

Historic Buildings Future Management Requirements

INVENTORY

The list of NRHP-listed and -eligible buildings and structures is current as of November 2000 (see *Appendix VIII: Historic Resources Inventory*). Future inventory updates should be conducted at five year intervals from FY01 to evaluate those properties that have reached 50 years of age since November 2000.

Fort Bragg will do the following:

1. Conduct the next inventory update in FY06.
2. Reevaluate buildings or structures, which in previous inventories were determined ineligible for listing in the National Register of Historic Places (NRHP), only if the SHPO, ACHP, or an interested member of the general public specifically requests they be reevaluated. Such reevaluations shall be done during the regularly scheduled inventory update.
3. Conduct out-of-cycle evaluations on an as-needed basis for buildings and structures that become 50 years old between scheduled evaluations when:
 - a. A significant undertaking is planned,
 - b. Consultation with the SHPO identifies buildings and structures that are eligible for the National Register within the area of potential effect, or
 - c. The undertaking will adversely affect the identified buildings and structures.
4. Evaluate buildings and structures at Fort Bragg that are less than 50 years old and are not scheduled for demolition only if HQDA, the SHPO, or an interested member of the general public provides information that substantially supports the conclusion that the property is of exceptional importance. The definition of “exceptional importance” shall be that used in the National

Register Bulletin “*Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Last Fifty Years.*”

BUILDING CONDITION ASSESSMENT

(For more detailed management requirements concerning historic buildings, see *SOP # 10: Historic Building Condition Assessments.*)

The Fort Bragg CRP will:

1. **Initiate in FY01 the Historic Building Condition Assessment Program**
2. **Utilize the Historic Building Condition Assessment Program reports to develop a maintenance management program. The maintenance management program shall include an inspection/monitoring schedule, list of required reports and report formats, and a schedule of regular (annual, semi-annual, etc.) maintenance activities.**
3. **Develop a maintenance schedule for each building to bring it up to/maintain it in GOOD/GREEN condition (as defined in Appendix IX: *Building Condition Assessment Definitions.*)**

HISTORIC BUILDING MANAGEMENT

Management Plans:

(For more information concerning Historic Buildings and Structures Management, see *SOP #:11 Historic Preservation Management Plans.*)

The Fort Bragg CRP will:

1. **In FY01, complete a (Draft) Historic Preservation Management Plan (HPMP) for the proposed Overhills historic district. See SOP# 11: *Historic Preservation Management Plans* for more information.**
2. **In FY02, complete (Final) HPMP for the proposed Overhills historic district and complete (Draft) HPMP for the proposed Old Post historic district.**
3. **In FY03, complete (Final) HPMP for the proposed Old Post historic district complete (Draft) HPMPs for all individually significant historic resources**
4. **In FY04, complete (Final) HPMPs for all individually significant historic resources**

Architectural Integrity

Preserving the architectural integrity of individual historic buildings will, in turn, preserve the integrity of the Historic District as a whole.

Preserving integrity encompasses aspects of design, maintenance, and repair. The replacement of deteriorated building elements, or the rehabilitation and adaptive reuse of an entire building can significantly affect the architectural character and appearance of both a building and its surrounding district if not done in a manner that is sensitive to the architectural design of the building. To aid federal agencies in this task, the National Park Service has developed the *Secretary of the Interior's Standards*, which describe standards for Preservation, Rehabilitation, Restoration, and Reconstruction projects. The Standards address issues as diverse as building materials, building elements, building interiors, building site, setting (district/neighborhood), and special considerations, such as additions, energy conservation, handicapped accessibility, and fire/life safety.

The Fort Bragg CRP will:

1. Continue to act as the installation Point of Contact and liaison to the NCSHPO
2. Facilitate the Historic Preservation Consultation Process to ensure that repairs will be completed using appropriate designs, materials, and methods of construction that preserve the architectural character of the historic building/structure/district.
3. Identify significant resource elements in the respective HPMP and determine whether repairs must be in-kind or of compatible design, depending on its importance in defining the architectural character of the historic building/structure/district.
4. Cooperate with the Post Architect and Architectural Review Board (ARB) to develop design details/standards for typical building elements such as window repair, window replacement, handicapped ramps, street lighting, light fixtures, and others as determined by Public Works Business Center (PWBC).
5. Cooperate with the Post Architect and ARB to develop a Maintenance and Repair Manual for Historic Structures specific to Fort Bragg.
6. Assemble technical files of building repair professionals/specialists.

7. Assemble technical files of resource elements pertinent to the styles and types of buildings and structures on Fort Bragg for purchase and/or reference.
8. Liaison with the NC SHPO to design rehabilitation and adaptive reuse projects to preserve the original architectural character and significant architectural elements of the building/district.
9. Liaison with the NC SHPO and the Post Architect to design new construction, either within the historic district, or visible from the historic district, to be compatible with the historic buildings of the district, thereby enhancing the character of the district.
10. Include a discussion of character-defining features of the historic district in the HPMP. At a minimum this should include a discussion of overall building scale and form, setbacks in relation to neighboring buildings, predominant building materials, design elements and landscaping.

Building File Management

A number of people are responsible for maintaining and preserving the historic buildings and structures at Fort Bragg. The information they need to do their job is varied and often scattered. There is the potential for critical information for a job to be overlooked, or unavailable because someone who could answer a question was simply not around when the question came up.

Beginning in FY01 and continuing until completion, the Fort Bragg CRP will establish a separate file for each historic resource. The file will be on hand for use by any stakeholder in historic resources, and will be included in the respective HPMP. Each building file will include the following information:

- Name – current and historic
- Number – current and historic
- Function – current and historic
- Date of construction
- Existing photographs – interior and exterior
- Cross-references to historic photographs – consider including quality black and white photocopy of historic photographs (i.e., use color copy machine set to black and white only)
- Copy of real property record card – consider using high quality copies as listed above

- Statement of significance – can include copy of, or cross-reference to National Register Nomination or inventory report reference
- Copy of HABS/HAER (Historic American Building Survey/Historic American Engineering Record) inventory card as applicable
- List of significant architectural features
- History of the physical development of building. Historic photographs can also be used to document changes to the building's appearance.
- List of existing drawings including drawing number, date, title, location
- Cross reference existing reports including date, title, location
- Cross references to technical files.