan — Update Historic Preservation Element* is the identification of priority archaeological zones designating various levels of mitigation and preservation.

policy document, the plan element briefly discusses threats to cultural resources as related to incompatible development, traffic and transportation and the city's building code. Generally discussed in policy statements, goals and objectives are listed in the final section.

Copies of the plan are made available by Amy McClure, Planning Technician, City of St. Augustine, Planning/Zoning, 75 King Street, St. Augustine, Florida, 32084, 904-825-1060.



*Deadwood
Comprehensive
Historic
Preservation Plan*

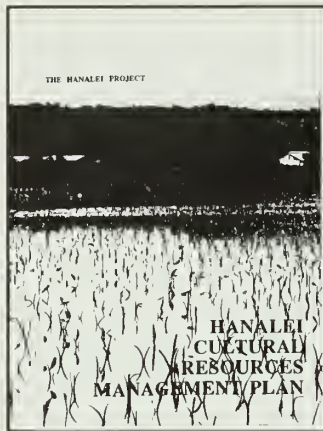
*Community Services
Collaborative, The
Spitznagel Partnership,
BRW, and HSG.
(Boulder, CO: Commu-
nity Services Collabora-
tive, 1991). 196 pages.*



The Deadwood Comprehensive Historic Preservation Plan offers community design plans for the entire historic district.

The *Deadwood Comprehensive Historic Preservation Plan* sets forth an exhaustive, highly-detailed plan for historic resource management and community design for a small town located in the Black Hills of South Dakota, listed in its entirety on the National Register for Historic Places. The plan documents the sudden pressures of and community responses to limited gaming, which was instituted in 1989 to raise revenues for preservation of the town's late nineteenth and early twentieth century mining center character. The document begins with a historical overview and establishes a historic and architectural context. Subsequent sections discuss the social, economic and physical implications of issues regarding gaming-induced growth and historic resource management. A visitor management plan analyzing parking, streets and vehicular and pedestrian circulation provides a strong framework for the document's most notable section on community design plans. The section offers designs for the entire historic district, illustrated with color graphics, including streetscape designs, open space/landscape concept plans and a view analysis and protection plan. The plan's market strategy sets forth specific methods to encourage economic diversity and heritage and gaming tourism. The document concludes with a review of available revenue sources and a prioritization for expenditures and a discussion of new development approaches such as public/private partnerships.

The plan is available through Mark Wolf, Historic Preservation Officer, Deadwood Downtown Historic District Commission, P.O. Box 506, Deadwood, South Dakota 57732, 605-578-2082.

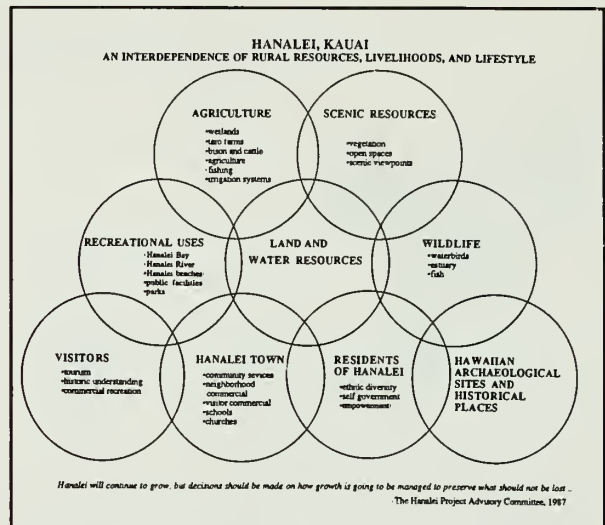


Hanalei Cultural Resources Management Plan

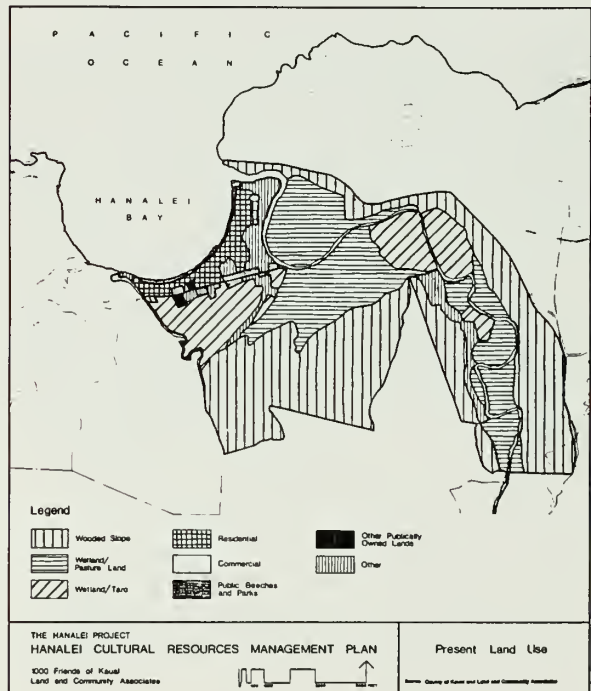
*The Hanalei Project and Land and Community Associates.
(Charlottesville, VA: Land and Community Associates, 1988).
158 pages.*

The *Hanalei Cultural Resources Management Plan* is the result of a community-based initiative designed to identify, evaluate and protect the natural, cultural and historic resources of Hanalei, a 2,350-acre rural community located in a valley on the northern coast of the island of Kauai, Hawaii (population 51,177). The document takes a broad, comprehensive resource management approach pertaining primarily to natural, agricultural and scenic resources. Principally a policy document, the plan identifies the significant resources in Hanalei, assesses major conditions and issues affecting those resources and outlines a broad range of goals, objectives and activities to be undertaken in order to protect the resources while managing growth.

The plan is made available by The Hanalei Project, 1000 Friends of Kauai, P.O. Box 99, Hanalei, Kauai, Hawaii 96714.



Reflecting the community's values and goals as defined by its citizens, the *Hanalei Cultural Resources Management Plan* stresses the interdependence of cultural and natural resources.



The *Hanalei Cultural Resources Management Plan* integrates preservation objectives with such other regulatory and planning concerns as land use, transportation and open space.

Historic Preservation
in Groton:
A Guide to Planning

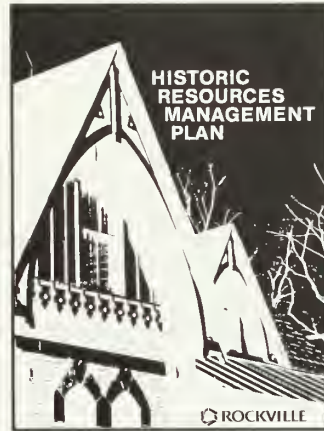


January 1989

The Groton Historic Districts Commission
and the Groton Planning Board

**Historic
Preservation in
Groton: A Guide to
Planning**

*The Boston University
Preservation Studies
Program. (Groton, MA:
The Groton Historic
District Commission
and Planning Board,
1989). 144 pages with
appendices.*



**Historic Resources
Management Plan:
Rockville,
Maryland**

*Department of
Planning. (Rockville,
MD: Department of
Planning, 1986). 252
pages with appendices.*

Prepared by graduate students of the Boston University Preservation Studies Program under the direction of Professor Patricia Weslowski, *Historic Preservation in Groton: A Guide to Planning* contains a thorough analysis of Groton's (population 7,511) architecture and developmental history and addresses a broad range of issues such as land use, rural preservation and archaeology. The document offers a series of recommendations for updating and reinvigorating the town's preservation goals and activities. Key among the recommendations are heritage education, the compilation of a comprehensive inventory, the incorporation of measures to protect the built environment in the zoning bylaw, the expansion of current historic districts and the designation of an additional historic district. Appendices include useful information including a model scenic upland zoning bylaw, a list of properties to be inventoried and resources for heritage education programs.

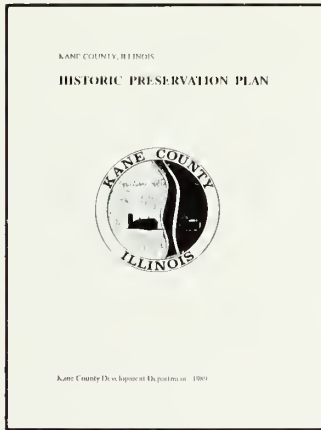
Copies of the plan are available by contacting Mary Ripley, Chairperson, Groton Historical Commission, P.O. Box 16, Groton, Massachusetts 01450, 508-448-5839.

The *Historic Resources Management Plan* is the official historic preservation plan of the City of Rockville, a community of 44,835 inhabitants in the Maryland suburbs of Washington, D.C. The plan follows the Resource Protection Planning Process (RP3) devised by the National Park Service, U.S. Department of the Interior, designed to facilitate the management of historic resources. As such, the plan is primarily comprised of three parts: historic contexts or themes, operating plans and management plans. Derived from broader statewide contexts developed by the Maryland State Historic Preservation Office, the historic contexts summarizing the city's prehistory and history are subdivided into eight thematic units including agriculture, architecture, landscape architecture, community planning and economics. Operating plans accompany each historic context and identify short-term (2-3 years) and long-term (5-10 years) implementation strategies. Most notably, the plan features management plans for the city's 18 planning areas analyzing land use, zoning, transportation/circulation, housing and development trends and their impact on historic resources. A straight-forward summary of implementation measures organized by responsible agencies and organizations, historic contexts and planning areas adds strength to the plan's stated goals and objectives. Appendices include the Secretary of the Interior's Archaeology and Historic Preservation Guidelines, proposed technical briefs and a discussion of various tax incentives for historic properties.

Copies of the document are available for \$10.00 by contacting Marie-Regine Charles Bowser, Planner II, Department of Community Development, City of Rockville, 111 Maryland Avenue, Rockville, Maryland 20850-2364, 301-309-3200.

The contact for the plan is Robert Correia, Chairperson, Somerset Historical Commission, 140 Wood Street, Somerset, Massachusetts 02726, 508-678-6298.

The contact for the plan is Christopher Smith, President, Idaho City Historical Foundation, P.O. Box 385, Idaho City, ID 83631, (208) 392-4989.

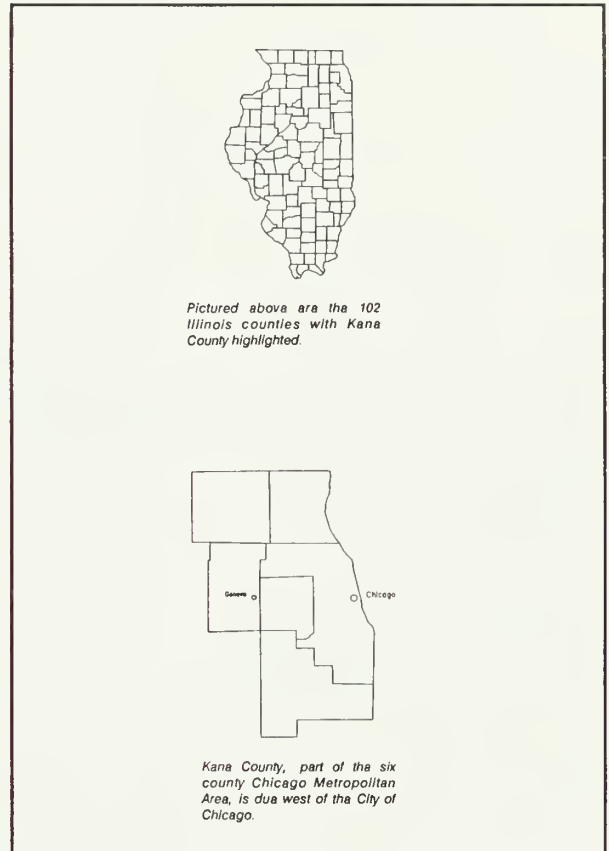


***Kane County,
Illinois Historic
Preservation Plan***

*Kane County Development Department,
Planning and Projects
Division. (Kane County,
ILL.: Kane County
Development Department,
1989).
63 pages.*

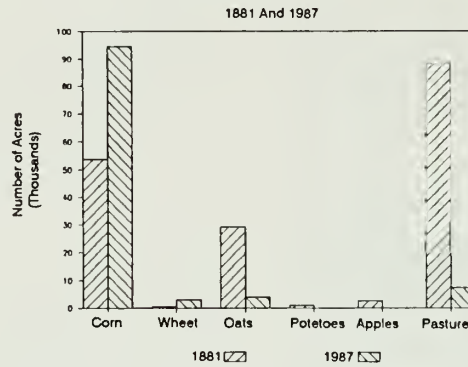
The *Kane County, Illinois Historic Preservation Plan* is a sophisticated plan for the unincorporated portions of a rural county with a total population of 317,471 on the fringe of a major metropolitan area. The plan includes a detailed historical sketch, a description of historic preservation activities in Kane County and a discussion of the results of a comprehensive rural structures survey covering both archaeological and non-archaeological sites. An advisory document enacted as an amendment to the comprehensive land use plan for the county, the plan includes six goals and several related objectives and strategies. The geographic goals cover three major regions under county jurisdiction: the urban fringe, rural village and agricultural land. Public policy goals seek to implement the county's preservation ordinance, improve the local economy and develop additional public support.

Copies of the plan are available for \$5 by contacting Christine M. Poll, Preservation Planner, County of Kane Development Department, County Government Center, 719 Betavia Avenue, Geneva, Illinois 60134, 708-232-3451.



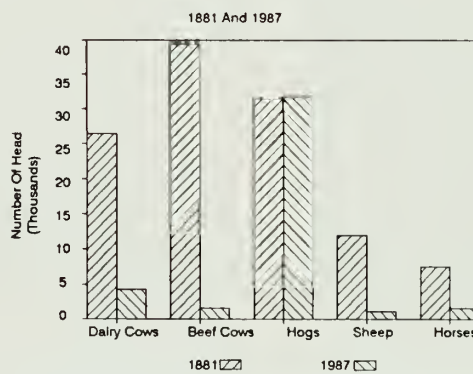
Simple graphics such as an orientation map help to establish a geographic context.

Acreage of Selected Crops and Pasture



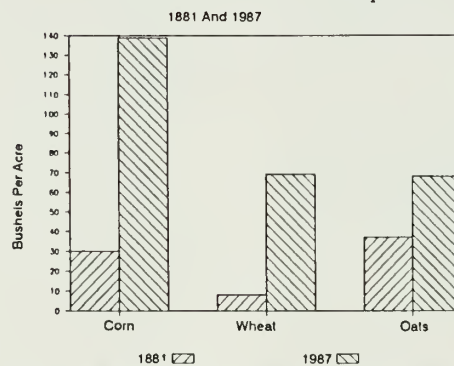
In 1881, corn and oats were the dominant crops, however today there is close to a total monoculture of corn rotated with soybeans. The data on pasture land reflect the fact that many livestock operations have been replaced by crop farms.

Livestock Inventories



With the exception of hogs, livestock operations are currently a much smaller component of the county's agricultural economy than they were in 1881.

Yield for Selected Crops



In the last 100 years, the yield from an average Kane County cornfield has more than quadrupled. Many factors have contributed to the large increase in crop yields since 1881: disease resistant hybrids, improved drainage, mechanization and improved equipment, and more effective fertilizers and chemicals for pest and disease control.

Source: *Transactions of the Department of Agriculture, State of Illinois, 1883; U. S. Census of Agriculture, 1987.*

The Kane County, Illinois Historic Preservation Plan provides data for discussion tailored to specific problems of the community.

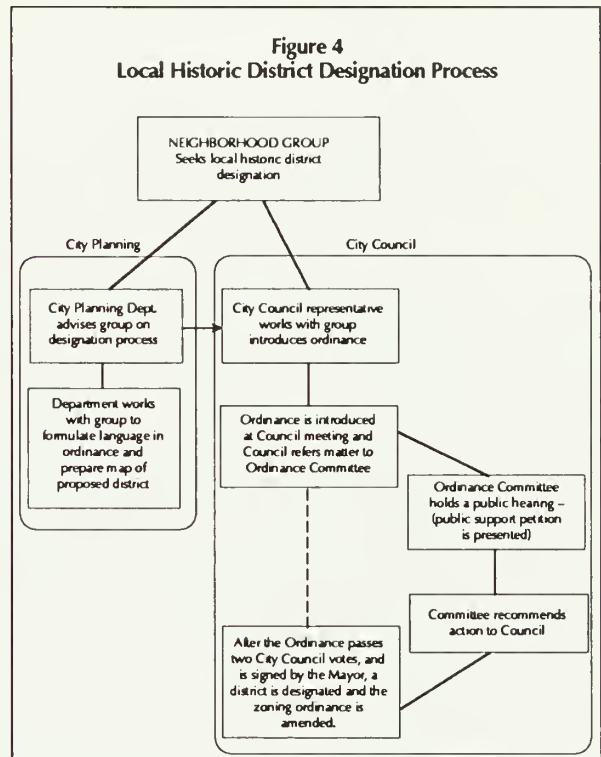


***A Plan for
Preservation:
Providence, Rhode
Island***

*Buckhurst Fish Hutton
Katz Inc. (New York:
Buckhurst Fish Hutton
Katz Inc., 1991) 56
pages with appendices.*

Serving as the historic preservation element of the Providence 2000 Comprehensive Plan, *A Plan for Preservation: Providence, Rhode Island* emphasizes the central role of historic preservation in Providence's (population 160,728) overall planning process and procedures, its growth and development. This concise, well-organized, engaging report presents a synopsis of past and current preservation efforts in the city, and presents the major issues, goals and policies for preservation in Providence in the future corresponding to elements of the comprehensive plan. The focus of interviews, research and public workshop discussion, the major issues areas include: institutional buildings, local historic districts, neighborhood conservation, downtown, industrial buildings and the waterfront. Illustrative preservation scenarios are depicted to identify and clarify the preservation issues as the basis for an action strategy. The 28-page action strategy for preservation is what distinguishes the plan. The strategy lists and describes specific tools and techniques for preservation and provides an implementation timeframe for 30 achievable, key actions. Many of the aspects of the recommendations cut across the city's overall planning process including code enforcement, site plan requirements, long range institutional planning, economic development and land use planning.

Inquiries about the plan may be directed to Kathryn Cavanaugh or Joan Flemming, City of Providence Planning Department, 400 Westminster Street, Providence, Rhode Island 02903, 401-351-4300.



Inclusion of charts such as this one found in *A Plan for Preservation: Rhode Island* describing local preservation planning processes contribute to a plan's instructive value.

Scenario D:

DOWNTOWN REVITALIZATION IS HINDERED DESPITE INNOVATIVE IDEAS

The buildings, street patterns, and their relationship to the waterfront give the downtown a remarkable and uniquely urban feel. Small details also contribute to downtown's sense of place: granite and brick paving, views of College Hill, and narrow, gently curving streets. Downtown has been in decline for many years due to competition from popular suburban shopping malls, the relocation of important department stores to outside the area and changing retail patterns. A high vacancy rate and other problems plague the downtown, and recently, for a variety of reasons, a few historic commercial buildings have been demolished.

To compensate for the loss of retail activity and to try to put life back into the area, a downtown-based not-for-profit group has been working to introduce new activities. They have devised a scheme for rehabilitating commercial buildings into residential apartments. Residential uses downtown are likely to attract new retail uses which cater to a residential population such as dry cleaners and restaurants; there is even a chance of 24-hour retail activity.

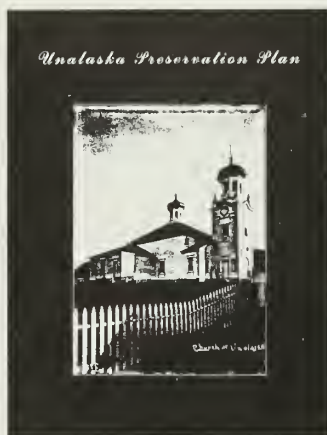
The proposed project makes good planning sense, but three issues have hindered the process: the commercial building stock is difficult to convert to residential units; there is a perception that downtown is unsafe; and, the lack of parking makes easy access to residents' cars difficult. These problems have deterred developers from attempting rehabilitation and have affected the potential market for would-be residents to relocate downtown.



Illustrative preservation scenarios such as those depicted in *A Plan for Preservation: Providence Rhode Island* help to identify and clarify preservation issues, making the plan readable and understood by professionals and laypersons alike.

ACTION STRATEGY FOR PRESERVATION		Implementation Tools & Techniques					Involvement					Timing				
Applicability Key:		Total	Very	Partial	Some							Short Term (within 1 year)	Mid Term (1-2 years)	Long Term (3-6 years)	Priority	Action
GOALS	ACTIONS					Regulatory	Admin.	Financial	Partnership/Consensus	Education/Training	State Gov't	City Gov't	Non-Profit	Civic Orgs.	Private	
CITY WIDE Make preservation a priority, with citywide protection mechanisms.	1. Establish the Providence Civic Alliance -- a consortium of public, non-profit and private interests -- to push for the implementation of the Preservation Plan and to further the preservation agenda in Providence.															*
	2. Designate more of the historically and architecturally significant areas of Providence as local historic districts.															*
	3. Prepare and implement a demolition delay ordinance applicable in neighborhood conservation zones, National Register districts, and possibly throughout the city.															
	4. Investigate the potential for heritage tourism as a form of economic development.															
	5. Establish a required interdepartmental review process for city facilities, programs and for collaboration among city departments.															
	6. Investigate the potential use of local property tax credits for the rehabilitation of buildings in local historic districts and neighborhood conservation zones.															
	7. Strengthen the technical and professional skills of staff in all relevant city departments, city boards, and commissions.															
	8. Promote the protection of citywide natural features such as parks, open space, scenic views, and street trees.															
INSTITUTIONAL BUILDINGS Identify and protect public and institutional buildings with historic, cultural and architectural significance, from incompatible alteration, deterioration and demolition. Balance institutional expansion with the preservation of neighborhoods and the city tax base.	1. Strengthen the requirements of institutional master plans to include an inventory of properties in local historic districts, a statement of intended use for historic properties, a regular program of maintenance, and enforcement mechanisms.															*
	2. Encourage and support the five-step Shared-Use Program to devise reuse strategies for institutional buildings.															
	3. Prepare an inventory and maintenance program for city-owned historic institutional buildings, schools and fire houses which merit historic designation.															
	4. Establish a site plan review process for institutional expansion, alteration or remodeling, especially when a project is adjacent to or in a National Register or local historic district.															
LOCAL HISTORIC DISTRICTS Strengthen the mechanisms for designation and administration of Providence's locally designated historic districts.	1. Create full time staffed positions in the Department of Planning for the Historic District Commission.															*
	2. Prepare a Historic District Handbook and other educational brochures to provide technical expertise for property owners and other citizens on designated historic districts.															*
	3. Clarify the designation process for local districts to include public information meetings and direct contact with property owners.															*
	4. Amend the City Zoning Ordinance to require comment from the Department of Planning regarding development proposals within the National Register districts.															
	5. Devise a comprehensive signage program for city gateways and in local historic districts.															
NEIGHBORHOOD CONSERVATION Preserve and protect the integrity of Providence's neighborhoods.	1. Target code enforcement to specified neighborhoods on a rotating basis, while providing technical and financial assistance for home improvement.															*
	2. Initiate a vacant building seal-up for buildings in National Register and local historic districts.															*
	3. Establish position of City Neighborhood Coordinator.															*
	4. Prepare neighborhood plans for each city neighborhood utilizing plans and studies previously developed by the city, RHPC and other groups.															
	5. Prepare and implement a neighborhood conservation zone, with review procedures for new development and alterations.															
	6. Expand loan funds for the rehabilitation of National Register properties modeled after the PPS Revolving Fund.															
DOWNTOWN Revitalize the downtown core and promote its historic, architectural and cultural character.	1. Update the Downtown Development Strategy.															*
	2. As part of the Downtown Development Strategy, explore the market for downtown uses (retail, residential, institutional) which capitalize on its central location and exceptional historic resources, and which promote culture and the arts as a preservation technique.															
INDUSTRIAL BUILDINGS Promote the adaptive reuse of historic industrial buildings and complexes.	1. Survey industrial buildings for their reuse potential.															*
	2. Implement effective building code regulations to facilitate adaptive reuse.															
WATERFRONT AREAS Encourage the development of vacant or underutilized waterfront areas, including increased public access, while protecting waterfront dependent land uses.																

A Plan for Preservation: Providence, Rhode Island reflects a clear vision and contains an action agenda specifying what is to be done, on whose initiative and when.



The Plan: Historic Preservation for Unalaska, Alaska

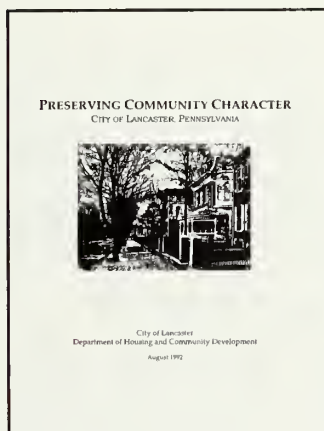
Linda A. Cook. (Anchorage, AL: Alaska Regional Office, U.S. National Park Service, 1990). 151 pages.

The preservation plan for Unalaska presents a thorough, thoughtful historical overview and cultural resource analysis for the small island (population 2,900) on the Aleutian archipelago. The document also provides a 53-page preservation strategy which avoids generalities and focuses on preservation goals that could be visibly achieved over a reasonable period of time. Most notably, the plan recognizes the acknowledged and continued growth of the community. As such, the plan offers land use and zoning recommendations and identifies and evaluates areas suitable for further development and areas sensitive to development. In addition, the document recommends areas for archaeological and conservation easements, provides illustrated design guidelines for the recommended downtown historic district and identifies and maps historic trails and view points for further analysis. A preliminary list of proposed projects serves as a guideline to apply for grant monies, and to promote local community interest, participation and support.

The plan may be obtained by contacting Department of Parks, Culture and Recreation, City of Unalaska, P.O. Box 89, Unalaska, Alaska 99685, 907-581-1297.

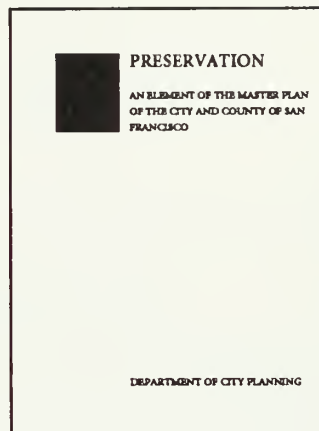


The preservation plan for Unalaska makes use of archival photos to characterize the community and demonstrate changes in appearance over periods of time.



*Preserving
Community
Character: City of
Lancaster,
Pennsylvania*

*City of Lancaster
Department of Housing
and Community
Development
(Lancaster, PA: Historic
Preservation Trust of
Lancaster County,
1992). 20 pages.*



*Preservation: An
Element of the
Master Plan of the
City and County of
San Francisco*

*San Francisco Depart-
ment of City Planning.
(San Francisco: Depart-
ment of City Planning,
1992). 101 pages.*

Published in both English and Spanish, *Preserving Community Character* highlights the preservation of community character as an issue for public consideration in this city of 55,000 in the heart of Pennsylvania's Amish Country. The definition of community character includes Lancaster's architectural and historic quality, its strong sense of community and neighborhood, its street trees, Central Market, and the city's multicultural nature. The plan's focus on cultural diversity (minorities make up 35% of the population) and its contributions to community character make the document unique among preservation plans. Developed with substantial public participation, the report is primarily centered on the physical character of the city because this is the most outwardly visible sign of the city's condition. It identifies both positive and negative aspects and how improvements can begin to be made. The basic message conveyed by this highly readable document is that Lancaster's community character is an important asset that can be used to achieve a variety of social and economic goals for the city. Specific recommendations relating to community character education, neighborhoods, historic preservation as a tool, minority involvement, community design consensus, and integration of community character preservation as an element of the comprehensive plan are included.

In keeping with its approach in planning and preservation as evidenced in the 1985 *Downtown Plan*, the San Francisco Department of City Planning sets forth in this document an official comprehensive policy statement and programmatic master plan element for historic preservation for the city and county of San Francisco (population 723,959). The topics addressed include: historical overview, inventory, building styles, survey methodology, design of alterations, street features, archaeological resources, preservation incentives, and public information. Objectives and policies are systematically listed to establish a comprehensive framework for a strong and consistent preservation policy. The subsequent section outlines specific strategies for implementation including the adoption of a revised planning code and the computerization of all cultural resource information.

Copies of the draft plan element may be obtained by contacting Vincent Marsh, Secretary, Landmarks Preservation Advisory Board, Department of City Planning, 450 McAllister Street, San Francisco, California 94102, 415-558-6345.

Inquiries about the report should be directed to the City of Lancaster Bureau of Planning and Community Development, P.O. Box 1599, 120 North Duke Street, Lancaster, PA 17603-1599, (717) 291-4711.

SUMMARY OF OBJECTIVES AND POLICIES

INVENTORY OF CULTURAL RESOURCES

OBJECTIVE 1

ESTABLISH AND MAINTAIN AN INVENTORY OF IMPORTANT CULTURAL RESOURCES AND THEIR SETTINGS AND RETAIN INFORMATION IMPORTANT TO THEIR UNDERSTANDING.

POLICY 1

Survey structures and sites which appear to be fifty (50) years old. Evaluate them to determine which contribute to the historic identity of San Francisco. Coordinate existing survey and evaluation systems.

POLICY 2

Consider as a potential cultural resource, any building or structure which appears at least fifty (50) years old and has not yet been surveyed, or which was surveyed more than ten (10) years ago.

POLICY 3

Identify, recognize and protect information of importance to an historical understanding of San Francisco's built environment and sites.

BUILDINGS AND SITES

OBJECTIVE 2

PROTECT AND PRESERVE BUILDINGS AND SITES OF HISTORIC IMPORTANCE.

POLICY 1

Protect historically important buildings and sites recognized by the Federal and State Governments.

POLICY 2

Protect cultural resources that have individual historic importance.

POLICY 3

Identify and protect concentrations of cultural resources which together convey the sense of time and place from distinct and important historic periods.

POLICY 4

Protect cultural resources identified as important until formal designation can be considered.

POLICY 5

Encourage rehabilitation and continue to use or adaptive reuse of historic buildings.

POLICY 6

When demolition of cultural resources is being considered; conduct adequate archival research to determine their significance.

DESIGN OF ALTERATIONS AND NEW CONSTRUCTION

OBJECTIVE 3

ENSURE THAT CHANGES IN THE CITY'S URBAN FORM RESPECT THE CHARACTER AND CULTURAL HERITAGE OF THE CITY.

POLICY 1

Apply nationally established standards and guidelines for the restoration and rehabilitation, and the alterations and additions to historic structures.

POLICY 2

Preserve whole buildings rather than facades only.

POLICY 3

Develop and apply standards and guidelines for infill development in historic districts so it is compatible with the character and cultural heritage of the district.

STREET FEATURES

OBJECTIVE 4

MAINTAIN THE PUBLIC FEATURES, AND ENCOURAGE MAINTENANCE OF SIMILAR PRIVATE FEATURES, OPEN SPACES AND LANDSCAPING, ARTWORKS, MONUMENTS AND OTHER OBJECTS OF THE STREET ENVIRONMENT WHICH ESTABLISH VISUAL INTEREST, HUMAN SCALE AND A CONTEXT FOR VIEWING BUILDINGS.

POLICY 1

Identify and protect monuments, sculptures, fountains and murals which contribute to the overall quality of City's open spaces and which educate San Franciscans about the City's and nation's heritage.

POLICY 2

Protect significant historic street furniture from damage and removal and encourage replacement of missing objects.

Primarily a policy document, *Preservation: An Element of the Master Plan of the City and County of San Francisco* provides concise, clear summaries of its objectives and policies.



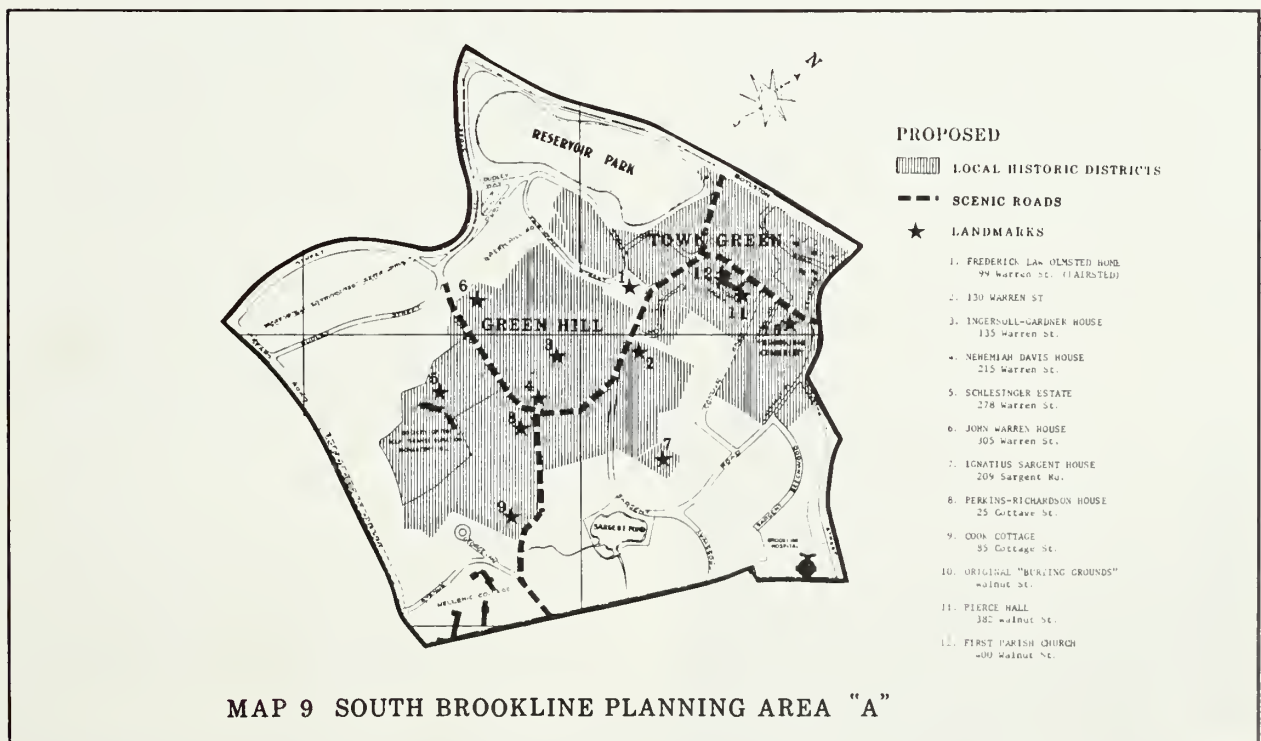
Preservation Plan for Brookline 1983

Brookline Historical
Commission. (Brookline,
MA: Brookline Histori-
cal Commission, 1983).
92 pages.

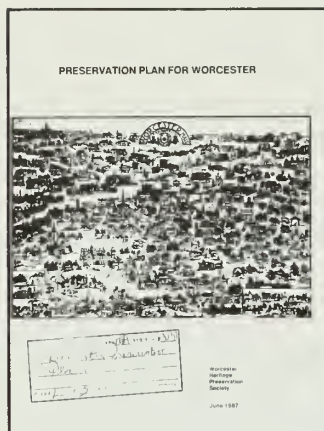
The *Preservation Plan for Brookline 1983* is an example of a plan for a town (population 54,718) exhibiting a mix of urban and suburban characteristics with a long history of preserving its built environment. The first section of the plan presents a brief historical overview and a history of preservation in Brookline. The document proceeds with a discussion of how preservation operates in Brookline and presents specific recommendations for administrative (e.g. combining the Historical and Historic District Commissions) and legislative (zoning bylaws, demolition control ordinance) procedures. Thereafter, reviewing the town by

planning areas with accompanying maps and photographs, the plan summarizes the existing preservation designations while introducing preliminary recommendations for additional local historic districts and building designations. In addition, the plan recommends two new preservation tools: neighborhood preservation areas (NPA) and scenic road and view designations.

The contact for the plan is Ruth Dorfman, Chairperson, Brookline Preservation Commission, 333 Washington Street, Brookline, Massachusetts 02146, 617-730-2089.



Reviewing the town by planning areas, the *Preservation Plan for Brookline 1983* recommends designations of additional local historic districts and preservation tools such as scenic road designations.

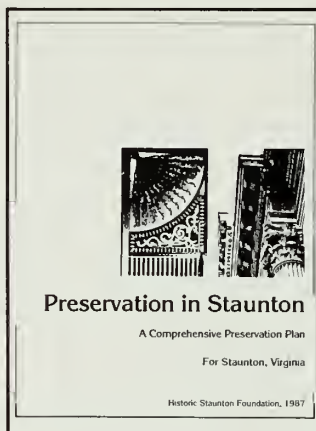


Preservation Plan for Worcester

Gretchen G. Schuler.
(Worcester, MA:
Worcester Heritage
Preservation Society,
1987). 250 pages.

Intended to be used as a policy guide for this city (population 169,759) experiencing sectoral shifts from a manufacturing to a service economy, the *Preservation Plan for Worcester* is distinguished by its clear statement of purpose and its thorough attempt at synthesizing land use planning issues with the evaluation of historical and cultural resources. The plan begins with a brief history of the development of Worcester followed by a chapter on the history of local preservation efforts. Commendably, the preservation plan was developed in conjunction with the city's master plan and therefore includes a discussion of the planning issues relative to both the master plan and the preservation plan. Subsequent chapters comprehensively identify legislative, administrative and technical preservation strategies for implementation. Evaluations of resources and specific recommendations are made in the final chapter in which the city is described and evaluated by geographic area called planning units corresponding to those used in the master plan. A chapter presenting a preservation action plan for Worcester organizations and agencies provides the underpinnings of necessary staff and resources to implement the stated recommendations. Instructive notes and references are provided after each chapter. Appendices include master plan documents, National Register lists, a model demolition ordinance and an example of neighborhood conservation district enabling legislation in support of the plan's stated recommendations.

The contact for the plan is Jody Kennedy, Office of Planning And Community Development, City Hall, 4th Floor, Worcester, Massachusetts 01608, 508-799-1400.

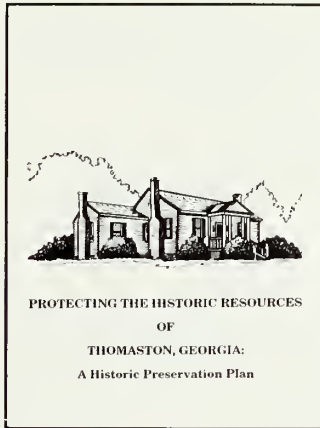


Preservation in Staunton: A Vision for the Future

Historic Staunton
Foundation and Land
and Community
Associates. (Staunton,
VA: Historic Staunton
Foundation and the
City of Staunton, 1987).
87 pages with appendi-
ces.

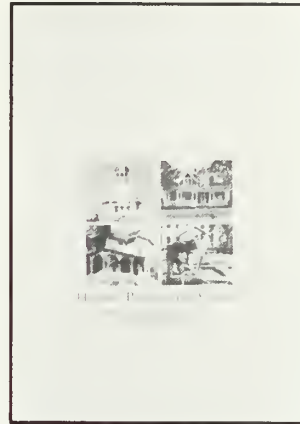
Preservation in Staunton: A Comprehensive Preservation Plan for Staunton, Virginia was developed to guide over a five-year period the preservation activities of a small city (population 24,461) located in the Shenandoah Valley. Developed, in part, by and for the private, non-profit Historic Staunton Foundation, the plan was designed so that portions could be integrated with the city's update of its comprehensive plan. Primarily a discussion and policy document, the plan contains a general description of Staunton's historic properties. An appendix organizes historic context data corresponding to themes developed by the Virginia Department of Historic Resources (SHPO). Thirty-two pages of the document are devoted to a discussion of the current conditions and issues related to the protection and reuse of the city's historic resources. The issues range from broad concerns, such as the general state of preservation in the community, to more specific topics, such as heritage tourism and the coordination of infrastructure. Each topical discussion concludes with a needs assessment and a goal derived from that assessment. The strength of the plan is its implicit and explicit intent to integrate historic preservation within the broader context of municipal planning and operations. Accordingly, the goals and objectives section is clearly articulated and keyed to a matrix of agencies, organizations and groups who would have the responsibility of implementing the initiatives associated with the stated goals.

Plan copies are available at the Historic Staunton Foundation, 120 South Augusta Street, Staunton, Virginia 24401, 703-885-7676.



*Protecting the
Historic Resources
of Thomaston,
Georgia: A Historic
Preservation Plan*

Erick D. Montgomery.
(Savannah, GA:
Montgomery Preserva-
tion Services, 1989). 100
pages.



*Tallahassee —
Leon County
Comprehensive Plan
Historic Preservation
Element*

Tallahassee —
Leon County Planning
Department. (Tallahassee,
FL: Tallahassee — Leon
County Planning
Department, 1990).
55 pages.

A pilot project of the Historic Preservation Section of the Georgia Department of Natural Resources (SHPO), the preservation plan for Thomaston (population 9,127) is a well-organized, thorough document which describes a preservation planning process that might be used as a model for other small cities with limited traditions of comprehensive land use and preservation planning. Eight major areas are covered in the plan: designation and listing of historic properties, tourism potential and development, downtown revitalization and economic development, landscaping, aesthetic improvements, planning, zoning and heritage education. Within each area, needs and priorities have been set and presented in order. The appendices include a draft historic preservation ordinance, a model sign ordinance and a resource guide listing pertinent preservation and planning organizations.

The contact for this plan is Juliette E. Greivell, Main Street Director, Downtown Thomaston Business Association, P.O. Box 708, Thomaston, Georgia 30286, 706-647-8311.

The official historic preservation element of the Tallahassee — Leon County Comprehensive Plan presents a concise developmental history of the area, a discussion of current historic preservation activities, including architectural and archaeological surveys in Leon County, and a discussion of challenges to the city and county with regard to historic preservation and growth and development. Most notably, the document describes the county's historical and cultural (HC) zoning classifications created to provide economic incentives for the preservation of historic buildings. The plan also addresses archaeological sensitivity zones and Leon County's efforts to preserve its trees and canopy roads. A 9-page policy statement offers specific, directed implementation procedures and recommendations.

The contact for the plan is Vivian Young, Executive Secretary, Tallahassee — Leon County Architectural Review Board, 329 North Meridian Street, Tallahassee, Florida 32301, 904-488-3901.

The concern for preserving Leon County's trees and canopy roads is among the topics discussed in the *Tallahassee—Leon County Comprehensive Plan Historic Preservation Element*.



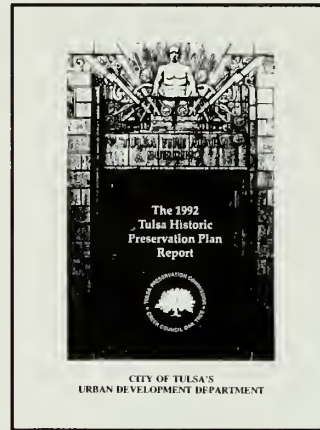


***Town of Milton
Historic
Preservation Plan***

*Edith G. Clifford.
(Milton, MA: Milton
Historical Commission,
1988). 112 pages.*

The *Town of Milton Historic Preservation Plan* is a thorough plan for a predominately residential suburban community (population 25,725) 4 miles south of Boston with a history of recording its past and inventorying its cultural and natural resources. The document begins with a 44-page overview of Milton's history, highlighted by key buildings and sites from Milton's 1986 comprehensive survey and inventory of 400 historic properties. The document reports on past historic preservation activities and presents an evaluation of the inventory for a determination of those buildings and areas that are of particular significance and deserve National Register nomination. A subsequent chapter provides a brief overview of the community, preservation planning issues and current and potential threats to the town's historic resources. Broad-based recommendations are found in the final chapter; among them are the nomination of significant properties to the National Register of Historic Places, integration of preservation concerns into the legislative and planning process, educational and technical strategies such as the development of a maintenance/ rehabilitation handbook and open space preservation mechanisms. Appendices include the Inventory of Historic Assets of Milton, a model demolition bylaw and residential rehabilitation guidelines.

The contact for the plan is Esther M. Jepson, Chairperson, Milton Historical Commission, 165 Hillside Street, Milton, Massachusetts 02186, 617-698-6470.



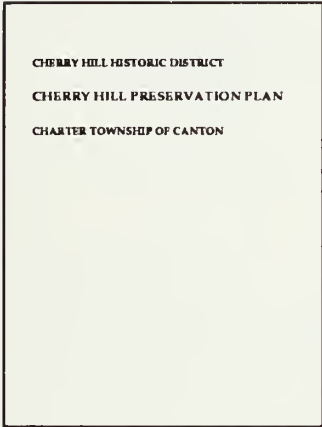
***The Tulsa Historic
Preservation Plan
Report***

*City of Tulsa Urban
Development Depart-
ment. (Tulsa, OK: City
of Tulsa Urban
Development Depart-
ment, 1992). 227 pages
with appendices.*

A plan based primarily on historical contexts or themes (e.g. ranching, agriculture, urban development) and architectural surveys, *The Tulsa Historic Preservation Plan Report* provides current identification of Tulsa's (population 360,919) historically significant properties and neighborhoods. The plan establishes general community goals and preservation policies and provides a list of available preservation tools from which the community may select for implementation.

The plan may be obtained by contacting Greg Warren, Urban Design Planner, City of Tulsa Urban Development Department, 110 South Hartford Street, Tulsa, Oklahoma 74120-1820, 918-596-2600.

AREA PRESERVATION PLANS



CHERRY HILL HISTORIC DISTRICT
CHERRY HILL PRESERVATION PLAN
CHARTER TOWNSHIP OF CANTON

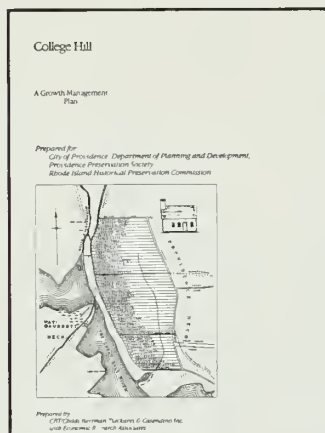
*Cherry Hill
Preservation Plan:
Cherry Hill Historic
District*

*Canton Township
Historical Commission,
Department of Commu-
nity and Economic
Development and
Quinn Evans/Architects.
(Canton, MI: Quinn
Evans/Architects, 1989).
47 pages and appendices.*

The *Cherry Hill Preservation Plan* is a plan for the Cherry Hill Historic District located in the rural/agricultural/suburban Township of Canton, Michigan (population 57,047) located 25 miles west of downtown Detroit. The plan treats both the “internal” and “external” issues relating to the historic district and the surrounding agricultural land. The document begins with a historical analysis covering rural settlement, truck and dairy farming and suburban development as well as the identification of future trends. Subsequently, the plan presents a Context Plan and a Village Plan illustrating the analyses and recommendations for both external and internal influences affecting the historic district. The Context Plan addresses land use and zoning, a transition zone surrounding the historic district, a landscape buffer following the perimeter of the transition zone and various roadways.

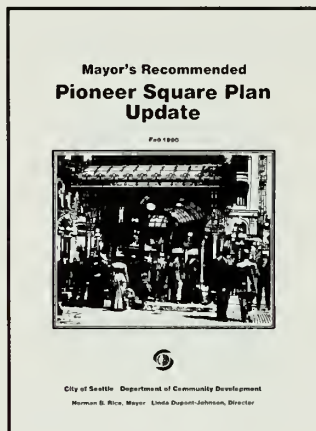
The Village Center Plan offers specific recommendations for significant buildings and sites within the historic district, key undeveloped properties and the development of a historical farmstead/events site. In addition to presenting new development design guidelines, the plan provides a detailed action agenda which identifies objectives and subsequent actions organized by action, timeline, responsibility entity for implementation and projected budget.

The plan is available through Kim Scherschligt, Resource Development Manager, Charter Township of Canton, Administrative Services, 1150 South Canton Center Road, Canton, Michigan 48188, 313-397-5417.



College Hill Growth Management Plan

Childs Bertman
Tseckares and
Casendino, Inc.
(Providence, RI: CBT,
1991). 42 pages and
appendices.



Mayor's Recommended Pioneer Square Plan Update

Denise Hunt and John Chaney. (Seattle, WA: Pioneer Square Preservation Board, 1990). 140 pages.

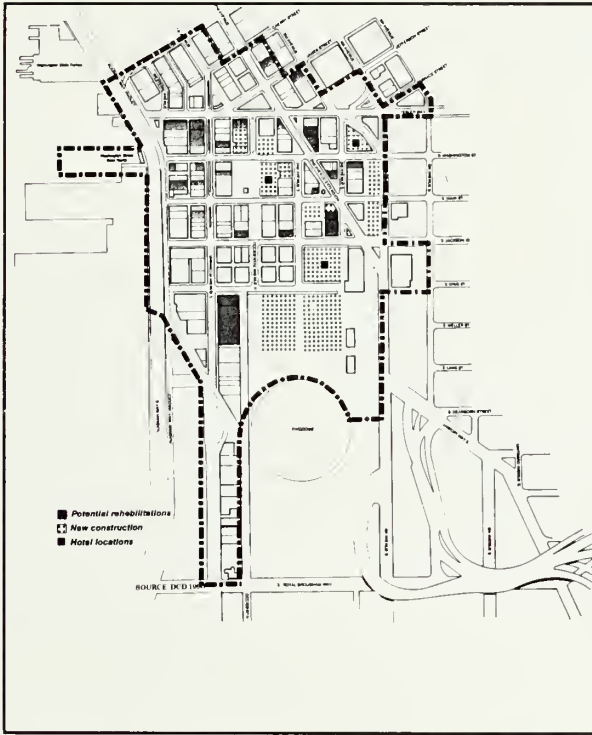
In 1959, the unprecedented report *College Hill: A Demonstration Study of Historic Area Renewal* was published. The document emphasized comprehensive growth management, combining a program of historic preservation with master planning — an unusual approach for urban renewal at the time. Some thirty years later, the *College Hill Growth Management Plan* recognizes the successes which have been achieved as a result of the initiative on College Hill, a mixed-use neighborhood of over 10,000 residents adjacent to downtown Providence. Moreover, the plan addresses unresolved issues and problems and identifies specific needs for growth management in response to continuing development pressures.

Containing an examination of existing conditions and future trends regarding demography, economics and land use, the plan is primarily comprised of specific conclusions and recommendations as well as several overall policy directions. The recommendations offered in the report include zoning changes, historic resource management improvements, traffic and parking improvements and streetscape, landscape and open space design. The plan contains a section on implementation which reviews and prioritizes key recommendations, identifies specific actions which should be taken and assigns preliminary responsibility to public agencies, institutions or organizations. A technical appendix reviews economic, demographic, regulatory and land use studies.

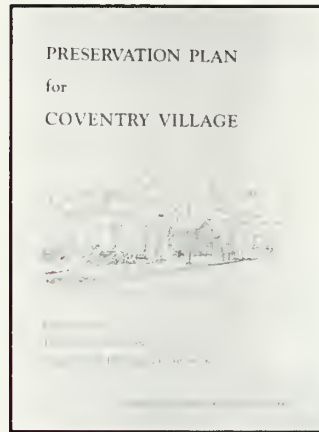
Inquiries about the plan may be directed to Arnold Robinson, Assistant Director, Providence Preservation Society, 21 Meeting Street, Providence, Rhode Island 02906, 401-831-7440.

The 1974 *Pioneer Square Historic District Plan* proposed actions for public spaces, housing and commercial development to encourage restoration and future development consistent with the recognized historic character of the Pioneer Square Historic District, a late nineteenth century commercial/residential district located in downtown Seattle. The *Mayor's Recommended Pioneer Square Plan Update* acknowledges the successes of the 1974 plan, addresses the changes which have occurred since then and provides a current analysis of the district. The document is unique among preservation plans insofar as it sets forth both policy recommendations and physical improvement recommendations consequent to its assessment of issues such as housing, demographics, neighborhood "social diversity," as well as traffic and transportation and parking. Specific capital improvement recommendations, many of which were developed through a series of citizen participation workshops, are described in an attractively illustrated 51-page chapter entitled "Urban Design." The urban design section covers major elements such as streetscape, open space, "gateways" and building design. The document culminates with a capital improvement plan, folding out of the back cover, which is a prioritized list of all capital improvement recommendations including estimated costs and funding sources to guide the development in the district through the year 2010.

Inquiries about the plan may be addressed to Jill Novik, Urban Conservation Division, 400 Arctic Building, 700 Third Avenue, Seattle, Washington, 98104-1848, 206-684-0229.



The *Mayor's Recommended Pioneer Square Plan Update* examines the full range of aesthetic, historic, developmental, social and preservation values surrounding current preservation activities in the Pioneer Square Historic District.



Preservation Plan for Coventry Village

Preservation Planning Associates. (West Hartford, CT: Preservation Planning Associates, 1990). 79 pages.

The *Preservation Plan for Coventry Village* — a village within the town of Coventry, a community of 10,063 inhabitants located in northeastern Connecticut — recommends tools and techniques to accomplish the town's objectives of protecting and enhancing historic, cultural and natural resources and developing a framework to enable economic growth while ensuring historic preservation. The well-organized, readable document begins with a brief discussion of Coventry's historic heritage. The strength of the plan is exhibited in subsequent sections which present pertinent data on existing conditions and analyses of economic development potential. The data relates to the plan's goals and objectives and reinforces the plan's specific recommendations and strategies for implementation. Among the many recommendations offered are the creation of historic district zoning, the development of a revitalization loan and grant program, revitalization of the village's historic mills, development of a linear park along a brook and open space preservation through incentive zoning and conservation easements.

The contact for the plan is Gregory E. Andrews, Appraiser/Consultant, Preservation Planning Associates, 1643 Boulevard, West Hartford, Connecticut 06107, 203-561-3841.

SPECIAL TOPICS IN PRESERVATION PLANS



*Cultural Heritage
and Land
Management Plan
for the Blackstone
River Valley
National Heritage
Corridor*

*Blackstone River Valley
National Heritage
Corridor Commission et
alia. (Uxbridge, MA:
Blackstone River Valley
National Heritage
Corridor Commission,
1989). 83 pages.*

The *Cultural Heritage and Land Management Plan for the Blackstone River Valley National Heritage Corridor* is an example of a sophisticated, accessible plan for the management of cultural and natural resources concentrated along a 46-mile river corridor encompassing the jurisdictions of twenty local governments, two state governments (Massachusetts and Rhode Island) and private owners — all coordinated by an umbrella citizen's commission established by the U.S. Congress. Intended to synthesize and coordinate existing state plans, reports and studies, the plan summarizes the reports and draws from them resource descriptions, identified threats and opportunities and recommended strategies to formulate an action agenda. The agenda focuses on seven areas: coordination and consistency, historic preservation, interpretation, environmental conservation, land use management, recreation and economic development and tourism. The implementation strategy emphasizes integrated linked actions rather than separate isolated projects.

Inquiries concerning the plan are directed to the Blackstone River Valley National Heritage Corridor, P.O. Box 34, 15 Mendon Street, Uxbridge, Massachusetts 01569, 508-278-9400.

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