



HISTORIC PRESERVATION IN DOWNTOWNS

TOOLS & PLAYERS: ESTABLISHING FEASIBILITY

Maine Downtown Conference 05 02 2014

Feasibility Studies: Generic Scope of Work

1. Documentation
2. Historical research
3. Evaluation of existing conditions
 - a) Site (survey if needed)
 - b) Environmental site assessment
 - c) Architecture
 - i. Building envelope
 - ii. Character-defining features
 - iii. Code and regulatory issues
 - d) Structural systems
 - e) Building systems
 - i. Mechanical
 - ii. Electrical
 - iii. Plumbing
 - iv. Technology



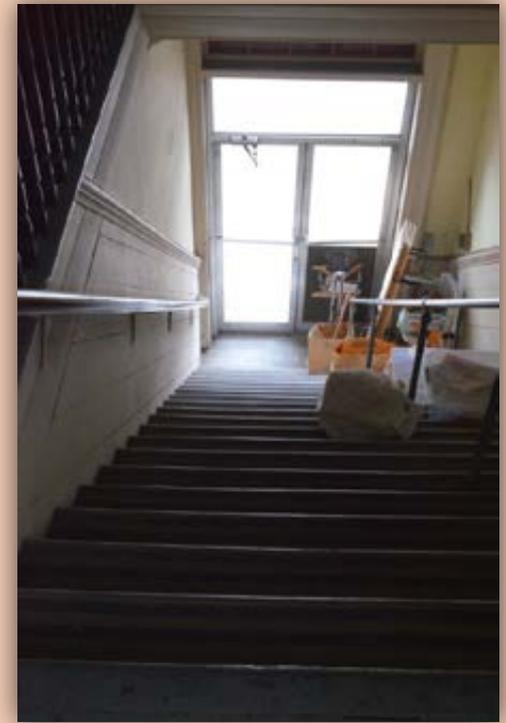
Feasibility Studies: Generic Scope of Work

4. Building programming
5. Concept Design(s)
6. Special considerations
 - a) Historic preservation tax credits
 - b) Historic preservation designations (National Register, local listing) and authorities
7. Code Review
8. Economic feasibility
9. Implementation



Feasibility Studies: Typical Deliverables

1. Reports/graphics
2. Nominations/designation documentation
3. Tax credit application materials



Study Team

Historic Preservation Architect/Planner

Structural Engineer

Mechanical/Electrical/Plumbing Engineers

Landscape Architect

Civil Engineer

Surveyor

Historic Preservation Consultant

Cost Estimator/Pre-Construction Consultant



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Conclusion

Need help?

- Maine Downtown Center
- Maine Preservation
- Greater Portland Landmarks
- Main Street offices



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Architectural, Historic Preservation & Planning Concepts