



*Design Guidelines for
Residential Buildings in
The Richmond Historic District*



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Design Guidelines for Residential Properties in Richmond, Texas

Introduction



The city of Richmond contains a number of historic residential properties that invoke the grace and grandeur of an earlier time. These lovely historic structures share their blocks with a variety of older homes, comprising an area that is unique within the city. Generally, residences are bounded by Jackson Street to the north, Front Street to the east, Austin Street to the south and Eleventh Street to the west. This area is also the location of the historic Fort Bend County Courthouse, the Fort Bend Museum, and the Jane Long School complex and gymnasium. A number of historic homes fall within the boundaries of the Richmond Historic District. (see map, page 5). It is essential that this neighborhood be maintained in the future, to ensure that Richmond may protect an invaluable part of its past. These Residential Design Guidelines are intended to provide property owners and the city of Richmond with information, recommendations and guidance specific to residential preservation.

An Overview of the Guidelines

Purpose

The purpose of these residential design guidelines is to provide neighborhood residents and property owners with a general frame of reference for the preservation and maintenance of historic residential properties. The guidelines also address specific areas of residential preservation, such as exterior materials and window treatments. Other issues covered by the guidelines include additions and new construction. The guidelines also explain the Certificate of Appropriateness process (see pages 3 and 4) that affects those properties located within the boundaries of the Richmond Historic District. By providing a general overview and highlighting particular issues, the Guidelines provide reference points for suitable design decisions. Making appropriate determinations will benefit individual residences, and will maintain the overall historic character of the neighborhood.

Implementation

The Residential Design Guidelines are based on the The Secretary of the Interior's Standards for Rehabilitation (see page 7), and are made available to the citizens of Richmond by the Richmond Historic District Commission. The recommendations contained within will aid in decisions both broad and specific, ranging from overall preservation goals to specific improvement techniques. It should be noted that these Guidelines apply only to alterations and repair of existing properties or new construction within the neighborhood. Property owners are not required to initiate alterations or repair, and the Guidelines do not establish any deadlines or recommend forced compliance. However, properly approached projects and sound preservation techniques can only benefit the individual properties and result in maintaining the historic character of this unique Richmond neighborhood.

As a property owner considers a project and refers to these Guidelines, it often helps to step back and consider the larger aspects of alterations or repairs. Once an outline is established, it becomes easier to implement the processes described in the Recommendations section of these guidelines (see page 6). The following points can help establish a general approach to most projects and repairs.



- Determine the historic character of the residential property. Reference to old photographs is an excellent source for establishing the historic appearance of the residence.
- Consider the three essential types of work that may be involved. In general they are described as:
 1. Maintenance and protection of features that are in generally good condition.
 2. Repair of materials or features that have suffered significant deterioration.
 3. Replacement of materials or features when repair is not possible.
- In the case of extensive alterations or additions to the residence, decide if the project will benefit from the expertise of a professional architect.
- If the residence falls within the boundaries of the Richmond Historic District, become familiar with the Certificate of Appropriateness Process. Despite its title, this process is not complicated and should foster good will between property owners and the Richmond Historic District Commission.

Benefits of Residential Design Guidelines

Residential design guidelines are not intended to dictate to property owners. As the title indicates, property owners are afforded guidance and recommendations; the Guidelines are not ordinances and do not require adherence to any specific reference. However, as noted, design guidelines can provide a base for making decisions that affect both the individual properties and the entire neighborhood in a positive way. Following are some of the benefits gained from a sensitive and sensible approach to residential preservation.

- Inappropriate development within the neighborhood may be minimized.
- Both historic and non-historic homes within the neighborhood are preserved and maintained.
- The historic fabric of the neighborhood remains intact.
- The neighborhood remains a safe, attractive area for families and schools.
- The neighborhood may join in City and County efforts to promote heritage tourism.
- A stronger sense of community is enhanced.
- Property values and investments are protected.

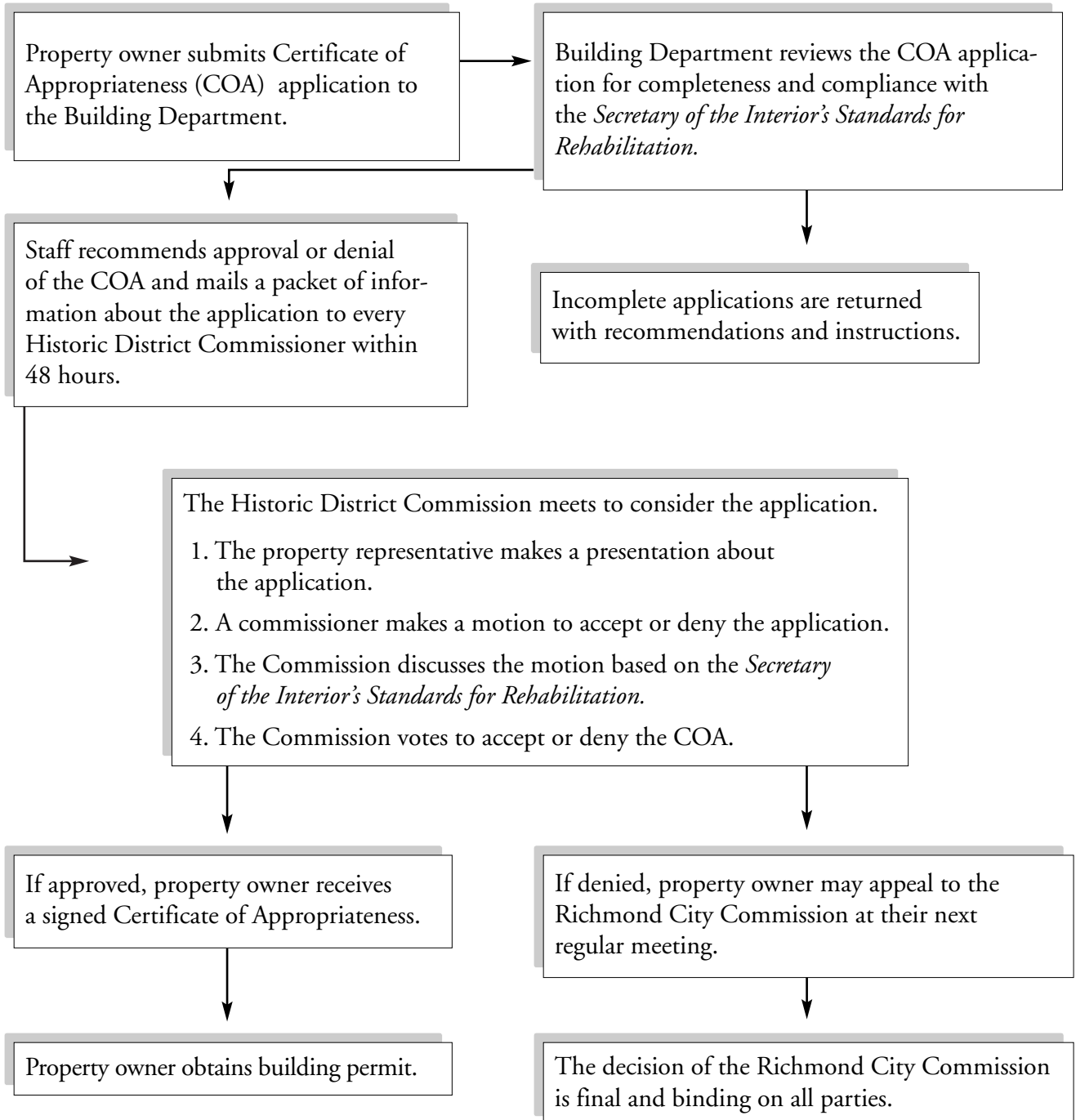
In 1998, the City implemented the Richmond Historic Ordinance; this Ordinance requires property owners of historic buildings within the locally designated Historic District to apply for a certificate of appropriateness from the Richmond Historic District Commission (see District map, page 5). An application must be submitted to the Building Department; this is followed by a design review by the Richmond Historic District Commission. Approval must be given before a property owner can receive a building permit for any exterior alteration, restoration, reconstruction, or new construction. If the application is denied, the property owner can appeal the decision to the City Commission at their regularly scheduled meeting. A flow chart illustrating the Certificate of Appropriateness process for the City of Richmond is be found on the following page.

Please note that other city regulations and ordinances also may affect proposed design projects:

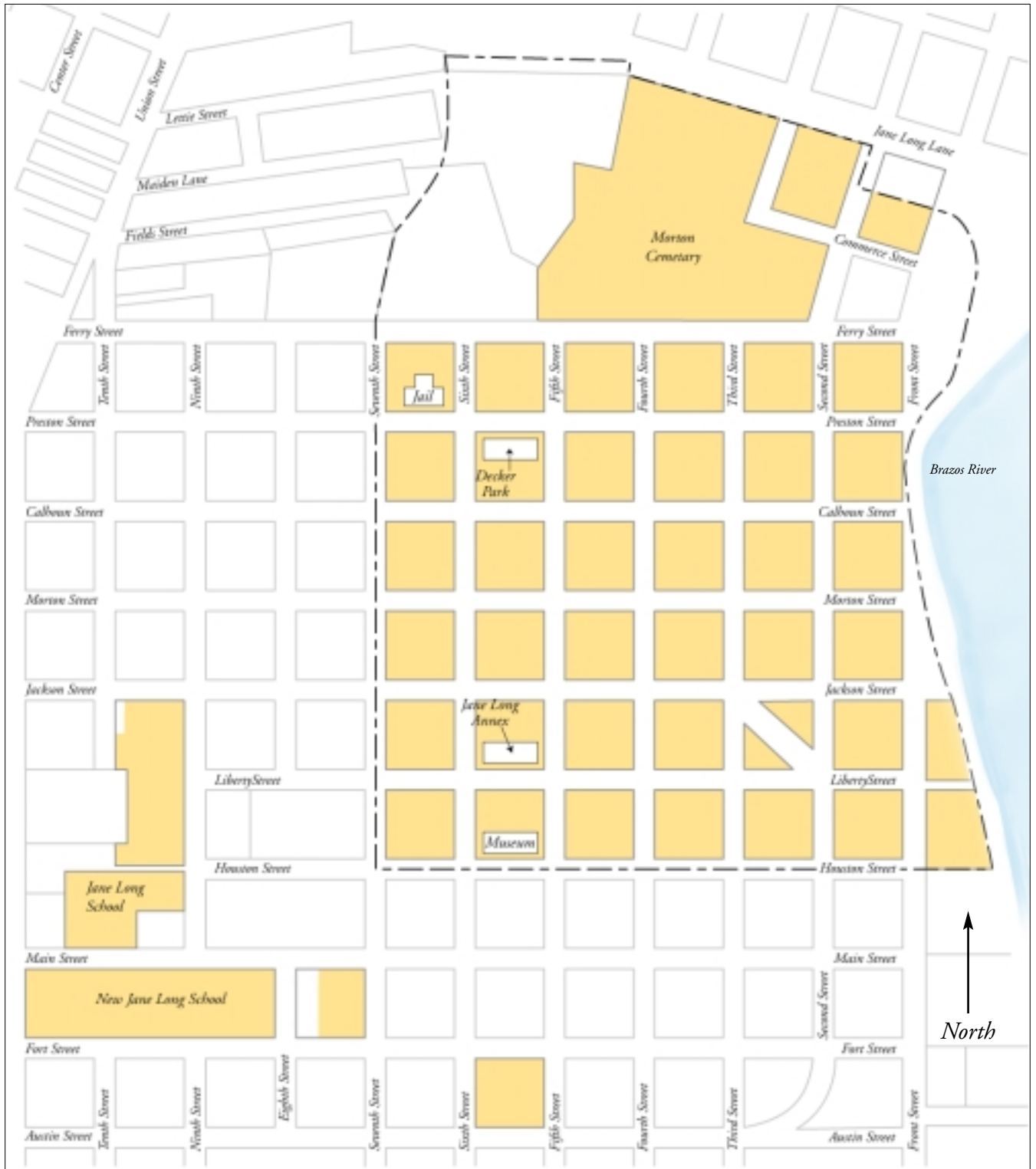
- City building codes
- Americans with Disabilities Act
- Federal income tax credits for certified rehabilitation of historic buildings
(requiring approval by the Texas Historical Commission)
- Recorded Texas Historic Landmark reviews
(requiring approval by the Texas Historical Commission)

Any questions concerning the review process can be answered by the City of Richmond Building Department at 281-341-3100. Technical information about rehabilitation techniques, including cleaning of masonry, repair of windows, the construction of additions, and the rehabilitation of residential property can be found in a series of publications by the National Park Service, entitled *Preservation Briefs*. These are available on request from the Texas Historical Commission and online at <http://www.cr.nps.gov>. Additional sources of information are listed in these guidelines, beginning on page 16.

Certificate of Appropriateness Process for the City of Richmond



Richmond Historic District



Downtown historic district boundary - - - - -

Recommendations for Maintenance, Repair and Preservation

Maintaining the character of the Richmond residential area should be a priority for residents and property owners, in order to preserve the historic resources that exist and define the neighborhood's identity for the future. A number of residential properties provide visual links to those early citizens whose work and life in the past greatly enriched the history of Richmond. Today, the neighborhood encompasses a variety of residential types and styles, and through routine maintenance and repair, should retain its special character for years to come. The following are general guidelines for the maintenance, repair and preservation of residential properties and are based on the The Secretary of the Interior's Standards for Rehabilitation (see following page). These general guidelines are then followed by more detailed information addressing the "dos and don'ts" of specific components of residential properties.

General Principles of Residential Design

- It is recommended that the historic character of the original residence be preserved. This includes the preservation of original detailing, doors, windows, exterior materials and roof configuration.
- It is always desirable to preserve the original residence and property and avoid alterations if possible. If alterations are unavoidable, they should follow the style and incorporate the feel of the existing structure. Alterations to historic properties is not recommended.
- Additions to historic properties are not recommended, as they can compromise the integrity of the residence. If additions must be made, they should be compatible with the original structure, incorporate similar materials and not detract from the original residence.
- New property construction should not attempt to replicate historic styles. New houses should be compatible and sympathetic to the existing neighborhood. For example, it would be inappropriate to construct a building based on the Santa Fe Style, as such a residence type was never constructed in Richmond. Materials that are foreign to Richmond, such as stucco and roof tiles, should not be used.
- Routine maintenance and repair should never be neglected, as these efforts can help avoid replacing original components of the residential property.
- If original components of the residence must be replaced, it is recommended that replacement replicate the look and feel of the original. Often, older photographs of the property can be a useful guide for replacement work.
- It is important to maintain and retain the original exterior material of the property. Whether brick or clap board, the exterior materials are an integral part of the property's character.
- Each property in the neighborhood is unique and still contributes to the character of the area. Maintenance, repair and restoration projects should reflect not only a respect for the residence, but for the entire neighborhood.



The historic integrity of a residence can be maintained through routine care and sensitive restoration.

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, 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.

Doors

Do

- Do appreciate the contribution of the front door to the unique character of a home. Many homes in Richmond feature doors with sidelights and transoms. Surrounding moldings such as frames, sills, heads and jambs, are equally important and often feature decorative moldings or detailing. These types of features contribute to the historic charm of a residence and should be retained.
- Do repair wood frames whenever possible by patching or splicing. If necessary, replace deteriorated and rotten materials with a similar type of wood.
- Do take care when replacing a door, using a design similar to those found historically on the residence. Use the existing door as a guide, or compare the home with others in the area that are of a similar date and style, and still retain their original door.
- Do apply storm doors when desired, to provide additional insulation and protection to the original door of the residence.



Always maintain the original doorway configuration of a historic residence.

Don't

- Do not remove original doors. The size and proportions of the door openings is an important element of the overall design of a house and should be retained.
- Do not change the position of original door openings on the front elevation or facades that are clearly visible from the street.
- Do not alter the size of doors on the primary facades of a house.
- Do not install additional doors to facades visible from the street, as this will alter the original design of the residence.



Do not allowing doors to fall into disrepair.

Do

- Do appreciate that windows are an essential character defining element of a residence. Most houses in Richmond featured double-hung wood windows, although there are examples of casement windows in houses dating from as early as the late 1800s.
- Do retain original features such as frames, sash, muntins, mullions, glazing, sills, heads, jambs and moldings whenever possible. If replacement of any of these elements is necessary, match with a similar material and profile.
- Do retain the original proportions, divisions and dimensions of existing and original window openings.
- Do take note of window replacements that occurred in the past and are now considered historic. These windows may be replaced with the type of window originally used on the residence. Historic photographs can help in determining configuration and profiling of such replacements.
- Do perform regular maintenance on historic windows. Paint and repair whenever necessary, and also caulk and ventilate windows; these efforts will help preserve the historic windows and will also result in lower energy costs.
- Do install storm windows on the interior where feasible. If exterior storm windows are necessary, use wood windows with a matching sash if possible. Aluminum storm windows may be appropriate if the frames match the proportions of the original windows and the aluminum is anodized or painted.
- Do attach shutters to the window casing, not the siding. Shutters should adequately fit the window opening.



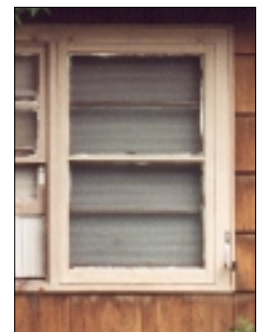
Always preserve historic windows and their original components.



The original configuration of windows in historic homes should always be maintained.

Don't

- Do not replace original wood windows with aluminum windows. These alter the historic character of the house and will seriously compromise the home's historic integrity.
- Do not enlarge window openings or add modern features such as "picture" windows.
- Do not alter original window openings to make them smaller; windows should never be painted over or covered with brick or siding.
- Do not change the division of window panes within existing historic windows. For example, do not replace "six over six" windows with "one over one" windows.
- Do not install additional windows to the residence and do not change the windows on the front façade. If additional windows are necessary, place them on facades not visible from the street.
- Do not combine individually "grouped" windows to create a larger opening.
- Do not install shutters if they were not originally part of the design of your house.



Do not allow wooden window components to deteriorate.

Porches

Do

- Do recognize that porches are an integral part of the original design of a historic house. Indeed, they are often the most important design element on the front of a residence. It is important to preserve the historic integrity of a house by retaining original elements such as posts, balustrades and steps.
- Do replace missing posts and railings where necessary. Use materials similar to the original. Match the original proportions and spacing of railings, balusters, and support posts.
- Do preserve the original configuration of the steps whenever feasible. Routine maintenance and repair to wooden or concrete steps will prevent small problems from becoming large projects.
- Do employ a design that is easily reversible if it is necessary to add a ramp for accessibility. Use care and sensitivity in determining the position of the ramp.
- Do replace a missing porch whenever possible. Reconstruct the new porch based on historical evidence such as old photographs. If these are not available, study houses in the Richmond neighborhood that are similar in character and design to the residence.



A well maintained porch helps ensure the historic integrity of a residence .

Don't

- Do not add details to a porch that never existed before, such as gingerbread detailing on a bungalow
- Do not use "wrought iron" posts and railings on a porch, as they are an inappropriate material.
- Do not replace a wood porch or its details, such as posts and railings, with brick or concrete, as this would be a deviation from the original character of the residence.
- Do not consider the porch as a spare room or store front. It is recommended that new rooms be constructed to the back of the house, where they are not visible from the street. If it is unavoidable to enclose a porch, retain all supporting posts, railings, and other decorative features. Consider a design that is easily reversible. Never damage original historic fabric when making such alterations. Enclosing porches with glass or walls will seriously compromise the integrity of a historic residence.



Altering the original porch is unattractive and, in most cases, not necessary.

Roofs and Gutters

Do

- Do preserve the original roof angle and form of the house, as it is an integral part of a residence's unique character.
- Do utilize the proper materials when undertaking roof repair. Wood shingles treated to retard combustion and weathering should be considered whenever possible. Composition shingles and metal roofing may also be considered for replacement of damaged or deteriorated materials.
- Do inspect roofs on a regular basis to prevent small problems from becoming major repair projects. It is advised that a roof be inspected twice a year.
- Do install good quality flashing to help prevent damage from water and rain storms. It is also important that a roof be well ventilated and insulated on the inside. This will prolong the life of the roof and result in energy savings, especially during the hot Texas summertime.
- Do install gutter screening both at downspouts and over the full length of all gutters. Such screening should be hidden so as not to distract from the roof line and will greatly decrease cleaning and maintenance, especially in the fall when gutters accumulate significant leaves and debris.



The original roof reflects the historic character of a residence and should always be well maintained.

Don't

- Do not neglect inspecting roof surfaces after heavy storms. Periodic checking of the underside of the roof from the attic after a storm or winter freeze can give early warning of any leaking and fend off major repairs.
- Do not construct additions to a roof on the front of a residence. When such additions are absolutely necessary, such as a dormer added to the house to create an attic room, this should be set back from the primary façade to preserve the appearance of the original roof form.
- Do not install bubbled or domed skylights. If skylights are installed, use flat skylights and mount them flush with the roof. It is best to keep such skylights to the rear of the house so they are not visible from the street.
- Do not locate solar panels on the front of the roof. As with skylights, solar panels should be installed to the rear of the residence, so as not to distract from the character of the house.
- Do not attempt exterior work with hanging scaffolding that could penetrate, break, or wear the roofing surface, gutters, or flashing.



Neglecting roof repairs can become costly and detracts from the appearance of a residence.

Exterior Materials

Do

- Do retain the original exterior material. Wood is the predominant material used on historic houses in Richmond and it is important to preserve these exteriors through good maintenance.
- Do regularly maintain the exterior of the residence by painting to protect wood facades and inspecting the exterior materials for signs of damage or deterioration.
- Do replace wood siding with wood that is of the same lap dimensions as the original.
- Do retain decorative shingles within gables; if replacement becomes necessary, use materials that are as similar to the original as possible.
- Do maintain brick exteriors with regular inspection and repair. The Richmond neighborhood contains several important examples of Tudor bungalows that use brick, and it is recommended that these exteriors be preserved whenever possible.



The original exterior materials of a historic residence should always be retained.

Don't

- Do not install decorative shingles on the entire exterior of a residence, unless historic documentation exists that indicates such usage. Generally, decorative shingles were used only within gables and on some dormers.
- Do not paint the original brick covering of a property.
- Do not sandblast brick or wood materials for cleaning purposes. These cleaning methods will destroy the surface of a residence. Use the mildest means possible for cleaning all exterior materials.



Covering over the original exterior of a home will damage its historic integrity.

Synthetic Siding

Do

- Do give serious consideration to removing synthetic siding if it is currently hiding the original material of a residence. Synthetic siding can cause leakage to the original exterior below, causing extensive structural damage to the house that is hidden from view. Synthetic siding can conceal problems that should be the early warning signs of deterioration. Minor uncorrected problems can progress to the point where expensive, major repairs to the home become necessary.
- Do consider siding only if the existing exterior is deteriorated or damaged beyond repair, and if the installation will not irreversibly damage or obscure the architectural features and trim of the residence. It is recommended that the new siding should match the historic material in size, profile and finish so that there is no change in the character of the historic property.

Don't

- Do not install synthetic siding materials such as vinyl, aluminum, steel or imitation brick over the original exterior. These materials do not accurately convey the effect of the original exterior, and the added layer of siding changes the depth of lines around openings such as doors and windows. The use of synthetic siding can destroy the historic integrity of a residence.



In this case, the use of synthetic siding resulted in the loss of original components of the residence.



The above example demonstrates the inappropriate use of both synthetic siding and undesirable color choice for the exterior of a building.

Alterations and Additions

Do

- Do construct additions that are compatible in size and scale with the historic portion of a house. Whenever possible, additions should be visually subordinate to the historic residence.
- Do understand that additions should be recognizable as products of their own time.
- Do respect traditional entrance patterns and the relationship of the house to the rest of the street.
- Do place additions to a historic house on the rear where they are not visible from the street, whenever possible. It is important to maintain the setback from the street that is typical to the neighborhood.
- Do use materials compatible to the original historic materials used elsewhere on the residence.
- Do maintain a scale and proportion compatible to the existing property. For example, it would be inappropriate to add a two story addition to a one story house.
- Do construct additions that are easily "reversible" whenever possible. This will enable subsequent owners to remove the addition, if they wish to restore the house to its original condition.



This addition to a historic residence was built with respect for the original structure.

Don't

- Do not construct additions that hinder the ability to interpret the design character of the historic period in Richmond. Do not construct additions that will destroy any significant architectural or historic materials, or obscure architectural features or ornament.
- Do not construct alterations or additions that attempt to imply an earlier or later period than that of the existing residential area. This would hinder the ability to interpret the history of the Richmond neighborhood.
- Do not add additional stories to an existing historic residence. Such an additions would destroy the historic integrity of the house.
- Do not remove historic additions to the house. These older additions add to the understanding of the historical evolution of the residence. Many of these additions have achieved historic significance in their own right, and should be respected.

New Construction

Do

- Do maintain the typical size and shape of historic homes found within the neighborhood. New construction should have similar heights and widths to surrounding, historic residences.
- Do retain the same type of rhythm, proportion and massing in new construction that exists throughout the neighborhood. It is recommended that new construction retain the same ratio of windows to the walls used in surrounding historic homes.
- Do take into consideration that the vast majority of houses in Richmond include a front porch facing the street. Such an architectural element should be considered in any new construction within an existing historic neighborhood.
- Do utilize roof shapes and forms similar to those found historically within the neighborhood. New construction should compliment the surrounding area and not deviate significantly in form or style.

Don't

- Do not place new construction on the lot in an incompatible fashion that would disrupt the overall rhythm and setback of the streetscape.
- Do not face main entrances towards the side yards or the rear. It is not recommended to deviate from the typical orientation of the opening to the street.
- Do not attempt to replicate historic styles. Most often, such replications appear contrived and out of place. New residential construction should compliment the neighborhood, avoiding materials and styles that are not common in the area.

Sources of Additional Information

Resources for Historic Preservation

National Trust for Historic Preservation, “Information” Series.

The National Trust for Historic Preservation publishes a series of booklets on a variety of topics related to specific issues in preservation. Each of the booklets is \$6.00 or you may order the entire series of 58 booklets with binders. This series is highly recommended. Topics include:

- Maintaining Community Character: How to Establish a Local Historic District
- Design Review in Historic Districts
- Reviewing New Construction Projects in Historic Districts
- Basic Preservation Procedures

National Park Service, “Preservation Briefs” Series.

This series of pamphlets offer practical assistance to owners of historic buildings in solving problems associated with common preservation repair problems with an emphasis on preserving a property’s historic character. The Briefs are also available online (see Web Sites, page 22). Topics include:

- Cleaning of Masonry Buildings
- Roofing for Historic Buildings
- Aluminum and Vinyl Siding on Historic Buildings
- Repair of Historic Windows
- Rehabilitating Historic Buildings

Preservation Yellow Pages: The Complete Information Source for Homeowners, Communities and Professionals. Washington D.C.: National Trust for Historic Preservation, 1997.

A good guide to preservation sources and includes an overview of the major areas and disciplines in preservation. A good general introduction to historic preservation and its sources and organizations.

Innovative Tools for Historic Preservation. Washington D.C.: National Trust for Historic Preservation and the American Planning Association, 1992.

Covers financial incentives, conservation districts, growth management, and regulatory techniques. A good overview of the major techniques used in historic preservation at the local level.

Weeks, Kay and Anne Grimmer, eds. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Illustrated Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. Washington D.C.: Superintendent of Documents, Government Printing Office, 1995.

An essential guide in understanding the Secretary of the Interior's Standards. The illustrations are most helpful in understanding how to apply the guidelines.

Affordable Housing Through Historic Preservation: A Case Study Guide to Combining the Tax Credits. Washington D.C.: National Trust for Historic Preservation and the National Park Service, 1995.

This publication gives in-depth information on all of the programs currently available for the rehabilitation of historic structures for affordable housing including economic incentives. The book also gives descriptions of case studies from around the country.

The Economic Benefits of Preserving Community Character: A Practical Methodology. Washington D.C.: National Trust for Historic Preservation, 1991.

Offers practical arguments for a broad range of issues dealing with historic preservation and its impact upon local economies. Written for the layman, it supplies answers to many of the most common questions asked by communities.

Innovative Tools for Historic Preservation. Washington D.C.: National Trust for Historic Preservation and the American Planning Association, 1992.

Covers financial incentives, conservation districts, growth management, and regulatory techniques. A good overview of the major techniques used in historic preservation at the local level.

Foulks, William, ed. *Historic Building Facades: The Manual for Maintenance and Rehabilitation*. New York: Preservation Press (John Wiley & Sons, Inc.), 1997.

A technical publication on specific remedies for the restoration of facades including brick, stone, concrete, cast iron, metal and wood. It is an excellent source for information on the conservation of building facades, primarily commercial (although much of this information is applicable to residential architecture as well). Although technical in nature, it is readily understandable to the layman.

Hosmer, Charles B. Jr. *Preservation Comes of Age: From Williamsburg to the National Trust, 1926-1949*. Charlottesville, Virginia: University Press of Virginia, 1981.

The definitive history of the preservation movement in the United States, this two-volume work is a scholarly work that is eminently readable by the layman. It covers the development of preservation from early house museums and early amateur groups through the involvement of the federal government and the establishment of the first national organization for preservation.

Jester, Thomas, ed. *Twentieth Century Building Materials*. New York: McGraw-Hill: 1995.

An excellent and thorough overview of the use of modern materials in historic buildings, covering such topics as metals, concrete, plywood, terra cotta, all types of glass, tile, and asphalt, to name but a few. Each chapter presents a history of the material and suggestions for their conservation.

National Trust for Historic Preservation, Law Department. *Preservation Law Reporter*. Published periodically since 1982.

Issued periodically by subscription, this publication covers recent court decisions and legislative developments on a wide range of topics relating to historic preservation including tax credits, easements, historic ordinances, and takings.

Weaver, Martin. *Conserving Buildings: A Manual of Techniques and Materials*. New York: Preservation Press (John Wiley & Sons Inc.), 1997.

A highly technical book aimed at the professional architect. It includes information, however, that is useful to anyone considering the restoration of a building. Topics include the restoration of wood, stone, brick, metals, paints, glass, foundations, slate roofs, historic wallpapers, and the use of synthetic resins and polymers.

Resources for the History of Popular House Types

Clark, Clifford. *The American Family Home, 1800-1960*. Chapel Hill: University of North Carolina Press, 1986.

Focusing on the middle-class home, this book is as much a study of American social history as it is a survey of American domestic architecture. It includes an overview of the evolution of house plans and the role of mechanization in the family home. It includes a good discussion of bungalows. It is highly recommended reading.

Wright, Gwendolyn. *Building the Dream: A Social History of Housing in America*. Cambridge, MIT Press, 1993.

First published in 1981, this is a scholarly work which was somewhat controversial when first published (Wright is a feminist architectural historian, so watch out). It is, however, an excellent study focusing on the model of domestic architecture. It includes information on bungalows and suburban development.

Jackson, Kenneth. *Crabgrass Frontier: The Suburbanization of the United States*. New York: Oxford University Press, 1985.

This is probably the most important scholarly work on the history of American suburbs. My copy is tattered and torn from almost constant use. It is a must in understanding the development of American towns and cities, although it is sometimes a difficult read.

Foy, Jessica and Thomas Schlereth, eds. *American Home Life, 1880-1930*. Knoxville: University of Tennessee Press, 1992.

A collection of essays which focus on the interior of houses and their evolution.

Lancaster, Clay. *The American Bungalow, 1880-1930*. New York: Dover Publications, 1995.

First published in 1985, this was the first survey of the bungalow in the United States. It includes a discussion of the origin of the term, its antecedents, and its overall development. It is well illustrated with both photographs, drawings and plans.

Stevenson, Katherine Cole. and H. Ward Jandl. *Houses by Mail: A Guide to Houses from Sears, Roebuck and Company*. New York: Preservation Press by John Wiley and Sons, Inc., 1986.

An excellent history of mail order houses and contains many illustrations of the different types of houses offered over the years with a guide to how to recognize them.

Schrenk, Lisa (foreword). *Your Future Home: The Architects' Small House Service Bureau*. Washington D.C.: American Institute of Architects, 1992.

Originally published in 1923, this is a facsimile reprint of architect designed houses made available to the average homeowner. It is a good resource for typical house plans of the period.

much better.

Guidebooks and Dictionaries

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1990.

An exhaustive guide to the many styles which flourished in the U.S. from colonial times to the present. Also addresses indigenous and vernacular traditions, but is less useful for these types of dwellings. Richly illustrated with many examples from Texas (the authors are from Dallas) and many charts

Carley, Rachel. *The Visual Dictionary of American Domestic Architecture*. New York: Henry Holt and Co., 1994.

Rather than a dictionary of terms, this book contains line drawings of buildings with their construction and decorative elements identified. It is very useful when one does not know what to call a particular component. Arranged by style or type, this book contains numerous plans and covers vernacular building types as well as high styles. It also includes structural drawings, interior decorative details and outbuildings. The index is very good as well.

Whiffen, Marcus. *American Architecture Since 1780*. Cambridge, Mass.: MIT Press, 1993.

First published in 1969 by a well-respected scholar, this survey of American architecture focuses on the high styles. It is arranged by style and includes a good discussion of its sources and evolution illustrated with examples by major architects.

Howe, Barbara, et. al. *Houses and Homes: Exploring Their History*. Nashville: Association for State and Local History, 1987.

An excellent guide on how to research the history of your house. It includes an in-depth discussion of all the major research resources, as well as an overview of construction techniques and regional housing types. This is an essential resource for someone conducting research on their house.

Greene, Fayal. *The Anatomy of a House*. New York: Doubleday, 1991.

A small book which identifies the main construction techniques utilized in domestic architecture.

Phillips, Steven J. *Old-House Dictionary: An Illustrated Guide to American Domestic Architecture, 1600 to 1940*. Washington D.C.: Preservation Press, 1992.

Arranged in a dictionary format, the margins contain good illustrations of many of the terms. An index also helps locate terms not used as main entries.

Howard, Hugh. *How Old is This House?: A Skeleton Key to Dating and Identifying Three Centuries of American Houses*. New York: The Noonday Press of Farrar, Straus and Giroux, 1989.

Arranged chronologically and includes a discussion of the major styles, this book contains a wealth of general information about construction techniques and details such as nails, hardware, and doors. It also contains a good section giving hints on how to research a house.

Kyvig, David E. and Myron A. Marty. *Nearby History: Exploring the Past Around You*. Nashville: American Association for State and Local History, 1982.

An exhaustive guide on how to conduct historical research at the local level.

Walker, Lester. *American Shelter: An Illustrated Encyclopedia of the American Home*. New York: Overlook Press, 1981.

Covers American styles, indigenous and vernacular dwellings from native Americans to the present. Although not as useful as some of the other dictionaries and style guides, it has excellent diagrams which emphasize plans and architectural detailing.

Rifkind, Carole. *A Field Guide to American Architecture*. New York: New American Library, 1980.

Not as exhaustive a treatment as many of the other guides. It has a greater emphasis on high styles and examples from the East.

Harris, Cyril. *Dictionary of Architecture and Construction*. New York: McGraw-Hill, 1993.

Heavily illustrated with wonderful graphics, this is a general dictionary which covers the architecture of the world. It is probably more easily understood by the layman than the Penguin dictionary and its illustrations are

Cultural Resource Management

Published by the U.S. Department of the Interior, National Park Service and available free of charge upon request, this magazine focuses on a different topic each issue and offers a wide range of in-depth case studies.

This Old House Journal

A popular magazine (which now sponsors a television program) offers a wide-range of practical and technical advice to the owners of historic homes.

Preservation

The official magazine for members of the National Trust for Historic Preservation, this magazine is well worth the price of membership. Each issue highlights successful preservation projects from around the country and is full of useful information for preservationists.

Historic Preservation Forum

Also published by the National Trust for Historic Preservation, this small magazine is published for “forum” members of the National Trust. It focuses on current issues in preservation and is more technical in nature than the monthly magazine of the organization, *Preservation*.

Journal of the Association for Preservation Technology

Published by the Association for Preservation Technology, this publication covers technical information as well as current preservation issues. It is written primarily for the professional architect, but contains useful information.

Traditional Building: The Professional's Source for Historical Products

Provides information on the sources for both historical and facsimile reproductions for use in the restoration of historic buildings.

National Park Service

www.cr.nps.gov/buildings.htm

The National Park Service is the federal agency responsible for all aspects of implementing the National Historic Preservation Act, first passed by Congress in 1966. In addition to issuing the U.S. Secretary of the Interior's Standards, the National Park Service administers the National Register of Historic Places program and gives final approval to all projects requesting federal rehabilitation tax credits. Their web site is of tremendous use and the entire series of "Preservation Briefs" (mentioned above) is available online. In addition, they have information on "Caring for a Historic Building," "Dos and Don'ts for Rehabilitating Buildings," and a "Checklist for Rehabilitating Buildings." The web site even includes a step-by-step guide for applying the Secretary of the Interior's Standards in their "Electronic Rehab" section.

National Trust for Historic Preservation

www.nthp.org

The National Trust for Historic Preservation is a national organization, chartered by Congress, to promote the preservation of our built environment. This organization serves as an important clearinghouse of information and publishes numerous books on the subject that may be purchased online. This web site offers a wealth of information on current issues. It also contains information on the National Main Street Program, founded by the Trust. The web site is available for use by both members and non-members alike. They offer additional sources, however, for "Forum" members to the National Trust who receive a password for access to additional information on their web site.

Texas Historical Commission

www.thc.state.tx.us

The Texas Historical Commission is the state agency that provides information on historic preservation and administers all aspects of the federal programs at the state level. The web site contains important information on grants and tourism. In addition, the site contains the "historic sites atlas," a database of information on historic buildings and sites from across the state. The web site also contains important links to other web sites concerned with historic preservation. The staff of the Texas Historical Commission can be invaluable in helping property owners restore their historic buildings, offering both advice and technical information (512-463-6094).

George Ranch Historical Park

www.georgeranch.org

The George Ranch was one of the most notable of the grand family estates established in the Richmond area in the early 1800s. Its original owners were Henry and Nancy Jones, who arrived with the first settlers in Texas, known as the Old Three Hundred. Today, the George Ranch Historical Park encompasses 480 acres and is a unique site, in that it is both a working ranch and a rich historic resource. The original buildings and structures, most notably the George Ranch House, were restored and maintained by the George Foundation.

In 1988, the George Foundation forged an alliance with the Fort Bend Museum Association and a number of history programs were established that flourish today. The George Ranch Historical Park provides a unique blend of education, preservation and living history of the Fort Bend County area. The George Ranch web site provides a wealth of information, including volunteer opportunities and an extensive research library. Visitors can search the artifact and photograph collections of the Fort Bend Museum and the George Ranch Historical Park, as well as links to the Texas History Internet Consortium.

Arch

A structure built to support the weight above an opening. A true arch is curved and consists of wedge-shaped stones or bricks called voussoirs that make a curved bridge to span the opening. The center voussoir is called a keystone.

Archivolt

An ornamental molding around an arch.

Art Deco

Architectural style of the 1920s and 1930s, characterized by bold outlines, geometric and zigzag forms and the use of modern materials.

Art Glass

A type of stained glass from the late 19th century popularized by Tiffany and other artists such as LaFarge. It is generally composed of milky or opalescent colors.

Awning

Any structure made of cloth, metal or other material attached to a building to provide shade and protection from the elements.

Baluster

A short upright column or post supporting a railing. Many balusters are commonly urn-shaped.

Balustrade

A row of balusters and the railing connecting them. It is often used as a stair rail, for a balcony, or placed above the cornice on the exterior of a building.

Bracket

A supporting member for a projecting element, sometimes in the shape of an inverted "L" and sometimes as a solid piece or a triangular truss.

Canopy

A roofed structure constructed of metal, wood or other material placed so as to extend outward from a building providing a protective covering for doors, windows and other openings. The canopy can be supported by columns or posts, or cantilevered out from the building and supported by metal ties.

Cap

The top member of a column, pilaster or post.

Clerestory Windows

Windows located relatively high up on a wall, often forming a continuous band.

Coffering

Decorative pattern on the underside of a ceiling, dome or vault consisting of sunken square or polygonal panels.

Column

A vertical shaft or pillar that supports, or appears to support, a load.

Coping

A capping to a wall or parapet.

Corbel

A bracket of stone, wood or metal projecting from the side of a wall and serving to support a cornice, the spring of an arch, a balustrade, or other element.

Cornice

The exterior trim of a structure at the meeting of the roof and wall.

Dentil

One of a series of small rectangular blocks, similar in effect to teeth, which are often found in the lower part of a cornice.

Eaves

The underside of a sloping roof projecting beyond the wall of a building.

Elevation

A head-on drawing, often depicted to scale, without any three-dimensional perspective.

Façade

Any side of a building.

False Front

A front wall which extends beyond the sidewalls of a building to create a more imposing façade. It is generally non-structural.

Fascia

A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal (eaves) side of a pitched roof. The rain gutter is often mounted on it.

Fenestration

The arrangement and design of windows on a building.

Finial

The decorative, pointed terminus of a roof.

Gable

The portion of a wall where it meets the roof and forms a triangular shape. The term is often used to refer to the whole end wall where this occurs.

Hood Molding

A projecting molding around the top of a doorway or window to shield it from water.

Indirect Lighting

Light from a concealed source which reflects onto a building or object.

Internal Illumination

Light from a source that is concealed or contained and is visible only through a translucent surface.

Joist

One of the horizontal wood beams that support the floors or ceilings of a building. Joists are set parallel to one another, usually from one to two feet apart, and span between the supporting walls or larger wood beams.

Kickplate

A decorative panel supporting the main display window on a storefront.

Molding

A decorative band or strip of material used in cornices and as trim around window and door openings. It is also used to delineate floors in a building.

Muntins

Thin constructions that subdivide one large pane of glass into smaller panes, often called glazing bars.

Oriel Window

A projecting bay with windows, which emerges from the building at a point above ground level. It is often confused with a bay window which ordinarily begins at ground level.

Parapet

A low protective wall at the edge of a roof.

Pediment

A low-pitched gable over a portico taking the shape of a triangle and formed by the sloping roof and a horizontal cornice at the base of the triangle. If the horizontal cornice is lacking, the space is a gable. This form is found over doors and windows, and is sometimes found atop a building.

Pitch

The angle of slope of a roof (i.e. 30° pitch or low-pitched roof) and is typically expressed as a ratio of units of vertical distance to 12 units of horizontal distance (i.e. 8/12).

Plan

A drawing representing the footprint of the building or the horizontal section through the building. It shows the arrangement of the rooms, walls, and partitions as well as the location of doors and windows. Vernacular buildings are usually classified by their type of floor plan.

Pointing

The outer and visible finish of the mortar between the bricks or stones of a masonry wall.

Porch

A covered entrance to a building which may be open or partly enclosed.

Portico

A porch or covered walk consisting of a roof supported by columns.

Preservation

The act or process of applying measures to sustain the existing form, integrity, and materials of a building. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

Protection

Measures designed to defend or guard the physical condition of a property from deterioration; such steps are usually temporary and followed by preservation.

Reconstruction

The reproduction of a historic building by new construction imitating the exact form and detail of a vanished building as it appeared at a specific point in time.

Rehabilitation

Returning a building to a state of utility through the repair or alteration which makes possible an efficient contemporary use while preserving important historic, character-defining features of a building. The Secretary of the Interior's Standards for Rehabilitation provide guidelines for this process.

Renovation

Returning a property to a state of utility through repair or alteration while preserving portions or features which are significant to architectural, historic, and cultural value.

Restoration

To bring back to previous condition. Recreation of an earlier appearance both in form and detail. Exposing of original elements and replacement of missing elements, matching originals.

Sash

The moving units of a window, that move within the fixed frame.

Sill

The lowest horizontal member in a frame or opening for a window or door. It is also the lowest horizontal structural member in a framed wall or partition to which the wall studs are attached.

Storefront

The street level façade of a commercial building, usually with display windows.

Stabilization

Applying measures that re-establish an enclosure secure from the elements and re-establishment of structural stability, maintaining essential elements of form.

Turret

Tower-like forms that cap a roof at its corners.