

SURROUNDING LAND USE AND ZONING: R-7 residential to north, occupied by open space and sorority houses; B-4 Lincoln Center Business districts east and west, occupied by fraternity (west) and sorority (east) houses, B-4 to south occupied by church.

HISTORY: Delta Delta Delta Sorority developed this building in 1926 and has occupied it for 80 years. The building was expanded to the south with a very compatible addition in 1971. The property was identified as a contributing property in the "Greek Row Historic District" on the National Register of Historic Places in 1997.

UTILITIES: This area is served by all City utilities.

PUBLIC SERVICE: This area is served by all City public services.

ESTHETIC CONSIDERATIONS:

The sorority house is a well-designed building of quality materials and occupies a very prominent corner location in Greek Row. .

ALTERATIVE USES:

Landmark designation does not change the permitted uses in the B-4 Lincoln Center Business District.

ANALYSIS:

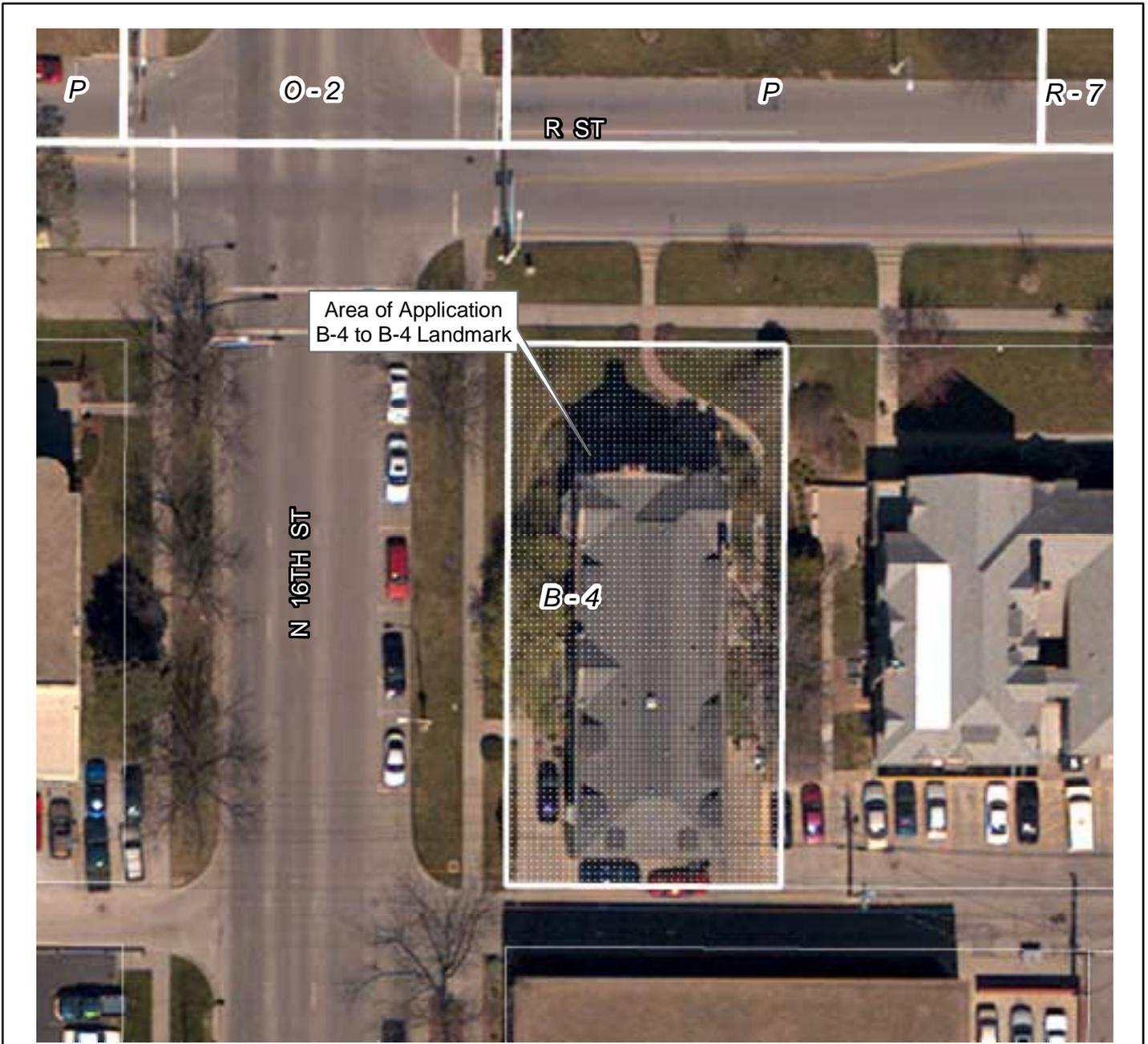
1. Lincoln Municipal Code, section 27.57.120 provides for designation of landmarks that are *"Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States"* or that *"Represent a distinctive architectural style or innovation..."*
2. The Historic Preservation Commission held a public hearing on this matter and voted unanimously to recommend that the Delta Delta Delta Sorority House be recognized as a Lincoln Landmark for its architectural character and prominence within Greek Row.
3. Preservation guidelines for the proposed landmark are attached. They are based on the typical landmark guidelines for "Greek" chapter houses.
4. The application is enclosed.

5. The 2025 Comprehensive Plan includes a strategy to “Continue efforts to inventory, research, evaluate and celebrate the full range of historic resources throughout Lancaster County, collaborating with individuals, associations, and institutions, and designating landmarks and districts through the local preservation ordinance and the National Register of Historic Places.”

Prepared by:

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2005 aerial

Change of Zone #06061 1601 R Street

Zoning:

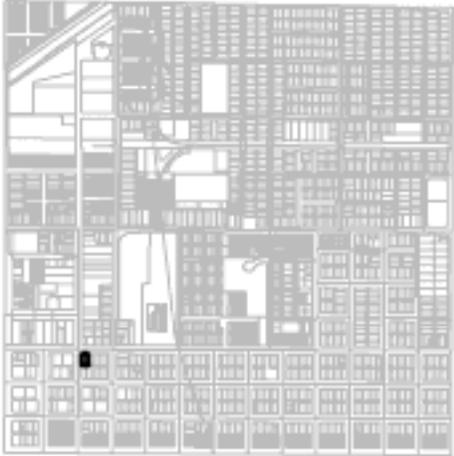
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
Sec. 24 T10N R06E



Zoning Jurisdiction Lines
City Limit Jurisdiction

Holdrege St



O St

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

1. NAME
Historic and/or Common NeHBS Site # **Delta Delta Delta Sorority House
Tri-Delt House
LC13:D9-516**
2. LOCATION
Address **1601 R Street, Lincoln, NE 68508**
3. CLASSIFICATION
- | | | |
|--|---|---------------------------------|
| <u>Proposed Designation</u> | <u>Category</u> | |
| <input type="checkbox"/> Landmark District | <input type="checkbox"/> district | <input type="checkbox"/> site |
| <input checked="" type="checkbox"/> Landmark | <input checked="" type="checkbox"/> building(s) | <input type="checkbox"/> object |
| | <input type="checkbox"/> structure | |
- Present Use
 educational
 other (sorority house)
4. OWNER OF PROPERTY
- Name: **Kappa House Corporation of Delta Delta Delta
3227 South 29th Street, Lincoln, NE 68502**
- Address: **1619 R Street, Lincoln, NE 68508**
5. GEOGRAPHICAL DATA
- Legal Description **Chislett's Subdivision, Lots 6 and the west 20 feet of Lot 5, Lincoln, Lancaster County, Nebraska.**
- Number of Acres or Square Feet: **less than one acre**
6. REPRESENTATION IN EXISTING SURVEYS
- Title **Historic and Architectural Site Survey of Lincoln, NE**
- Date 1996 State County Local
- Depository for survey records: **Lincoln/Lancaster County Planning Dept., 555 S. 10th Street, Lincoln, NE 68508**
- Is proposed Landmark or Landmark District listed in the National Register?
X yes, within the Greek Row Historic District, listed 1997.

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

unaltered original site
 altered moved date ___

DESCRIPTION:

Delta Delta Delta Sorority House anchors the southeast corner of the 16th and R Street intersection and is a highly prominent element of the Greek Row National Register district.

Jesse Boas Miller and Fritz Craig of Lincoln were architects of this house, along with nine other chapter houses in University of Nebraska's Greek Row, making them the most prolific designs of the historic district.

R Street (north) facade, 2005

The original portion of the house, built in 1926, combines 2 ½ and 3 story elements, with shed dormers in the tall hipped roof to light portions of the third floor. The three-story elements are

topped with gable ends with stone-coped parapets. The lower tall and five bays wide, clad in quarry-faced gray limestone, with a dominant gable end towards R Street. It was built for an estimated \$38,000 by T.Randolph.



*Delta Delta Delta Sorority House,
 The Cornhusker (yearbook), 1932*

The building entrance is to the north, with a stone surround of quoins and a segmental arch. Flanking the entrance to the west is a tall corner pavilion, with a facade chimney with chimneypots. The sorority's insignia is displayed on the chimney. The west side of the corner pavilion has a polygonal bay window the first story with stone mullions and a crenelated parapet. The original building was enlarged 1971 to the south with a design very carefully echoing the initial design in style and materials.



The prominent corner site features a wrought iron fence donated to the sorority by General John J. Pershing in the 1920s. His sister Mae was an early member of the sorority chapter and General Pershing's portrait hangs in the sorority's parlor. The house retains a handsome open staircase from the north entry/stairhall to the second floor, with

wrought iron railings. The main parlor across the north end of the first floor has a bay window as the west side and as stone fireplace in the north wall.

The house retains an exceptional degree of integrity and is a focal point in the National Register District.



North (entrance) facade



West corner element



HISTORY:

The Kappa Chapter of Delta Delta Delta was founded at the University of Nebraska in 1894. The sorority was earlier housed nearby at 1522 S Street. Delta Delta Delta was built during the peak of chapter house construction at UNL, in fact three of the four sororities between 16th and 17th Streets on R Street were constructed in 1926.

Jesse Boas Miller and Fritz Craig, architects of Alpha Xi house, also designed the neighboring sorority houses for Alpha Xi Delta in 1929 (adjacent to the east) and both of the houses to the north flanking University Terrace Kappa Delta and Pi Kappa Phi (originally Alpha Delta Theta), in 1926. This quartet of fine sorority houses between 16th and 17th on R Street anchor the southeast corner of Greek Row.



8. SIGNIFICANCE

Period

Areas of Significance-Check and justify

x 1900-

x architecture

X education

Specific dates: 1926

Builder/Architect: 1926--Miller & Craig, (architects), T. Randolph (contractor)

Statement of Significance:

Delta Delta Delta is a characteristic contributing historic resource, anchoring the key corner 16th and R Streets in the Greek Row Historic District. It is the one of several handsome houses constructed in the Tudor Revival style; its corner location and excellent condition lend it a strong presence on Greek Row. The building, executed in 1926, is a strong contributor to Greek Row and Lincoln in architectural character and preservation of architectural integrity.

9. STANDARDS FOR DESIGNATION

(Check one(s) that apply)

x 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;

X 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

Lincoln Building permits and City Permit Application

Lincoln City Directories

“Greek Row Historic District” National Register nomination, prepared by Justin Van Mullem, 1997.

The Cornhusker yearbook, 1927, 1932.

11. FORM PREPARED BY:

Name/Title: by Ed Zimmer, Lincoln/Lancaster County Planning Dept.

Organization: Kappa House Corporation of Delta Delta Delta
3227 S. 29th Street, Lincoln, NE 68502

Date Submitted: 07/14/06

Street & Number: 1601 R St. (68508)

Telephone Lynn Roper (402)473-1831

City or Town Lincoln

State Nebraska

Signature



FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED

LANDMARK/LANDMARK DISTRICT NUMBER

PRESERVATION GUIDELINES FOR
Delta Delta Delta Sorority House
1601 R Street

1. Architectural Review of Landmark:

- a. Photographs: On file in Planning Department.
- b. Important architectural features:
 - Exterior:** Two-and-one-half-story height, brick with clinkers and limestone trim, steep gable roofs, raking parapets with limestone coping;
 - Interior:** north entrance vestibule/stairhall, open main staircase to second floor with wrought iron railing; northwest parlor including moldings at ceiling, bay window, and stone mantelpiece of fireplace on north wall; wrought iron gate to basement stairs
- c. Important landscape features: wrought iron fence on north and west sides (donated by Gen. J. J. Pershing)
- d. Architectural style and date: Tudor Revival, designed by Miller & Craig of Lincoln, 1926
- e. Additions and modifications: Well-designed two-and-one-half-story south addition of 1971; west entrance created as part of '71 modifications

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. Reduction of front yard;
 - b. Addition of fencing and walls visible from R or N. 16th Streets;
 - c. Replacement of exterior material and trim or visible roofing materials;
 - d. Cleaning and maintenance of exterior masonry;
 - e. Replacement of doors, storm doors, door frames, windows, storm windows, and screens (excluding seasonal) on facades visible from R Street;
 - f. Addition of awnings;
 - g. Placement of mechanical systems, such as but not limited to, window air conditioners, solar collectors, etc.;
 - h. The addition or replacement of signs;
 - i. Moving structures on or off the site;
 - j. Installation of electrical, utility, and communications services on principal (north and

west) facades;

- k. Placement of high intensity overhead lighting, antennae, and utility poles within the areas of the north facade.
- l. Interior modifications in the entrance/stair hall, main parlor, main stair (1st to 2nd floor).

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, except in the areas previously noted (2.A.3.d. above).

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.

(Based on the Secretary of the Interior's Standards for Rehabilitation and Guidelines
for Rehabilitating 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.
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.
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.

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.

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

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

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.

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.

BUILDING SITE ----- continued

Recommended

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

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.

Not Recommended

Applying waterproof or water repellent coatings or surface consolidation treatments unless required to solve a specific technical problem

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

that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.

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.

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

Duplicating old mortar in composition, color and texture.

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.

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

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

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.

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.

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

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.

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

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

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

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.

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

*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

Not Recommended

Retaining and preserving significant architectural features, whenever possible.

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.

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

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

Not Recommended

Retaining original material, whenever possible.

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

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

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

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

Not Recommended

Preserving the original roof shape.

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

Retaining the original roofing material, whenever possible.

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

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.

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.

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.

Stripping the roof of architectural features important to its character.

Windows and Doors

Recommended

Not Recommended

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

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.

Windows and Doors ----- Continued

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.

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.

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.

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.

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.

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.

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.

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 unheated cellars and crawlspaces to conserve energy.

Not Recommended

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

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.