

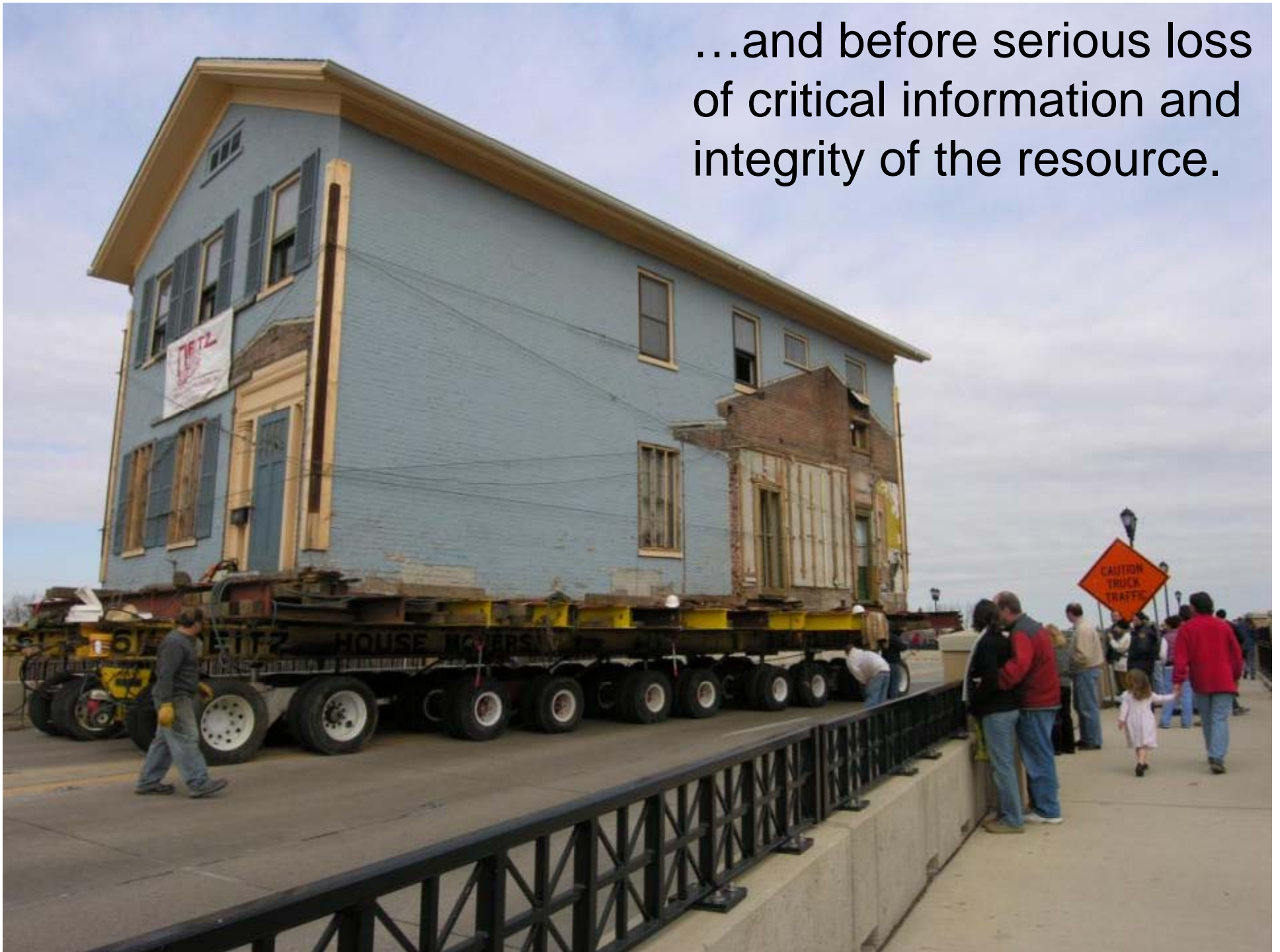
The Historic Structure Report
Overview and Introduction

When do an HSR?

Ideally BEFORE work is contemplated...



...and before serious loss of critical information and integrity of the resource.



Who commissions the HSR

- *Cities & Counties*
- *State & Federal agencies*
- *Non-profit organizations*
- *Private owners*



NATIONAL TRUST
for HISTORIC PRESERVATION®

The First HSR



- *Written in 1935*
- *After restoration*
- *“Completion report”*
- *Established HSR content*



***The Moore House: The Site
of the Surrender – Yorktown***

***In the private home of
Augustine Moore on
October 18, 1781,
commissioners met to draft
the Articles of Capitulation.
Constructed about 1725, the
restored house is furnished
as a home of the 1776—81
period.***

Reference Standard

- *Published in 2005*
- *Accessible to the public*
- *Guiding principles*
- *Sample outline*



Preservation Briefs

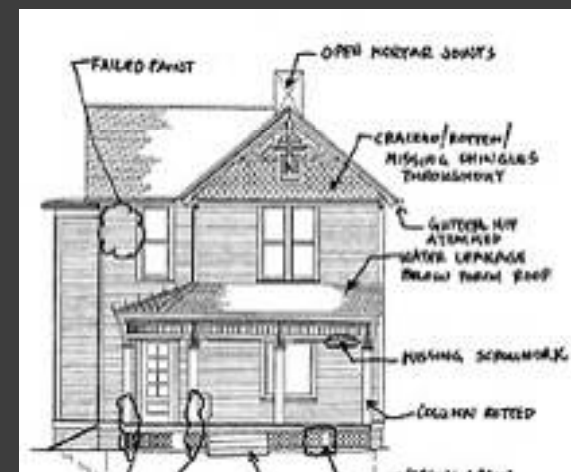
Technical Preservation Services
National Park Service
U.S. Department of the Interior



Preservation Brief 43

The Preparation and Use of Historic Structure Reports

Deborah Slaton



Preliminary Work



Point Betsie Light Station

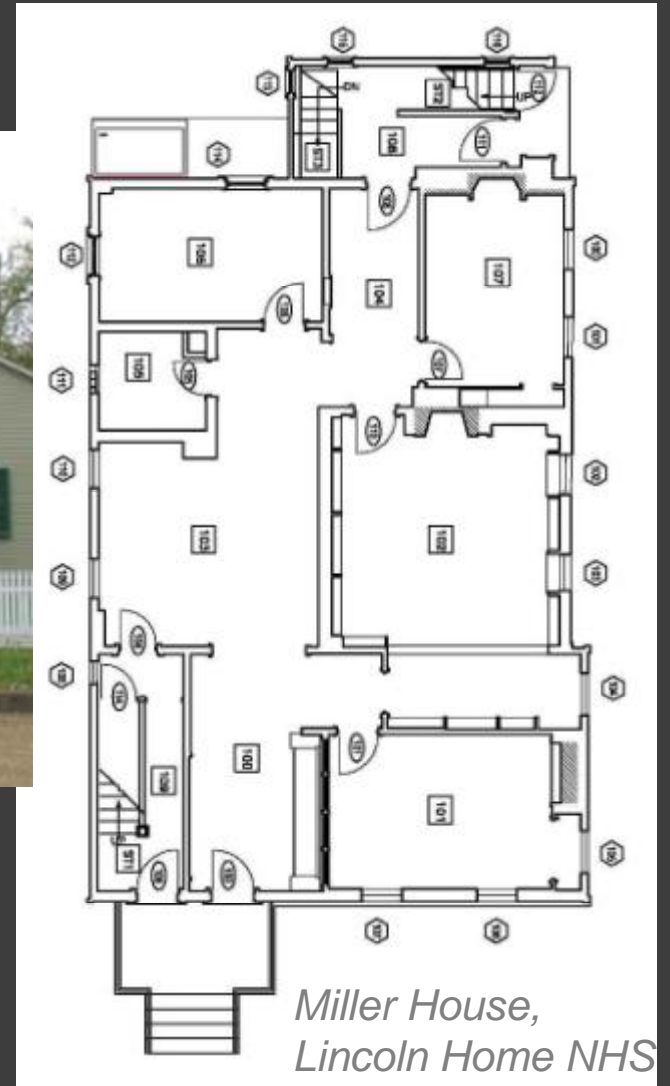
- *Historical Research*
- *Reference Floor Plans*
- *Elevation Sketches*
- *Preliminary Bibliography*
- *Draft Table of Contents*

Preliminary Work



Miller House, Springfield, IL

- *Historical Research*
- *Reference Floor Plans*
- *Elevation Sketches*
- *Preliminary Bibliography*
- *Draft Table of Contents*



*Miller House,
Lincoln Home NHS*

Survey / Research



*Miller House, Springfield, IL
– Conditions Survey for HSR*

- *Be methodical*
- *Share the work*
- *Assign tasks*
- *Budget your time*



*Christ Church Detroit
– Masonry Conditions Survey*

Survey / Research

- *Be methodical*
- *Share the work*
- *Assign tasks*
- *Budget your time*



Miller House, Springfield, IL

Survey / Research

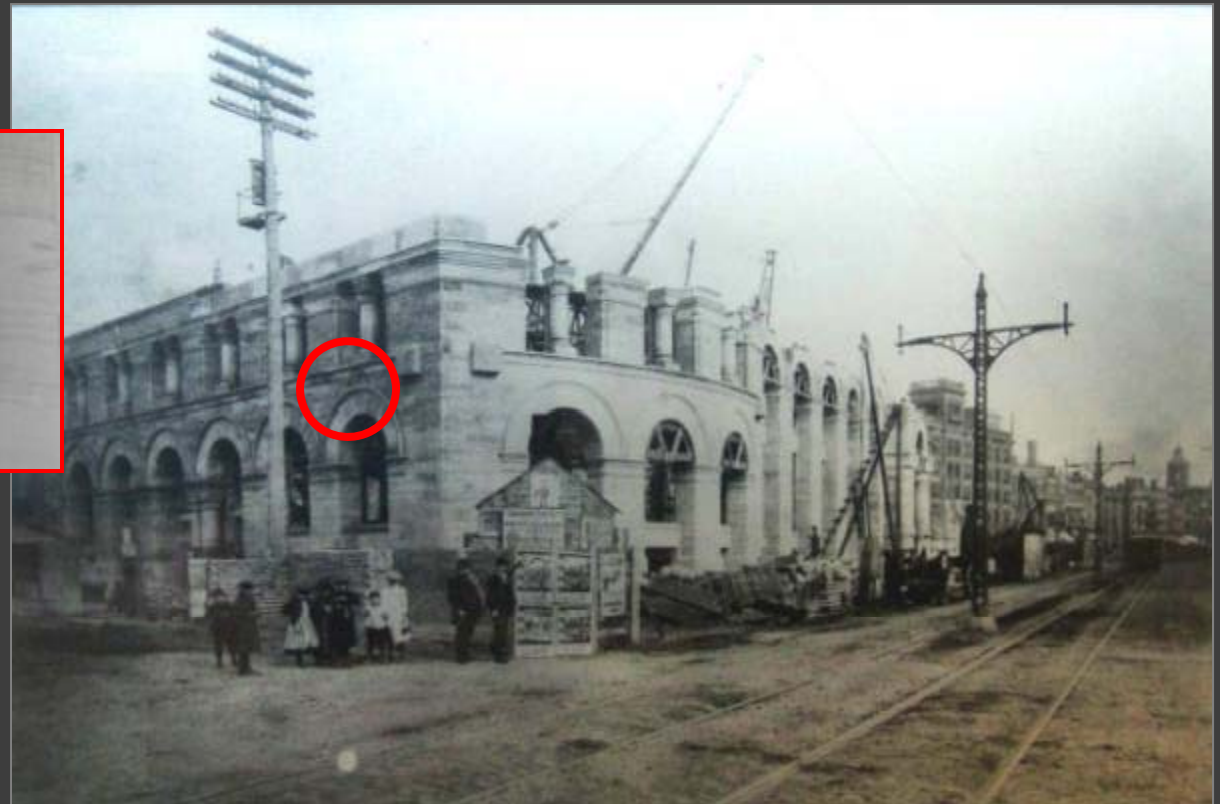
- *Try to have the whole team on site*



*Milwaukee City Hall
Assessment Team On Site*

Survey / Research

- *Back up field observations with historic data*



Milwaukee City Hall – Under Construction, 1890s

Survey / Research

- *Learn from the building*
- *Respect potential hazards*



*Miller House, Springfield, IL
– Conditions Survey for HSR*

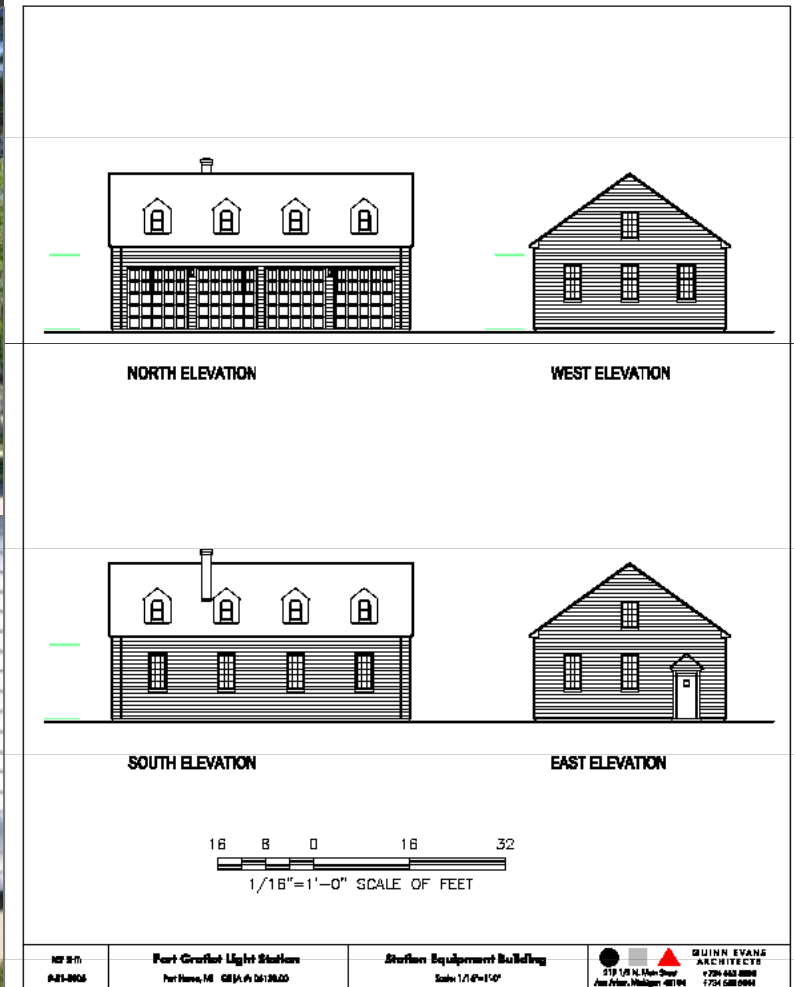
Survey / Research

- *Spend time reviewing client / owner resources*
- *Deed research at the assessment office*
- *Microfiche at the local library*
- *Newspaper archives*



Milwaukee City Hall – Historic Drawing Research

Measured Drawings



*Fort Gratiot Light Station
 – Photos & Drawings for HSR*

Episode Drawings

Building Key

1. Lighthouse (1829)



RF 341: 00-35-2067	Fort Geo Fort Geo, MI
-----------------------	---------------------------------

Building Key

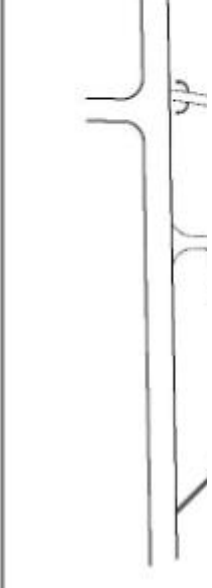
1. Lighthouse (1829)
2. Duplex (1874)
3. Fog Signal Building (1900)



RF 341: 9-21-2006	Fort Geo Fort Geo, MI
----------------------	---------------------------------

Building Key

1. Lighthouse (1829)
2. Duplex (1874)
3. Fog Signal Building (1900)
4. Single Family Dwelling (1932)
5. Station Building (1932)
6. Equipment Building (1939)



RF 341: 9-21-2006	Fort Geo Fort Geo, MI
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Building Key

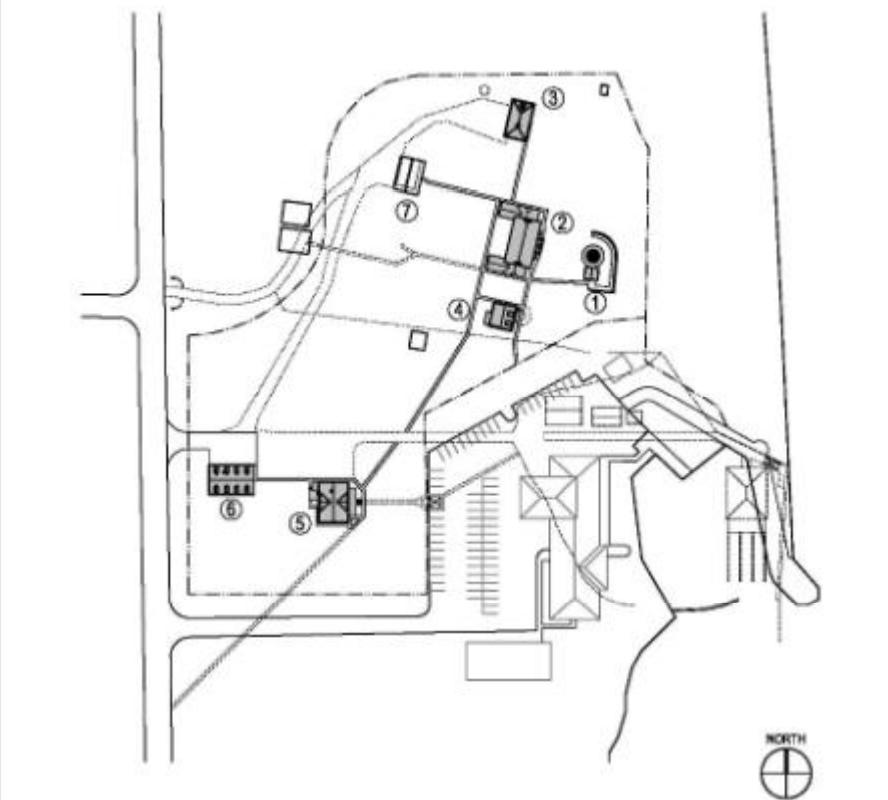
1. Lighthouse (1829)
2. Duplex (1874)
3. Fog Signal Building (1900)
4. Single Family Dwelling (1932)
5. Station Building (1932)
6. Equipment Building (1939)
7. Three Bay Garage (circa 1970's)

Structures

- New Building
- Existing Building
- Demolished Building

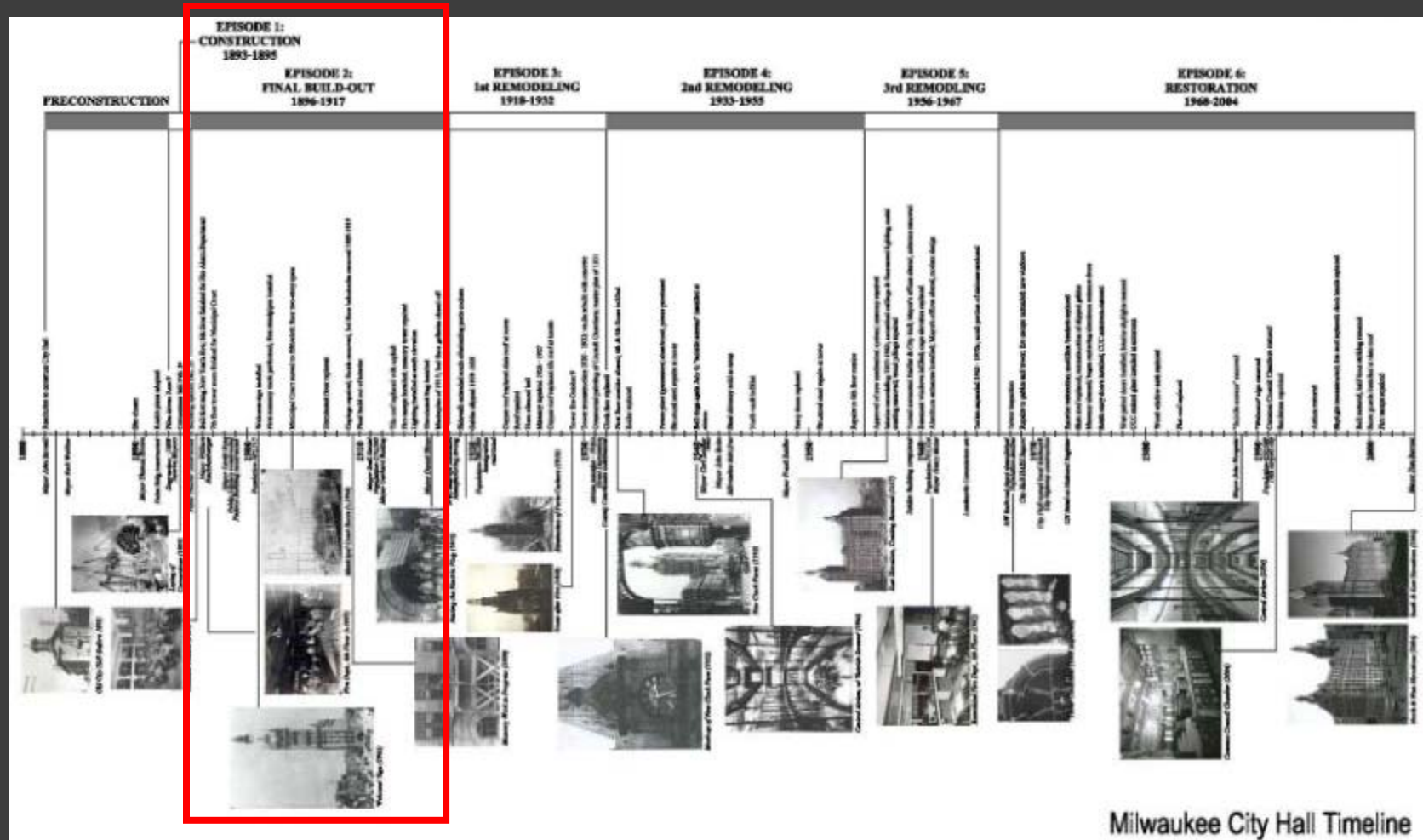
Circulation

- Fence
- Unpaved Pathway
- Paved Pathway
- Demolished Pathway



RF 341: 9-21-2006	Fort Gratiot Light Station Fort Gratiot, MI GEA# 00-38-00	Episode V (1939-Present) North Scale	 <small>QUINN EVANS ARCHITECTS 218 1/2 W. Main Street Ann Arbor, Michigan 48106 +1 734 663 9088 F 734 663 0242</small>
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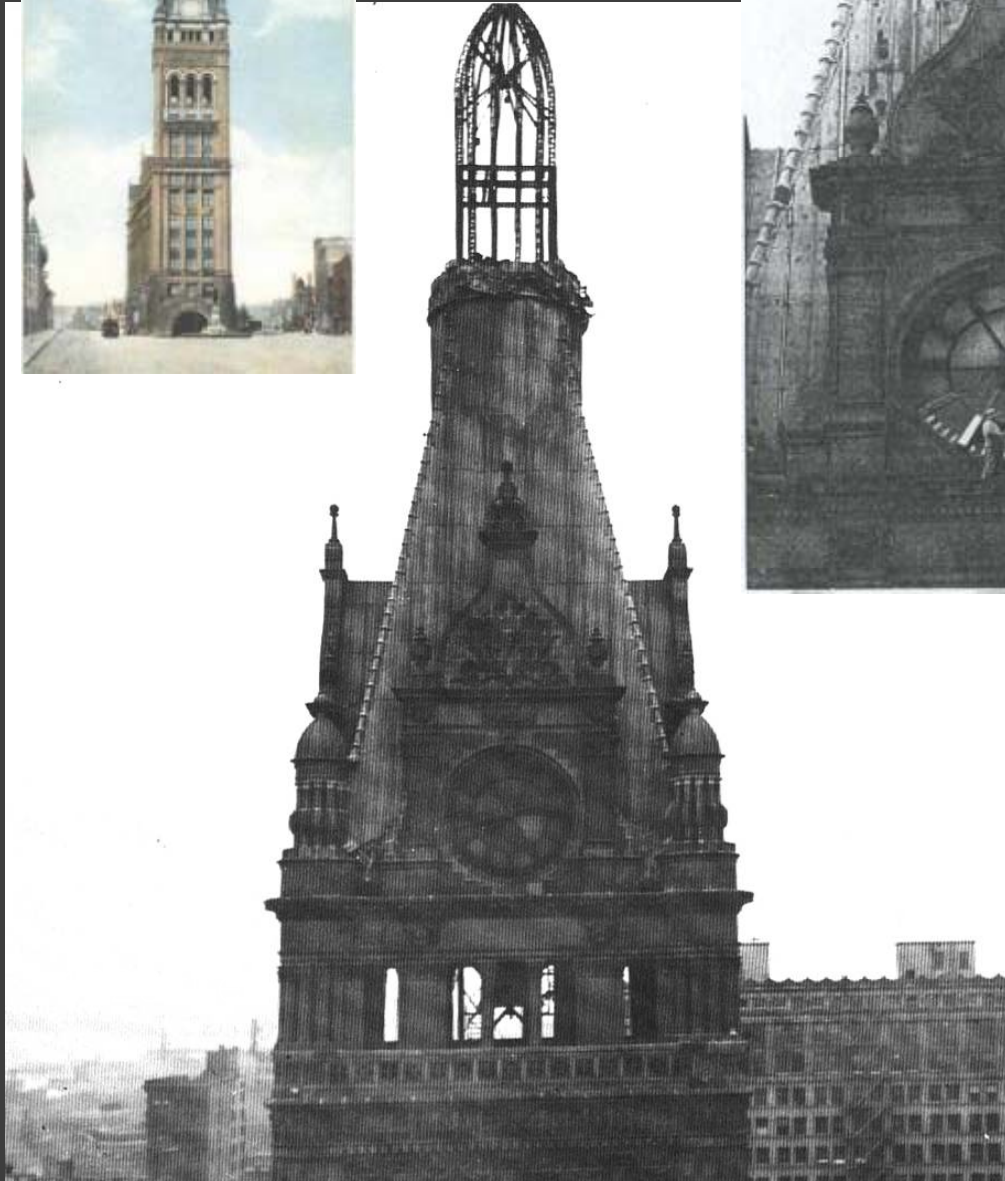
Chronology & Episodes



Milwaukee City Hall Timeline

Period of Significance

Period of Significance Episode 2, Final Build-Out: 1896-1917



1932



2003

Comparable Structures



Approach to Treatment

Authenticity.

Integrity.

Period of significance.

Purity of interpretation.

Rule of reversibility.

...buzzwords to help define the “right” answer...

Preservation

Restoration

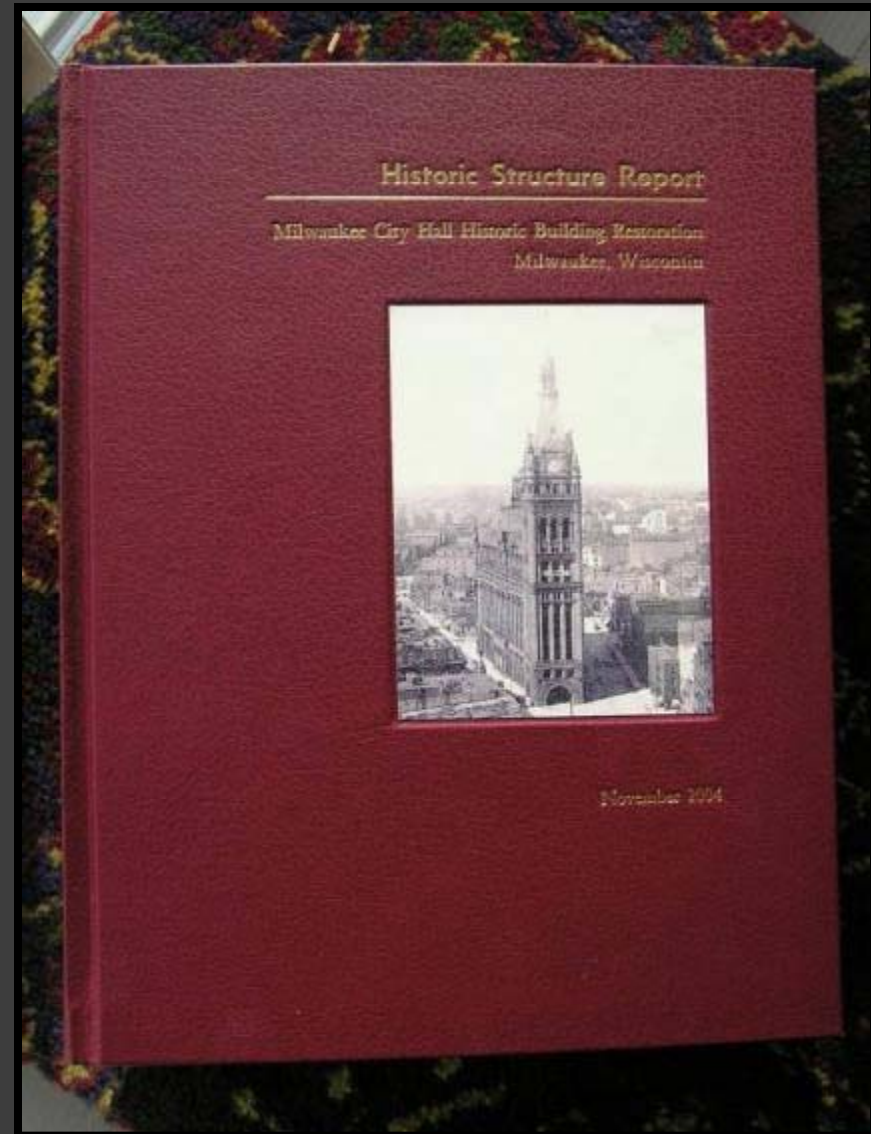
Rehabilitation

Reconstruction

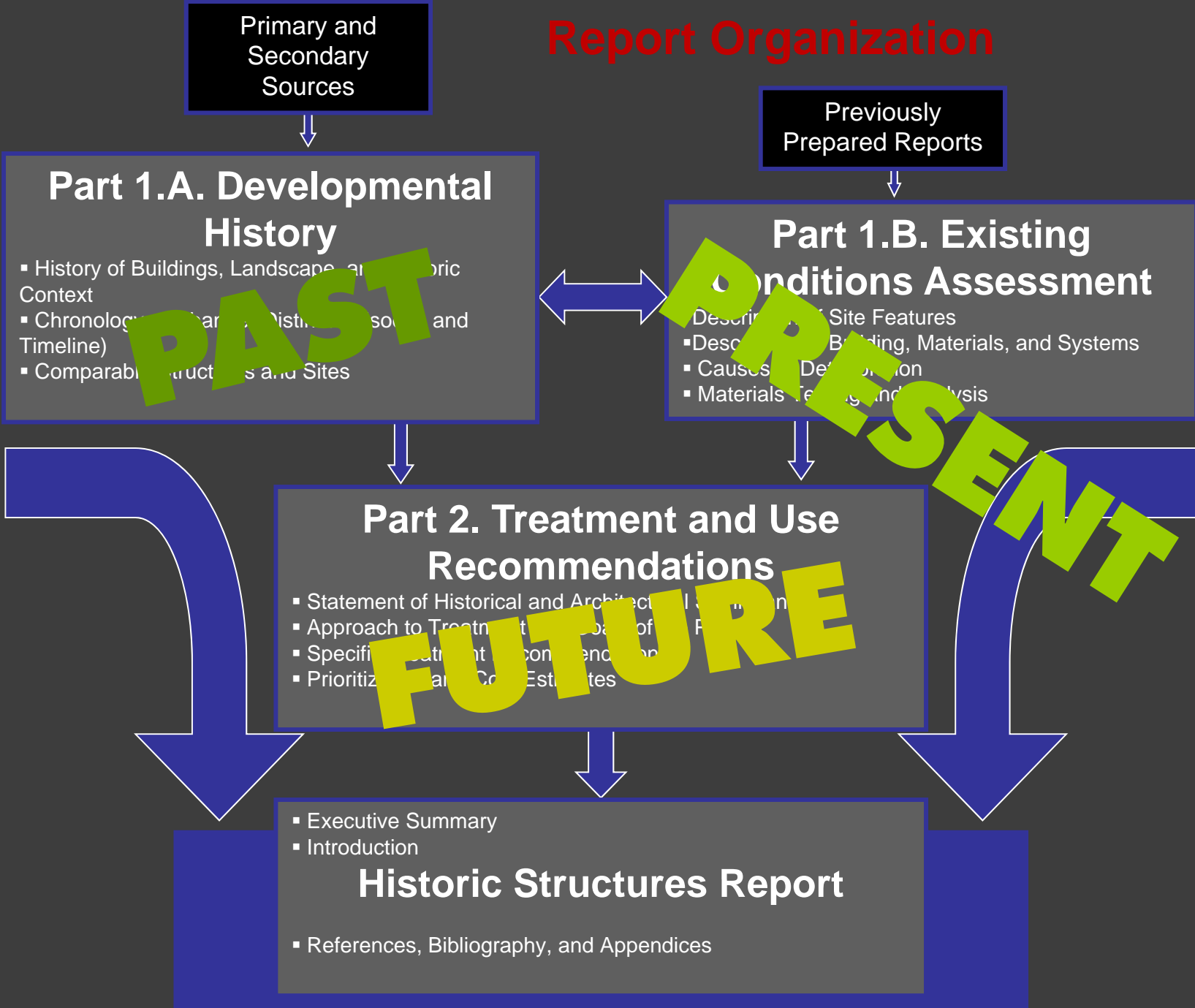
The Secretary of the Interior’s Standards provide
“philosophical guidance and reasonableness”
in approaching a particular preservation project.

Report Organization

- *Submissions*
 - *75% TEXT draft*
 - *90% draft*
 - *Final Report*
- *Start writing*
 - *Set goals*
 - *Meet them*



Report Organization



Executive Summary

Reality Check: This may be the only part they read!

- *Purpose of the HSR*
- *Goals*
- *Project Team*
- *Methodology*
- *Report Organization*
- *Summary of Findings*



Milwaukee City Hall – Atrium Skylight

Historic Background and Context

- *History*
- *Description*
- *Chronology*
- *Comparable Sites*



Before and After
Restoration Point Betsie

Existing Conditions

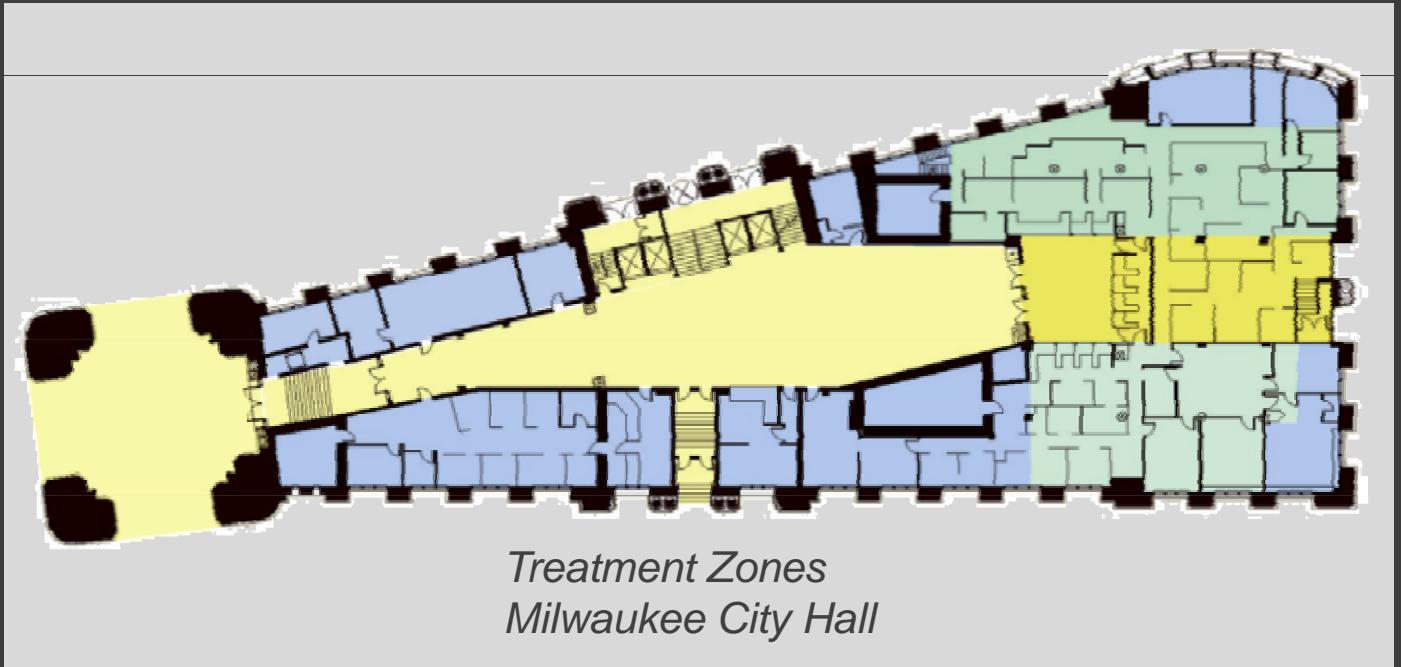
- *Logical organization*
- *Integrated expertise*
- *Focused photographs*



*Paint sampling and "Selective Demolition"
Miller House, Springfield, Illinois*

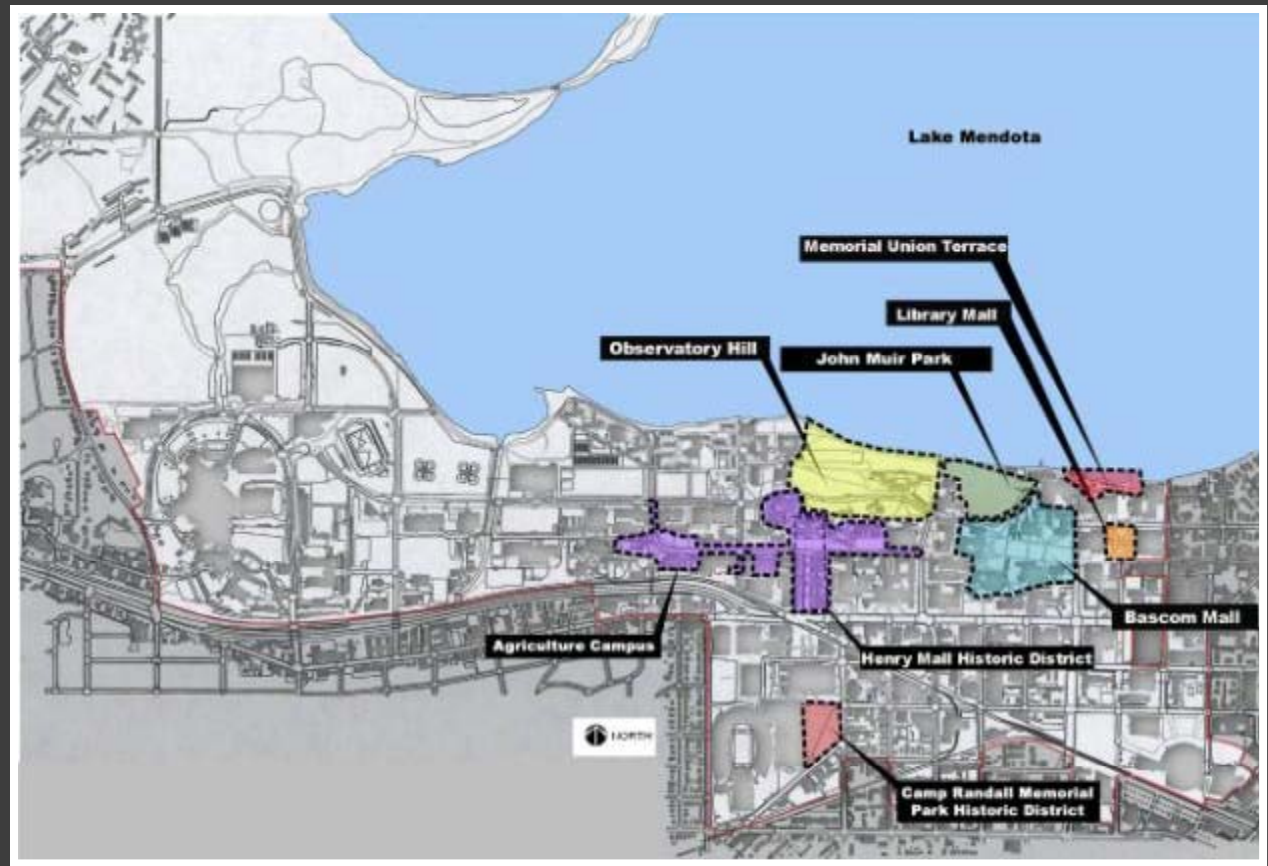
Recommendations

- *Logical organization*
- *Integrated expertise*
- *Immediate & long term work*
- *Budgets*



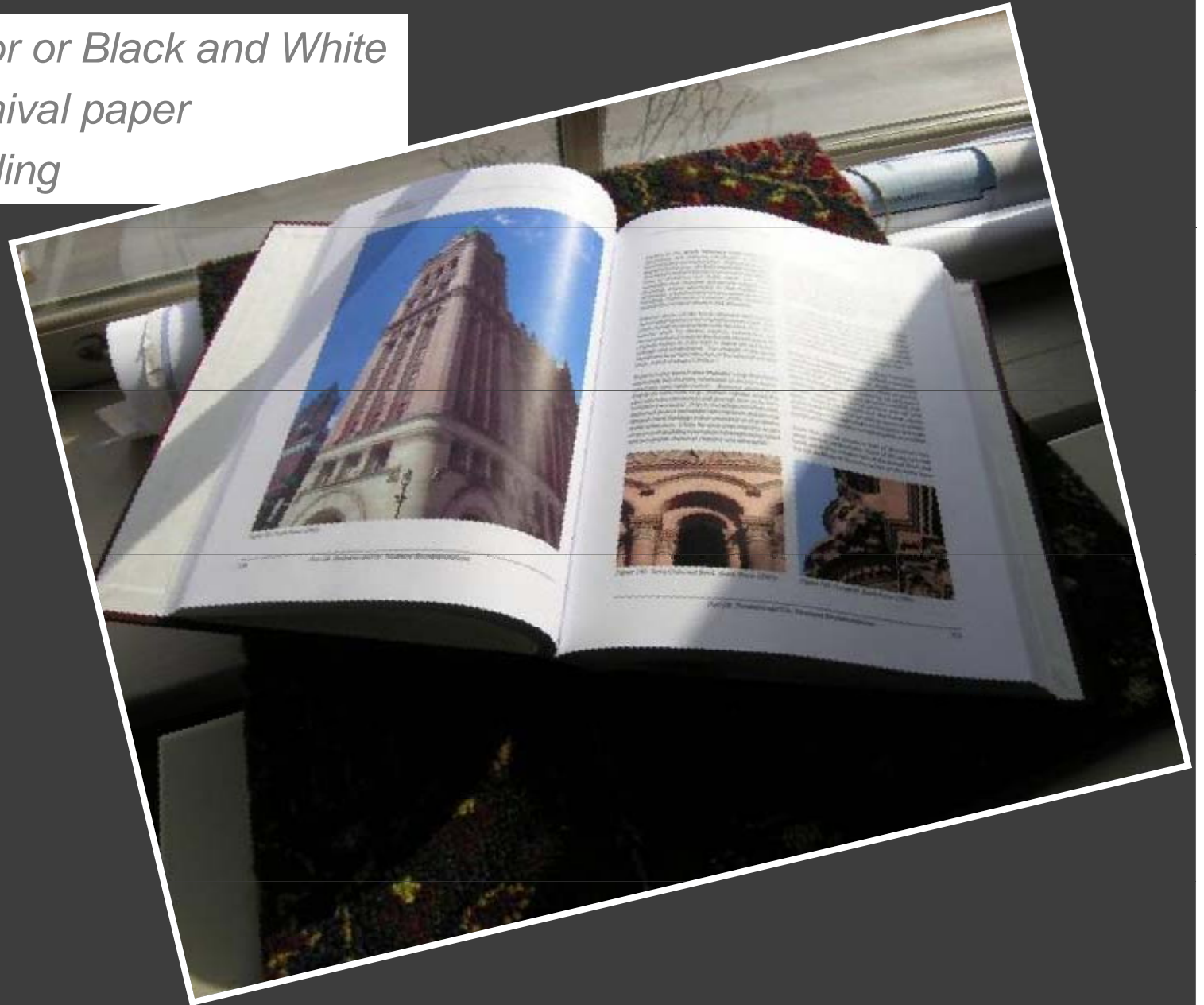
Appendices

- *References*
- *Additional Reports and Data*
- *Photographs and Drawings*



The Final Product

- *Color or Black and White*
- *Archival paper*
- *Binding*

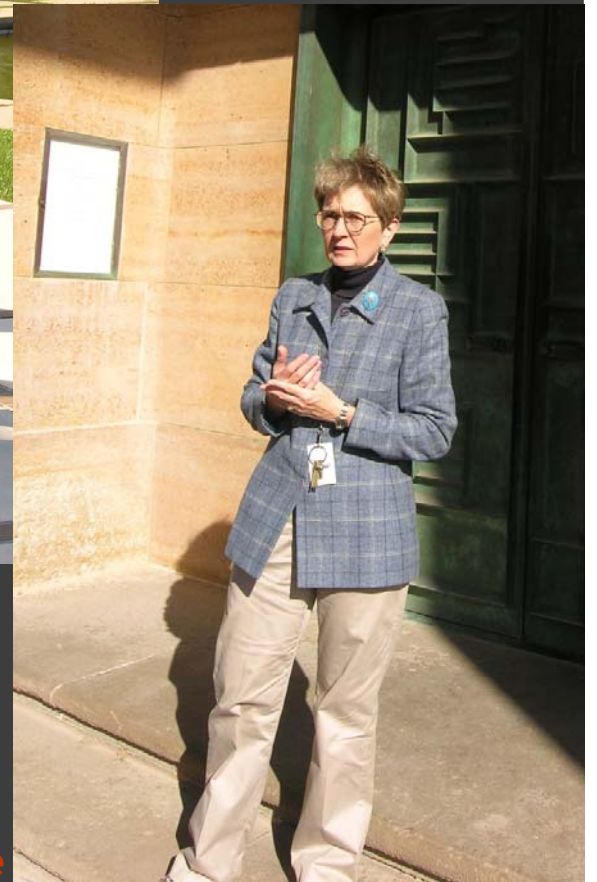


Tower Cottage

*Cranbrook Educational Community
Bloomfield Hills, Michigan*



EMU Tour & Introduction, Nov. 2013



Archives Tour & Access*

Gregory M. Wittkopp, Director

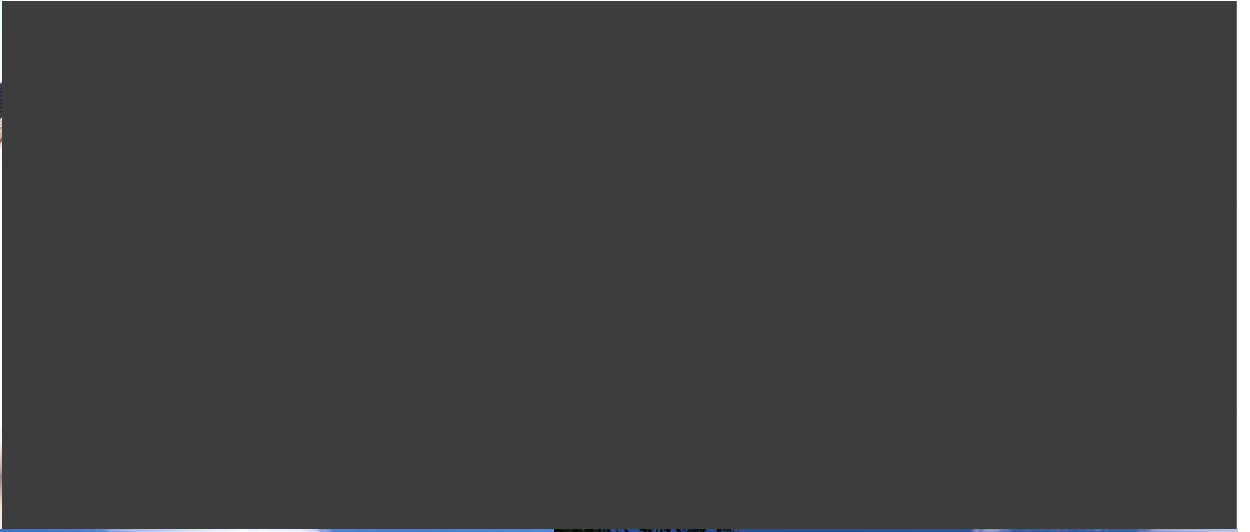
Roberta Frey Gilboe, Head Registrar

**Leslie Edwards, Head Archivist – primary assistance on site*

Exterior Walk Around















Interior Walk Around



Front Entry Stair Hall

Kitchen #1



Kitchen #2



Kitchen #3







Questions & Discussion



Tower Cottage, Cranbrook Educational Community, Bloomfield Hills, Michigan