

*Nominating your commercial or residential property as a*

# MCALLEN LANDMARK, HERITAGE PROPERTY, OR DISTRICT



By applying to The McAllen Historical Preservation Council (MHPC) your property may qualify for a city, state or national historical nomination. This overview will help you better understand the process for nominating historic properties within the city of McAllen.



The City of McAllen has declared the protection, enhancement, and perpetuation of landmarks or districts of historical and cultural importance to promote the economic, cultural, educational and general welfare of the public. The buildings and structures of McAllen represent the unique confluence of time and place that shaped the identity of generations of citizens, collectively and individually, and produced significant historic, architectural, and cultural resources that constitute the City of McAllen heritage.

The purpose of the MHPC is to protect and enhance the distinctive elements of McAllen's historic heritage and to foster civic pride in the accomplishments of the past. It is to protect and enhance McAllen's attractiveness to visitors and to insure the harmonious, orderly, and efficient growth and development of the City of McAllen. The MHPC is to encourage the most appropriate use of such historic buildings and structures within the city; and to encourage stabilization, restoration and improvements of such buildings.

The McAllen Historical Preservation Council, in concert with the Hidalgo County Historical Commission and the Texas Historical Commission, encourage the preservation of McAllen historical resources through to the National Register. A successful McAllen Landmark nomination will prepare you to continue the process of achieving a listing as a Recorded Texas Historic Landmark (RTHL) or forwarded on to the prestigious National Register of Historic Places in Washington D.C.

A typical nomination process to the MHPC will require identification, documentation, and evaluation before any restoration work is begun. The biggest mistake a property owner can make is to complete, even minimal, property restorations before being evaluated by the MHPC. It could cause you to loose your nomination eligibility, or cost you in correcting mistakes. In terms of the architecture, the MHPC evaluates a McAllen Landmark or Heritage Property or District based on the restoration guidelines described in *The Secretary Of The Interior's Standards for Rehabilitation*. This criteria listed there will give you the basic architectural restoration requirements needed for proper restoration and ultimate nomination.

The Council will review your nomination to determine whether the property meets the criteria for eligibility. Within your application you will need to provide the following information.

- Address and current owner making application;
- Legal description, architectural type and floor plan;
- Map showing property location within the neighborhood;
- Comprehensive photographs of the property, greenspace and its surroundings;
- Historic photographs of the property.
- Verify date of construction and original owner;
- Give brief history of the property including, all past owners or any other significant people or events, if any, ever associated with the property
- Original architect/builder/landscape architect/planner/artist if possible.



In order to complete the historical significance requirements of your nomination, you will become a "detective" of sorts. You will have to search out and document a chronological history of your property. Search out this information in old city directories, Sanborn Fire Insurance maps and city histories. Information and photo's can be found at museums, courthouses, tax offices and other places records are kept. Check with a title company for the abstract of title, which will list all previous owners. Don't overlook resources such as church, census and tax records. Find or locate construction plans or blueprints. Check closets and basements and attics of the historic building itself. Occasionally, the city may have retained prints from building permit applications. If your building was designed by a prominent architect, the plans may be in the storage of an existing firm. You may want to contact the Alexander Architectural Archive at the University of Texas at Austin, 512/495-4621, which houses the records of many prominent Texas architects.

You will have to find local families who have either lived there, or their relatives lived there, to obtain your facts. You may have to search out families who have moved out of the area, but do whatever it takes to gather the appropriate information and photo's. You will find this exercise in history can be a fascinating and enlightening experience. Many materials are also available through the Inter Library Loan program at your local library. The following sources should also prove helpful in documenting the history and significance of your home or business.

## A. PROPERTY

1. Hidalgo County, Texas Appraisal District Office, [Pharr, Texas office]
2. Hidalgo County, Texas Deed Records [Courthouse / Edinburg]
3. Hidalgo County, Texas Tax Assessor Collector [Courthouse / Edinburg]
4. Hidalgo County, Texas Tax Rolls, 1852-1910 [UTPA Library / Special Collections]
5. Lower Rio Grande Valley telephone books, 1923-to date [UTPA Library / Special Collections]
6. Cole's Cross Directory, 1960 to date [UTPA Library / Special Collections] [McAllen Public Library]
7. "Wilmot's McAllen City Directory." 1951-52 to 1968. [McAllen Memorial Library, McAllen, TX.]
8. Johnson's McAllen City Directory." 1970-1982. [McAllen Memorial Library, McAllen, TX.]  
[Hidalgo County Historical Museum / Edinburg]
9. Sanborn Map Company, Fire Insurance Maps - McAllen [UTPA Library, Special Collections / Edinburg]
10. Sanborn Map Company, Fire Insurance Maps - McAllen On-line [UTPA Library, Special Collections / Edinburg]  
(McAllen Memorial Library)

## B. ARCHITECTURE

REFERENCE WORKS (Local Library or available through the Texas Historical Commission)

- Kyvig, David E. *Exploring the Past Around You!: AALSH Nearby History Series*, 1982.
- Longstreth, Richard. *The Buildings of Main Street*, 1987.
- Massey James C. and Shirley Maxwell. *House Styles in America*, 1996.
- McAlester, Virginia and Lee. *A Field Guide to American Houses*, 1984.
- McAlester, Virginia and Lee. *A Field Guide to American Historic Neighborhoods*. 1998.
- Phillips, Steven J. *Old House Dictionary*. 1983.
- Tyler, Ron, ed. *The New Handbook of Texas*, 1996.

## C. PHOTOGRAPH'S

Hidalgo County Historical Museum  
Hidalgo County Historical Commission  
McAllen Old Timers  
From past owners or relatives of the property or perhaps neighbors.



## D. HISTORICAL INFORMATION REFERENCES

American Studies Class (1974-75), McAllen High School. *McAllen:*

*A Bicentennial Reflection*. McAllen, TX: by the author, 1975. McAllen Memorial Library, McAllen, TX. UTPA Library, Special Collections / Edinburg]

*Brief History of the Old Timers of McAllen, Texas*. McAllen, TX: s.n., 1958. McAllen Memorial Library, McAllen, TX.

"McAllen Old Timers Club Scrapbook." Hidalgo County Historical Museum, Archives, Edinburg, TX.  
Ramsey, Closner. Genealogy File: Hidalgo County Historical Museum, Archives, Edinburg, TX.

**TECHNICAL PUBLICATIONS** (available through the (THC) Texas Historical Commission )

- NR Bulletin: *How to Apply the National Register Criteria for Evaluation*
- NR Bulletin: *How to Complete the National Register Registration Form*
- NR Bulletin: *Defining Boundaries for National Register Properties*
- NR Bulletin: *Guidelines for Local Surveys*
- NR Bulletin: *Researching a Historic Property*
- NR Bulletin: *Guidelines for Evaluating America's Historic Suburbs*
- *Remembering Texas: Guidelines for Historical Research*

**RESEARCH REPOSITORIES** (see also "Remembering Texas" from the THC for a comprehensive list)

Center for American History  
Sid Richardson Hall 2.109  
University of Texas at Austin  
Austin, Texas 78712  
512/471-5961

Texas State Library  
Archives Division  
1201 Brazos Street  
Austin, Texas 78701  
512/463-5480



## FAQ'S

### *When is the application due?*

Certificate of Appropriateness applications are due in the Planning Department fourteen (14) days before the next scheduled McAllen Historical Preservation Council (MHPC) public hearing. The Landmarks Commission meets the fourth (4th) Wednesday of each month at 11:30 AM at Palmview Golf course, 2701 S. Ware Road.

### *When am I required to get a Certificate of Appropriateness?*

No person applying for a nomination, and pending designation as a McAllen Landmark or Heritage property or District, shall carry out any of the following work without first obtaining a Certificate of Appropriateness issued by the McAllen Historical Preservation Council. Additionally, a building or demolition permit may not be granted for property within the historic district or in a designated historic landmark or heritage property unless the Council issues a Certificate of Appropriateness, as outlined and in accordance with the provisions of City Ordinance, 2001-82. Historical Preservation, Section 38.415. A property owner shall not:

alter or demolish any exterior feature of any resource, or construct any new structure or relocation of a site or structure, or real property.

2. repair (other than ordinary repair), reconstruction, alteration, addition, stabilization, restoration or rehabilitation of a structure or property.
3. make material changes in any doors, roofs, windows, stonework, woodwork, light fixtures, signs, sidewalks, fences, steps, paving and/or other exterior elements visible from a public right-of-way which affect the appearance and compatibility of any structure or property.

*Are there things that I can do that do not require a Certificate of Appropriateness?*

Once officially designated, no Certificate of Appropriateness is required for ordinary repair and maintenance of any structure or property if the proposed work does not involve a change in material, configuration or outward appearance. In-kind replacement or repair is considered to be ordinary repair and maintenance. Requests for permits for repair or maintenance of a structure or property shall be reviewed and approved by the MHPC prior to issuance of the permits in order to determine whether a Certificate of Appropriateness is required.

*Once it is determined that I need a Certificate of Appropriateness, what do I do?*

Prior to the commencement of demolition, relocation, repair, reconstruction, or any other work requiring a Certificate of Appropriateness, the property owner shall file an application for a Certificate of Appropriateness with the McAllen Historical Preservation Council. The application will be not accepted until the application is determined by the MHPC to be complete and correct.

*How does the process work?*

Upon submission of the completed application, you will be placed on the next scheduled Landmarks Commission meeting as a public hearing action item. Incomplete applications will not be accepted or forwarded to the Landmarks Commission for action.

The hearing shall be heard within 30 days after the application is filed, or as soon thereafter as is reasonably practicable. The McAllen Historical Preservation Council may delay the hearing for a reasonable time if the Commission finds that all parties who have an interest in the structure or property are not present or that additional information is needed by the MHPC in order to evaluate such application. The owner and all persons or entities having executed a sales contract or an option for the purchase of the property, or their representatives, shall appear at the hearing. The owner, such potential buyers and all other interested parties, including local preservation groups, will be heard concerning the proposed work.

*How does the MHPC make its determination?*

The McAllen Historical Preservation Council shall determine whether the proposed work complies with the design guidelines for a McAllen Landmark or Heritage Property or District. In addition, the Council shall consider the following criteria, which are based on the *Secretary of the Interior's Standards for Rehabilitation*: [www2.cr.nps.gov/tps/tax/rehabstandards.htm](http://www2.cr.nps.gov/tps/tax/rehabstandards.htm)

## **THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

*Revised 1995*

REHABILITATION is defined as 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.

The STANDARDS that follow pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The STANDARDS also encompass related landscapes features and the building's site and environment as well as attached, adjacent or related new construction.

The STANDARDS are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.



1. 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.
2. 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.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance (i.e. 50 year old or older changes) in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. 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.
7. Chemical or physical treatments, such as sandblasting, which cause damage to historic materials, shall not be used. The surface cleaning of structures, if appropriate, will be undertaken using the gentlest means possible.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will 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.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*Why should I nominate my property?*

It is important to preserve both your family history and the community history so that our children can learn first hand about their past. History is the witness that testifies to the passing of time; ... it illuminates reality, .... it vitalizes memory; ... it provides guidance in daily life: ...and it brings us tidings of the past. Properties become listed through a combined effort of the McAllen Historical Preservation Council, the Hidalgo County Historical Commission, the Texas Historical Commission and the National Park Service. It takes time to prepare the documentation and guide it through the approval process. A citizen or local history group typically initiates the nomination and prepares the documentation with the above listed councils and commissions staff acting as consultants.

*How does a listing help the community?*

A City of McAllen, State Of Texas, or National Register listing can help stabilize property values within historic areas. Recognition can boost local tourism programs. Official plaques from these historical organizations enhance interest in local history and often spark local heritage education initiatives.

*What kind of restoration assistance can owners receive?*

A National Register listing increases eligibility for financial incentives such as grants and tax incentives. A National Register listing guarantees a state-level review of impact to the property before any federal construction, such as highway construction commences. Texas Historical Commission experts can provide technical assistance to property owners.

On the local level, the McAllen Historical Preservation Council is developing local incentive programs, including low interest loans, and local government and school tax incentives. Check with the McAllen Historical Preservation Council as to what is in place at this time.

*Are there restrictions associated with a listing?*

Once your property receives a Local, State or National designation, it imposes no restrictions. Property owners are not required to provide public access to the property. It is not mandatory to restore or rehabilitate the property, unless the property requires rehabilitation to qualify the structure architecturally for a nomination..

*What is the criteria for evaluation?*

Eligible properties must be at least 50 years old, maintain their historic integrity and meet at least one of the four criteria below at the local, state or national level of significance.

- representative of distinctive architectural design or construction
- associated with the lives of significant local, state or national persons
- associated with significant historical events
- potentially able to reveal important archeological data.

## Appendix A

### GLOSSARY OF TERMS

**Boundaries-** the limits of historic property or neighborhood beyond which a shift in character occurs

**Contributing** - a property that participates in the historic character of a neighborhood

**Criteria** - the categories of significant associations that make a property or neighborhood eligible for listing in the National Register

**Cultural Associations** - the relationship between a historic property or neighborhood and the ethnic or societal group that shaped it

**Financial Incentives** - public programs such as the Investment Tax Credit, city tax abatements or low interest loans that provide support for preservation projects

**Historic District** - a cohesive collection of historic properties with significant associations to the history or architecture of a community

**Integrity-** the ability of a property or neighborhood to convey its historic character to the modern viewer

**National Register of Historic Places** - an official list of properties with significant associations to our history and architecture that are worthy of preservation

**Noncontributing** - a component of a historic district that does not participate in its character either because of changes or because of age

**Outbuilding** - a secondary feature of a property usually designed to shelter activities such as storage or gardening

**Plat Maps** - the legal deed recording the layout of a new subdivision or neighborhood

**Property Type** - a general class of historic building that shares features with others of similar age, form or method of construction

**Representative Property** - a building or other resource that typifies the architectural or historical associations common to a neighborhood

**Sanborn Maps** - graphic representations of neighborhood building stock produced in the 19th and 20th centuries to document vulnerability to fire

**Setback**- the typical distance between a building and the public right of way

**Streetscape** - the physical elements of landscape, infrastructure and buildings that interact to establish the character of a block

**Stylistic Influence** - the decorative elements of a building that characterize its similarities to others of its age, form and architectural style

## ARCHITECTURAL STYLES & TERMS

Assigning an architectural style to a McAllen building is not a science, but should be instructive in determining influences on the designer or builder. The styles and terms herein are intended to recognize general trends in Texas and to standardize previously confused or abused labels. Not all styles are cited, just those that seem to evoke the most controversy. The McAllen Landmark District nomination applicant certainly may deviate or disagree with these terms and explanations, but should always explain the style chosen, establishing its physical characteristics in the description.

**Art Deco** - known during the 1920s and 1930s in the United States as “style moderne” and “modernistic,” the inclusive term Art Deco dates from its 1960s revival. Art Deco derives from the 1925 French *Exposition Internationale des Arts Decoratifs et Industriels Modernes*, while specific American influences on the style date at least from 1922. Sub-styles of “zigzag,” “streamlined,” “PWA Moderne,” etc., are acceptable when explained in context.

**art glass** - the historic and best inclusive term for a composition of decorative glass and its supporting structure. Individual glass elements—stained, painted, fired, beveled, etc. should be specifically noted.

**Arts and Crafts** - style and Movement that falls in the late 19th and early 20th centuries in the United States, generally following the British movement of the same name. Influence in Texas is strongest after 1900, representing a rejection of historically based ornament (e.g. classical) by certain wealthy individuals—who often had architects design their homes and bought their furniture from the Stickleys—and the growing middle class, who often bought suburban bungalows and ordered their furniture from Sears. See Craftsman.

**Beaux Arts** - style utilizing exuberant Classical elements and motifs, usually on a monumental scale: influenced by Americans studying at the French *Ecole des Beaux Arts*, and by the World’s Colombian Exposition (Chicago World’s Fair) of 1893. Beaux Arts is best distinguished from contemporaneous Classical Revival by excessive use of ornament such as balustrades, statuary, paired columns, swags, cartouches, oculae, etc. Term also indicates a method of formal planning, and the instruction curriculum American architecture schools adopted from the late 19th through mid 20th centuries.

**bungalow** - historic term popular in early 20th century describing most any small, affordable, comfortable American suburban house. See popular.

**Bungalow** - style that generally developed from blend of Oriental, Arts and Crafts and Prairie School architectural influences, as well as American climate and social developments; never use the adjective “Bungaloid.” Characteristics include low pitched roofs and wide eaves; exposed rafter ends and knee-brace eave brackets; (usually) asymmetrical facades with broad porches supported by massive, battered piers, sometimes of rustic materials; expansive, free-flowing living and dining rooms accessed by the front door.

**Carpenter Gothic** - acceptable term for revival styling that produced traditional Gothic elements in milled wood; referred to as “that ubiquitous folk phase of the Gothic Revival” (Pierson, *American Buildings and Their Architects*, 419).

**Classical Revival** - style usually indicating Classically influenced and archaeologically correct, design in the U.S. following the World’s Colombian Exposition (Chicago World’s Fair) of 1893. Giant-order columns—usually



Corinthian—dominate the facade of these symmetrical public buildings and large residences from about 1900 through 1930. “Neoclassical Revival” is redundant’ See Beaux Arts. Neoclassical. Colonial Revival, and Georgian Revival.

**Colonial Revival** - style in U.S. from late 19th century which copies pre-American Revolution elements or whole buildings, of both vernacular and high style origins; term can encompass everything from Neoclassical columns on a Queen Anne house to a popular saltbox house to Georgian Revival academic buildings.

**contemporary** - a tricky word that can mean current, historic in context, or common; clarify and be consistent with its usage: use “contemporaneous” where possible.

**Craftsman** - with a “capital C” refers specifically to Gustav Stickley’s magazine of the same name (1901-1916). and specific furniture and house plans sold by his firm; they fall within the Arts and Crafts Movement or style.

**Eastlake** - most often identifies details (chiseled, gouged, drilled and turned wood), rather than style Texas, applied to other popular configurations and styles, from I Houses to Queen Anne. Unless the design composition or details are obviously Eastlake, something less specific such as Victorian Eclectic might be more appropriate in a style description.

**eclectic** - generally not a style, per se. and never a Revival.

**Edwardian** - sometimes used to label era of Edward VII, King of England 1901-10. following Victorian era; not a style, but might include houses that would otherwise be Beaux Arts. Classical Revival. Georgian Revival. etc., in American architecture.

**ell** - wing or addition on a building. See plan: L-plan.

**folk** - type, not style, of building that indicates design principally influenced by 1) tradition. 2) construction of indigenous materials, and 3) prepared and assembled with primitive techniques. Geography and climate play a role in all these components.

**Four Square** - type or plan, not style, of 1-or 2-story American house from about 1910 through 1930s. Various style details—e.g. from bungalow. Prairie School. and period revivals—were often attached, but the dominant element was usually a pyramidal roof, a central front dormer and symmetrical facade. The name reflects a (roughly) square plan, with four rooms per floor sometimes divided by a central hall. But the name also coincides with a parallel religious movement in the United States. which urged the population to be “four-square” in it’s lifestyle. The term **American Four Square** is acceptable for the standard 2-story version. accompanied by an explanation.

**French Second Empire** - style popular for high style homes and public buildings in Texas from about 1870 to about 1890. reflecting the architecture, grand planning and cultural achievements associated France under Napoleon III from 1852 to 1870. Major characteristics include vertical emphasis. hoodmolds on slender windows, and the ubiquitous mansard roof.

**Georgian Revival** - revival style originating in late 19th century that closely copied high style American Colonial. Early American and Federal—particularly those of Palladian influenced—designs. Red brick with white trim, and symmetrical 2-story facades with monumental entry columns were typical of the design vocabulary.

**Greek Revival** - style popular in Texas from about 1836 through about 1875. in both vernacular and high style buildings; rarely to be included with Classically influenced buildings of the late 19th or early 20th centuries. Basic elements of the style are; 1) central hall plan; 2) symmetrical 3, 5, or 7 bay facade, and; 3) front or peripteral (wraparound) 1 - or 2- story porch that approximates (in vernacular) or exactly replicates (in high style) Classical columns of Greek origin, often from pattern books. See **I House**.

**hipped** - type of roof; not “hip roof. “hip roofed.” or “hipped roofed.

**I House** - type or plan, not style, of American house; **I plan** acceptable. The term is derived from the linear plan or perhaps the side profile of this (usually) central hall; 3, 5 or 7 bay wide; 1 room deep; 1 or (most often) 2-story house. With attached front porch and other ornament, the type sometimes resulted (before c. 1875) in a Greek Revival style composition.



**Italianate** - style and stylistic elements associated with Texas homes and institutional buildings from about 1860 to about 1890. and commercial buildings through about 1900. Details reflected traditional Italian vernacular details—vertical emphasis, slender windows, shading porches and wide eaves, classical cornices, etc.—as well as designed components such as classical columns and slender dominating towers. The latter composition often added up to the **Italian Villa** style.

**Mediterranean** - style influenced by designs in the various European countries bordering the Mediterranean Sea, usually resulting in buildings with exterior walls of stucco and low pitched tile roofs, patio spaces, etc.; not a Revival.

**Mission** - in architecture. Revival style beginning in late 19th century influenced by Spanish missions of U.S. Southwest; characterized by curvilinear parapets, stucco walls with occasional Baroque ornament, and single or paired bell towers.

**Neoclassical** - style associated with late 18th and early 19th centuries in Eastern U.S. (e.g. Jefferson's Monticello); never redundant "Neoclassical Revival." Its influence appeared in Texas through mid 19th century pattern books, but definitely ended with archeology-inspired Classical interpretations after 1893. See Classical Revival.

**Picturesque** - movement lasting from mid 19th through mid 20th centuries, usually combining asymmetry with rustic and quaint elements. Term might best describe organic, mixed vocabulary houses with influences ranging from Carpenter Gothic to Arts and Crafts to Cotsworld and Tudor Revival.

**popular** - house types—such as bungalows—that are vernacular in that they are products of; 1) tradition; 2) available materials; and 3) social conditions, but in addition; 4) reflect regional or nationwide trends through publications, prefabrication and/or builder proliferation. Design by an architect is possible through pattern and plan books. See vernacular.

**Prairie** - style developed at the turn of the century by Frank Lloyd Wright and followers, utilizing distinctive horizontal lines (e.g. on roofs, porches, and window bands) anchored by occasional vertical lines (e.g. chimneys and dramatic window divisions), with overt and abstract references to nature in materials, colors and details. High style Arts and Craft.

**Prairie School** - style in early 20th century made popular through publication of Wright's Prairie designs and combining other contemporary trends such as Arts and Crafts, Bungalow, Four Square, Colonial Revival, while maintaining a generally horizontal emphasis. e.g. through deep roof overhangs and broad porches. In its extreme, the Prairie School became the early 20th century outlet for eclecticism using various ornamental vocabularies.

**Queen Anne** - style that developed in the U.S. during the late 19th century beyond its British origins, and occurred in Texas from about 1880 through about 1910. In Texas the style was often an outlet for the proliferation of milled wood products, including the balloon framing technique. Queen Anne combined predominantly vertical lines, asymmetrical massing and a variety of exterior textures with climate-influenced elements such as steeply pitched roofs, chimneys and various porches.

**Ranch Style** (ca: 1940-1980) Growing out of the Modern style, but owing as much to the earlier Bungalow, Prairie and Cottage styles is the American Ranch home. The Ranch style represents a very conscious attempt to emphasize the horizontal and to create an open floor plan. Large ranch homes may sprawl 2000-3000 square feet with rooms and hallways flowing into one another, and sliding glass doors opening the interior of the house into the back patio. In the Ranch style, the formal dining room is more of an extension of the kitchen and living room than a separate room.

**Spanish Colonial Revival** - style resulting from late 19th and early 20th century interest in Spanish colonial buildings of the Southwestern U.S.; usually moderately detailed. Term encompasses vernacular interpretations as well as high style Mission Revival designs.

**Spanish Renaissance Revival** - style resulting from early 20th century interest in high style Spanish Renaissance buildings, rather than limited New World examples: usually extensively detailed.

**Stick** - Vincent Scully's 1950s label for an Eastern U.S. style popular between 1851 and about 1880 for which care should be used upon any application to Texas architecture.

**tin** - metal often mistaken as the material for sheet-iron or galvanized-steel ceilings, storefront cornices, etc.: use the term pressed-metal for describing such details.

**Tudor** - style loosely based on a variety of early English building traditions ranging from simple folk houses to Late Medieval palaces. Most houses in this style emphasize deeply pitched roof, usually side gabled (less commonly hipped or front gabled); facade dominated by one or more prominent cross gables, usually steeply pitched; decorative (i.e. not structural) half timbering present on about half of the examples; tall narrow windows, usually in multiple groups and with multi-pane glazing; massive chimneys, commonly crowned by decorative chimney pots. decorative detailing may draw from Renaissance or even modern Craftsman traditions.

**Victorian** - era spanning about 1866 to about 1910 in U.S.; not a style, but combining various styles including Eastlake. Gothic. Italianate. Queen Anne. Romanesque. Colonial Revival. etc.

**Victorian Eclectic** - collective term for decorative composition from the years 1866 to about 1910, which might defy classification into one style or another. The various details should be described and coupled with form, floor plan or other distinctive or dominant elements such as the roof. e.g. pyramidal, hipped, cross gable etc.