

PRESERVATION PLANNING SERVICES

Services:

- A plan for preservation in the community which may be a component of a comprehensive plan
- A survey of existing buildings for their historic significance and their contributions to the character of the district
- An evaluation of the themes of development in a community's history
- An evaluation of typical structural problems encountered in renovation
- An analysis of economic forces in redevelopment and preservation
- A review or revision of current policies and zoning regulations

While most communities and property owners recognize the importance of historic resources, many wish to better understand the options for preservation and adaptive reuse. Winter & Company assists its clients in developing long-range strategies for identification and treatment of historic properties, and assists municipalities in developing preservation policies as well as amendments to building and zoning codes that would facilitate their implementation.

Preservation Planning Services include historic research, preservation ordinances, and historic district management plans. The firm also produces long-range development plans for individual historic structures and districts. To aid clients in classifying historic districts, preservation criteria may be developed to reflect varying degrees of significance and integrity. Of particular interest is how Winter & Company advises clients to help preserve the historic character of a community while encouraging compatible development. The Company also works with private property owners to create preservation and adaptive re-use strategies for individual historic resources.

Products:

- Reports of survey findings
- Design guidelines
- New chapters to the zoning ordinance
- Strategies for providing development incentives
- Public workshops to involve residents as participants
- Preservation Plan
- An historic context report



Winter & Company assisted the Town of Georgetown, Colorado prepare a preservation plan as a part of their Comprehensive Plan update. Design guidelines were also developed as a part of the community's preservation strategy. At left is a view of Georgetown in 1875. Little has changed over the years.

WINTER & COMPANY



Detail of a house in the Napa Abajo/Fuller Park Historic District.



Design guidelines and an historic preservation ordinance were developed for the City of Napa, California written to reflect the diversity of building types.



The restoration of the historic Palace Theater has been a preservation success story for downtown Grapevine.



In Grapevine, Texas Winter & Company reviewed the City's current preservation system components and made recommendations for enhancement.