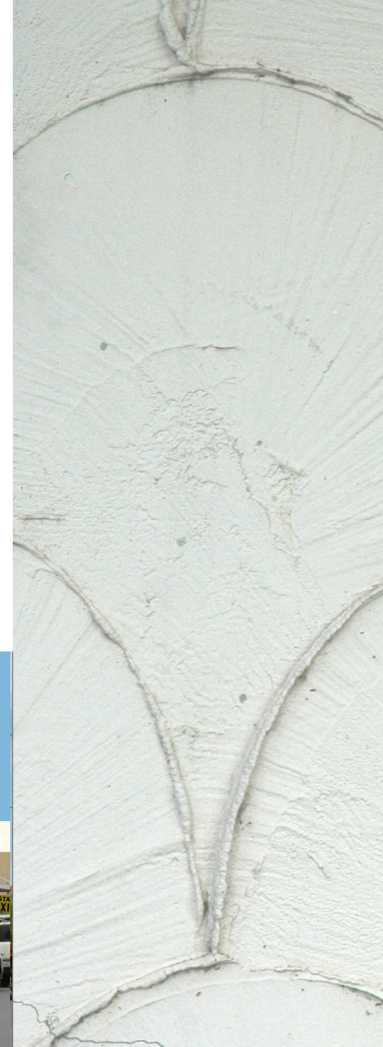


FINAL REPORT
CITY OF McALLEN DESIGN GUIDELINES
SOUTH 17TH STREET COMMERCIAL DISTRICT

PROJECT No. 10-08-S07

SEPTEMBER 2009



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CITY OF McALLEN
PLANNING DEPARTMENT

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TABLE OF CONTENTS

Chapter 1. Sense of Place	1-1
Chapter 2. Conveying a Unique Sense of the Past	2-1
Relationship to Other City of McAllen Planning Initiatives	2-2
Purpose of the Design Guidelines	2-3
Design Review Process	2-3
Maintaining a Sense of Historic Character	2-3
Community Expectations	2-3
Document Overview	2-5
Chapter 3. Purpose of Design Review	3-1
Definition of Historic District	3-1
Secretary of Interior’s Standards for the Treatment of Historic Properties	3-2
Preservation.....	3-3
Rehabilitation	3-4
Restoration	3-5
Reconstruction	3-7
Other Types of Projects Within a Landmark District	3-8
Demolition of Exterior Features.....	3-8
New Construction	3-8
Chapter 4. Design Review Process	4-1
Chapter 5. Neighborhood Context	5-1
Period of Significance	5-1
Neighborhood Edges.....	5-2
Property Types	5-2
Commercial Properties.....	5-2
Prevailing Architectural Styles	5-5

Late Nineteenth- and Early Twentieth Century Revival Styles	5-5
Art Deco	5-6
Modern Style	5-6
Chapter 6. General Neighborhood Design Principles	6-1
Siting	6-1
Scale of Surrounding Built Environment	6-2
Façade Articulation	6-10
Site Features	6-15
Chapter 7. Individual Building Design Principles	7-1
New Construction	7-1
Primary Resources	7-1
Preservation of Historic Fabric for Existing Properties	7-3
Commercial Character	7-3
Appropriate Detailing	7-3
Facades	7-3
Composition	7-4
Relationship of Solids to Voids	7-5
Projection and Recession	7-6
Exterior Walls	7-7
Decorative Elements	7-9
Roofs and Parapets	7-10
Shape	7-11
Material	7-12
Decorative Elements	7-12
Windows and Doors	7-13
Composition	7-14
Type of Fenestration	7-15
Material	7-16
Reveals	7-17
Trim and Sill	7-18
Doors and Entries	7-19
Streetscape Design	7-20
Relationship to the Buildings	7-20
Site Furniture	7-21
Landscaping Features	7-22

CITY OF MCALLEN – DESIGN GUIDELINES
SOUTH 17TH STREET

Lighting.....	7-23
Signage.....	7-24
Sustainable Design	7-25
Energy Efficiency	7-25
Tree Preservation	7-26
Additions	7-27
Scale	7-28
Height.....	7-30
Setbacks	7-31
Massing	7-32
Alterations	7-33
Ordinary Repair and Maintenance	7-33
Building Code	7-33
Accessibility.....	7-33
Materials and Finishes.....	7-34
Masonry	7-35
Wood.....	7-37
Stucco.....	7-38
Pigmented Structural Glass	7-40

APPENDICES

- Appendix A: Bibliography
- Appendix B: Glossary
- Appendix C: Architectural and style guidebooks
- Appendix D: Recommendations for finding architects, engineers, contractors, and
 craftspeople
- Appendix E: *Secretary of the Interior’s Standards for the Treatment of Historic Properties*
- Appendix F: National Park Service *Preservation Bulletins*

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*Figure 1-1. Historic view of downtown McAllen.
(Robert Runyon Collection, University of Texas Center
for American History)*

CHAPTER 1 - SENSE OF PLACE

The buildings, structures, objects, and landscape features within the historic districts in McAllen work together to create a unique sense of place. As a whole, the historic district becomes more than just a collection of individually significant historic buildings. Each historic district has a unique combination of building forms, architectural styles, streetscape features, and landscape features that lends the district a distinct historic character. The impression of feeling and setting in a historic district is greater than the sum of its parts. Because the significance of each property within a historic district is linked to its neighbors, it is especially important that property owners work together to maintain and preserve each property for the shared public benefit of the whole historic district. By establishing design guidelines, the property owners within a historic district and the City of McAllen Historic Preservation Office acknowledge their shared appreciation for what makes the district special, and they set forth a common strategy to preserve and maintain the historic district's sense of place. In turn, McAllen's unique sense of place is an indispensable asset to promote downtown revitalization, neighborhood stabilization, heritage tourism, and education about McAllen's heritage.



Figure 2-1. View looking southwest along 700-block, N. 15th Street. (HHM Inc., 2009)

CHAPTER 2 - CONVEYING A UNIQUE SENSE OF THE PAST

The Design Guidelines presented within this document will be used by the City of McAllen Planning Department and its designated Historic Preservation Officer (HPO) in the evaluation of Certificates of Appropriateness for new construction, as well as major additions and alterations to existing structures within the boundaries of the local landmark district, if it is established. They also will serve as an educational tool for property owners to allow them to better understand the significant and character-defining features of their neighborhood and their property. They will be a resource in the care and ongoing preservation of the neighborhood's features and will define how each individual property fits into the overall significance of the entire district. The Design Guidelines also will be used by architects, engineers, and developers for guidance when designing new structures or renovating existing structures within the district, ideally before they start the design process.

The guidelines presented are meant to serve as a tool to aid design and will be adopted as part of the Historic Preservation Ordinance to enable the City of McAllen to regulate changes to the historic fabric within the local landmark district. The guidelines are structured not to inhibit property owners from maintaining and caring for their properties, but rather to spur creativity in design and instill a common goal of preserving those features that make the district special – enabling it to convey a unique sense of the past.

The use of the guidelines by the HPO and the Historic Preservation Council is discretionary. It is up to these entities to decide if proposed new construction or additions and alterations to existing structures is in keeping with the historic character of the neighborhood, meets the *Secretary of Interior Standards for the Treatment of Historic Properties*, and the overall vision for preservation of historic resources in the City of McAllen.

RELATIONSHIP TO OTHER CITY OF McALLEN PLANNING INITIATIVES

The South 17th Street Design Guidelines is one of many preservation planning tools that the City of McAllen has developed to help effectively address preservation needs within the city. Other tools include:

The **Historic Preservation Ordinance** was enacted in 2001 and contains regulatory tools for the City of McAllen's preservation policy. Included within the ordinance are policies for the designation of local landmarks and historic districts and the regulatory review of demolitions and alterations to these designated resources.

The **Historic Preservation Plan** is being developed concurrently with the Design Guidelines for the Las Palmas Local Landmark District and the South 17th Street Commercial District. The Historic Preservation Plan analyzes the existing condition of historic preservation in McAllen and recommends a set of action items and complementary planning tools to further the historic preservation goals of the city.

Foresight McAllen is a comprehensive plan that outlines goals for land use and development within the corporate limits of McAllen and five-mile extraterritorial jurisdiction. A section dedicated to cultural and environmental resources defines goals and provides recommendations for the continued support and protection of these resources.

The **2005 McAllen Cultural Resources Survey** presents the survey findings of a project documenting historic and architecturally significant resources within the 1910 historic town site. Resources documented included buildings, structures, objects, and sites. Based on the survey findings, recommendations were made for potential historic districts along South 17th Street in downtown McAllen, as well as two residential areas in Las Palmas and along North 11th and 12th Streets.

Most of the tools described above are available on the City of McAllen Planning Department website, <http://www.mcallen.net/devservices/planning/default.aspx>.

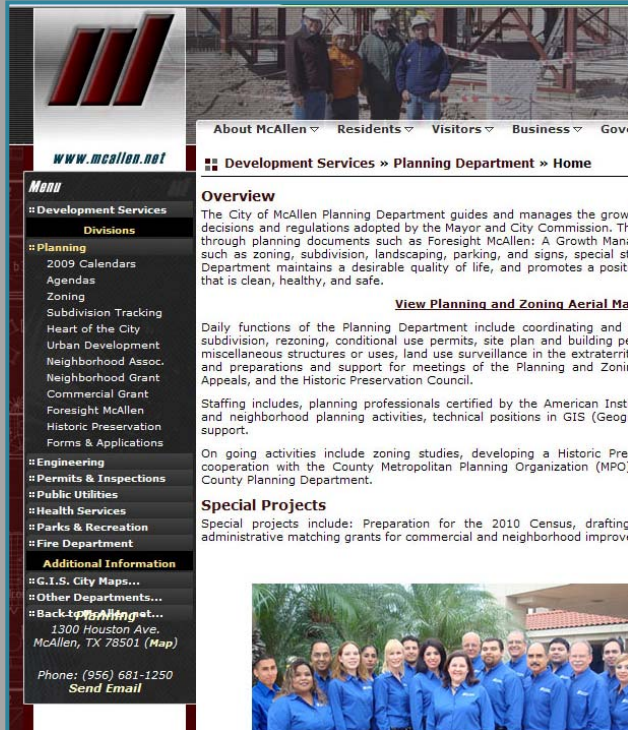


Figure 2-2. City of McAllen Planning Department Website.

PURPOSE OF THE DESIGN GUIDELINES

The current City of McAllen Historic Preservation Ordinance requires that a Certificate of Appropriateness be issued for all demolition, major renovation and new construction projects within a “designated historic district or in a designated historic landmark or heritage property.” The Design Guidelines are intended to serve as a tool to help the property owner navigate through the design review process required to attain a Certificate of Appropriateness.

Although the South 17th Street commercial district has not been designated a landmark district at the time of the development of the design guidelines, the following information is provided if the district is designated at a later time. At this time, following the Design Guidelines during the design of a new commercial property or making additions and alterations to existing properties within the district is discretionary.

DESIGN REVIEW PROCESS

The design review process is critical for projects within a designated historic district to ensure that the unique and defining characteristics of the area are maintained. The process also allows the property owner an opportunity to work with the City toward a common goal – the continued appreciation of the special place they have helped to create. *Chapter 4 – Design Review Process* defines each step of the design review process to give the property owner an overview of what to expect when applying for a Certificate of Appropriateness. Property owners should also review the Historic Preservation Ordinance and guidelines for completing the Certificate of Appropriateness application for additional information regarding this design process.

MAINTAINING SENSE OF HISTORIC CHARACTER

The historic character of any neighborhood or commercial district is derived from a complex array of elements working together to create a distinct sense of place. These elements range from architectural style of the buildings, building height, scale, materials used, color, architectural details, landscaping and streetscape elements, and period of construction for the buildings within the defined area. Conserving those elements that are most significant to the sense of place ensures that the area will continue to tell its story for future generations. Also key to maintaining the sense of historic character within a neighborhood or commercial district is the likely benefit of increasing the property owners’ investments within their landmark district. The Design Guidelines will give the necessary recommendations to help the landmark district retain its defined sense of historic character.

COMMUNITY EXPECTATIONS

As part of the development of the Design Guidelines, several focus group meetings were held with the property owners within the S. 17th Street commercial district, numerous City of McAllen departments and community groups. A public forum was also held to garner comments from the community on the current state of preservation in the city of McAllen. Overwhelming support for preservation was evident in these meetings. Several key ideas for the Design Guidelines were formulated during these discussions.

- The Design Guidelines will serve as a standard for making uniform design decisions by the property owner and will streamline the design review process by the City of McAllen.
- Variety in architectural styles for new construction will be emphasized within the Design Guidelines to reflect the variety present in the historic core of the S. 17th Street Commercial District.
- The document will provide specialized repair and preservation recommendations for the character-defining materials and features within the commercial district. When replacement is required, the document will present a wide-range of material options to accommodate both high-end and cost-efficient design solutions to assist property owners.

The Design Guidelines that follow were formulated to respond to each of these key issues to ensure that the document becomes a useful planning document for property owners, their designers, as well as the City of McAllen HPO and Historic Preservation Council.

DOCUMENT OVERVIEW

The first part of this document (*Chapters 1-4*) is devoted to the general regulations and processes that apply to local landmark districts and individual landmarks throughout the City of McAllen. The remaining chapters of the design guidelines (*Chapters 5-7*), are specific to the landmark district and define the character-defining features of the district, give parameters for new construction projects within the district, and provide methods of repairing or replacing the character-defining features.

To ensure a smooth review process, the following steps should be considered:

- Step 1:** Review the Design Guidelines drafted for your local landmark and/or local landmark district.
- Step 2:** Walk the landmark district and, using the guidelines, make notes of character-defining features within the district and especially within the immediate vicinity of your property. *Chapter 5 – Neighborhood Context* gives helpful insight into what makes your neighborhood unique and defines those features that contribute to the overall sense of place of the landmark district. Review the list of architectural and style guidebooks provided in *Appendix C* for additional resources that will help you to learn more about the types of resources found in your landmark district.
- Step 3:** If you are a property owner considering the construction of a new building on an existing lot within the district, proceed to **Step 5**. If you are a property owner considering additions or alterations to your property, proceed to **Step 4**.
- Step 4:** Decide whether your renovation project is considered ordinary maintenance and repair or represents a significant addition or alteration to your historic property. Refer to *Chapter 7 – Individual Building Design Principles* to aid in this determination. If you have questions about whether your project qualifies as a significant addition or alteration, contact the HPO for assistance. If your planned project constitutes ordinary maintenance and repair, refer to *Appendix E – Secretary of Interior Standards for the Treatment of Historic Properties* as well as the pertinent discussion in *Chapter 3* and *Chapter 7* for treatment recommendations of historic materials. Keep in mind that as a property owner within a landmark district, if significant alterations or additions are completed to your property without an approved Certificate of Appropriateness, you will

Contact the City of McAllen Historic Preservation Officer for assistance with your proposed project:

Planning Department

(956) 681-1250

planning@mcallen.net

face penalties as defined in the McAllen Historic Preservation Ordinance. If your planned project is more extensive than ordinary maintenance and repair, proceed to **Step 5**.

Step 5: Be proactive and set up an appointment with the HPO to discuss your project. Be prepared to talk about the specific parameters of your project. Refer to *Chapter 4 – Design Review Process* for more information regarding the initiation of the design review process.

If you are planning a construction project within the landmark district, refer to *Chapter 6 – General Neighborhood Design Principles* for design guidance to ensure your construction project is compatible with the existing fabric within the landmark district. For recommendations in finding architects, engineers, contractors, and craftspeople that will be sensitive to maintaining the historic character of your landmark district, refer to the checklist provided in *Appendix D*.

Step 6: Discuss your planned project with your neighbors. Getting their buy-in on your project is not required, but they can offer meaningful input, especially if they’ve been through the design review process themselves. They can also serve as a valued ally once the design review process begins.



Figure 3-1. Historical Markers, Sam and Marjorie Miller House, 707 N. 15th Street, McAllen. (HHM Inc., 2009)

CHAPTER 3 - PURPOSE OF DESIGN REVIEW

Areas or individual properties that have been recognized for their historical and architectural significance and designated as local landmarks are subject to design review by the current Historic Preservation Ordinance. This review applies to any additions or alterations to an existing landmark property, demolition of a landmark property, and the construction of a new building or structure within a landmark district. The process helps to ensure that any construction project involving a landmark property is consistent with accepted practices such as the *Secretary of Interior Standards for the Treatment of Historic Properties (Standards)*, and will not detract from the overall integrity of the individual resource and historic district.

DEFINITION OF HISTORIC DISTRICT

As defined in the National Register Bulletin, “*How to Apply the National Register Criteria for Evaluation*,” a historic district,

“...possesses a significant concentration, linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development.”

The City of McAllen Historic Preservation Ordinance further defines a local landmark district as an area that meets at least one of the following characteristics:

1. Possesses significance in history, architecture, archeology, and culture;
2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;
3. Is associated with the lives of persons significant in our past;
4. Embodies the distinctive characteristics of a type, period, or method of construction;

5. Represents the work of a renowned master designer, builder, or craftsman; and,
6. Represents an established and familiar visual feature of the neighborhood.

These characteristics are consistent with those outlined in the aforementioned National Register Bulletin. Historic districts are traditionally composed of buildings or structures that are at least 50 years old and retain a good degree of architectural integrity. If buildings have been renovated, the projects have been undertaken according to *The Secretary of the Interiors Standards for the Treatment of Historic Properties*.

SECRETARY OF INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

The *Standards* provide an effective tool for evaluating the appropriateness of proposed construction projects. They will be referenced throughout the Design Guidelines as an accepted practice for the treatment of character-defining features of landmark properties. By evaluating the property's historic significance, physical condition, proposed use and the possible effect of mandated code requirement upgrades (if required), it is possible to determine viable options for the treatment of the landmark properties. Depending on the desired treatment option and future function of the property, there are four accepted methods for the continued conservation of a landmark property. The following definitions are taken directly from the *Standards* for incorporation into the Design Guidelines.

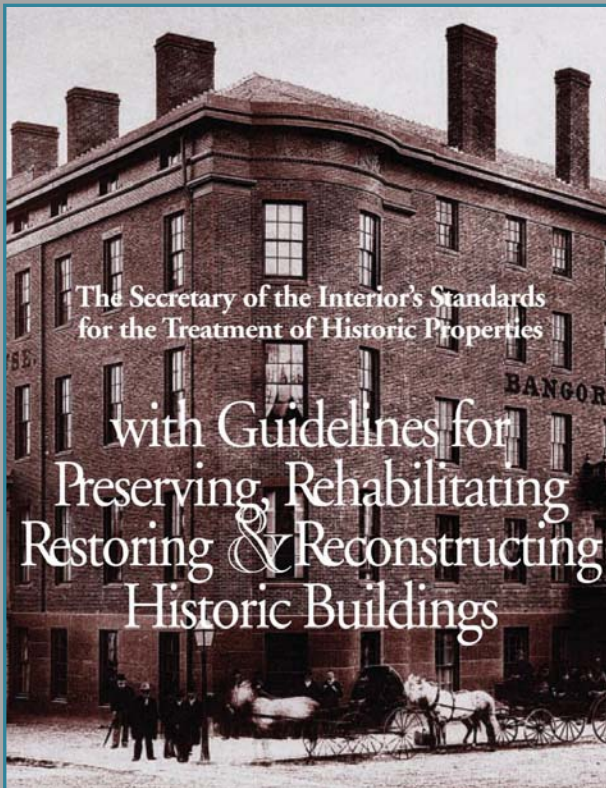


Figure 3-2. SOI Standards Cover. (NPS Heritage Preservation Services, 1995)

PRESERVATION

Preservation is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

STANDARDS FOR PRESERVATION

A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

1. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
2. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
3. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
4. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
5. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
6. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
7. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

REHABILITATION

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

STANDARDS FOR REHABILITATION

Rehabilitation is chosen when a property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

1. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
2. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development will not be undertaken.
3. Changes to the property that have acquired historic significance in their own right will be retained and preserved.
4. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
5. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
6. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
7. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
8. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

9. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

RESTORATION

Restoration is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time. This can be accomplished through the removal of features from other periods in its history and also include reconstruction of missing features from the period of significance. Restoration should be undertaken only if the historically-accurate appearance of a building is documented by historic photographs or historic architectural drawings. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make the properties functional is appropriate within a restoration project.

The City of McAllen design review process will never require restoration of a missing feature. If a property owner proposes to restore a missing feature, though, the restoration must be accurate.

STANDARDS FOR RESTORATION

Restoration is selected for a property that will be used as it was historically or be given a new use which reflects the property's restoration period.

1. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
2. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
3. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
4. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
5. Deteriorated historic features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive

feature, the new feature will match the old in design, color, texture, and, where possible, materials.

6. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. Designs that were never executed historically will not be constructed.

RECONSTRUCTION

Reconstruction is the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. Reconstruction should be undertaken only if the historically-accurate appearance of a building is documented by historic photographs or original architectural drawings.

STANDARDS FOR RECONSTRUCTION

Reconstruction is selected when vanished or non-surviving portions of a property are desired to be depicted when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.

1. Reconstruction will include measures to preserve any remaining historical materials, features, and spatial relationships.
2. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
3. A reconstruction will be clearly identified as a contemporary re-creation.
4. Designs that were never executed historically will not be reconstructed.

OTHER TYPES OF PROJECTS WITHIN A LANDMARK DISTRICT

The four accepted practices for the treatment of historic properties as outlined above apply directly to construction projects that alter or make additions to existing buildings and structures. However, in a designated landmark district, there may be other types of construction projects that occur. These include the demolition of exterior features and the construction of new buildings. While not covered by the *Standards*, the Design Guidelines offer recommendations for both scenarios within a landmark district.

DEMOLITION OF EXTERIOR FEATURES

A Certificate of Appropriateness is required by the Historic Preservation Ordinance prior to the demolition of any exterior feature of a historic property within a designated landmark district. This can refer to the abatement of hazardous materials, removal of existing windows and doors, demolition of exterior materials such as wood siding, stucco, or masonry, and even the removal of historic light fixtures. Demolition of significant, character-defining features of historic buildings is not recommended. *Chapter 7* addresses specific circumstances when removal of these features may be necessary.

NEW CONSTRUCTION

Vacant lots within a designated landmark district offer the opportunity for new construction. The design review process also applies to new construction and the Design Guidelines offer many helpful recommendations to ensure that all new buildings and structures are compatible with their surrounding environment. This compatibility refers to such design issues as scale, prevailing architectural styles, location on the lot, massing, materials, and other building elements. Unless considered a reconstruction of a building that once existing on the same site, new construction should avoid mimicking the historical buildings within the district. Instead it should be clearly identifiable as a modern design. Refer to *Chapter 6* for further discussion on new construction.



Figure 3-3. Vacant lot, 400 block S. 17th Street, McAllen. (HHM Inc., 2009)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

City of McAllen Planning Department
(956)972-7050 Fax (956) 972-7046

Date _____

1. APPLICANT & OWNER INFORMATION

APPLICANT:	OWNER: (if different than applicant)
Name: _____	Name: _____
Company: _____	Company: _____
Address: _____	Address: _____
City, State, Zip: _____	City, State, Zip: _____
Bus & Home Phone: _____	Bus & Home Phone: _____
Fax: _____	Fax: _____
E-Mail: _____	E-Mail: _____
Status of applicant (Check one) <input type="checkbox"/> Owner <input type="checkbox"/> Representative <input type="checkbox"/> Prospective Buyer	

2. PROPERTY CLASSIFICATION

Address: _____
Legal description (lot and block number): _____
Current Zoning: _____

Historical Designation(s) (Check what applies) <input type="checkbox"/> Local Landmark <input type="checkbox"/> State Landmark <input type="checkbox"/> National Register	Primary Wall Material (Check only one) <input type="checkbox"/> Wood <input type="checkbox"/> Brick <input type="checkbox"/> Stucco <input type="checkbox"/> Block <input type="checkbox"/> Other _____	Primary Foundation Material (Check only one) <input type="checkbox"/> Concrete <input type="checkbox"/> Block <input type="checkbox"/> Basement <input type="checkbox"/> Wood <input type="checkbox"/> Piers <input type="checkbox"/> Other _____
Primary Door Material (Check only one) <input type="checkbox"/> Wood <input type="checkbox"/> Steel <input type="checkbox"/> Aluminum <input type="checkbox"/> Other _____	Primary Roof Material (Check only one) <input type="checkbox"/> Wood <input type="checkbox"/> Slate <input type="checkbox"/> Tile <input type="checkbox"/> Metal <input type="checkbox"/> Composition <input type="checkbox"/> Build-up <input type="checkbox"/> Other _____	Primary Window Material (Check only one) <input type="checkbox"/> Wood <input type="checkbox"/> Steel <input type="checkbox"/> Aluminum <input type="checkbox"/> Other _____

Will you be applying for a federal tax credit for the restoration/rehabilitation work? ☐ Yes ☐ No

3. ARCHITECT OR CONTRACTOR

Name _____
Address _____
Phone number _____

Figure 4-1. City of McAllen Certificate of Appropriateness application form.

CHAPTER 4 - DESIGN REVIEW PROCESS

The City of McAllen Historic Preservation Office and Historic Preservation Council administer the process for reviewing proposed designs within historic districts according to procedures set forth in the Historic Preservation Ordinance. The first step in the design review process is to meet with Historic Preservation Office staff to discuss the proposed work and the relevant design guidelines. The Historic Preservation Officer (HPO) will help you interpret the current McAllen Historic Preservation Ordinance to determine whether the work will require a Certificate of Appropriateness. If so, the HPO will provide an application form that clearly details the information necessary for the HPO and the Historic Preservation Council to understand and visualize the work that you are proposing, how it relates to the design guidelines, how it will affect the historic character of your property, and how it will affect the historic character of the surrounding historic district. The HPO will be available to answer questions and provide guidance as you complete the Certificate of Appropriateness application. The completed application will be reviewed by the Historic Preservation Council in a public forum (not a public hearing). Details regarding the design review process are included in the McAllen Historic Preservation Ordinance.



Figure 5-1. View facing north on South 17th Street.
(HHM Inc., 2009)

CHAPTER 5 - NEIGHBORHOOD CONTEXT

Vivid tile work, dramatic signage, projecting awnings, and the rhythm of flat roofs at varying heights all combine to create the visual energy and unique character of South 17th Street in downtown McAllen. In contrast to the contemporary commercial districts in McAllen, the façades of the buildings along S. 17th Street are located right up against the sidewalks and neighboring buildings, with street parking rather than parking lots. This dense streetscape encourages pedestrian activity, which is accommodated by streetscape features such as benches, lighting, and brick crosswalks. These character-defining features of the S. 17th Street commercial district combine to express a sense of place that is immediately recognizable to the citizens of McAllen as something that makes their city special.

The 2005 McAllen Cultural Resources Survey recommended that the commercial district along S. 17th Street, bound by Austin Avenue at the north and Galveston Avenue at the south, should be designated as a historic district. One building within the district – Cine El Rey – currently is listed in the National Register of Historic Places and designated as an individual City of McAllen historic landmark. Five additional buildings within the district are eligible for National Register listing and designation as individual landmarks. The Design Guidelines for S. 17th Street apply to those commercial buildings along S. 17th Street from Austin Avenue to Houston Avenue.

PERIOD OF SIGNIFICANCE

The commercial district along S. 17th Street was part of the original town plat, as shown on the 1919 map created by the Sanborn Map Company. The oldest extant building within the district was constructed in 1912, and commercial development within the district continued through ca. 1960. Consequently, the period of significance for the S. 17th Street district dates from ca. 1910 through ca. 1960. Architectural features that date from the period of significance are considered to add to the historic character of the neighborhood, while alterations completed after the period of significance generally detract from the historic character.

NEIGHBORHOOD EDGES

The S. 17th Street commercial district is located at the western edge of downtown McAllen. Residential and neighborhood commercial districts are located to the north and south, and the Bicentennial Avenue commercial corridor is located to the west. Properties within the district are zoned for commercial use. The historic Roosevelt School at 1619 Galveston Avenue is located immediately south of the commercial district.

PROPERTY TYPES

Property type designation is primarily based upon the function intended for the building at the time of its construction. Because form follows function, properties that share a use-type often share similarities in floor plan, roof form, size, and scale. Often, similar property types often are clustered together due to property values, desire for visibility versus desire for privacy, and convenience. Standard definitions for property types are set forth by the National Park Service in Bulletin No. 16a, *How to Complete the National Register Registration Form*. The prevailing property type in the S. 17th Street district is commercial. The following property type discussion addresses commercial properties – the dominant property type within the district.

COMMERCIAL PROPERTIES

Resources classified in this category originally were built for commercial purposes. This category includes subtypes that are distinguished by the original use or function and other physical features and attributes, such as housing retail specialty stores, restaurants, theaters, or hotels. The interior of commercial spaces is often open, and therefore commercial properties typically are categorized according to façade composition rather than floor plan or building form. The most prominent façade composition with the S. 17th Street commercial district is the one-part commercial block, but examples of the two-part commercial block are seen as well.



Figure 5-2. Zoning map with building footprints. S. 17th Street commercial district outlined in blue (City of McAllen G.I.S., 2009)



Figure 5-3. One-part Commercial Block, S. 17th Street, McAllen. (HHM Inc., 2009)



Figure 5-4. Two-Part Commercial Block, downtown McAllen. (McAllen, a bicentennial reflection, 1975)

ONE-PART COMMERCIAL BLOCK

The one-part commercial block typically houses only a single store or business. Examples within this category are one story in height and have a single large, open interior space. Within the district, one-part commercial block buildings are located at:

- 100 S. 17th Street (1912, Specialty Store)
- 310 S. 17th Street (ca. 1950)

TWO-PART COMMERCIAL BLOCK

The two-part commercial block typically houses a large and mostly un-partitioned interior space that serves as the store on the ground floor and then offices or residences above. In the study area, two-part commercial blocks typically are two stories. The façade of a two-part commercial block is organized so that the ground floor has a different appearance than the upper floors. Often the ground floor has a storefront window across most of the width of the façade, while the upper floors have one smaller window opening punched in each bay. A belt course or a canopy also often delineates the ground floor from the upper floors on the façade. Within the district, two-part commercial block buildings are located at:

- 201 S. 17th Street (ca. 1955, Specialty Store)
- 314 S. 17th Street (1927, Specialty Store)

SPECIALTY STORES

The most common subtype within the commercial property type category are specialty stores. Specialty stores sell a specific type of good, and their interior spaces often are designed to showcase the goods sold. Specialty stores nearly always have wide storefront windows to display goods to prospective customers. The interior spaces within a specialty store may be organized in a number of different ways, which create different building forms and façade compositions. Specialty stores in the study area typically are classified as either one- or two-part commercial block buildings. Within the district, examples of specialty stores can be seen at the following locations:

- 211 S. 17th Street (ca. 1935, One-part Commercial Block)
- 219 S. 17th Street (ca. 1940, One-part Commercial Block)



Figure 5-5. Historic view of Main Street, McAllen. (The South Texas Border digital collection, Library of Congress)



Figure 5-6. Palace Theater, downtown McAllen. (Historic post card)



Figure 5-7. McAllen Hotel. (The South Texas Border digital collection, Library of Congress)

RESTAURANTS

Restaurants operating within the district may have been designed for restaurant use, or they may have been designed originally for general commercial use then converted to restaurant use. Ornamentation is usually limited to signs. Entrances are the main focal point of primary façades. Restaurants in the study area typically are one-part or two-part commercial blocks. Within the district, examples of restaurants can be seen at the following locations:

- 216 S. 17th Street (ca. 1940, One-part Commercial Block)
- 321 S. 17th Street (ca. 1925, Two-part Commercial Block)

THEATERS

Theaters are constructed to provide venues for performances such as music, plays, or movies to a large audience. Their interior space typically is arranged with a front lobby that opens onto a large interior auditorium with high ceilings and rows of seating, which face a stage or screen at the back of the building. The front façade of theaters typically is decorative, although the style varies depending on date of construction, with storefront windows providing visibility from the street into the lobby. A ticket concession booth often is located at the front façade. Prominent signage is a character-defining feature of theaters, and a two-story marquee often projects from the front façade. An example of a theater within the district includes:

- 311 S. 17th Street (1947, Art Deco)

HOTELS

Hotels provide temporary or transitional housing for multiple families or individuals and were designed specifically for that function, so that their function is somewhat domestic, but also commercial. Purpose-designed hotels often are multi-story buildings, and single-story hotels are somewhat less common. The first floor typically includes publicly accessible spaces such as a lobby, dining room, or shop, while the upper floors include private hotel rooms lining either side of a central corridor. An example of a hotel within the district includes:

- 600 S. 17th Street (ca. 1935)

PREVAILING ARCHITECTURAL STYLES

Architectural styles can be integral to the form of the building or manifested in decorative ornament applied to a building. While property types often are clustered together, architectural styles may be very eclectic within a grouping. Within the S. 17th Street commercial district, although buildings share very similar forms, the style of architectural detailing is very diverse.

LATE NINETEENTH- AND EARLY TWENTIETH-CENTURY REVIVAL STYLES

From the 1880s through the 1930s, the new availability of prefabricated ornament led to a revival of the popularity of historical styles. From about 1880 through about 1940, the most popular architectural revival styles applied to commercial buildings were the Classical Revival and Spanish Colonial Revival. Character-defining elements of each late nineteenth- and early twentieth-century Revival style include:

CLASSICAL REVIVAL

- Brick lintels forming a flat arch or segmental arch
- Cornice with classical detailing
- Engaged columns or pilasters

SPANISH COLONIAL REVIVAL

- Stucco exterior finish
- Low-pitched or flat roof
- Stepped or molded parapet
- Decorative tile detail



Figure 5-8. Classical Revival-style commercial building, S. 17th Street, McAllen. (McAllen, a bicentennial reflection, 1975)



Figure 5-9. Spanish Colonial-style post office building, downtown McAllen.. (McAllen, a bicentennial reflection, 1975)



Figure 5-10. Art Deco-style funeral home, N. 10th Street, McAllen . (McAllen, a bicentennial reflection, 1975)

ART DECO

The Art Deco architectural style dates from ca. 1920 to ca. 1955 and typically is applied to commercial buildings. Art Deco buildings often feature streamlined, curved architectural elements that are integral to the façade, such as curved corners and cantilevered curved canopies. Art Deco buildings often include applied architectural ornament, but the ornament is streamlined and geometric in detailing. Glass brick and chrome elements frequently characterize Art Deco architecture.

MODERN STYLE

The Modern style is rare in McAllen, but nationally it gained popularity after World War II. Character-defining elements of the Modern style are flat roofs, large swaths of windows indicating that a steel or concrete structure frees the walls from bearing the structural load, cantilevered porches and eaves, a smooth stucco or stone exterior wall, and a total lack of applied ornamentation.



Figure 6-1. View of vacant lot, 600-block S. 17th Street, McAllen. (HHM Inc., 2009)

CHAPTER 6 - GENERAL NEIGHBORHOOD DESIGN PRINCIPLES

Several vacant lots exist along S. 17th Street, offering the opportunity for compatible commercial design. Compatible design is described as design that is sensitive to the existing historic fabric and is designed using similar size, scale, materials and massing. *Chapter 6* outlines factors for architects, designers, and property owners to consider when constructing a new commercial structure along S. 17th Street in downtown McAllen. Rather than simply mimicking the style of ornamentation applied to some historic buildings, compatible design should reflect the details integral to the neighboring historic buildings, such as fenestration patterns and proportions. Specific design issues to be addressed within this chapter include the siting of the new building, the design characteristics of the surrounding built environment, and the design of site features.

SITING

The siting of existing commercial structures along S. 17th Street is fairly consistent as it extends from Austin Avenue to Houston Avenue. Façades are aligned along the front property line at the sidewalk's edge. The consistent setback is most intact from Beaumont Avenue to Dallas Avenue. The overall commercial setting south of Dallas Avenue is punctuated by limited historic residential development, paved parking lots, greenspace, and vacant lots. The McAllen ISD Instruction and Guidance Center (historically known as the Roosevelt School) encompasses a full city block between Galveston and Houston Avenues. New development should follow the current zoning ordinance and maintain the setback of existing adjacent buildings. When possible, it is preferred that the standard street setback from Austin to Dallas Avenue be used for new construction to reinforce the density of development and commercial setting desired in downtown McAllen. If setbacks on either side of new construction vary, the new commercial building should be sited so that it is aligned with the majority of the block, or an average distance should be taken and used as a guideline for siting the new commercial building. New commercial infill that does not align with the historic façades of existing adjacent buildings, at the sidewalk's edge, is not appropriate.

SCALE OF SURROUNDING BUILT ENVIRONMENT

Existing commercial structures within the S. 17th Street commercial district range from one to two stories in height. The size of building footprints varies, but most commercial buildings occupy a majority of their lot. Building footprints are typically sited on 50-85 percent of the overall property. Corner buildings typically take up 100 percent of the overall lot. Exceptions to building size and scale include the residential and educational properties within the district.

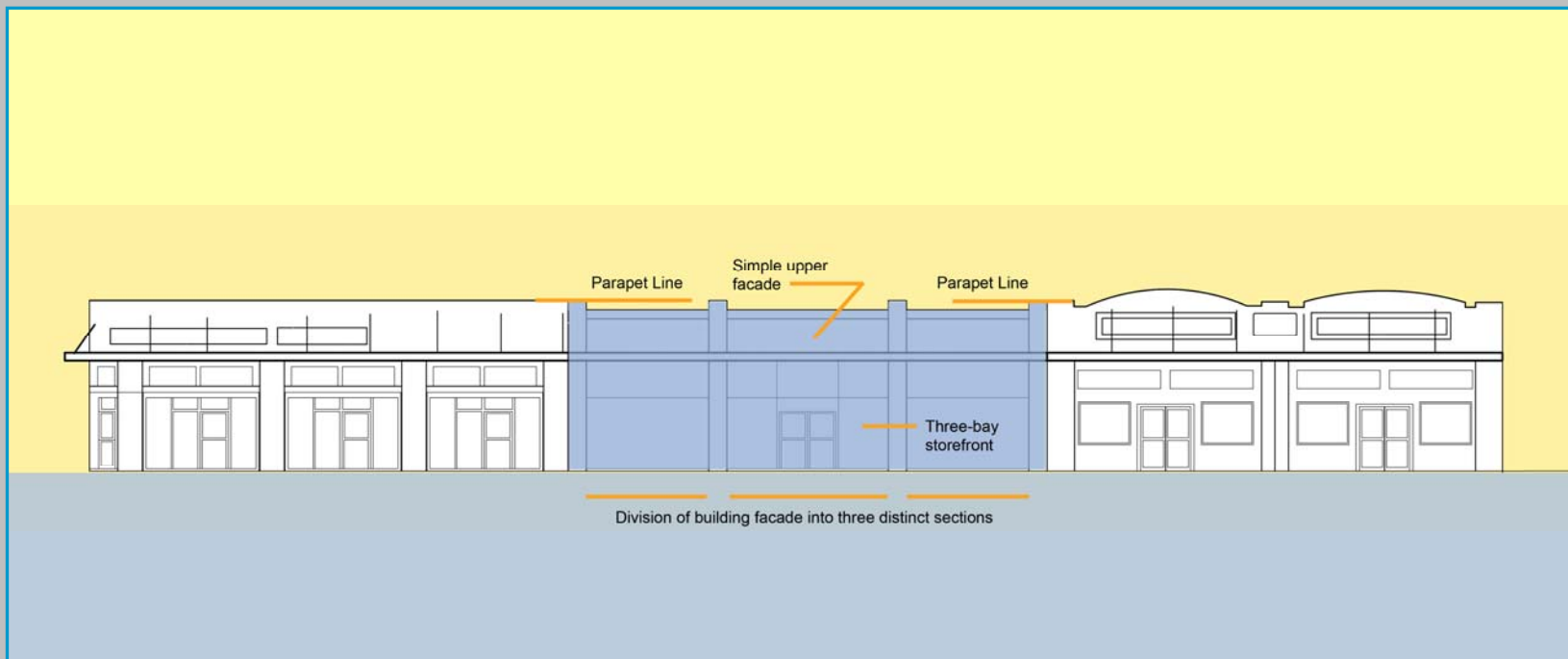
CONSISTENCY OF STYLE

Referring to the architectural styles described in *Chapter 5*, those styles meld together to form the unique character of the S. 17th Street commercial district. Styles vary from one commercial structure to the next, forming a mixture of historic and contemporary architectural styles on each city block. Vacant lots exist throughout the district, next to late-nineteenth century one-part commercial blocks or contemporary concrete block front-gabled structures. New construction should not try to mimic the architectural styles of the past but should look to them for guidance on fenestration patterns, façade organization, level and extent of detailing, massing, roof forms and height, and materials used. New construction should reflect modern design but be sensitive to the historical architectural styles of the past that are represented within the S. 17th Street commercial district. Refer to *Chapter 7* for detailed examples of the common building elements within the S. 17th Street commercial district.



SCALE

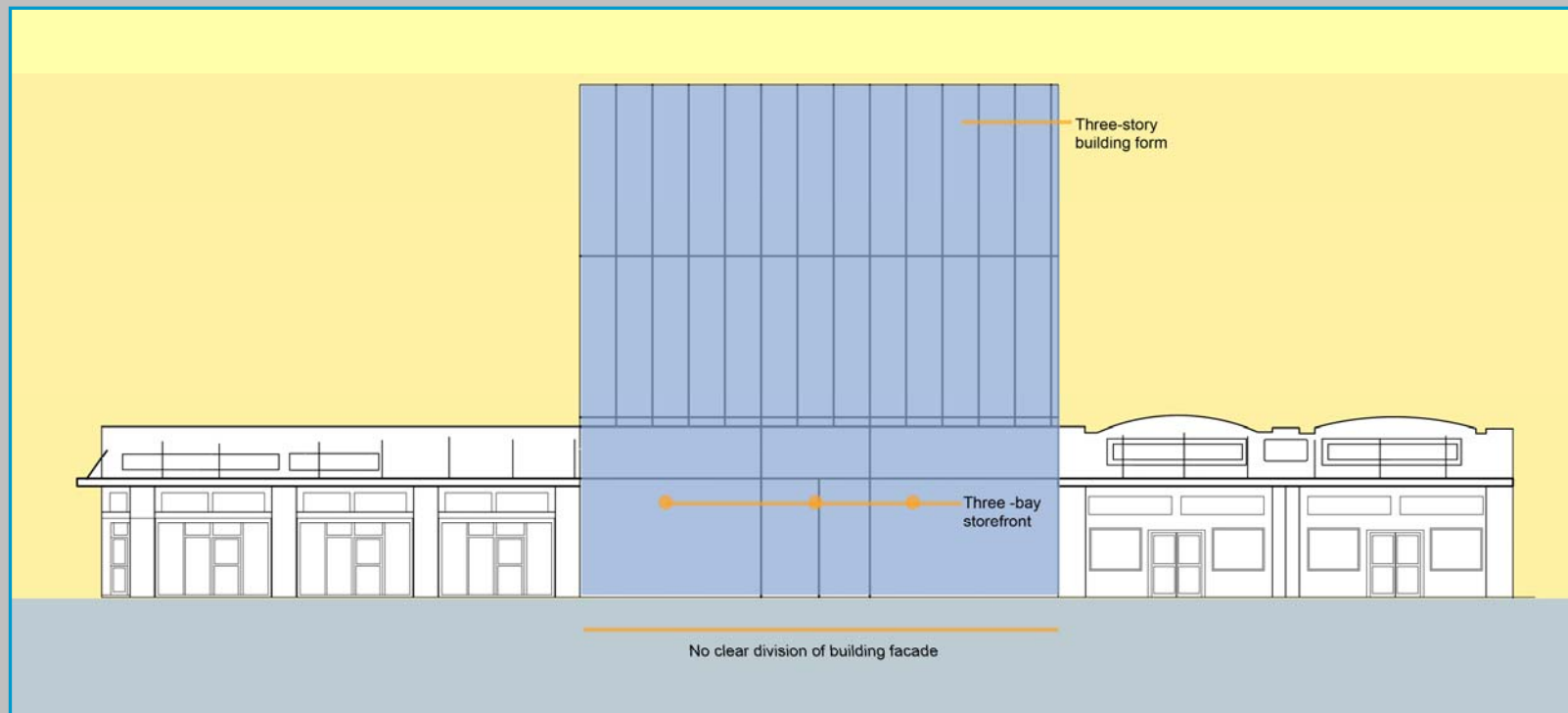
New construction should maintain a scale that mirrors and respects the scale of adjacent construction. A five-story commercial building that takes up the majority of the city block is not an appropriate design solution for the S. 17th Street commercial district. If a new commercial building is bordered by a one-story building on one side and a two-story building on the other, it would be appropriate to design the new façade to address the height of either building. A more specific guideline in choosing building height would be to select the predominant scale of the city block. If the predominant scale of the city block is two stories, then it would be appropriate to choose to match the height of the adjacent two-story building. Existing commercial structures within the S. 17th Street commercial district are sited on generally 50-85 percent of the overall lot. New construction within the commercial district should meet existing zoning requirements and respect the overall footprints of adjacent properties. The footprint of corner lots typically comprises the entire property and new construction should follow this example to maintain the



RECOMMENDED: One-story building form with one-story buildings adjacent to new construction

CITY OF MCALLEN – DESIGN GUIDELINES
SOUTH 17TH STREET

continuity of side streets. Some existing commercial structures are formed from one or more town lots. To maintain the scale of the commercial block, if new development is designed on several lots, primary façades should be broken up into several distinct sections, so that they articulate the smaller size of separate lots to maintain the visual scale of the streetscape. This is especially important in the more dense commercial zone spanning from Beaumont Avenue to Chicago Avenue. Commercial buildings further south along S. 17th Street span multiple lots and the break between lots is achieved in a more subtle fashion, such as in the articulation of the parapet and upper façade of the building.



NOT RECOMMENDED: Three-story building form with one-story buildings adjacent to new construction

MASSING AND BUILDING FORM

Generally, the existing commercial properties along S. 17th Street exhibit similar massing. The common form is a rectangular box that presents a front façade with a parapet extending above the roofline, so that it is generally taller at the street side than the alley. The depth of the box is longer than the width, and the proportion of the height is relative to its width (see details on the following page). New infill structures should be consistent with this massing scheme and step down towards the alley side of the building. Roof lines are generally flat, with a parapet in front that features minimal architectural ornamentation, consistent with the overall style of the building. The dominant architectural elements expressed in the design of the commercial buildings are the articulation of fenestration and the ornamentation at the parapet. New construction should model after the existing built environment in terms of form and level of architectural ornamentation.



The most densely developed blocks of S. 17th Street, from Beaumont to Chicago Avenues, feature commercial buildings that typically span one-half of the lot and are one to two stories in height. This results in a regular rhythm of façade articulation. New infill construction should follow the examples of other historic buildings on the city block to inform decisions regarding building height and façade articulation. As discussed in the proceeding section, if the new building spans multiple building lots, the design should include subtle breaks in the overall articulation of the façade to continue the established rhythm of the streetscape.

CITY OF MCALLEN – DESIGN GUIDELINES
SOUTH 17TH STREET

The proportion of width to height in existing historic buildings along S. 17th Street is another important character-defining feature. If a proposed new building will be multi-storied, the floor-to-floor heights should be consistent with other buildings on the same city block. As a result, the horizontal design features of the new building will roughly align with adjacent buildings. Typically, the historic buildings along S. 17th Street exhibit a short and squatty massing profile. Proportion ratios for most buildings within the district include 1:1 and 2:1 width to height. Façade proportions for new infill construction should complement existing ratios of adjacent building along the same city block to promote a cohesive streetscape.



ORIENTATION OF ENTRANCE

The entrance is a defining element for downtown commercial architecture. It serves as a break in the streetscape lined with storefront windows. The articulation of the door, usually with a transom and at times sidelights, contributes a pedestrian scale to the building. Entrances to buildings located midblock along S. 17th Street include both recessed entrances and entrances flush with the exterior façade. Historically, entrances were located flush with the exterior façade. Some buildings have undergone renovations that created recessed entrances where a flush entrance originally existed. Recessed entrances are typical, character-defining features of the Art Deco, Spanish Colonial Revival, and Modern Styles (refer to *Chapter 5*). Corner buildings typically feature an entrance located at a 45-degree angle to the main façade, also known as a chamfered corner entrance, and a side entrance towards the rear of the building is also common. At times, additional separate commercial spaces are located at this side entrance. Buildings two stories in height with recessed entrances generally feature a second floor that aligns with the front property line. Properties servicing one commercial space generally feature doors that are centered on the front façade. Those buildings that house two or more commercial spaces often feature doors that are located to one side of the unit, with an adjacent storefront window defining the remaining façade. Multi-story buildings often include an auxiliary commercial or residential space on the upper floors; a single door set to the far side of the front façade typically provides access to a narrow stair leading to the upper floors.



New infill construction should maintain the design characteristics of the entrances within the commercial district. The height of entrances should be consistent with adjacent buildings. For infill buildings that comprise the entire city lot, entrances should be centered. If the building is subdivided into two or more units, entrances should be located to one side with a storefront window adjacent to the primary entrance. If the entrance is recessed, storefront windows should continue to meet the door to promote the transparency of the streetscape. Entrances should be directly off the sidewalk and should not continue into halls or corridors from the street level.

CITY OF MCALLEN – DESIGN GUIDELINES
SOUTH 17TH STREET

MATERIALS

Primary exterior materials used within the S. 17th Street commercial district include stucco and brick or stone masonry. Most brick walls are painted, although historically they were likely not painted. Pigmented structural glass, also known as Vitrolite or Carrara Glass, has been applied to the first floor façade at several buildings. This is a historic veneer that was often applied to earlier brick masonry buildings during the 1920s, 1930s and 1940s to modernize the appearance. Popularized by the Art Deco and Art Moderne architectural movements, structural glass created a sleek look and, as a highly versatile material, could convert standard late nineteenth and early twentieth-century masonry boxes into a contemporary design featuring the curves and continuous façades typical of the movement. More modern buildings in the district feature stucco finishes, concrete block, vinyl and aluminum siding.

New construction should maintain the palette of exterior materials used in the historic-age commercial buildings. Other exterior wall materials such as concrete block, metal siding, and cast concrete panels would detract from the cohesiveness of the commercial district. The level of architectural detailing on adjacent buildings should be respected – overly ornate façades would not be appropriate within the commercial district. For new buildings, quality of materials should be prioritized over quantity of applied ornament.



FAÇADE ARTICULATION

New construction should respect the design of adjacent buildings, and create a façade that is identifiable as a contemporary structure. One important design consideration is the articulation of the horizontal building elements such as the cornice line, bands of fenestration, sill and lintel height and canopies. These strong lines should be addressed in the design of a new façade, especially if the new infill construction is located between two historic-age buildings. In multi-storied buildings, separate floors should be articulated on the exterior façade.

CANOPIES

A common design feature for the two-part commercial block buildings along S. 17th Street is the use of a belt course or canopy to delineate the separation between floors. Canopies, when used in new construction should be consistent in size, scale, and form to adjacent properties. To maintain their horizontal emphasis, canopies should be cantilevered or suspended rather than supported by vertical columns.



CITY OF MCALLEN – DESIGN GUIDELINES
SOUTH 17TH STREET

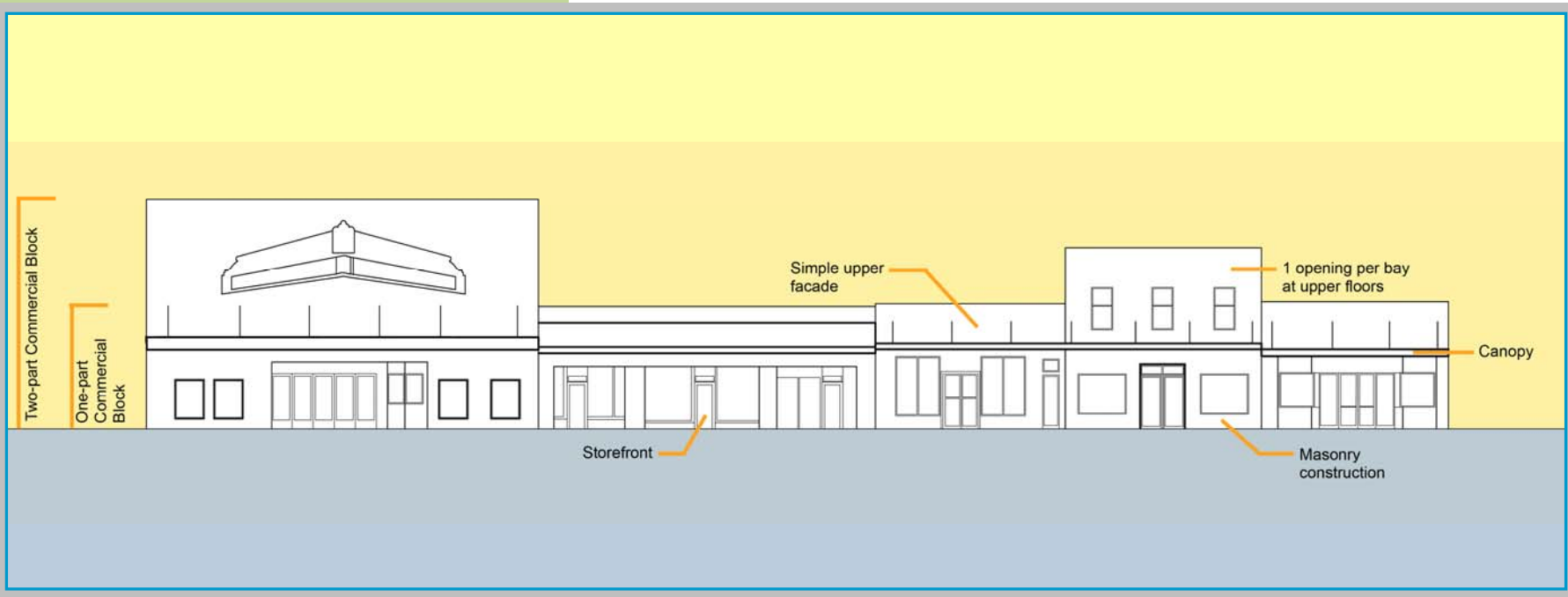
FENESTRATION

The first floor should be reserved for a continuous storefront while upper floors and side façades exhibit one smaller window opening at each bay. The proportion of historic fenestration at adjacent buildings and other buildings within the commercial block should be maintained. The fenestration patterns of new construction should not differ dramatically from existing buildings and reflective or tinted glazing is not appropriate.



EXTERIOR WALLS

Most buildings within the commercial district are good examples of early twentieth century commercial architecture. Exterior façades were typically simple masonry walls with minimal ornamentation. Some examples feature engaged pilasters, but most limit architectural details to the upper façade and parapet. A new building that features exposed structural elements along the front façade would not be an appropriate design solution. Instead, designs should focus on the expression of the storefront, strong horizontal lines, and parapet details. Signage should be limited to a horizontal band at the upper façade, or a hanging sign attached below the canopy. Refer to *Chapter 7* for more specific signage guidelines.



CITY OF MCALLEN – DESIGN GUIDELINES
SOUTH 17TH STREET

SIDE FAÇADE ARTICULATION FOR CORNER LOTS

Corner lots feature several additional design considerations to maintain consistency along S. 17th Street, as well as other streetscapes within the central business district. New construction at corner lots should create visual interest at both the front and side façades. Some corner buildings within the district provide additional commercial space along the side street, with separate entrances from the main business fronting S. 17th Street. The side street commercial units exhibit their own character and are at times distinctly different from their primary façade counterpart. Generally the side street commercial units have less architectural detailing and fewer windows than the front façade. Upper floor fenestration patterns, size, spacing, and window type often carry across from the primary façade to the side façade on corner lots. In the design of buildings located on corner lots within the district, these unique characteristics should be addressed.



CITY OF MCALLEN – DESIGN GUIDELINES
SOUTH 17TH STREET

FAÇADE DESIGN CONSIDERATIONS

As emphasized in the previous sections, infill should be contemporary in design. Recreating or mimicking historic architectural styles is highly discouraged. Designs for new construction should take cues from the existing built environment, in terms of fenestration patterns, scale, height, form, architectural motifs and ornamentation. Designing a building that depicts an earlier architectural style and method of construction creates a false sense of history and is not an appropriate design solution within the S. 17th Street commercial district.



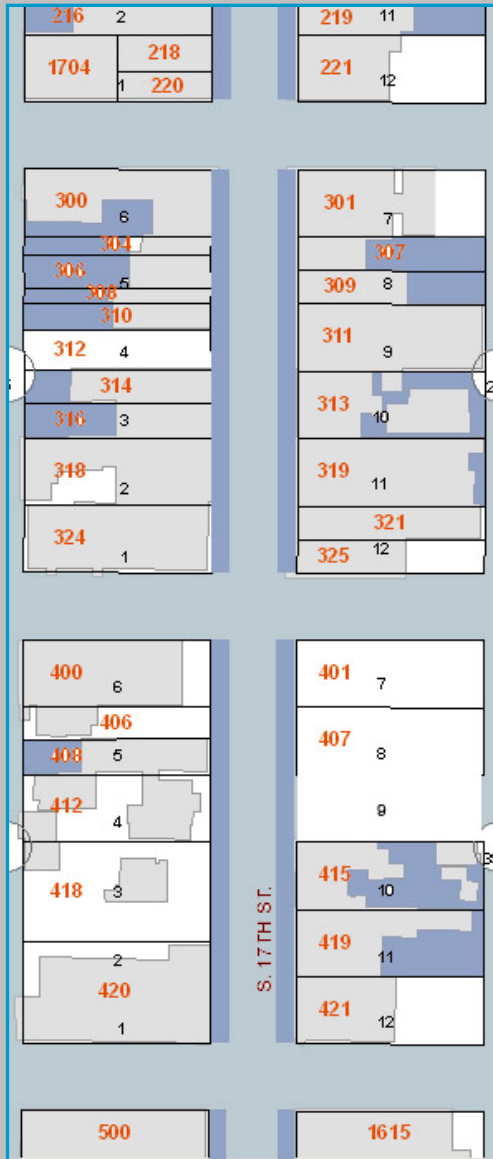
The only time that a recreation of an earlier building is appropriate is when adequate historic documentation exists that enables the reconstruction of a historic storefront. This documentation should include physical evidence, historic photographs, architectural plans and specifications, and archival research. A reconstruction should not proceed without a combination of the aforementioned types of documentation. As stated in the *Secretary of Interiors Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*,

“Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.”

Refer to *Chapter 7* for a more detailed discussion on prevailing fenestration patterns, scale, height, form, and decorative building elements within the commercial district.

SITE FEATURES

As a result of recent revitalization projects in the downtown area, street furnishings and landscaping have been integrated into the existing streetscape of the S. 17th Street commercial district. These features are most prominent from Austin Avenue to Fresno Avenue. This sidewalk improvement project includes elements such as brick pavers delineating crosswalks at street intersections, trees at street corners, street furniture, and garbage receptacles. While these improvements are not historic, they have become character-defining features of the commercial district and, as confirmed in the public forums conducted at the outset of the project, their value to the community of McAllen is extremely important. It is important to maintain the character-defining features of the district when planning a construction project on existing vacant lots. These features contribute significantly to the overall sense of place.



Appropriate parking locations for new construction highlighted in BLUE.

PARKING

Parking within the commercial district is limited to street parking along both sides of S. 17th Street. The configuration varies from Austin to Houston Avenues. Parking is parallel at the east side and diagonal on the west side of the street from Austin Avenue to Erie Avenue; from Erie Avenue south to Houston Avenue, parallel parking is provided at both sides of the street. Curbs cap the parking at both the north and south ends of parking for each street. Since a consistent streetscape is preferred for the commercial district, and new construction should maintain a zero setback at the front façade, parking should be located along the street for all new buildings. This is consistent with the current zoning ordinance. Designing a parking lot at grade adjacent to or in front of a new building would not be an appropriate design solution for buildings along S. 17th Street. Limited parking would be appropriate at the rear of the building if access is available.



CITY OF MCALLEN – DESIGN GUIDELINES
SOUTH 17TH STREET

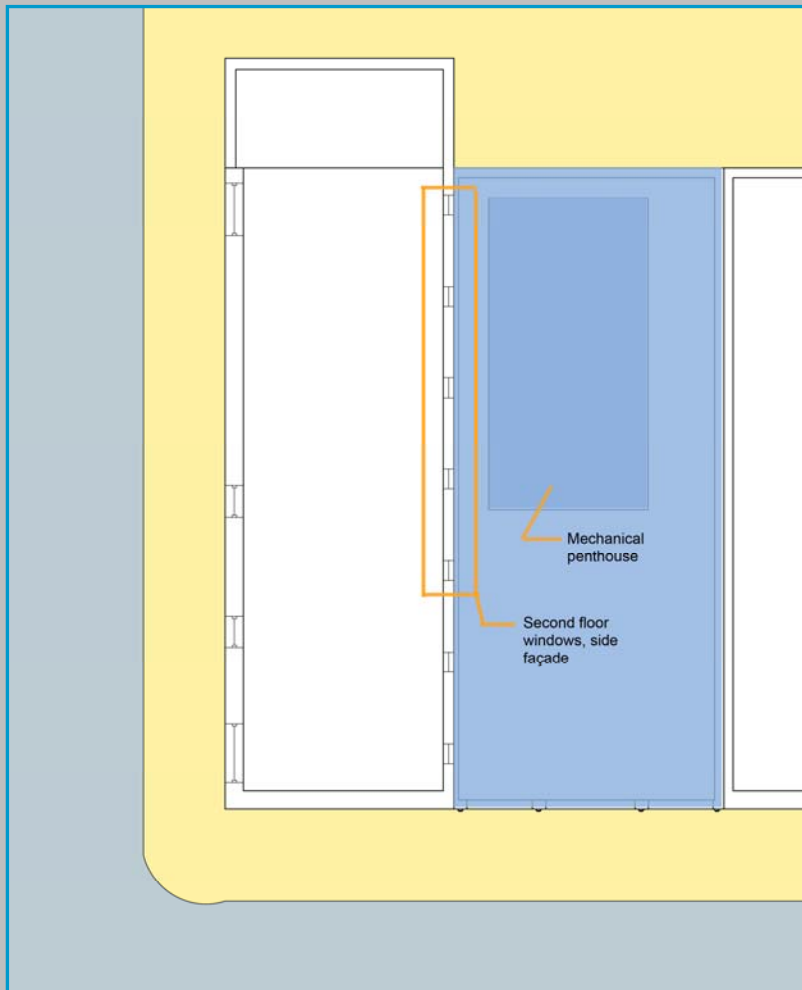
STREET FURNITURE

Street furnishings along S. 17th Street add a pedestrian scale to the commercial district. The existing street furnishings extend from Austin Avenue to Fresno Avenue. Future sidewalk improvement projects, including the addition of tree plantings, should be considered for the area south of Dallas Avenue to maintain the continuity of the district from Austin Avenue to Houston Avenue. New construction projects within this area should include these streetscape amenities. This would tie the two distinct areas of development together. At present, there is a distinctive difference in setting and feeling between the two areas. This would also encourage further new development in vacant lots in this area. If new street lighting is planned, it should be consistent in scale with the historic commercial district and should not detract from the overall setting of S. 17th Street.



SENSITIVITY TO VIEWS OF ADJACENT PROPERTIES

The final consideration in the design of new infill construction is sensitivity to views of adjacent properties. Some two-story commercial buildings within the commercial district feature fenestration along their side façades. It would not be appropriate to obstruct windows at adjacent buildings when planning a new structure. This would apply to exterior walls as well as



NOT RECOMMENDED: Mechanical penthouse at new construction obscures view from second floor windows at adjacent property.

CITY OF MCALLEN – DESIGN GUIDELINES
SOUTH 17TH STREET

mechanical penthouses or other rooftop structures at the new infill construction. Other important views to maintain would be exterior façade elements that obscure views from adjacent properties. Signage located at the corner of an upper façade that blocks the view from a window at a second floor residence in an adjacent building would not be an appropriate design solution.



NOT RECOMMENDED: Exterior building element and signage at new construction obscures view from second floor windows of adjacent property. Signage is not in keeping with Design Guidelines, refer to *Chapter 7* for discussion of exterior signage recommendations.



Figure 7-1. Cine El Rey, 311 S. 17th Street, McAllen.
(HHM Inc., 2009)

CHAPTER 7 - INDIVIDUAL BUILDING DESIGN GUIDELINES

Previous chapters have discussed the importance of individual buildings as they relate to others within the S. 17th Street commercial district. This relationship is extremely important to maintain, and without it, the overall character of the commercial district is lost. *Chapter 7* is more narrowly focused and addresses the significant character-defining features of each commercial structure. Guidelines are presented for the proper repair and maintenance of typical building materials. Character-defining features of resources within the commercial district are identified in this chapter and issues regarding their continued preservation are addressed.

NEW CONSTRUCTION

The design and construction of new buildings that are compatible with the existing building fabric and located on existing vacant lots within the S. 17th Street commercial district adds to the vitality and ever evolving character of the neighborhood. *Chapter 6* addresses several design considerations during the planning process of a new building within the district. Refer to *Chapter 6*, for considerations during the design of new buildings. For those construction projects that involve existing resources within the district, this chapter will detail design guidelines to address the process necessary to maintain the character-defining features of individual buildings.

PRIMARY RESOURCES

Primary resources within the S. 17th Street commercial district are primarily one-part and two-part commercial blocks containing specialty stores, restaurants, bars, theaters, and hotels. Refer to *Chapter 5* for a detailed discussion on the specific property types found in the district. Within the district, 72 structures are noted as contributing to the city of McAllen's historic resources, according to the 2005 McAllen Cultural Resources Survey. Of that number, 62 are considered primary resources. Ancillary buildings exist on many lots and some are also considered contributing resources.

CITY OF MCALLEN – DESIGN GUIDELINES
SOUTH 17TH STREET

Contributing resources, as defined in National Register Bulletin 16A, *How to Complete the National Register Registration Form*, are those resources that “add to the historic associations, historic architectural qualities, or archaeological values for which a property is significant because it was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period.”

Included in the boundaries of the S. 17th Street commercial district are five residential properties. The Design Guidelines do not include specific recommendations for these domestic resources, only those for commercial structures along S. 17th Street. However, the residential properties do contribute to the overall significance of the city of McAllen and should be retained and maintained according to the *Secretary of Interior Standards for the Treatment of Historic Properties*.



Figure 7-2. Zoning map with building footprints. S. 17th Street commercial district outlined in blue (City of McAllen G.I.S., 2009)

PRESERVATION OF HISTORIC FABRIC FOR EXISTING PROPERTIES

Unlike the examples given in *Chapter 6*, the following discussion refers to important characteristics of existing properties in the S. 17th Street commercial district so that any additions or alterations to these properties will not only preserve the identified elements of the individual structure, but also maintain the character of the adjacent properties and overall commercial district.

COMMERCIAL CHARACTER OF EXISTING PROPERTIES

The character of a historic resource is identified by its size, scale, form, architectural ornamentation, and materials. The historic resources within the S. 17th Street commercial district share a common architectural language – most buildings within the neighborhood are one- to two-part commercial block wood-frame or masonry buildings designed in Classical Revival, Spanish Colonial Revival, Art Deco, or Modern style. Most commercial buildings are good examples of their architectural style, featuring architectural detailing that is typical of the period. The character-defining features of the majority of resources are intact, reinforcing the sense of place and overall significance of the commercial district. Recommendations for the treatment of these significant features are provided below to assist the property owner in the management and maintenance of their historic property. Since the resources as a whole retain a great deal of architectural integrity, it is important to maintain the overall cohesiveness of the neighborhood so it will continue to tell its story to future generations of McAllen.

APPROPRIATE DETAILING

For any additions or alterations to an existing resource within the S. 17th Street commercial district, it is important that appropriate detailing of character-defining features is maintained. In the case of additions, new building elements should be distinctly identifiable as new but should be sensitive to the existing building fabric. The following section details those important character-defining features and what unique design elements are critical to maintain.

FAÇADES

One of the primary design elements of any building is its façade. A building façade refers to the exterior face of the building and the portion of the building that defines the building's architectural style through its ornamentation and detailing. For commercial structures, the first floor of the building is dominated by the historic storefront. The storefront is the most significant architectural feature of the commercial building. It serves its primary function of displaying goods to the passerby, but its detailing sets the architectural tone of the overall building. Four



Figure 6-2. D. V. Guerra & Sons building, 100 S. 17th Street, McAllen. (HHM Inc., 2009)

CITY OF MCALLEN – DESIGN GUIDELINES
SOUTH 17TH STREET

significant design considerations are detailed on the following pages with illustrations provided to clarify the concepts portrayed. As architectural styles and methods of attracting consumers gain and lose popularity, the exterior façade of commercial buildings are subject to additions and alterations. The design considerations outlined below give the most significant elements to be retained in any planned construction project. The retention of these character-defining features will promote the unique sense of place of the S. 17th Street commercial district.

COMPOSITION

The design of a building façade begins with the ordering of fenestration within the building block. Historic fenestration patterns, including the dominant architectural feature – the historic storefront – should be retained.



RELATIONSHIP OF SOLIDS TO VOIDS

Façades are further defined by the relationship between solid areas of material to openings, or voids. Commercial buildings historically feature a transparent first floor topped by a solid masonry parapet and cornice, or upper floors with a window articulating each bay.



PROJECTION AND RECESSION

Commercial development along S. 17th Street started ca. 1910 and significant development continued until ca. 1960. More modern structures are extant at locations of demolished historic resources. Most resources are good examples of early twentieth-century commercial buildings. A defining characteristic of the early twentieth-century commercial building is a flush or recessed three-bay storefront. The recessed storefront provides a break from the uniform façades along the street and serves as a gathering space or shelter for pedestrians. Upper floors of buildings with recessed entrances typically maintain the line of the façade at the edge of the sidewalk. The recessed portion of the building exists at the entrance only.

Alterations to the exterior façade should maintain the historic projections and recessions. Façades that were historically flush with the property line should not be altered to create recessed entrances or corridors. Façades with recessed entrances should not be infilled to create a flush façade.



EXTERIOR WALLS

Another means of articulating the architectural style of a building is through its exterior building material. Brick and stone masonry are the most common materials used within the commercial district. Other materials used on more modern buildings, or installed over historic brick masonry, include pigmented structural glass, stucco, and concrete block.

Planned additions and alterations should avoid obscuring original building materials. When they exist, historic features and storefronts should be retained and repaired as necessary. Additions to the historic storefront that occurred during the period of significance (ca. 1910 – ca. 1960) may have achieved significance in their own right and are also worthy of preservation. A prime example of an alteration typical during the historic period is the addition of pigmented structural glass to the first floor of earlier buildings. This treatment served to modernize the simple masonry box during the 1920s-1940s as a result of the Art Deco and Art Moderne architectural movements. This tile should be retained and preserved when it exists on commercial buildings within the S. 17th Street commercial district.



The addition of metal cladding to historic façades presents a modern appearance to the building, and while it preserves the masonry walls beneath the metal skin, it disrupts the continuity of the historic street front and is not appropriate. Likewise, the addition of contemporary materials such as stucco, paint, or tile over historic masonry is not an appropriate design solution.

CITY OF MCALLEN – DESIGN GUIDELINES
SOUTH 17TH STREET

If the historic storefront is missing due to alterations and repairs over time, it could be appropriate to reconstruct the storefront if adequate documentation exists. Documentation can include physical evidence, historic photographs, architectural plans and specifications, and archival research. An alternative design is necessary if historic documentation does not exist – recreating a storefront based on conjecture is not an appropriate design response.



Figure 6-3. McAllen State Bank, 1945, corner of S. Broadway and Beaumont Avenue, McAllen. (McAllen Bicentennial)



Figures 6-4. and 6-5. McAllen State Bank building as it stands today with metal cladding at upper façade and vee-shaped canopies, corner of S. Broadway and Beaumont Avenue, McAllen. (HHM Inc., 2009)

DECORATIVE ELEMENTS

Additional ornamentation often exist at primary and side façades and can include elements such as corbelled or dentilated brickwork at the parapet and cornice, brick parapet with recessed panels, brick or stone voussoirs, hoodmolds, and lintels at upper floor windows, continuous brick courses extending across the front façade, metal ornamentation topping pilasters at the parapet level, and decorative inlaid tile.

AWNINGS

Another prominent decorative element at historic façades is the awning. Original awnings were designed as linear elements suspended by rods tied back to the masonry building. Awnings provide a strong horizontal element to the streetscape and should be retained and preserved. When possible, original canopies should be repaired; if they require replacement, they should match the original in scale, dimension, form, and material. Reconstructing a historic canopy when one existed originally adds to the overall continuity of the streetscape but should only be undertaken if adequate historical documentation exists. If this documentation does not exist then an alternate design is appropriate that is consistent with the form and scale of other original canopies within the district. Modern canopy styles such as a canvas dome awning or shed or hipped roof structure sheathed in a non-historic material is not an appropriate design solution.



ROOFS AND PARAPETS

The preservation and appropriate care of roofs is important not only for maintaining the structural integrity and appearance of a historic building, but also is essential for the long-term care and maintenance of the entire building. Therefore, the structural, architectural, and ornamental components of the roof and associated parapet as well as the roofing material are important to maintain. Flat roofs are typical for most commercial buildings within the commercial district. Parapets extend past the roofline at the front façade and generally step back to a lower façade at the rear of each building. Although some parapets have been modified with the addition of stucco or paint, most retain their historic form. For those parapets that have been altered, **Restoration** of the original form could be considered during a future rehabilitation project if photographic or written documentation exists to determine the original design and material. This would restore the architectural integrity of the building element for those buildings. For those buildings with original roof systems and parapet form, **Preservation** of the existing material is the ideal treatment option for future construction projects involving the roof. The original roofing material may exist on some structures. If in the future it is necessary to replace the original roof material, other more economical systems with greater fire resistance could be used in a **Rehabilitation** of the roof systems. The flat roof system is generally hidden from view of the passerby and thus, there is greater flexibility for the use of modern roofing materials in planned rehabilitation projects. However, the parapet should retain its historic form and material as it is a significant character-defining element of the commercial building.

SHAPE

Parapet forms vary in buildings along S. 17th Street. Even those structures designed in the same architectural style exhibit different forms. The earliest examples are typically flat with corbelled brickwork and a recessed panel. Later versions feature a shallow-pitch front gable framed by brick piers, segmental arches spanning the center bay, and stepped brickwork. The more elaborate versions are representative of their architectural style.



CITY OF MCALLEN – DESIGN GUIDELINES
SOUTH 17TH STREET

MATERIAL

The most common parapet materials utilized within the district include brick and stone masonry. Some examples have been painted, covered in metal cladding or a stucco veneer.



DECORATIVE ELEMENTS

Additional detailing common to parapet forms within the commercial district include decorative metal ornamentation above full-height pilasters, decorative metal cornices, as well as formed cast concrete and metal parapet caps.



WINDOWS AND DOORS

Windows and doors are another important character-defining feature of the resources within the S. 17th Street commercial district. The prominent window and door configuration – the historic storefront – is notably the most significant architectural element of a commercial building. Buildings within the district feature a variety of storefronts, window and door types. Windows and doors that are original to the building serve as a significant architectural feature worthy of **Preservation** and **Rehabilitation**, as appropriate. When historic windows or doors are deteriorated beyond repair and must be replaced, the new windows or doors must match the original in configuration, dimension, profile, and finish. If original doors and windows do not exist but the property owner desires to install new fenestration as part of a rehabilitation project, **Reconstruction** of the original elements using physical and/or archival documentation is recommended.

Overall, common maintenance issues for doors and windows include broken, cracked, or replacement glazing; poor craftsmanship of glazing compound; missing decorative elements; and cracked wooden elements. Recommendations for the continued treatment of doors and windows within the commercial district include:

1. Maintain all painted surfaces for wood and steel window components. Select the least invasive technique for rust removal, if required. Re-caulking windows will aid in both weather-tightness and thermal efficiency – a factor in protecting and maintaining the historic interior. Any work involving window glazing should replicate the historic profile for the glazing compound.
2. Replace broken or cracked glazing with glass of similar composition, color, and texture.
3. Repair wood and steel elements when necessary using accepted preservation techniques. Replacement of either damaged or missing historic elements should be done using in-kind materials and should match the existing original elements, as closely as possible. Use physical documentation of existing materials and/or documentation gathered through archival research as guides to replicate historic or original elements.

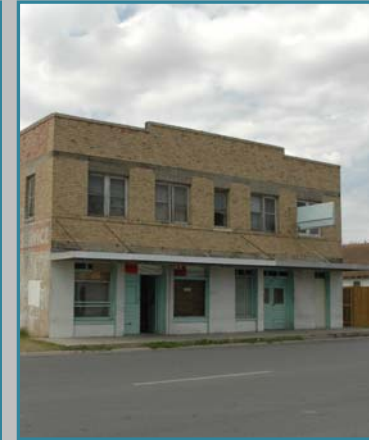


Figure 6-6. Primary entrance, 203 S. 17th Street, McAllen. (HHM Inc., 2009)

CITY OF MCALLEN – DESIGN GUIDELINES
SOUTH 17TH STREET

COMPOSITION

The arrangement of fenestration is based on the architectural style and can vary from organized, symmetrical arrangements to a more asymmetrical, irregular design based on the massing and expression of the chosen style.



TYPE OF FENESTRATION

The early commercial buildings in the district feature a typical three-bay storefront. Transparency at the first floor was the goal of the historic storefront. Glazing is added in the form of multi-light doors, transoms, and display windows. Original transoms often extend the width of the storefront if the entrance is flush with the sidewalk edge. Recessed entrances also feature transoms above the door units only. Fenestration at upper floors typically features single or paired window units at each bay. Display windows are typically at least three-quarter height with either divided or single lights. Upper floor windows are less decorative and are generally one-over-one double-hung units.



MATERIAL

Most original display windows are wood, fixed units. Upper floors feature wood, double-hung units if they are original. Original storefront doors are also wood and typically feature divided lights. Replacement of fenestration is common within the commercial district and is often replaced with aluminum units. Another common alteration is the infill of transom units above storefronts with either plywood cladding or brick.

Façade restoration projects should consider replacing non-original fenestration with a suitable replacement to match the original if historic documentation exists. Removal of infill materials at transoms is another appropriate component of a façade restoration project.



REVEALS

Reveals in fenestration in commercial buildings emphasize the architectural style and are purposefully deep or minimal based on the desired effect for the articulation of the façade.



TRIM AND SILL

A primary means of assigning an architectural style to a commercial building is through the design of the window and door surrounds. Classical Revival and Spanish Colonial Revival buildings exhibit elaborate detailing and window and door trim, while early twentieth-century commercial buildings feature minimal detailing.



DOORS AND ENTRIES

Original primary doors within the commercial district are wood units with a variety of glazing patterns. Secondary doors leading to an upper floor are often wood with panels and no glazing. Doors are centered on the façade if the commercial space comprises the entire city lot. If the building is subdivided, doors are often located to the side of the space with a display window adjacent. Secondary doors are always located at either the north or south end of the primary façade. If alterations are planned to the primary façade, the relationship of primary to secondary entrances should be maintained. The location of doors should be consistent with the historic configuration to maintain the continuity of the streetscape. Architectural detailing on upper floors echo what is articulated on the first floor, emphasizing the need to locate entrances as they were historically. As for all planned alteration projects, if the historic storefront does not exist, the reconstruction should proceed only if adequate historical documentation exists. If this documentation is not available then an alternate design that incorporates the historic design intent is appropriate.



STREETSCAPE DESIGN

Recent sidewalk improvement projects within the S. 17th Street commercial district have resulted in the installation of street furnishings, lighting, and landscaping. The intersections from Austin Avenue to Fresno Avenue feature brick paved crosswalks, tree plantings, benches, and trash receptacles. The improvements add to the pedestrian nature of the district and enhance the overall character of the commercial district.

RELATIONSHIP TO THE BUILDINGS

Future streetscape projects should complement and not overshadow the built environment of the commercial district. Large trees should be maintained to prevent possible structural damage to adjacent construction. Proper site drainage is essential to ensure damage to foundations does not develop due to water infiltration. If new lighting, signage, or wayfinding elements are planned, they should not detract from the overall setting of S. 17th Street.



SITE FURNITURE

Furniture such as benches and trash receptacles did not historically exist within the commercial district but their presence adds to the pedestrian scale of the area.



LANDSCAPING FEATURES

Trees at intersection corners provide shade and comfort for pedestrians waiting to cross the street. Trees currently exist from Austin Avenue to Fresno Avenue. Future projects should consider the addition of trees at intersection corners the entire length of the commercial district, from Austin Avenue to Houston Avenue.



LIGHTING

Although the current lighting along S. 17th Street is not historic, it complements the existing building fabric. Any future project that installs new lighting along the street should complement the existing building fabric. It should not try to imitate historical lighting and convey a false sense of the significant historic period of the commercial district.



SIGNAGE

Historic building signage exists within the commercial district and since it is a significant character-defining feature, it should be retained and preserved where it exists. Examples include painted signage at upper façades, metal lettering within a recessed brick panel at the upper façade, and hanging signs at original awnings. New signage should complement the existing original signage and should not overshadow the built environment. The addition of signage should never cause physical, irreparable damage to the exterior wall or significant building elements. Hanging signage should be limited in dimension to 75 percent of the width of the awning and can extend no lower than 6'-8" above the sidewalk. New signage added to the upper façade should be limited to the width and height of the existing brick inset panel, when it exists. When this inset panel does not exist, signage should be linear in nature and respect the existing proportions of the upper façade. Signage should not obscure decorative elements including the original storefront.



SUSTAINABLE DESIGN

Through the public forums conducted for the Design Guidelines, it is clear that the citizens of McAllen are proponents of sustainable design. The commercial structures along S. 17th Street were originally designed to utilize prevailing breezes, maximize heat gain and loss through exterior walls to promote efficient heating and cooling of the structure, and include shading devices to further assist in the efficiency of the building.

In the future, property owners within the commercial district may desire to implement additional, modern techniques to enhance the sustainability of their property and lessen its impact on the environment. This may happen through planned additions and alterations to the property and should be encouraged. It is important that during this process the Design Guidelines are followed and that character-defining features of each property are maintained.

ENERGY EFFICIENCY

Historically, buildings were constructed with energy efficiency as a primary design goal. Before the advent of modern air-conditioning, buildings and their occupants relied on efficient design to capture prevailing breezes, shading devices used at fenestration, and building material properties to maintain a suitable interior environment. Energy efficiency upgrades should be sensitive to the original building fabric. It is especially critical to preserve the character of historic windows. Often, historic windows can be made more energy efficient by simply re-glazing window panes and/or applying weather stripping. When original windows must be replaced for energy efficiency, the new windows should match the original in configuration, dimension, profile, and finish.



TREE PRESERVATION

Tree plantings added to intersection corners from Austin Avenue to Fresno Avenue have become character-defining streetscape elements that should be maintained. The trees not only define the sense of place for the commercial district, but also provide a pedestrian scale to the district, increased property value and are fundamental to sustainability efforts in the district. Planned new construction within the commercial district should consider and take appropriate actions to protect existing trees. On those intersection corners within the district where trees do not exist, the City of McAllen in coordination with the Heart of the City Improvement Corporation should consider planting new trees and adding street furnishings to provide continuity for the entire district and encourage development along the southern end of S. 17th Street.



ADDITIONS

The construction of an addition onto a historic building can radically change its appearance and alter the integrity of its original architectural form. The construction of an exterior addition should only be considered if it has been determined that the existing building cannot support its current function. Additions may be deemed necessary when the existing interior layout cannot meet the functional requirements of the desired new space. New additions are recommended over major interior renovations that would alter significant historic character-defining interior spaces and features. The Historic Preservation Ordinance does not regulate interior renovations and so continued preservation of historic features rests with the individual property owner. Additions should be designed as distinctly different from the historic building and thus convey their construction as modern. They should be reversible, that is, designed so that in the future if they are removed, the historic building fabric can be rehabilitated with minimal intervention and without the need for conjecture to recreate significant architectural details. Additions within the S. 17th Street commercial district should be limited to the rear of the building and those areas not visible from the public right of way. Design issues are discussed for projects that are both recommended and not recommended with illustrations further defining the intent of each design consideration. The following list of topics will be discussed:

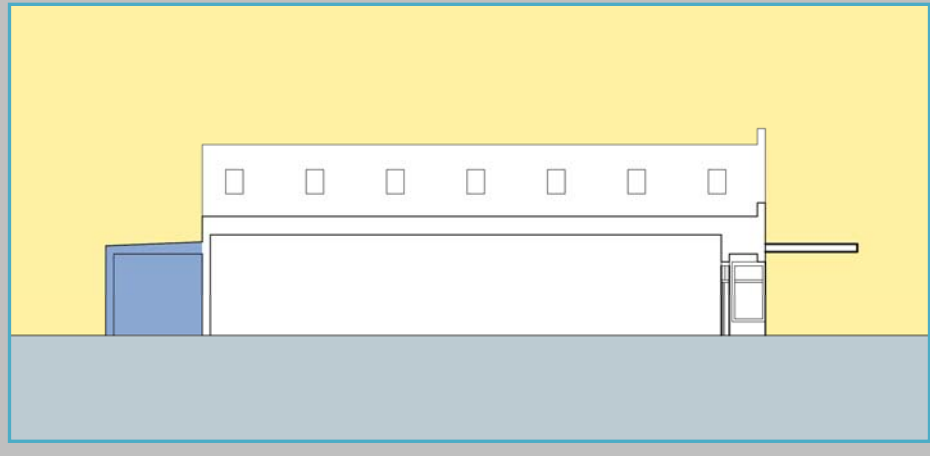
- Scale
- Height
- Massing
- Setbacks

SCALE

Additions to existing properties should not overshadow the existing property. They should be sensitive to the existing scale and not introduce an exaggerated sense of scale from what was there historically.

Recommended

A one-story, 400 sq. ft. rear addition is planned that upgrades existing restrooms in a one-part commercial block restaurant.



DESIGN ISSUES

The above example presents several design issues that should be considered as part of the design development process.

1. The scale of the addition is minimal and does not overshadow or overpower the existing property.
2. The design is easily identified as an addition and is not confused with the historic commercial building.
3. The addition does not overpower, remove viewscales, or impose privacy issues with adjacent neighbors.
4. The addition is in scale with adjacent properties.
5. The addition is not visible from the primary façade of S. 17th Street.

Not Recommended

A 1200 sq. ft. second and third story addition is planned at an existing one-part commercial block structure. The original parapet is removed and the exterior façade of the addition is designed at a 45-degree angle to front property line to accommodate balcony space at the planned residential units.



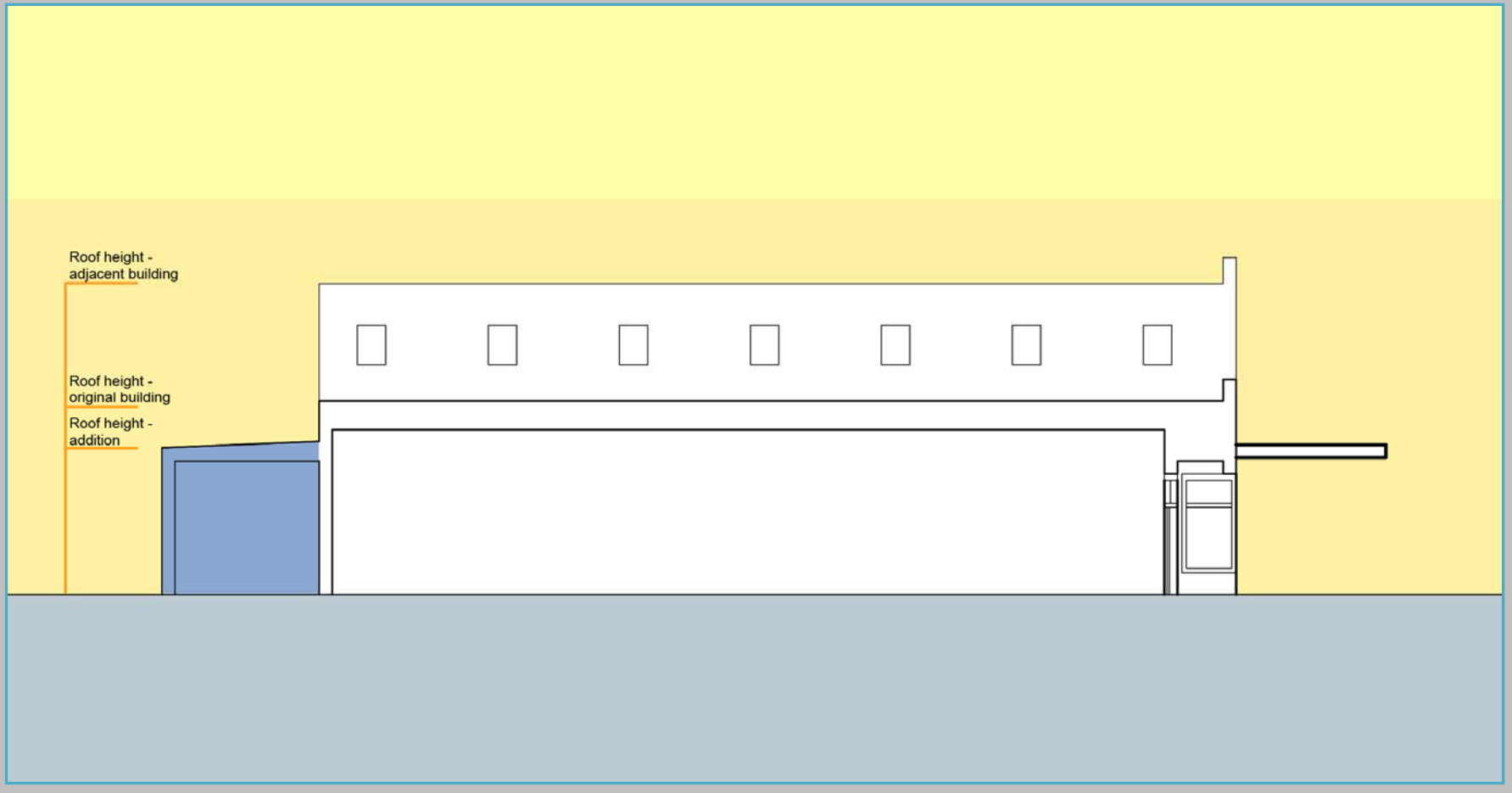
DESIGN ISSUES

Design considerations that should be addressed during the design review process are outlined below.

1. Adjacent buildings are likely one-part commercial block structures. A large addition will overshadow the adjacent properties and is out of scale for the commercial district.
2. The addition diminishes the historic scale of the original building and poses the potential to intrude upon existing views of adjacent properties.
3. The upper façade is not flush with the front property line and creates a discontinuous streetscape.
4. Original, character-defining features are removed as part of the proposed construction project.

HEIGHT

As discussed in the previous two examples, height of additions is an important design consideration. Additions should be limited to rear façades and those areas not visible from the public right of way and should not extend past the existing roofline of the commercial property. Adding additional stories to existing properties disrupts the overall scale of the built environment, and is likely to result in the removal of character-defining features and thus should be avoided.





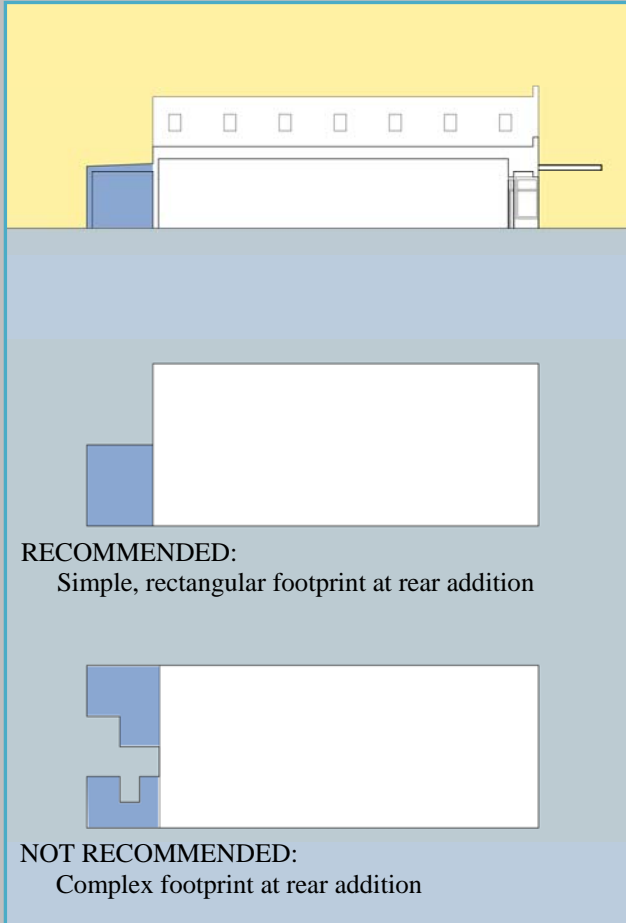
Appropriate location for additions to existing buildings highlighted in BLUE.

SETBACKS

The City of McAllen zoning ordinance should be consulted for specifications on allowable setbacks on properties within the commercial district. Any additions planned for existing commercial buildings should follow the existing ordinance requirements. Additions should not be planned for the front portion of the property and are not plausible due to a consistent zero setback within the commercial district.

MASSING

The massing of designed additions should respect the volumes of the existing property as well as neighboring properties. Inherent to the original architectural style and plan for each commercial property is a common language of massing and organization of forms. Some buildings within the commercial district have two-story volumes; others are one-story, but all share a common rectangular box footprint. Within this commercial district, additions that create a complex plan would not complement the existing streetscape.



Relevant Building Codes adopted by the City of McAllen Inspection Department:

2006 International Building Code
2006 International Residential Code
2006 International Plumbing Code
2006 International Mechanical Code
2006 Energy Conservation Code
2006 Fire Code
2008 National Electrical Code

Questions regarding Building Code requirements:

1300 Houston Avenue, McAllen
(956) 681-1300 phone

Questions regarding Accessibility requirements:

Texas Dept. of Licensing and Regulations
TECHINFO
(877) 278-0999 ext. 42133 (toll free)
techinfo@license.state.tx.us
<http://www.license.state.tx.us/AB/abtas.htm>

ALTERATIONS

Alterations become necessary as a natural evolution of the built environment. Technologies are updated or invented, precipitating the need for changes to existing building fabric. These changes are typically those necessary for energy efficiency updates, installation of new environmental controls, or change of interior configuration of spaces. Other projects that merely maintain the existing building fabric are considered necessary as ordinary repair and maintenance.

ORDINARY REPAIR AND MAINTENANCE

The S. 17th Street commercial district is not currently designated a local landmark district and thus is not subject to design review. However, if at a point in the future the area is designated, it is necessary to define what actions constitute ordinary repair and maintenance for a property since these actions are not considered under the design review purview of the Historic Preservation Officer and Historical Preservation Council. As a general rule, ordinary repair and maintenance encompasses any project that simply keeps the existing building fabric in good working condition.

BUILDING CODE

Renovations to an existing building within the commercial district may be necessary to comply with current building codes. Although these alterations may be required, their design could alter significant features and thus, any renovations undertaken to meet current code requirements should be designed to minimize material loss and visual change to the property. If abatement of lead paint or asbestos is required, historic finishes should not be adversely affected. Any renovations or additions undertaken to accommodate code requirements should be carefully planned to minimize the loss or diminishment of character-defining spaces, features, and finishes.

ACCESSIBILITY

Modifications to historic buildings are often required so that they will be in compliance with current accessibility code requirements. Federal rules, regulations, and standards have been developed to provide guidance on establishing accessibility for historic structures. Alterations to accommodate the *Americans with Disability Act of 1990* should be designed to minimize any impacts to the visual and architectural integrity of the buildings.

MATERIALS AND FINISHES

The *Standards* provide important guidelines and recommendations to establish a framework for responsible caretaking of the nation's cultural resources. They allow owners of historic properties, as well as architects, engineers, and others to make informed decisions regarding the conservation and protection of important building features in order to preserve the unique qualities and architectural character of historic buildings. The proper treatment of specific building materials provides the foundation for the continued preservation of this character. What follows is a brief summary of typical building materials that are utilized within the S. 17th Street commercial district along with guidelines for the proper maintenance of these materials. The recommendations were developed using the *Standards* and are generalized to address the most common issues encountered in the ongoing maintenance of a historic property. The introductory paragraph of each section also provides a recommendation on the preferred treatment of the element, as defined in *Chapter 3 – Preservation, Restoration, Rehabilitation, or Reconstruction*. The Technical Preservation Services Department of the National Park Service provides numerous publications that describe in greater detail accepted practices in the continued upkeep of historic building materials. Refer to the following website for a complete list of relevant Preservation Briefs and Technical Notes: <http://www.nps.gov/history/hps/tps/publications.htm>.

MASONRY

Most historic properties within the S. 17th Street commercial district feature exterior walls of brick masonry. The masonry walls of these properties contribute significantly to the overall architectural integrity of the commercial district. It is important to maintain this significant feature through the **Preservation** and **Rehabilitation** of the existing exterior building materials.

Recommendations to protect and maintain the brick masonry used on several buildings within the historic district are provided below:

1. Due to effects of the natural environment, most building surfaces require periodic cleaning. This cleaning can occur as part of a routine maintenance program, but should be undertaken on a very limited basis to prevent unnecessary deterioration and damage to exterior surfaces. It is most likely cleaning will only occur prior to scheduled repainting of exterior materials. Tests should be conducted to ensure that the proposed method to clean the masonry surface does not contribute to the deterioration of the building element. The selected cleaning process should represent the gentlest method available to complete the task.
2. Some masonry walls within the commercial district are painted, although this is likely not the historic finish. If painted, the painted surfaces should be properly maintained to protect the building element. Painting projects for the masonry exterior surfaces should include removal of damaged paint to the next sound layer using the gentlest technique available. This would include removal by hand-scraping or other accepted preservation techniques (chemical stripping). Techniques should be tested for compatibility with the building material to ensure that the process does not introduce unnecessary damage. New paint should be tested for its compatibility with the material to ensure a proper bond to the exterior wall surface. The removal of paint from a historically painted masonry wall is not recommended.

Additional Reading –Masonry



Preservation Briefs

www.nps.gov/history/hps/tps/briefs/presbhom.htm

Preservation Tech Notes

www.nps.gov/history/hps/tps/technotes/tnhome.htm

Secretary of Interior's Standards for the Treatment of Historic Properties

www.nps.gov/history/hps/tps/standguide/index.htm

A Glossary of Historic Masonry Deterioration Problems and Preservation Treatments, NPS Booklet by Anne E. Grimmer

The Interiors Handbook for Historic Buildings, Volume II, NPS Booklet by Charles E. Fisher

3. Repair areas of damage as necessary. Cracks often occur through mortar joints, and it is important to conduct repairs using acceptable preservation techniques. Damaged mortar should be raked by hand and repointed as necessary using mortar of comparable strength, texture, and composition. Cracked masonry units can be consolidated using recognized conservation processes or replaced in-kind when damage is extensive. Replacement should use materials of similar size, scale, material composition, and profile to the original brick masonry unit.

4. When possible, damaged masonry units should be repaired by patching or consolidating the unit. Replacement of entire sections of masonry is not appropriate. If individual masonry units are damaged beyond repair, limited in-

kind replacement of missing or damaged units can be undertaken. Replacement units should be similar in size, scale, composition, and color so that the masonry façade continues to convey a consistent architectural character.

Hazardous materials. Any finish removal should consider the possibility that the finish to be removed could contain lead-based paint. State and Federal laws on lead paint abatement should be carefully considered and followed.

WOOD

Most buildings within the commercial district utilize some form of wooden elements in their construction. Significant decorative wood features include wood doors, windows, and trim. When used, they are significant, character-defining features that contribute to the overall historic character and architectural integrity of the resources. It is important to maintain these elements since they enhance the ability of the property to convey its significance and sense of the past. This can be accomplished through the **Preservation** and **Rehabilitation** of the existing elements.

Specific recommendations to maintain the architectural integrity of wooden elements as part of a rehabilitation project include:

1. Maintain all painted surfaces. It is fortunate that most wooden surfaces of buildings within the historic district feature a historically painted finish. Paint coatings help protect

the wood from moisture infiltration and accelerated weathering caused by extensive sun exposure. Recommended prepainting procedures include the following:

- a. Remove peeling paint coatings when necessary, using the least invasive technique possible,
- b. Sand (by hand) damaged paint coats to the next sound layer, and
- c. Feather rough edges to ensure a clean and effective bond when repainting as part of a routine maintenance program.

2. Repair wood features as necessary, using accepted preservation techniques. This includes using epoxy, if possible, to repair

Additional Reading – Wood



Preservation Briefs

www.nps.gov/history/hps/tps/briefs/presbhom.htm

Preservation Tech Notes

www.nps.gov/history/hps/tps/technotes/tnhome.htm

Secretary of Interior's Standards for the Treatment of Historic Properties

www.nps.gov/history/hps/tps/standguide/index.htm

From Asbestos to Zinc: Roofing for Historic Buildings

www.nps.gov/history/hps/tps/roofingexhibit/introduction.htm

deteriorated members, or replacing either missing or severely deteriorated wooden elements with in-kind materials to match the historic element. Replacement elements should match the design and detailing of the original or historic feature as closely as possible and they can be replicated using similar elements at the site as a template or through the use of historic photographs.

3. For wood elements that cannot be effectively repaired using the methods stated above, or if the existing element is missing, in-kind replacement is appropriate. The replacement of historic elements should be compatible as possible with the existing wooden element. When existing examples are available, reproduction to match historic features is possible.

Hazardous materials. Any finish removal should consider the possibility that the finish to be removed could contain lead-based paint. State and Federal laws on lead paint abatement should be carefully considered and followed.

STUCCO

Several commercial properties, most designed in Spanish Colonial style, feature historic stucco as an exterior wall finish. This coating is a type of exterior plaster that is applied directly to a masonry wall, or wood or metal lathe in wood-frame buildings. The existing historic plaster consists of a three-coat system, applied directly to the exterior wall. The recommendations provided below conform to the *Standards* as well as *Preservation Brief 22: The Preservation and Repair of Historic Stucco*, provided by the National Park Service. Note that it is not appropriate to install stucco to masonry buildings that did not feature this finish historically.

Portland/lime plaster: A plaster used until the early 1900s, consisting of two base coats (known as the scratch coat and the brown coat) of lime putty, sand, water, and a fibrous binder (usually animal hair) and a finish layer containing a higher proportion of lime putty and minimal aggregate. Lime plaster has a slow curing time and can take up to a year to cure. Typical job-mixed formulas are available; however, existing plaster composition should be verified prior to patching with a new plaster system.

Gypsum plaster: A plaster that gained prominence in the early twentieth century due to its quick curing time (it dries completely in two to three weeks). Gypsum plaster consists of gypsum combined with a variety of different additives and sand as the base-coat aggregate. Gypsum plaster does not require a fibrous binder in the base coat. The finish coat consists of lime putty and gypsum. Gypsum plaster must be protected from moisture and as a result, must be applied to masonry surfaces on top of furring strips to create an air space. Typical job-mixed formulas are

Additional Reading – Stucco



Preservation Briefs

www.nps.gov/history/hps/tps/briefs/presbhom.htm

Preservation Tech Notes

www.nps.gov/history/hps/tps/technotes/tnhome.htm

Secretary of Interior's Standards for the Treatment of Historic Properties

www.nps.gov/history/hps/tps/standguide/index.htm

available; however, existing plaster composition should be verified prior to patching with a new plaster system.

To determine the exact composition of the existing historic plaster, it is recommended that a sample of the plaster be sent to a testing agency. If this approach is not feasible, then a craftsman experienced with historic stucco could identify and recommend a suitable plaster to repair the existing finish. Proper repair of large areas of historic stucco should be conducted by a tradesman experienced in the art of plastering. A key task in the continued preservation of historic stucco is the upkeep of paint coatings such as whitewashing,

paraffin, or oil mastics. The continued installation of a surface coating will prolong the life for several reasons, such as offering additional stability for the stucco and filling cracks before they expand and damage an entire wall surface. Other key elements in the upkeep of historic stucco are as follows:

1. Assessing the specific causes of damage to the stucco surface before it causes significant deterioration. Deterioration can be caused by leaky gutters, vegetation, ground settlement and other issues, most of which involve the infiltration of water through the stucco surface. The cause of the damage should be repaired prior to any work involving the stucco.
2. When repair of the surface is required, testing should be done to determine the extent of repair necessary. Patching deteriorated areas of stucco is preferred to replacement of an entire surface. Patching should follow accepted practices to ensure a proper bond with the existing stucco. New stucco should match the historic in strength, composition, color, and texture.
3. Clean historic stucco by the gentlest means possible. Most surfaces can be adequately cleaned using a low-pressure water wash.

PIGMENTED STRUCTURAL GLASS

Pigmented structural glass at commercial storefronts generally retains value as a historic building element and thus, is worthy of preservation and should be properly maintained. This building element was a common addition to early twentieth century buildings in the 1920s to 1940s as a means of updating their appearance. The addition of pigmented structural glass to original masonry walls represents a significant architectural trend during this time period as the popularity of Art Deco and Art Moderne movements spread throughout the United States. The recommendations for the continued preservation of pigmented structural glass follow those detailed in *Preservation Brief 12: The Preservation of Historic Pigmented Structural Glass* (Vitrolite and Carrara Glass).

Additional Reading – Pigmented Structural Glass



Preservation Briefs

www.nps.gov/history/hps/tps/briefs/presbhom.htm

Preservation Tech Notes

www.nps.gov/history/hps/tps/technotes/tnhome.htm

Secretary of Interior's Standards for the Treatment of Historic Properties

www.nps.gov/history/hps/tps/standguide/index.htm

Damage to pigmented structural glass can be attributed to direct impact, but more likely the failure of either the joint cement between panels or the mastic securing the panel to the exterior wall. While the glass panel itself is extremely resilient, the lifespan of the adhering mastic and joint compound when compared to the panel is minimal. Joint cement, if installed improperly, would fail and allow moisture to infiltrate the surface behind the glass panels. This would soon result in the deterioration of the shelf anchors supporting

the rows of glass panels. Without the supporting anchors the glass panels will eventually slip and fall. The mastic used to bind the panels to the masonry substrate generally have a lifespan of 30-40 years. After this time period the adhesive hardens and no longer provides an adequate bond between the glass panel and the masonry. The third and less common cause of damage to pigmented structural glass systems is direct impact which can crack or completely destroy a series of panels.

Since it is desirable to preserve and maintain historic pigmented structural glass, proper monitoring of the decorative exterior finish is required. The following important steps address the

common sources of deterioration and provide guidance on the repair or replacement of panels when necessary.

1. To prevent water infiltration and deterioration of support anchors, joints should be monitored for cracking and damage. When joints must be replaced, choose a compound with a proven longevity. Many silicone joint compounds available today provide the necessary water barrier and durability to prevent panel loss in the future.
2. Damaged structural glass panels should be repaired as a first measure of preservation. The structural glass panels are no longer manufactured and the likelihood of finding an exact match is slight. Small cracks and holes can be repaired using a flexible caulk; however replacement may be inevitable to prevent water infiltration and ultimate failure of support anchors and mastic beyond.
3. When replacement and reinstallation of glass panels is required, care should be taken to prevent damage to panels and the masonry substrate. Removal of existing structural glass is a difficult process due to the strength of the mastic holding the panel in place. Chemical solvents can be used to soften the mastic so that damage to the panels during removal is minimized. Solvents such as methyl ethyl ketone, methyl isobutyl ketone, or acetone can be injected behind the glass panels using a crook-necked polyethylene laboratory squeeze bottle or a large syringe without the needle. Once the solvent has softened the mastic, a piano wire can be used to separate the mastic and the panel thereby safely removing the panel from the wall. This is the most successful method of removal; however, the panels can also be removed using a nail puller or using steam directed at the face of the panel to soften the mastic.
4. Reinstallation of the glass panels can be successful if the proper adhesive is chosen to bond the panels to the substrate. The mastic used historically to adhere the panels is still the best adhesive available. If a modern adhesive is to be utilized, it is important to select one that will properly bond to the glass panel and have an adequate lifespan to prevent slippage and detachment in the future. Replacement panels are not widely available. Contact architectural salvage dealers for suitable color matches to existing panels. A less desirable approach would include using substitute materials that match existing panels in size, texture, color, and reflectivity.

APPENDICES

APPENDIX A - BIBLIOGRAPHY

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APPENDIX B - GLOSSARY

Abut:	to adjoin at an end; to be contiguous.
Adverse Effect:	an effect on a National Register of Historic Place (NRHP) -listed or -eligible property that severely impacts the integrity of that property.
Advisory Council on Historic Preservation (ACHP):	an independent, twenty-member, federal agency charged with advising the president and Congress on historic preservation matters.
Bungalow:	a small one-story or one-and-a-half-story house, usually having a low profile and of wood-frame construction, often having a porch.
Casement windows:	a window sash which swings open along its entire length; usually on hinges fixed to the sides of the opening into which it is fitted.
Concrete block:	a hollow or solid concrete masonry unit consisting of cement and suitable aggregates combined with water.
Concrete slab:	a flat, rectangular, reinforced concrete structural member; especially used for floors and roofs.
Contributing:	a building, site, structure, or object within an historic district that adds to the values or qualities of that district because it was present during the period of significance and possesses historical integrity, or it independently meets NRHP Criteria.
Cornice:	a projecting, ornamental molding along the top of a building, wall, etc., finishing or crowning it.

Cultural Resources:	a generic term commonly used to include buildings, structures, districts, sites, objects of significance in history, architecture, archaeology, engineering, or culture. The term also includes associated documents and records.
Effect:	the result produced by any federally sponsored activity or undertaking that has the potential to change the physical or associative qualities of an NRHP-eligible property.
Fenestration:	an opening in a surface.
Gabled roof:	a roof having a single slope on each side of a central ridge; usually with a gable at one or at both ends of the roof.
Hipped roof:	a roof having adjacent flat surfaces that slope upward from all sides of the perimeter of the building.
Historic Context:	a body of information about historic properties organized by theme, place, and time. An historic context describes one or more important aspects of the development of an area, relating to history, architecture, archaeology, engineering, and culture.
Historic District:	a concentrated and cohesive grouping of historic resources that retain a significant amount of their historic character. Historic resources that add to the district's overall sense of time and place are classified as Contributing elements. Severely altered historic properties and resources of more recent construction are classified as Non-contributing elements.
Historic Property:	The National Historic Preservation Act (NHPA), Section 301[5] defines the term as “any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion on the National Register of Historic Places, including artifacts, records, and material remains related to such a property or resource.”
Historic Resource:	a building, structure, or site that is at least 50 years old and that (1) is associated with events or persons of significance; (2) embodies the characteristics of an important architectural style, method of construction, or plan type; or (3) may potentially yield cultural and archaeological information.
Historic Resources Survey:	a comprehensive inventory of an area's extant historic resources.

Integrity:	a condition or description of a property that is physically unaltered or one that retains enough of its historic character, appearance, or ambiance to be recognizable to the period when the property achieved significance.
Mothballing:	ensuring that a building or structure is not allowed to deteriorate while it remains unoccupied. It is set aside, secured, and stabilized to prevent further deterioration.
National Historic Landmark (NHL):	resources that are designated by the Secretary of the Interior as nationally significant because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States.
National Historic Preservation Act (NHPA):	the legislative act that calls for the preservation of cultural properties of local, state, and national significance. The act authorizes the Secretary of the Interior to establish the NRHP as a list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, and culture.
National Park Service (NPS):	the agency within the U.S. Department of the Interior responsible for administering all national historic sites and national parks.
National Register of Historic Places (NRHP):	the official list of the nation’s cultural resources worthy of preservation, as established by the NHPA. Listing in or eligibility for inclusion in the NRHP provides limited protection by requiring comment from the ACHP on the effect of federally assisted projects on these resources.
Non-contributing:	a building, site, structure, or object within an historic district that does not add to the values or qualities of that district because it was not present during the period of significance. It no longer possesses historical integrity owing to alterations, or it does not individually meet NRHP Criteria.
Parapet:	a low wall or railing placed to protect the edge of a platform, roof, or bridge.
Preservation:	the act or process of applying measures to sustain the existing form, integrity, or material of a building or structure. The NHPA, Section 303[8] defines the term as “identification, evaluation, recordation, documentation, curation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, research, interpretation, conservation, and education and training regarding the foregoing activities or any combination of the foregoing activities.”

Rafter:	a beam that is part of a roof framing system.
Rehabilitation:	the act or process of returning a cultural resource to a state of utility through repair or alteration that makes possible an efficient, contemporary use while preserving those portions or features of the property that are significant to its historical, architectural, or cultural values.
Restoration:	the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular time by means of the removal of later work or by the replacement of missing earlier work.
Side-gabled roof:	a gable whose face is on one side (or part of one side) of a house, perpendicular to the façade.
Significant or Significance:	those attributes or characteristics of a resource that make it valuable, usually as determined by National Register eligibility criteria.
State Historic Preservation Officer (SHPO):	the official appointed by the governor of each state and territory to administer the NRHP program. SHPO duties include providing advice and assistance to local, state, and federal agencies in carrying out their historic preservation responsibilities.
Tudor Revival Style:	a term descriptive of a picturesque mode of domestic architecture prevalent from about 1880 to 1940 and beyond, emulating its Tudor architecture prototype.

APPENDIX C - ARCHITECTURAL AND STYLE GUIDELINES

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APPENDIX D - RECOMMENDATIONS FOR FINDING ARCHITECTS, ENGINEERS, CONTRACTORS, AND CRAFTSPEOPLE

The Texas Historical Commission (THC) offers assistance on their website (<http://www.thc.state.tx.us/index.shtml>) for locating qualified professionals and craftspeople experienced in working with historic properties. THC maintains a database, available to the general public that lists craftspeople and suppliers involved with historic properties. While no guarantees to the quality of work provided by those professionals in the database are made, it provides the property owner a first step in locating architects, engineers, contractors, and craftspeople for their construction project. Other organizations that can offer assistance include the local chapter of the Texas Society of Architects (TSA) and American Institute of Architects (AIA). Links to the AIA and TSA websites are:

American Institute of Architects

<http://www.aia.org>

Texas Society of Architects

<http://www.texasarchitect.org/>

Lower Rio Grande Valley – AIA/Texas Society of Architects

<http://www.lrgvaia.org/main.htm>

THC offers a publication, *Finding and Hiring Qualified Historic Preservation Consultants*, for use after a contractor has been located. The document can be located at <http://www.thc.state.tx.us/publications/guidelines/HiringPresConsul.pdf> and a complete copy follows.

WHY SHOULD I HIRE HISTORIC PRESERVATION PROFESSIONALS?

Hiring an appropriate historic preservation professional will improve the quality of your project, save you time and money, and help to protect your historic property. There are professional archeologists, historians and preservation architects who have the education and experience to guide your preservation project. These various professionals often work as a team with you to help guide your preservation project. This document is designed to help you find and hire preservation professionals best suited to your project.

WHAT SERVICES DO HISTORIC PRESERVATION PROFESSIONALS PROVIDE?

Historic preservation professionals can assist your preservation project in different ways.

Archeologists find and evaluate the remains of past cultures buried in the ground. Their work often includes a visual survey of the land to locate sites and careful excavation to find information for analysis.

Architectural historians and other historians study our built environment. They consider the historical and architectural importance of buildings constructed more than 50 years ago, and provide historical research, consultation and documentation. Groups of buildings in districts, structures such as bridges and objects such as ships may also be considered important for their design or history.

Preservation architects prepare plans for appropriate work on historic buildings, and direct the work to preserve important features and avoid damage. This work can include restoring a building to its original appearance or rehabilitating it to serve a new use while keeping its historic look. Preservation architects also help plan the efficient use of building space, and can make drawings of a historic building to use in rehabilitation or as a record of a building that will be torn down.

Although this brochure describes three types of preservation professional generally employed on preservation projects, there are other types of professionals who are sometimes involved. You should consider if a preservation planner, landscape architect, engineer or other preservation professional is appropriate for your project.

WHO IS A QUALIFIED PROFESSIONAL?

Preservation professionals must have both a good education and the right work experience to be qualified to work on historic preservation projects. Qualification standards listed in the federal publication *Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines* establish levels of education and work experience appropriate for each profession. This publication is available from the Texas Historical Commission (THC). The THC sets additional standards for preservation professionals doing work under the Antiquities Code of Texas, as noted below.

HOW DO I SELECT PROFESSIONALS BEST SUITED TO MY PROJECT?

The THC does not regulate, license or recommend historic preservation professionals. However, the following general suggestions may help you find the professional best suited to help with your project.

1. Identify preservation professionals
Develop a list of at least three preservation professionals or firms to consider for selection.
2. Examine qualifications
Contact the firms on your list and describe the project. Ask if the firm is available and has relevant experience in historic preservation. Invite each firm you contact to send information concerning their experience, qualifications, and personnel.
3. Interview the best prospects
Select three to five firms to interview. Some preservation professionals charge for interviews; ask if there is a fee. Remember that a preservation professional cannot afford to spend much time talking about a project before being hired. However, any preservation professional who is interested in working with you will spend some time presenting their qualifications and discussing your project.

To allow you to compare the different firms you interview, try to provide each firm with a clear idea about the work you want to do, a general budget, scheduling and other issues that will affect the work you propose. Allow at least one hour for the interview. Ask to see samples of work similar to your project. Ask how busy the firm is, and who would handle

your project. Be sure to meet the person who would directly manage your project. This person should be a qualified preservation professional.

Ask for references on similar projects and check them. Ask those referenced if they were completely satisfied with the work, and if the project was done in a timely manner.

4. Hiring a Preservation Professional

Tell each firm you interview what you plan to do next and when you plan to make your decision. Notify the selected firm as soon as possible. Base your decision on your confidence in the firm, comments from references, the firm's preservation knowledge, technical competence and professional services. Develop and sign a contract that clearly defines the scope of work, necessary services and applicable fees before starting any work.

General guidance for selecting a preservation professional:

- * Talk directly with the professional about your project
- * Check for professional experience with projects similar to yours
- * Review examples of completed work
- * Check references very carefully; ask questions about the acceptability and timeliness of the work performed.

ARCHEOLOGISTS

Many environmental and engineering firms, private consulting firms and university programs have archeologists on staff who specialize in doing work that meets state and federal regulations. As a service to project sponsors, the THC's Archeology Division distributes the Council of Texas Archeologists (CTA) Contractors List of professionals who perform this type of work.

To select the archeologist most suited to your project:

- * Obtain the CTA Contractors List from the THC or from the CTA web page at www.thc.state.tx.us/cta_web/Contractor/CTA_CL_Frame.html
- * Find professionals with experience in your region
- * Get bids

- * Check references and review work examples
- * Ask the Archeology Division about the defaulted permit status of each archeologist
- * Check for honors and commendations such as the THC Awards of Excellence in Archeology.

ARCHITECTURAL HISTORIANS, HISTORIANS AND RELATED PROFESSIONALS

Qualified architectural historians, historians and professionals from closely related fields such as folklore, cultural geography, museum studies or planning may specialize in historic resources surveys or research projects. These preservation professionals can help with historic preservation projects and applications for historical designation, the formal recognition of a historic property's importance, and preservation planning. You should be aware, however, that some professionals who have considerable experience may not have direct experience with your type of project. As a service to project sponsors, the THC's History Programs Division will refer you to property owners or communities who successfully completed similar projects. Other sources of information include local preservation commissions, academic institutions and professional organizations.

To select the architectural historian, historian or related professional most suited to your project:

- * Contact property owners or communities with successful projects similar to yours
- * Obtain resumes and additional references from the professionals involved in those projects
- * Get bids
- * Check references
- * Review examples of completed work
- * Check for honors and commendations such as the THC Awards of Excellence in History.

PRESERVATION ARCHITECTS

Historic buildings often have unique designs, materials and construction methods that may not be familiar to an architect who does not specialize in historic preservation. Preservation architects have training and experience working on historic buildings, and are often able to work more efficiently, cost effectively and produce better projects. To find a qualified preservation architect, contact your local American Institute of Architects (AIA) chapter and the Texas Society of Architects (TSA) office in Austin for referrals (512/478-7386). Also seek referrals from property

owners in your area with projects similar to yours. Other preservation professionals, such as preservation planners, landscape architects and engineers may also be important to include on your project team, depending on the type of work needed. The architect you select will help to assemble appropriate professionals and qualified contractors for your project.

During the interview process, ask to meet at the architect's office so you can see where the work will be done. Discuss possible services, scheduling requirements and the philosophy with which the architect would approach your project. Base your final decision on your confidence in the firm, comments from references, the firm's preservation design ability, technical competence and professional services. If a team approach will be used with other professionals, such as engineers and landscape architects, you should also examine samples of their past work. Once you select a firm you should have more detailed discussions about the project scope of work, budget and range of fees the architect anticipates. Fees can be stated in several different ways including lump sum, a percentage of the construction cost, the project cost plus a fixed fee or some combination of these. Sign a contract before starting any work. The AIA has standard contract forms that are often used.

To select the best preservation architect for the job:

- * Contact the AIA and TSA to ask for referrals
- * Contact property owners or communities with successful projects similar to yours
- * Obtain resumes and other information on firms
- * Interview firms and review examples of completed work
- * Check references
- * Check for honors and commendations in preservation such as the THC Awards of Excellence in Architecture.

LEGAL CONSIDERATIONS

State and federal historic preservation laws require that qualified professionals be employed on historic preservation projects. Property owners and project sponsors have legal responsibilities when:

- * A project involves federal funds, licenses, permits or approval;

- * Project land is owned or controlled by a state agency or an political subdivision of the state; and
- * A historical designation or covenant requires review of proposed work.

The National Historic Preservation Act requires federal agencies to consult with the State Historic Preservation Officer (SHPO) to minimize damage to important historic and prehistoric properties whenever projects involve federal funds, licenses, permits or approval. In Texas, the Executive Director of the THC serves as SHPO. Projects reviewed under the National Historic Preservation Act must be conducted by professionals who meet the qualification standards listed in the federal publication Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines (copy available from the THC).

Under the Antiquities Code of Texas, project sponsors are required to obtain permits from the THC for work proposed on designated historic buildings and to notify the THC whenever projects occurring on land owned or controlled by a political subdivision of the state involve disturbance to 5 or more acres or the excavation of 5000 or more cubic yards of soil, when a project will occur in a historic district or if an archeological site is recorded within the project area.

An archeological permit may only be issued to a professional archeologist who meets the definition of Principal Investigator presented in the Rules of Practice and Procedure, which are contained in Title 13, Texas Administrative Code, Chapter 26. Under this definition, a Principal Investigator must be a professional archeologist who holds a graduate degree and/or is listed in the Register of Professional Archeologists or has successfully completed investigations under an Antiquities Permit prior to June 1, 1993. In addition, a Principal Investigator who holds a defaulted permit is ineligible to receive a new permit (a permit goes into default when permit obligations have not been completed by the expiration date of the permit).

The Rules of Practice and Procedure also specify levels of education and experience for historians and architects hired to work on state projects under the Antiquities Code. Historians must have a graduate degree in history or a closely related field, or a bachelor degree in history or a closely related field plus one of the following: two years of professional experience or substantial research and publication in the field of history. Preservation architects must have a professional degree in architecture or a state license to practice architecture, plus one of the following: at least

one year of graduate study in architectural preservation or closely related field, or at least one year of full-time professional experience on historic preservation projects.

State law also requires that the THC be notified in writing of proposed work on historic courthouses and Recorded Texas Historic Landmark buildings. In addition, owners of buildings that have received federal or state financial assistance in the past, through grants or income tax credits, are required to provide written notification of proposed work.

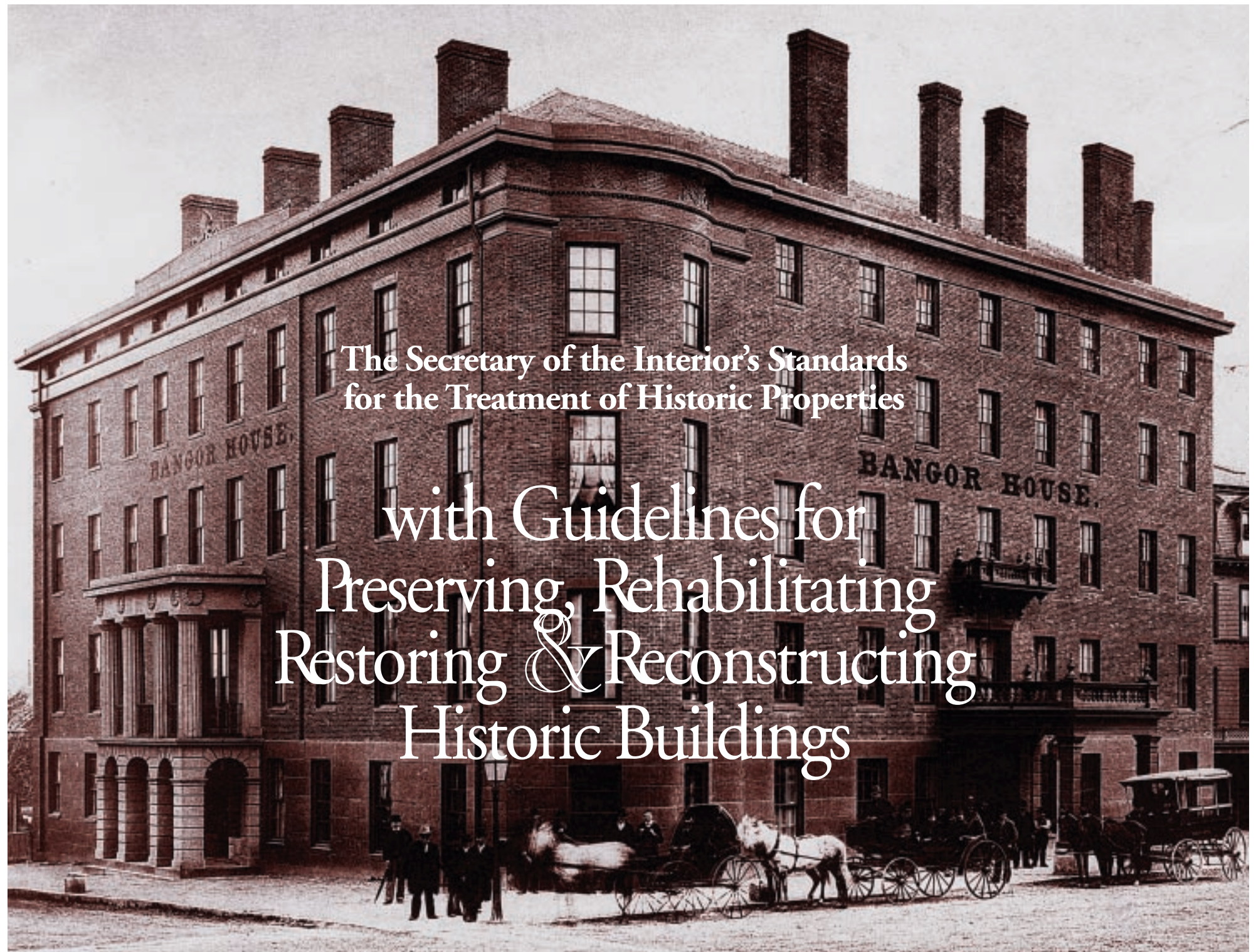
Contact the Texas Historical Commission for more information:

Archeology Division	512/463-6096
History Programs Division	512/463-5853
Division of Architecture	512/463-6094

Visit the THC Web Page for information regarding state and federal historic preservation laws and regulations at *www.thc.state.tx.us*.

**APPENDIX E - SECRETARY OF THE INTERIOR’S STANDARDS FOR THE
TREATMENT OF HISTORIC PROPERTIES**

The introduction to the *Secretary of the Interior’s Standards for the Treatment of Historic Properties* is included as *Appendix E*. For the full text, including the *Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, refer to http://www.nps.gov/history/hps/tps/standards_guidelines.htm. Hard copies of the *Standards* can be ordered through the Government Printing Office: 866-512-1800 (the GPO stock number is 024-005-01157-9).



The Secretary of the Interior's Standards
for the Treatment of Historic Properties

with Guidelines for
Preserving, Rehabilitating
Restoring & Reconstructing
Historic Buildings

The Secretary of the Interior is responsible for establishing professional standards and providing advice on the preservation and protection of all cultural resources listed in or eligible for listing in the National Register of Historic Places. The Secretary of the Interior's Standards for the Treatment of Historic Properties, apply to all proposed development grant-in-aid projects assisted through the National Historic Preservation Fund, and are intended to be applied to a wide variety of resource types, including buildings, sites, structures, objects, and districts. They address four treatments: Preservation, Rehabilitation, Restoration, and Reconstruction. The treatment Standards, developed in 1992, were codified as 36 CFR Part 68 in the July 12, 1995 *Federal Register* (Vol. 60, No. 133). They replace the 1978 and 1983 versions of 36 CFR 68 entitled, "The Secretary of the Interior's Standards for Historic Preservation Projects." The Guidelines in this book also replace the Guidelines that were published in 1979 to accompany the earlier Standards.

Please note that The Secretary of the Interior's Standards for the Treatment of Historic Properties are only regulatory for projects receiving federal grant-in-aid funds; otherwise, the Standards and Guidelines are intended only as general guidance for work on any historic building.

Finally, another regulation, 36 CFR Part 67, focuses on "certified historic structures" as defined by the IRS Code of 1986. The "Standards for Rehabilitation" cited in 36 CFR 67 should always be used when property owners are seeking certification for Federal tax benefits.

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The Secretary of the Interior's Standards
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with Guidelines for
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Kay D. Weeks and Anne E. Grimmer

U.S. Department of the Interior
National Park Service
Cultural Resource Stewardship and Partnerships
Heritage Preservation Services
Washington, D.C.
1995

Contents

Acknowledgements	v
Introduction	1
Choosing an Appropriate Treatment for the Historic Building	1
Using the Standards and Guidelines for a Preservation, Rehabilitation, Restoration, or Reconstruction Project	2
Historical Overview: Building Materials • Building Features • Site • Setting • Special Requirements	3
Standards for Preservation and Guidelines for Preserving Historic Buildings	17
Introduction	19
Building Exterior: Materials	22
Masonry	22
Wood	26
Architectural Metals	29
Building Exterior: Features	33
Roofs	33
Windows	35
Entrances and Porches	38
Storefronts	40
Building Interior	42
Structural Systems	42
Spaces, Features, and Finishes	44
Mechanical Systems	49
Building Site	51
Setting (District/Neighborhood)	54
Special Requirements	56
Energy Efficiency	56
Accessibility Considerations	58
Health and Safety Considerations	59

Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings	61
Introduction	63
Building Exterior: Materials	67
Masonry	67
Wood	71
Architectural Metals	75
Building Exterior: Features	78
Roofs	78
Windows	81
Entrances and Porches	85
Storefronts	88
Building Interior	91
Structural Systems	91
Spaces, Features, and Finishes	94
Mechanical Systems	100
Building Site	102
Setting (District/Neighborhood)	106
Special Requirements	110
Energy Efficiency	110
New Additions to Historic Buildings	112
Accessibility Considerations	114
Health and Safety Considerations	115
Standards for Restoration and Guidelines for Restoring Historic Buildings	117
Introduction	119
Building Exterior: Materials	122
Masonry	122
Wood	127
Architectural Metals	131

Building Exterior: Features	135
Roofs	135
Windows	137
Entrances and Porches	140
Storefronts	143
Building Interior	145
Structural Systems	145
Spaces, Features, and Finishes	147
Mechanical Systems	151
Building Site	153
Setting (District/Neighborhood)	157
Special Requirements	160
Energy Efficiency	160
Accessibility Considerations	162
Health and Safety Considerations	163
Standards for Reconstruction and Guidelines for Reconstructing Historic Buildings	165
Introduction	167
Research and Documentation	170
Building Exterior	172
Building Interior	172
Building Site	174
Setting (District/Neighborhood)	175
Special Requirements	177
Energy Efficiency	177
Accessibility Considerations	177
Health and Safety Considerations	177
Technical Guidance Publications	179

Photo Credits

Front and Back Covers

Bangor House, Bangor, Maine, circa 1880. Historic photo (front) and drawing (back): Courtesy, Maine State Historic Preservation Office.

Historical Overview (Materials and Features)

Building Exterior: Masonry. Jack E. Boucher, HABS.

Building Exterior: Wood. Jack E. Boucher, HABS.

Building Exterior: Architectural Metals. Cervin Robinson, HABS.

Building Exterior: Roofs. Jack E. Boucher, HABS.

Building Exterior: Windows. Jack E. Boucher, HABS.

Building Exterior: Entrances and Porches. Jack E. Boucher, HABS.

Building Exterior: Storefronts. Jack E. Boucher, HABS.

Building Interior: Structural Systems. Cervin Robinson, HABS.

Building Interior: Spaces, Features and Finishes. Brooks Photographers, HABS Collection.

Building Interior: Mechanical Systems. National Park Service Files.

Building Site. Jack E. Boucher, HABS.

Setting (District/Neighborhood). Charles Ashton.

Energy Conservation. Laura A. Muckenfuss.

New Additions to Historic Buildings. Rodney Gary.

Accessibility Considerations. Department of Cultural Resources, Raleigh, North Carolina.

Health and Safety Considerations. National Park Service Files.

Chapter Heads

Preservation

Hale House, Los Angeles, California. Photos: Before: National Park Service files; After: Bruce Boehner.

Rehabilitation

Storefront, Painted Post, New York, after rehabilitation. Photo: Kellogg Studio.

Restoration

Camron-Stanford House, Oakland, California. Photos: Before: National Park Service files; After: Courtesy, James B. Spaulding.

Reconstruction

George Washington Memorial House at Washington Birthplace National Monument, Westmoreland County, Virginia. Photo: Richard Frear.

Text

It should be noted that those photographs used to illustrate the guidelines text that are not individually credited in the captions are from National Park Service files.

Acknowledgements

The Standards for the Treatment of Historic Properties, published in 1992, were reviewed by a broad cross-section of government entities and private sector organizations. *The Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* were developed in cooperation with the National Conference of State Historic Preservation Officers and reviewed by individual State Historic Preservation Offices nationwide. We wish to thank Stan Graves and Claire Adams, in particular, for their thoughtful evaluation of the new material. Dahlia Hernandez provided administrative support throughout the project.

Finally, this book is dedicated to H. Ward Jandl, whose long-term commitment to historic preservation helped define the profession as we know it today.

The Secretary of the Interior's Standards for the Treatment of Historic Properties may be applied to one historic resource type or a variety of historic resource types; for example, a project may include a complex of buildings such as a house, garage, and barn; the site, with a designed landscape, natural features, and archeological components; structures such as a system of roadways and paths or a bridge; and objects such as fountains and statuary.

Historic Resource Types & Examples

Building: houses, barns, stables, sheds, garages, court-houses, city halls, social halls, commercial buildings, libraries, factories, mills, train depots, hotels, theaters, stationary mobile homes, schools, stores, and churches.

Site: habitation sites, funerary sites, rock shelters, village sites, hunting and fishing sites, ceremonial sites, petroglyphs, rock carvings, ruins, gardens, grounds, battlefields, campsites, sites of treaty signings, trails, areas of land, shipwrecks, cemeteries, designed landscapes, and natural features, such as springs and rock formations, and land areas having cultural significance.



Zoar Historic District, Ohio. Aerial view. Photo: National Park Service.



Elmendorf, Lexington, Kentucky. Photo: Charles A. Birnbaum.

Structure: bridges, tunnels, gold dredges, firetowers, canals, turbines, dams, power plants, corn-cribs, silos, roadways, shot towers, windmills, grain elevators, kilns, mounds, cairns, palisade fortifications, earthworks, railroad grades, systems of roadways and paths, boats and ships, railroad locomotives and cars, telescopes, carousels, bandstands, gazebos, and aircraft.

Object: sculpture, monuments, boundary markers, statuary, and fountains.

District: college campuses, central business districts, residential areas, commercial areas, large forts, industrial complexes, civic centers, rural villages, canal systems, collections of habitation and limited activity sites, irrigation systems, large farms, ranches, estates, or plantations, transportation networks, and large landscaped parks.

(Sidebar adapted from National Register Property and Resource Types, p. 15, National Register Bulletin 16A, How to Complete the National Register Form, published by the National Register Branch, Interagency Resources Division, National Park Service, U.S. Department of the Interior, 1991.)

Introduction

Choosing an Appropriate Treatment for the Historic Building

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work.

Choosing the most appropriate treatment for a building requires careful decision-making about a building's historical significance, as well as taking into account a number of other considerations:

Relative importance in history. Is the building a nationally significant resource—a rare survivor or the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their “exceptional significance in American history,” or many buildings individually listed in the National Register often warrant Preservation or Restoration. Buildings that contribute to the significance of a historic district but are not individually listed in the National Register more frequently undergo Rehabilitation for a compatible new use.

Physical condition. What is the existing condition—or degree of material integrity—of the building prior to work? Has the original form survived largely intact or has it been altered over time? Are the alterations an important part of the building's history?

Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or additions are necessary for a new use, then Rehabilitation is probably the most appropriate treatment. These key questions play major roles in determining what treatment is selected.

Proposed use. An essential, practical question to ask is: Will the building be used as it was historically or will it be given a new use? Many historic buildings can be adapted for new uses without seriously damaging their historic character; special-use properties such as grain silos, forts, ice houses, or windmills may be extremely difficult to adapt to new uses without major intervention and a resulting loss of historic character and even integrity.

Mandated code requirements. Regardless of the treatment, code requirements will need to be taken into consideration. But if hastily or poorly designed, a series of code-required actions may jeopardize a building's materials as well as its historic character. Thus, if a building needs to be seismically upgraded, modifications to the historic appearance should be minimal. Abatement of lead paint and asbestos within historic buildings requires particular care if important historic finishes are not to be adversely affected. Finally, alterations and new construction needed to meet accessibility requirements under the Americans with Disabilities Act of 1990 should be designed to minimize material loss and visual change to a historic building.

Using the Standards and Guidelines for a Preservation, Rehabilitation, Restoration, or Reconstruction Project

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings are intended to provide guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers prior to treatment.

As noted, while the treatment Standards are designed to be applied to all historic resource types included in the National Register of Historic Places—buildings, sites, structures, districts, and objects—the Guidelines apply to *specific* resource types; in this case, buildings.

The Guidelines have been prepared to assist in applying the Standards to all project work; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. Therefore, it is recommended that the advice of qualified historic preservation professionals be obtained early in the planning stage of the project. Such professionals may include architects, architectural historians, historians, historical engineers, archeologists, and others who have experience in working with historic buildings.

The Guidelines pertain to both exterior and interior work on historic buildings of all sizes, materials, and types. Those approaches to work treatments and techniques that are consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* are listed in the “Recommended” column on the left; those which are inconsistent with the Standards are listed in the “Not Recommended” column on the right.

One chapter of this book is devoted to each of the four treatments: Preservation, Rehabilitation, Restoration, and Reconstruction. Each chapter contains one set of Standards and accompanying Guidelines that are to be used throughout the course of a project. The Standards for the first treatment, *Preservation*, require retention of the greatest amount of historic fabric, along with the building's historic form, features, and detailing as they have evolved over time. The *Rehabilitation* Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character. The *Restoration* Standards allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods. The *Reconstruction* Standards establish a limited framework for re-creating a vanished or non-surviving building with new materials, primarily for interpretive purposes.

The Guidelines are preceded by a brief historical overview of the primary historic building materials (masonry, wood, and architectural metals) and their diverse uses over time. Next, building features comprised of these materials are discussed, beginning with the exterior, then moving to the interior. Special requirements or work that must be done to meet accessibility requirements, health and safety code requirements, or retrofitting to improve energy efficiency are also addressed here. Although usually not part of the overall process of protecting historic buildings, this work must also be assessed for its potential impact on a historic building.

Historical Overview

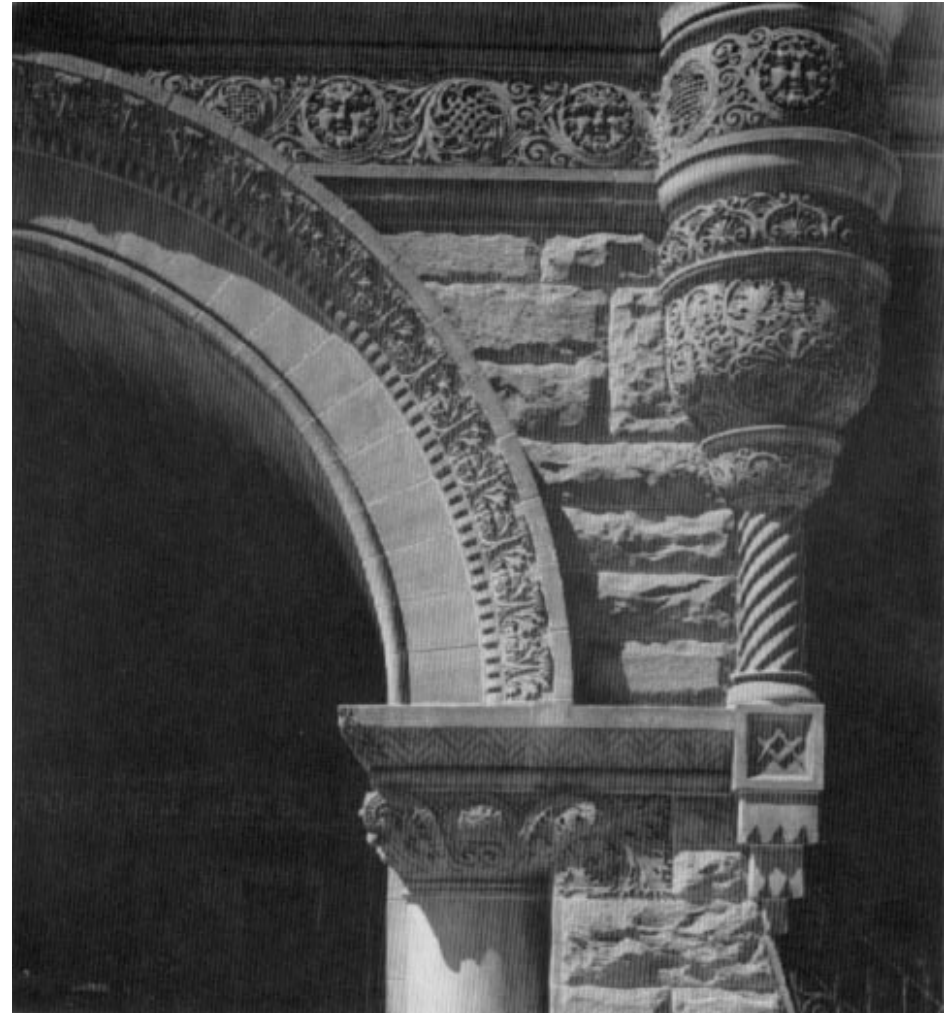
Building Exterior *Materials*

Masonry

Stone is one of the more lasting of masonry building materials and has been used throughout the history of American building construction. The kinds of stone most commonly encountered on historic buildings in the U.S. include various types of sandstone, limestone, marble, granite, slate and fieldstone. *Brick* varied considerably in size and quality. Before 1870, brick clays were pressed into molds and were often unevenly fired. The quality of brick depended on the type of clay available and the brick-making techniques; by the 1870s—with the perfection of an extrusion process—bricks became more uniform and durable. *Terra cotta* is also a kiln-dried clay product popular from the late 19th century until the 1930s. The development of the steel-frame office buildings in the early 20th century contributed to the widespread use of architectural terra cotta. *Adobe*, which consists of sun-dried earthen bricks, was one of the earliest building materials used in the U.S., primarily in the Southwest where it is still popular.

Mortar is used to bond together masonry units. Historic mortar was generally quite soft, consisting primarily of lime and sand with other additives. By the latter part of the 19th century, portland cement was usually added resulting in a more rigid and non-absorbing mortar. Like historic mortar, early *stucco* coatings were also heavily lime-based, increasing in hardness with the addition of portland cement in the late 19th century. *Concrete* has a long history, being variously made of tabby, volcanic ash and, later, of natural hydraulic cements, before the introduction of portland cement in the 1870s. Since then, concrete has also been used in its precast form.

While masonry is among the most durable of historic building materials, it is also very susceptible to damage by improper maintenance or repair techniques and harsh or abrasive cleaning methods.



Wood

Wood has played a central role in American building during every period and in every style. Whether as structural members, exterior cladding, roofing, interior finishes, or decorative features, wood is frequently an essential component of historic buildings.

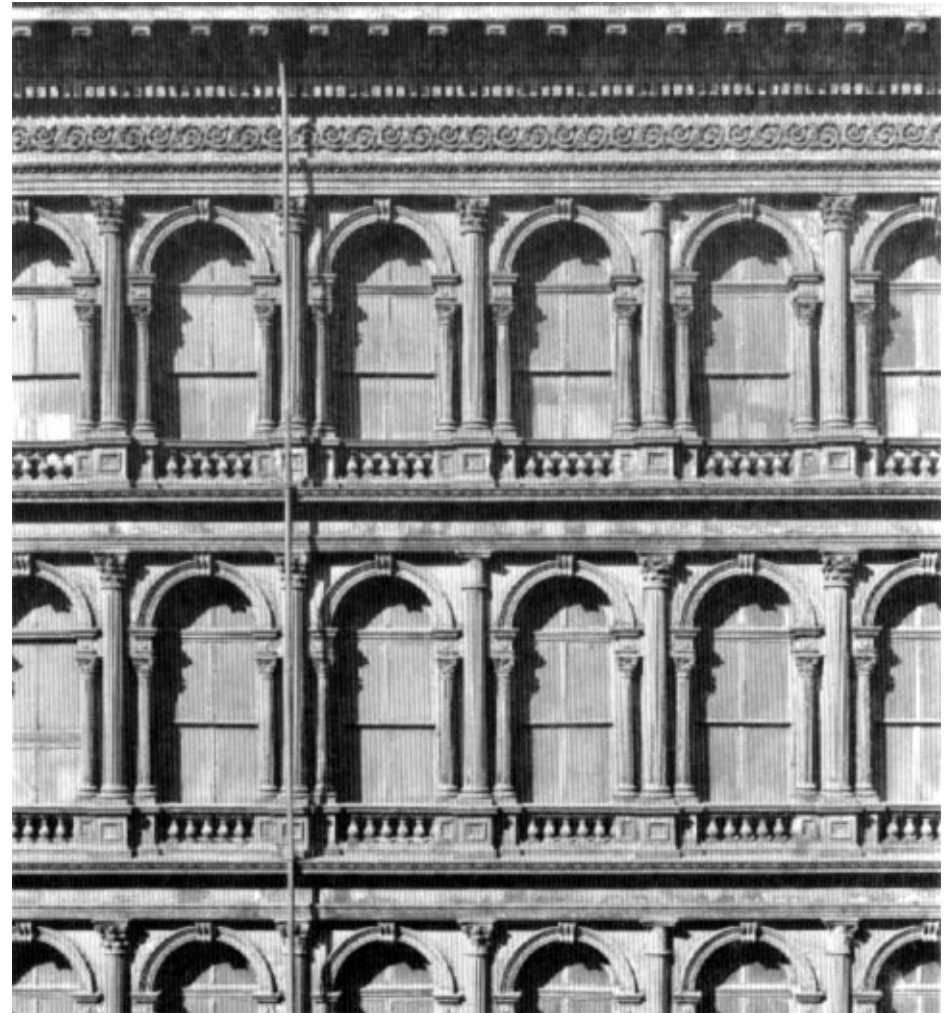
Because it can be easily shaped by sawing, sanding, planing, carving, and gouging, wood is used for architectural features such as clapboard, cornices, brackets, entablatures, shutters, columns and balustrades. These wooden features, both functional and decorative, are often important in defining the historic character of the building.



Architectural Metals

Architectural metal features—such as cast iron facades, porches, and steps; sheet metal cornices, siding, roofs, roof cresting and storefronts; and cast or rolled metal doors, window sash, entablatures, and hardware—are often highly decorative and may be important in defining the overall character of historic American buildings.

Metals commonly used in historic buildings include lead, tin, zinc, copper, bronze, brass, iron, steel, and to a lesser extent, nickel alloys, stainless steel and aluminum. Historic metal building components were often created by highly skilled, local artisans, and by the late 19th century, many of these components were prefabricated and readily available from catalogs in standardized sizes and designs.



Building Exterior *Features*

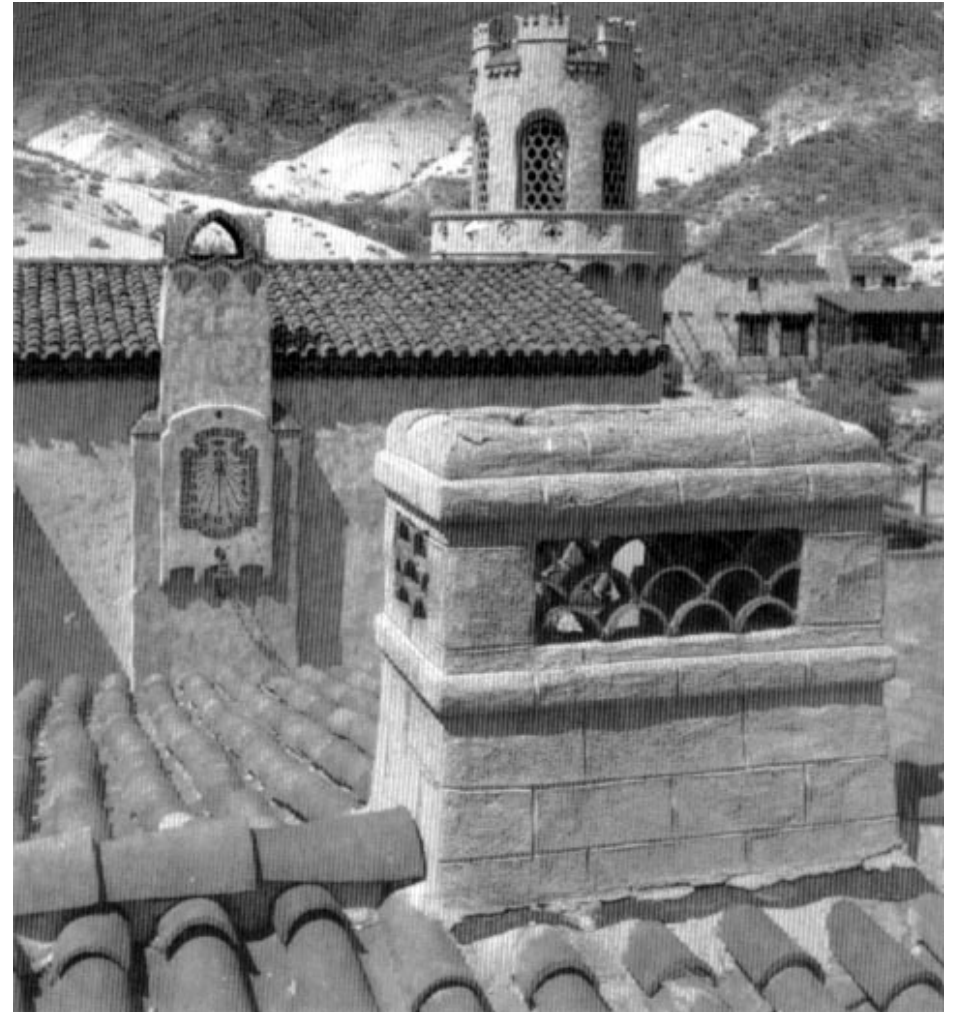
Roofs

The roof—with its shape; features such as cresting, dormers, cupolas, and chimneys; and the size, color, and patterning of the roofing material—is an important design element of many historic buildings. In addition, a weathertight roof is essential to the longterm preservation of the entire structure. Historic roofing reflects availability of materials, levels of construction technology, weather, and cost. Throughout the country in all periods of history, *wood shingles* have been used—their size, shape, and detailing differing according to regional craft practices.

European settlers used *clay tile* for roofing at least as early as the mid-17th century. In some cities, such as New York and Boston, clay tiles were popularly used as a precaution against fire. The Spanish influence in the use of clay tiles is found in the southern, southwestern and western states. In the mid-19th century, tile roofs were often replaced by *sheet-metal*, which is lighter and easier to maintain.

Evidence of the use of *slate* for roofing dates from the mid-17th century. Slate has remained popular for its durability, fireproof qualities, and its decorative applications. The use of metals for roofing and roof features dates from the 18th century, and includes the use of *sheet metal*, *corrugated metal*, *galvanized metal*, *tin-plate*, *copper*, *lead* and *zinc*.

New roofing materials developed in the early 20th century include built-up roll roofing, and concrete, asbestos, and asphalt shingles.

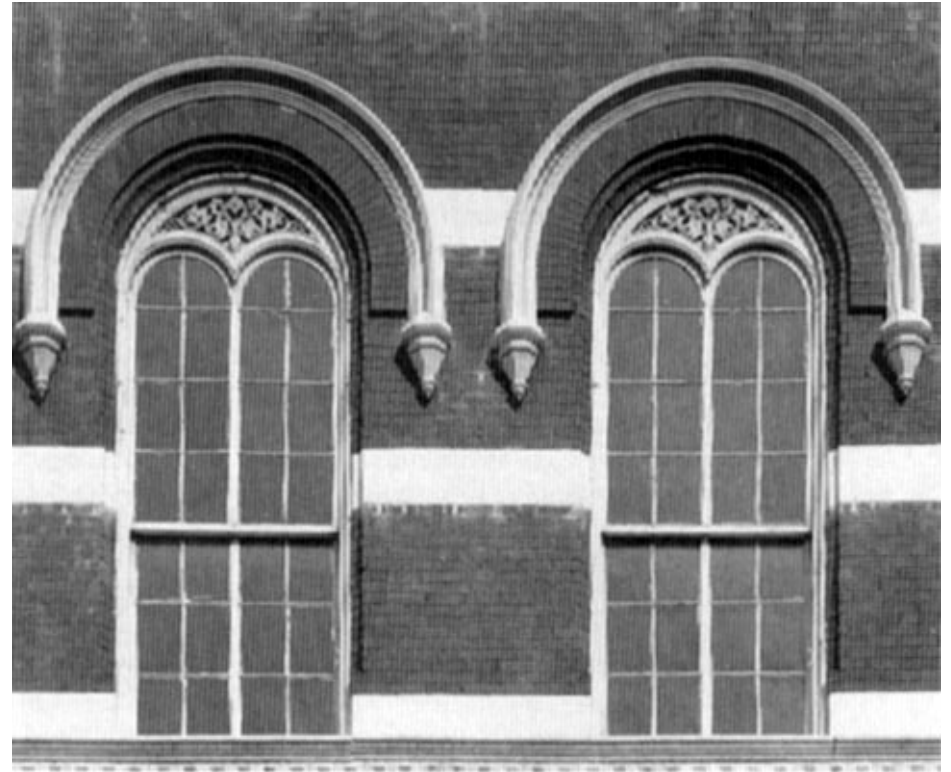


Windows

Technology and prevailing architectural styles have shaped the history of windows in the United States starting in the 17th century with wooden casement windows with tiny glass panes seated in lead comes. From the transitional single-hung sash in the early 1700s to the true double-hung sash later in the century, these early wooden windows were characterized by small panes, wide muntins, and decorative trim. As the sash thickness increased, muntins took on a thinner appearance as they narrowed in width but increased in thickness.

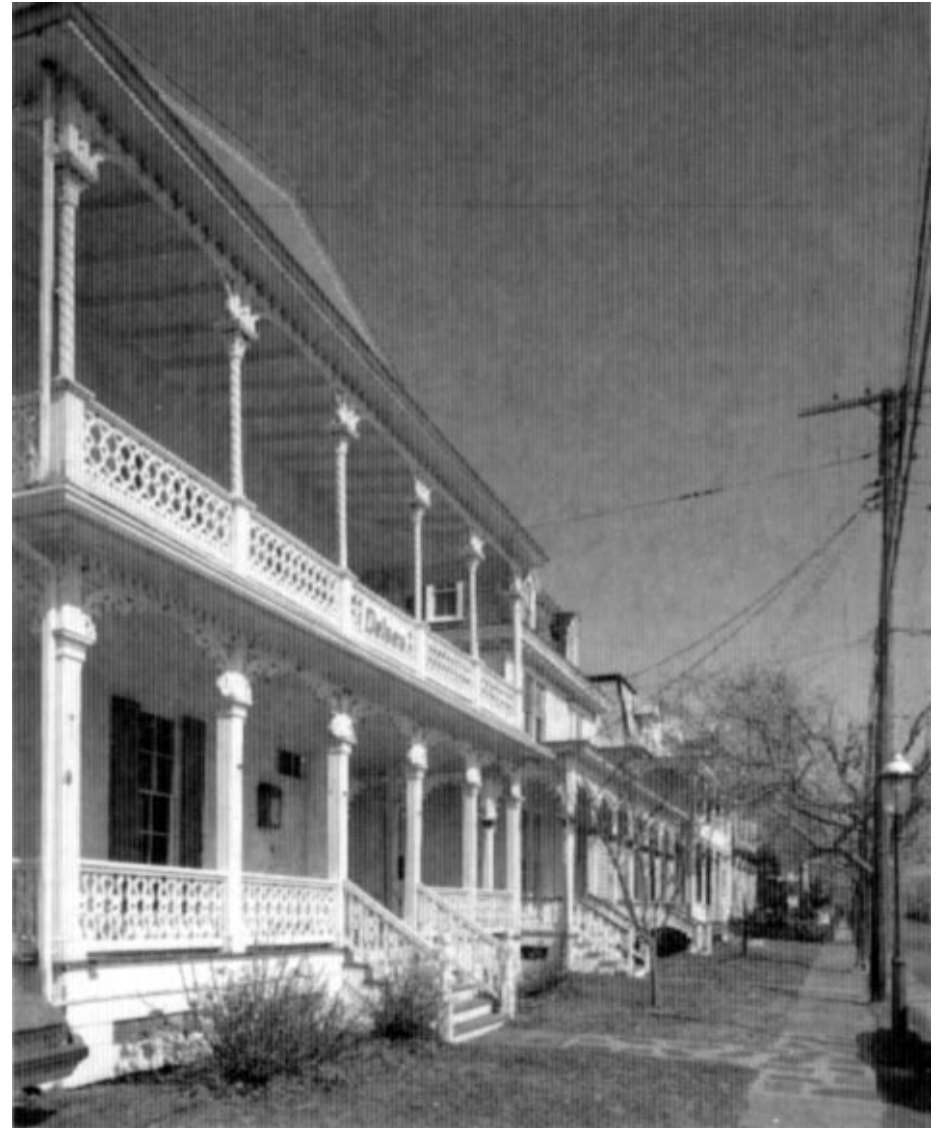
Changes in technology led to larger panes of glass so that by the mid-19th century, two-over-two lights were common; the manufacture of plate glass in the United States allowed for use of large sheets of glass in commercial and office buildings by the late 19th century. With mass-produced windows, mail order distribution, and changing architectural styles, it was possible to obtain a wide range of window designs and light patterns in sash. Early 20th century designs frequently utilized smaller lights in the upper sash and also casement windows. The desire for fireproof building construction in dense urban areas contributed to the growth of a thriving steel window industry along with a market for hollow metal and metal clad wooden windows.

As one of the few parts of a building serving as both an interior and exterior feature, windows are nearly always an important part of a historic building.



Entrances and Porches

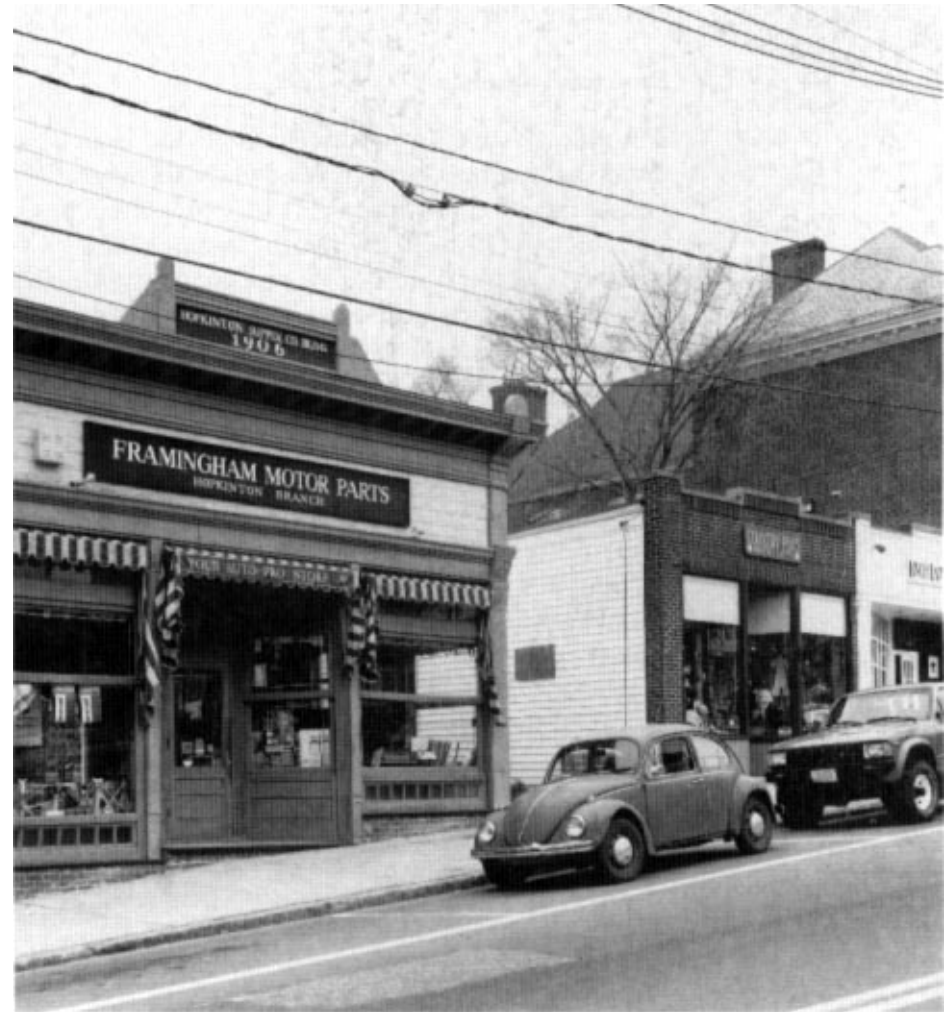
Entrances and porches are quite often the focus of historic buildings, particularly on primary elevations. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, they can be extremely important in defining the overall character of a building. In many cases, porches were energy-saving devices, shading southern and western elevations. Usually entrances and porches were integral components of a historic building's design; for example, porches on Greek Revival houses, with Doric or Ionic columns and pediments, echoed the architectural elements and features of the larger building. Central one-bay porches or arcaded porches are evident in Italianate style buildings of the 1860s. Doors of Renaissance Revival style buildings frequently supported entablatures or pediments. Porches were particularly prominent features of Eastlake and Stick Style houses in which porch posts, railings, and balusters were characterized by a massive and robust quality, with members turned on a lathe. Porches of bungalows of the early 20th century were characterized by tapered porch posts, exposed post and beams, and low pitched roofs with wide overhangs. Art Deco commercial buildings were entered through stylized glass and stainless steel doors.



Storefronts

The earliest extant storefronts in the U.S., dating from the late 18th and early 19th centuries, had bay or oriel windows and provided limited display space. The 19th century witnessed the progressive enlargement of display windows as plate glass became available in increasingly larger units. The use of cast iron columns and lintels at ground floor level permitted structural members to be reduced in size. Recessed entrances provided shelter for sidewalk patrons and further enlarged display areas. In the 1920s and 1930s, aluminum, colored structural glass, stainless steel, glass block, neon, and other new materials were introduced to create Art Deco storefronts.

The storefront is usually the most prominent feature of a historic commercial building, playing a crucial role in a store's advertising and merchandising strategy. Although a storefront normally does not extend beyond the first story, the rest of the building is often related to it visually through a unity of form and detail. Window patterns on the upper floors, cornice elements, and other decorative features should be carefully retained, in addition to the storefront itself.

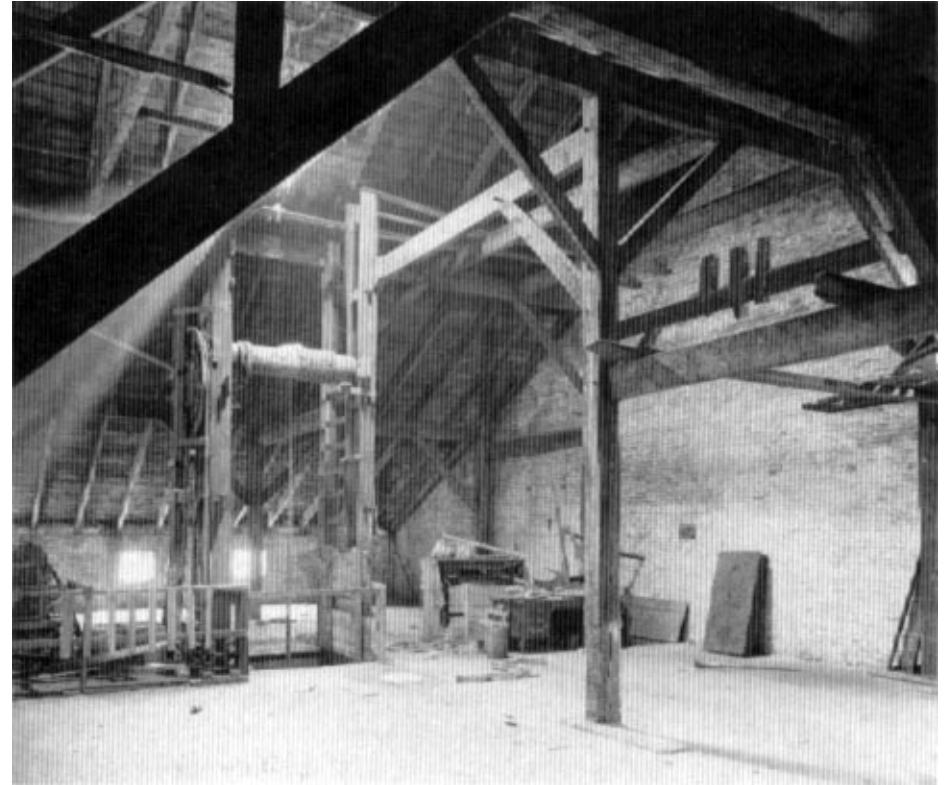


Building Interior

Structural Systems

The types of structural systems found in the United States include, but are not limited to the following: wooden frame construction (17th c.), balloon frame construction (19th c.), load-bearing masonry construction (18th c.), brick cavity wall construction (19th c.), heavy timber post and beam industrial construction (19th c.), fireproof iron construction (19th c.), heavy masonry and steel construction (19th c.), skeletal steel construction (19th c.), and concrete slab and post construction (20th c.).

If features of the structural system are exposed such as loadbearing brick walls, cast iron columns, roof trusses, posts and beams, vigas, or stone foundation walls, they may be important in defining the building's overall historic character. Unexposed structural features that are not character-defining or an entire structural system may nonetheless be significant in the history of building technology. The structural system should always be examined and evaluated early in the project planning stage to determine its physical condition, its ability to support any proposed changes in use, and its importance to the building's historic character or historical significance.



Spaces, Features, and Finishes

An interior floor plan, the arrangement and sequence of spaces, and built-in features and applied finishes are individually and collectively important in defining the historic character of the building. Interiors are comprised of a series of primary and secondary spaces. This is applicable to all buildings, from courthouses to cathedrals, to cottages and office buildings. Primary spaces, including entrance halls, parlors, or living rooms, assembly rooms and lobbies, are defined not only by their function, but also by their features, finishes, size and proportion.

Secondary spaces are often more functional than decorative, and may include kitchens, bathrooms, mail rooms, utility spaces, secondary hallways, firestairs and office cubicles in a commercial or office space. Extensive changes can often be made in these less important areas without having a detrimental effect on the overall historic character.

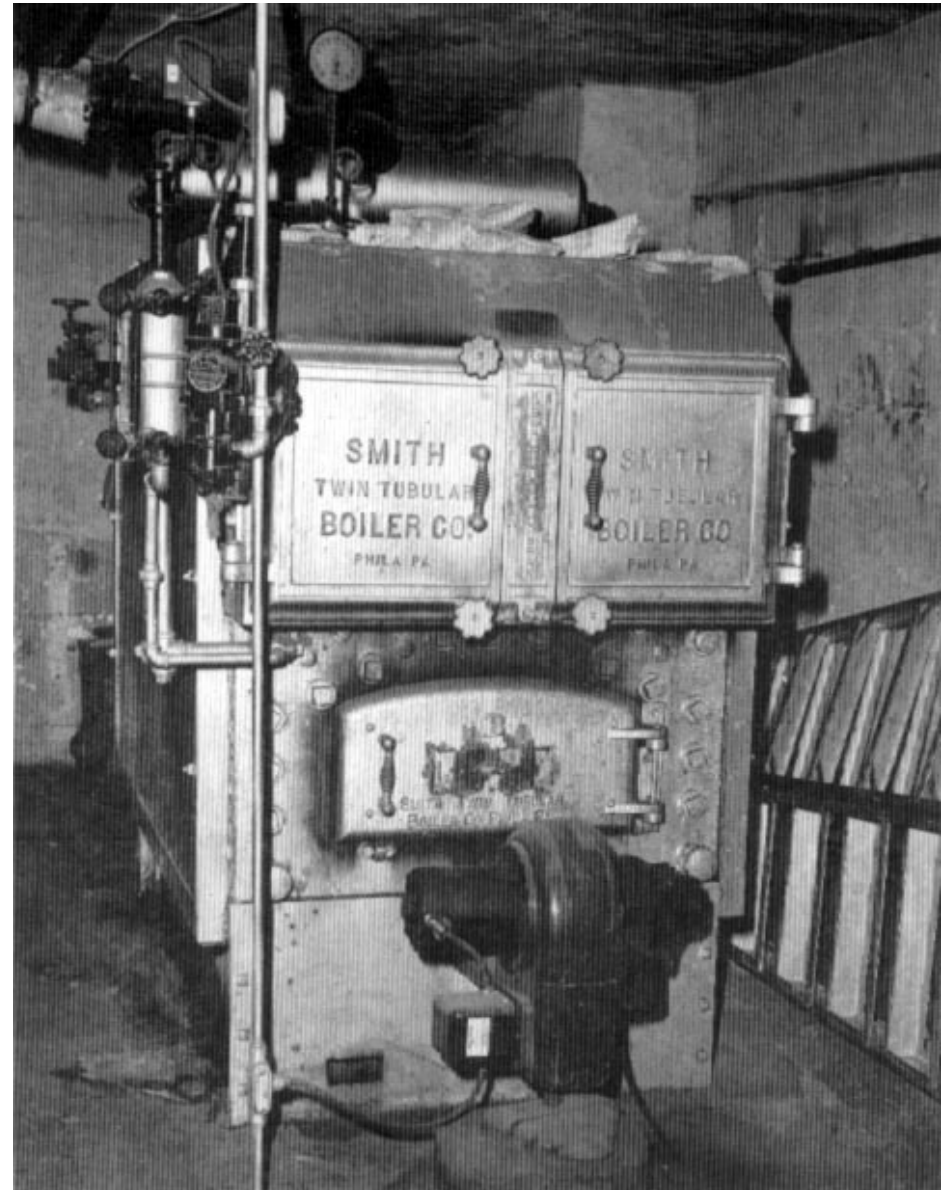


Mechanical Systems

Mechanical, lighting and plumbing systems improved significantly with the coming of the Industrial Revolution. The 19th century interest in hygiene, personal comfort, and the reduction of the spread of disease were met with the development of central heating, piped water, piped gas, and network of underground cast iron sewers. Vitreous tiles in kitchens, baths and hospitals could be cleaned easily and regularly. The mass production of cast iron radiators made central heating affordable to many; some radiators were elaborate and included special warming chambers for plates or linens. Ornamental grilles and registers provided decorative covers for functional heaters in public spaces. By the turn of the 20th century, it was common to have all these modern amenities as an integral part of the building.

The greatest impacts of the 20th century on mechanical systems were the use of electricity for interior lighting, forced air ventilation, elevators for tall buildings, exterior lighting and electric heat. The new age of technology brought an increasingly high level of design and decorative art to many of the functional elements of mechanical, electrical and plumbing systems.

The visible decorative features of historic mechanical systems such as grilles, lighting fixtures, and ornamental switchplates may contribute to the overall historic character of the building. Their identification needs to take place, together with an evaluation of their physical condition, early in project planning. On the other hand, mechanical systems need to work efficiently so many older systems, such as compressors and their ductwork, and wiring and pipes often need to be upgraded or entirely replaced in order to meet modern requirements.

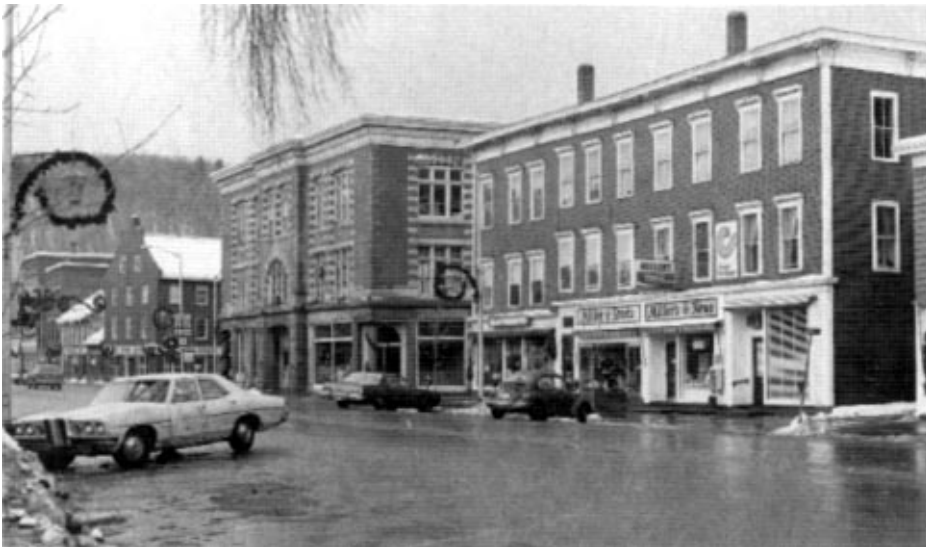


Building Site

The building site consists of a historic building or buildings, structures, and associated landscape features within a designed or legally defined parcel of land. A site may be significant in its own right, or because of its association with the historic building or buildings. The relationship between buildings and landscape features on a site should be an integral part of planning for every work project.

Setting (District/Neighborhood)

The setting is the larger area or environment in which a historic property is located. It may be an urban, suburban, or rural neighborhood or a natural landscape in which buildings have been constructed. The relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees together create the character of a district or neighborhood.



Special Requirements

Work that must be done to meet accessibility requirements, health and safety requirements or retrofitting to improve energy efficiency is usually not part of the overall process of protecting historic buildings; rather, this work is assessed for its potential impact on the historic building.

Energy Efficiency

Some features of a historic building or site such as cupolas, shutters, transoms, skylights, sun rooms, porches, and plantings can play an energy-conserving role. Therefore, prior to retrofitting historic buildings to make them more energy efficient, the first step should always be to identify and evaluate existing historic features to assess their inherent energy-conserving potential. If it is determined that retrofitting measures are appropriate, then such work needs to be carried out with particular care to ensure that the building's historic character is retained.

Accessibility Considerations

It is often necessary to make modifications to a historic building so that it will be in compliance with current accessibility code requirements. Accessibility to certain historic structures is required by three specific federal laws: the Architectural Barriers Act of 1968, Section 504 of the Rehabilitation Act of 1973, and the Americans with Disabilities Act of 1990. Federal rules, regulations, and standards have been developed which provide guidance on how to accomplish access to historic areas for people with disabilities. Work must be carefully planned and undertaken so that it does not result in the loss of character-defining spaces, features, and finishes. The goal is to provide the highest level of access with the lowest level of impact.



Health and Safety Considerations

In undertaking work on historic buildings, it is necessary to consider the impact that meeting current health and safety codes (public health, occupational health, life safety, fire safety, electrical, seismic, structural, and building codes) will have on character-defining spaces, features, and finishes. Special coordination with the responsible code officials at the state, county, or municipal level may be required. Securing required building permits and occupancy licenses is best accomplished early in work project planning. It is often necessary to look beyond the “letter” of code requirements to their underlying purpose; most modern codes allow for alternative approaches and reasonable variance to achieve compliance.

Some historic building materials (insulation, lead paint, etc.) contain toxic substances that are potentially hazardous to building occupants. Following careful investigation and analysis, some form of abatement may be required. All workers involved in the encapsulation, repair, or removal of known toxic materials should be adequately trained and should wear proper personal protective gear. Finally, preventive and routine maintenance for historic structures known to contain such materials should also be developed to include proper warnings and precautions.



APPENDIX F - NATIONAL PARK SERVICE *PRESERVATION BULLETINS*

Technical Preservation Services' Publications and Online Materials



National Park Service
U. S. Department of the Interior

Technical Preservation Services

September 2008

The Branch of Technical Preservation Services (TPS) has compiled this index to assist users in finding the printed and online information that TPS has developed on the subjects of historic preservation, cultural landscapes and the rehabilitation of historic buildings. The Index is arranged alphabetically and topics are cross referenced where appropriate. It is intended that this Index will be updated frequently. Online materials are available at www.nps.gov/history/hps/tps/index.htm.

This Index has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to make available information concerning historic properties. Comments about this publication may be directed to Chief, Technical Preservation Services, National Park Service, 1849 C Street, NW, Washington, DC 20240.

Abatement

- Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing, Preservation Brief 37 *
www.nps.gov/history/hps/tps/briefs/brief37.htm

Accessibility

- Making Historic Properties Accessible, Preservation Brief 32 *
www.nps.gov/history/hps/tps/briefs/brief32.htm
- Preserving the Past and Making It Accessible for People with Disabilities P
- The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (text only, no illustrations) P
- The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings *
www.nps.gov/history/hps/tps/tax/rhb/index.htm
- The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings *
www.nps.gov/history/hps/tps/standguide/index.htm

Additions/Rooftop Additions

- Adding or Modifying Fly Lofts on Historic Theaters, ITS No. 45 W
www.nps.gov/history/hps/tps/tax/ITS/its_45.pdf
- Completing Never-Built Portions of a Historic Building, ITS No. 34 W
www.nps.gov/history/hps/tps/tax/ITS/its_34.pdf
- Exterior Stair/Elevator Tower Additions, ITS No. 10 W
www.nps.gov/history/hps/tps/tax/ITS/its_10.pdf
- INCENTIVES! A Guide to the Federal Historic Preservation Tax Incentives Program for Income-Producing Properties: Avoiding Incompatible Work W
www.nps.gov/history/hps/tps/tax/incentives/avoiding_1.htm
- New Additions and Related New Construction W
www.nps.gov/history/hps/tps/tax/guidance.htm
- New Additions to Mid-Size Historic Buildings 1, ITS No. 3 W
www.nps.gov/history/hps/tps/tax/ITS/its_03.pdf

(*) Available both as hard copy and on website

(P) Available hard copy only (order from www.nps.gov/history/hps/bookstore.htm)

(W) Available on website/on-line

- New Additions to Mid-Size Historic Buildings 2, ITS No. 18 W
www.nps.gov/history/hps/tps/tax/ITS/its_18.pdf
- New Exterior Additions to Historic Buildings: Preservation Concerns, Preservation Brief 14 *
www.nps.gov/history/hps/tps/briefs/brief14.htm
- Rear Additions to Historic Houses, ITS No. 37 W
www.nps.gov/history/hps/tps/tax/ITS/its_37.pdf
- Rooftop Additions, ITS No. 36 W
www.nps.gov/history/hps/tps/tax/ITS/its_36.pdf
- Rooftop Additions on Mid-Size Historic Buildings, ITS No. 47 W
www.nps.gov/history/hps/tps/tax/ITS/its_47.pdf
- The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (text only, no illustrations) P
- The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings *
www.nps.gov/history/hps/tps/tax/rhb/index.htm
- The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings *
www.nps.gov/history/hps/tps/standguide/index.htm

Adobe

- A Glossary of Historic Masonry Deterioration Problems and Preservation Treatments P
- The Preservation of Historic Adobe Buildings, Preservation Brief 5 *
www.nps.gov/history/hps/tps/briefs/brief05.htm

Affordable Housing

- Affordable Housing, Combining the Tax Credits: A Symposium. Summary of Proceedings and Action Plan P
- Affordable Housing Through Historic Preservation: A Case Study Guide to Combining the Tax Credits P
- Affordable Housing Through Historic Preservation: Tax Credits and the Secretary of the Interior's Standards for Historic Rehabilitation P
- Carnegie Place Apartments, Sioux City, Iowa, Case Studies in Affordable Housing Through Historic Preservation: No. 2 *
www.nps.gov/history/hps/tps/Affordable/CS2_Carnegie_Apts.pdf

- Northern Hotel, Fort Collins, Colorado, Case Studies in Affordable Housing Through Historic Preservation: No. 4 *
www.nps.gov/history/hps/tps/Affordable/CS4_Northern_Hotel.pdf
- Pacific Hotel, Seattle Washington, Case Studies in Affordable Housing Through Historic Preservation: No. 1 *
www.nps.gov/history/hps/tps/Affordable/CS1_Pacific_Hotel.pdf
- Shelly School, York, Pennsylvania, Case Studies in Affordable Housing Through Historic Preservation: No. 3 *
www.nps.gov/history/hps/tps/Affordable/CS3_Shelly_School.pdf
- Van Allen Apartments, Clinton, Iowa, Case Studies in Affordable Housing Through Historic Preservation: No. 5 *
www.nps.gov/history/hps/tps/Affordable/CS5_Van_Allen.pdf

Alterations to the Rear of Buildings

- Alterations to Rear Elevations, ITS No. 33 W
www.nps.gov/history/hps/tps/tax/ITS/its_33.pdf
- Rear Additions to Historic Houses, ITS No. 37 W
www.nps.gov/history/hps/tps/tax/ITS/its_37.pdf

Alterations without Historical Basis

- Alterations Without Historical Basis, ITS No. 38 W
www.nps.gov/history/hps/tps/tax/ITS/its_38.pdf

Aluminum

- Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings, Preservation Brief 8 *
www.nps.gov/history/hps/tps/briefs/brief08.htm
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(*) Available both as hard copy and on website

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Appeals

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Continuation Sheet (See Application Basics)

Copper

- From Asbestos to Zinc: Roofing for Historic Buildings W
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Cultural Landscape (See Landscape)

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Military Complexes (See Functionally-related Building Complexes)

Mill Buildings (See also Functionally-related Building Complexes)

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Modernism (See Recent Past)

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- All Wet & How to Prevent It: Managing Moisture in Your Historic Home W
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Mothballing Historic Buildings

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- Altering the Character of Historically Finished Interiors, ITS No. 25 W
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New Additions (See Additions/Rooftop Additions)

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New Construction (See **Additions/Rooftop Additions** and **Site**)

New Infill for Garage and Loading Door Openings (See **Garages** and **Garage Door Openings**)

New Openings (See **Openings**)

Nickel and Nickel Alloys

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Parking (See also District/Neighborhood)

- Adding Parking to the Interior of Historic Buildings, ITS No. 17 W
www.nps.gov/history/hps/tps/tax/ITS/its_17.pdf
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PDIL (See Preliminary Determination of Eligibility)

Phased Projects (See Application Basics)

Photographs (See Application Basics)

Pigmented Structural Glass (See Carrara Glass/Vitrolite)

Planning

- A Checklist for Rehabilitating Historic Buildings W
www.nps.gov/history/hps/tps/cheklist.htm

Plans (See Application Basics)

Plaster (See also Deteriorated Plaster)

- INCENTIVES! A Guide to the Federal Historic Preservation Tax Incentives Program for Income-Producing Properties: Avoiding Incompatible Work W
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Preliminary Consultation (See Application Basics)

Preliminary Determination of Eligibility (PDIL) (See Application Basics)

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Program Administration (See Application Basics)

Program Description (See Application Basics)

Program Essentials (See Application Basics)

Program Regulations (See Application Basics)

Project Status

- Check the Status of Your Project: Tax Incentives Project Database W
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- Preserving Our Recent Past P
- Preserving the Recent Past (papers presented at a conference on Preserving the Recent Past, 1995) P
- Preserving the Recent Past II (papers presented at a conference on Preserving the Recent Past II, 2000) P
- Recent Past Initiative W
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Rehabilitation Standards

- Electronic Rehab: An interactive web class on the Secretary of the Interior's Standards for Rehabilitation W
www.nps.gov/history/hps/tps/e-rehab/index.htm
- The Secretary of the Interior's Standards for Rehabilitation (available in English and Spanish) P
- The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (text only, no illustrations) P
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Vehicular Openings (See Garages and Garage Doors; and Openings, Vehicular)

Vinyl Siding (See Artificial Siding)

Walls, Interior (See Interiors)

Warehouse Buildings (See Industrial Buildings)

Water-Proof Coating (See Masonry Coatings)

Water-Repellent Coating (See Masonry Coatings)

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