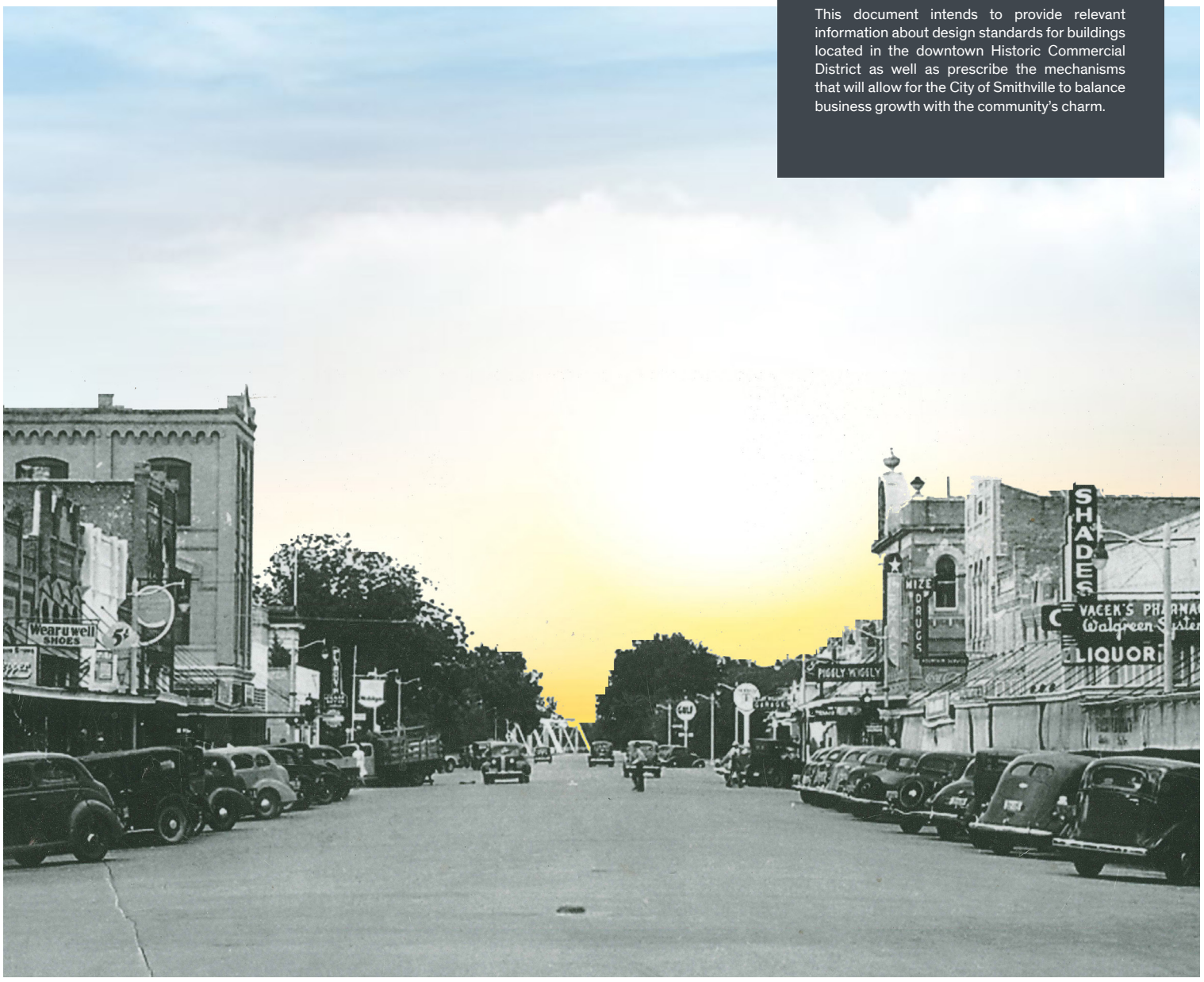
Architexas

# Smithville Historic Commercial District Architectural Design Standards

Smithville, Texas
Bastrop County
October 29, 2019
AT No. 1537

This document intends to provide relevant information about design standards for buildings located in the downtown Historic Commercial District as well as prescribe the mechanisms that will allow for the City of Smithville to balance business growth with the community's charm.



# Acknowledgements

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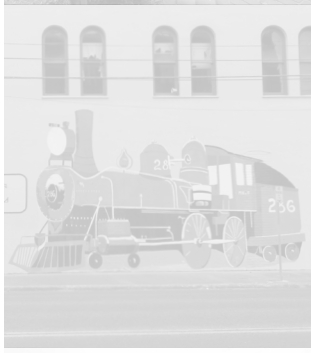




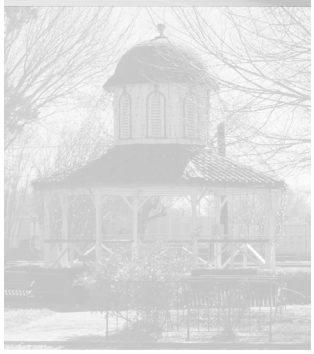

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# Section One: Introduction

**Architectural Design Standards in Smithville, TX**

**Goals and Boundaries**

The City of Smithville has developed these guidelines for the rehabilitation, redevelopment, maintenance, and preservation of its existing historic structures, and providing design standards for the development of new construction projects within the Smithville Historic Commercial District.

The area known as “the Smithville Historic Commercial District” (hearafter, “the District”) is generally bounded on the south by N. First Street, on the east by Olive Street, on the north by Fourth Street, and on the west by Ramona Street as defined and amended by the Smithville City Council (Figure 1.1).

The goals of the standards are 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 its citizens expect.

**Architectural Design Standards**

This document includes definitions, written standards and descriptions, and illustrations for the preservation, rehabilitation, reconstruction, new construction, and maintenance of the exteriors of buildings within the Smithville Historic Commericial District.

**Using the Architectural Design Standards**

Property owners, potential property owners, developers, architects, contractors, engineers, tenants, and others should review and familiarize themselves with these standards when considering work within the District. Properties on the National Register of Historic Places, Recorded Texas Historic Landmarks (RTHL) and Texas State Antiquities Landmarks (SAL) may require additional approvals. Refer to Section Three of this report for a list of project types that may require a Certificate of Appropriateness.

Projects within the District are subject to Certificate of Appropriateness (COA) approval prior to the issuance of a Building Permit to legally commence work. The application form can be found on the City’s website (https://www.ci.smithville.tx.us/) or may be obtained at city hall at 317 Main Street. Property owners are responsible for ensuring their project complies with the design standards set forth in this document and should consult with city/staff and or licensed professionals for additional guidance as appropriate.

Section Two of this document gives recomendations for projects regarding preservation, rehabilitation, restoration, reconstruction, and new construction. These terms are defined by the Secretary of the Interior’s Standards for the Treatment of Historic Properties:

*Preservation* - the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property.

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

*Restoration* - the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

*Reconstruction* - the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

*New Construction* - site preparation for, and construction of, entirely new structures and/or significant additions to existing structures whether or not the site was previously occupied. New buildings and additions to existing buildings within the 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.

# Section One: Introduction

**Smithville Historic Commercial District Boundaries**

The City seeks to guide the future development of the downtown area towards the preservation of the historic character of the city. The Masonry and Historic Commercial District boundaries serve to further that goal. All buildings located within the District should refer to these design guidelines for new construction or modifications to existing buildings.

The blue boundary in Figure 1.1 shows the Smithville Historic Commercial District as listed on the National Register of Historic Places in 1982, which may be updated or altered in the future. It includes buildings that are individually listed on the National Register, as well as contributing and non-contributing structures in the District.

Buildings within the yellow boundary are subject to the City's Masonry Ordinance. The Masonry Ordinance requires all walls facing public streets to be 100% brick. The ordinance applies to the repair, addition, or alteration of existing builings as well as new buildings. The ordinance should be reviewed in its entirety prior to commencing any designs or work within the boundaries established by the ordinance.

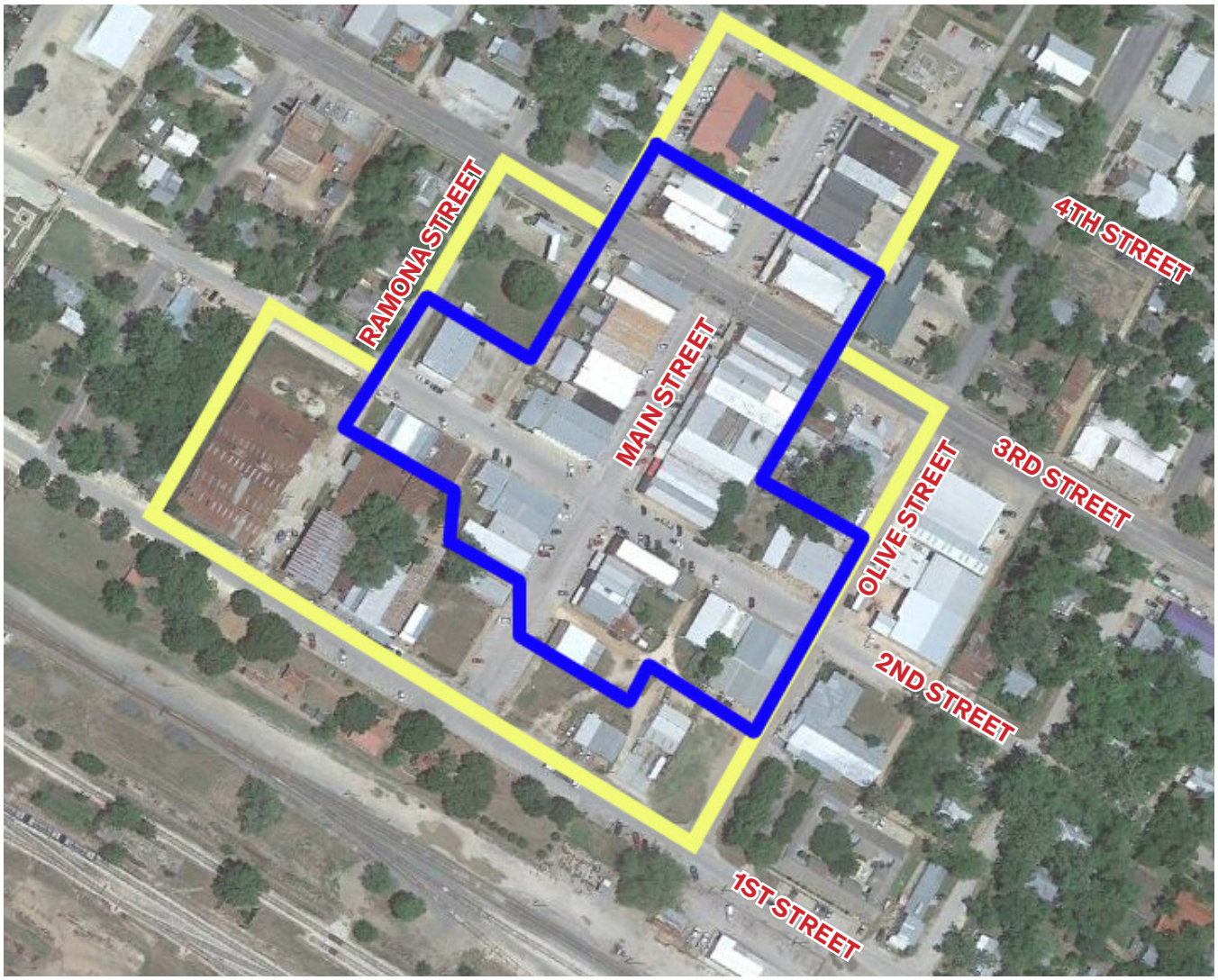



*Figure 1.1: Downtown Smithville Map*

# Section One: Introduction


*Figure 1.2: Colorado River Bridge*

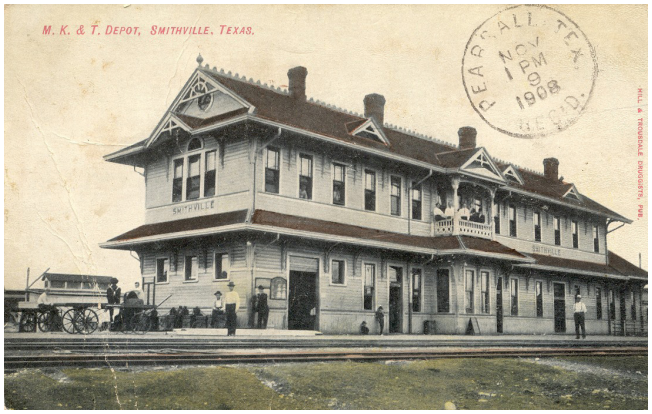



*Figure 1.3: The second MKT Depot, circa 1906*


*Figure 1.4: Smithville Main Street*

**History of Smithville**

The City 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 banks of the Colorado River just a few miles from the current downtown. Numerous families helped create this settlement including the Smiths, the Burlesons, and the Gazleys.

In 1886, Murray Burleson learned that the railroad would be located in this area. With that knowledge, he bought 300 acres of land 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 and not long afterwards, the Buescher Brothers brought electricity to the downtown area.

From the 1890s to the 1930s, the commercial 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 sustained hardware stores, mercantile stores, a grocery, doctors, dentists, a pharmacy, a tailor, and other businesses that supported the railroad and the growing population.

*Figure 1.5: Old city hall cupola at Railroad Park*

*Figure 1.6: Smithville's Festival of Lights with "Smitty" the gingerbread cookie*

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 the first 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 building was retained and placed atop the Gazebo at Railroad Park, which can be seen at the end of Main Street. Although passenger railroad 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 approximately 4,000 people. Smithville's largest employers include the Smithville Independent School District, MD Anderson Science Park, Seton Smithville Regional Hospital, Towers Nursing Home, the City of Smithville, and Union Pacific. Many other smaller businesses provide the usual and eclectic shopping experiences, from the grocery store to the art galleries, and many goods and services in between.

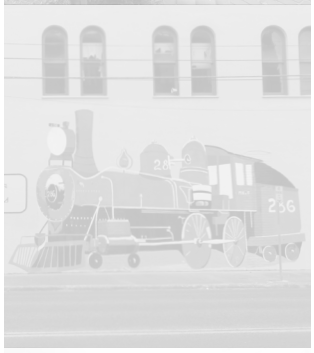
Arts and Culture thrive in the Downtown district through the theater, art galleries, public art, and local eateries. Smithville hosts a great number of events and festivals, including the Festival of Lights, the Airing of the Quilts, Jamboree and many more, which bring residents and tourists into the downtown area for entertainment and a great variety of activities for all ages.

# Section One: Introduction

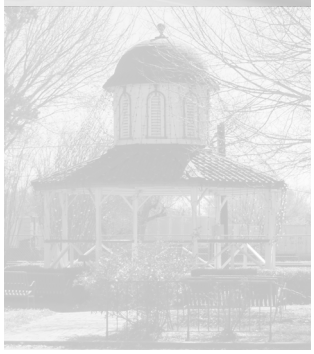
## Chronology of Significant Historic Events

| | |
|---|---|
| **1827** | Dr. Thomas Jefferson Gazley settled near what would later become Independence Park in Smithville. |
| **1831** | General Murray Burleson settled in Bastrop County. |
| **1850** | William Smith and his family moved to the area that would later become Smithville. |
| **1874** | Franklin Smith, one of William's eight sons, bought land from his brothers and joined Murray Burleson in a business venture to open a store. |
| **1886** | Murray Burleson bought 300 acres of land away from the river to settle a new town along the anticipated new railroad (the town was not yet incorporated). |
| **1887** | The TB&H (Taylor Bastrop & Houston) railroad arrived along the edge of town. Yerger Hill and Son opened a hardware store and B. J. Gresham opened a mercantile store in the new downtown area. |
| **1893** | The MKT (Missouri-Kansas-Texas) railroad took over the TB&H and connected Smithville with Houston. |
| **1895** | The Town of Smithville was incorporated and Smithville Independent School District was established. |
| **1897** | Electricity was first installed in the Downtown Business District. |
| **1898** | Brick buildings began to replace the original frame-constructed businesses in the Downtown Main Street area. |
| **1907** | The third and last grand MKT depot was constructed. |
| **1910** | City of Smithville reached a population of 3,167 people. |
| **1916** | The first City Hall was built. |
| **1957** | Passenger Rail service was discontinued. |
| **1962** | Smithville adopted a new city motto - "The Heart of the Megapolis" (which was later modernized to "Megalopolis"). |
| **1967** | The MKT train depot burned and was not rebuilt. |
| **1982** | The City of Smithville's Downtown Commercial District was listed on the National Register of Historic Places. |
| **1990** | The Gazebo was built at Railroad park with the Old City Hall cupola above. |
| **1998** | "*Hope Floats*", starring Sandra Bullock and Harry Connick Jr., was filmed in Smithville. |
| **2006** | Smithville baked a gingerbread man (later named "Smitty") that broke the record for the world's largest cookie as registered with the Guinness Book of World Records. |
| **2008** | Smithville was designated the first "Film Friendly" community in Texas by the Texas Film Commission. |
| **2013** | Smithville's R.D. Latham Cultural District was designated by the Texas Commission on the Arts |
| **2016** | The City began an intensive ordinance review process |

# Section Two: Design Standards - Recommendations



**Best Practices for Preservation**

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- Retaining Historic Elements
- Repairing Historic Elements
- Replacing Historic Elements
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- Accessibility and Historic Properties
- Sample Maintenance Tips

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- Building Elements
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## Best Practices for Preservation

### Surveying the Historic Property

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

According to the National Parks Service's *Preservation Brief 35 - Understanding New Buildings: the Process of Architectural Investigation* (Appendix C), The four basic steps of a historic building survey are:

1. 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)
2. Documentation
    - Architectural drawings, sketches, and prints (both old and new)
    - Field measurements of the existing conditions
    - Historic and new photographs
3. Inventory
    - Careful assessment and cataloguing of elements, materials, and conditions of the property
4. Stabilization
    - Complete any emergency stabilization of the building as needed

### Retaining Historic Elements

A survey conducted by a preservation architect, conservator, or preservationist typically results in a Historic Structures Report. Depending on the goals of the investigation (i.e., repair vs. rehabilitation), the particular elements of the report may vary and should be discussed with the specialists prior to any work (Appendix C for *Preservation Brief 43 - The Preparation and Use of Historic Structure Reports*. The major elements 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

The best method of maintaining the historic character of Downtown Smithville is to retain the 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 brick facade buildings, punched sash windows, first floor storefronts, recessed double door entries, and awnings over the sidewalks.

*Figure 2.1: A good historic downtown retains historic elements as seen in Hillsboro, Texas.*


*Figure 2.2: Historic materials should be repaired*

*Figure 2.3: Example of chipping paint*

Additionally, Smithville's downtown area incorporates alleys that provide service areas to businesses. This is an important character defining feature of the District and should be maintained as it separates sometimes unsightly services from public view. The retention of character-defining features is a primary concern within the District (Figure 2.1). Maintenance and repairs of these features should be conducted on a regular basis to preserve the elements and prevent deterioration. Repairs are addressed in subsequent sections of these standards.

Of particular note are the brick facades of numerous buildings in the District. The commercial building fabric of Smithville has been primarily brick since the late 1890s. A number of brick facades have been painted; some resulting from a desire to change the look and feel of the building while others to protect the brick following harsh/inappropriate cleaning treatments that have compromised the integrity of the bricks. Brick facades that have been historically unpainted should remain unpainted.

**Repairing Historic Elements**

Architectural features should be repaired with in-kind materials (using the same material type, design, dimension, texture, detailing, and exterior appearance). Repairs can be made to a number of elements including windows, doors, brick, concrete, tile, awnings, metals, and roofing (Figure 2.2).

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 with in-kind materials. 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 Historic Preservation/Design Standards Advisory Committee (HPDS). Non-original additions may have become historically significant over time and should be assessed on quality of design and period of significance.

*Paint*

Paint that is cracking, alligatoring, bubbling or peeling should be removed and replaced (Figure 2.3).

*Figure 2.4: Brick in need of cleaning and repointing*


*Figure 2.5: Biological growth on older brick contrasts with new brick infill that does not match existing facade*


*Figure 2.6: Many brick facades have been stuccoed*

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 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. Test for lead-based paint and consult with a professional for hazardous materials abatement.

For additional Information on historic properties and paint, refer to Appendix C for the following documents: *Preservation Brief 10 - Exterior Paint Problems on Historic Woodwork, Preservation Brief 28 - Painting Historic Interiors, Preservation Brief 37 - Appropriate Methods of Reducing Lead Paint Hazards in Historic Housing.*

*Brick*

Brick is the primary building material within the District. Brick should be cleaned using the gentlest means possible (Figures 2.4 & 2.5). Methods not acceptable for removal of paints on buildings within the 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 with a mortar analysis to determine the appropriate ratios of water, lime, and aggregate. New mortar should match to findings of mortar analysis. Standard modern mortars are often too strong for the historic brick and will result in further and accelerated deterioration of the existing bricks.

For additional Information on historic properties and brick, refer to Appendix C for the following documents: *Preservation Brief 2 - Repointing Mortar Joints in Historic Masonry Buildings, Preservation Brief 38 - Removing Graffiti from Historic Masonry.*

*Stucco*

Stucco is a type of exterior plaster applied in multiple coats directly onto masonry or lath. Over time, stucco has been mixed using local available resources which created a cost effective solution to protecting buildings from the elements. Many buildings in the District have had stucco applied over the historic brick finish (Figure 2.6). If stucco is to remain, it should be maintained. Moisture infiltration can affect stucco causing organic growth, stains, and cracking.

*Figure 2.7: Historic windows should be repaired*

*Figure 2.8: Hardware is an important feature of historic doors*

*Figure 2.9: Layers of paint can trap moisture in wood causing deterioration to the point of rot.*

For repairs, the composition of the stucco should be weaker in composition than the underlying brick to avoid damaging the historic brick. Property owners should consult with a professional plasterer to maintain existing stucco on buildings. Painted stucco should follow a historic color palette reminiscent of the historic masonry color.

For additional Information on historic properties and concrete, refer to Appendix C for the following documents. *Preservation Brief 22 - The Preservation and Repair of Historic Stucco.*

*Windows and Doors*

The District's window types range from double-hung wood windows to storefront type windows. In a few instances, 4"x4" prism glass glaze transom windows above first floor spaces. Aluminum and metal-clad wood windows have been observed on modern buildings. These windows may need repainting and repairs to broken, damaged, or deteriorated elements (Figure 2.7). Repairs/replacements to historic wood windows should be made with in-kind materials. Repairs to non-historic windows should be sympathetic to original type, style, and design.

Historically, storefronts were a system integral with wood stile and rail doors. Storefronts often had sidelites, doors with glass/wood panels, and elaborate hardware (Figure 2.8). Historic wood doors should be preserved and repaired in-kind. Repairs to non-historic doors should be sympathetic to original type, style, and design.

For additional Information on historic windows and doors, refer to Appendix C for the following documents: *Preservation Brief 9 - The Repair of Historic Wooden Windows, Preservation Brief 11 - Rehabilitating Historic Storefronts, Preservation Brief 12 - The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass), Preservation Brief 13 - The Repair and Thermal Upgrading of Historic Steel Windows, Preservation Brief 33 - The Preservation and Repair of Historic Stained and Leaded Glass*

*Wood*

Historic woodwork adds to the character of the city. Wood elements should be maintained. Many factors contribute to the deterioration of wood including; fungus, insects, and moisture (Figure 2.9). If possible, wood should first be stabilized and repaired. Painted wood should be regularly inspected, repaired, and repainted as needed with in-kind materials.

For additional Information on historic properties and wood, refer to Appendix C for the following documents: *Preservation Brief 9 - The Repair of Historic Wooden Windows, Preservation Brief 10 - Exterior Paint Problems on Historic Woodwork, Preservation Brief 26 - The Preservation and Repair of Historic Log Buildings, Preservation Brief 45 - Preserving Historic Wooden Porches*

**Replacing Historic Elements**

*Replacing Existing Historic Elements*
On occasion, historic elements may require replacement rather than repair. Replacing historic elements requires a Certificate of Appropriatness (COA) from the City of Smithville (Section Three). Any replacement must match the existing element in-kind and be historically accurate when possible. An in-kind replacement shall be the same material type, design, dimension, texture, detailing, and exterior appearance. Reconstruction of missing historic elements should be done based on written, photographic, or otherwise documented evidence.

*Replacing Existing Non-Original Elements and Inappropriate Additions*
Recorded Texas Historic Landmarks (RTHL), and State Antiquities Landmarks (SAL) - The removal of any part of a building that is listed as a RTHL or SAL shall be required to receive a COA 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 COA and must comply with the standards set forth in the New Construction section of this document. Refer to Appendix C for *Preservation Brief 16 - The Use of Substitute Materials on Historic Building Exteriors*

**Health and Safety**

The health and safety of 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 proved detrimental to health including lead paint and asbestos. Removal of such materials is encouraged and should be performed by licensed contractors in accordance with federal, state, and local laws and regulations. Testing for these and other hazardous materials should take place prior to commencement of work. The local building department is available to answer questions regarding the handling of these hazardous materials.

Buildings may move and settle over time. Regular inspection of the building's foundations, walls, roofs, windows, doors, stairs, porches, and awnings are encouraged.

For additional information on health and safety in historic properties, refer to Appendix I for the following documents: *Building Codes The Texas Historical Commissions Building Codes, "Laws and Rules - Environmental Lead Program" The Texas Department of State Health Services, "Laws and Rules - Asbestos" The Texas Department of State Health Services.* Refer to Appendix C for the following documents: *Preservation Brief 37 - Appropriate Methods of Reducing Lead Paint Hazards in Historic Housing, Preservation Brief 39 - Holding the Line: Controlling Unwanted Moisture in Historic Buildings*

**Accessibility and Historic Properties**

The Americans with Disabilities Act (ADA) of 1990 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 compromise the historic character and integrity of a property.

Several items should be considered when designing accessible modifications. 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 complements 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.

For additional information on accessibility in historic properties, refer to Appendix G.

**Suggested Maintenance Tips**

Suggested maintenance tips are provided to help maintain a historic property. Property owners should consider these periodically depending on the age and condition of the property. Neglect and/or improper 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 life 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 downspout connections.

3. Grading
   Inspect grading around the perimeter of buildings for ponding water. Re-grade as required to direct water away from the foundation.

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.

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 of 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 masonry. Painted brick should be checked for peeling, moisture, cracking, etc. and repainted as necessary.

14. Mortar Joints
    Inspect mortar joints for signs of deterioration (i.e., missing, cracked, or weathered mortar). These deficiencies may 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, particularly if adjacent bricks are cracked, and should be monitored closely. Have a qualified design professional review any damage and provide recommendations.

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.

For additional information on maintaining historic properties, refer to Appendix C for the following documents: *Preservation Brief 6 - Dangers of Abrasive Cleaning in Historic Buildings, Preservation Brief 38 - Removing Graffiti from Historic Masonry, Preservation Brief 4 - Roofing for Historic Buildings, Preservation Brief 19 - The Repair and Replacement of Historic Wooden Shingle Roofs, and Preservation Brief 29 - The Repair, Replacement, and Maintenance of Historic Slate Roofs.*

**Best Practices for Historic Rehabilitation**

**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.

- Follow the guidelines set forth in the *Secretary of the Interior's Standards for Rehabilitation* when designing alterations for an existing structure. These are provided in Appendix D.
- Research the history and importance of the building.
- Survey and identify the character-defining features of the property.
- Consult historic photographs for information on paint schemes, and important features that may be lost.
- Avoid removing historic elements.
- Avoid replacing historic elements, consider repairing them.
- Avoid covering or encasing historic elements.
- Remove non-historic elements.
- Protect and preserve front and corner facades.
- 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 building's history, design, materiality, scale, and proportion.
- Consider working with a licensed architect that specializes in historic properties to complete your rehabilitation designs.


*Figure 2.10: Example of a one-story commercial building*

*Figure 2.11: Example of a two-story mixed use building*


*Figure 2.12: Example of a three-story mixed use building*

**Building Types**
The District has six basic building types.

*One-Story Commerical*
One-story buildings are typically brick facades divided in three bays with central paired doors, storefront windows with transoms/punched openings, awning, and parapet (Figure 2.10). The storefront entry may be configured in various ways. A common layout has recessed central doors flanked by large storefront windows. This allows additional circulation space off of the sidewalk and added display windows. Awnings and transom windows define the commercial areas of each building and create a continuous line along the City's streets. Many parapets have decorative brickwork in various patterns. Parapets hide roofs of various styles including low slope and gabled styles.

*Two-Story Mixed Use*
Two-Story buildings generally follow the three bay rhythm of one-story buildings with previously mentioned building elements (Figure 2.11). The facade is also horizontally divided into a base (storefront entry), middle (punched windows), and top (cornice/parapet). These buildings typically vary from first floor to second floor due to mixed use of the property. The first floor would historically be commercial space with large openings and displays to invite the public in. The second floor was reserved for residential or office space and has smaller punched windows for privacy. These windows exist in a variety of patterns.

*Three-Story Mixed Use*
Similar in style with two-story buildings, three-story mixed use buildings vary widely in use from mixed commercial/residential to hotel style plans. The base of the building is typically a taller retail space (Figure 2.12). Punched openings with single or double-hung windows often have arched heads. Windows are typically aligned and/or centered from story to story.

*Warehouses and Utility Buildings*
Just beyond the edges of the District stand several warehouse-style buildings that reflect ties to the railroad, commercial, and industrial history of businesses in Smithville (Figure 2.13).

*Figure 2.13: Warehouses present opportunity for unique adaptive-reuse projects*

*Figure 2.14: Example of automobile service station*

*Figure 2.15: Example of a modern building*

*Automobile Service Stations*

Along the boundaries of the downtown area are a few historic gas stations. Many of these service stations were exposed brick with stylized patterns. Today, many have been painted with colors that highlight historic elements (Figure 2.14). The covered service area and the bay-sized openings in the old garage areas are important architectural features of these building types.

*Modern Buildings*

Several modern buildings were constructed downtown during the 20th century. These buildings vary dramatically in character from the earlier downtown buildings but still retain the use of brick as a primary building material (Figure 2.15). Modern buildings may have large aluminum storefront  doors and windows. Brickwork and parapets are often stylized with simple horizontal details.

**Building Elements**
Certain elements and features define the character of a property (Figure 2.16). 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

For additional information on the character of historic properties, refer to Appendix C for the following documents: *Preservation Brief 17 - Architectural Character - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character, and Preservation Brief 18 - Rehabilitating Interiors in Historic Buildings - Identifying Character-Defining Elements.*

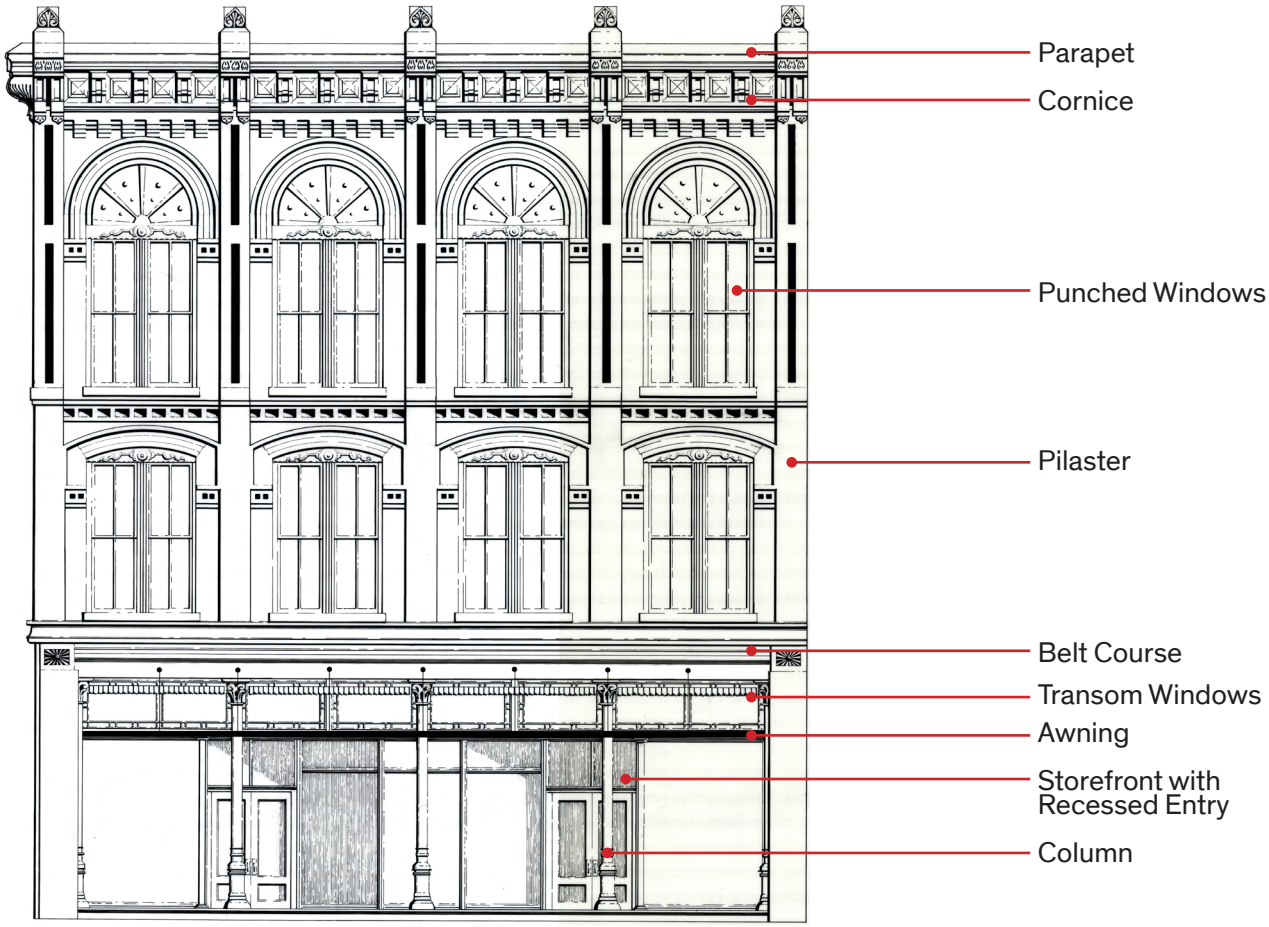



*Figure 2.16: Elements of a historic facade*


*Figure 2.17: Typical storefront widths and brick facades unified this block of downtown Smithville, historic photo courtesy of the Texas Historical Commission*


*Figure 2.18: Historic photo showing variety of facades that defined the District*

**Building Elements: Facades**

The building facades of downtown Smithville have many unique characteristics and are comprised of brick facades, similar window/door patterns, and metal awnings.

The predominant building material within the District is brick. Historically, exposed brick helped unify the District while brick patterns within each facade added subtle varieties to the streetscape (Figure 2.17). 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 feet, marks the width of most buildings and defines the rhythm of the street. Building facades in the district are typically divided into three bays or sections that repeat every 27 feet.

Window 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 for Smithville's residents and visitors (Figure 2.18).


*Figure 2.19: Continuous wrap around parapet*


*Figure 2.20: Gabled metal roofing behind parapet*


*Figure 2.21: Stepped side parapet*

**Building Elements: Parapets and Roofs**

The parapets of each building front the street hiding the main roofs beyond. Parapets are predominantly rectilinear, although gabled peaks and arched pediments 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 (Figures 2.19 & 2.21).

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 (Figure 2.20). Air conditioning units and other equipment are not typically placed on the roof. Equipment located on the roof is not visible from the street. Any new equipment placed on a roof should be set back beyond the line of sight from the street.

Existing historic roofs should be repaired or replaced with similar materials. When rehabilitating a structure with a modern roof, the historic roofing material, type, and design should be investigated to determine replacement guidelines. Historic photos, Sanborn Maps (early fire insurance surveys), or original plans may help to determine the design of a historic roof. A building that historically had a flat roof should not be replaced with a gabled/sloped roof and vice versa. Historic roofing material may include wood shingles, and tin or other historic metals. Modern roofs include aluminum, composition, asbestos shingles, membrane, and stainless steel. Roofs that are not visible (i.e., behind parapets) may use modern materials. Alternative materials for a historic roof may be approved by the City due to cost, unavailability, and maintenance of historic materials.

Types of roof in Smithville:

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

For additional information on historic parapets and roofs, refer to Appendix C for the following documents: *Preservation Brief 4 - Roofing for Historic Buildings, Preservation Brief 19 - The Repair and Replacement of Historic Wooden Shingle Roofs,* and *Preservation Brief 29 - The Repair, Replacement, and Maintenance of Historic Slate Roofs.*

*Figure 2.22: Flat awning with metal tie rods*

*Figure 2.23: New awnings should not obscure the facade*

*Figure 2.24: Awning, scale, and colors are unsympathetic to the historic buildings*

*Figure 2.25: Metal awning on frames*

**Building Elements: Awnings**

Awnings are an important feature of the District and provide shade, shelter, and help create opportunities for engaging pedestrians at the street. Awnings contribute to energy use reductions that often result in costs savings and should be maintained, repaired, replaced in-kind, or appropriately designed to complement the District.

Awnings along Main Street are most commonly supported by metal ties back to the building. Historically, some awnings had turned wood posts along the street edge (Figure 2.22). A number of awnings pitch only slightly while the majority of awnings slope from above or below the transom windows to a height that does not obscure the door.

The material of awnings as well as the colors vary from building to building but include metal, wood shingle, and canvas (Figure 2.25). Because the District has a variety of building types, there are a variety of historic awnings. Replaced/new awnings should be appropriate to the age, style, and scale of the building. Colors should match historic precedent and painted features on the building. Material, color, and design of new awnings is subject to City approval. The scale of new awnings should be proportionate not only to the building, but in relation to the awnings of other similar buildings in the District. Awnings should be located such that significant character-defining features are not obscured (Figure 2.23 & 2.24). Placement along belt courses, transom frames, and above windows may be ideal.

New awning additions that extend beyond the public right of way or have attached signage 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. Tie rods to the building from above are the preferred method of attachment for new awnings, but posts may be allowed at some properties where they existed historically and can be verified by historic photos. Hardware for awnings must be installed in a way that does not damage historic materials (i.e., fasteners and clamps should penetrate mortar joints and not masonry).

For additional information on historic awnings, refer to Appendix C for the following documents: *Preservation Brief 4 - Roofing for Historic Buildings, Preservation Brief 19 - The Repair and Replacement of Historic Wooden Shingle Roofs, Preservation Brief 44 - The Use of Awnings on Historic Buildings: Repair, Replacement and New Design.*


*Figure 2.26: Note the variety of windows on this building*

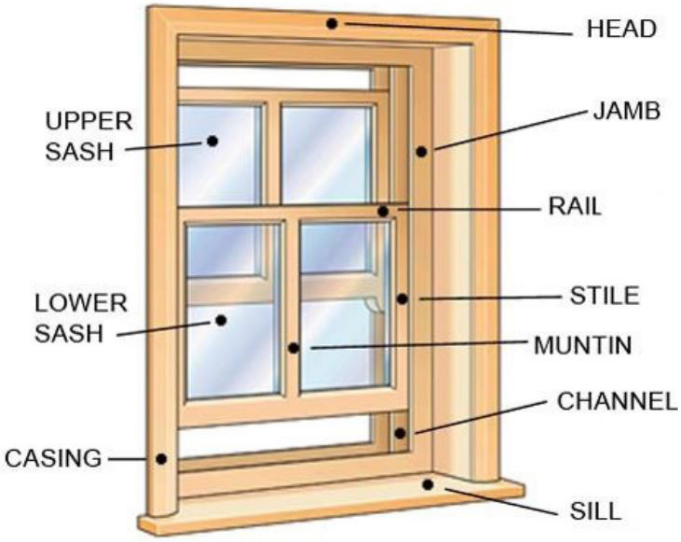



*Figure 2.27: Parts of a window*

**Building Elements: Windows**

The District's window styles range from single-hung sash windows to storefront styles. In a few instances, 4"x4" Prism glass glaze transom windows above first floor spaces. Modern buildings may have aluminum windows or metal-clad wood windows.

In the rehabilitation of historic properties, original windows should be repaired or replaced in-kind. A window survey should be completed to assess the physical conditions of existing units. Conditions to evaluate include: operability, paint, frame and sill, sash, glazing, and hardware (Figure 2.27). Continued maintenance and inspection can prevent window deterioration caused by moisture, insects, or vandalism.

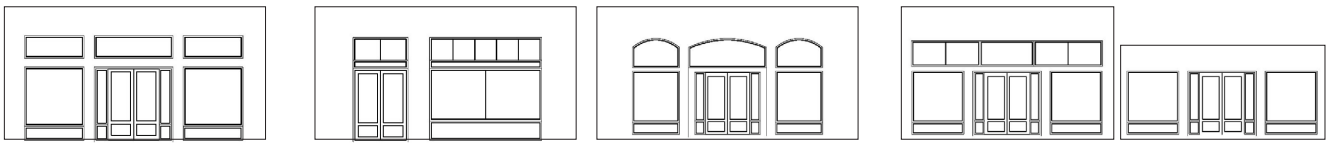
In wood windows, moisture can cause paint to fail and rot resulting in water leaks into the building. Repairing historic wood windows can include paint removal/ repainting, sash and frame repair, replacing broken glazing, replacing weatherstripping and glazing putty, treating with a fungicide, and wood repair/patching. A historic paint analysis and lead test may be completed to determine original color palette and presence of lead. Property owners should consider professional help in restoring historic windows and properly remediating lead.

Replacement windows should be in-kind and match historic type, proportions, configuration of glazing, muntin and other decorative profiles, material, and color. Research and historic photos help determine design of historic windows. Glazing in new windows should be similar to those in the District to avoid different color reflectivity throughout. The addition of storm windows may be considered if installed on the interior of the window and do not affect the exterior appearance. Vinyl or aluminum replacements for historically wood windows are discouraged. New windows may be constructed of non-historic materials upon City approval.

# Section Two: Design Standards - Recommendations

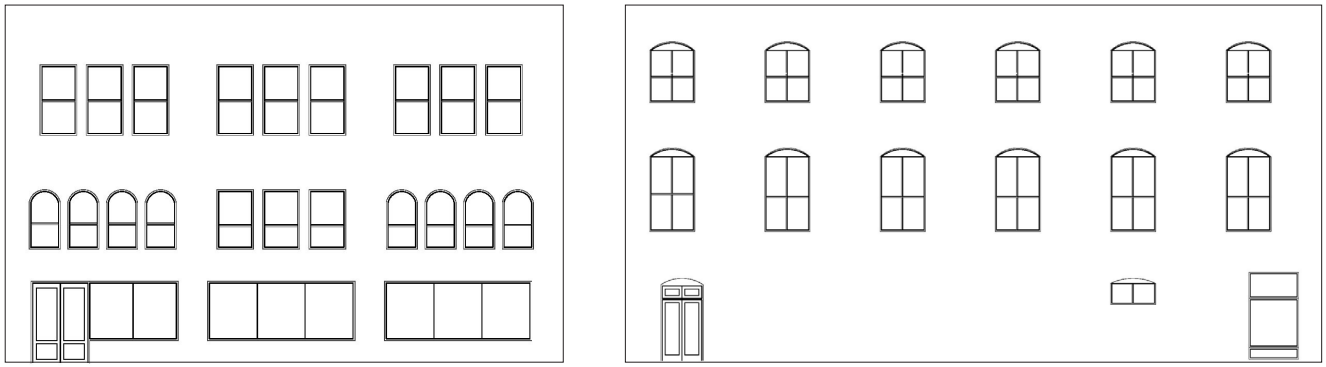
Downtown Smithville has a number of historic window patterns that property owners should use as a guide for reconstructing their windows. First floor door and window combinations vary between several patterns. Four major patterns characterize the second and occasional third floor window layouts (Figure 2.28). Windows typically align on center between floors. New window openings should not be introduced to the main facade nor enlargement/ downsizing of existing windows unless sensitively designed to complement the existing fenestration pattern. Figure 2.26 has a third-story central window that is not appropriate. It was likely two double-hung wood windows mulled together similar to the window directly below. Covering or blocking in of existing windows is discouraged.

For additional information on historic windows and storefronts, refer to Appendix C for the following documents: *Preservation Brief 9 - The Repair of Historic Wooden Windows, Preservation Brief 11 - Rehabilitating Historic Storefronts, Preservation Brief 12 - The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass), Preservation Brief 13 - The Repair and Thermal Upgrading of Historic Steel Windows, Preservation Brief 33 - The Preservation and Repair of Historic Stained and Leaded Glass.*



*One-story window patterns*

*Two-story window patterns*



*Three-story window patterns*

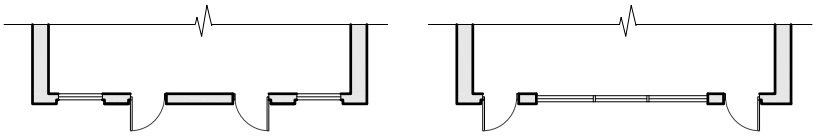
*Figure 2.28: Window patterns of Downtown Smithville*

**Building Elements: Street Facade Doors**

Most doors along the District's facades are double wood and glass storefront doors (Figure 2.29). Specific patterns of these doors vary, but the primary style includes wood recessed panels with glass above. Wood framed screen doors allow for inviting, open doors.

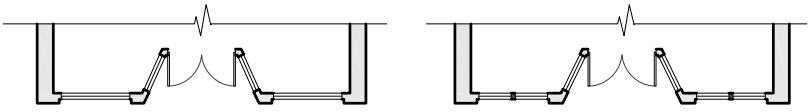

*Figure 2.29: Elements of a street facade door*

The layout of doors and windows on each facade can add visual stimulation and invite pedestrians inside. 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.

For additional information on the character of historic properties, refer to Appendix C for the following document: *Preservation Brief 11 - Rehabilitating Historic Storefronts.*

*Figure 2.30: Signage painted on facade*

*Figure 2.31: Signage extending above cornice*

*Figure 2.32: Hanging signage over walkways below awnings*

**Building Elements: Signs**

Historic signs should be retained, repaired, or replaced in-kind. Signs are reflective of the building style and downtown's commercial history. When rehabilitating historic signs, property owners are encouraged to reuse the sign unaltered, relocating the sign inside to preserve it, or modify the sign for new use. If rehabilitating historic signs is not possible, they should be donated and preserved at a local museum.

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

- Scale, color, and shape should complement the building's design.
- Signs should be placed to avoid obscuring character-defining features and damaging historic fabric.
- Signs painted on the facades of buildings should be maintained (Figure 2.30).
- Materials and design should relate to the architectural features of the building, the storefront and/or other buildings, signs and storefronts in the area.
- Signs should comply with the City's sign and lighting ordinances (Figures 2.31 & 2.32).

**Refer to the Smithville Sign Ordinance for instructions and illustrations of types of signs permitted and types of signs requiring COA approval. Vist http://www.ci.smithville.tx.us/ordinances/*

For additional information on historic signs, refer to Appendix C for *Preservation Brief 25 - The Preservation of Historic Signs*.


*Figure 2.33:* Traditional lamppost for street lighting

*Figure 2.34: New lights for seating area*

**Building Elements: Lights**

Within the District, three distinct lighting types illuminate building exteriors; Wall Mounted, Recessed, and Post-Mounted. 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. Traditional lampposts have been located along the street edge for generations (Figure 2.33).

Property owners wising to upgrade lighting due to inefficiency should consider retrofitting historic fixtures to LED. When replacing light fixtures, building owners and designers are encouraged to select energy efficient fixtures that are similar and compatible with historic fixtures .

New lights should be thoughtfully chosen to respect the historic character of the facade and streetscape. Choose color temperature that is cohesive throughout the District. 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 (Figure 2.34).


*Figure 2.35: Potted plants can provide additional curb appeal*

*Figure 2.36: Metal benches for comfortable resting*

**Building Elements: Site Features**

Downtown Smithville businesses have limited pedestrian areas. Some buildings have small trees while others have potted plants or low shrubs located on sidewalks (Figure 2.35). 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, modest signage, 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 in general should be kept clear for pedestrian access. Landscaping is encouraged in back lots and along alleys.

Existing landscaping present within the District should be protected, and preserved (i.e., trees, shrubs, and potted plants). 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 (Figure 2.36). 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 Historic Preservation/Design Standards Advisory Committee (HPDS) for a Certificate of Appropriateness (COA) to establish compatibility of fencing, seating, lighting and landscaping with the historic fabric of the area.

**Building Elements: Alleys and Rear Entries**

Alleys are an important design element of the District's urban fabric. Many alleys contain trees, landscaping, easements for utilities, trash collection, and parking. 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 (Figure 2.37). These are not original and were likely stile and rail wood doors. Flexibility should be given to elements in alleys that are typically not visible to the public. 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.


*Figure 2.37: Typical elements of alley facades should be preserved and maintained*

*Figure 2.38a: The City of Smithville encourages the use of solar panels. These were installed at City Hall in 2013. For more information visit http://www.ci.smithville.tx.us/city-government/ordinances/*

*Figure 2.38b: Hidden solar arrays installed on the roof of Gillette Stadium, photo courtesy of http://solarframeworks.com*

**Building Elements: Utilities and Solar Panels**

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. A building section should be provided showing the location of proposed roof top equipment and sight lines from the street to confirm limited visibility.

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 (Figure 2.38a). Within the District, solar panels shall be installed on the roofs in such a manner as to be hidden from view at the street level (Figure 2.38b). 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.

For additional information on solar panels for historic properties, refer to Appendix C for the following documents: *"Solar Panels on Historic Properties" National Parks Service Technical Services, Preservation Brief 3 - Improving Energy Efficiency in Historic Buildings,* and *Preservation Brief 24 - Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches.*

*Figure 2.39: Brick dentils*

*Figure 2.40: Brick pattern combinations*

*Figure 2.41: Checkerboard brick, note painted brick*

*Figure 2.42: Contrasting brick colors*

**Building Materials:**

*Brick*

The primary building facade material in the District is brick. Structures in the district with brick facades include both raw and painted brick finishes. Unpainted brick is preferred throughout the district (Figures 2.39-2.42). Brick patterns unique to each building add variety and character to the district. The predominant brick colors are orange tinted reds in light and dark shades (Figures 2.39 & 2.42). 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, texture, and mortar joint profile of each facade. Mortar compounds should be evaluated to provide a mortar composition that is compatible with the historic content. Modern, harder mortars have the potential to damage the adjacent brick. Mortars on existing red brick buildings include both white and dark mortars while the mortar on existing tan buildings are light colored mortars. Mortar selection and joint profiles for repairs can drastically change the appearance of the building and make repairs stand out if different from the original mortar.

Cleaning the brick 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. Methods that damage the surface/finish of the brick such as sandblasting should be avoided as it makes the brick more porous and susceptible to future soiling.

*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; test an inconspicuous area of the building to confirm removal techniques, cleaning of the brick, and mortar repointing.

*Figure 2.43:* Delaminating stucco

*Figure 2.44: Storefront with screen door*

*Figure 2.45: Storefront with 3/4 length glass*

*Figure 2.46: Painted architectural metal ceiling tiles should be repaired and maintained*

**Building Materials:**

*Painted Brick*
Signs and advertisements painted on brick facades should be left intact. Paint can trap moisture within bricks leading to deterioration. Painting of new or originally unpainted brick masonry should be avoided.

*Stucco*
Stucco has been applied to numerous buildings within the District (Figure 2.43). Stucco requires additional maintenance. Stucco finishes are not recommended for new or historic brick buildings.

*Painted Wood*
Painted wood windows, doors, posts, and wall panels are common in the District (Figure 2.44). 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. Performing a paint analysis to determine original colors is encouraged. Colors should be coordinated throughout the building to prevent a fragmented look.

*Glass*
Glass is used for both doors and windows within the district. Storefront windows are typically clear plate glass without muntins. Punched windows within upper story spaces typically have muntins dividing windows into sections. Storefront doors are typically paired stile and rail wood doors with a single glass panel. Glass is typically clear plate glass (Figure 2.45). Windows and doors within the district are not traditionally tinted.

*Architectural Metal*
Architectural metals can include; decorative pressed metal, ceiling tiles, awnings, awning tie rods, columns, hardware, and fixtures. Cleaning metals should be performed using the gentlest means possible to keep free of corrosion.

*Figure 2.47: Cast iron columns*


*Figure 2.48: Tile work at entry*

**Building Materials:**

*Architectural Metal*
Maintaining architectural metals 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 (Figure 2.46). Refer to Appendix I for resources on cleaning metals.

*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 escapes, facade details, cornices, columns, and other structural items are found in Smithville. Wrought iron elements include some structural beams, decorative metalwork, balconies, rods, and other fasteners. Both cast and wrought iron elements are susceptible to corrosion and many are painted (Figure 2.47). Care should be taken to prevent and arrest corrosion and to provide protective coatings to preserve the elements. Refer to Appendix C for *Preservation Brief 27 - The Maintenance and Repair of Architectural Cast Iron*.

*Tile*
Entry vestibules in facades like the one at the old Yerger Hill & Son Hardware store are important features of the historic character and should be preserved (Figure 2.48). Tiles should be cleaned in the gentlest means possible and grout should be maintained.

*Materials to Avoid*
The materials historically found in the District contribute to the character of the area. Modern materials such as vinyl and aluminum siding and vinyl and aluminum windows should be avoided.

**Best Practices for 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. Refer to Appendix E for the *Secretary of the Interior's Standards for Restoration*.

Restoration includes research, removal, and finally reconstruction of elements to return a building to a previous historically important period. Research should be completed to identify the materials, features, spaces, and finishes that characterized the building during the historic period being restored. Elements that were not present during the period of significance should be removed only after careful documentation of the existing conditions. Reconstruction of missing 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 infilled under past alterations.
- 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 missing elements, as needed, using appropriate design, construction techniques, materials, and finishes.

**Best Practices for 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 require the reconstruction of lost buildings. The National Park Service offers guidance for the reconstruction of historic properties. Refer to Appendix F for the *Secretary of the Interior's Standards for Reconstruction*.

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 missing 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 reconstruction.
- Research and gather documents and images depicting the significant historic condition to which the property shall be reconstructed.
- 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.

*Figure 2.49: Note use of brick detailing, base, and awning*

*Figure 2.50:* Note window pattern and simplified cornice details

*Figure 2.51: New construction with modern materials*

**Best Practices for New Construction**

**Building Types:**

*New Buildings*
New buildings and new additions to existing buildings within the 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.

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.

The City of Smithville encourages builders to consider new building materials that are designed to be more environmentally friendly and energy efficient insofar as the structure of the building is concerned. As with any new construction, builders must conform to codes and ordinances and should work to maintain the authenticity and integrity of the historic fabric whenever possible.

*One-Story Commercial*
The District is comprised of predominately one-story commercial properties. New one-story buildings should generally maintain the prevalent three-bay layout and respect the building lines created by lot limits (Figure 2.49). 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 (Figures 2.50 & 2.51). Window and door configurations, and awnings should be compatible with buildings within the District.

*Lot Configurations*

Within the downtown area, buildings fill their sites in width but not necessarily in depth. Figure 2.52 shows suggested lot configurations that are compatible with others in the district. Recreate significant elements using recorded descriptions and images. Reconstruct using appropriate design, construction techniques, materials, and finishes.

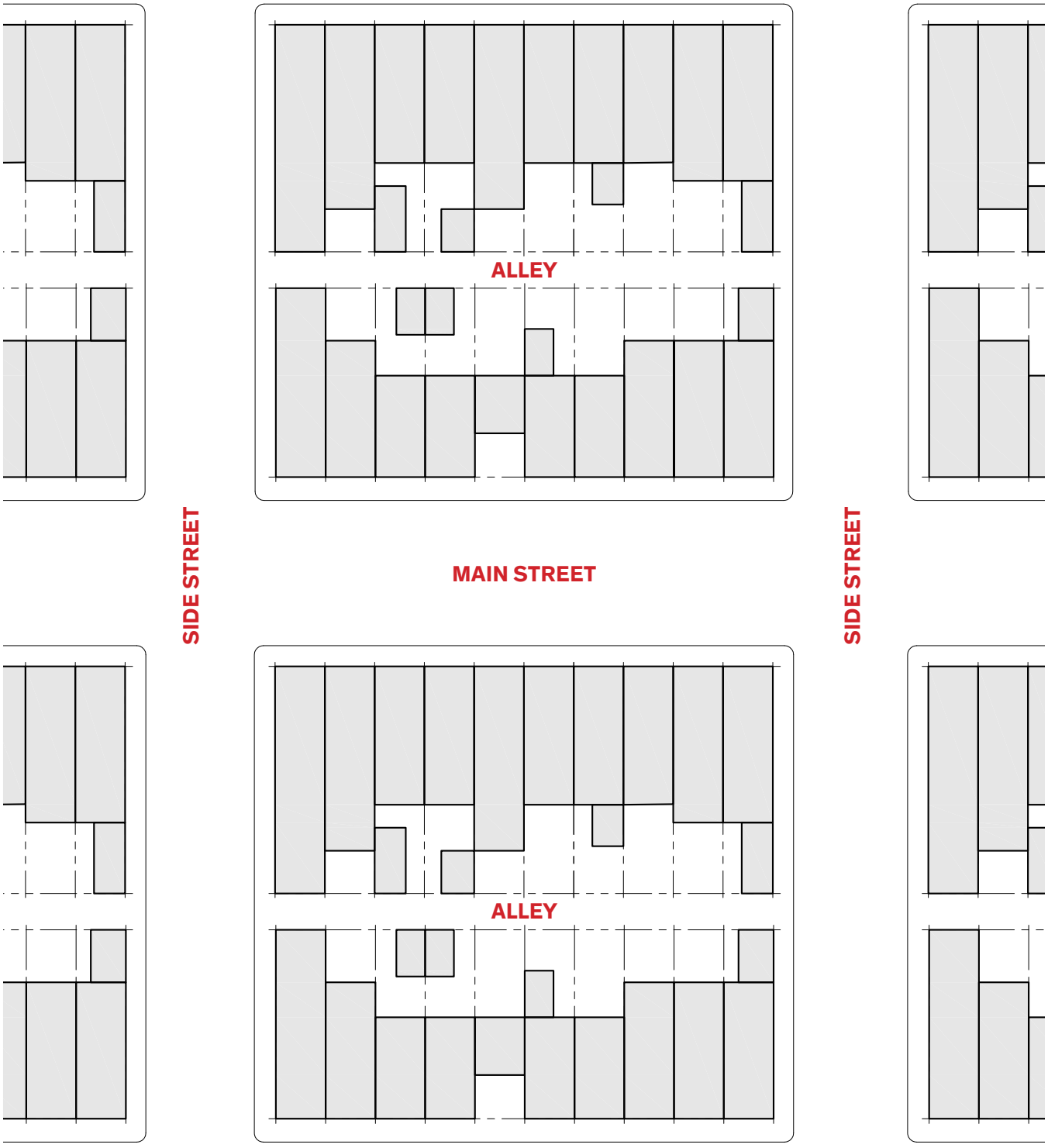



*Figure 2.52: Lot configurations*

*Building Height*
The height of new buildings and additions should be consistent with existing historic structures in the District (Figures 2.53-2.55). 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.

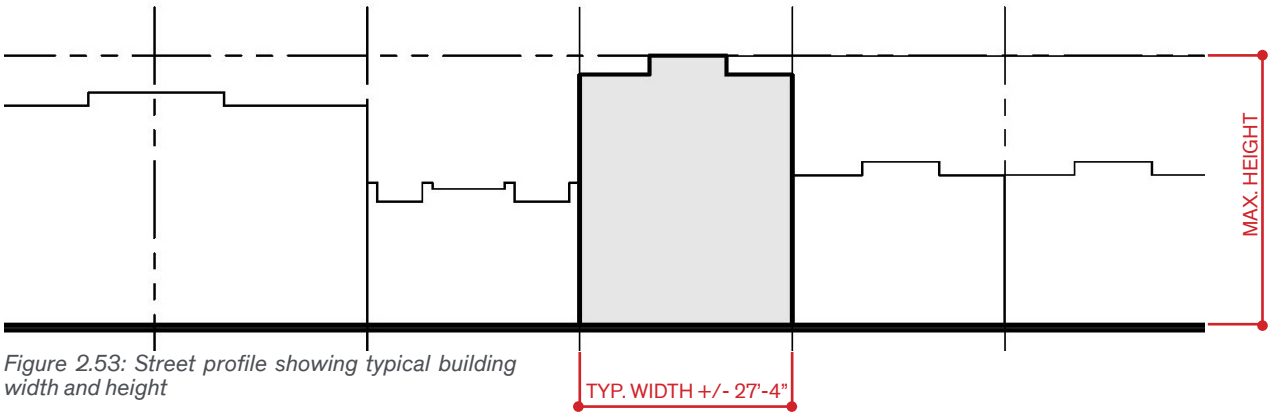



*Figure 2.53: Street profile showing typical building width and height*

*Figure 2.54: Street profile showing facade elements*

*Figure 2.55: Existing street profile of Smithville Historic Commercial District*

*Figure 2.56: New awnings should keep with the character of the District*

**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 District.

The rhythms and patterns created by windows, doors, and awnings strongly impact the character of the District (Figure 2.56). 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.

Figure 2.57: A poorly maintained brick building

Figure 2.58: Three-story buildings in Smithville are rare


Figure 2.59: One and two-story buildings with tiled storefronts

**Building Materials:**

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 Smithville, Texas Downtown Masonry Ordinance:

> *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 percent (100%) 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 (Figures 2.57-2.59):

> *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 (2-1/4") 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 (2-5/8") when applied as a veneer.*

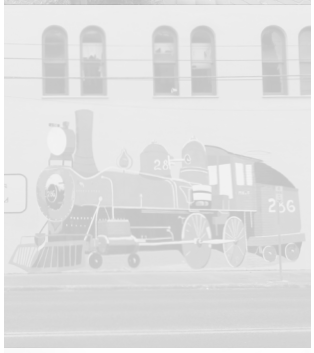
*Figure 2.60: Existing stuccoed building with blue paint does not follow a historic color palette*

*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 can meet the required percentage of coverage as defined in this ordinance.*

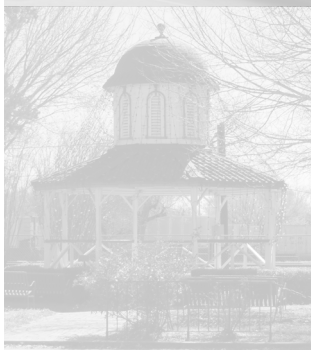
*Stucco, Conventional 3-Step Hard-Coat (3-Step Hard-Coat Stucco) – A material made of Portland cement, sand, and water; three coats for a 7/8" thickness applied by hand or machine to a solid base of masonry or concrete walls; coloration shall be integral to the masonry material and shall not be painted.*

Furthermore, it is recommended that within the 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 (Figure 2.60). 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.

# Section Three: Certificate of Appropriateness



**What is a Certificate of Appropriateness (COA)?**

**Projects that do not require a COA**

**Projects that require a COA**

**Temporary COA (Film Industry)**

**Encroachment**

**Applicant's Responsibilities**

# Section Three: Certificate of Appropriateness

**What is a Certificate of Appropriateness?**
A Certificate of Appropriateness (COA) is a document issued by the City of Smithville that indicates that a proposed project complies with the Architectural Design Standards of the Smithville Historic Commercial District (Refer to Appendix A for an example of a COA). Building Permits for projects within the boundaries of the District will not be approved without the submission of an approved COA. Only improvements to exterior walls that are visible to the street (i.e., front-facing walls and, if a corner lot, side-facing walls) may require a COA, and will also require appropriate permits and inspections with associated fees (See Table 3.1). Property owners wishing to make interior improvements must obtain the appropriate permits, inspections, and other requirements and pay related fees. The COA is in addition to, not in lieu of, any required building or other permit. Any noncomforming use or noncomforming structure is addresssed in the Smithville Zoning Ordinance Section 1.15. Contact City Staff for assistance: 512-237-3282.

**Projects That Do Not Require a Certificate of Appropriateness**
Ordinary maintenance projects that do not alter the appearance of a structure do not require a COA. Examples include:

- Refreshing the paint using existing colors, regardless of whether they are on the approved historic palette
- Repairing windows/doors using similar materials that do not change the appearance 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.

**Projects That Require a Certificate of Appropriateness**
Generally, improvements that will alter or change the look and feel of a property require a COA. Most of these projects will also require Administrative Approval through the permitting process and will likely need to be inspected. All projects must meet all City requirements and all appropriate fees must be paid. For example:

- Any work requiring a building permit including demolitions or permanent additions such as garages, porches, patios, and outbuildings
- Window and door replacement
- Air conditioning and/or heating equipment replacement
- Driveway replacement, new driveways, parking areas, loading zones or sidewalks
- Modifications to the roof structure (i.e., addition or removal of dormers, awnings, etc.)
- Installation of new signs
- Painting any currently unpainted surfaces (note that painting of unfinished brick is prohibited)
- Painting currently painted surfaces with a different color palette (changing paint to the approved historic color palette is recommended and may only require administrative approval)
- Murals and painted signs will be considered for a Certificate of Appropriateness on a case-by-case basis
- Masonry work
- New or replacement of exterior cladding (i.e., siding, stucco, etc.)
- 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, and gutters
- New or replacement site features including but not limited to landscaping (i.e. drainage, fences, etc.), outdoor seating, lighting, etc.
- Any other renovations or alterations affecting the exterior appearance of the building

**Temporary COA Applications related to the Film Industry in Smithville**
Smithville was the first town in Texas to be designated “Film Friendly”. The City does not wish to prevent or dissuade film-makers from using the District as a set due to these Architectural Design Standards. Therefore, property owner may apply for a TEMPORARY COA to allow film crews to temporarily repaint the building in completely different colors and/or make other facade modifications that will not affect the structural integrity or the historic character of the buildings in the long term. All building facades used for a “set” under these circumstances must be restored to their pre-production condition (e.g., the same paint color, awning type, etc.) after the production is complete. However, if a building owner wishes to retain any film production modifications to the building, the owner must submit a COA application per the usual requirements.

**Encroachment**
If any portion of an existing building or a proposed improvement encroaches into City property or public right of way, the applicant must receive an encroachment license from the City before a COA will be issued.

Examples of projects that may require an encroachment license include: awnings, signs, permanent flower beds, tables and chairs that are not easily moved, and other kinds of obstructions to mobility or sight lines. The encroachment license must be approved by the City Council and can be pursued simultaneously with the COA.

**Applicant's Responsibilities**
Once the owner decides to undertake any building construction project within the Smithville Historic Commercial District, the owner must:

- Consult with city staff prior to making any changes
- Photograph the building and site
- Research the building's history, looking for images and descriptions of the building
- Complete existing building plans and/or new plans
- Complete the COA form (located at the City's website)
- Submit application to the Permitting Department for review and approval on or before noon on the first Wednesday of the month (COA is a pre-requisite to the issuance of a building permit for buildings within the District)
- Post required signage at least fourteen (14) days before HPDS meeting, which must include:
  - This phrase, verbatim: "The owner of this property has submitted a COA for this Property"
  - HPDS meeting date
  - Description of proposed change to property

If the request for a COA is denied, the applicant may not resubmit the identical application for a period of one (1) year from the date of the denial. The applicant will pay any expenses incurred by the City of Smithville for this project.

| **COA Not Required**<br>(No change to appearance) | **COA Required**<br>(Significant change or new construction) |
|---|---|
| Repainting an already-painted building with existing color palette | Painting over brick masonry (per masonry ordinance). Murals will be considered on a case-by-case basis |
| Fixing broken windows using existing materials/look | 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 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 | Installing a new facade with different style entrance |
| Repairing an existing awning | Installing a new awning |
| Repairing existing signs | Installing any new signs or signage |
| Repairing existing driveways, parking areas, or loading zones | Installing new driveways, parking areas, or loading zones |
| Repairing the roof | Changing the roof design (only if it is visible from the street) |
| Changes to the back of the building | Changes to the front and possibly side-facing exterior walls |

*Table 3.1: Project examples*

*Note: Permits may still be required regardless of need for COA. Consult with city staff prior to making any changes.*

# Section Three: Certificate of Appropriateness

**Approval Procedure**

**Step 1: City Consultation**

Property owners (prospective applicants) who are interested in making physical changes to a property in the Historic Commercial District are encouraged to first talk with the City Compliance Officer and/or other city staff to find out exactly what is needed to be in compliance with Ordinances, Zoning, Encroachment, and Historic Design Standards. If the property is located within the Historic Commercial District, city staff will help prospective applicants determine if their proposed changes will require a Certificate of Appropriateness (COA), and/or if any other permitting, inspections, or other city procedures would apply.

Prospective applicants are encouraged to work with city staff and Historic Preservation/Design Standards (HPDS) Committee Members through an informal process (no more than two HPDS Committee Members may be present at any given informal meeting at this stage) to learn about any issues they may face as they develop the project before they finalize any details or costs.

**Step 2: Staff Review**

To officially begin the COA application, the applicant must submit the application and any relevant fees to the Permitting Department. The deadline to submit a COA application is noon on the first Wednesday of the month. City staff will review the application for administrative completeness and to determine whether the COA may be approved by city staff without City Council approval. Applications may be approved or denied by city staff if the application does not include work that will involve any significant changes in the architectural or historic value, style, general design, or appearance.

**Step 3: HPDS Meeting**

The HPDS Committee will review the COA application at a public meeting. The Committee will review the application and vote to recommend approval or denial to the Smithville City Council. If the project requires an application for Encroachment or other City Ordinances or Zoning laws affect it, those will be considered as well per required procedure.

The applicant must post the required signage at least fourteen (14) days prior to the HPDS Committee to be held on the third Wednesday of the month. Such signage must remain in place until the City Council considers the application.

If the HPDS recommends “Denial” to City Council, the applicant may withdraw the COA and begin the research phase again to revise the project.

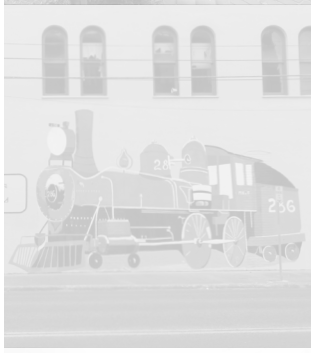
**Step 4: Smithville City Council Meeting**

Within 45 days, the HPDS will provide the recommendation information to the City Secretary to add to the Smithville City Council agenda for the appropriate meeting. City Council will approve or deny each COA.

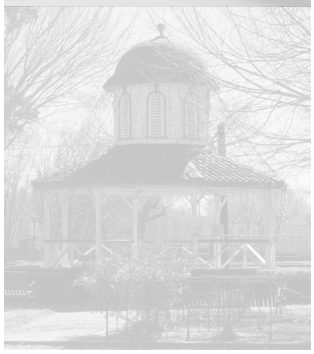
If the City Council denies the COA, the applicant may not resubmit the identical application for a period of one (1) year from the date of the denial.

An approved COA expires one (1) year from the date of issuance unless the applicant begins work on the project or is issued another required permit, whichever is sooner. If the COA expires, the applicant must begin at Step 1 and apply for a completely new certificate. For more information on the details of this process, refer to the “COA Approval Process Diagram” in Appendix B.

# Section Four: Appendix



**A. Examples of Certificate of Appropriateness Form**

**B. COA Approval Process Diagram**

**C. Relevant Historic Documents - NPS Preservation Briefs**

**D. The Secretary of the Interior's Standards for Rehabilitation**

**E. The Secretary of the Interior's Standards for Restoration**

**F. The Secretary of the Interior's Standards for Reconstruction**

**G. Accessibility Standards for Historic Buildings**

**H. Potential Tax Incentives, Grants, and Other Funding Sources**

**I. Additional Resources**

**J. Glossary of Terms**

# ELGIN HISTORIC REVIEW BOARD

## APPLICATION FOR REVIEW OF MODIFICATIONS TO HISTORICALLY DESIGNATED PROPERTIES

**The Elgin Historic Review Board meets on the 4th Tuesday of the month. Applications must be submitted ten (10) days prior to the meeting date.**

Date Submitted: _____

**APPLICANT INFORMATION** Applicant is:

☐ Building Owner ☐ Business Owner ☐ Contractor

Applicant Name _____

Applicant Signature _____

**BUILDING INFORMATION**

Name of Building _____

Physical Address _____

Owner Name _____

Owner Mailing Address _____

Owner Phone # (____) _____

_____ ___/___/___

Property Owner Signature Date Approved

**BUSINESS INFORMATION**

Business Name _____

Bus. Owner Name _____

Bus. Mailing Address _____

Bus. Phone # (____) _____

Email Address _____

**CONTRACTOR INFORMATION**

Contr. Name _____

Contr. Address _____

Contr. Phone # (____) _____

**OTHER CONTACT INFORMATION**

_____

**SIGN APPLICATION INFORMATION**

Sign Type ☐ Projection ☐ Flat Mount ☐ Window

Sign Dimensions _____ x _____ = _____sq ft

Projection Sign (sq ft x 2) Total sq ft _____

☐ Building Front Linear Feet _____

meets standards ☐ yes ☐ no

☐ Window Dimensions _____ x _____ = _____ sq ft

____% Coverage; meets standards ☐ yes ☐ no

Use next column or additional paper to provide sign wording, materials, colors, mounting specifications, etc. If possible include pictures of building with sign location indicated and sketch or print of sign design.

***Intended and desired starting and completion date of alteration or repairs.***

Start _____ Complete _____

***Description of proposed external alteration or repair (use additional paper if needed)***

***Drawing/ sketch of the proposed external alteration (use additional paper if needed). Please provide current photos of property.***

**CERTIFICATE OF APPROPRIATENESS**

☐ Approved ☐ Rejected ☐ Modified

(Building Permit Attached)

_____ _____

Chairman/Vice Chairman Signature Date

_____ _____

Building Official or Designee Signature Date

Date(s) Reviewed by Board _____

City Of Elgin Code Chapter 1 Section 5, page 42, states in part "…violations shall be fined $2000 per day," Each day a violation occurs is a separate violation. Failure to have projects reviewed and failure to follow an approved application constitutes a violation.

**For questions call (512) 281-0119 or write to mlpiesc@ci.elgin.tx.us & amiller@ci.elgin.tx.us**

EXAMPLE

## Certificate of Appropriateness Application

**Required for all exterior modifications of historic properties.**

**City of Fredericksburg**

**126 W Main St. FBG, TX 78264**

**Subject Property Address** _____ **Date Submitted** _____

**Owner name:** _____ **Phone #** _____

**Owner Address:** _____

**Authorized Applicant:** _____ **Phone #** _____

**Applicant Signature:** _____ **Applicant E-mail:** _____

**Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.**

**Desired Start Date:** _____

**Desired Completion Date:** _____

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you.

_____

_____

_____

_____

_____(attach another sheet if necessary)

**Attach supporting documentation including:** ☐ **paint color** ☐ **color photographs** ☐ **site plan** ☐ **elevations & floorplans** ☐ **material specifications.** **Applications are incomplete without sufficient documentation.**

**Staff to complete**

**Application #** _____ **Year Built:** _____

**Eligible for Administrative Approval** Yes No **Zoning:** _____

**Historic Review Board Meeting Date** _____ **Application Fee $10** paid

**Survey Rating:** High Medium Low **HRB Fee $40** paid

**Staff Comments regarding Administrative Approval:**

_____

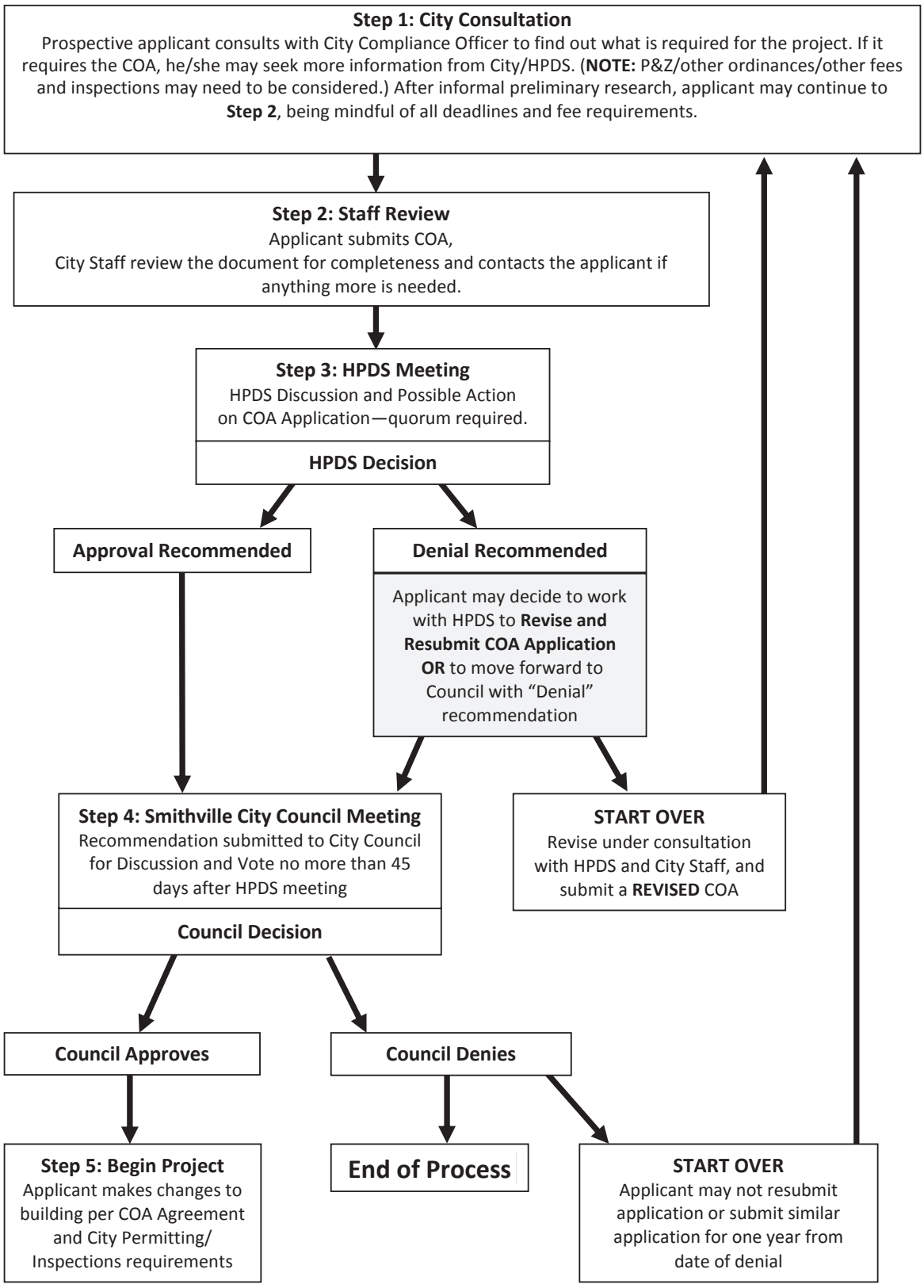
_____

**Historic Preservation Officer Signature** _____

***Certificates of Appropriateness must be displayed on site along with building permits and do not take the place of building permits.***

EXAMPLE

## COA Approval Process Diagram



# Section Four: Appendix C

**Relevant Historic Documents: NPS Preservation Briefs**

Preservation Briefs provide recommendations on the restoration, preservation, and rehabilitation of historic building elements. The National Park Service (NPS), 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 |
| **Additions** | 14 - New Exterior Additions to Historic Buildings: Preservation Concerns |
| **Aluminum** | 8 - Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings |
| **Awnings** | 44 - The Use of Awnings on Historic Buildings: Repair, Replacement and New Design |
| **Barns** | 20 - The Preservation of Historic Barns |
| **Character** | 16 - The Use of Substitute Materials on Historic Building Exteriors<br>17 - Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character<br>18 - Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements |
| **Cleaning** | 6 - Dangers of Abrasive Cleaning to Historic Buildings |
| **Energy Efficiency** | 3 - Improving Energy Efficiency in Historic Buildings<br>24 - Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches |
| **Exteriors** | 47 - Maintaining the Exterior of Small and Medium Size Historic Buildings |
| **Gas Stations** | 46 - The Preservation and Reuse of Historic Gas Stations |
| **Glass** | 11 - Rehabilitating Historic Storefronts<br>12 - The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)<br>13 - The Repair and Thermal Upgrading of Historic Steel Windows<br>33 - The Preservation and Repair of Historic Stained and Leaded Glass |

# Section Four: Appendix C

**Relevant Historic Documents: NPS Preservation Briefs**
Available at http://www.nps.gov/tps/how-to-preserve/briefs.htm

| | |
|---|---|
| **Interiors** | 21 - Repairing Historic Flat Plaster—Walls and Ceilings |
| | 23 - Preserving Historic Ornamental Plaster |
| | 28 - Painting Historic Interiors |
| | 34 - Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament |
| | 37 - Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing |
| | 40 - Preserving Historic Ceramic Tile Floors |
| **Investigations and Reports** | 35 - Understanding Old Buildings: The Process of Architectural Investigation |
| | 43 - The Preparation and Use of Historic Structure Reports |
| **Landscapes** | 36 - Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes |
| **Masonry and Stucco** | 1 - Cleaning and Water-Repellent Treatments for Historic Masonry Buildings |
| | 2 - Repointing Mortar Joints in Historic Masonry Buildings |
| | 22- The Preservation and Repair of Historic Stucco |
| | 38 - Removing Graffiti from Historic Masonry |
| | 42 - The Maintenance, Repair and Replacement of Historic Cast Stone |
| **Metals** | 27 - The Maintenance and Repair of Architectural Cast Iron |
| **Moisture** | 39 - Holding the Line: Controlling Unwanted Moisture in Historic Buildings |
| **Mothballing** | 31 - Mothballing Historic Buildings |
| **Roofing** | 4 - Roofing for Historic Buildings |
| | 19 - The Repair and Replacement of Historic Wooden Shingle Roofs |
| | 29 - The Repair, Replacement, and Maintenance of Historic Slate Roofs |
| | 30 - The Preservation and Repair of Historic Clay Tile Roofs |
| **Seismic Retrofit** | 41 - The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront |
| **Signs** | 25 - The Preservation of Historic Signs |
| **Terra Cotta** | 7 - The Preservation of Historic Glazed Architectural Terra-Cotta |
| **Wood** | 9 - The Repair of Historic Wooden Windows |
| | 10 - Exterior Paint Problems on Historic Woodwork |
| | 26 - The Preservation and Repair of Historic Log Buildings |
| | 45 - Preserving Historic Wooden Porches |

# Section Four: Appendix D

**The Secretary of the Interior'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

# Section Four: Appendix E

**The Secretary of the Interior'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

# Section Four: Appendix F

**The Secretary of the Interior'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.

# Section Four: Appendix G

**Accessibility Standards for Historic Buildings**

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 the Texas Department of Licensing and Regulation (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).

# Section Four: Appendix H

**Potential Tax Incentives, Grants, and Other 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**

*Texas Historical Commission (THC)*
http://www.thc.state.tx.us

*THC Tax Credit Program*
http://www.thc.state.tx.us/preserve/projects-and-programs/preservation-tax-incentives/texas-historic-preservation-tax-credit

*Texas Preservation Trust Fund*
http://www.thc.state.tx.us/preserve/projects-and-programs/texas-preservation-trust-fund

*Federal Tax Incentives for Preservation of Historic Properties*
https://www.nps.gov/tps/tax-incentives.htm

*National Trust Preservation Funds*
http://www.preservationnation.org/resources/find-funding/preservation-funds-guidelines-eligibility.html

*Texas Grants*
http://texas.grantwatch.com/

*Smithville Area Chamber of Commerce Facade Grant*
http://www.smithvilletx.org/economic-development

# Section Four: Appendix I

**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

**National Park Service -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

**Texas Department of State Health Services**
"Laws and Rules -Environmental Lead Program"
http://www.dshs.state.tx.us/elp/rules.shtm
"Laws and Rules- Asbestos"
http://www.dshs.state.tx.us/asbestos/rules.shtm

**Texas Historical Commission - Building Codes**
http://www.thc.state.tx.us/preserve/buildings-and-property/building-codes

# Section Four: Appendix J

**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.

**Ashlar Masonry:** masonry constructed with rectangular blocks usually of fired clay or stone.

**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.

# Section Four: Appendix J

**Glossary of Terms**

**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 masonrywall. 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 of 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.

# Section Four: Appendix J

**Glossary of Terms**

**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.

**Demolition By Neglect:** The destruction of a building or structure through abandonment or lack of maintenance.

**Dentils:** small square blocks located on cornices, moldings and other features; usually found in series.

**Door Frame:** structure, surrounding door opening, to which the door is hinged.

**Door Sill:** the lower horizontal member of a door frame.

**Doric Order:** a simple classical order characterized by sturdy proportions, a plain capital, a frieze usually having regularly spaced triglyphs and metopes in the cornice, heavy fluted shaft with no base or unfluted shaft with base.

**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. 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.

**Entablature:** in classical architecture, the part of a building, consisting of cornice, frieze, and architrave, which is carried by the columns.

**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.

# Section Four: Appendix J

**Glossary of Terms**

**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.

**Frieze:** the member between the architrave and cornice in classical architecture; also a band or board at the top of a wall below the cornice.

**Gable:** the triangular segment of an exterior wall on a building that has a ridged roof.

**Glaze:** to install glass in windows, doors, storefronts, curtain walls, and various other segments of building construction.

**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.

**In-kind:** when the need arises to repair or replace a portion of a historic building material, the preferred practice is to use the same material type, design, dimension, texture, detailing, and exterior appearance.

**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.

**Intrados:** the inner curve or face of an arch or vault forming the concave underside.

# Section Four: Appendix J

**Glossary of Terms**

**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. "

**Keystone:** stone with a wedge shape located at the center of an arch.

**Lantern:** a windowed superstructure which crowns a roof or dome; also referred to as a lantern light.

**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.

**Metopes:** the square space between the triglyphs in the Doric frieze.

**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.

**Parapet:** a low wall or railing around a balcony, balconette, or along the edge of a roof.

**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.

# Section Four: Appendix J

**Glossary of Terms**

**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, 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.

**Section:** an architectural drawing that shows a cut through the body of a building, perpendicular to the horizon line. The section reveals simultaneously its interior and exterior profiles, the interior space and the material, membrane or wall that separates interior from exterior, providing a view of the object that is not usually seen.

# Section Four: Appendix J

**Glossary of Terms**

**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) or State Antiquities Landmark:** 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.

**Stool:** the flat piece upon which a window shuts down, corresponding to the sill of a door.

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

**Tie Rod:** an assembly used to brace steel columns, heavy timber beams or to support canopies and awnings.

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

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

**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, Double Glazed Window, Double-hung Window, Fixed Window, Round-head 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.