



DESIGN GUIDELINES

FOR

NACOGDOCHES, TEXAS



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Winter & Company
Urban Design • Planning • Historic Preservation
Boulder, Colorado

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TABLE OF CONTENTS

Introduction	1
Chapter 1 Guide to Historic Architecture in Nacogdoches	7
Chapter 2 General Rehabilitation Principles and Guidelines	31
Chapter 3 Guidelines for Rehabilitation of Historic Residential Structures	41
Chapter 4 Guidelines for Rehabilitation of Commercial Buildings	55
Chapter 5 Guidelines for New Construction	67
Chapter 6 Guidelines for Additions/Alterations	77
Chapter 7 Guidelines for Color	81
Chapter 8 Guidelines for Site Design	85
Chapter 9 Guidelines for Technical Maintenance	89
Chapter 10 Guidelines for Signs	101
Glossary of Architectural Terms	107

WHICH CHAPTERS APPLY TO YOUR PROJECT ?

PROJECT TYPE:	Chapter 2 General rehab principles	Chapter 3 Residential rehab	Chapter 4 Commercial rehab	Chapter 5 New Construction	Chapter 6 Additions	Chapter 7 Color	Chapter 8 Site design	Chapter 9 Technical maintenance	Chapter 10 Signs
Technical maintenance repairs	X							X	
Rehab, residential	X	X				X			
Rehab, commercial	X		X			X			X
Sign design						X			X
Color/painting						X			
Illumination	X		X						X
New building				X			X		
Site work, landscaping							X		
Parking lot							X		
Addition to existing building	X				X	X	X		



INTRODUCTION



INTRODUCTION

Preserving our community's heritage has become increasingly important to residents and property owners as loss of historic resources continues and neighborhood character erodes. Many citizens recognize that buildings from our past help define our identity for the future. In this sense they serve an important social function. They provide visual links to earlier residents who worked hard to create an enriched quality of life for the city and for their families.

Social benefits of preservation

Older buildings also serve as records of our forebearers and of a way of a life that once was familiar to the community. They also record building technologies and the design sensitivities of the craftsmen who created them. In this sense, preserving historic buildings helps to enrich the cultural diversity that the community offers its residents and visitors.

Preserving older buildings can also help to meet social objectives for today's living. Older neighborhoods often contain features that support community life. A row of modest vernacular houses, for example, establishes a sense of neighborhood, which is important in promoting qualities of urban life that we seek to retain. Protecting the buildings that contribute to this character can in fact help to stabilize neighborhoods.

Historic buildings are also visually interesting and therefore enhance the urban environment for all of us. The delight of the details of older designs is a benefit in itself in this sense.

Economic benefits of preservation

Preserving older buildings also benefits the community economically. By maintaining properties, the tax base is protected and public services are strengthened. Individual property values are also protected, even enhanced, when many properties in the same neighborhood are maintained sensitively.

Historic neighborhoods can also serve broader community goals for economic development. Today, many farsighted corporations select communities in which to locate new facilities where quality of life is perceived to be high, and well-preserved neighborhoods are frequently a part of that equation.

In some cases, more direct financial benefits may also result. Financial incentive programs, such as the federal income tax credit for the certified rehabilitation of qualifying historic properties offer direct benefits to property owners who invest in preservation.

What do we mean by "historic preservation?"

Historic preservation is often considered a specialized form of building maintenance that applies only to a few landmark structures in the community. In fact, the term "preservation" encompasses a wide range of building design and maintenance approaches. These include very careful preservation of fine landmark structures to be sure, but they also include sensitive repair and maintenance of more modest buildings. A simple vernacular house that represents a past segment of Nacogdoches' heritage is every bit as important as her better known monuments and also merits being retained in the building stock.

Even when alterations and additions occur to buildings, they may be executed in a manner that respects the important historic characteristics while accommodating modern needs and uses. These procedures may also be considered to be included in the broader definition of historic preservation. In fact, the term "rehabilitation" is often used in this book as a broader term for the respectful design and maintenance approaches that it promotes. It is with this flexible, broad approach to historic preservation and building rehabilitation that this book is presented.

Using these guidelines

These design guidelines are presented as an aid to property owners in Nacogdoches who wish to protect and enhance the historic resources of the community. It describes a process for developing a rehabilitation plan for older buildings, suggests general design ideas for appropriate alterations and new construction, and also provides basic maintenance tips. General guidelines are written to apply to all types of historic buildings, including residences and commercial structures. More specific suggestions are then provided for individual building types.

The role of the Preservation Committee

These guidelines are designed for voluntary use, but they will also serve as a guide for the Preservation Committee in reviewing special projects that come before it. These projects may include public works and private rehabilitation projects that the Committee may support through incentive programs. The Preservation Committee can provide help in planning your project and in interpreting the design tips provided in these guidelines. Other assistance they can provide includes:

- **Design review**

The Committee meets on a regular basis, and welcomes property owners to come to these sessions for a voluntary review of proposed designs. (Check with the city planner to be placed on the committee agenda.)

- **Historical research assistance**

The Committee maintains a list of sources of historical information about buildings in Nacogdoches, including a list of locations of historic photographs. They can also advise you about research methods.

- **Financial assistance**

The Committee offers a limited number of grants to property owners. Requests for assistance are reviewed once a year. Recipients must agree to rehabilitate their properties in compliance with the guidelines presented in this document.

- **Referral network**

The Committee maintains a list of sources of building materials that may be appropriate for your project. They also maintain a list of contractors who have attended orientation sessions on these design guidelines.

- **Reference library**

The Committee also maintains a library of publications that provide helpful technical advice to property owners who wish to rehabilitate their buildings.

- **Tax credits for certified rehabilitation of historic buildings**

Federal tax law allows owners of qualifying income-producing properties to take an income tax credit for some rehabilitation costs. To do so, the work must meet the Standards for Rehabilitation of Historic Buildings that are used the Secretary of the Interior.

The Committee, acting as a Certified Local Government, will review proposed work on such projects before referral to state agencies.

Relationship of these guidelines to the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings

The guidelines presented in this book are built on the general intent of the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings and in some cases provide additional detail that would assist in their interpretation locally. In no case do they consciously contradict the Secretary's Standards. In a situation where a property owner seeks to comply with the Secretary of the Interior's Standards and perceives a conflict with those in this book, it is the intent of the Committee to assist the owner in meeting the Secretary's Standards.

ESTABLISH A GENERAL APPROACH

Before getting into details, stop a moment and decide on an overall approach for your building improvements. Most projects include repairs to an existing structure.

DETERMINE YOUR BUILDING'S HISTORIC CHARACTER

Also research the early design of the structure. A good source of historic photographs is the special collections section of the library at Stephen F. Austin State University. When searching for photos of private residences, it is often useful to check files associated with the families who once lived there. A photo of the family on a special holiday may include scenes of the house in the background.

The primary objectives of a rehabilitation plan should be to preserve important or "character-defining" architectural materials and features of the building, to provide for a safe and efficient modern use in the building, and to develop a cost effective design.

DETERMINE THE CONTENTS OF YOUR REHABILITATION PLAN:

The plan should contain strategies for these three types of repair work:

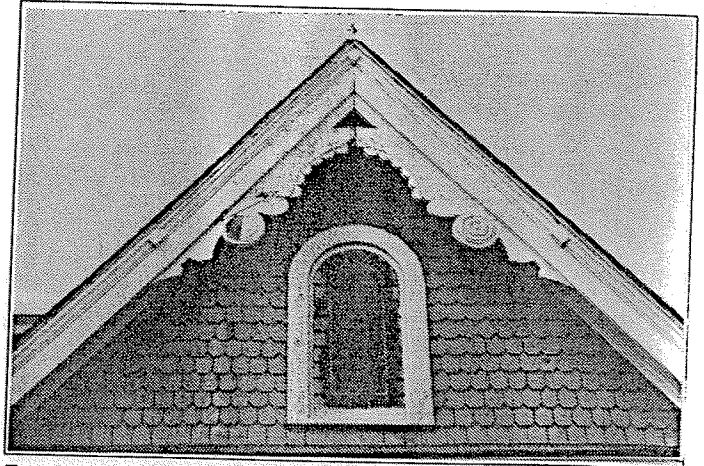
- Protection and maintenance of building features that survive in generally good condition. See page 33.
- Repair of materials and features that are in a deteriorated condition. See pages 36-37.
- Replacement of materials and features with new materials where deterioration is so extensive that repair is not possible. See page 35.

YOUR PLAN MAY ALSO INCLUDE STRATEGIES FOR:

- Alterations to the exterior of the building. See pages 77-78.
- Additions of new rooms or spaces that may affect the exterior of the building. See pages 79-80.

DECIDE IF YOU WILL HIRE AN ARCHITECT

A professional architect can help solve technical problems and identify cost-saving opportunities. They may provide a range of services, from a conceptual sketch to detailed construction documents. An architect is helpful on all types of construction, but especially for commercial rehabilitation efforts. Also note that some work may actually require an architect. Check with the City building department.



Protection and maintenance of features that survive in good condition should be part of a rehab plan. (821 North Street, Nacogdoches, Texas)

if your project will include development of parking areas, also see page 86.

