

APPLICATION FOR LANDMARK OR LANDMARK DISTRICT DESIGNATION
ADDENDUM TO PETITION TO AMEND THE ZONING ORDINANCE
LINCOLN, NEBRASKA

1. NAME

Historic: **Antelope Park Zoo Aviary Building**
(and/or) Common: **Ager Building**
NeHBS Site: **LC13:E07-602**

2. LOCATION

Address: **1300 S 27th St, Lincoln, NE 68502**

3. CLASSIFICATION

<u>Proposed Designation</u>	<u>Category</u>	<u>Present Use</u>		
<input type="checkbox"/> Landmark District	<input type="checkbox"/> District	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Industrial	<input type="checkbox"/> Religious
<input checked="" type="checkbox"/> Landmark	<input checked="" type="checkbox"/> Building(s)	<input type="checkbox"/> Commercial	<input type="checkbox"/> Military	<input type="checkbox"/> Scientific
	<input type="checkbox"/> Structure	<input type="checkbox"/> Educational	<input type="checkbox"/> Museum	<input type="checkbox"/> Transportation
	<input type="checkbox"/> Site	<input checked="" type="checkbox"/> Entertainment	<input checked="" type="checkbox"/> Park	<input type="checkbox"/> Other (vacant)
	<input type="checkbox"/> Object	<input type="checkbox"/> Government	<input type="checkbox"/> Private Residence	

4. OWNER OF PROPERTY

Name: **Antelope Park**
Address: **2740 A St, Lincoln, NE 68502**

5. GEOGRAPHICAL DATA

Legal Description: **A western portion of an Irregular Tract in the SW ¼ of Section 30-10-7, 6th Principal Meridian, Lincoln, Lancaster County, Nebraska**
Property ID Number: **17-30-320-005-000**
Number of Acres or Square Feet: **0.75 acres (more or less)**

6. REPRESENTATION IN EXISTING SURVEYS

Title: **None**
Date: State County Local
Depository for Survey Records:
City:
State:

Is the proposed Landmark or Landmark District listed in the National Register?
 Yes, Date Listed:
 No

7. DESCRIPTION AND HISTORY

Condition
 Excellent Deteriorated Unaltered Original Site
 Good Ruins Altered Moved, Date:
 Fair Unexposed

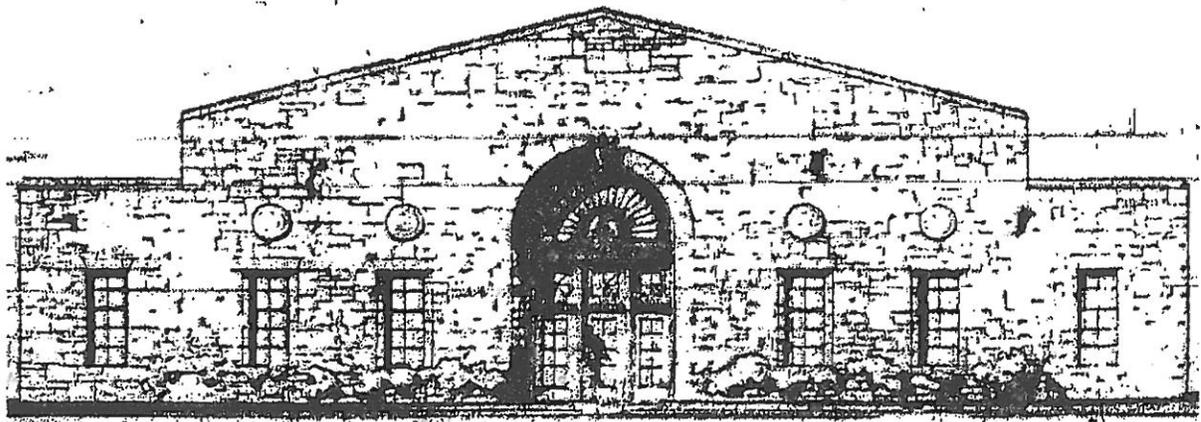
7. DESCRIPTION AND HISTORY, CONT.

DESCRIPTION:

The Zoo Aviary Building, commonly known as the Ager Building, is a single-story, rectangular building in Antelope Park. The limestone structure, designed by Lincoln architects Davis and Wilson, was constructed in 1936-38 as a project of the federal Works Progress Administration (WPA) to provide Lincoln with a municipal zoo.

The building is 86' by 102' and oriented toward South 27th Street. From the Near South Neighborhood, the view east along B Street is a special one that beautifully frames the building at its terminus.

The building exterior retains a high degree of integrity. Most of the shaded white, gray, and yellow-tinted stone was quarried by city crews in Roca, south of Lincoln. As a further economic measure, all the lumber, except for an occasional piece, was milled from dead trees removed from city parks on the Parks Department's portable sawmill.¹



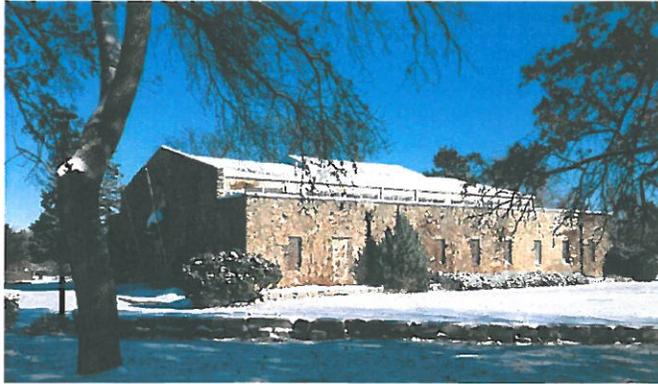
Front Elevation

The front façade is adorned with four animal-themed medallions flanking a central entrance. Similar medallions can be found on the 1928 Kimball Brothers Building at the southeast corner of 17th and P Streets—another Davis and Wilson design.



¹ "State Bureau's Records Show 46,910 Nebraskans Placed In Jobs Last Year," *Lincoln Star*, January 30, 1938.

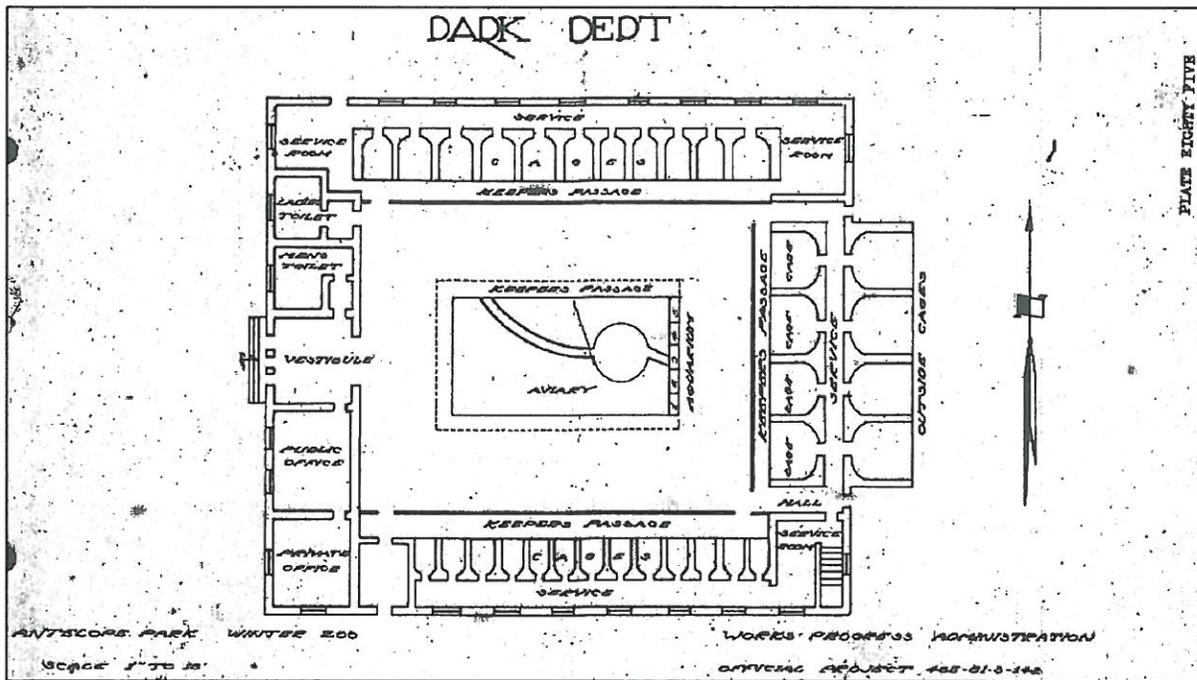
A skylight not only provides ample light—along with a clerestory wrapping the north, east, and south sides—but also delineates a space that once housed the aviary and aquarium, originally built over a pool and rock garden.² The floor plan shows this central aviary with a number of small animal cages lining the north and south walls and four larger cages projecting to the east. Provided in two stories on the west side of the building were public restrooms and offices for the parks superintendent.³



View From Southwest, November 2014



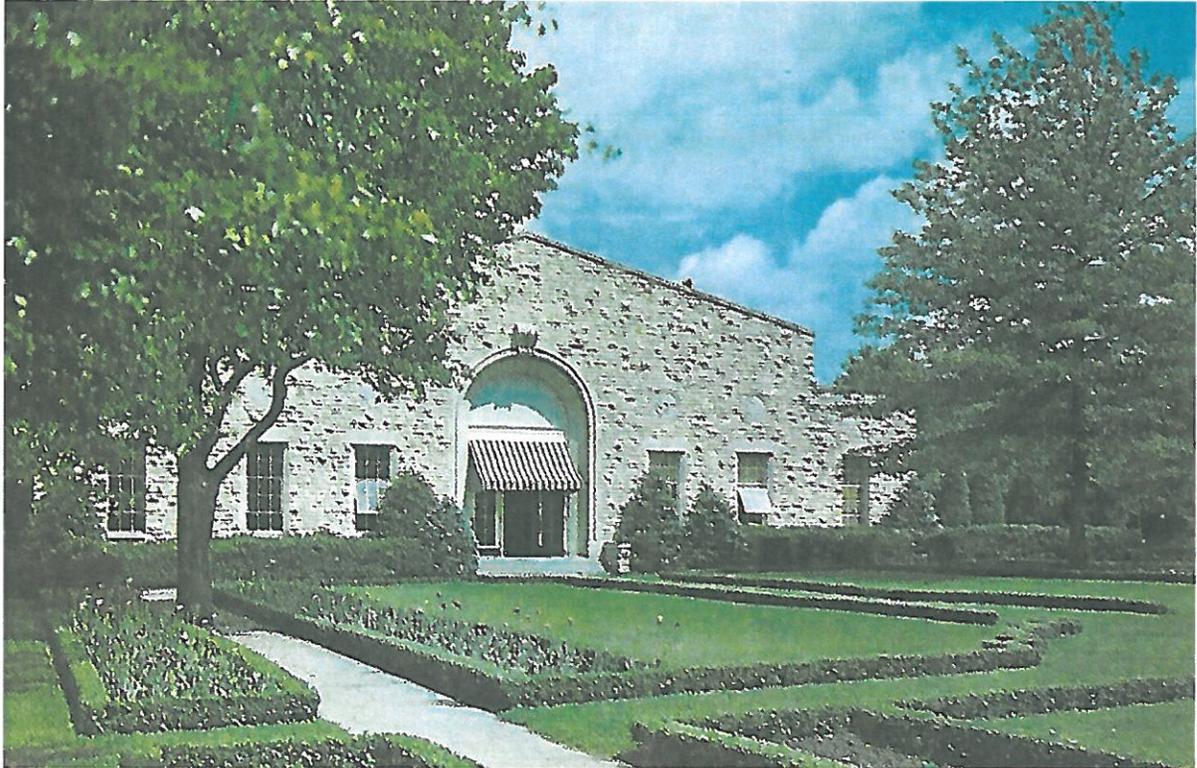
Skylight, August 2016



Original Floor Plan

² Federal Writers' Project of the Works Progress Administration for the State of Nebraska, "Nebraska: A Guide to the Cornhusker State (WPA Guide)," (Nebraskiana Publications, 1939), 200.

³ "Vast Improvements In Past Year Make Lincoln Parks Even More Beautiful," *Lincoln Star*, January 29, 1939.



1950s Postcard View

The generous setback along 27th Street was originally landscaped with a geometric pattern of hedges designed by Ernst Herminhaus.⁴ Herminhaus was responsible for many other notable landscapes in Lincoln including Pioneers Park, the Capitol grounds, and Woodshire neighborhood.

Davis and Wilson were contracted in 1936 for \$900, a significant sum in an annual Parks Dept. budget of about \$100,000, to prepare plans for the Zoo Building in order to complete the WPA application for labor to build the structure.⁵ The final cost of construction was approximately \$65,000.⁶

HISTORY:

In the 1930s, two major factors were responsible for an increased need for public recreation in Lincoln. The first was Lincoln's population growth. Throughout the 1920s, several nearby communities were annexed into Lincoln, increasing the City's population by 25,000 residents. By 1930, Lincoln was ranked as the 110th largest city in the United States with 80,000 people.⁷ A second factor, which further increased the importance of public recreation, was the Depression. Attendance at existing commercial attractions declined as people fell on economic hardships, and therefore the demand for public facilities grew.

During the Great Depression, the federal government recognized this increased need for recreation and established work relief programs to employ thousands of people on recreation projects and give

⁴ Richard K Sutton, "Ernst H Herminhaus, Landscape Architect," *Nebraska History* 66, 1985, 372-391.

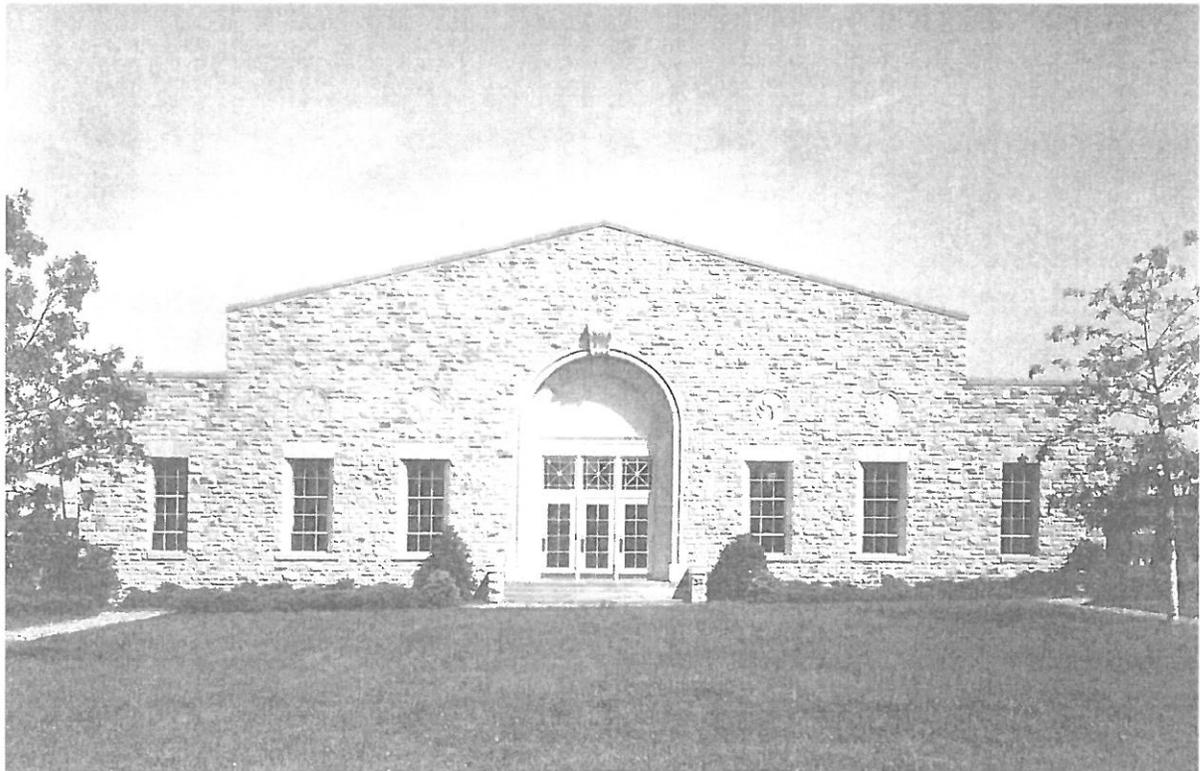
⁵ "Pass Ordinance Sale of Bonds," *Lincoln Star*, July 6, 1936.

⁶ "Many New Members for Antelope Zoo," *The Evening Journal*, October 4, 1938.

⁷ "Lincoln Advances Twenty Places to Rank as 110th Largest City in Country," *Lincoln Star*, September 17, 1930.

local agencies the opportunity to expand their existing recreation facilities. One such program, the Works Progress Administration (WPA), created during the administration of Franklin D. Roosevelt, aided greatly in the zoo's development in Antelope Park.

The Antelope Park Zoo, prior to the addition of the Zoo Aviary Building, was like many pre-Depression zoos across the nation with a small collection of animals set in the middle of a wide-open park. The availability of relief labor through New Deal programs like the WPA transformed the zoo landscape. During the Depression, when nearly every zoo in the United States took advantage of New Deal programs, the Antelope Park Zoo Aviary Building was one of only a handful of new zoo buildings that was constructed.⁸



Exterior View, 1938

This zoo project could have only been accomplished through the WPA, for the availability of money was scarce, but the availability of laborers was enormous. Park administrators had to be very frugal and creative with their resources. Examples of this frugality include recycling materials. Most of the limestone was quarried by city crews in Roca, south of Lincoln. WPA employed men to take rock from the quarry and haul it to Antelope Park. Additionally, 30 men were employed as stone cutters, and 15 others for various trades and labor.⁹

As a further economic measure, the Lincoln Parks and Recreation Department purchased a \$200 portable saw mill in 1936 in response to the overwhelming number (6,000) of fallen trees killed by the drought. More than 30,000 feet of lumber was salvaged from the fallen trees and 105 workers

⁸ Jesse C. Donahue and Erik K. Trump, *American Zoos During the Depression: A New Deal for Animals*, (North Carolina: McFarland & Company, Inc., 2010), 3.

⁹ "\$30,000 Zoo-Aviary Which Is To Be Constructed In Antelope Park," *Lincoln Star*, March 22, 1936.

engaged in the activities of the saw mill were employed through the WPA. Nearly all of the lumber used in the Zoo Building, was milled from dead trees removed from city parks.¹⁰

Construction of the building began in 1936 (as noted on the plaque) and was completed in the summer of 1938 when the building is ready for occupancy.¹¹ But the zoo did not officially open until fall. To create an “indoor zoo featuring exotic fowl, monkeys, bears and other animals to delight young and old alike,”¹² that time was spent acquiring animals, moving them into their new homes, and allowing time to accustom the animals to their surroundings before “throwing the doors open to the public.”¹³



Once construction projects were complete, it was typical for the New Deal program to linger for continuous improvement, sometimes including artwork like ornamentation and murals.¹⁴ In Lincoln, a 23-year old African American art student, Roswell W. Coger, was commissioned to create oil paintings of zoo animals to hang above their cages. Coger was also responsible for painting a mural in the building that depicted animals set against a Nebraska background.¹⁵

The Lincoln Zoological Society was formed with the purpose of assisting the City of Lincoln in “maintaining suitable zoological parks, gardens, collections, and exhibits for the [promotion] of zoology and kindred subjects, and for the instruction and recreation of the people, particularly the children of Lincoln.”

The new zoo was met with record attendance—hailed as the finest west of Chicago and St. Louis.¹⁶ In the years before its opening, when animals were penned in a small greenhouse next door, the zoo only drew an estimated 25,000 winter visitors.¹⁷ The Zoo Building, by the end of the first winter, already saw about 100,000 people from Lincoln and the surrounding area through its gates.¹⁸ On one Sunday in November, there were reports of as many as 20 people entering the gate every minute.¹⁹

From its earliest day, the Lincoln Zoological Society was not only tasked with maintaining the zoo and its exhibits, but focused on the aspect of recreation for its visitors, “particularly the children of Lincoln.”²⁰ Although there was always this focus toward children, the Lincoln Children’s Zoo opened in Antelope Park in 1965 integrating the Zoo Building and maintaining its use as an animal shelter and

¹⁰ “State Bureau’s Records Show 46,910 Nebraskans Placed In Jobs Last Year,” *Lincoln Star*, January 30, 1938.

¹¹ “New Antelope Zoo Opens in October,” *Lincoln Star*, August 16, 1938.

¹² Gustav Kopta, “Know Your Lincoln,” 1959.

¹³ “Many New Members for Antelope Zoo,” *The Evening Journal*, October 4, 1938.

¹⁴ Jesse C. Donahue and Erik K. Trump, *American Zoos During the Depression: A New Deal for Animals*, (North Carolina: McFarland & Company, Inc., 2010), 16.

¹⁵ “Paintings Being Made of Animals In Antelope Zoo,” *Lincoln Star*, September 15, 1938.

¹⁶ “Zoological Society Is Formed Here,” *Lincoln Star*, February 21, 1939.

¹⁷ “Thousands Enjoy The Facilities Of Lincoln’s Park System Each Year,” *Lincoln Star*, August 28, 1938.

¹⁸ “Zoological Society Is Formed Here,” *Lincoln Star*, February 21, 1939.

¹⁹ “Hundreds Visit New Zoo, Aviary Sunday,” *Lincoln Star*, November 21, 1938.

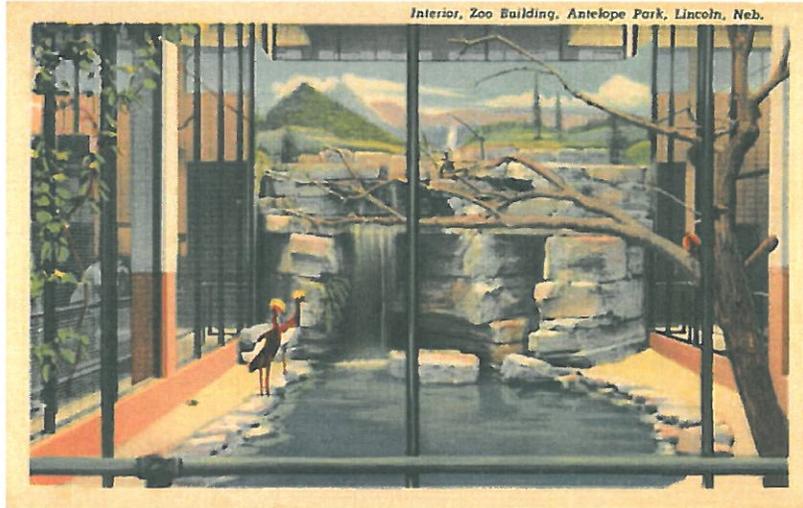
²⁰ “Zoological Society Is Formed Here,” *Lincoln Star*, February 21, 1939.

aviary. By 1985 the animals that were housed here had been relocated or sold, leaving the building vacant.²¹ In the 1990s the building was converted into an indoor playground.

Today the building is still used for this purpose as the Chet Ager Play Center, named for Chester E. Ager, Parks Superintendent from 1933 until his unexpected death in 1940.²² His tenure during the years of the economic depression made a lasting impression on the City of Lincoln and “perhaps the zoological building in Antelope park is the best remembered of these things that today stand as a memorial to those that knew him.”²³

Although many utility buildings, shelters, and other similar buildings were built with the assistance of WPA, the Zoo Building stands out among Lincoln park structures. Its size, design, and purpose set it apart and give it special historic significance. Only one other WPA building in the parks can compare to the Zoo Building in scale, the Pioneers Golf Course Clubhouse, but it is smaller and does not have the central location, visibility, or long heritage of family use.

“...As one walks into the building, he sees a large caged pond centered in the building. The air is filled with all sorts of screeching and chattering noises as the animals seem to communicate among themselves... In the pond, which is fed by a 10-foot waterfall, are turtles, ducks and other birds that live around water. In one corner there is a dead tree to give the birds a place to perch. Two vines twist their way to the ceiling. On the north, south and east sides are the cages that house the majority of the animals. Each cage has an opening to the outside, allowing the animals to get fresh air in the warmer months.”²⁴



1940s Postcard View of Interior

8. SIGNIFICANCE

Period

- Prehistoric
- 1400-1499
- 1500-1599
- 1600-1699
- 1700-1799

Areas of Significance (check and justify)

- | | |
|---|---|
| <input type="checkbox"/> Archeology (Prehistoric) | <input type="checkbox"/> Landscape Architecture |
| <input type="checkbox"/> Archeology (Historic) | <input type="checkbox"/> Law |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Literature |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Military |
| <input type="checkbox"/> Art | <input type="checkbox"/> Music |

²¹ Alfieri Sinclair & Hille Architects, *Antelope Park Triangle Master Plan*, ca. 1985.

²² “Chet Ager, City Park Boss, Dead: Victim of Heart Attack,” *Nebraska State Journal*, October 10, 1940.

²³ “Parks Offer Cure For Wartime Jitters,” *Lincoln Star*, May 21, 1944.

²⁴ “Lincoln’s Antelope Park Zoo Houses Mischievous Chimps,” *The Daily Nebraskan*, July 6, 1960.

- | | | |
|---|---|---|
| <input type="checkbox"/> 1800-1899 | <input type="checkbox"/> Commerce | <input type="checkbox"/> Philosophy |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> Communications | <input checked="" type="checkbox"/> Politics/Government |
| | <input type="checkbox"/> Community Planning | <input type="checkbox"/> Religion |
| | <input type="checkbox"/> Conservation | <input type="checkbox"/> Science |
| | <input type="checkbox"/> Economics | <input type="checkbox"/> Sculpture |
| | <input checked="" type="checkbox"/> Education | <input checked="" type="checkbox"/> Social/Humanitarian |
| | <input type="checkbox"/> Engineering | <input type="checkbox"/> Theater |
| | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Transportation |
| | <input type="checkbox"/> Industry | <input type="checkbox"/> Other (specify) |
| | <input type="checkbox"/> Invention | |

Specific dates: **1936-1938**

Builder/Architect: **Davis & Wilson**

Statement of Significance:

The Chet Ager Building is Lincoln's largest and most prominent building erected with WPA assistance during the New Deal. It was designed by the Lincoln architects Davis & Wilson and retains a high degree of exterior integrity, as well as a roof structure with skylights and monitors.

9. STANDARDS FOR DESIGNATION (check one(s) that apply)

- Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States;
- Represents a distinctive architectural style or innovation, or is the work of a craftsman whose individual work is significant in the development of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States; or
- Represents archeological values in that it yields or may be likely to yield information pertaining to pre-history or history.

10. MAJOR BIBLIOGRAPHICAL REFERENCES

"\$30,000 Zoo-Aviary Which Is To Be Constructed In Antelope Park," *Lincoln Star*, March 22, 1936.

Alfieri Sinclair & Hille Architects, *Antelope Park Triangle Master Plan*, ca. 1985.

"Chet Ager, City Park Boss, Dead: Victim of Heart Attack," *Nebraska State Journal*, October 10, 1940.

Federal Writers' Project of the Works Progress Administration for the State of Nebraska, "Nebraska: A Guide to the Cornhusker State (WPA Guide)," (Nebraskiana Publications, 1939), 200.

Gustav Kopta, "Know Your Lincoln," 1959.

"Hundreds Visit New Zoo, Aviary Sunday," *Lincoln Star*, November 21, 1938.

Jesse C. Donahue and Erik K. Trump, *American Zoos During the Depression: A New Deal for Animals*, (North Carolina: McFarland & Company, Inc., 2010), 1-16.

"Lincoln Advances Twenty Places to Rank as 110th Largest City in Country," *Lincoln Star*, September 17, 1930.

"Lincoln's Antelope Park Zoo Houses Mischievous Chimps," *The Daily Nebraskan*, July 6, 1960.

"Many New Members for Antelope Zoo," *The Evening Journal*, October 4, 1938.

"New Antelope Zoo Opens in October," *Lincoln Star*, August 16, 1938.

"Paintings Being Made of Animals In Antelope Zoo," *Lincoln Star*, September 15, 1938.

"Parks Offer Cure For Wartime Jitters," *Lincoln Star*, May 21, 1944.

"Pass Ordinance Sale of Bonds," *Lincoln Star*, July 6, 1936.

Richard K Sutton, "Ernst H Herminghaus, Landscape Architect," *Nebraska History* 66, 1985, 372-391.

"State Bureau's Records Show 46,910 Nebraskans Placed In Jobs Last Year," *Lincoln Star*, January 30, 1938.

"Thousands Enjoy The Facilities Of Lincoln's Park System Each Year," *Lincoln Star*, August 28, 1938.

"Vast Improvements In Past Year Make Lincoln Parks Even More Beautiful," *Lincoln Star*, January 29, 1939.

"Zoological Society Is Formed Here," *Lincoln Star*, February 21, 1939.

11. FORM PREPARED BY:

Name/Title: **Stacey Groshong Hageman**

Organization: **Lincoln/Lancaster County Planning Dept.**

Street & Number: **555 S 10th St, Ste 213**

City or Town: **Lincoln**

Date Submitted: **09 Sept 2016**

Telephone: **(402) 441-6361**

State: **Nebraska**

Signature:

Property Owner:

FOR HISTORIC PRESERVATION COMMISSION USE ONLY

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED:

LANDMARK/LANDMARK DISTRICT NUMBER:

Approved:

City Council _____
(date)

PRESERVATION GUIDELINES FOR
Ager Building
1300 S. 27th Street, Lincoln, NE

1. Architectural Review of Landmark:

- A. Photographs: On file in Planning Department.
- B. Important architectural features:
 - Exterior:** 1- to 2-story, limestone walls, gable roofs with clerestory, windows with multiple panes;
 - Interior:** Center skylight.
- C. Important landscape features: open space on west creating view from 27th Street
- D. Architectural style and date: None, 1936, designed by Davis & Wilson of Lincoln
- E. Additions and modifications: Conversion to indoor playground.

2. Notice of Work Needing Certificate:

- A. A Certificate for Certain Work can be granted by the Preservation Commission or, in certain instances, by the Director of Planning. The application for the Certificate can be obtained from and should be filed with the Building and Safety Department. The following work to be conducted on the Landmark requires the procurement of a Certificate for Certain Work:
 - 1. Exterior work requiring a Building Permit as defined in the Lincoln Building Code. Before conducting exterior work, check with the City Building and Safety Department to determine whether a Building Permit is necessary;
 - 2. Demolition of a structure or portion of a structure as defined in the Lincoln Building Code;
 - 3. Work involving:
 - a. Any construction west of the Ager Building and any reduction of the front yard;
 - b. Addition of fencing and walls visible from the west;
 - c. Replacement of exterior material and trim;
 - d. Cleaning and maintenance of exterior masonry;
 - e. Addition or replacement of doors, storm doors, door frames, windows, storm windows, and screens;
 - f. Addition of awnings;
 - g. Placement of mechanical systems, such as but not limited to, window air conditioners, solar collectors, etc.;
 - h. Addition or replacement of signs;
 - i. Moving structures on or off the site;
 - j. Installation of electrical, utility, and communications services;
 - k. Placement of high intensity overhead lighting, antennae, and utility poles;
 - l. Interior modifications to the skylight.
- B. The following work to be conducted on the Landmark does not require the procurement of a Certificate for Certain Work:

1. Changes involving routine maintenance and repair for the general cleaning and upkeep of the building but which include no direct physical change in design or material;
2. Changes involving color and landscaping, except as previously noted;
3. Interior changes involving no exterior alteration.

C. The penalty upon conviction for conducting work which requires a Certificate for Certain Work without procuring the Certificate or for doing work contrary to an issued Certificate is a fine not to exceed \$100.00. Each and every day that such violation continues after notification may constitute a separate offense. The City of Lincoln may also pursue the remedies of injunction, mandamus, or other appropriate action to correct a violation.

3. Standards for Owner and Preservation Commission:

The following standards serve as a guide to the Landmark property owner in the preservation of their building. It is also intended that these Standards will aid the Commission in making decisions regarding issuance or denial of a Certificate.

When a decision on issuing or denying a Certificate is requested, the more definitive the presentation by the applicant, the easier it will be to convey and comprehend the effect of the proposed change. The owner or representative should plan to attend the public hearing to discuss the proposed work. When an application is being reviewed, it will be the responsibility of the applicant to demonstrate that the new work is compatible with these Standards.

A strict interpretation of these guidelines may be waived by the Preservation Commission if the applicant develops a design solution which meets the spirit and intent of the Historic Preservation Ordinance. In addition, although the owner of the landmark must receive Certificates for work identified above, a broader interpretation of the Guidelines for this property may be allowed by the Preservation Commission.

4. Transfer of Property:

These standards apply to the Landmark property, whoever is the owner. In the event that the City of Lincoln (the owner at the time of designation) contemplates transfer of the property to a subsequent owner, the City shall make a good faith effort to consult with the Nebraska State Historic Preservation Office prior to the transfer on measures to further safeguard the Landmark property.

The Secretary of the Interior's Standards for Rehabilitation of Historic Buildings

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
[Note: As design and built, the landscape area to the west of the Ager Building provided unobstructed views from 27th Street. The building is and should remain unobstructed from 27th Street by structures or

major landscape features.]

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be physical, based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
[Note: Any additions to Ager Building shall be confined to areas that do not intrude upon the west façade of the building.]
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future the essential form and integrity of the structure would be unimpaired.

**GUIDELINES FOR APPLYING
THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

THE ENVIRONMENT

Recommended

Retaining distinctive features such as the size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.

Not Recommended

Introducing new construction into neighborhoods that is incompatible with the character of the district because of size, scale, color, and materials.

Recommended

Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys and building set-backs that have traditionally linked buildings to their environment. [Note: The open space west of Ager Building is an essential landscape feature.]

Using new plant materials, fencing, walkways, street lights, signs and benches that are compatible with the character of the neighborhood in size, scale, material and color.

Not Recommended

Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the neighborhood.

Introducing signs, street lighting, benches, new plant materials, fencing, walkways and paving materials that are out of scale or inappropriate to the neighborhood.

BUILDING SITE

Recommended

Identifying plants, trees, fencing, walkways, outbuildings, and other elements that might be an important part of the property's history and development.

Retaining plants, trees, fencing, walkways, street lights, signs, and benches that reflect the property's history and development.

Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made, they should be carefully evaluated in light of the past appearance of the site.

Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.

Not recommended

Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance in the property's history and development.

Leaving plant materials and trees in close proximity to the building that may be causing deterioration of the historic fabric.

BUILDING: STRUCTURAL SYSTEMS

Recommended

Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection, or failure.

Undertaking stabilization and repair of weakened structural members and systems.

Replacing historically important structural members only when necessary. Supplementing existing structural systems when damaged or inadequate.

Not Recommended

Disturbing existing foundations with new excavations that undermine the structural stability of the building.

Leaving known structural problems untreated that will cause continuing deterioration and will shorten the life of the structure.

BUILDING: EXTERIOR FEATURES

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar*

Recommended*

Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.

Repointing only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.

Duplicating old mortar in composition, color and texture.

Duplicating old mortar in joint size, method of application, and joint profile.

Not Recommended

Applying waterproof or water repellent coatings or surface consolidation treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.

Repointing mortar joints that do not need repointing. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.

Repointing with mortar of high Portland cement content can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with mortar joints of a differing size or joint profile, texture or color.

Recommended*

Repairing stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture.

Cleaning masonry only when necessary to halt deterioration or to remove graffiti and stains and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Replacing missing significant architectural features, such as cornices, brackets, railings, and shutters.

Retaining the original or early color and texture of masonry surfaces, including early signage wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

*For more information consult Preservation Briefs: 1: "The Cleaning and Waterproof Coating of Masonry Buildings" and Preservation Briefs: 2: "Repointing Mortar Joints in Historic Brick Buildings." Both are available from Technical Preservation Services Division, Heritage Conservation and Recreation Service, U. S. Department of the Interior, Washington, D.C. 20240

Wood: Clapboard, weatherboard, shingles and other wooden siding

Recommended

Retaining and preserving significant architectural features, whenever possible.

Repairing or replacing, where necessary, deteriorated material that duplicates in size, shape and texture the old as closely as possible.

Not Recommended

Sandblasting, including dry and wet grit and other abrasives, brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products that would have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.

Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.

Removing architectural features such as cornices, brackets, railings, shutters, window architraves and doorway pediments.

Removing paint from masonry surfaces indiscriminately. This may subject the building to damage and change its appearance.

Not Recommended

Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are, in most cases, an essential part of a building's character and appearance that illustrates the continuity of growth and change.

Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding. Such material can also contribute to the deterioration of the structure from moisture and insects.

Architectural Metals: Cast iron, steel, pressed tin, aluminum, zinc

Recommended

Retaining original material, whenever possible.

Cleaning when necessary with the appropriate method. Metals should be cleaned by methods that do not abrade the surface.

Not Recommended

Removing architectural features that are an essential part of a building's character and appearance, illustrating the continuity of growth and change.

Exposing metals which were intended to be protected from the environment. Do not use cleaning methods which alter the color, texture, and tone of the metal.

Roofs and Roofing

Recommended

Preserving the original roof shape.

Retaining the original roofing material, whenever possible.

Providing adequate roof drainage and insuring that the roofing materials provide a weather-tight covering for the structure.

Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.

Preserving or replacing, where necessary, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.

Not Recommended

Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights.

Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.

Replacing deteriorated roof coverings with new materials that differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.

Stripping the roof of architectural features important to its character.

Windows and Doors

Recommended

Retaining and repairing existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps, and all hardware.

Not Recommended

Introducing new window and door openings into the principal elevations, or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes.

PRESERVATION GUIDELINES FOR

Ager Building, 1300 S. 27th Street

P. 8

Recommended

Duplicating the material, design, and the hardware of the older window sash and doors if new sash and doors are used.

Installing visually unobtrusive storm windows and doors, where needed, that do not damage existing frames and that can be removed in the future.

Using original doors and door hardware when they can be repaired and reused in place.

Not Recommended

Altering the size of window panes or sash. Such changes destroy the scale and proportion of the building.

Installing inappropriate new window or door features such as aluminum storm and screen window insulating glass combinations that require the removal of original windows and doors.

Installing plastic, canvas, or metal strip awnings or fake shutters that detract from the character and appearance of the building.

Discarding original doors and door hardware when they can be repaired and reused in place.

Entrances, Porches, and Steps

Recommended

Retaining porches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.

Not Recommended

Removing or altering porches and steps that are appropriate to the building's development and style.

Stripping porches and steps of original material and architectural features, such as handrails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra cotta, tile and brick.

Enclosing porches and steps in a manner that destroys their intended appearance.

Exterior Finishes

Recommended

Discovering the historic paint colors and finishes of the structure and repainting with those colors to illustrate the distinctive character of the property.

Not Recommended

Removing paint and finishes down to the bare surface; strong paint strippers whether chemical or mechanical can permanently damage the surface. Also, stripping obliterates evidence of the historical paint finishes.

Not Recommended

Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

NEW CONSTRUCTION

Recommended

Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture. [*Note: Additions of new construction west of the Ager Building shall not be undertaken.*]

Designing new work to be compatible in materials, size, scale, color, and texture with the earlier building and the neighborhood.

Using contemporary designs compatible with the character and mood of the building or the neighborhood.

Protecting architectural details and features that contribute to the character of the building. Placing television antennas and mechanical equipment, such as air conditioners, in an inconspicuous location.

Not Recommended

Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.

Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.

Adding new height to the building that changes the scale and character of the building. Additions in height should not be visible when viewing the principal facades.

Adding new floors or removing existing floors that destroy important architectural details, features and spaces of the building. Placing television antennas and mechanical equipment, such as air conditioners where they can be seen from the street.

MECHANICAL SYSTEMS: Heating and Air Conditioning, Electrical, Plumbing, Fire Protection

Recommended

Installing necessary mechanical systems in areas and spaces that will require the least possible alteration to the structural integrity and physical appearance of the building.

Not Recommended

Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical system.

Recommended

Utilizing early mechanical systems, including plumbing and early lighting fixtures, where possible.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

Insuring adequate ventilation of attics, crawlspaces, and cellars to prevent moisture problems.

Installing thermal insulation in attics and in unheated cellars and crawlspaces to conserve energy.

Not Recommended

Attaching exterior electrical and telephone cables to the principal elevations of the building.

Installing the vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.

Concealing or “making invisible” mechanical equipment in historic walls or ceilings. Frequently this concealment requires the removal of historic fabric.

Installing “dropped” acoustical ceilings to hide mechanical equipment. This destroys the proportions and character of the rooms.

Installing foam, glass fiber, or cellulose insulation into wall cavities of either wooden or masonry construction. This has been found to cause moisture problems when there is no adequate moisture barrier.