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# Smithville Historic Commercial District

Smithville, Texas

## Design Standards

October 2018



*The City of Smithville intends to balance opportunities for business growth with the community's desire to retain its historic look, feel, and charm. This document is focused primarily on maintaining facade integrity. It intends to provide relevant information about design standards for historic preservation as well as prescribe the mechanisms that will allow for that balance to take shape.*

**DRAFT September 4, 2018**

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October 2018

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# I

## INTRODUCTION

### **Why Design Standards?**

SMITHVILLE AND ITS HISTORIC DISTRICT ARCHITECTURAL DESIGN STANDARDS  
ARCHITECTURAL DESIGN STANDARDS  
USING THE ARCHITECTURAL DESIGN STANDARDS

### **Certificate of Appropriateness**

WHAT IS A CERTIFICATE OF APPROPRIATENESS?  
PROJECTS REQUIRING A CERTIFICATE OF APPROPRIATENESS (COA)  
APPROVAL PROCESS

### **Smithville Historic Commercial District Map**

NATIONAL REGISTER  
COMMERCIAL DISTRICT DOWNTOWN MASONRY ORDINANCE BOUNDARIES

## Why Architectural Design Standards

### **SMITHVILLE AND ARCHITECTURAL DESIGN STANDARDS**

The City of Smithville wishes to provide guidance on the rehabilitation, redevelopment, maintenance, and preservation of existing historic structures and provide design standards for the development of new construction projects within the Historic Commercial District. The district extends from First Street north to Fourth Street with the east/west boundary reaching from Ramona Street to Olive Street on the south and narrowing to the alleys bounding Main Street at the North (see included map for more details). The standards are established to protect the character of the historic commercial area of Smithville, to preserve its built history, and to foster the economic and community vitality while maintaining the small town atmosphere our citizens expect.

### **ARCHITECTURAL DESIGN STANDARDS**

This document includes definitions, written standards and descriptions, and illustrations for the preservation, rehabilitation, reconstruction, and maintenance of the exteriors of buildings within the historic overlay district.

Standards for New Construction in this overlay district are also included. New Construction projects should not attempt to recreate the historic properties but should work with, not against, the historic fabric of the City of Smithville.

### **USING THIS ARCHITECTURAL DESIGN STANDARDS DOCUMENT**

Property Owners, Potential Property Owners, Developers, Architects, Contractors, and Tenants should review and familiarize themselves with these standards when considering work within the Downtown Historic District. Properties on the National Register of Historic Places, Record Texas Historic Landmarks and Texas Antiquities Sites may require additional approvals. See the following page for a list of projects that may require a Certificate of Appropriateness.

Certain projects within the Historic Commercial District are subject to approval of a Certificate of Appropriateness prior to the issuance of a Building Permit to perform work. A copy of that application form is enclosed herein (see Appendix B). Property owners are responsible for compliance with design standards as set forth in this document.

## The Certificate of Appropriateness

### WHAT IS A CERTIFICATE OF APPROPRIATENESS (COA)?

A Certificate of Appropriateness (COA) is a document issued by the City of Smithville which indicates that a proposed project complies with the Architectural Design Standards of the Smithville Historic Commercial District. Building Permits for projects within the boundaries of the district will not be approved without the submission of an approved COA. Only exterior improvements may require a COA. All interior improvements must obtain the appropriate permits from the City, if required. If you have any questions, you may contact City Staff for assistance: 512-237-3282.

### GRANDFATHER CLAUSE

Owners of structures within the Smithville Commercial Historic District as of (date Design Standards become effective, according to City Council approval) are exempt from conforming to the standards set forth in this document and from the necessity of applying via a Certificate of Appropriateness (COA). This exception, however, does not apply to changes listed below in the section entitled “Projects that May Require Administrative Approval”.

### APPEALS

Submitting an Appeal is an option for owners who have submitted a project for administrative approval but have been denied more than once.

- After first submitting for COA approval by the Historic Preservation/ Design Standards Advisory Committee, an owner may resubmit a revision to the project within (60) sixty days from the initial notice of denial.
- If an owner is again denied approval of a COA, an owner may choose to appeal directly to the City Council within (60) sixty days from last notice of denial.

### PROJECTS THAT MAY NOT REQUIRE A CERTIFICATE OF APPROPRIATENESS

Ordinary Maintenance projects do not require any contact with the City, for example:

- Repainting using the existing color palate.
  - ∞ Previously painted surfaces that are being re-painted in the same colors may be considered “grandfathered” regardless of the previous colors and may need no contact with the City
  - ∞ NOTE: If new colors are being used in the re-paint colors, they must meet “historic color palette qualifications” as specified in the COA examples below.
- Repairing windows/doors using similar materials that do not change the look of the building.
- Repairing existing AC/HVAC units, or replacing units with newer models that are the same or smaller than the units they replace.

## The Certificate of Appropriateness continued

### **PROJECTS THAT MAY REQUIRE ADMINISTRATIVE APPROVAL**

Although a COA may not be required, some projects must be administratively approved by the building department through the permitting process. For example:

- Any structural changes to the building
- Interior plumbing, mechanical and electrical work that does not involve modification of exterior components of the system
- Adding space to the building's footprint (for example, adding a storage space on the alley side of the building)
- Changes to the roof design

### **PROJECTS THAT WILL LIKELY REQUIRE A CERTIFICATE OF APPROPRIATENESS**

Improvements that will alter or change the look and feel of a property may require a COA. Most of these projects will also require Administrative Approval through the permitting process. For example:

- Window and door replacement
- Air conditioning and/or heating equipment replacement
- New driveways, parking areas or loading zones
- Roof and/or awning replacement
- Driveway replacement
- Sign and fence repair
- Any permanent additions such as garages, porches, patios and outbuildings
- Demolitions
- Painting that is not part of a historic color palette or previously unpainted surfaces. NOTE: Previously painted surfaces that are being re-painted in the same colors may be considered "grandfathered" regardless of the previous colors and may need no contact with the City.
- Masonry work
- New or replacement exterior siding, cladding and stucco
- Installation of new dormers or awnings
- Installation of new equipment including HVAC, electrical, solar and other alternative energy sources visible from a Public Right of Way
- Installation of new drainage devices including scuppers, downspouts, gutters and swales
- New sidewalks
- New building-mounted or site lighting
- Installation of new Signs and Signage
- Murals will be considered for a Certificate of Appropriateness on a case-by-case basis
- Any other renovations or alterations effecting the exterior appearance of the building

**The  
Certificate of  
Appropriateness  
continued**

**TABLE OF EXAMPLES TO ILLUSTRATE DIFFERENT REQUIREMENTS**

Please contact the City Building Department before you begin work if you have any questions about what is required and what is allowed: 512-237-3282.

<b>No Contact with City Required (No Perceptible Change)</b>	<b>May Require Administrative Approval /Permit by City Staff</b>	<b>May Require Certificate of Appropriateness</b>
Repainting an already-painted building with existing color palate.	NA	Painting over brick masonry (per masonry ordinance). Murals will be considered on a case-by-case basis.
Fixing broken windows using existing materials/look.	Changing the footprint of the building by extending windows/doors into the sidewalk or at the back of the building.	Making a significant change in window treatment, for example: changing the historic style and/or materials for a modern style and/or materials.
Repairing existing AC/HVAC Unit, for example: replacing parts.	Replacing AC/HVAC Unit with similar unit that has no impact on the look of the building, for example: replacing HVAC with a unit of the same size/dimension/shape as the old unit so as not to be perceptibly different—it is encouraged to replace old, inefficient systems with new ones.	Replacing AC/HVAC Unit with a unit that would make a substantial change to the look of the building, for example: a new HVAC that would be exposed to the front of the building or sticks out over the parapet when it never had done so before.
Repairing a broken door.	Changing the footprint of the building by extending windows/doors into the sidewalk or at the back of the building.	Installing a new façade with different style entrance.
Repairing an existing awning.	Installing a new awning.	Installing a new awning.
Repairing existing signs or signage.	Installing new signs or signage that extend into the sidewalk.	Installing any new signs or signage.
Repairing existing driveways, parking areas, or loading zones.	Installing new driveways, parking areas, or loading zones.	Installing new driveways, parking areas, or loading zones.
Repairing the roof.	Changing the roof design.	Changing the roof design only if it is visible from the street.

**APPROVAL PROCESS**

The Historic Design Standards Committee will review each application for a Certificate of Appropriateness (COA). The Board will review and make recommendations to the City Council. City Council will approve or deny each COA. Upon receipt of an approved Certificate, the owner may submit for a building permit. If an application for COA is not approved, the owner may revise and resubmit the application at the owner's expense. New filing fees will be assessed with the resubmittal of any new application. For more information on the details of this process refer to Appendix A.

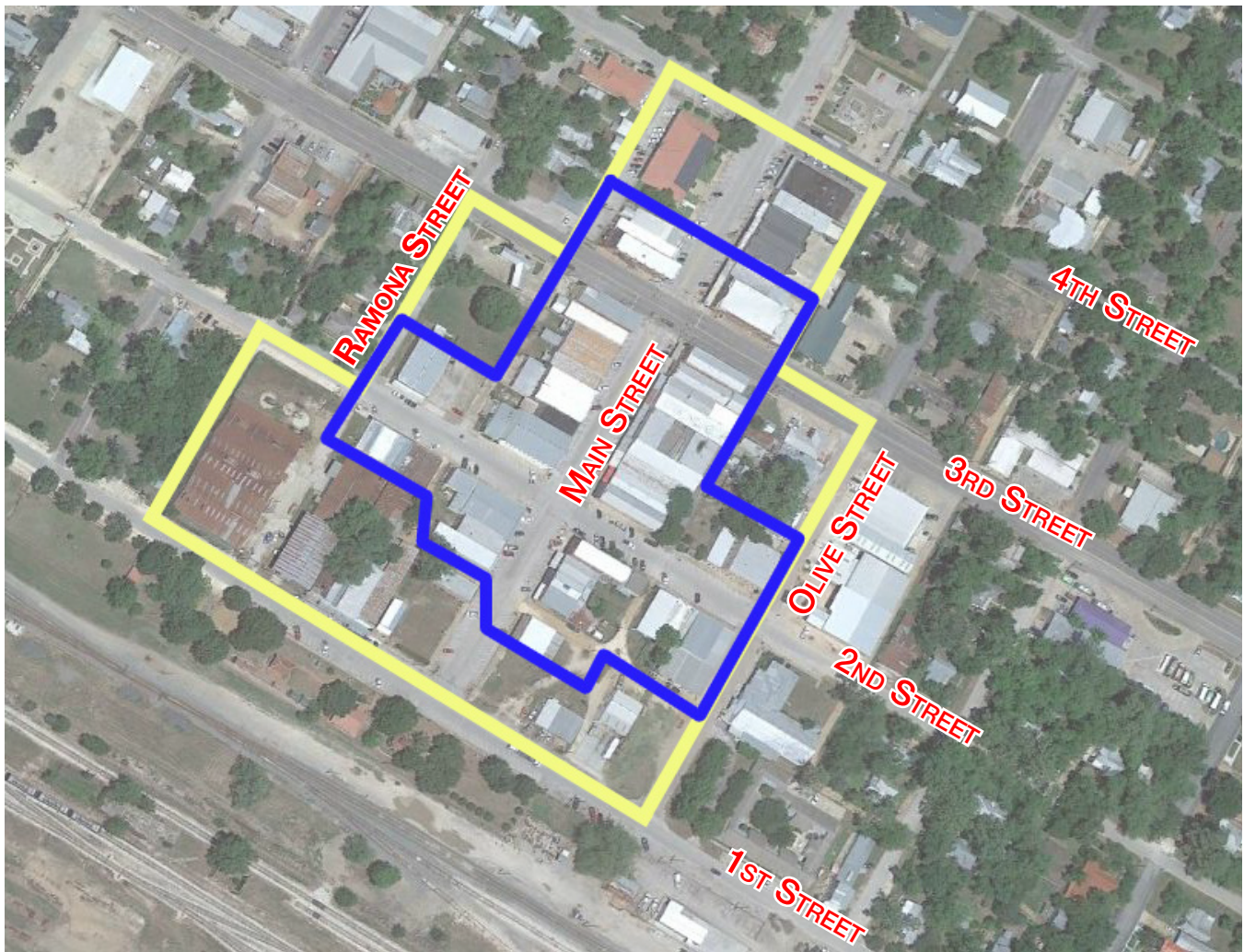


## Smithville Downtown Historic District and Masonry Ordinance

### HISTORIC COMMERCIAL DISTRICT

The limits of the Smithville Historic Commercial District coincide with those of the Masonry Ordinance. The City seeks to guide the future development of the downtown area towards the preservation of the historic character of the city.

The Masonry Ordinance applies to all exterior wall surfaces on all existing buildings as well as the repair, addition, or alteration of new buildings. The ordinance should be reviewed in its entirety prior to commencing any designs within the boundaries established by the ordinance. The map below indicates those boundaries.



Masonry Ordinance Boundary and Historic Commercial District



National Register Commercial District

The boundary shows the Historic Commercial District as listed on the National Register of Historic Places in 1982. Includes buildings that are individually listed on the National Register, as well as contributing and non-contributing structures.

# II HISTORY

## A Brief History of Smithville's Downtown

### Chronology of Significant Historic Events

## A Brief History of Smithville's Downtown

The town of Smithville traces its roots to the early settlements of Bastrop County. As early as 1837, homesteaders began establishing homes and farms along the Colorado River near present day Smithville. By the 1880s a small settlement had evolved along the southern sides of the Colorado River just a few miles from today's downtown. Numerous families helped create this settlement including the Smiths, the Burlesons, the Gazelys. Smith and Burleson sons opened stores in the settlement.

In 1886, Murray Burleson learned that the railroad would be located in this area. With that knowledge he bought 300 acres of land a few miles from the river and laid out the plots for a new town that would be centered on the new railroad line. Many of the earlier families relocated to this area, and newcomers began to settle there. Within a year, the town had grown to include residences, a hardware store, a mercantile store, and small train stop for what would become a thriving commercial district.

The still unincorporated town continued to grow rapidly over the next ten years. The Missouri Kansas Texas (MKT) railroad connected the town to Houston in 1893. The railroad set up maintenance shops at the city in 1894 and erected a passenger depot creating Smithville's connection to the big city of Houston. In 1895, "Smithville" was incorporated in honor of the early settlers, the Smith Family. Not long afterwards, the Buescher Brothers brought electricity to the downtown area.

From the 1890s through the 1930s the downtown area transformed from a series of small wood frame buildings to the brick-lined streets we see today along Main Street. In 1898, the area's own paper, The Smithville Times, reported that brick buildings had begun to rise all over town. Smithville boasted hardware stores, mercantile stores, a grocery, a tailor and other businesses that supported the railroad. Gas stations, pharmacies and a hotel arose in the 1920's.

The city reached a population of over 3,000 people by 1910. The bustling town boasted electric, water, and sewer and offered two hotels to travelers along the MKT lines. In 1916, the town built a new City Hall along Main Street. This would remain until the 1960's when the current City Hall was erected on the site. The cupola of old city hall was retained and placed atop a Gazebo at Railroad Park, which can be seen at the end of Main Street today. Although passenger service ended on November 11, 1957, Highway 71 keeps Smithville at the center of the Austin-Houston corridor.

Today, the City of Smithville is 3.65 square miles with a population of nearly 4,000 people. Smithville's businesses include an airport, research parks, restaurants and more. Arts and Culture thrive in the Downtown district through the theater, art galleries and local eateries. Smithville hosts a great number of events and festivals, including the Festival of Lights, the Airing of the Quilts, Jamboree and many more, which bring residents and tourists into the downtown area for entertainment and a great variety of activities for all ages.

## Chronology of Significant Historic Events



1827	Dr. Thomas Jefferson Gazley settles near what would later become Independence Park in Smithville.
1831	General Burleson settles in Bastrop County
1850	William Smith and his family move to the area that would become Smithville.
1874	Franklin Smith, one of William's eight sons, buys land from his brothers and joins Murray Burleson in business venture to open a store.
1886	Murray Burleson buys 300 acres of land away from the river to settle a new town along the anticipated new railroad (The town is not incorporated).
1887	The TB&H (Taylor Bastrop & Houston) railroad arrives along the edge of town. Yerger, Hill and Son open a hardware store and B. J. Gresham opens a mercantile store in the new downtown area.
1893	The MKT (Missouri-Kansas-Texas) railroad takes over the TB&H and connects Smithville with Houston.
1895	The town of Smithville is incorporated and Smithville Independent School District is formed.
1897	Electricity is first installed in the Downtown Business District.
1898	Brick buildings begin to replace the original frame-constructed businesses in the Downtown Main Street area.
1907	The third and last grand MKT depot is constructed. (It is destroyed by fire in 1967.)
1910	City reaches a population of 3,167 people.
1916	New City Hall is built.
1950	Passenger Rail service is discontinued.
1962	Smithville adopts a new city motto - "The Heart of the Megapolis" (which was later modernized to "Megalopolis").
1967	The MKT train depots burns and is not rebuilt.
1982	The city of Smithville's Downtown Commercial District is registered on the National Register of Historic Places.
1990	The Gazebo is built at Railroad park with the Old City Hall cupola above.
1998	<i>"Hope Floats"</i> is filmed in Smithville.
2008	Smithville is designated the first "Film Friendly" community in Texas. "Smitty" the Smithville Gingerbread cookie, baked for the 2006 Festival of Lights, is designated by the Guinness Book of World Records as the largest cookie in the world.

# III

## BEST PRACTICES FOR PRESERVATION

**Surveying the Historic Property**

**Retaining Historic Elements**

**Repairing Historic Elements**

**Replacing Historic Elements**

**Health and Safety**

**Accessibility and Historic Properties**

**Sample Maintenance Tips**



## BEST PRACTICES FOR PRESERVATION

### *SURVEYING THE HISTORIC BUILDING*

*For additional information on surveying and investigating historic properties see the following documents.*

**Preservation Brief 35 -  
Understanding Old  
Buildings: The Process  
of Architectural  
Investigation**

<http://www.nps.gov/tps/how-to-preserve/briefs/35-architectural-investigation.htm>

**Preservation Brief 43 -The  
Preparation and Use  
of Historic Structure  
Reports**

<http://www.nps.gov/tps/how-to-preserve/briefs/43-historic-structure-reports.htm>

A survey of the historic building is recommended prior to undertaking any work on a historic property. An historic survey helps owners understand the history of building, identifies the character-defining features of a property, and identifies areas that may require maintenance, repair, or replacement.

According to National Park's Service Preservation Brief #35- "Understanding New Buildings: the Process of Architectural Investigation," The four basic steps of a historic building survey are:

- Historic research using sources that include:
  - National Register Nominations
  - Texas Historical Commission Records
  - Public and University Libraries
  - State and Local Historic Districts
  - Archived photographs
  - Newspaper articles
  - Fire Insurance maps- depending on the building's age
- Documentation
  - Architectural drawings, sketches, and prints both old, and new
  - Field measurements of the existing conditions
  - Historic and new photographs
- Inventory
  - Careful assessment and cataloguing of elements, materials, and conditions of the property
- Stabilization
  - Complete any emergency stabilization of the building as needed.

A survey conducted by a preservation architect, conservator, or preservationist typically results in an Historic Structures Report. The major elements commonly included in an Historic Structures Report include those items listed below. Depending on the goals of the investigation (ie repair vs rehabilitation), the particular elements of the report may vary and should be negotiated with the specialists prior to performance of any work. The parts of the report include:

- A summary of the history of the property
- The property's character-defining features
- The materials used as finishes and structural elements
- The existing physical conditions of the property
- Recommendations on the care, maintenance, and preservation of the building and site

## BEST PRACTICES FOR PRESERVATION (CONT.)

### *RETAINING HISTORIC ELEMENTS*

The best method of maintaining the historic character of Downtown Smithville is to retain the currently existing historic resources. This requires identification of character-defining features followed by proper maintenance of the buildings, structures, and sites of the properties in the District.

Character-defining features within Smithville include our brick facade buildings, punched sash windows, first floor storefronts, recessed double door entries, and awnings over the sidewalks. Additionally, the many alleys of Smithville's downtown district provide service areas to our business that should retain their historic character. Examples of these many features are depicted in the pages that follow.

The retention of character-defining features is a primary concern within the Historic Commercial District. Maintenance and rep of these features should be conducted on a regular schedule to preserve the element and prevent deterioration. Repairs are addressed in subsequent sections of these standards.

Of particular note are the brick facades of our numerous buildings in our district. The commercial building fabric of Smithville has been primarily brick since the late 1890s. A number of our brick facades have been painted; some as result of the desire to change the look and feel of the building while others were painted to protect the brick after sandblasting or other treatments compromised the integrity of the bricks. The paint should generally be retained and maintained on these buildings unless careful study, testing and evaluation proceeds any attempt at removal. Brick facades that have been historically unpainted should remain unpainted.



*Historic Elements like this Yerger-Hill & Sons entry tile maintains the integrity of our Historic Downtown*

## BEST PRACTICES FOR PRESERVATION (CONT.)

### *REPAIRING HISTORIC ELEMENTS*

Historic elements deteriorate over time, warranting repair. Architectural features should be repaired with like materials, and methods as a first course of action. Repairs can be made to a number of elements including windows, doors, brick, concrete, awnings, metals, and roofing.

Repairs to elements not visible from the right-of-way can be completed without additional review by the planning and zoning department. Repairs should be conducted in a manner appropriate to and compatible with the existing construction and materials of the historic elements. This does not eliminate building department review and permit requirements as established by the building code and city ordinance.

Repairs to an original historic element visible from the right-of-way must be submitted for review to the planning and zoning board. Depending on the date of the intervention and the design, non-original parts of a building may be considered inappropriate additions or they may have acquired historical significance in their own right.



#### REPAIRS TO HISTORIC ELEMENTS:

##### PAINT

Paint that is cracking, alligating, bubbling or peeling should be removed and replaced. Paint should be removed according to the methods approved by the American Institute of Conservation (AIC) and the National Park Service. Acceptable methods of paint removal may include scraping, sanding, thermal removal and mild chemical strippers. Methods not generally acceptable for removal of paints on buildings within the Historic District include sandblasting, high pressure washes, and strong chemical strippers. The substrate should be properly cleaned and prepared to receive new paint. New paint should be compatible in color, and composition to the original paint and substrate.

*For additional information on historic properties and paint please see the following documents.*

**Preservation Brief 10 - Exterior Paint Problems on Historic Woodwork**

<http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

**Preservation Brief 28 - Painting Historic Interiors**

<http://www.nps.gov/tps/how-to-preserve/briefs/28-painting-interiors.htm>

**Preservation Brief 37 - Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing**

<http://www.nps.gov/tps/how-to-preserve/briefs/37-lead-paint-hazards.htm>



## BEST PRACTICES FOR PRESERVATION (CONT.)

### *REPAIRING HISTORIC ELEMENTS, CONTINUED*



#### BRICK

Brick is the primary building material within the Smithville Historic District. Brick and mortar often require repair with age. Brick should be cleaned using the gentlest means possible. Methods not acceptable for removal of paints on buildings within the Historic District include sandblasting, high pressure washes, and strong chemical strippers. Brick mortars should be repointed with a mortar that is compatible in strength, color and composition to the existing brick and mortar. Existing mortar should be examined to determine the appropriate ratios of water, lime, and aggregate. Standard modern mortars are often too strong for the historic brick and will result in further and accelerated deterioration of the existing bricks. Aggregate used in the new mortar should match that of the historic mortar in color and consistency. Brick color and mortar color should match the existing materials. Smithville typically uses “Type M” mortar.

*For additional information on historic properties and brick please see the following documents.*

***Preservation Brief 2 - Repointing Mortar Joints in Historic Masonry Buildings***

*<http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>*

***Preservation Brief 38 - Removing Graffiti from Historic Masonry***

*<http://www.nps.gov/tps/how-to-preserve/briefs/38-remove-graffiti.htm>*

#### CONCRETE

Concrete should be repaired with new concrete to match existing. When replacing damaged concrete, the existing concrete should be examined to determine the appropriate ratios of water, lime, and aggregate for the new concrete. Aggregate used in the new concrete should match that of the historic concrete in color and consistency. The overall new concrete color should match the existing color.

*For additional information on historic properties and concrete please see the following documents.*

***Preservation Brief 15 - Preservation of Historic Concrete***

*<http://www.nps.gov/tps/how-to-preserve/briefs/15-concrete.htm>*

***Preservation Brief 16 - The Use of Substitute Materials on Historic Building Exteriors***

*<http://www.nps.gov/tps/how-to-preserve/briefs/16-substitute-materials.htm>*

## BEST PRACTICES FOR PRESERVATION (CONT.)

### *REPAIRING HISTORIC ELEMENTS, CONTINUED*

#### WINDOWS AND DOORS

Historic windows and doors in Smithville are generally wood framed. These frames may need repainting and repair to mend broken, damaged, or deteriorated members. Repairs should be made with similar materials to the historic elements. New elements or parts thereof should be compatible in material, size, dimension, and construction to the existing historic items. Windows and doors should not be replaced with vinyl or aluminum windows as these material are not compatible with the remainder of the historic building fabric.

Glass repairs should be made with compatible materials.

Storm windows may be added to the interior face of windows to provide thermal improvements without disturbing the historic character of the facade.

*For additional Information on historic windows and doors please see the following documents.*

**Preservation Brief 9 - The Repair of Historic Wooden Windows**

<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

**Preservation Brief 11 - Rehabilitating Historic Storefronts**

<http://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>

**Preservation Brief 12 - The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)**

<http://www.nps.gov/tps/how-to-preserve/briefs/12-structural-glass.htm>

**Preservation Brief 13 - The Repair and Thermal Upgrading of Historic Steel Windows**

<http://www.nps.gov/tps/how-to-preserve/briefs/13-steel-windows.htm>

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

<http://www.nps.gov/tps/how-to-preserve/briefs/33-stained-leaded-glass.htm>

#### WOOD

Historic woodwork adds to the character of the city. Wood elements should be maintained. Painted wood should be regularly inspected, repaired, and repainted as needed.

*For additional Information on historic properties and wood please see the following documents.*

**Preservation Brief 9 - The Repair of Historic Wooden Windows**

<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

**Preservation Brief 10 - Exterior Paint Problems on Historic Woodwork**

<http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

**Preservation Brief 26 - The Preservation and Repair of Historic Log Buildings**

BEST PRACTICES FOR  
PRESERVATION  
(CONT.)

*REPLACING HISTORIC ELEMENTS*

REPLACING EXISTING HISTORIC ELEMENTS

On occasion, historic elements may require replacement rather than repair. Replacing historic elements requires a Certificate of Appropriateness from the City of Smithville.

Any replacement must match the existing element in kind and be historically accurate when possible. An in-kind replacement shall be similar in size, dimension, material and detail. Reconstruction of missing historic elements should be done based on written, photographic, or otherwise documented evidence.

REPLACING EXISTING NON-ORIGINAL ELEMENTS AND INAPPROPRIATE ADDITIONS  
***Registered Texas Historic Landmarks, and State Antiquities Landmarks -***

The removal of any part of a building that is listed as a ***Registered Historic Landmark or State Antiquities Landmark*** shall be required to receive a Certificate of Appropriateness before any work can be completed. This shall be in addition to any reviews and approvals required by the Texas Historical Commission.

Any new materials or new elements must be compatible with the historic character of the building and must be reversible. Any new additions require a Certificate of Appropriateness and must comply with the standards set forth in the ***New Construction*** section of this document.

## BEST PRACTICES FOR PRESERVATION (CONT.)

## HEALTH AND SAFETY

*For additional information on historic properties, health and safety please see the following documents.*

### **Building Codes The Texas Historical Commissions Building Codes**

<http://www.thc.state.tx.us/preserve/buildings-and-property/building-codes>

### **“Laws and Rules**

#### **-Environmental Lead Program” The Texas Department of State Health Services**

<http://www.dshs.state.tx.us/elrp/rules.shtml>

### **“Laws and Rules- Asbestos” The Texas Department of State Health Services**

<http://www.dshs.state.tx.us/asbestos/rules.shtml>

### **Preservation Brief 37 - Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing**

<http://www.nps.gov/tps/how-to-preserve/briefs/37-lead-paint-hazards.htm>

### **Preservation Brief 39 - Holding the Line: Controlling Unwanted Moisture in Historic Buildings**

<http://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm>

The health and safety of our citizens, visitors, and first responders is important to the community. Proper maintenance and the completion of necessary repairs provide a safe and healthy environment for all.

Certain building materials have been proven detrimental to our health including lead paint and asbestos. Removal of such materials is encouraged and should be performed by licensed contractors in accordance with all federal, state, and local laws and regulations. Testing for these and other hazardous materials should take place prior to commencement of work. Please contact the building department if you have additional questions about handling these hazardous materials.

Buildings may move and settle over time. Regular reviews of your buildings foundations, walls, roofs, windows, doors, stairs, porches, and awnings are encouraged.

## BEST PRACTICES FOR PRESERVATION (CONT.)

### ACCESSIBILITY AND HISTORIC PROPERTIES

*For additional information on historic properties and accessibility please see the following documents.*

**Providing Access to  
Historic Properties:  
The Americans with  
Disabilities Act. The  
Texas Historical  
Commission.**

<http://www.thc.state.tx.us/preserve/buildings-and-property/providing-access-historic-properties>

**Preservation Brief 32  
- Making Historic  
Properties Accessible**

<http://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>

**The Texas Accessibility  
Standards, 2012.  
Texas Department  
of Licensing and  
Regulation**

<https://www.tdlr.texas.gov/>

The Americans with Disabilities Act of 1990 ADA established guidelines for eliminating barriers to buildings and properties. Under these regulations, new construction and modified existing buildings that serve a primarily public function must be made accessible to individuals with disabilities. Historic Properties are not exempt from these guidelines. However, alternative procedures may be used to achieve accessibility to avoid compromising the historic or architectural integrity of the property. These requirements affect numerous elements of the historic building's exterior facades including the entry, doors, signage, parking, sidewalks, and paths. Careful and creative design can provide accessible solutions that do not damage the historic character and integrity of a property.

Several items should be considered when designing accessible modifications. First and foremost, all modifications must meet federal, state and local guidelines, standards, and regulations for accessibility. Designers should consider the important character-defining features of the historic property and work to incorporate the new features in a manner that both compliments the original design and meets the current standards. The use of ramps, modified door thresholds, new hardware, elevators, and wheelchair lifts may provide opportunities for meeting standards while retaining the character-defining features of the historic property.

A few facts to remember in Smithville's Downtown include:

**Entries:**

- Primary entrances to buildings should be maintained.

**Character-defining Features**

- Character-defining features should be retained whenever possible.

**Ramps:**

- Ramps should be located and designed to produce the least visual impact on the building.

## BEST PRACTICES FOR PRESERVATION (CONT.)

*For additional information on historic property maintenance please see the following documents.*

### **Preservation Brief 6 -**

#### **Dangers of Abrasive Cleaning to Historic Buildings**

<http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>

*For additional information on historic properties and graffiti please see the following documents.*

### **Preservation Brief 38-**

#### **Removing Graffiti from Historic Masonry**

<http://www.nps.gov/tps/how-to-preserve/briefs/38-remove-graffiti.htm>



## *SUGGESTED MAINTENANCE TIPS*

Suggested maintenance tips are provided to help you maintain your historic property. Property owners should consider these periodically depending on the age and condition of your property. Neglect of proper maintenance will result in eventual deterioration of original building elements and structural integrity which may ultimately endanger the building and its inhabitants. Failure to maintain a building may result in health and safety issues.

1. **Exterior Surfaces and Graffiti**  
Survey exterior for graffiti. Clean graffiti from building using the gentlest means possible.
2. **Gutters and Downspouts**  
Inspect gutters, downspouts and subsurface lines for clogs, missing leaf strainers, leaking joints, rusting, or other deterioration. Re-secure loose gutter and downspouts connections.
3. **Grading**  
Inspect grading around the perimeter of buildings for ponding water.
4. **Landscaping**  
Inspect trees and shrubs around the perimeter of buildings; trim back to prevent their rubbing on exterior surfaces, with allowances for wind deflection.
5. **General Maintenance**  
Survey employees and others who have regular access to your building for indications of building maintenance problems such as water infiltration, inadequate services, or infrastructure problems. Rooms or areas which are not occupied or that are not used regularly should be inspected for deterioration.
6. **Roof**  
Have a qualified roofing consultant inspect all roofs for existing and potential problems and furnish a written report of findings. Have a qualified reputable contractor make repairs recommended by the roofing consultant.
7. **Sealants**  
Inspect exterior sealants, for damage and deterioration, particularly loss of resiliency, splitting, and de-bonding from sides of joints.

## BEST PRACTICES FOR PRESERVATION (CONT.)

### *SUGGESTED MAINTENANCE TIPS, CONTINUED*

*For additional information on historic property maintenance please see the following documents.*

**Preservation Brief 4 -  
Roofing for Historic  
Buildings**  
[http://www.nps.gov/tps/  
how-to-preserve/briefs/4-  
roofing.htm](http://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm)

**Preservation Brief 19  
- The Repair and  
Replacement of Historic  
Wooden Shingle Roofs**  
[http://www.nps.gov/tps/  
how-to-preserve/briefs/19-  
wooden-shingle-roofs.htm](http://www.nps.gov/tps/how-to-preserve/briefs/19-wooden-shingle-roofs.htm)

**Preservation Brief 29 - The  
Repair, Replacement,  
and Maintenance of  
Historic Slate Roofs**  
[http://www.nps.gov/tps/  
how-to-preserve/briefs/29-  
slate-roofs.htm](http://www.nps.gov/tps/how-to-preserve/briefs/29-slate-roofs.htm)

#### 8. Wood Surfaces

Inspect painted wood surfaces for deterioration, loose or peeling paint, open joints, and other damage. Repair as needed.

#### 9. Metal Surfaces

Inspect metal surfaces for movement or damage at joints; rust; or failing paint coating, which may allow water infiltration. Repair as necessary.

#### 10. Windows

Inspect windows for loose, missing, and deteriorated glazing putty and broken glass. Inspect windows for paint deterioration and failure. Inspect weather-stripping and hardware and repair as necessary. Inspect stained-glass windows for cracks, separation or movement and repair as necessary.

#### 11. Wood-destroying Insects

Have wood elements inspected for termites and other wood destroying insects by a certified exterminator.

#### 12. Birds and Vermin

Inspect parapets, roof, trim, and foundation for signs for bird or vermin nests or infestation. Eliminate as necessary.

#### 13. Brick

Inspect brick for signs of severe weathering, delamination, or cracking which will result in water infiltration and potential failure of the stone. Painted brick should be checked and repainted as necessary.

#### 14. Mortar Joints

Inspect mortar joints for signs of severe weathering, cracking, and loss of mortar in the joints. These deficiencies will result in water infiltration and will exponentially cause more damage if not corrected in a timely manner. Damage to the mortar joints may be the result of an underlying structural problem and should be monitored closely. Have a qualified design professional review any damage and provide recommendations.



BEST PRACTICES FOR  
PRESERVATION  
(CONT.)

*SUGGESTED MAINTENANCE TIPS, CONTINUED*

15. Doors

Inspect for proper operation of doors, hardware, and weather-stripping.

16. Interior Truss Structures

Monitor any cracks or visible strains on the interior trusses. This could be an indication that the structure or foundation is shifting.



*Improper maintenance can lead to mortar failure and loss.*



# IV

## BEST PRACTICES FOR HISTORIC REHABILITATIONS

**Basics of Rehabilitation**

**Building Types**

**Character-defining Features**

**Materials**

# BEST PRACTICES FOR HISTORIC REHABILITATIONS

## *BASICS OF REHABILITATION*

Rehabilitation of historic buildings and the adaptive reuse of historic buildings is encouraged. Adaptive Reuse converts the building to a use that is compatible with the building type and previous use but that is different from its original use. Rehabilitations of historic properties should be completed with care and consideration of the history of the structure. Below are a few important things to remember when completing a rehabilitation.

1. Follow the guidelines set forth in the Secretary of the Interior's Standards for Rehabilitation when designing and constructing a rehabilitation of your Downtown Smithville building. These are provided in Appendix C.
2. Research the history and importance of the building.
3. Survey and Identify the character-defining features of the property.
4. Consult historic photographs for information on paint schemes, and important features that may be lost.
5. Avoid removing historic elements.
6. Avoid replacing historic elements, consider repairing them.
7. Avoid covering, slipcovering, or encasing historic elements.
8. Remove non-historic elements.
9. Protect and preserve front and corner facades.
10. Avoid additions whenever possible, but if necessary, follow the Secretary's guidelines. Differentiate new additions from the original building in a manner that is compatible and respectful of the buildings history, design, and materiality.
11. Consider working with a licensed architect that specializes in historic properties to complete your rehabilitation designs.

# BEST PRACTICES FOR HISTORIC REHABILITATIONS

## *BUILDING TYPES*

The Smithville Downtown Historic Overlay District has six basic building types.

### ONE-STORY COMMERCIAL



The one-story commercial properties of Downtown Smithville are primarily buildings with brick facades. Each building has a parapet and many parapets have decorative brickwork in various patterns. Parapets hide roofs of various styles including low slope and gabled styles. Like other commercial buildings downtown, many of these buildings have awnings shading the sidewalk.

Storefronts characterize the facades of downtown commercial buildings. Most Smithville facades have central positioned doors flanked by large storefront windows. Several buildings have recessed doors allowing entries to stand off the sidewalks. Awnings and transom windows define the commercial areas of each building and create a continuous line along the City's streets.



### TWO-STORY MIXED USE

The two-story commercial properties of Downtown Smithville are primarily buildings with brick facades. Each building has a parapet and many parapets have decorative brickwork in various patterns. Parapets hide roofs of various styles including low slope and gabled styles.

Like other commercial buildings downtown, many of these buildings have awnings shading the sidewalk. Window and door configurations vary on both the first and second floors of these building types. Awnings of the multi-storied buildings in the commercial district separate each building into to public zones on the first floor and private zones on the upper stories. Upper story windows are primarily punched windows arranged in various patterns.

# BEST PRACTICES FOR HISTORIC REHABILITATIONS

## *BUILDING TYPES, CONTINUED*



### THREE-STORY MIXED USE

Three-story commercial buildings vary widely in use from mixed commercial/residential to hotel style plans. Three story buildings share similar brick facades with various brick patterns as well as window and door configurations.



### WAREHOUSES AND UTILITY BUILDINGS

Just beyond the edges of the Historic Commercial District stand several warehouse-style buildings that reflect ties to the railroad and the commercial and industrial history of businesses in Smithville.



### AUTOMOBILE SERVICE STATIONS

Along the boundaries of the downtown area are a few historic gas station buildings. Brick on these buildings is painted and parapets are stylized. The covered service area is an important architectural feature of these building types as are the bay-sized openings in the old garage areas.



### MID-CENTURY MODERN BUILDINGS

Several modern buildings were constructed downtown during the 20th century. These buildings vary dramatically in character from the earlier downtown buildings but do retain the use of brick as a primary building material.

# BEST PRACTICES FOR HISTORIC REHABILITATIONS

## BUILDING ELEMENTS

For additional information on the character of historic properties please see the following documents.

### Preservation Brief

#### 17 - Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character

<http://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>

### Preservation Brief 18 - Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements

<http://www.nps.gov/tps/how-to-preserve/briefs/18-rehabilitating-interiors.htm>

Certain elements and features define the character of a property. These may be referred to as **character-defining features**. It is important to identify these elements for preservation and repair.

There are numerous components to a historical building. The elements to be addressed in this document include:

- Facade Types and Materials
- Parapets
- Roofs
- Awnings
- Windows
- Doors
- Signs
- Landscaping
- Lighting
- Alleys
- Sidewalks
- Fencing
- Benches and Outdoor Seating
- Utility and Solar Equipment
- Rear Entries
- Finishes

PARAPET  
CORNICE

PUNCHED WINDOWS

BELT COURSE

TRANSOM

AWNING

STOREFRONT WITH  
RECESSED ENTRY



# BEST PRACTICES FOR HISTORIC REHABILITATIONS

## *BUILDING ELEMENTS-FACADES*

The building facades of downtown Smithville have many unique characteristics. The predominant building material within the district is brick. Brick colors help unify the district while brick patterns within each facade add subtle varieties to the streetscape. Most buildings are single story buildings and a few reach three stories. A measurement equal to the width of one downtown building lot, 27.4', marks the width of most buildings and defines rhythm of the street. Building parapets maintain this increment. Building facades in the district are typically divided into three bays or sections that repeat every 27'.

Windows and door patterns are also important to the street front image of our downtown businesses. Diagrams depicting window patterns and rhythms can be found on following pages.

Awnings have defined the edge of Main Street since the late 1890s providing shade and shelter to customers and citizens alike.





# BEST PRACTICES FOR HISTORIC REHABILITATIONS

## *BUILDING ELEMENTS-PARAPETS AND ROOFS*

For additional information on historic parapets and roofs please see the following documents.

### **Preservation Brief 4 - Roofing for Historic Buildings**

<http://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>

### **Preservation Brief 19 - The Repair and Replacement of Historic Wooden Shingle Roofs**

<http://www.nps.gov/tps/how-to-preserve/briefs/19-wooden-shingle-roofs.htm>

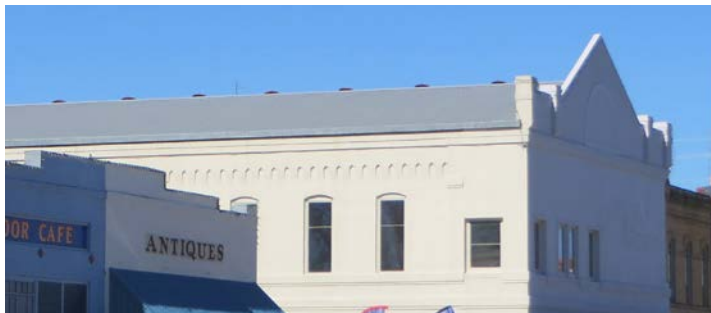
### **Preservation Brief 29 - The Repair, Replacement, and Maintenance of Historic Slate Roofs**

<http://www.nps.gov/tps/how-to-preserve/briefs/29-slate-roofs.htm>

The parapets of each building front the street hiding the main roofs beyond. Parapets are predominantly rectilinear although gabled peaks, and arched segments adorn the facades of several larger buildings. Parapets typically follow the same three bay format of the remainder of the facade. Although most parapets are brick, the exact detailing of each varies significantly across the city.

Roofs sit within the boundaries of each parapet but may be visible from the alley. The most common building material on these portions of the structure is tin or standing seam metal roofing over a flat or gabled roof. Air conditioning units, and other equipment is not typically placed on the roof. Any equipment placed on a roof should be set back beyond the line of sight from the street. Buildings of three stories or more typically have flat roofs.

- Flat - less than 2% slope
- Gabled- slope 2:12 to 9:12
- Combination parapet with flat or gabled behind
- Metal
- Shingle - wood
- Composition



*Gabled Metal Roofing behind Parapet*



*Continuous Wrap around Parapet*



*Stepped Side Parapet*

# BEST PRACTICES FOR HISTORIC REHABILITATIONS

## *BUILDING ELEMENTS- AWNINGS*

*For additional information on historic awnings please see the following documents.*

### **Preservation Brief 4 -**

#### **Roofing for Historic Buildings**

<http://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>

### **Preservation Brief 19**

#### **- The Repair and Replacement of Historic Wooden Shingle Roofs**

<http://www.nps.gov/tps/how-to-preserve/briefs/19-wooden-shingle-roofs.htm>

### **Preservation Brief 44- The Use of Awnings on Historic Buildings: Repair, Replacement and New Design**

<http://www.nps.gov/tps/how-to-preserve/briefs/44-awnings.htm>

Awnings are an important feature of the downtown area. Awnings provide shade from the hot Texas sun, shelter from the rain, and help define the exterior space of each building. Awnings contribute to energy use reductions that often result in costs savings.

Awnings along Main Street are most commonly supported by metal ties back to the building but historically some have had turned wood posts along the street edge. A number of awnings pitch only slightly while the majority of awnings slope from above the transom windows to level with the top of the door at the streets edge.

The material of awnings as well as the colors vary from building to building but include metal, shingle, and canvas. The variety of precedent styles allow building owners to customize their awning to fit their building.

The scale of new awnings should be proportionate to the scale of the other buildings. Awnings should be located such that significant character-defining features are not obscured. Placement along belt courses, transom frames, and above windows may be ideal.



*Flat Awnings with Metal Tie Backs*



*Flat Awnings with decorative wooden posts*



# BEST PRACTICES FOR HISTORIC REHABILITATIONS

## *BUILDING ELEMENTS- AWNINGS*

### *CONTINUED*

New awnings additions that extend beyond the public right of way will require a license agreement with the City and a COA from the HPDS Advisory Committee prior to construction. New awnings should generally be supported from the building rather than with posts to facilitate passage along the sidewalks. Ties back to the building from above are the preferred method of attachment for new awnings but posts may be allowed where they are verified by precedent.



*Canvas Awnings on Frames*



*Metal Awnings on Frames*

# BEST PRACTICES FOR HISTORIC REHABILITATIONS

## *BUILDING ELEMENTS- WINDOWS*

For additional information on historic windows and doors please see the following documents.

**Preservation Brief 9 - The Repair of Historic Wooden Windows**

<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

**Preservation Brief 11 - Rehabilitating Historic Storefronts**

<http://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>

**Preservation Brief 12 - The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)**

<http://www.nps.gov/tps/how-to-preserve/briefs/12-structural-glass.htm>

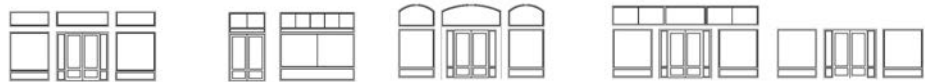
**Preservation Brief 13 - The Repair and Thermal Upgrading of Historic Steel Windows**

<http://www.nps.gov/tps/how-to-preserve/briefs/13-steel-windows.htm>

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

<http://www.nps.gov/tps/how-to-preserve/briefs/33-stained-leaded-glass.htm>

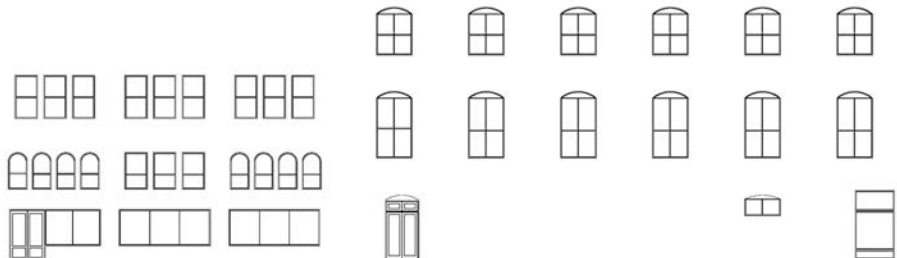
Historic Downtown Smithville has a number of window patterns. First floor door and window combinations vary between several patterns. Four patterns characterize the second and occasional third floor window layouts.



*One-story window patterns*



*Two-story window patterns*

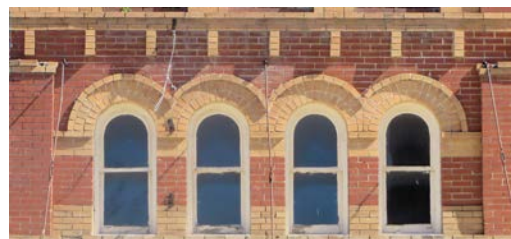


*Three-story window patterns*

Window styles range from single hung sash windows to storefront styles. In a few instances, glass blocks fill transom windows above first floor spaces.



*Rectilinear Punched Windows*



*Series of Punched Arched Windows*

# BEST PRACTICES FOR HISTORIC REHABILITATIONS

## BUILDING ELEMENTS- STREET FACADE DOORS

For additional information on historic doors please see the following documents.

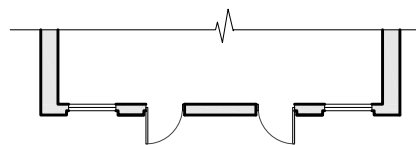
**Preservation Brief 11 -  
Rehabilitating Historic  
Storefronts**  
[http://www.nps.gov/tps/  
how-to-preserve/briefs/11-  
storefronts.htm](http://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm)

Most doors along the Downtown Historic District facades are double wood and glass storefront doors. Specific patterns of these doors vary but the primary style includes wood kick panels with glass above. Wood framed screen doors allow for inviting open doors.

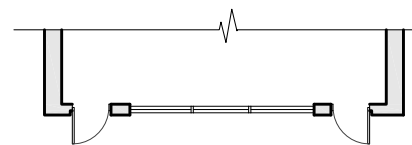


*Typical Double Storefront Door*

The layout of doors and windows on each facade can add visual stimulation and invite second looks. Placing doors along the street facade a few feet behind the plane of the front wall provides an area for visitors and customers to stop, step away from the sidewalk, and look into store windows. For businesses that don't benefit from these recessed entries, other layouts can differentiate the building. A few recommended configurations are shown below.

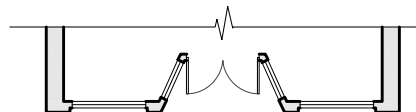


*Split Displays*

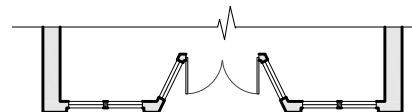


*Central Displays*

Separated Single Entrances allow for multiple tenant entrances within the standard building width.



*Single Pane Displays*



*Double Pane Displays*

Recessed doors allow for more window area to showcase a storefront as well as create intimate interior seating areas for cafes and restaurants.

# BEST PRACTICES FOR HISTORIC REHABILITATIONS

## *BUILDING ELEMENTS- SIGNS*

For additional information on historic doors please see the following documents.

### **Preservation Brief 25 - The Preservation of Historic Signs**

<http://www.nps.gov/tps/how-to-preserve/briefs/25-signs.htm>



### OVERALL SUGGESTIONS

A few things to consider when adding or replacing signs on a historic building are:

- Scale, color, and shape should complement the building.
- Signs should be placed to avoid obscuring character-defining features.
- Signs painted on the facades of buildings should be maintained.
- Materials and design should relate to the architectural features of the building, the storefront and/or other buildings, signs and storefronts in the area.
- Support for any sign should extend above the cornice of the building
- Signs should comply with the City's sign and lighting ordinances.

***Refer to the Smithville Sign Ordinance for instructions and illustrations of what kinds of signs are permitted and which kinds of signs require an approved COA.***

# BEST PRACTICES FOR HISTORIC REHABILITATIONS

## *BUILDING ELEMENTS- LIGHTING*



Within the Commercial District three distinct lighting types illuminate building exteriors. Lighting adds ambience while contributing to the safety of the downtown area. A few buildings have wall mounted lights while most have lights recessed into the awnings or the ceilings above recessed doors. Post-mounted lights have been located along the street edge for generations.

The electrical consumption of traditional lights can be a hindrance to repair. When considering replacement of light fixtures, building owners and designers are encouraged to select fixtures that are similar and compatible to existing fixtures that contribute to the character of the streetscape.

New lights should be thoughtfully considered to respect the historic character of the facade. Choose light fixtures compatible to the building's facade. Electrical conduits for new lights should be planned to minimize the visual disruption of the facade. New lighting should be placed to avoid direct glare into residential dwellings.





# BEST PRACTICES FOR HISTORIC REHABILITATIONS

## *BUILDING ELEMENTS- SITE FEATURES*

Historic Downtown Smithville business have limited front site areas. Some buildings have small trees while other have potted plants or low shrubs. Trees and shrubs should be carefully considered prior to installation and will require review by the Building Inspection Department or the Planning and Zoning Board. Historically, the downtown area consisted of wide walks with deep awnings and modest signage, stands, and seating. Planting trees is difficult along the main streets as the necessary area for healthy growth of roots is significantly limited by the concrete sidewalks and asphalt roadways. Potted plants and flowers may provide additional curb appeal for some businesses but care should be taken to avoid obstructing circulation paths along the sidewalks. Landscaping is encouraged in back lots and along alley's.

Existing landscaping present within the Historic Commercial District should be protected, and preserved. Regular maintenance and watering should be undertaken in accordance with city regulations. Any landscaping added shall not obscure continuous access along the sidewalk or other pedestrian or vehicular paths.

Painted metal benches and chairs provide comfortable resting spots in front of cafes and businesses. Care should be taken to maintain a clear pedestrian path of 3'-0" wide as a minimum along the sidewalk per ADA requirements; however, where possible, a clear pedestrian path of 5'-0" is preferred.

Open lots fenced and lit to provide outdoor seating offer an alternative to vacant land. Plans for these areas should be reviewed by Planning and Zoning Board for a Certificate of Appropriateness to establish compatibility of fencing, seating, lighting and landscaping with the historic fabric of the area.



# BEST PRACTICES FOR HISTORIC REHABILITATIONS

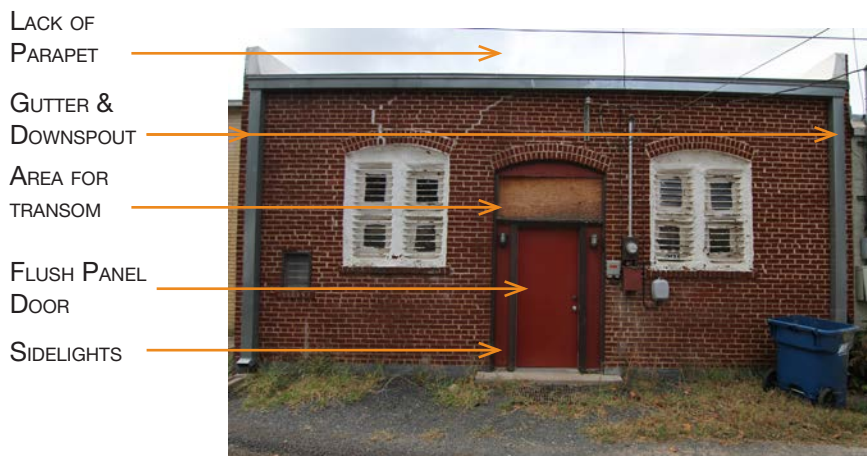
## *BUILDING ELEMENTS- ALLEYS AND REAR ENTRIES*

Alleys are important design element of the Historic Downtown Smithville urban fabric. Many alleys contain trees and landscaping. Alleys are used as the service entrance to most buildings within the district and should be kept clear, and clean of trash and debris in accordance with city ordinances to permit access as necessary.

Entries along the alley provide egress and access to the commercial properties. Rear facades may include garages and outbuildings in compliance with local land use codes. Windows and doors along the alley should be operable to provide access, light, and ventilation to the buildings they serve.

Many downtown buildings do not extend to the rear of the lot. This space provides opportunities for storage, parking, mechanical equipment, utility connections, and outdoor seating.

Doors found along the alley facades of the district's buildings are primarily flush face wood doors. Doors may include transom glass above to allow for additional light. Repairing or replacing these elements will restore or maintain the historic character of the alley facades. Transoms can have either curvilinear or rectilinear headers. Blocking windows is discouraged.



# BEST PRACTICES FOR HISTORIC REHABILITATIONS

## *BUILDING ELEMENTS- UTILITIES AND SOLAR PANELS*

For additional information on historic properties and solar panels please see the following documents.

**“Solar Panels on Historic Properties” National Parks Service Technical Services**

<http://www.nps.gov/tps/sustainability/new-technology/solar-on-historic.htm>

**Preservation Brief 3 - Improving Energy Efficiency in Historic Buildings**

<http://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm>

**Preservation Brief 24 - Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches**

<http://www.nps.gov/tps/how-to-preserve/briefs/24-heat-vent-cool.htm>

Utilities are necessary for the function of today’s businesses. However, utility connections should be made at the rear of buildings along the alleys rather than along the street facade.

Mechanical and electrical equipment should also be located along the alley side of each property or within the parapet. No mechanical equipment should be placed on awnings or within the lines of sight from the public street facade. Elevations showing the location and sight lines are to be provided for any review of any new roof equipment.

Solar panels are a particularly modern invention but provide numerous benefits to the business owner. The City, which itself has solar panels installed along the roof of City Hall, encourages the use of solar panels. Within the Historic Downtown Overlay District, solar panels shall be installed on the roofs in such a manner as to be hidden from view at the street level. Additionally, solar panels shall not increase any reflectance from the roof of one building to the windows of nearby buildings. A Certificate of Appropriateness and a building permit are required for installation of any solar panels.



*Hidden Solar Arrays installed on the roof of the Gillette Stadium.  
Photo from <http://solarframeworks.com>*



# BEST PRACTICES FOR HISTORIC REHABILITATIONS

## *BUILDING MATERIALS*



### BRICK

The primary building facade material in the Downtown Historic District is brick. Structures in the district with brick facades include both raw and painted brick finishes. Unpainted brick is preferred throughout the district. Brick patterns unique to each building add variety and character to the district. The predominant brick colors, as seen in these photographs, are orange tinted reds in light and dark shades. A select few buildings were constructed of tan beige and cream colored brick but these are in the minority.

### MORTAR

Care should be taken to maintain the historic mortar color, and texture as well as the joint profile of each facade. Mortar compounds should be evaluated to provide a mortar composition that is compatible with the historic content. Selecting a harder modern mortar may cause additional deterioration of the brick and mortar. Mortars on the red brick buildings include both white and dark mortars while the mortar on the few tan buildings are light colored mortars.

Brick cleaning should be performed using the gentlest means possible. Test a small area prior to cleaning the entire structure. Gentle cleaning methods include:

- Mild detergents
- Natural bristle brushes
- Low pressure water rinses

Avoid harsh cleaning techniques such as high-pressure washes and strong chemical cleaners. Power tools should not be used to clean or maintain brick or masonry finishes.

### PAINTED BRICK

Several buildings within the district have painted brick. In some cases, paint was applied to protect inferior bricks or damage from previous sandblasting. Structures that have been previously painted may have been painted to protect compromised or inferior grade brick. These historically painted facades should remain painted to prevent further damage to the brick surfaces. Recently adhered or incompatible coatings should be considered for removal; tested to confirm removal techniques, cleaning of the brick, and mortar repointing. Signs and advertisements painted on brick facades should be left intact.

Paint can trap moisture within bricks leading to deterioration. Painting of new brick masonry should be avoided.



# BEST PRACTICES FOR HISTORIC REHABILITATIONS

## *BUILDING MATERIALS (CONTINUED)*



### STUCCO

Stucco has been applied to numerous buildings within the Historic Commercial District. Stucco requires additional maintenance. Stucco finishes are not recommended for new buildings.

### PAINTED WOOD

Painted wood windows, doors, posts, and wall panels are common in the historic district. These elements add to the character of the district. Wood should be periodically repainted. Following proper preparation and painting techniques will protect the wood from deterioration. Areas of wood that have suffered significant damage should be repaired or replaced in kind. Careful attention to detail, dimension, and finish of the original should be made in replacing lost or damaged elements.



As with all historic building materials, painted surfaces should be cleaned using the gentlest means possible. Painted wood elements should be regularly repainted to prevent deterioration of the material. Damaged, cracking, and peeling paint should be carefully removed and the surface repainted. Paint sampling to determine original colors is encouraged. Colors should be coordinated throughout the building to prevent a piecemeal look.



### GLASS

Glass is used for both doors and windows within the district. Storefront windows are typically flat planes of glass without muntins. Punched windows within upper story spaces typically have muntins dividing windows into sections. Storefront doors are characterized by full and 3/4 length glass set in wood frames. Windows and doors within the district are not traditionally tinted.

### ARCHITECTURAL METAL

Architectural metals can include ceiling tiles, awnings, awning tie backs, columns, hardware, and fixtures. Cleaning metals should be performed using the gentlest mean possible to keep free of corrosion. This varies dependent on the type of metal to be cleaned. Brasses, coppers and other soft metals should be cleaned using mild detergents and water as specified for the type of metal to be cleaned. Painted metal requires regular maintenance to prevent corrosion under failing paint. See the additional resources section for helpful documents and websites.



# BEST PRACTICES FOR HISTORIC REHABILITATIONS

## *BUILDING MATERIALS (CONTINUED)*



### CAST AND WROUGHT IRON

Cast and Wrought Iron were commonly used in fire-resistant buildings in the late 19th and early 20th centuries. Cast iron elements such as exterior fire stairs, facade details, cornices, columns, and other structural items are found in Smithville. Wrought iron elements include some structural beams, decorative metalwork, balconies, nails, rods, and other fasteners. Both cast and wrought iron elements are susceptible to corrosion and many are painted. Care should be taken to prevent and arrest corrosion and to provide protective coatings to preserve the elements. See Preservation Brief 27 for more information on Cast Iron



### TILE

Entry walks in facades like the one at the old Yerber Hill Hardware store are important features of the historic character and should be preserved. Tiles should be cleaned in the gentlest means possible and grout should be maintained.

### MATERIALS TO AVOID

The materials historically found in the Smithville Historic Commercial District contribute to the character of the area. Synthetic materials such as vinyl and aluminum siding and vinyl and aluminum windows should be avoided.

# V BEST PRACTICES FOR RESTORATION

## Basics of Restoration

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# BEST PRACTICES FOR RESTORATION

## *BASICS OF RESTORATION*

### RESTORING TO AN EARLIER PERIOD OF SIGNIFICANCE

Some properties have been dramatically changed over the course of time. An owner may wish to restore a building to its appearance and design at an earlier period of significance that warrants the removal of multiple later additions. The National Park Service offers guidance for the restoration of a historic property. These guidelines can be found at the National Park Service website <https://www.nps.gov/tps/standards/four-treatments/treatment-restoration.htm>. See Appendix E.

A restoration includes research, removal, and finally reconstruction of elements to return a building to a previous historically important condition. Research should be completed to identify the materials, features, spaces, and finishes that characterized the building during the historic period being replicated. Elements that were not present during the selected period should be removed only after careful documentation of the existing conditions. Reconstruction of materials, finishes, and spaces should be based on historic documentation of the earlier design.

Documentation of the historic elements should be provided with the application for a Certificate of Appropriateness.

Important things to consider when completing a restoration.

- Research and gather documents and images depicting the significant historic condition to which the property shall be restored.
- Remove elements that were inappropriate additions and that negatively impact the historic integrity of the property.
- Reinstall missing doors and windows that may have been in-filled under past renovations.
- Replace restored elements using appropriate design, construction techniques, materials, and finishes.
- Replace, as needed, the roofing material and trim to the historically appropriate design, construction techniques, materials, and finish.
- Restore significant elements that may have been removed over time using recorded descriptions and images. Reconstruct using appropriate design, construction techniques, materials, and finishes.

# VI

## BEST PRACTICES FOR RECONSTRUCTION

### Basics of Reconstruction



# BEST PRACTICES FOR RECONSTRUCTION

## *BASICS OF RECONSTRUCTION*

### RECONSTRUCTING LOST BUILDINGS OR PARTS OF BUILDINGS

Some properties have been lost over time. In some cases, telling the story of a past event or condition may call for the reconstruction of lost buildings. The National Park Service offers guidance for the reconstruction of a historic property. These guidelines can be found at the National Park Service website <https://www.nps.gov/tps/standards/four-treatments/treatment-reconstruction.htm>. See Appendix F

A reconstruction project includes research, removal, and finally reconstruction. Research should be completed to identify the materials, features, spaces, and finishes that characterized the building during the historic period being replicated. Reconstruction of materials, finishes, and spaces should be based on historic documentation of the earlier design.

Documentation of the historic elements should be provided with the application for Certificate of Appropriateness.

Important things to consider when completing a reconstruction.

- Research and gather documents and images depicting the significant historic condition to which the property shall be restored.
- Recreate all visible building elements, including facades and interiors using appropriate design, construction techniques, materials, and finishes for original building.
- Use the roofing material, trim, and rainwater leaders that are historically appropriate in design, construction techniques, materials, and finish.
- Recreate significant elements using recorded descriptions and images. Reconstruct using appropriate design, construction techniques, materials, and finishes.
- Recreate historically significant site features including landscaping, paths, patios, and signage where appropriate.
- Provide a plaque or signage indicating the date of reconstruction.

# VII

## BEST PRACTICES FOR NEW CONSTRUCTION

**Building Types**

**Lot Configurations**

**Building Height**

**Building Elements**

**Building Materials**

# BEST PRACTICES FOR NEW CONSTRUCTION

## *BUILDING TYPES*

### NEW BUILDINGS

New buildings and new additions to existing buildings within the Historic Commercial District shall be constructed in a manner that is compatible to the existing fabric of the city but shall not create a false sense of history. New buildings shall be similar in type to the existing building types. Materials, setbacks, and facade patterns should also be compatible with the other buildings of the district.

All new buildings and new additions to existing buildings shall obtain a Certificate of Appropriateness prior to issuance of a permit for demolition or construction. New buildings and new additions should be designed in compliance with these standards. New additions should be designed and constructed in a way that their removal from the original building does not damage the character-defining features of the historic property.

### ONE-STORY COMMERCIAL

The one-story commercial properties characterize most of the buildings in the overlay district. New one-story buildings should generally maintain the prevalent three-bay layout and respect the building lines created by lot limits. These may or may not have awnings.

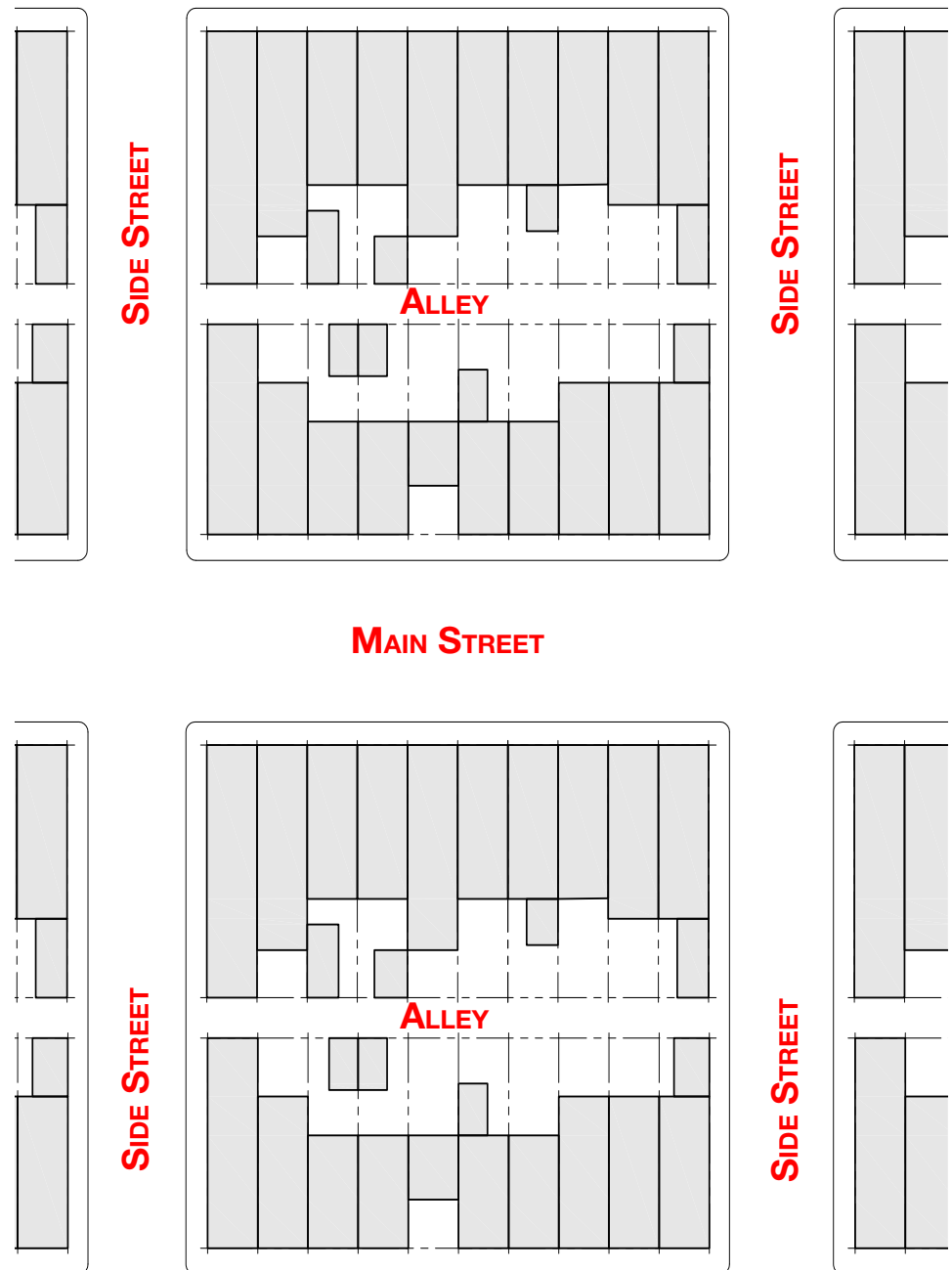
### TWO and THREE-STORY MIXED USE

New multi-story mixed use buildings are encouraged in the district. Mixed use properties should provide retail and service businesses on the first story and either residential or office spaces above. Window and door configurations, and awnings should be compatible with buildings within the district.

# BEST PRACTICES FOR NEW CONSTRUCTION

## LOT CONFIGURATIONS

Within the downtown area, buildings fill their sites in width but not necessarily in depth. Suggested lot configurations compatible with the others in the district are shown below.



# BEST PRACTICES FOR NEW CONSTRUCTION

## *BUILDING HEIGHT*

Height of new buildings and additions within the district should match those present in the district. Cornices and parapets should stop at or below the maximum building height of 50'-0".

New buildings exceeding 50'-0" in height will require variance approval by the Planning and Zoning Committee.

Building to the corners and edges of the lot is encouraged to create a continuous urban edge.



*Existing Street Profile*

# BEST PRACTICES FOR NEW CONSTRUCTION

## *BUILDING ELEMENTS: PARAPETS, DOORS, WINDOWS, AND AWNINGS*

New buildings should have parapets facing all street edges. Parapets should not exceed the maximum building height of 50' as shown previously. Parapets should be of the same material and construction type as the remainder of the facade in keeping with the character of the Historic Commercial District.

The rhythms and patterns created by windows, doors, and awnings strongly impact the character of the Historic Commercial District of Smithville. When designing and constructing new buildings and additions, these elements should be carefully considered.

Windows in new buildings should be punched windows in patterns similar to those shown in these standards rather than curtain wall windows.



*New light brick faced Cafe with Outdoor Seating.*



*Compatible New Awnings*



# BEST PRACTICES FOR NEW CONSTRUCTION

## *BUILDING MATERIAL*

In accordance with the Downtown Masonry Ordinance, new buildings and new additions to existing buildings shall be constructed using the following materials for exterior walls. Buildings shall be constructed in accordance with local, state, and federal building codes and regulations.

According to the Downtown Masonry Ordinance, Smithville, Texas:

***Exterior wall construction shall conform to the following restrictions and requirements:***

- 1. All walls facing public streets, on lots abutting such public streets, shall consist of not less than one-hundred (100) percent brick as defined [in the Downtown Masonry Ordinance,] exclusive of all doors, windows, glass and entryway treatments; all in accordance with the City's building and fire codes.***
- 2. All remaining walls and vertical surfaces exclusive of all doors, windows, glass and entryway treatments of the building shall consist of acceptable masonry materials as defined [in the Downtown Masonry Ordinance,] and in accordance with the City's building and fire codes.***

Acceptable street facade materials according to the ordinance are:

***Brick – Includes kiln fired clay or shale brick manufactured to ASTM C216 or C652, Grade SW, in colors and patterns common to historic buildings in downtown Smithville; minimum thickness of two and one quarter inches when applied as a veneer, and shall not include underfired clay or shale brick. Salvaged and cleaned historic brick may also be considered for use on a case-by-case basis if the brick is in good condition and compatible with the existing brick buildings in the area. Brick is encouraged along the alley facades as well.***

***Stone – Includes naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable all weather stone that is customarily used in exterior building construction in Central Texas; natural stone shall have a minimum thickness of two and five eighths inches when applied as a veneer.***

# BEST PRACTICES FOR NEW CONSTRUCTION

## *BUILDING MATERIAL, CONTINUED*

***Precast Concrete Panels – Includes products often associated with Tilt Up Wall Construction but only allowed if post-constructed wall areas are then covered by defined, acceptable masonry materials that can be laid up unit by unit set in mortar and meet the required percentage of coverage as defined in this ordinance.***

***Stucco, Conventional 3-Step Hard-Coat (3-Step Hard-Coat Stucco) – A material made of Portland cement, sand, and water; three coats for a 7/8" thickness applied by hand or machine to a solid base of masonry or concrete walls; coloration shall be integral to the masonry material and shall not be painted.***

Furthermore, it is recommended that within the Historic Commercial District the colors of any of the above acceptable materials, brick, stone, concrete, or stucco, be compatible with the historically-used brick colors of reds, oranges, tans, and creams, in the district. White, brown, grey, black, and pink bricks are not characteristic of the Historic Fabric and should be avoided. New brick and stone should remain unpainted. See the section on Building materials under *Historic Rehabilitations*.



# VIII

## APPENDIX

- A. Certificate of Appropriateness Application Process
- B. Certificate of Appropriateness Application Form
- C. HPDS Approval Process Diagram
- D. Relevant Historic Documents- Preservation Briefs
- E. The Secretary's Standards for Rehabilitation
- F. The Secretary's Standards for Restoration
- G. The Secretary's Standards for Reconstruction
- H. Accessibility Standards for Historic Buildings
- I. Potential Tax incentives, Grants, and other funding sources
- J. Additional Resources
- K. Glossary of Terms

## APPENDIX A

# CERTIFICATE OF APPROPRIATENESS APPLICATION PROCESS

## CITY OF SMITHVILLE, TEXAS

### What is a Certificate of Appropriateness?

A Certificate of Appropriateness (COA) is a document issued by the City of Smithville that indicates a proposed project complies with the Architectural Design Standards of the Smithville Historic Commercial District. Building Permits for projects within the boundaries of the district will not be approved without the submission of an approved COA.

### Approval Process

The Smithville Historic Preservation/Design Standards (HPDS) Advisory Committee will review each application for a Certificate of Appropriateness (COA). The HPDS Advisory Committee will review and make recommendations to the City Council. City Council will approve or deny each COA. Upon receipt of an approved Certificate, the owner may submit for a building permit (if required). If an application for COA is not approved, the owner may revise and resubmit the application to the HPDS Advisory Committee at the owner's expense sixty (60) days after denial is issued. New filing fees will be assessed with the resubmittal of any new application.

- All projects for construction, renovation, and demolition, as required by city ordinance, must obtain a permit prior to beginning work.
- Projects within the Historic Commercial District shall not receive a permit without an approved Certificate of Appropriateness.

### Applicant's Responsibilities:

Once the owner decides to undertake any building construction project within the Smithville Historic Commercial District, he/she must:

- Photograph the building and site
- Research the buildings history looking for images and descriptions of the building.
- Complete existing building plans and/or new plans
- Complete the form
- Submit application to the City Building Inspection Department for review and approval of a Certificate of Appropriateness. The Certificate of Appropriateness (COA) is pre-requisite to the issuance of a building permit for buildings within the historic commercial district.
- If request for COA is denied, Applicant may revise and resubmit the application to the HPDS Advisory Committee at the owner's expense sixty (60) calendar days after denial is issued.
- Applicant may appeal to the City Council if the request for COA is repeatedly denied by the HPDS Advisory Committee.

### The City of Smithville Procedures:

#### Building Department Review

- The Building Department reviews application to determine if the building or site is within the Historic Commercial District.
- In considering an application for a Certificate of Appropriateness, the building official and the Historic Preservation/Design Standards (HPDS) Advisory Committee shall be guided by any adopted design standards, and where applicable, by following the Secretary of the Interior's standards for the rehabilitation of historic buildings. Any adopted design standards and Secretary of the Interior's standards shall be made available to the property owners of historic landmarks and properties within an historic district.
- The Building Department shall make a determination within seven (7) calendar days of the permit application.
  - ∞ Buildings that are new and existing shall comply with the Historic Commercial District Design Standards.
  - ∞ New buildings must also comply with the Masonry Ordinance.

- During the Building Department review:
  - ∞ The building official may approve administratively an application that involves ordinary repair or maintenance, or alteration, change, restoration or removal of any exterior architectural feature of a building, structure, or sign which does not involve significant changes in the architectural or historic value, style, general design or appearance.
  - ∞ If the building official determines that the application involves an alteration, change, restoration, removal or demolition of an external architectural feature of a building or structure which involves a significant change in the architectural or historic value, style, general design or appearance, he/she shall, within seven (7) days, refer the application to the Historic Preservation/Design Standards Advisory Committee and call for a meeting of the commission to consider the application.

#### **Historic Preservation/Design Standards Advisory Committee Review and Council Approval and Appeal Process**

- A meeting of the HPDS Advisory Committee is called to be held within thirty (30) calendar days after notification of denial of administrative approval and determination for additional review.
- The HPDS Advisory Committee shall review the application at a regularly scheduled meeting within forty-five (45) days from the date the application is received, at which time an opportunity will be provided for the applicant to be heard.
- The HPDS Advisory Committee shall forward recommendations for approval, denial, or approval with modifications to the City Council, within forty-five (45) days after the review meeting, provided, both review and action may occur at the same meeting. In the event the HPDS does not act within (75) days of the receipt of the application, a permit will be deemed recommended. The Council is not bound by such recommendation(s) of the HPDS. Such notice shall be deemed complete once filed with the city secretary or by issuance of a permit showing acceptance.
- In the case of applications that do not involve demolition of an historic building or landmark, an application shall be deemed accepted if no notice of action by the building official is given within 60 calendar days after the receipt of a completed application unless the commission and the applicant mutually agree to an extended period of review.
- In the case of applications that involve demolition of an historic building or landmark, an application shall be deemed accepted if no notice of action by the building official is given within 100 days after the receipt of a completed application unless the commission and the applicant mutually agree to an extended period of review.
- All decisions of the Council shall be in writing. The Council's decision shall state its findings pertaining to the approval, denial, or modification of the application. A copy shall be sent to the applicant. Additional copies shall be filed as part of the public record on that property and dispersed to appropriate city departments, e.g., building inspection.
- Property owners shall apply for a building permit within one (1) year from the date the commission grants the Certificate of Appropriateness, provided however, that the Council, at its sole discretion, may authorize an owner to have one extension of an additional six (6) months to obtain the necessary building permit, upon demonstration of a reasonable need for such an extension. The Certificate of Appropriateness shall expire if a building permit becomes null and void prior to the issuance of a certificate of occupancy.

#### **Permit and Certificate of Appropriateness**

- All projects for construction, renovation, and demolition, as required by city ordinance, must obtain a permit prior to beginning work.
- Projects within the Historic Commercial District shall not receive a permit without an approved Certificate of Appropriateness.

#### **Appeals**

- If an administratively reviewed project is repeatedly denied, the applicant may appeal to the City Council within 60 calendar days.

## APPENDIX B

Case Number:		
Application Date		
Filing Fee	\$	

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

## CITY OF SMITHVILLE, TEXAS

**ADDRESS OF PROPERTY:****APPLICANT :**

Address:  
 City, State:  
 Zip Code:  
 E-mail Address:

Phone:

**PROPERTY OWNER :**

Address:  
 City, State:  
 Zip Code:  
 E-mail Address:

Phone:

**ARCHITECT/DESIGNER:**

Address:  
 City, State:  
 Zip Code:  
 E-mail Address:

Phone:

**CONTRACTOR/BUILDER:**

Address:  
 City, State:  
 Zip Code:  
 E-mail Address:

Phone:

**DOCUMENTATION OF  
PROPOSED WORK:**

Provide a written description of all proposed work on this form. Include photographs of all existing conditions. Most applications should include annotated photographs, architectural plans or sketches, elevations, and renderings of all proposed work at minimum 1/8"=1'-0" scale. Provide three full size and one digital/PDF format copy of all plans. Contact city staff for questions concerning required documentation.

☐  
☐  
☐

Existing Photographs  
 Architectural Plans  
 Site Plans

☐  
☐  
☐

Annotated Photos  
 Elevations or Renderings  
 Sketches

*Continued on next page...*



**Case Number:**

## APPENDIX B

Case Number:		
Application Date		
Filing Fee	\$	

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

## CITY OF SMITHVILLE, TEXAS

THIS PAGE STAFF  
USE ONLY

ACTION TAKEN:

- ☐ Approved Administratively by Building Department
- ☐ Denied Administratively by Building Department Approval
- ☐ Recommended by HPDS Advisory Committee
- ☐ Approval Recommended with Conditions by HPDS Advisory Committee:

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- ☐ Denial Recommended by HPDS Advisory Committee
- ☐ Approved by City Council
- ☐ Denied by City Council
- ☐ Approved with Conditions by City Council:

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- ☐ Tabled Pending Additional Information:

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- ☐ Reason(s) for Denial:

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MAYOR OR CITY OFFICIAL:

DATE:

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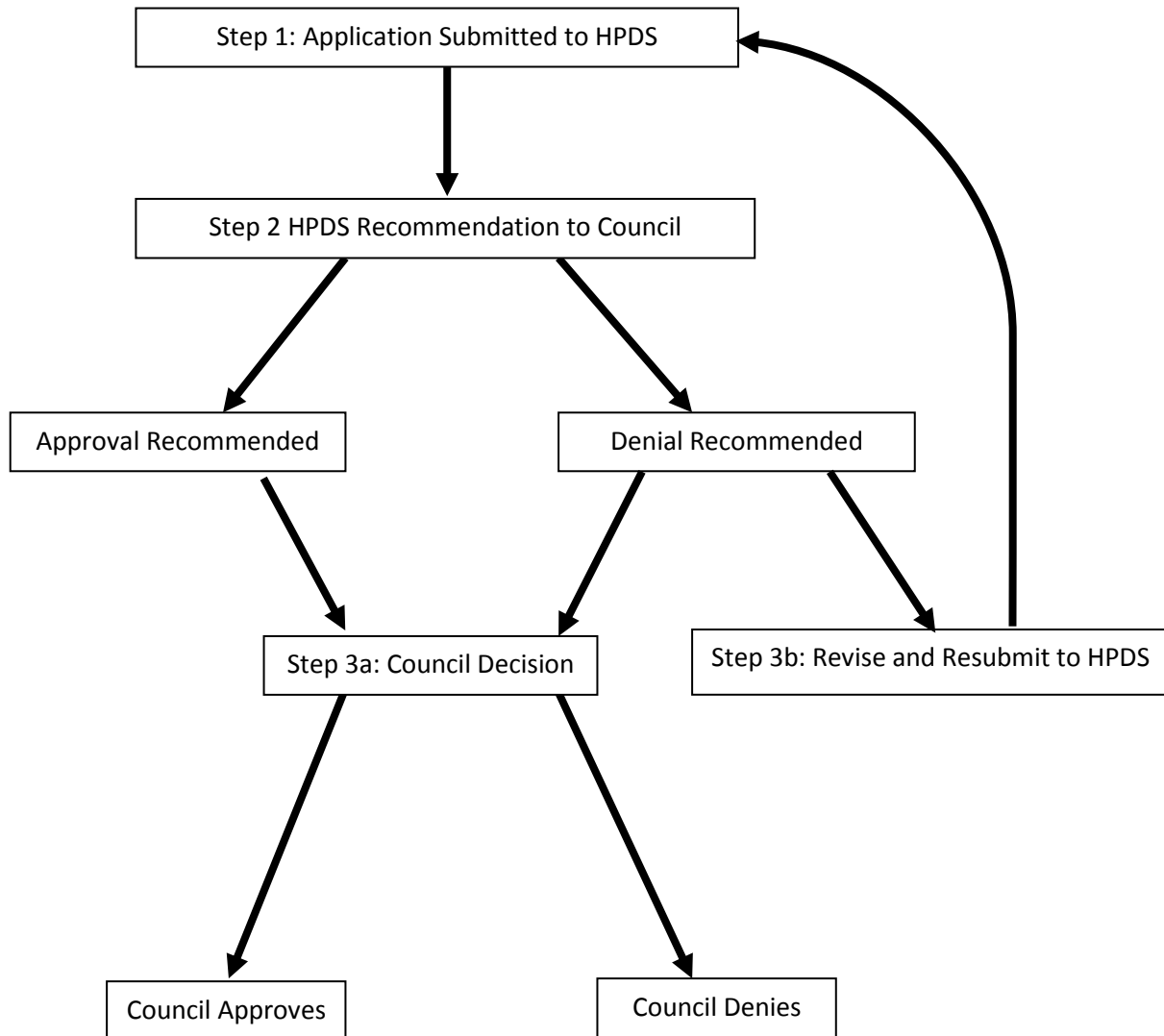


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## APPENDIX C

# HPDS APPROVAL PROCESS DIAGRAM

## CITY OF SMITHVILLE, TEXAS



## APPENDIX D

## Relevant Historic Documents: Preservation Briefs

Preservation Briefs provide recommendations on the restoration, preservation, and rehabilitation of historic building elements. The National Park Service, Technical Preservation Services maintain the database. Below is a list of each of these briefs by category, a numerically sorted list is available at

<http://www.nps.gov/tps/how-to-preserve/briefs.htm>.

### **Accessibility**

32 - Making Historic Properties Accessible

<http://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>

### **Additions**

14 - New Exterior Additions to Historic Buildings: Preservation Concerns

<http://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>

### **Aluminum**

8 - Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings

<http://www.nps.gov/tps/how-to-preserve/briefs/8-aluminum-vinyl-siding.htm>

### **Awnings**

44- The Use of Awnings on Historic Buildings: Repair, Replacement and New Design

<http://www.nps.gov/tps/how-to-preserve/briefs/44-awnings.htm>

### **Barns**

20 – The Preservation of Historic Barns

<http://www.nps.gov/tps/how-to-preserve/briefs/20-barns.htm>

### **Character**

17 - Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character

<http://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>

18 - Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements

<http://www.nps.gov/tps/how-to-preserve/briefs/18-rehabilitating-interiors.htm>

### **Cleaning**

6 - Dangers of Abrasive Cleaning to Historic Buildings

<http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>

### **Concrete**

15 - Preservation of Historic Concrete

<http://www.nps.gov/tps/how-to-preserve/briefs/15-concrete.htm>

16 - The Use of Substitute Materials on Historic Building Exteriors

<http://www.nps.gov/tps/how-to-preserve/briefs/16-substitute-materials.htm>

## APPENDIX D

## Relevant Historic Documents: Preservation Briefs, cont.

### **Energy Efficiency**

- 3 - Improving Energy Efficiency in Historic Buildings  
*<http://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm>*
- 24 - Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches  
*<http://www.nps.gov/tps/how-to-preserve/briefs/24-heat-vent-cool.htm>*

### **Exteriors**

- 47 - Maintaining the Exterior of Small and Medium Size Historic Buildings  
*<http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exterior.htm>*

### **Gas Stations**

- 46 - The Preservation and Reuse of Historic Gas Stations  
*<http://www.nps.gov/tps/how-to-preserve/briefs/46-gas-stations.htm>*

### **Glass**

- 11 - Rehabilitating Historic Storefronts  
*<http://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>*
- 12 - The Preservation of Historic Pigmented Structural Glass(Vitrolite and Carrara Glass)  
*<http://www.nps.gov/tps/how-to-preserve/briefs/12-structural-glass.htm>*
- 13 - The Repair and Thermal Upgrading of Historic Steel Windows  
*<http://www.nps.gov/tps/how-to-preserve/briefs/13-steel-windows.htm>*
- 33 - The Preservation and Repair of Historic Stained and Leaded Glass  
*<http://www.nps.gov/tps/how-to-preserve/briefs/33-stained-leaded-glass.htm>*

### **Interiors**

- 21 - Repairing Historic Flat Plaster—Walls and Ceilings  
*<http://www.nps.gov/tps/how-to-preserve/briefs/21-flat-plaster.htm>*
- 23 - Preserving Historic Ornamental Plaster  
*<http://www.nps.gov/tps/how-to-preserve/briefs/23-ornamental-plaster.htm>*
- 28 - Painting Historic Interiors  
*<http://www.nps.gov/tps/how-to-preserve/briefs/28-painting-interiors.htm>*
- 34 - Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament  
*<http://www.nps.gov/tps/how-to-preserve/briefs/34-composition-ornament.htm>*
- 37 - Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing  
*<http://www.nps.gov/tps/how-to-preserve/briefs/37-lead-paint-hazards.htm>*
- 40 - Preserving Historic Ceramic Tile Floors  
*<http://www.nps.gov/tps/how-to-preserve/briefs/40-ceramic-tile-floors.htm>*

### **Investigations and Reports**

- 35 - Understanding Old Buildings: The Process of Architectural Investigation  
*<http://www.nps.gov/tps/how-to-preserve/briefs/35-architectural-investigation.htm>*
- 43 - The Preparation and Use of Historic Structure Reports  
*<http://www.nps.gov/tps/how-to-preserve/briefs/43-historic-structure-reports.htm>*

## APPENDIX D

## Relevant Historic Documents: Preservation Briefs, cont.

### **Landscapes**

- 36 - Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes  
<http://www.nps.gov/tps/how-to-preserve/briefs/36-cultural-landscapes.htm>

### **Masonry and Stucco**

- 1 - Cleaning and Water-Repellent Treatments for Historic Masonry Buildings  
<http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>
- 2 - Repointing Mortar Joints in Historic Masonry Buildings  
<http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>
- 22 - The Preservation and Repair of Historic Stucco  
<http://www.nps.gov/tps/how-to-preserve/briefs/22-stucco.htm>
- 38 - Removing Graffiti from Historic Masonry  
<http://www.nps.gov/tps/how-to-preserve/briefs/38-remove-graffiti.htm>
- 42 - The Maintenance, Repair and Replacement of Historic Cast Stone  
<http://www.nps.gov/tps/how-to-preserve/briefs/42-cast-stone.htm>

### **Metals**

- 27 - The Maintenance and Repair of Architectural Cast Iron  
<http://www.nps.gov/tps/how-to-preserve/briefs/27-cast-iron.htm>

### **Moisture**

- 39 - Holding the Line: Controlling Unwanted Moisture in Historic Buildings  
<http://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm>

### **Mothballing**

- 31 - Mothballing Historic Buildings  
<http://www.nps.gov/tps/how-to-preserve/briefs/31-mothballing.htm>

### **Roofing**

- 4 - Roofing for Historic Buildings  
<http://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>
- 19 - The Repair and Replacement of Historic Wooden Shingle Roofs  
<http://www.nps.gov/tps/how-to-preserve/briefs/19-wooden-shingle-roofs.htm>
- 29 - The Repair, Replacement, and Maintenance of Historic Slate Roofs  
<http://www.nps.gov/tps/how-to-preserve/briefs/29-slate-roofs.htm>
- 30 - The Preservation and Repair of Historic Clay Tile Roofs  
<http://www.nps.gov/tps/how-to-preserve/briefs/30-clay-tile-roofs.htm>

### **Seismic Retrofit**

- 41 - The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront  
<http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm>



## APPENDIX D

### Relevant Historic Documents: Preservation Briefs, cont.

#### **Signs**

##### **25 - The Preservation of Historic Signs**

<http://www.nps.gov/tps/how-to-preserve/briefs/25-signs.htm>

#### **Terra Cotta**

##### **7 - The Preservation of Historic Glazed Architectural Terra-Cotta**

<http://www.nps.gov/tps/how-to-preserve/briefs/7-terra-cotta.htm>

#### **Wood**

##### **9 - The Repair of Historic Wooden Windows**

<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

##### **10 - Exterior Paint Problems on Historic Woodwork**

<http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

##### **26 - The Preservation and Repair of Historic Log Buildings**

<http://www.nps.gov/tps/how-to-preserve/briefs/26-log-buildings.htm>

##### **45 - Preserving Historic Wooden Porches**

<http://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>

## APPENDIX E

## The Secretary's Standards for Rehabilitation

The Standards (Department of Interior Regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, (the Smithville Historic Commercial District Design Standards apply to the building exterior and interior elements that can be seen from the exterior) related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

*The above is quoted from the National Park Service Website. Find these at:  
<http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>*

## The Secretary's Standards for Restoration

The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific restoration projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. 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.
3. 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.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated 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.
7. 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.
8. 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.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

*The above is quoted from the National Park Service Website. Find these at:  
<https://www.nps.gov/tps/standards/four-treatments/treatment-restoration.htm>*

## The Secretary's Standards for Reconstruction

The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to reconstruction projects.

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. 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.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

*The above is quoted from the National Park Service Website. Find these at:  
<https://www.nps.gov/tps/standards/four-treatments/treatment-reconstruction.htm>.*

## APPENDIX H

## Accessibility Standards for Historic Buildings

*For additional information on historic properties and accessibility please see the following documents.*

**Providing Access to Historic Properties: The Americans with Disabilities Act. The Texas Historical Commission.**  
<http://www.thc.state.tx.us/preserve/buildings-and-property/providing-access-historic-properties>

**Preservation Brief 32 - Making Historic Properties Accessible**  
<http://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>

**The Texas Accessibility Standards, 2012. Texas Department of Licensing and Regulation**  
<https://www.tdlr.texas.gov/>

Historic properties, including those listed on the National Register of Historic Places as State Historic Landmarks, or otherwise designated historic landmarks, are required to comply with the Texas Accessibility Standards (TAS), which is based upon the Americans with the Disabilities Act Accessibility Guidelines (ADAAG), and with the 2012 International Building Code.

### Future Renovation, Modifications, or Alterations:

Under TAS, if alterations are made to an existing facility, any alterations or new construction must fully comply. Projects with construction costs less than \$50,000 are not required to be reviewed by TDLR, however, compliance with TAS is still required.

TAS 4.1.6(1)(a) No alteration shall be undertaken which decreases or has the effect of decreasing accessibility or usability of a building or facility below the requirements for new construction at the time of alteration.

### Historic Significance

TAS makes provisions for historic preservation projects in Section 4.1.7:

#### (1) Applicability:

- (a) General Rule. Alterations to a qualified historic building or facility shall comply with 4.1.6 Accessible Buildings: Alterations, the applicable technical specifications of 4.2 through 4.35 and the applicable special application sections 5 through 10 unless it is determined in accordance with the procedures in 4.1.7(2) that compliance with the requirements for accessible routes (exterior and interior), ramps, entrances, or toilets would threaten or destroy the historic significance of the building or facility in which case the minimum requirements in 4.1.7(3) may be used for the feature.
- (b) Definition. A qualified historic building or facility is a building or facility that is:
  - (i) Listed in or eligible for listing in the National Register of Historic Places; or
  - (ii) Designated as a Recorded Texas Historic Landmark or State Archeological Landmark.

As indicated in the TAS requirements, there is some latitude afforded to compliance with these standards due to the age and historic significance of this structure. Alterations to historic properties must comply to these standards to the maximum extent feasible. Under those provisions, alterations should be done in full compliance with alteration standards for other types of buildings. However, if following the usual standards would threaten or destroy the historic significance of a feature of the building, alternative standards may be utilized which meets the intent of the code. The decision to use alternative standards must be made in consultation with the appropriate advisory board designated in ADAAG. While accessibility components are grouped according to priority, ADA compliance in general should be considered a top priority. An Application for Variance documenting historical significance would be the procedure to provide a request for use of the minimum requirements as called out in TAS 4.1.7(3).

## APPENDIX I

## Potential Grants, Tax Credits & Other Available Funding Sources

A variety of funding sources are available for eligible historic structures and heritage education projects. It is recommended to explore grants, tax credits and fundraising as potential opportunities.

On a state level, the Texas Preservation Trust Fund (TPTF) grant program is awarded through the Texas Historical Commission (THC) annually. These one-to-one match grants are paid as a reimbursement of eligible expenses incurred during the project. On a federal level, the National Trust for Historic Preservation reviews grant applications three times per year for smaller grants ranging from \$2,500 to \$5,000 through the National Trust Preservation Funds (NTPF). Over 196 projects were awarded NTPF grants in 2014.

The Texas Historic Preservation Tax Credit Program is available for buildings listed on the National Register of Historic Places, State Antiquities landmarks, and Recorded Texas Historic Landmarks. The state program is available to commercial properties and to the properties of non-profits. The Texas Historic Preservation tax credit program offers credits worth 25% of eligible rehabilitation costs.

The Federal Historic Preservation Tax Incentive Program is available for the rehabilitation of historic buildings for commercial and profit business. The federal program offers a 10% credit to renovations to buildings built before 1936 regardless of their designation as a historic landmark. The Federal 20% program is available for the rehabilitation of properties that are eligible for listing on the National Register of Historic Places. Specific guidelines apply to these programs and each follows a prescribed format. Potential applicants should contact the THC for more information and visit the National Park Service's website.

Local preservation groups and historical societies can be excellent resources for gaining visibility and aiding in fundraising efforts for projects.

## Resources

<i>Texas Historical Commission</i>	<a href="http://www.thc.state.tx.us">http://www.thc.state.tx.us</a>
<i>Tax Credit Program</i>	<a href="http://www.thc.state.tx.us/preserve/projects-and-programs/preservation-tax-incentives/texas-historic-preservation-tax-credit">http://www.thc.state.tx.us/preserve/projects-and-programs/preservation-tax-incentives/texas-historic-preservation-tax-credit</a>
<i>Federal Tax Incentives for preservation of Historic Properties</i>	<a href="https://www.nps.gov/tps/tax-incentives.htm">https://www.nps.gov/tps/tax-incentives.htm</a>
<i>Texas Preservation Trust Fund</i>	<a href="http://www.thc.state.tx.us/preserve/projects-and-programs/texas-preservation-trust-fund">http://www.thc.state.tx.us/preserve/projects-and-programs/texas-preservation-trust-fund</a>
<i>National Trust Preservation Funds</i>	<a href="http://www.preservationnation.org/resources/find-funding/preservation-funds-guidelines-eligibility.html">http://www.preservationnation.org/resources/find-funding/preservation-funds-guidelines-eligibility.html</a>
<i>Texas Grants</i>	<a href="http://texas.grantwatch.com/">http://texas.grantwatch.com/</a>



## APPENDIX J

### Additional Resources

Several Other Documents may be of assistance when working with historic properties. The following list includes several of these sources.

#### General Services Administration

##### GSA Technical Preservation Guidelines

<http://www.gsa.gov/portal/content/101402>

##### GSA Historic Preservation Library

<http://www.gsa.gov/portal/content/104183>

#### Cleaning Metals:

##### National Park Service Conserv-O-Gram: Caring for Outdoor Bronze Plaques, Part I

<http://www.nps.gov/museum/publications/conserveogram/10-04.pdf>

##### National Park Service Conserv-O-Gram: Caring for Outdoor Bronze Plaques, Part 2

<http://www.nps.gov/museum/publications/conserveogram/10-05.pdf>

## APPENDIX K

## Glossary of Terms

- ABSORPTION:** the amount of water a brick will soak up. The percentage of absorption for a piece of brick is measured by subtracting its dry weight from its wet weight, dividing the difference by the dry weight.
- ANCHOR:** a metal clamp fastened to the outside of a wall, or between two materials, and used to tie elements together.
- APRON:** a piece of interior trim found below the stool of a window. Also used to describe paneling found on the exterior of a building.
- ASTRAGAL:** a bead, which is usually half round, with a fillet on one or both sides. Term is often used to describe the classical molding consisting of a small convex molding decorated with a string of beads or bead-and-reel shapes. Also, a member, or combination of members, fixed to one of a pair of doors or casement windows to cover the joint between the meeting stiles and to close the clearance gap.
- AWNING WINDOW:** type of window in which the sash projects outward, hinged on top.
- BALUSTER:** one of a number of short vertical members, often circular in section, used to support a stair handrail or coping.
- BALUSTRADE:** a series of short pillars or other uprights connected on top by coping or a handrail and usually on the bottom by a bottom rail; found on staircases, balconies, and porches.
- BASE:** the lowest portion of a column or other architectural structure.
- BASEMENT WINDOW:** window with wood or metal in-swinging sash hinged at either the top or bottom.
- BEADED BOARD:** a tongue-and-groove wood finish material consisting of usually 4" or 6" boards with a milled bead along the centerline and along the edge adjoining the tongue. Commonly used for porch ceilings and for wainscots in mid-19th to early 20th century housing.
- BEARING WALL:** a wall that supports more than its own weight, such as a roof or floor.
- BELT COURSE:** a horizontal board across or around a building; usually a flat wood member with a molding beneath.
- BLISTERING:** a condition, usually found on sandstone and sometimes on granite, which involves swelling accompanied by the rupturing of a thin uniform skin both across and parallel to the bedding plane; often leads to greater surface peeling (exfoliation, delamination or spalling).
- BOND:** the systematic lapping pattern of brick masonry construction; or the adhesion between items, such as that between plaster and masonry.
- BOX GUTTER (ALSO K-TYPE OR OGEE GUTTER):** at the eaves of a building, a metal trough with a nearly square or rectangular cross-section to catch rainwater and carry it off. May be suspended from the cornice, incorporated into the cornice, or inlaid in the roof surface near the bottom edge.
- BOX-HEAD WINDOW:** a window made so that the sash can slide vertically into the wall space above the head.
- BRACKET:** any overhanging member projecting from a wall or column serving to support any overlying member.
- CANTILEVER:** a projecting bracket used for carrying the cornice or the extended eaves of a building. Also, a structural member which projects beyond its supporting wall or column.
- CAPITAL:** the upper decorated portion of a pilaster or column which is supporting an entablature.
- CASING:** finished visible framework around a window or door.
- CAST IRON:** Iron with too high a carbon content to be classified as steel.
- CAST STONE:** precast concrete components made with a high degree of quality and precision; also called "artificial stone."
- CAULKING:** the weather-resistant sealing of a joint by filling the void or crack with a permanently elastic material.
- CHAMFER:** a bevel or cant, such as a small splay at the external angle of a masonry

## Glossary of Terms, continued

- wall. Also, an oblique surface produced by beveling an edge or corner.
- CLADDING:** a material used as the exterior wall enclosure of a building.
- COLUMN:** a circular upright member; usually slightly tapering. Designed to carry an entablature or other load, but is also used ornamentally in isolation.
- CONSERVATION:** the careful preservation and protection of a natural or cultural resource through planned management to prevent exploitation, destruction or neglect.
- CONSOLIDATION:** a process carried out in an effort to strengthen masonry, particularly natural stone and concrete. The process generally involves the application of inorganic substance or the injection of some type of chemically-curable monomer or clear silicone polymer. Silicon surface coatings, wax or other water-repellent coatings are also often tried as consolidants.
- CONTRIBUTING:** A building, structure, object, or landscape that contributes to the significant historic district, property, or landscape.
- COPING:** a covering on top of a wall, usually of metal or masonry.
- CORBEL:** a stepped configuration as in masonry, formed by the projection of successive horizontal courses.
- CORNERSTONE:** a stone which is located near the base of a corner in a building and displays information recording the dedicatory ceremonies, and in some instances containing or capping a vault in which contemporary memorabilia are preserved; a foundation stone.
- CORNICE:** a decorative element projecting from a wall, forming a horizontal division which crowns an architectural composition.
- CORROSION:** the surface deterioration of metal created by the chemical reaction of the metal with moisture, oxygen, or a chemical substance.
- COUPLED WINDOW** (also double window): two windows separated by a mullion.
- COURSE:** a horizontal band of masonry.
- CRENELLATION:** a parapet with alternating solid parts and openings, especially used in medieval European architecture along the top of a fortified wall through which arrows or other weapons can be shot.
- CRESTING:** the ornamental work forming the top of a wall or screen, or the decorative railing which runs along the ridge of a roof; oftentimes perforated as well as decorated.
- CRICKET:** a small false roof or a canted part of a roof to throw off water from behind an obstacle such as a chimney.
- CROWN MOLDING:** a continuous decorative band located on the extreme top edge of an exterior wall or in the area of transition between wall and ceiling.
- CUPOLA:** a dome-shaped roof on a circular base, often set on the ridge of a roof.
- DENTILS:** small square blocks located on cornices, moldings and other features; usually found in series.
- DEMOLITION BY NEGLECT:** The destruction of a building or structure through abandonment or lack of maintenance.
- DOOR FRAME:** structure, surrounding door opening, to which the door is hinged.
- DOOR SILL:** the lower horizontal member of a door frame.
- DOUBLE GLAZED WINDOW:** a window with two layers of glass, often with an air space between the panes, primarily for insulating purposes.
- DOUBLE-HUNG WINDOW:** windows in which both the upper and lower sash operate vertically.
- DOWNSPOUT:** a pipe carrying water from the gutters to the ground or the sewer connection.
- DRIP CAP:** projecting horizontal molding located above doors, windows, and archways which causes water to drip beyond the outside of the frame.
- DUTCHMAN REPAIR:** process which involves replacing a small area of damaged stone or wood with a new unit consisting of the same or a matching material.

## APPENDIX K

Glossary of  
Terms, continued

- The replacement can be wedged in place or secured with an adhesive.
- EAVE:** the portion of roof projecting beyond the walls.
- ENGAGED COLUMN:** a column that is in direct contact with a wall, but has at least half of its diameter projecting beyond the surface of that wall.
- EPOXY PATCH:** an epoxy based compound applied in paste or putty form to repair, extend, or fill structural and decorative wood. Liquid forms may also be applied to strengthen or harden deteriorated wood.”
- FACADE:** an exterior face or elevation of a building.
- FANLIGHT WINDOW:** a semicircular window over a door or window with bars that spread out from the center.
- FASCIA:** any flat horizontal member or molding with little projection, as the bands into which the architraves of Ionic and Corinthian entablatures are divided. Also any narrow vertical surface which is projected or cantilevered or supported on any element other than a wall below.
- FENESTRATION:** the arrangement of windows and other openings on the exterior of a building.
- FINIAL:** a formal ornament which caps a canopy, gable, pinnacle, or other architectural feature.
- FIXED WINDOW:** a window in which the sash does not open or operate.
- FLASHING:** sheet-metal weather protection placed over a joint between different building materials, or between parts of a building, in such a manner that water is prevented from entering the joint.
- FLAT ARCH:** an arch with a flat intrados.
- FLAT SEAM METAL ROOF:** a roof composed of sheet metal roofing with seams that are formed flat against the surface of the roof.
- FOOTING:** the part of a foundation that is widened in order to spread the load from the building across a broader area of soil.
- GABLE:** the triangular segment of an exterior wall on a building that has a ridged roof.
- GLAZED DOOR:** a door with glass comprising all or almost all of its surface.
- GLAZED PANEL DOOR:** a door made up of vertical and horizontal wood members or rails with sunken panels and a window.
- GLAZED SHEATHED/FLUSH DOOR:** a flat door, usually comprised of a thin-ply surface over internal structural members, with a window; can have solid or hollow core type.
- GLAZING:** glass and its installation.
- HIP:** the angle formed at the junction of two sloping roof surfaces.
- HIP ROOF (hipped roof):** a roof consisting of four pitched surfaces.
- HISTORIC ARCHITECT:** an architect meeting the Secretary of the Interior’s minimum professional qualifications in architecture including a professional degree in architecture or a state license to practice architecture and at least one year study in architectural preservation, American architectural history, preservation planning, or closely related field; or at least one year of full-time professional experience on historic preservation projects.
- INTEGRITY:** the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic or prehistoric period.
- ITALIANATE:** an architectural style characterized by multiple stories; low-pitched roof with widely overhanging eaves with decorative brackets beneath; tall, narrow windows, often curved or arched above; windows frequently with elaborate crowns, usually of inverted U shape. Buildings of this style are often topped with a square cupola or tower.
- JOIST:** one of a series of parallel timber beams which are used to support floor and ceiling loads and which are also supported by larger beams, girders, or bearing walls; the widest dimension is vertically oriented. ”

## Glossary of Terms, continued

- KEYSTONE:** stone with a wedge shape located at the center of an arch.
- LIMESTONE:** a sedimentary rock consisting of calcium carbonate, magnesium carbonate, or both.
- LINTEL:** a horizontal structural member, usually made of wood, stone, or steel, that supports a load over an opening. This can be exposed or obscured by wall covering.
- LOUVER:** small lantern or other opening used for ventilating attics or other spaces; often has wood slats.
- MASONRY:** historically, stone or fired-clay units usually bonded with mortar; in modern terms, items such as concrete blocks are also called masonry.
- MOLDING:** a continuous decorative band used on the interior or exterior of a building as an ornamental device or to obscure the joint formed when two surfaces meet.
- MULLION:** vertical member dividing a window or other opening into two or more lights.
- MUNTIN:** a secondary framing member which secures panes within a windows, glazed door, or window wall. Also an intermediate vertical member dividing panels of a door.
- NATIONAL REGISTER OF HISTORIC PLACES:** the official list of the Nation's cultural resources which have been determined to be worthy of preservation. Properties listed include districts, sites, buildings, structures and objects that are significant in American history, architecture, archeology, engineering, and culture.
- NON-CONTRIBUTING:** A building, structure, object, or landscape that detracts from or does not contribute to the significant historic district, property, or landscape.
- OGEE ARCH:** a pointed arch composed of reversed curves, the lower concave and the upper convex.
- PANEL DOOR:** a door made up of vertical and horizontal wood members or rails with sunken panels.
- PANEL WINDOW:** a form of picture window consisting of several sash or fixed glazes separated by crossbars, mullions, or both.
- PARTING STRIP:** a vertical strip of wood separating the sashes of a window.
- PIER:** an isolated column of masonry or concrete, generally having a low ratio of height to width.
- PILLARS:** upright members used to support superstructures.
- PLINTH:** a square or rectangular base for column, pilaster, or door framing; a solid monumental base to support a statue or memorial; or a recognizable base of an external wall. Also in reference to the base courses of a building collectively, if so treated as to give the appearance of a platform.
- POINTING:** forming and tooling of joints after the masonry units have been laid for the purpose of protecting against weather and improving appearance.
- PORTLAND CEMENT:** a type of cement which forms a very hard, dense mortar with low porosity.
- PRESERVATION:** the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic **building materials**.
- PRIMER:** first coat of paint applied on a bare material.
- RECONSTRUCTION:** the act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time.
- RECORDED TEXAS HISTORIC LANDMARK (RTHL):** resources designated by the Texas Historical Commission under Texas Government Code, Chapter 442,

## Glossary of Terms, continued

as worthy of preservation for their architectural integrity and historical associations. The highest honor the state can bestow on historic structures in Texas.

**REHABILITATION:** the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

**REPOINTING:** the filling and tooling of open joints between bricks.

**RESTORATION:** the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

**RETAINING WALL:** a freestanding or laterally braced wall that bears against an earth or other fill surface and resists lateral and other forces from the material in contact with the side of the wall.

**RIDGE:** the horizontal line created by the junction of the upper edges of two sloping roof surfaces.

**RIDGECAP:** a covering of metal, wood, shingle, or any similar material which is used to cover the ridge of a roof.

**RISING DAMP:** ground water that travels upward through a masonry wall by natural capillary action. Often indicated on the wall by an actual "tide line".

**ROUND-HEAD WINDOW:** a window with a rounded or arched top member.

**RUBBLE MASONRY:** stone masonry built with rough stones of irregular shapes and sizes.

**SASH:** the framework into which the panes of a window are set.

**SCORE:** the formation of a notch or groove in a smooth surface to create a pattern or line as in ashlar masonry.

**SOFT-BURNT BRICK** (soft brick): brick fired at low temperatures, producing units of low compressive strength and high absorption.

**SPALLS** (spalling): sheets of masonry separated from the surface by the action of water inside the masonry. Water soaking into the masonry causes spalling when temperatures change, thus forcing the surface to expand and pop off in pieces.

**SPLASH BLOCK:** a concrete or plastic precast block which diverts water at the bottom of a downspout.

**STABILIZATION:** the act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

**STANDING SEAM METAL ROOF:** a sheet metal roof with seams that project at right angles to the plane of the roof.

**STATE ARCHEOLOGICAL LANDMARK (SAL):** designation made by a vote of the Texas Historical Commission (THC) in order to protect an archeological site or historic structure under the Texas Antiquities Code. Designation places the resource in a statewide inventory of significant sites which allows long range protection planning for the cultural heritage of Texas. It also provides that a designated resource cannot be removed, altered, destroyed, salvaged, or excavated without a permit from the THC.

**STILE:** one of the vertical structural members of a frame, such as the outer edge of a door or a window sash.

**STRIKING:** the finishing of a joint with any of a variety of tools.

**TOOLING:** forming a masonry joint to a particular shape.

**TRANSOM:** a window unit above a door.



## APPENDIX K

### Glossary of Terms, continued

**TREFOIL:** a decorative motif having three lobes, like a clover leaf.

**TRIGLYPHS:** the three vertical bands which alternate with the metopes on a Doric frieze or its derivatives.

**TRIM:** edging or framing of openings and other features on a facade or indoors. Often of a different color and material than that of the adjacent wall surface.

**VENEER:** a decorative layer of brick, wood, or other material which provides a cover for inferior structural material and gives an improved appearance at a low cost.

**WATERPROOFING:** the act or process of making something impervious to water.

**WEATHER STRIPPING:** piece of metal, wood or other material installed around a door or window opening to protect against air infiltration and moisture penetration.

**WINDOW:** an opening in a wall, primarily to provide light or ventilation. See also Awning Window, Austral Window, Bay Window, Bow Window, Box-Head Window, Bull's Eye Window, Combination Window, Cameo Window, Casement Window, Chicago Window, Clerestory Window, Coupled Window, Continuous Window, Double Glazed Window, Double-hung Window, False Window, Fixed Window, French Window, Fanlight Window, Gable Sash Window, Hopper Window, Industrial Window, Jalousie Window, Lattice Window, Oriel Window, Palladian Window, Panel Window, Projected Window, Pivoted Window, Round-head Window, Ribbon Window, Single-hung Window, Sliding Window, Stacked Window Unit, Triple Window, Triple Glazed Window, Triple-hung Window, Transom.

**WINDOW FRAME:** frame set in wall to receive and hold a window and its hardware.

**WINDOW SILL:** lower, usually projecting, lip of a window frame.