

FINAL REPORT
CITY OF McALLEN DESIGN STANDARDS
LAS PALMAS LOCAL LANDMARK DISTRICT

PROJECT NO. 10-08-S07

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PLANNING DEPARTMENT

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LAS PALMAS LOCAL LANDMARK DISTRICT

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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 developed for the Las Palmas Local Landmark District 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. 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 local landmark 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 local landmark 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 Las Palmas Local Landmark 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 Las Palmas Local Landmark District Design Standards is one of many preservation planning tools that the City of McAllen has developed or currently is developing 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 Standards for the Las Palmas Local Landmark District and the Design Guidelines for 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>.

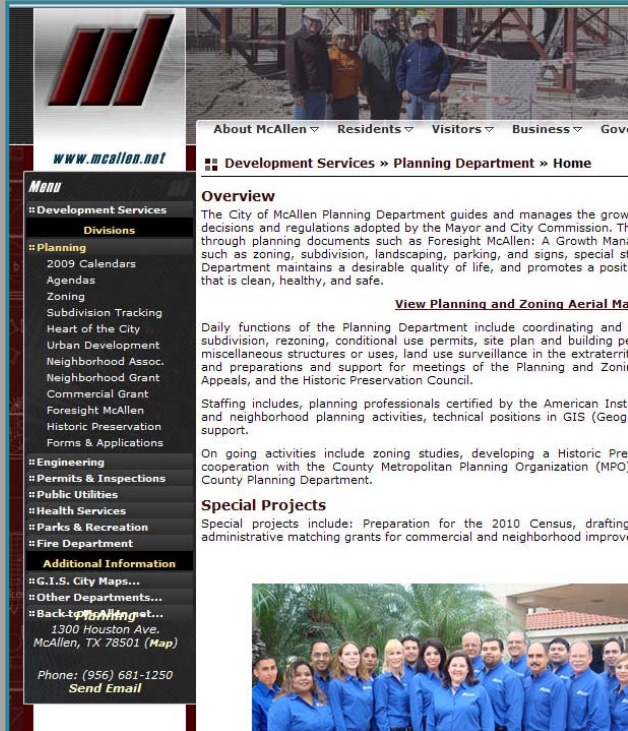


Figure 2-2. City of McAllen Planning Department Website.

PURPOSE OF THE DESIGN STANDARDS

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.

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 A 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 Standards, several focus group meetings were held with the property owners within the Las Palmas Landmark 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 Standards were formulated during these discussions.

- The Design Standards 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 Standards to reflect the variety present in the historic core of the Las Palmas Local Landmark District.
- The document will provide specialized repair and preservation recommendations for the character-defining materials and features within the Las Palmas Local Landmark 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 Standards 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 standards (*Chapters 5-7*), are specific to the Las Palmas Local 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 Standards drafted for your local landmark and/or local landmark district.
- Step 2:** Walk the landmark district and, using the standards, 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.

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;



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

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 Standards.

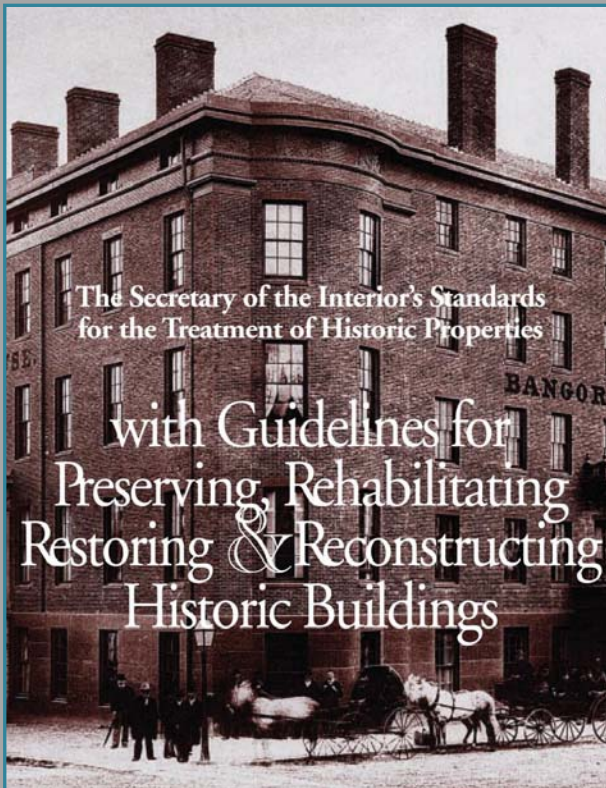


Figure 3-2. SOI Standards Cover. (NPS Heritage Preservation Services, 1995)

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 Standards 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 Standards 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, 600 block N. 15th 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) ☐ Owner ☐ Representative ☐ Prospective Buyer

2. PROPERTY CLASSIFICATION

Address: _____
Legal description (lot and block number): _____
Current Zoning: _____
Historical Designation(s) (Check what applies) ☐ Local Landmark ☐ State Landmark ☐ National Register
Primary Wall Material (Check only one) ☐ Wood ☐ Brick ☐ Stucco ☐ Block ☐ Other _____
Primary Foundation Material (Check only one) ☐ Concrete ☐ Block ☐ Basement ☐ Wood ☐ Piers ☐ Other _____
Primary Door Material (Check only one) ☐ Wood ☐ Steel ☐ Aluminum ☐ Other _____
Primary Roof Material (Check only one) ☐ Wood ☐ Slate ☐ Tile ☐ Metal ☐ Composition ☐ Build-up ☐ Other _____
Primary Window Material (Check only one) ☐ Wood ☐ Steel ☐ Aluminum ☐ 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 standards. 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 standards, 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. Details regarding the design review process are included in the McAllen Historic Preservation Ordinance.



*Figure 5-1. View facing northwest on North 15th Street.
(HHM Inc., 2009)*

CHAPTER 5 - NEIGHBORHOOD CONTEXT

The towering palms and brightly colored plantings establish the district's location within McAllen's tropical climate. The eclectic architectural styles can be traced to the popular tastes during the early twentieth century – a time when agriculture and commerce in McAllen were booming and enabling McAllen's citizens to build expressive, custom-designed homes like those seen in Las Palmas. The elements of Spanish Colonial Revival design reach back to the community's Spanish Colonial cultural heritage, while the elements of Ranch Style design were built looking toward a modern, prosperous future for McAllen. These character-defining features of the Las Palmas Local Landmark 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 following section provides background information on the significance of the Las Palmas Local Landmark District, the resources located within its boundaries, and typical architectural styles and their defining features seen within the neighborhood.

As defined in Ordinance No. 2008-64, the ordinance designating the Las Palmas Local Landmark District, the district runs along North 15th Street and is bounded by Hackberry Avenue to the north and Cedar Avenue to the south. The 2005 McAllen Cultural Resources Survey noted 32 structures within this area that are contributing to the city's historic resources, and six of these were rated "highly contributing."

PERIOD OF SIGNIFICANCE

The neighborhood that includes the Las Palmas Local Landmark District was part of the original town plat, according to a 1919 Sanborn Map Company map. Residences were not constructed until ca. 1925, when seven houses appear within the district boundaries on a Sanborn map. While Ordinance No. 2008-64 which designates the Las Palmas Historic District does not give a specific period of significance, most houses within the district boundaries date from ca. 1920 to ca. 1940 and thus, the period of significance for the district should reflect this major period of construction

in the Las Palmas neighborhood. 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 Las Palmas neighborhood, located north of Business Route 83 and downtown McAllen, is surrounded by governmental and institutional properties to the south and residential development to the north, west, and east, with pockets of commercial properties throughout. Lots directly adjacent to the Las Palmas neighborhood along the eastern boundary are all zoned for commercial use. Wilson Elementary School is located northeast of the neighborhood, and the City of McAllen Public Library is located east of the neighborhood between Gumwood and Fir Avenues.

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 Las Palmas Local Landmark District is the domestic, single-family dwelling; however, there are two multiple-family dwellings, located at 300-302 15th Street and one at 409-411 15th Street. The 2005 survey identified three, ca. 1930 buildings along the 300-block of N. 15th Street that have been converted to commercial use. The east side of this block is currently zoned C-1 Office Buildings, and three lots at the southwest corner of the 500-block of 15th Street are also zoned C-1. The potential for additional conversion of residences to commercial use is possible within the landmark district. The following property type discussion addresses domestic properties since the dominant property type within the district follows this type.

DOMESTIC PROPERTIES

Domestic properties are designed for the functions of everyday living, including cooking, eating, sleeping, bathing, and socializing. Domestic properties typically were not designed with the intent for use as office or commercial space, but they can be adapted for these functions easily. Subtypes of domestic properties include single-family houses, hotels, and outbuildings.



Figure 5-2. Zoning map with building footprints. Las Palmas Local Landmark District Boundaries outlined in blue (City of McAllen G.I.S., 2009)

SUBTYPE: SINGLE-FAMILY

The most common subtype within this property type category includes the single-family residence. Within the Las Palmas Local Landmark District, examples date from the 1920s through the 1940s. Single-family residences typically are oriented toward the street and are set back with landscaped front yards. Examples within the district vary significantly in size, scale, materials, and ornamentation. A number of examples exhibit characteristics of early twentieth-century architectural revivals. The majority of single-family domestic properties in the district reflect nationally popular residential designs and trends disseminated through pattern books, magazines, or other publications.

This subtype includes a wide variety of domestic properties; however, an effective method to categorize the many kinds of residential designs within the district centers upon the building shape or form. The following identifies the most common examples of single-family residences documented within the district.

BUNGALOW

The bungalow plan type was the most common form of single-family domestic buildings constructed locally and across the nation between the 1910s and the early 1940s. The term “bungalow” was used by many writers and designers of the age to describe any small dwelling with infinite variations in form and style, making it a vague and confusing term. As a general building type, bungalows are usually one story in height with low-pitched roofs, broad overhanging eaves, and prominent porches. The bungalow floor plan usually is organized with the living room, dining room, and kitchen aligned on one side of the house, and the bedrooms aligned on the other side, so that corridor space is minimized. Bungalow roof forms vary considerably. Front-gabled and cross-gabled examples predominated during the 1910s and 1920s. Side-gabled bungalows became more common in the late 1920s and 1930s. Hipped roofs were also occasionally applied to the bungalow type, particularly in the 1910s and early 1920s.

The bungalow house form is often associated with the Craftsman style, as demonstrated by the use of exposed rafter tails, decorative eave brackets, and tapered porch columns and piers. However, some bungalows employed Prairie style or even Classical Revival influences, while many later bungalows incorporated various attributes of the Period Revival styles, such as Tudor Revival, Spanish Colonial Revival, and Mission Revival.

Crain Ready-Cut House Co.



The Largest Manufacturers of Ready-Cut Houses in the South
HOUSTON, TEXAS

Figure 5-3. Advertisement for standard bungalow-type house plan. (Monty's Monthly advertisement, Volume 4, 1922)

Within the district, examples of the bungalow house form can be seen at the following locations:

- 403 N. 15th Street (Craftsman)
- 521 N. 15th Street (Craftsman)
- 618 N. 15th Street (Craftsman)

IRREGULAR PLAN

Examples of the irregular plan are illustrated in a small number of houses in the landmark district. The design of the floor plan is not easily classified into the other forms detailed in this chapter, and in most cases, the examples listed below are high-style representations. They follow typical massing and layout of their identified style and are excellent examples of their type. This plan form can be seen at the following locations:

- 520 N. 15th Street (Asymmetrical plan, Spanish Eclectic)
- 612 N. 15th Street (Front-facing T-plan, Spanish Eclectic)
- 707 N. 15th Street (Asymmetrical plan, Tudor Revival)

TWO-STORY CENTER-HALL PLAN

The two-story center-hall plan, also known as the Georgian plan, is derived from a common national folk plan and was used for vernacular buildings through all eras of domestic construction. The plan became more popular, though, from ca. 1910 to ca. 1940 with the rise in popularity of the Colonial Revival style. Almost without exception, this distinctive house form has a cube-like massing that is two stories in height and features a hipped or side-gabled roof with a low pitch and overhanging eaves. The fenestration pattern is symmetrical, and the front entry opens onto an interior center hall. A one-story porch typically stretches the full length of the primary facade, creating a horizontal emphasis that contrasts with its basic form. The two-story center-hall plan is closely related to the Foursquare, another distinctive house form of the early twentieth century. However, the Foursquare house is distinctive because it has an offset entry that opens directly onto the parlor, and its interior plan lacks a central hallway. For the two-story center hall plan house, exterior detailing, if present, reflects Prairie, Craftsman, Colonial Revival, or Classical Revival stylistic influences. In the district, most examples of two-story center-hall houses are constructed of brick masonry with either a painted or an applied stucco veneer.



The G. G. Hensen's live in this new airplane home. A type of architecture well suited to this climate.

Figure 5-4. Two-story center-hall plan home in the Prairie style. Home of G.G. Hensen. (Monty's Monthly, Volume 9, 1927)

Examples of the two-story center-hall plan can be seen at the following locations:

- 505 N. 15th Street (Prairie)
- 603 N. 15th Street (Spanish Eclectic)
- 721 N. 15th Street (French Eclectic Revival)



Figure 5-5. Ranch house, Jardin de Flores subdivision.
(HHM Inc., 2009)

RANCH

Ranch houses first began to be constructed in McAllen around 1940, and the sub-type gained popularity in the decades after World War II. This trend reflected increasing standardization and prefabrication in building materials, a desire for inexpensive and quickly-built housing, and prevailing trends toward reduced ornamentation and eclecticism in architectural forms. Particularly after 1950, automobile garages were attached as an integral part of the house, and concrete slab-on-grade foundations enjoyed widespread acceptance and popularity. Ranch houses typically present an elongated horizontal form with a low-pitched roofline with deep, overhanging eaves. The massing ranges from the simple three-room deep rectangular blocks of the early Ranch houses to the more complex asymmetrical forms sometimes referred to as “Rambling Ranches”. Ranch form houses often create a Modern style by using integral architectural elements such as a low cornice line, low roof pitch, horizontal ribbons of windows, and horizontal patterns of thin stacked fieldstone or thin Roman brick. However, many Ranch form houses also use applied ornament in an eclectic variety of architectural styles including Tudor Revival and Colonial Revival. Examples of the Ranch form plan type can be found at the following locations:

- 621 N. 15th Street (1941)
- 510 N. 15th Street (ca. 1955)
- 518 N. 15th Street (ca. 1960)

SUBTYPE: MULTIPLE-FAMILY

Multiple-family domestic properties are typically less abundant than single-family domestic properties in a city the size of McAllen, where historically property values for single-family houses were not prohibitive. One duplex, located at 409-411 15th Street, is listed as a contributing property within the Las Palmas Historic District. The duplex is constructed using the bungalow plan type and features Tudor-Revival stylistic influences. Another duplex at 300-302 N. 15th Street also features a bungalow plan with Craftsman style detailing. The residence at 420 N. 15th Street was originally constructed as a duplex but was converted to a single-family domestic property. It features an irregular H-plan with Mission Revival stylistic influences.

SUBTYPE: DOMESTIC OUTBUILDINGS

This subtype category includes most outbuildings that are associated with single-family residences in the Domestic property type category and typically are simple, one-room, rectangular-plan, gable-roofed buildings of wood-frame construction. The garage is the most common example of a twentieth-century domestic outbuilding. Common exterior materials are wood weatherboard or board-and-batten siding, although some of the impressively scaled and detailed residences have associated outbuildings such as large brick masonry garages or carriage houses. Stylistic decoration is rare, although such features as exposed rafter tails are found on some of the garages and sheds from the early twentieth century. Outbuildings typically are located behind and to one side of the main house; garages typically are connected to the street by a driveway.

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. This is especially true in the Las Palmas Local Landmark District – a two-story French Eclectic Revival residence is located next to a high-style Tudor Revival residence. In the district, buildings on the same legal property may exhibit very different architectural styles based on date of construction or historic use. Some architectural styles were very popular for a confined period of time but then declined in popularity, but because many architectural styles—especially “Revival” styles—have their roots in earlier architectural styles, they are used throughout the historic period rather than in one limited era. Standard classifications for architectural styles are set forth by the National Park Service in Bulletin No. 16a, *How to Complete the National Register Registration Form*, as discussed in the following section.

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. During the 1920s and 1930s, when development within Las Palmas accelerated, the American Colonial Revival, Tudor Revival and Spanish Eclectic Revival styles gained popularity. These styles could be applied to a number of different house forms. For example, American Colonial Revival style decorative elements could be applied to either a bungalow or a two-story center hall plan house. The Las Palmas Local Landmark District contains many residences with ornamentation that combines multiple styles and thus presents an eclectic appearance that defies classification into a single architectural style, movement, or



Figure 5-6. Examples of South Texas residences, 1920.
(*Monty's Monthly*, Volume 2, 1920)



Figure 5-7. “Manor Hill” (1925 Radford House Plans)



Figure 5-8. “Westmoreland” (Standard Home Plans, 1926)



Figure 5-9. “Magnolia” (1925 Radford House Plans)

expression. Examples of nineteenth-century revival styles are prevalent throughout the local landmark district. Character-defining elements of late nineteenth- and early twentieth-century Revival styles within the historic district include:

AMERICAN COLONIAL REVIVAL

- Steeply pitched roof, usually side-gabled or hipped
- Brick exterior walls
- Symmetrical façade composition
- Porches supported by wood columns
- Details such as round-arched windows and fan lights

TUDOR REVIVAL

- Steeply pitched roof, usually cross-gabled
- Façade dominated by one or more prominent cross gables, with eaves of varying heights
- Brick or stone exterior walls, often with varied texture or color
- Massive chimneys, commonly crowned by decorative chimney pots
- Tudor (gently pointed) arches
- Decorative half-timbering

SPANISH ECLECTIC

- Stucco exterior finish
- Clay tile roof
- Low-pitched or flat roof
- Cast concrete decorative elements
- Wrought iron fixtures

Local examples of buildings utilizing late nineteenth- and early twentieth-century revival styles seldom were academically correct copies of the original style. For instance, early twentieth

century Classical Revival architecture would not necessarily use the precise ratio of dimensions characteristic of Greek or Roman architecture.

CRAFTSMAN STYLE

The Craftsman Style was popular locally from about 1910 until as late as 1940. The Craftsman Style typically is applied to the bungalow building form, but it may be applied to center passage, two-story center-hall plan, or irregular plans as well. The philosophy behind the Craftsman Style emphasizes a handmade aesthetic using natural materials and colors. In practice, though, most Craftsman-style buildings use prefabricated materials and designs supplied by pattern books. The most typical character-defining element of the Craftsman Style is the exposed rafter end; additional character-defining elements include tapered porch supports, window screens with geometric detailing, and decorative use of geometric tapestry brick or river rock. Within the Las Palmas neighborhood, many Craftsman examples include the following character-defining features:

- Low-pitched or flat roof
- Gabled roof with wide, unenclosed eave overhang
- Exposed roof rafters
- Decorative beams or braces added under roof gables
- Partial- or full-width porches with roof supported by tapered square columns
- Columns or pedestals extending to ground level

PRAIRIE STYLE

The Prairie Style was seen throughout the United States from 1900 until 1920. Influenced primarily by the early work of American architect Frank Lloyd Wright, the Prairie style emphasized strong horizontal lines with massive square piers to support full-width porches along the front façade. While the style was short-lived, it is seen throughout the country as a result of its use in pattern books published during this time period. The one example of the Prairie Style within the Las Palmas neighborhood, at 505 N. 15th Street, features the following character-defining features:

- Low-pitched hipped roof with wide, overhanging eaves
- Two stories with one-story hipped roof porch
- A side *porte cochère* (covered entrance from the driveway)



Figure 5-10. “Pomona” (Aladdin Home Plans for 1916)

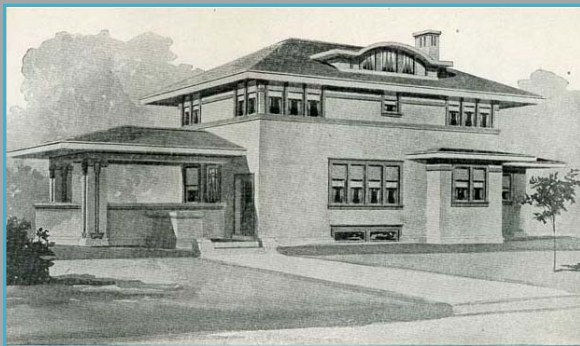


Figure 5-11. “Design No. 8215” (Radford’s 1909 Cement Two-Story Plans)

- Decorative eave emphasizing strong horizontal lines
- Massive square porch supports

RANCH STYLE

The term “Ranch” is often applied to both a building form and an architectural style. Ranch-style houses emphasize low-slung horizontal lines by using a low foundation, horizontal ribbons of windows, deep eaves, and a low roof pitch. Porches often are cantilevered, and when porch posts are present they often are very thin to deemphasize this vertical element. Applied ornamentation is typically rare, but sometimes wrought-iron porch supports, stoop railings, and screen doors add naturalistic decorative themes. Ranch-style houses were built throughout the United States from about 1935 into the 1970s. Within the Las Palmas neighborhood, Ranch-style houses are seen as both infill construction, replacing earlier structures, as well as prominent earlier examples located on corner lots.

The examples within the neighborhood range from early Ranch-style residences to later construction and thus exhibit a full spectrum of the character-defining features common to the architectural style. Those features present on houses within the neighborhood include the following:

- Asymmetrical one-story plan
- Low-pitched roof using either hipped or front-gabled roof forms
- Ribbon casement windows (earlier examples are of steel construction)
- Corner windows
- Moderate to wide eave overhang
- Integration of indoor and outdoor space through carports, courtyards, and patios

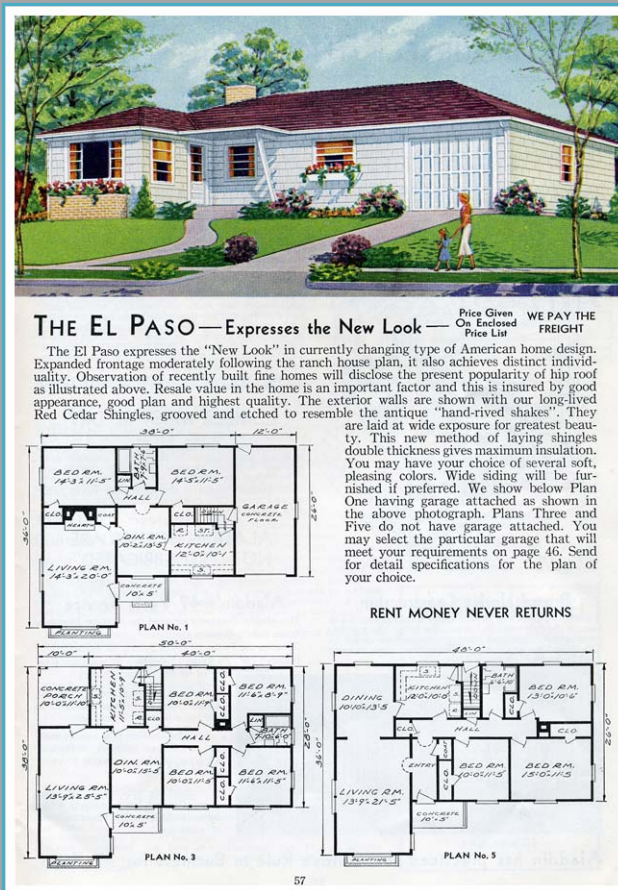


Figure 5-12. “El Paso” (1953 Aladdin Homes)



Figure 6-1. Vacant lot, 608 N. 15th Street. (HHM Inc., 2009)

CHAPTER 6 - GENERAL NEIGHBORHOOD DESIGN PRINCIPLES

Several vacant lots exist within the Las Palmas Local Landmark District, offering the opportunity for compatible residential design. Compatible design is described as design that is sensitive to the existing historic fabric and is designed using similar size, scale, and massing. *Chapter 6* outlines considerations for architects, designers, and property owners when considering the construction of a new residence within the Las Palmas Local Landmark District. 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. The design issues that are discussed will be used as the basis of design review for new construction within the landmark district by the McAllen Historic Preservation Officer (HPO) and the Historic Preservation Council. Thus, new designs should appropriately address each issue prior to submitting plans for approval to ensure a smooth design review process.

SITING

The siting of existing residences within the Las Palmas Historic District is fairly consistent as it extends from Cedar Avenue to Hackberry Avenue along N. 15th Street. Any new development should follow the current zoning ordinance and maintain the setback of existing adjacent buildings. When setbacks on either side of new construction vary, an average distance should be taken and used as a guideline for siting the new residence.

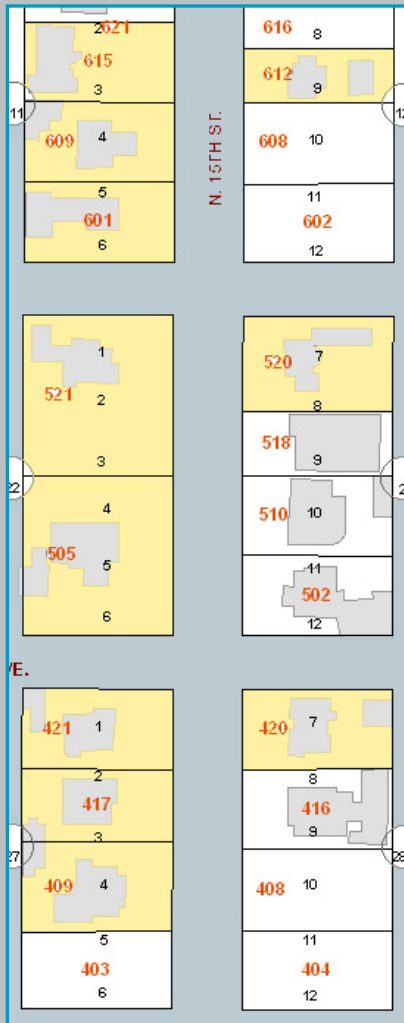
SCALE OF SURROUNDING BUILT ENVIRONMENT

Existing homes within the historic district range from one to two stories in height. Roof forms and building footprints also vary but, most homes comprise only a small portion of their lot and do not exceed on average, more than 20 percent of the overall lot size.

CONSISTENCY OF STYLE

Referring to the architectural styles described in *Chapter 5*, those styles meld together to form the unique character of the Las Palmas historic district. Styles vary from one home to the next, with as many as four styles represented on one city block. A French Eclectic-style home is sited next to a high style Tudor-Revival home, such as at 707 and 721 N. 15th Street. 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 Las Palmas historic district. Refer to *Chapter 7* for detailed examples of the common building elements within the Las Palmas neighborhood.

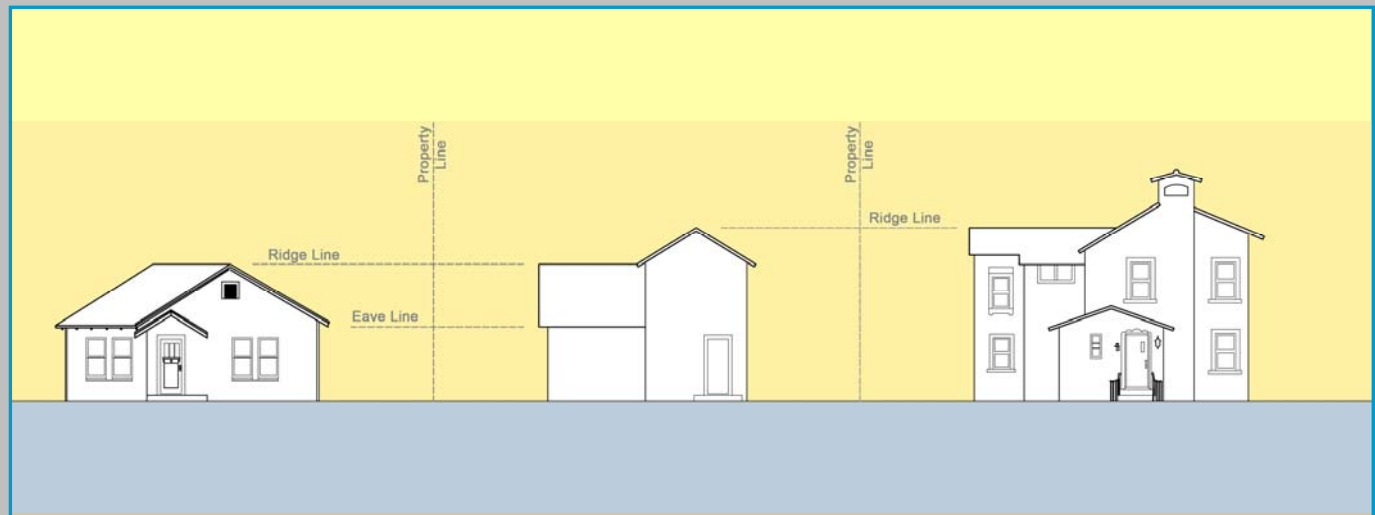




Existing primary resources highlighted in YELLOW that are sited on approximately 15-20 percent of the overall lot

SCALE

New construction should maintain a scale that mirrors and respects the scale of adjacent construction. A three-story home that takes up the majority of the lot is not an appropriate design solution for the Las Palmas historic district. If a new residence is bordered by a one-story house on one side and a two-story house on the other, it would be appropriate to stagger the massing of the new residence so that it addresses the existing height of each. Existing residences within the Las Palmas neighborhood are sited on approximately 15 to 20 percent of the overall lot. New construction within the Las Palmas neighborhood should not exceed 20 percent of the total lot size. Some existing lots are formed from one or more town lots. If more than one lot is acquired for the construction of a new residence, the footprint should still maintain the limit of 20 percent of the total site. This maintains the rambling appearance of some residences within the neighborhood on larger lots.



Maintain scale of adjacent properties in the design of new construction. Massing can be staggered to address the existing heights of two adjacent buildings.

MASSING

The existing residences within the Las Palmas neighborhood exhibit different massing configurations. Massing of residences along N. 15th Street includes simple, narrow projecting porticos on linear blocks, L-plans on multiple lots, asymmetrical shallow building footprints sprawling across multiple lots and two-story four-square or center-hall plan forms. Massing of existing buildings is also dependent on the architectural style utilized in the design. The Spanish Eclectic and Tudor Revival examples exhibit more complex massing schemes than the Ranch-style residences. New construction should consider the massing of adjacent buildings to determine an appropriate design solution for a new residence. A complex plan or façade adjacent to two Ranch-style homes would not complement the existing residences; however, if the design was sited near a Tudor Revival or Spanish Eclectic home, it would be an appropriate design response.

Almost every typical residential roof form exists within the historic district. Homes feature hipped (pyramidal, ridge, and cross) and gabled (side, cross, and front) roof forms. Roof pitch also ranges among the residences from low slope (less than 30 degrees) to normal slope (30 to 45 degrees) to steep slope (greater than 45 degrees). Dependent on the architectural style, other roof forms feature either close eaves or wide, overhanging eaves. New designs within the neighborhood should respond to typical roof forms in the immediate area.



ORIENTATION OF ENTRANCE

The articulation of traditional architectural styles in the Las Palmas neighborhood results in variety in the composition of fenestration and primary entrances. Both recessed (inset) and projecting porticos exist, while some entrances are flush with the exterior façade and feature a stoop. The location of entrances are primarily centered on front façade, however some are off-center and located in the front wing or front gable of a cross gable ell. Still others are off-center along a linear front façade. This variety in configuration allows for maximum design freedom in the orientation of the primary entrance to a new residence in the neighborhood.



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MATERIALS

Primary exterior materials used within the historic district include stucco and brick or stone masonry. Most brick walls are painted, although historically they were likely not painted. Wood siding exists on a few examples. Primary roof materials include clay tile, composition shingle, and wood shingles.

New construction should maintain the palette of existing exterior materials. Other exterior wall materials such as simulated stone, hardi-board or vinyl siding would detract from the cohesiveness of the neighborhood and should be avoided.



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PARKING

Parking within the neighborhood is currently limited to either detached garages located at the rear of the lot or porte cochérés located at the side of the house on corner lots. Garages are accessed from either the alley or along the side of the house on mid-block lots or for corner lots they are accessed from side streets. One- and two-story garage forms exist, however, one-story is the dominant size for the ancillary structures.

New construction should maintain the detached garage form. Garages should be located at the rear of the property. Attached garages, especially those located prominently on the front façade are not appropriate and would detract from the overall setting of the Las Palmas Local Landmark District. Construction of carports is discouraged unless limited to the rear of the lot and not visible from the street. Historically, some residences featured porte cochérés as a significant design feature illustrating their architectural style. It would be appropriate in new construction to design a porte cochéré along the side façade of a residence.



SITE FEATURES

One of the most recognizable features of the Las Palmas Local Landmark District is the palm-lined center median that extends the length of the district. Palm trees also line the street along each side of N. 15th Street along the front yard of most lots. Well manicured lawns with native plantings are typical of residences within the neighborhood. 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.

FENCING

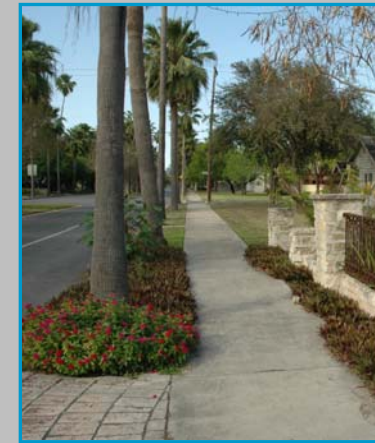
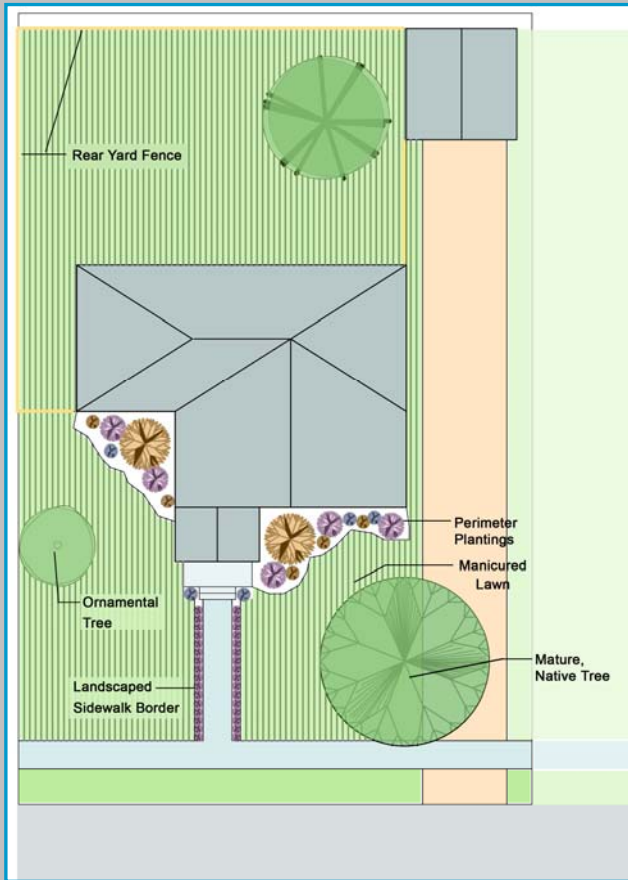
Historically, fence enclosures at the perimeter of the Las Palmas historic district, if they existed, were isolated to the rear yard. Low landscaping walls of stone or brick masonry construction were designed along front patios or along the side property line. The low walls maintained the visual continuity between each adjacent lot and did not obstruct sight lines from one point in the neighborhood to another.

New construction should respect the visual continuity present between lots in the neighborhood and if designed, landscape walls should be low and unobtrusive. Low-lying walls should be limited in location – they can surround small patios along the front façade of the residence or define side property lines with adjacent residences. Walls shall not be located along the front yard, abutting the existing sidewalk. They shall not be located adjacent to the street at corner lots. Privacy fencing shall be isolated to the rear yard – fencing shall not be constructed at the front yard.



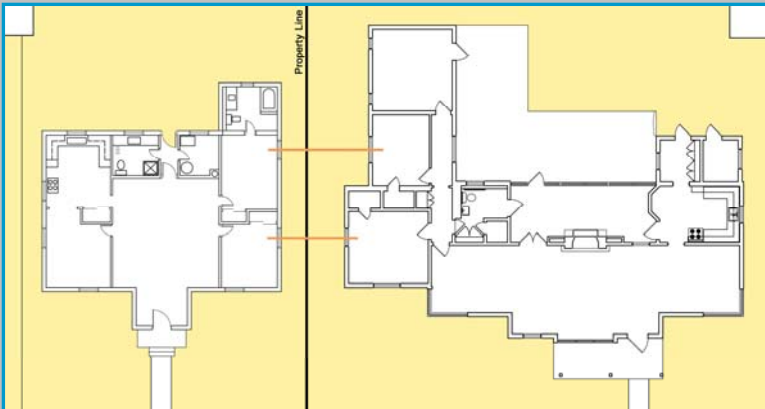
LANDSCAPING

Existing homes within the historic district have well-maintained lawns and gardens, most using native plantings. As discussed in *Chapter 7*, landscape design should complement the built environment of the neighborhood. New construction should maintain existing trees on the lot – many current vacant lots are lined by palm trees along the street. Some properties feature native trees mid-lot. It is vital to retain these character-defining features of the neighborhood. On those front yards where trees do not exist, plans should consider planting new trees as they would have existed historically.



SENSITIVITY TO VIEWS OF ADJACENT PROPERTIES

While specific views from one property to the next cannot be protected, any new design should consider important views from adjacent properties and not obstruct them. New construction should respect the privacy of adjacent property owners, such as consideration of window location, distance between buildings, fence design, and sky (overshadowing of adjacent property). Maintaining the 20-percent rule for size of footprint in terms of lot size helps to ensure that new designs adequately address sightlines and views of adjacent properties.



Consider window location in new construction. AVOID aligning windows with adjacent properties.



Consider adjacent properties in site design of new construction. AVOID large fences that obscure the sight lines from adjacent properties.



Figure 7-1. Decorative detailing above door, 520 N. 15th Street. (HHM Inc., 2009)

CHAPTER 7 - INDIVIDUAL BUILDING DESIGN PRINCIPLES

Previous chapters have discussed the importance of individual buildings as they relate to others within the Las Palmas Local Landmark District. This relationship is extremely important to maintain, and without it, the overall character of the neighborhood is lost. *Chapter 7* is more narrowly focused and addresses the significant character-defining features of each residence. Guidelines are presented for the proper repair and maintenance of typical building materials. The Certificate of Appropriateness application requires information regarding the character-defining features that will be affected by proposed construction projects. Character-defining features of resources within the neighborhood 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 Las Palmas Local Landmark 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 residence within the district. Refer to *Chapter 6* primarily in 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 Las Palmas Local Landmark District are single-family, domestic properties designed for the functions of everyday living. Refer to *Chapter 5* for a detailed discussion on the specific property types found in the district. Within the district, 32 structures are noted as contributing to the city of McAllen's historic resources, according to the 2005 McAllen Cultural Resources Survey. Of that number, 18 are considered primary resources – the prominent

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single-family or multi-family residence on the property. 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.”

The following is a list of contributing primary resources within the district:

300 N. 15 th Street	505 N. 15 th Street	621 N. 15 th Street
312 N. 15 th Street	520 N. 15 th Street	701 N. 15 th Street
403 N. 15 th Street	603 N. 15 th Street	704 N. 15 th Street
409-411 N. 15 th Street	609 N. 15 th Street	707 N. 15 th Street
419 N. 15 th Street	612 N. 15 th Street	718 N. 15 th Street
420 N. 15 th Street	618 N. 15 th Street	721 N. 15 th Street

Most guidelines detailed in this chapter refer to additions and alterations to the building fabric of the above listed structures. The remaining resources are considered Noncontributing buildings within the local landmark district. A Noncontributing resource, as defined in National Register Bulletin 16A, *How to Complete the National Register Registration Form*, is a resource that “does not add to the historic associations, historic architectural qualities, or archeological values for which a property is significant.” As part of the Las Palmas Local Landmark District, those properties that are considered Noncontributing will still be required to complete a Certificate of Appropriateness application for major additions and alterations since these construction projects have the potential to adversely affect the character-defining features of the entire district.



AUXILIARY BUILDINGS AND STRUCTURES

Of the 32 contributing resources, 14 are auxiliary buildings and structures. It should be noted that the primary resource on the property with the auxiliary buildings and structures is not always deemed contributing to the district. The following is a list of contributing secondary resources within the district.

Garage, 403 N. 15 th Street	Garage, 520 N. 15 th Street	Garage, 621 N. 15 th Street
Garage, 409-411 N. 15 th Street	Garage/Apartment, 603 N. 15 th Street	Garage, 701 N. 15 th Street
Garage, 416 N. 15 th Street	Garage, 609 N. 15 th Street	Garage, 704 N. 15 th Street
Garage, 417 N. 15 th Street	Garage, 612 N. 15 th Street	Garage, 718 N. 15 th Street
Apartment, 502 ½ N. 15 th Street	Apartment, 618 N. 15 th Street	Garage/Apartment, 721 N. 15 th Street

Similar to primary resources, even if the secondary resources are not deemed contributing to the district, any additions or alterations should still be coordinated with the Historic Preservation Officer and the Historic Preservation Council through the Certificate of Appropriateness process. Any significant addition or alteration within the district has the potential to diminish the character-defining features of the overall district.



Figure 7-2. Primary entrance, 705 N. 15th Street.
(HHM Inc., 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 Las Palmas Local Landmark District so that any additions or alterations to these properties will not only preserve the identified elements of the individual home, but also maintain the character of the adjacent properties and overall historic district.

RESIDENTIAL CHARACTER

The character of a historic resource is identified by its size, scale, form, architectural ornamentation, and materials. The historic resources within the Las Palmas Local Landmark District share a common architectural language – most buildings within the neighborhood are one- to two-story wood-frame or masonry buildings designed in either Craftsman, Prairie, Tudor Revival, or Spanish Eclectic style. Most residences are good examples of their architectural style, featuring architectural detailing that is typical of the period. The character-defining features of each residence are largely intact, reinforcing the sense of place and overall significance of the residential neighborhood. 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 Las Palmas Local Landmark 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. Four significant design considerations are detailed on the following pages with illustrations provided to clarify the concepts portrayed.

COMPOSITION

The design of a building façade begins with the ordering of fenestration within the building block.



RELATIONSHIP OF SOLIDS TO VOIDS

Façades are further defined by the relationship between solid areas of material to openings.



PROJECTION AND RECESSION

While most bungalows within the neighborhood feature façades with little definition other than at the main entrance, the Spanish Eclectic and some Ranch-style examples feature a series of building elements that project or recede from the primary façade.



EXTERIOR WALLS

Another means of articulating the architectural style of a building is through its exterior building material. Stucco and masonry are the most common materials used within the neighborhood.



PORCHES

Some of the residences within the historic district have porches that typically extend either partially or the full width of the main building block, under a lower roof connected to the main roof form. The porches are typically open on three sides and have wood posts or masonry columns that support their roofs. Porches are an important design feature in a southern climate because they provide shade for outdoor activities, capture breezes, and in the case of the Las Palmas Local Landmark District, further articulate Craftsman, Prairie, and Spanish Eclectic-style architecture. Any repairs to exterior porches should be undertaken following procedures and techniques described later in the chapter under the sections entitled *Materials and Finishes: Wood* and *Masonry*. As applicable, **Preservation** and **Rehabilitation** (accepted treatment practices as detailed in *Chapter 3 – Purpose of Design Review*) should be implemented for extant exterior porches since they are a significant and character-defining feature of the built environment within the neighborhood.

COLUMNS

The vertical supports of a porch, in combination with the railings, help to articulate the architectural style of the residence and often are designed with elaborate architectural detailing.



RAILINGS

Horizontal rails consisting of either decorative metal or wood work is another defining feature of porches. Historic railings are seen on only a few porch examples with the Las Palmas Local Landmark District.



DECORATIVE ELEMENTS

Additional ornamentation often exist at porches and can include elements such as decorative roof rafters, support beams, or cornice.



ROOFS

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 as well as the roofing material are important to maintain. The Las Palmas Local Landmark District features a variety of roof coverings, such as composite shingle, barrel tile, and wood shingle. While the composite shingle roof replaces the original roof finish, **Restoration** of the original roof finish 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 roof system for those buildings. The Certificate of Appropriateness does not regulate replacement of composition shingle roof systems with original roof materials. If a composition shingle roof currently exists on a residence, it may be replaced with a composition roof system in the future. For those residences with original wood shingle or barrel tile roof systems, **Preservation** of the existing material is the ideal treatment option for future construction projects involving the roof. If 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, if the replacement material was comparable to the original material. Additional research on replacement roof materials would be undertaken to determine an acceptable replacement – one that is similar in size, shape, and texture.

SHAPE

Roof forms in the Las Palmas neighborhood vary. Residences designed in the same architectural style exhibit different roof forms. The most common forms among all residences and architectural styles are the hipped and cross-gabled roof form.



PITCH

Just as roof form varies, so does roof pitch. Common to most of the residences due to the innate properties of their architectural style is a low-pitched roof form with varying degrees of overhang depth.



MATERIAL

The most common roof materials utilized within the district include clay tile and wood shingles.



GABLES

Dependent on the architectural style, gable end walls are often designed with additional architectural ornamentation. Within the district, gable walls feature elements such as decorative louvered attic vents, wood brackets, and half-timbering to express their architectural style.



DECORATIVE ELEMENTS

Additional detailing common to roof forms within the neighborhood include decorative dentilated cornices, scalloped wood siding at gable ends, and tile ridge caps.



WINDOWS AND DOORS

Windows and doors are another important character-defining feature of the resources within the Las Palmas Local Landmark District. Buildings within the neighborhood feature a variety of window and door types. For those windows and doors that are original to the residence, they 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, **Restoration** 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 neighborhood include:

1. Follow recommendations for wood as outlined later in the chapter for doors and windows, as appropriate. 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 7-3. Primary entrance, 520 N. 15th Street.
(HHM Inc., 2009)*

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 Ranch-style homes in the neighborhood, as well as the high-style Tudor Revival and Spanish Eclectic homes typically feature multi-light casement windows. Other residences have either one-over-one windows or multi-light (typically three-light) over one single light windows.



MATERIAL

Most original windows are either wood, double-hung units or steel, fixed and casement units.



REVEALS

Reveals, or the space created between the exterior wall face and the door or window frame, 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 residence is through the design of the window and door surrounds. Earlier Tudor and Spanish Eclectic residences exhibit elaborate detailing and window and door trim, while later Ranch-style designs feature minimal detailing.



DOORS AND ENTRIES

While wood is the common material of construction, doors within the neighborhood vary in their detailing and design. Doors range from wood plank units with no glazing, to multi-light units with elaborate detailing at the door surround. Residences designed in the Spanish Eclectic and Tudor Revival styles often feature inset entries, while others either incorporate the entrance within a full-width porch or projecting portico.



LANDSCAPE DESIGN

Properties within the Las Palmas Local Landmark District typically feature designed landscapes with manicured front lawns and native plantings. Trees lining the street at front yards and the center median are character-defining features of the neighborhood. Landscape design within the neighborhood should consider the important points as outlined in the following section.

RELATIONSHIP TO THE BUILDINGS

Landscape design should complement and not overshadow the built environment of the neighborhood. Large trees should be maintained to prevent possible structural damage to adjacent construction. Proper site drainage is essential to ensure damage does not develop to foundations due to water infiltration.



WATER CONSERVATION

Utilizing native plantings in landscape designs in South Texas not only is an environmentally-sensitive approach, but it ensures that the plantings will be low-maintenance. South Texas relies on the Rio Grande for its primary water source, and thus water conservation is essential for the region's continued viability.



FENCING AND WALLS

Historically, low stone or brick masonry walls were designed along property lines and exterior patios within the neighborhood. These walls do not obstruct the sightlines to the property, and new fence or wall construction should similarly maintain the open character of the site. The construction of new fencing should be limited to the rear yard. Low-lying walls as illustrated here are appropriate surrounding small patios at the front and side yards, as well as along the property line between adjacent properties. Fencing and low-lying walls are not recommended along the front yard, abutting the sidewalk, or along the side property line that meets the street for corner lots.



SITE FEATURES

Site features such as mailboxes, stone-lined landscaping beds, and concrete or stone circulation paths add to the historic character of the property. Generally, paths lead directly from the sidewalk to the front door of each residence. Decorative mailboxes are often featured to one side of the primary entrance and contribute to the overall setting of the property.



LIGHTING

Many historic examples of lighting exist within the neighborhood. Most are understated and reference the design details of the prevailing architectural style of the residence.



SUSTAINABLE DESIGN

Through the public forums conducted for the Design Standards, it is clear that the citizens of McAllen are proponents of sustainable design. The residences within the Las Palmas Local Landmark District 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 neighborhood may desire to implement additional, modern techniques to enhance the sustainability of their residence 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 during this process the Design Standards are followed and that character-defining features of each property are maintained.

ENERGY EFFICIENCY

Historically, residences were constructed with energy efficiency as a primary goal of the design of a building. Before the advent of modern air-conditioning, buildings and their occupants relied on efficient design to capture prevailing breezes, shading devices, and building material properties to maintain a suitable interior environment. A common alteration to achieve energy efficiency is replacement 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 must match the original in configuration, dimension, profile, and finish.



PRESERVATION OF VEGETATION

The palm-tree lined boulevards of the Las Palmas neighborhood are a significant, character-defining property that should be maintained. Palm trees not only line the center median but also the front yards of most streets. The trees not only define the sense of place for the neighborhood, but provide increased property value and are fundamental to sustainability efforts in the district. Also extant on many sites are other native trees and mature vegetation. Planned new construction within the neighborhood should consider and take appropriate actions to protect existing trees and vegetation. On those front yards within the neighborhood where trees do not exist, homeowners should consider planting new trees as they would have existed historically.



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, thus, representing 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. The following discussion details important design considerations for the construction of additions to existing buildings. 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 house. They should be sensitive to the existing scale of the property 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 adds additional kitchen space to a two-story Spanish Eclectic style, 2,000 sq. ft. residence.



DESIGN ISSUES

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

1. The scale of the addition is minimal and does not overshadow or overpower the existing home.
2. The design is easily identified as an addition and is not confused with the historic section of the home.
3. The addition does not overpower, remove viewscales, or impose privacy issues with adjacent neighbors.
4. The addition is in scale with adjacent properties.

Not Recommended

A 1,200 sq. ft. rear and second-story addition is planned to create additional space in a 900 sq. ft. bungalow.



DESIGN ISSUES

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

1. The one-story building form is inherent to the bungalow style. A large addition overshadows the original design intent of the residence.
2. The increase in square footage more than doubles the existing size of the home, creating a false sense of volume from the typical bungalow design.
3. The addition diminishes the historic scale of the rear yard and poses the potential to intrude upon existing views of adjacent properties.
4. Based on the location within the neighborhood, a two-story addition could be out-of-scale with adjacent properties if they are also one-story residences.

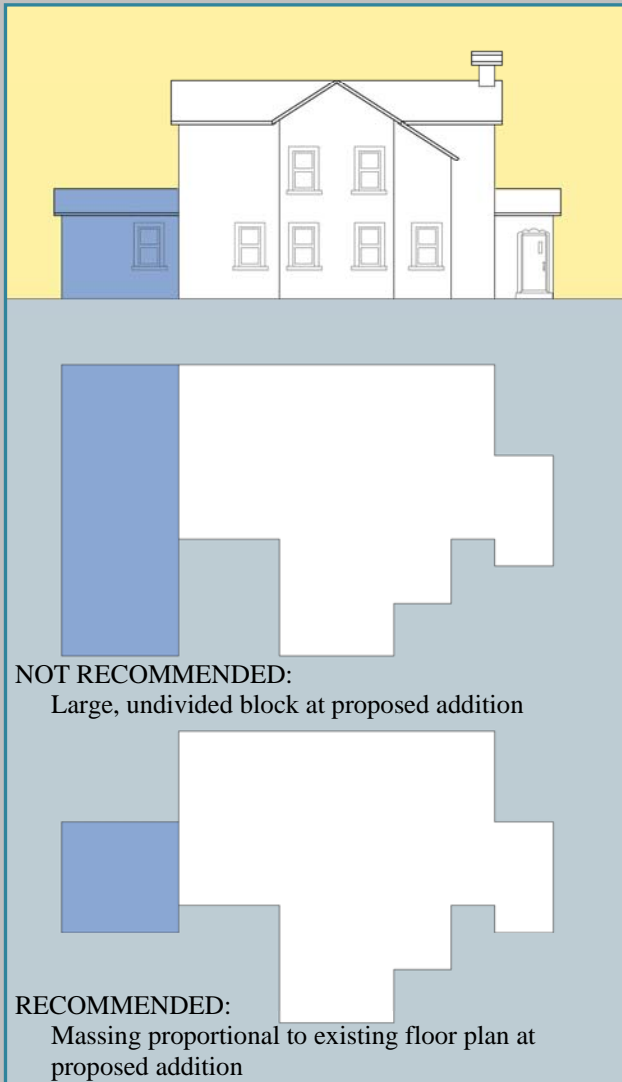
HEIGHT

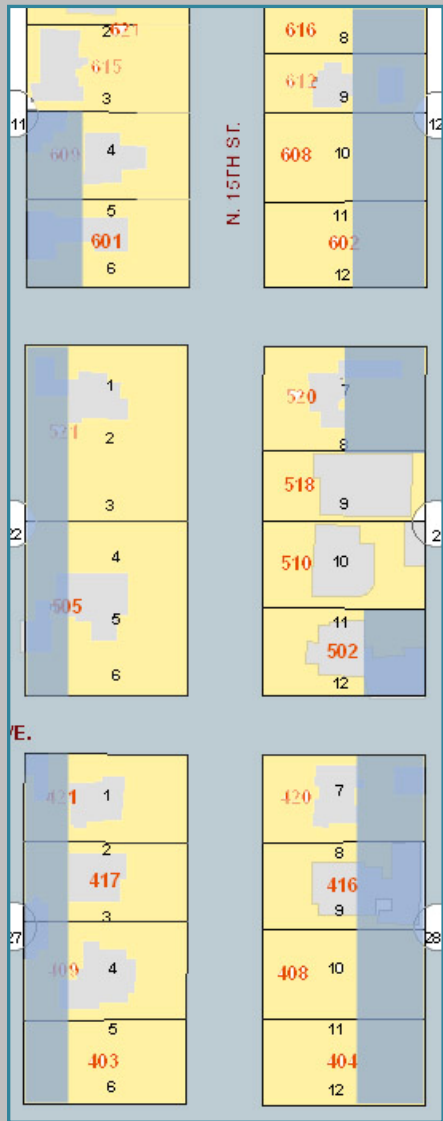
As discussed in the previous two examples, height of additions is an important design consideration. At the point where additions meet the main building, cornice heights should match and rooflines should be consistent. Consistency of building elements are also critical, such as location of door and window sills and lintels, height of the water table, and transitions between exterior wall cladding.



MASSING

The massing of designed additions should respect the volumes of the existing residence as well as neighboring properties. Inherent to the original architectural style and plan for each residence is a common language of massing and organization of forms. Some residences within the Las Palmas Local Landmark District have two-story volumes with a square plan; others are one-story and vary from L-plan to linear plans. Within this neighborhood, additions that create a complex plan or façade design would not complement the existing residences.





BLUE block indicates appropriate location for planned additions to existing primary resources

SETBACKS

The City of McAllen zoning ordinance should be consulted for specifications on allowable setbacks on properties within the neighborhood. Any additions planned for existing residences should follow the existing ordinance requirements. To ensure consistency with existing setbacks within the Las Palmas Local Landmark District, additions should not be planned for the front portion of residences. A front-facing addition most likely will diminish the property's ability to convey its historic architectural style and disrupt the continuity of setbacks along N. 15th Street.

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 and do not always fall under the purview of design review.

ORDINARY REPAIR AND MAINTENANCE

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. Examples of repair and maintenance projects are provided below. They are classified into those that require design review and those that do not.

Design Review Not Required:

- The exterior paint finish is peeling and requires a new coating. The exterior wall surface in question has always historically been painted. The new paint coating matches the original in texture and surface sheen. Refer to the following sections on *Wood*, *Masonry*, and *Stucco*.
- A leaky gutter has caused the fascia board behind the gutter to deteriorate. A new fascia board is installed at the location that has deteriorated and matches the original in dimension and decorative detailing. Refer to the following section on *Wood*.
- The steps leading to the primary entrance have deteriorated and require replacement. The homeowner documents the design of the existing stair and replicates them exactly in material, dimension and finish. Refer to the following section on *Wood* and the previous section on *Porches*.

Design Review Required:

- A homeowner wishes to increase the energy efficiency of their residence by installing solar screens at all exterior windows. Refer to the previous section on *Windows and Doors*.
- Foundation issues prompt a homeowner to install a French drain and apply waterproofing to the brick foundation. Refer to the following section on *Masonry*.

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

BUILDING CODE

Renovations to an existing building within the historic district that are necessary to comply with current building codes will prompt the initiation of the Certificate of Appropriateness design review process. 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.

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 Las Palmas Local Landmark 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

Some houses within the Las Palmas Local Landmark District feature exterior walls of brick masonry. The masonry walls of these residences contribute significantly to the overall architectural integrity of the historic 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. Masonry walls within the historic district are typically painted. These painted surfaces should be maintained to protect the building element and enable the building to properly convey its historic character and architectural integrity. 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

All buildings within the historic district utilize some form of wooden elements in their construction. Significant decorative wood features include wood siding, exposed rafter tails, wood doors, windows and trim, as well as porch columns and cornices. 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 pre-painting 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

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.ht

epoxy, if possible, to repair 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 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 residences designed in the Spanish Eclectic style within the Las Palmas Local Landmark District 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.

Two types of plaster were commonly used for exterior stucco finishes:

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.

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

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 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.

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
Preserving, Rehabilitating,
Restoring & Reconstructing
Historic Buildings

Kay D. Weeks and Anne E. Grimmer

U.S. Department of the Interior
National Park Service
Cultural Resource Stewardship and Partnerships
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1995

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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

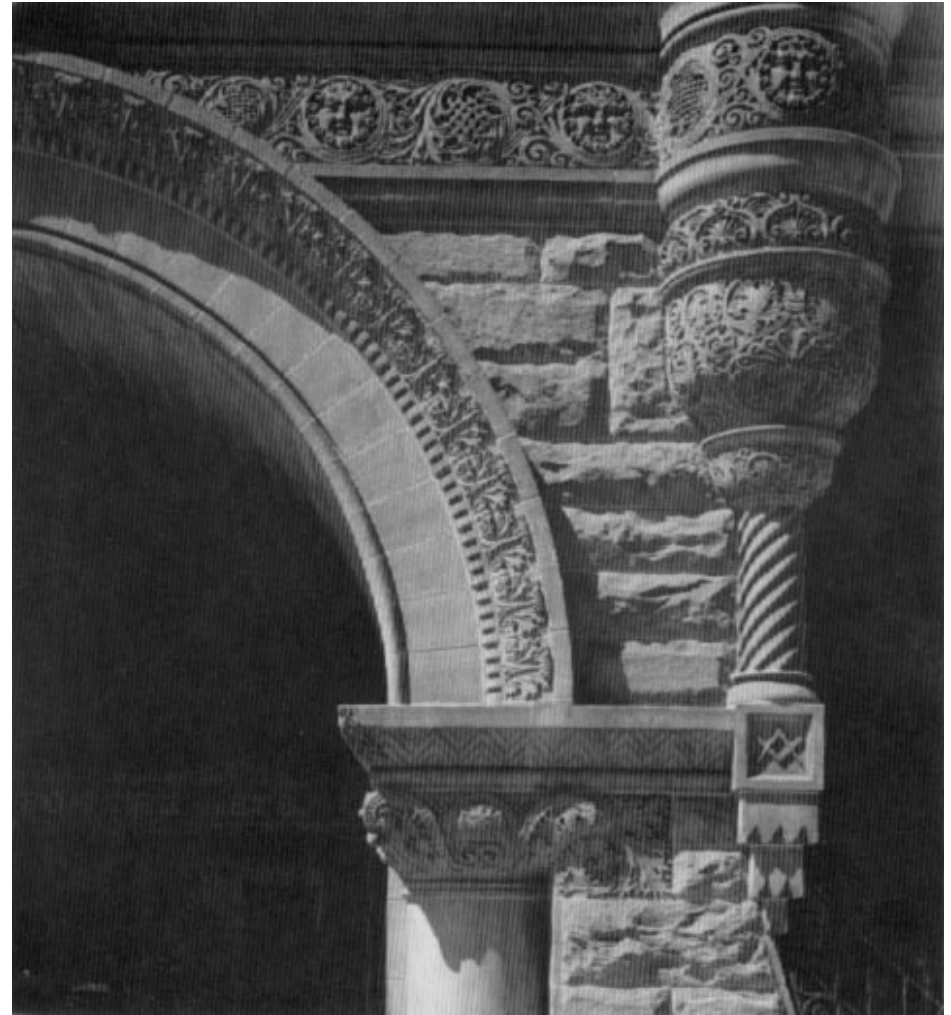
Building Exterior *Materials*

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.

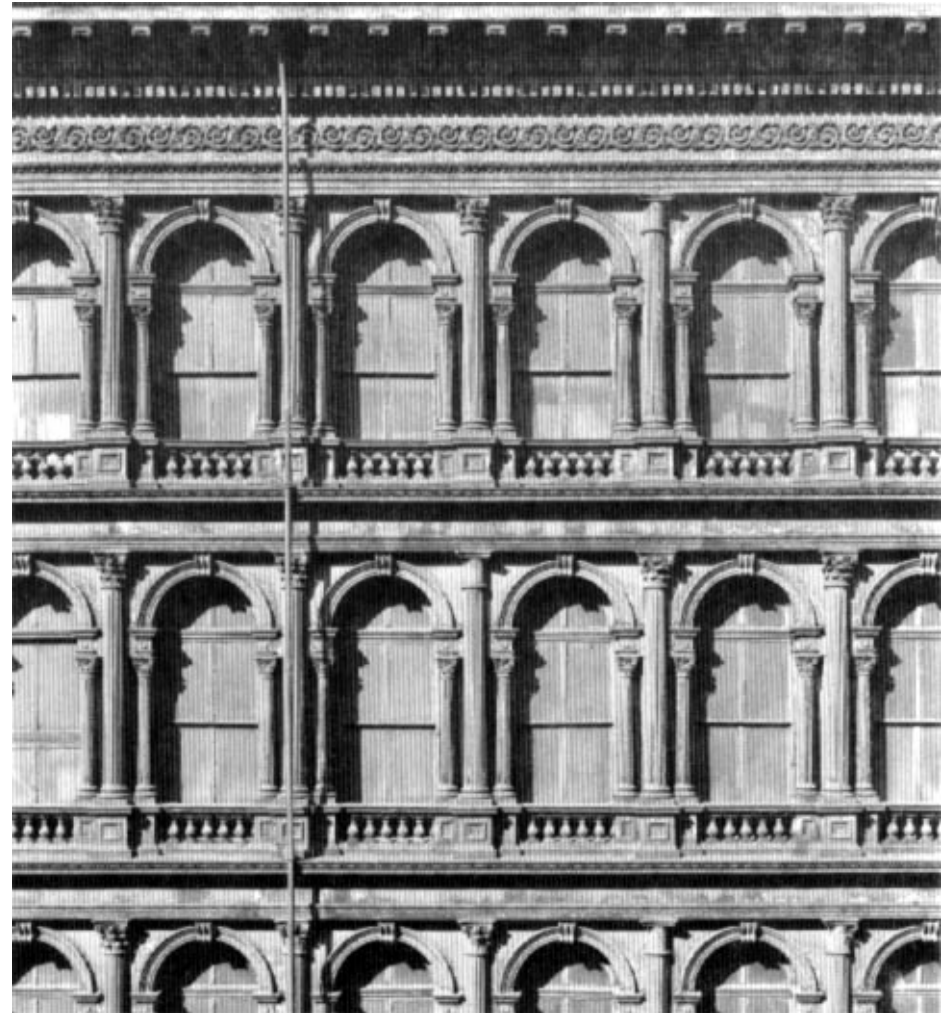
Because it can be easily shaped by sawing, sanding, planing, carving, and gouging, wood is used for architectural features such as clapboard, cornices, brackets, entablatures, shutters, columns and balustrades. These wooden features, both functional and decorative, are often important in defining the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

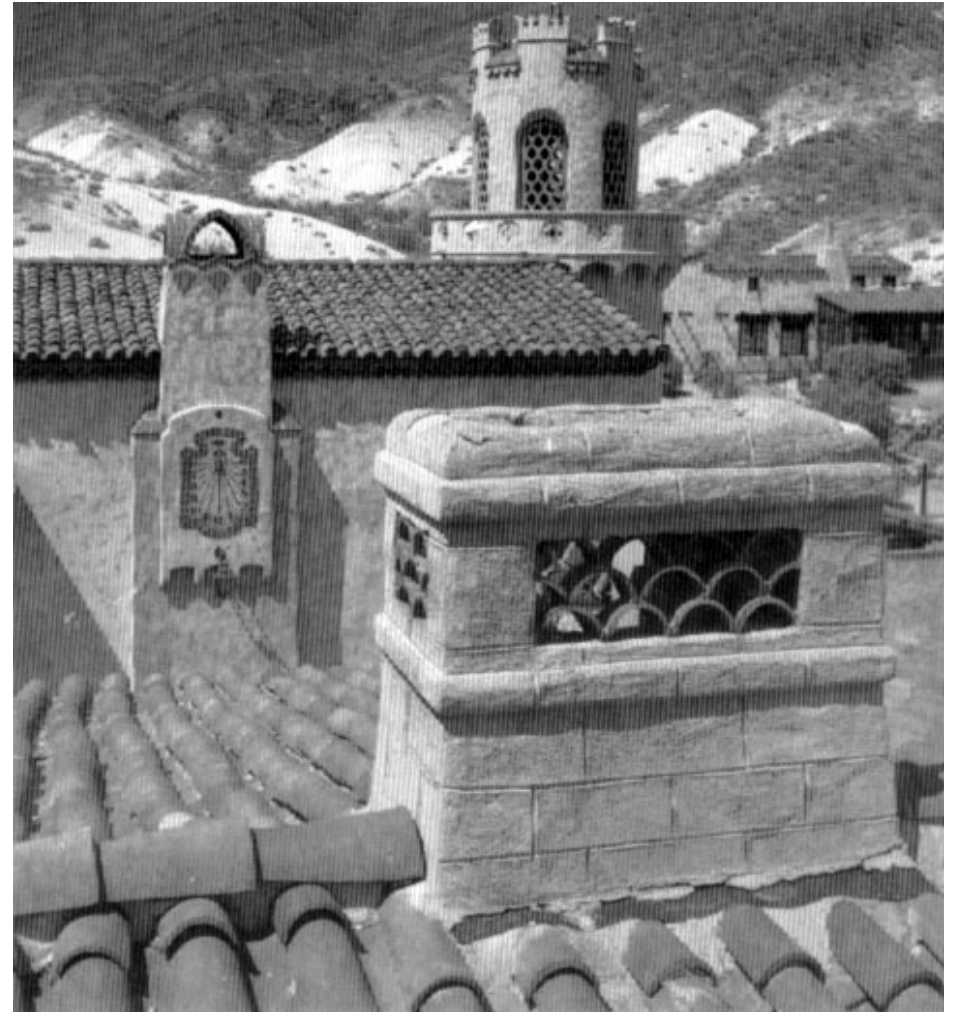
Roofs

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.

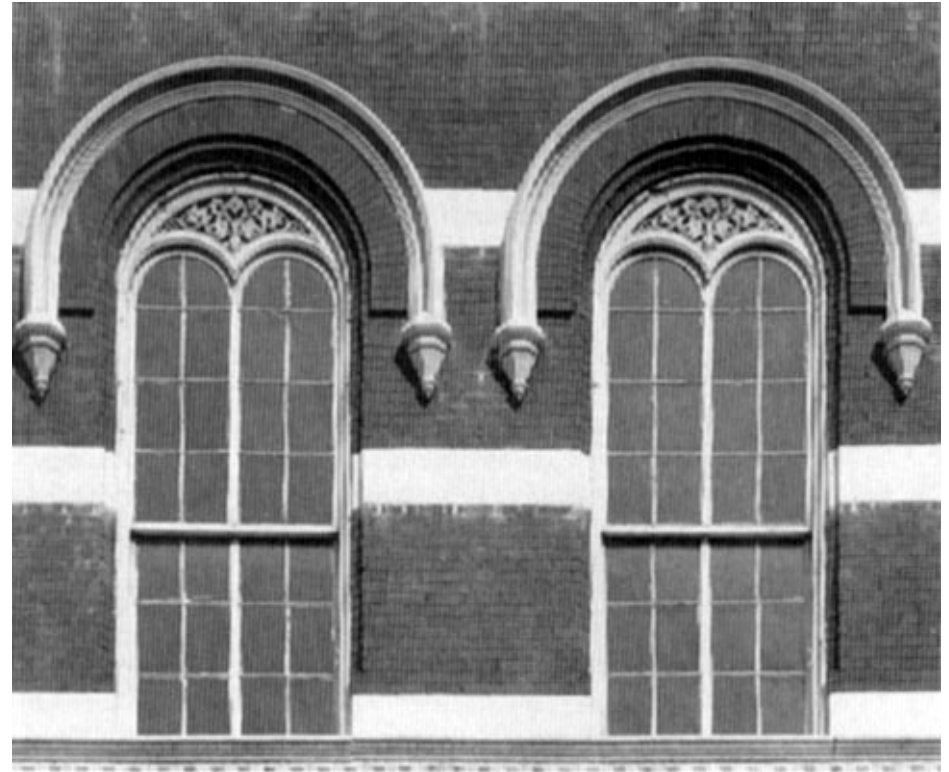


Windows

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.

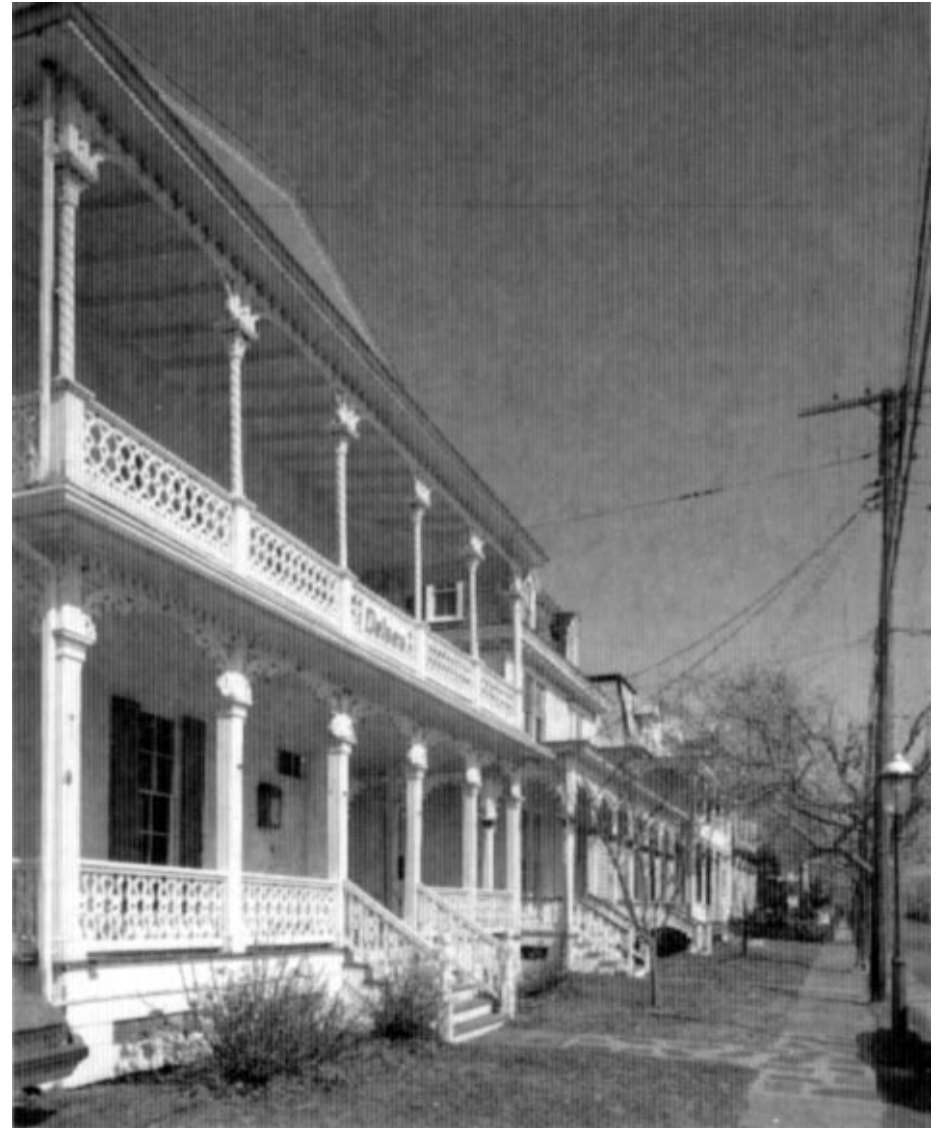
Changes in technology led to larger panes of glass so that by the mid-19th century, two-over-two lights were common; the manufacture of plate glass in the United States allowed for use of large sheets of glass in commercial and office buildings by the late 19th century. With mass-produced windows, mail 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

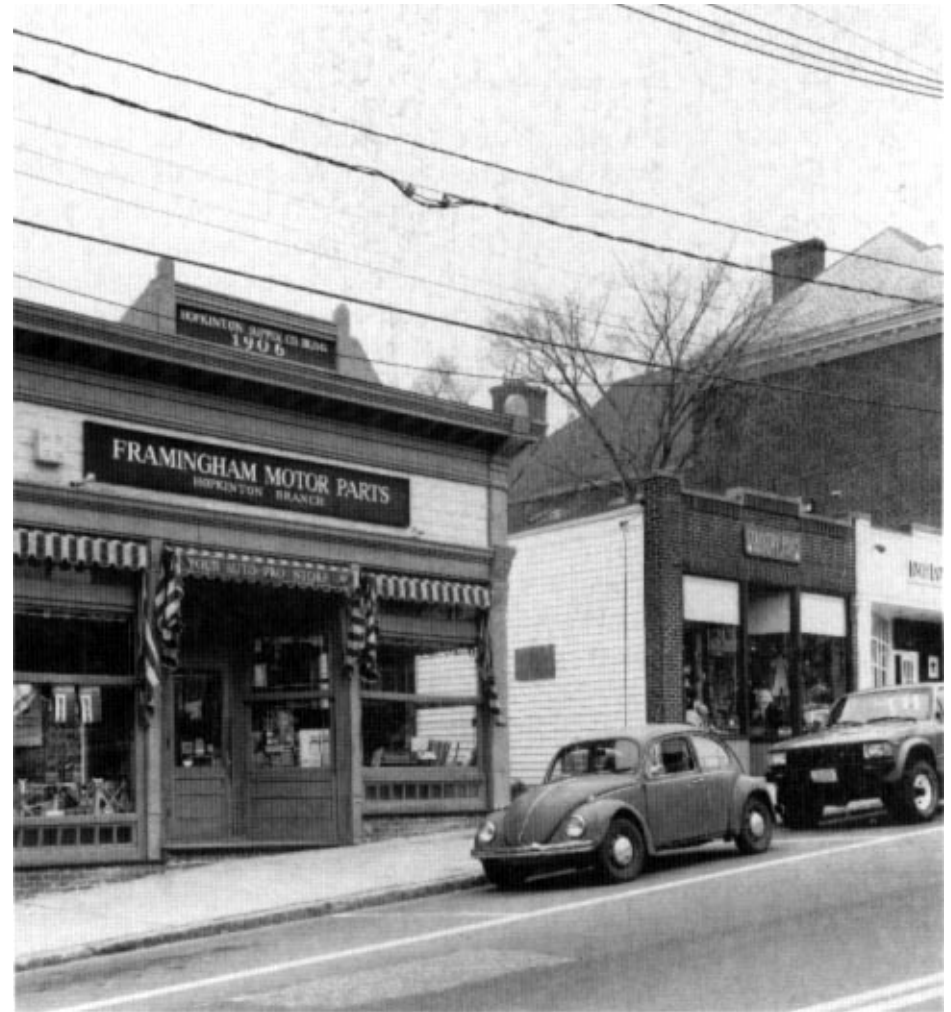
Entrances and porches are quite often the focus of historic buildings, particularly on primary elevations. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, they can be extremely important in defining the overall character of a building. 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.

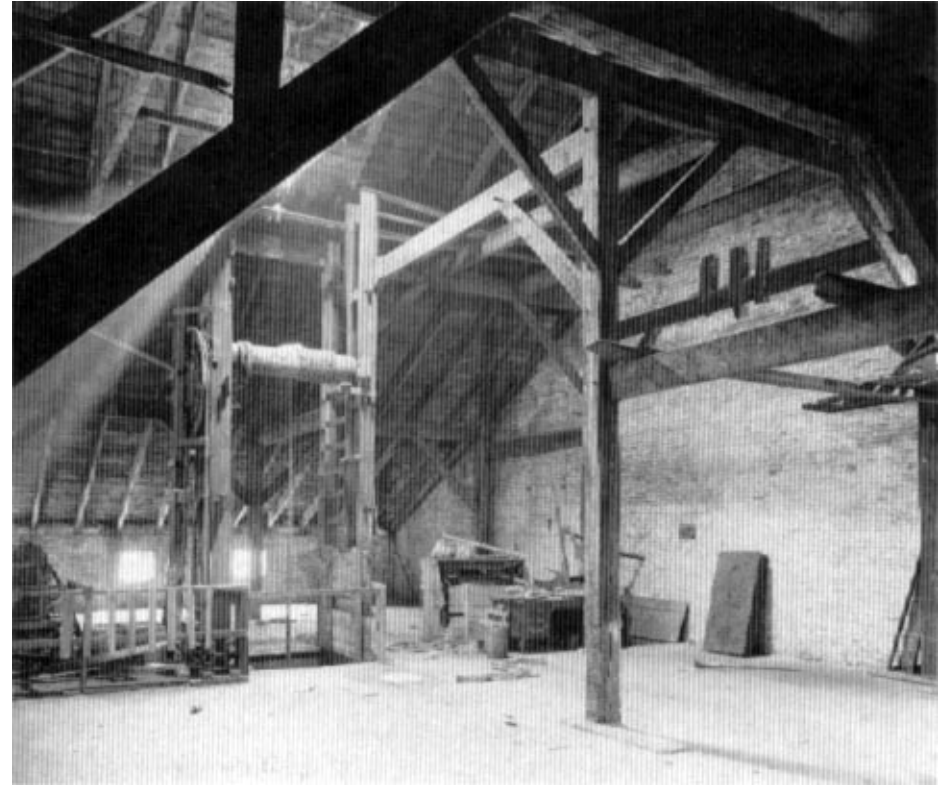


Building Interior

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.

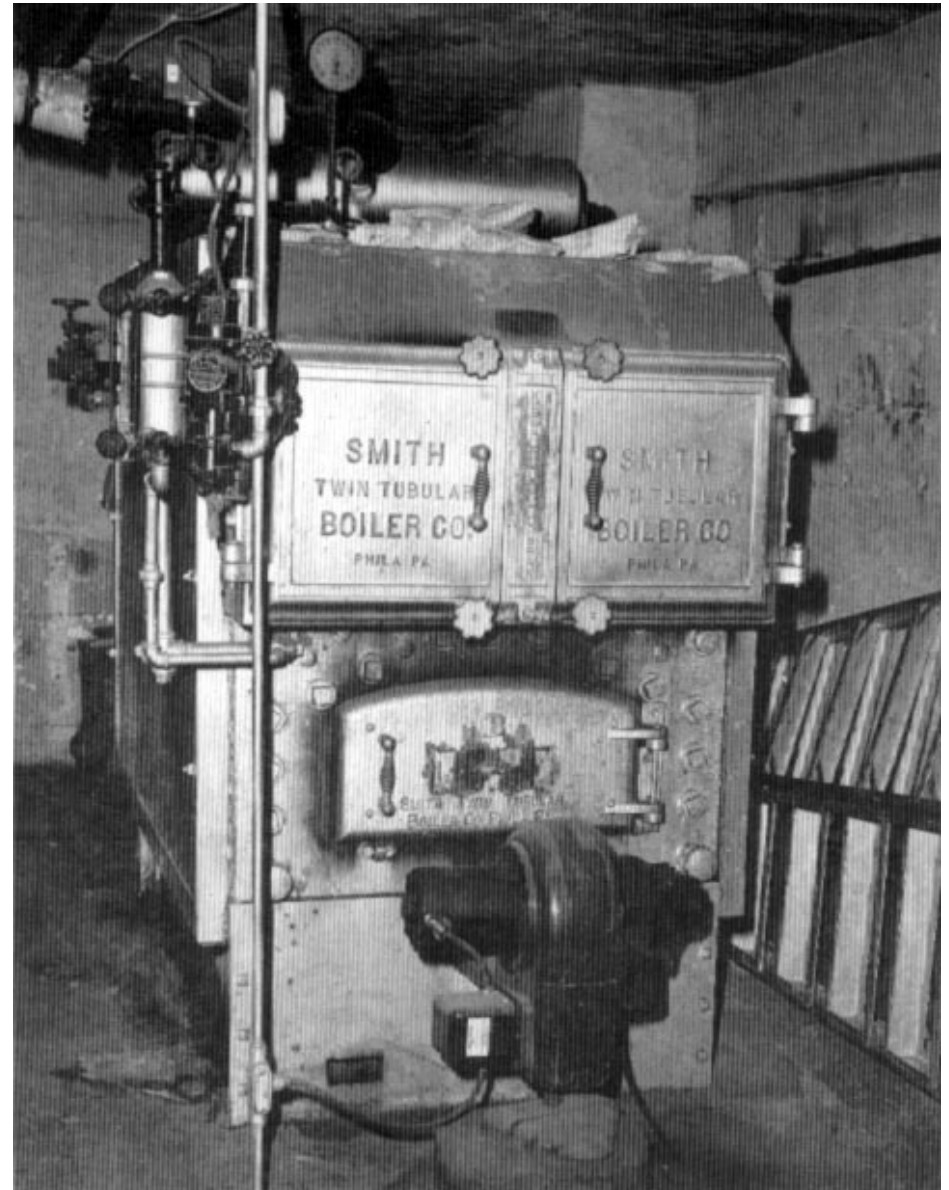


Mechanical Systems

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
- From Asbestos to Zinc: Roofing for Historic Buildings W
www.nps.gov/history/hps/tps/roofingexhibit/introduction.htm
- Metals in America's Historic Buildings P
- Windows No. 22: Maintenance and Repair of Historic Aluminum Windows, Preservation Tech Note P

Aluminum Siding (See Artificial Siding and Aluminum)

(*) 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

Amendments

- Guidance on the Federal Historic Preservation Tax Incentives Program and the Application Process W
www.nps.gov/history/hps/tps/tax/index.htm
- Historic Preservation Certification Application *
- INCENTIVES! A Guide to the Federal Historic Preservation Tax Incentives Program for Income-Producing Properties: Application Basics W
www.nps.gov/history/hps/tps/tax/incentives/application_4.htm

Annual Report

- Federal Tax Incentives for Rehabilitating Historic Buildings, Annual Report *
www.nps.gov/history/hps/tps/tax/report.htm

Apartment Buildings (See **Multi-Story Buildings and **Office Buildings**)**

Appeals

- Program Regulations - 36 CFR 67 *
www.nps.gov/history/hps/tps/tax/taxregs.htm

Appeal Decisions

- W www.nps.gov/history/hps/tps/tax/admin/appeals.htm

Application Basics

- Check the Status of Your Project: Tax Incentives Project Database W
www.nps.gov/history/hps/tps/tax/index.htm
- Guidance on the Federal Historic Preservation Tax Incentives Program and the Application Process: Application Basics W
www.nps.gov/history/hps/tps/tax/index.htm
- Historic Preservation Certification Application *
- INCENTIVES! A Guide to the Federal Historic Preservation Tax Incentives Program for Income-Producing Properties: Application Basics W
www.nps.gov/history/hps/tps/tax/incentives/application_1.htm
- Program Regulations - 36 CFR 67 *
www.nps.gov/history/hps/tps/tax/taxregs.htm

Application Form (See Application Basics)

Application Review Process (See Application Basics)

Architectural Character

- Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character, Preservation Brief 17 *
www.nps.gov/history/hps/tps/briefs/brief17.htm
- Rehabilitating Interiors in Historic Buildings: Identifying and Preserving Character-defining Elements, Preservation Brief 18 *
www.nps.gov/history/hps/tps/briefs/brief18.htm
- 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

Architectural Drawings (See Application Basics)

Architectural Features

- Alterations Without Historical Basis, ITS No. 38 W
www.nps.gov/history/hps/tps/tax/ITS/its_38.pdf
- Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character, Preservation Brief 17 *
www.nps.gov/history/hps/tps/briefs/brief17.htm
- Entrance Treatments, ITS No. 26 W
www.nps.gov/history/hps/tps/tax/ITS/its_26.pdf
- Inappropriate Porch Alterations, ITS No. 9 W
www.nps.gov/history/hps/tps/tax/ITS/its_09.pdf
- INCENTIVES! A Guide to the Federal Historic Preservation Tax Incentives Program for Income-Producing Properties: Meeting the Standards for Rehabilitation: Key Preservation Points W
www.nps.gov/history/hps/tps/tax/incentives/standards_2.htm

(*) Available both as hard copy and on website

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(W) Available on website/on-line

- Industrial Bridges in Mill Complexes, ITS No. 42 W
www.nps.gov/history/hps/tps/tax/ITS/its_42.pdf
- Preserving Historic Wood Porches, Preservation Brief 45 P
- Rehabilitating Interiors in Historic Buildings: Identifying and Preserving Character-defining Elements, Preservation Brief 18 *
www.nps.gov/history/hps/tps/briefs/brief18.htm
- Repair/Replacement of Missing or Altered Storefronts, ITS No. 13 W
www.nps.gov/history/hps/tps/tax/ITS/its_13.pdf
- Retaining Distinctive Corridor Features, ITS No. 31 W
www.nps.gov/history/hps/tps/tax/ITS/its_31.pdf
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Brick (See also Exposed Brick)

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Cleaning (See Masonry Cleaning)

Codes (See Building Codes and Regulations)

Commercial Buildings

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Condominiums

- The IRS Connection: Frequently Asked Questions W
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Continuation Sheet (See Application Basics)

Copper

- From Asbestos to Zinc: Roofing for Historic Buildings W
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Courtyards (See Atriums)

Cultural Landscape (See Landscape)

Decks

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Deteriorated Plaster

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Doors/Entrances (See also **Garages and **Garage Doors**)**

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- Adding Vehicular Entrances and Garage Doors to Historic Buildings, ITS 29 W
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Drawings (See Application Basics)

Easements

- A Directory of Historic Preservation Easement Holding Organizations *
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- The IRS Connection W
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Elevators

- Exterior Stair/Elevator Tower Additions, ITS No. 10 W
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- Windows No. 7: Window Awnings, Preservation Tech Note P

Energy Efficiency (See **Energy Conservation)**

Environment/Site/Setting (See **District/Neighborhood and **Landscape**)**

Exposed Brick

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Military Complexes (See Functionally-related Building Complexes)

Mill Buildings (See also Functionally-related Building Complexes)

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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**)

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Phased Projects (See Application Basics)

Photographs (See Application Basics)

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Planning

- A Checklist for Rehabilitating Historic Buildings W
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Plaster (See also Deteriorated Plaster)

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Program Administration (See Application Basics)

Program Description (See Application Basics)

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- Check the Status of Your Project: Tax Incentives Project Database W
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Rehabilitation Standards

- Electronic Rehab: An interactive web class on the Secretary of the Interior's Standards for Rehabilitation W
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- 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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- Converting Historic School Buildings for Residential Use, ITS No. 20 W
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Significant Feature (See **Character-defining Features**)**Signs and Signage**

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Standards and Guidelines

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Streetscape (See **District/Neighborhood)**

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Stucco (See also **Masonry)**

- The Preservation and Repair of Historic Stucco, Preservation Brief 22 *
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Substitute Materials

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Twentieth-Century Building Materials (See **Recent Past**)

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**)

Weatherizing (See **Energy Conservation** and **Windows**)

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- The Preservation and Repair of Historic Stained and Leaded Glass, Preservation Brief 33 *
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