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Preservation Case Studies

Main Street Historic District

Van Buren, Arkansas

Using HCRS Grant-in-Aid Funds for Storefront
Rehabilitation/Restoration Within a Districtwide Plan

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Van Buren, Arkansas

Using HCRS Grant-in-Aid Funds for Storefront
Rehabilitation/Restoration Within a Districtwide Plan

By Susan Guthrie
Executive Director
Community Development Program
Van Buren, Arkansas

Technical Preservation Services
Heritage Conservation and Recreation Service
U.S. Department of the Interior
Washington, D.C.
1980

As the nation's principal conservation agency, the Department of Interior has basic responsibilities to protect and conserve our land and water, energy, and minerals, fish and wildlife, parks and recreation areas and to insure the wise use of all these resources. The department also has the major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.


U.S. Department of the Interior
Cecil D. Andrus, Secretary
Robert L. Herbst, Assistant Secretary

The Heritage Conservation and Recreation Service, a nonland managing agency within the department, is responsible for assuring the identification, protection, and beneficial use of our important cultural, natural, and recreational resources. The service offers grant assistance, technical information, and guidance to those in the public and private sectors involved in conservation or recreation projects.

**Heritage Conservation
and Recreation Service**
Chris Therral Delaporte, Director

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Foreword

The Heritage Conservation and Recreation Service (HCRS) Historic Preservation Fund Grant-in-Aid Program is jointly administered with the states, territories, District of Columbia, and the National Trust for Historic Preservation for survey and planning activities and for the acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction of properties listed in the National Register of Historic Places.

Matching grants of up to 50 percent are provided by HCRS for the preparation of comprehensive state-wide surveys and for the acquisition and development of registered properties. Administration of individual grant projects and the supervision of project work are the responsibilities of the state historic preservation officer (SHPO) who is appointed by the governor. The SHPO may transfer funds to local governments, private organizations, and individuals. When grant funds are transferred, the public interest must be protected—through provisions for continued maintenance of the property and public access—for a limited period of time. In addition, project completion reports are required of all grant recipients to show how Federal funds have been used, from the planning component to the recording of each area of project work.

Technical Preservation Services, a division of HCRS, reviews and evaluates all grant-assisted acquisition and development projects and project completion reports submitted by the SHPOs to assure conformance with the Secretary of the Interior's Standards for Historic Preservation Projects (see Appendix A). The division also provides technical assistance to the states and territories through on-site monitoring of proposed, ongoing, and completed project work and

through participation in publicly and privately sponsored seminars and workshops.

As part of the jointly administered program, Technical Preservation Services publishes and distributes the historical, technical, and planning information contained in representative completion reports as "preservation case studies" in order to demonstrate the specific processes used to document each of seven eligible project work treatments defined by the secretary's standards—acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction.

In general we find that there is a similarity between successful projects of varying complexity—the thoroughness of planning for actual work. A well thought out plan establishes a reasonable scope of work to best use often limited grant funds and creates a responsible approach to the project work based on historical, architectural, and archeological documentation. The city of Van Buren's long involvement in the Main Street commercial block represents precisely such a comprehensive foundation for actual work and it is this responsible *planning process*—specifically applied to subsequent HCRS grant-assisted rehabilitation and restoration project work—that we wish to emphasize in this publication.

Technical Preservation Services Division staff members James A. Caufield, Historical Architect; and Kay D. Weeks, Technical Writer-Editor; under the direction of Gary L. Hume, Chief, State Preservation Projects Branch, contributed substantially to the development of original materials into this preservation case study.

Lee H. Nelson, AIA
Chief, Technical Preservation
Services Division

Preface

Van Buren, Arkansas', Main Street, a nine-block commercial area within the larger city, was developed c. 1880–1910, offering residents of Van Buren and nearby communities a number of goods and services (see figures 1 and 2).

Between the 1930s–1960s, Main Street storefronts underwent what seems now to be an almost predictable series of alterations. Many storefronts were replaced with inappropriate materials—brick, wood, metal framed windows and infill. Several buildings were resurfaced with metal facades, thus obscuring some or all of the original details (see figure 3). In some cases, resurfacing also meant the destruction of any projecting brick, stone or other decorative features. Newly installed signs were out of scale with the relatively small facades; and new canopies of inappropriate material and design detracted from store windows and entries (see figures 4 and 5). However, in spite of these changes, the significant features of many of the facades—elaborate brickwork, decorative columns and pressed metal cornices and parapets—remained virtually intact (see figures 6, 7, and 8).

Efforts to rehabilitate and restore the facades on Van Buren's Main Street began in 1968 when the central business district formed a five member Urban Renewal Commission. The commission was dedicated to boosting the economy by urban improvements, but not at the expense of the historic architecture.

Thus, a plan for Van Buren was initially prepared in 1972 with the assistance of the Department of Housing and Urban Development (HUD) grant. The plan was later reviewed for comment by a private planning firm, CPS, Inc., Planning Consultants and, in 1976, the original materials to-



Figure 1. View of Main Street, Van Buren looking northeast toward the Frisco Railroad Depot, c. 1912. Courtesy: Ora Smith



Figure 2. 629 Main Street, Crawford County Bank Building, c. 1912. One of two early Van Buren banks which remain virtually intact today (right). Courtesy: Ora Smith



gether with the consultants' recommendations resulted in an 11 point action strategy to begin implementation of the central business district's goal. In November 1978, a final plan including renderings and working drawings proposed for individual Main Street storefronts, was released by the Urban Renewal Commission.¹

It is important to note that the Van Buren plan has been subjected to continuous local review in order to keep the planning recommendations as flexible as possible. One example of the plan's flexibility was the decision not to close Main Street to vehicular traffic, as was originally recommended. Based on local sentiment and experiences in other towns whose Main Streets have been closed, a decision was made to leave the street open, but to reduce traffic volume by rerouting through-traffic on improved perimeter streets. Further, the city encourages periodic closing of the street for special occasions. Another example of the plan's flexibility was the decision to modify the original perimeter parking area proposal to include more parking areas, but with a reduced number of cars in each. This decision was made to both eliminate large, out-of-scale areas of asphalt and to save two existing residences near the site of one proposed lot. Saving the two houses further assisted preservation of the residential character of the area immediately surrounding the Main Street historic district.

The rehabilitation/restoration proposal for Main Street then served as project documentation when the city applied for HCRS grant-in-aid funds



Figure 3. 700 Block of Main Street showing storefront almost totally obscured by inappropriate metal siding. Credit: Bob Dunn

through the Arkansas Historic Preservation Program. In February 1979, Arkansas' SHPO, Joan Baldrige, awarded \$100,000 in HCRS grant-assistance to the city of Van Buren for project work on Main Street facades selected from 41 restoration proposals (see figure 9). All of the proposals, reviewed and approved by the SHPO, are eligible for HCRS grant-in-aid funding.

Part 1 of this preservation case study consists of the 11 above-mentioned strategy elements and summaries of implementation progress to date.

Part 2 focuses upon one of these strategy elements—the rehabilitation

and restoration of the Main Street facades—to show how HCRS grant-in-aid funds become the key to implementation. A historic preservation montage is presented that illustrates the entire planning process for four representative facades. Photographs showing the building facades before, during, and after project work supplement the plan's working drawings and specifications. (Where a project is not yet completed, drawings of proposed storefront facades are presented as part of the working drawings.)

James A. Caufield
Kay D. Weeks

¹ Funded by the Van Buren Renewal Commission, the plan from which this preservation case study has been developed is entitled, "Main Street Historic District, Van Buren, Arkansas: Restoration/Redevelopment Plan" by Susan Guthrie, Exec. Director, Community Development Program (November 1978).



Figures 4 & 5. Views of Main Street showing storefront, signage and canopy alterations.
Credit: Bob Dunn





Figure 6. 400 Block of Main Street showing alteration of storefronts and retention of elaborate brick cornice and parapet, 1979. Credit: Bob Dunn



Figure 8. 600 Main Street showing decorative iron column found intact within later enclosure. Credit: Bob Dunn

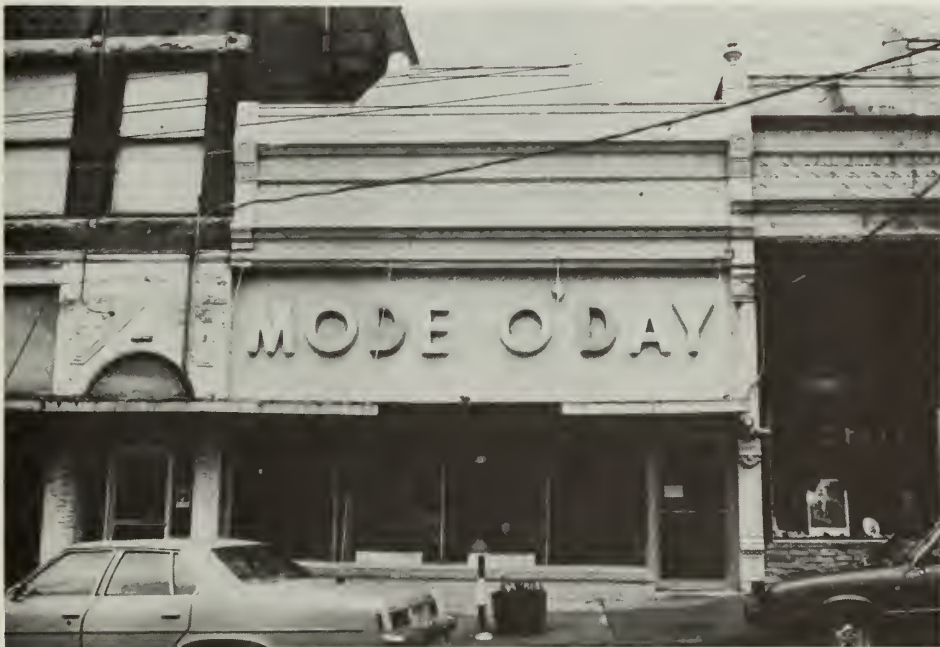




Figure 7. 713 Main Street showing inappropriate signage and canopy treatment, alteration of storefront, and intact pressed metal cornice, 1979. Credit: Bob Dunn

Van Buren, Arkansas Main Street Historic District

Legend

-  Buildings for which there is an approved rehabilitation/restoration proposal and are thus eligible for HCRS grant-in-aid funding.
- * Those storefront facades planned to receive HCRS funding during the initial work period (1979-1982).
-  Main Street Historic District Boundaries

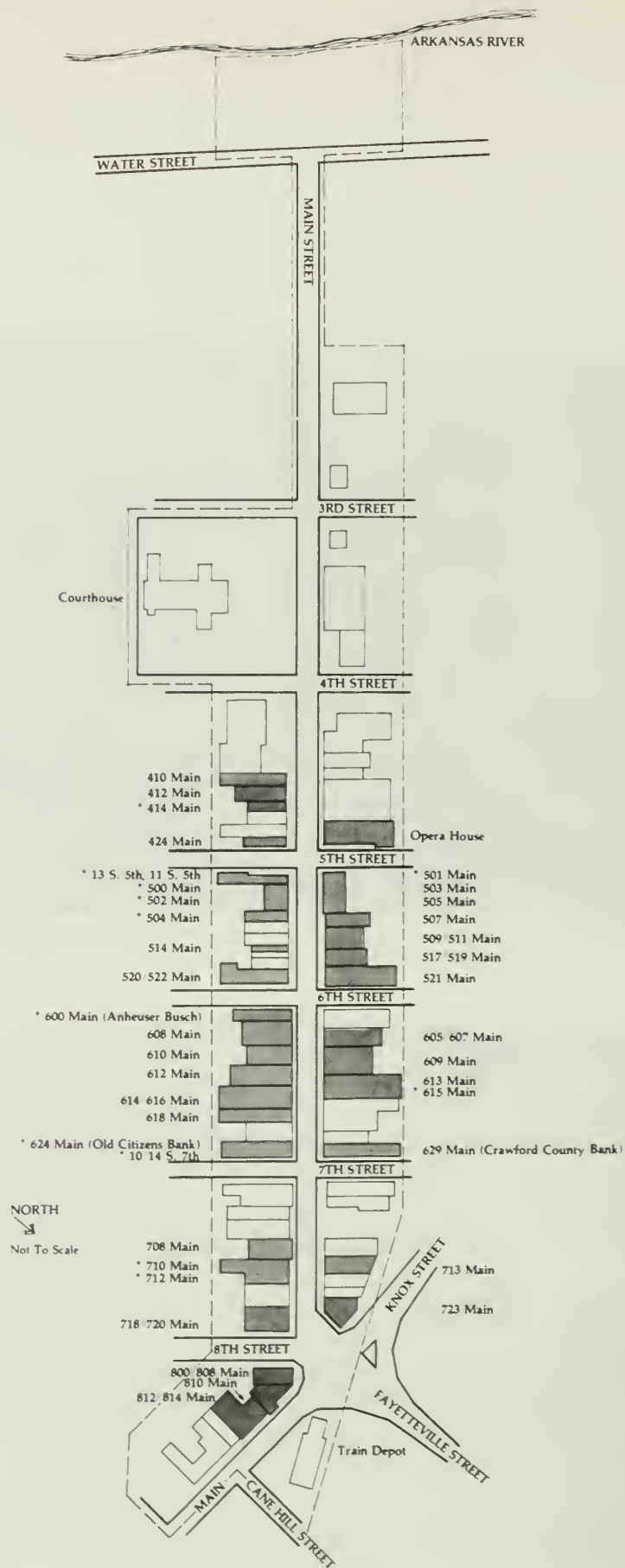


Figure 9. Plan of Main Street Historic District Van Buren, Arkansas, showing HCRS grant assisted buildings and other significant sites

Acknowledgements

I want to wholeheartedly thank the following organizations and individuals who have been instrumental in the success of the ongoing Main Street rehabilitation/restoration project:

Van Buren Mayor and City Council
Robert E. "Gene" Bell, Mayor

Van Buren Historic District
Commission

Clyman E. Izard, Chairman

Van Buren Urban Renewal
Commission

Dr. Louis H. Peet, Chairman

Arkansas Historic Preservation
Program

Anne Bartley, State Historic Preser-
vation Officer from 1975 to 1978

Joan Baldrige, State Historic Pres-
ervation Officer, 1978 to present,
Barbara Heffington, Grants Admin-
istrator, Dan Chapel, Architect

Finally, I want to thank the members
of my own staff for their energetic
efforts in the Main Street project,
particularly David Fitts for his dedi-
cated and thorough research and pre-
sentation of the Main Street facade
design proposals, and Pat Byggestad,
Project Supervisor for all of the on-
going construction work.

Susan Cutler, Executive Director
Community Development Program

Part 1 An 11 Point Action Strategy Plan for Van Buren's Main Street Historic District



Figure 10. 600 Block of Main Street showing its appearance prior to any rehabilitation/restoration efforts. Credit: Bob Dunn



Figure 11. Rendering showing rehabilitation/restoration proposal for 600 block of Main Street. Credit: David Fitts



Figure 12. King Opera House prior to its acquisition and restoration by the City. Credit: Bob Dunn

In 1976, Van Buren's Urban Renewal Commission adopted 11 strategy elements, in priority order, essential to the accomplishment of the central business district's rehabilitation/restoration. In November 1978, when the final plan for Van Buren's Main Street Historic District was released by the Urban Renewal Commission, Community Development Program, many of the initial 11 strategy elements had been or were in the process of being implemented. Since each priority element involved a differing time requirement and several were contingent on special funding, the actual order in which the elements were started varied somewhat from the original 1976 scheduling.

Summaries of November 1978, strategy element implementation progress, in revised order, follow:

1976

1. Nominate the Main Street Corridor to the National Register: The first significant step in implementing the overall strategy was the nomination and subsequent listing of the Main Street corridor to the National Register of Historic Places. The Van Buren Historic District (Main Street bounded by Cane Hill Street and the Arkansas River) was thus listed on April 30, 1976, giving the community justification for providing the necessary financial assistance to the area, as well as the incentive for establishing the locally ordinance district with architectural controls.

2. Establish a local historic district: In July 1976, the Van Buren City Council appointed a five member Historic District Commission, pursuant to Section 4(19,5004) of the Arkansas Historic District Act. The commission received over 75 percent acceptance of the historic district proposal by district property owners. In May 1977, the city council officially created the local historic district, an area which encompasses the National Register district. The commission also adopted general guidelines for the district. The Van Buren guidelines are based on the Secretary of the Interior's Standards for Historic Preservation Projects and their accompanying guidelines.

3. Improve traffic patterns within the Central Business District: In October 1976, two of three perimeter streets were widened and improved to facilitate the traffic flow within and around the city.

1977

4. Rehabilitate/restore facades on Main Street: A matching grant program was initiated in May 1977, using HUD Community Development Block Grant (CDBG) funds (HCRS grant involvement occurred in February 1979) (see figures 10 and 11).

1978

5. Acquire/restore the King Opera House: On January 1, 1978, the city was awarded a HUD Urban Development Action Grant (UDAG) to be used to acquire and restore the King Opera House as an attraction for residents and tourists. These funds, in combination with U.S. Department of Health Education and Welfare Comprehensive Employment Training Act Title VI Special Project Funds, are being used for investigatory and restoration activities. Because the structure was found to be in much worse condition than initially thought, the city is seeking additional public and private funds for the project's completion (see figure 12).



Figure 13. Frisco Railroad Depot prior to its acquisition and rehabilitation/restoration by the city. Credit: Bob Dunn



Figure 14. Frisco Railroad Depot after its acquisition and rehabilitation/restoration by the city. Credit: Bob Dunn



Figure 15. One of five new perimeter parking areas constructed for the Main Street Historic District. Credit: Bob Dunn

6. Improve the streetscape of Main Street: As part of the King Opera House UDAG award, funds were made available for streetscape improvements on Main Street, but because the Opera House is expected to utilize all existing funds, such street improvements, including lighting fixtures, street furniture, and street work, will be postponed until additional funds become available.

7. Acquire and rehabilitate/restore the Frisco Railroad Depot: In January 1978, the city acquired the Frisco Depot and in June 1978, rehabilitation/restoration work began. The city and the Chamber of Commerce entered into a lease agreement whereby the chamber would occupy the Depot and be responsible for the continuing maintenance of the building (see figures 13 and 14).

8. Facilitate development of the downtown area: In April 1978, the local merchants formed a downtown merchants' association to facilitate promotion of the area. The establishment of the Chamber of Commerce in the Frisco Depot is also expected to contribute to the general promotion of the Main Street commercial block.

9. Provide off-street parking: Construction contracts were executed in July 1978, for the installation of three parking lots behind the Main Street buildings, outside, but adjacent to, the National Register district boundaries. The lots are accessible to vehicular traffic from the perimeter streets with direct pedestrian access to the rear entrances of the Main Street buildings. Funds were also budgeted for the installation of two additional lots, further alleviating congested parking conditions. All of the parking lots were landscaped and lighted to be in harmony with the adjacent historic district. (see figure 15).

10. Improve adjacent residential neighborhood: In November 1978, the city allocated \$1.5 million through HUD's Small Cities Program for use in rehabilitating the residential neighborhood immediately adjacent to the central business district. The project goal was to stabilize the neighborhood and improve the general appearance of the area, while also having a positive effect on the commercial block.

1979

11. Redevelop the Arkansas Riverfront area: In April 1979, a local businessman donated approximately 10 acres of Arkansas Riverfront property at the end of Main Street to the city for public use. The city plans to develop the area into a public park, accessible from Main Street, with HCRS Land and Water Conservation Funds.

A major factor in the success of the action plan for Van Buren's Main Street project was the city's initial decision to underwrite the development of complete project documentation for rehabilitation/restoration work on approximately 75 percent of the commercial storefronts. Sponsored by the Urban Renewal Commission's Community Development Program, renderings of proposed project work showing a totally rehabilitated/restored Main Street were first prepared and given to all property owners in the nine block historic commercial area. Next, working drawings and specifications were developed for those property owners who expressed interest in participating in the Main Street improvement project.²

Awarding of Funds

In February 1979, \$100,000 in HCRS Grant-in-Aid funds, matched by HUD Community Development Block Grant funds, was awarded to the city of Van Buren. Based upon a formula established in the plan, the participating property owners used a combination of HCRS historic preservation grant funds, block grant funds, and private funds to accomplish project work.

Funding Requirements

An important condition of accepting funds was that each facade had to be totally rehabilitated/restored rather than be a first step toward exterior rehabilitation or a partial rehabilitation. In addition, all project work proposals would be accomplished according to the Secretary of the Interior's Standards for Historic Preservation Projects (36 CFR 1207). Finally, property owners accepting



Figure 16. Facade being repainted using a Community Development Program approved color scheme. Credit: Dan Chapel

grant funds agreed to execute a maintenance covenant for a number of years commensurate with the amount of funds awarded.

Testing

Simultaneous to the development of working drawings, paint analyses and masonry cleaning tests were performed.³ The data resulting from this testing was subsequently made available to each project property owner, when appropriate, for the facade rehabilitation/restoration work.

Establishing an Exterior Paint Color Palette

Through paint scrapings of selected buildings, and comparison of the

scrapings with samples of commercially available paint, a palette of colors appropriate to Van Buren's Main Street storefronts was established (see chart below). The Main Street palette offered flexibility to property owners in choosing colors for repainting their building facades, subject to approval by the Community Development Program (see figure 16). This conforms to *The Secretary of the Interior's Standards for Historic Preservation Projects with Guidelines for Applying the Standards*—specifically, the guidelines for rehabilitation and restoration—which recommend against repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

² Individual storefront proposals were based upon evidence primarily found in old photographs. These proposals, including the conceptual sketches and working drawings, were prepared by David Fitts, Community Development Program.

³ David Fitts and Pat Biggerstaff of Van Buren's Community Development Program conducted the paint analyses.

Paint Color Palette

Address of Facade Tested	Storefront Frame	Trim	Panels	Accent	Cornice Main Cornice	Trim	Columns Column	Accent
1. 410 Main St.	N/A	N/A	N/A	N/A	N/A	N/A	153H (drk green)	N/A
2. 501 Main St.	153H (drk green)	177-64 (med blue-gray)	N/A	N/A	N/A	N/A	N/A	N/A
3. 503 Main St.	2H (med red-brown)	83G (med gold)	N/A	N/A	N/A	N/A	N/A	N/A
4. 505 Main St.	82D (lt yellow)	177-56 (med red)	N/A	N/A	N/A	N/A	N/A	N/A
5. 507 Main St.	153H (drk green)	111H (drk red)	153H (drk green)	111H (drk red)	N/A	N/A	N/A	N/A
6. 600 Main St.	153H (drk green)	153H (drk green)	153H (drk green)	N/A	vent grilles 153H (drk green)	eagle emblem Kemp perma-gold (metallic gold)	153H (drk green)	N/A
7. 612 Main St.	153H (drk green)	153H (drk green)	153H (drk green)	N/A	N/A	N/A	163H (drk green)	N/A
8. 618 Main St.	1G (med brown)	9D (lt brown)	9D (lt brown)	1G (med brown)	3H/177-75 (drk brown/ med blue)	83G (med gold)	3H/177-75 (drk brown/ med blue)	83G (med gold)
9. 624 Main St.	1G (med brown)	1G (med brown)	N/A	Kemp perma-gold (metallic gold)	N/A	N/A	N/A	N/A
10. 812-14 Main St.	153H (drk green)	82D (lt yellow)	153H (drk green)	N/A	153H/82D (drk green/ lt yellow)	grilles 153H (drk green)	2nd floor 82D (lt yellow)	N/A

* All color selections from Dutch Boy Paint Company, St. Louis, Missouri, *Exterior Super Latex Paint* or Dutch Boy's *Latex House Paint* or *Latex House and Trim Enamel*. Colors may also be matched by other paint manufacturers.

Technical Preservation Services recommends that paint color results such as these be keyed to the Munsell Color Notation System in order to insure accurate reproduction of the colors in the future.

Establishing an Effective Method for Exterior Paint Removal⁴

Where paint removal from the Main Street buildings was determined necessary, either for historical or maintenance reasons, each subject building surface was tested in order to establish the safest, while most effective cleaning method. The Frisco Railroad Depot, one of the first buildings in Van Buren to be rehabilitated/restored, was the first to undergo the paint removal testing. The depot was remembered by many long-time Van Buren residents for its original unpainted, characteristically rose-colored brick, and the occasion for its first painting to brighten the exterior, discolored from years of railroad soot. The decision to remove all existing paint from the exterior surfaces would return the depot to its original appearance without sacrificing any of its architectural or historical significance. The following statement on establishing an effective method for exterior paint removal is based on the results of the testing on the depot.

While each subsequently cleaned building underwent similar testing, modifications in each cleaning process were accommodated to conform to the individual building requirements.

Before an effective method was found for removing the paint from brick on the exterior surface of the Frisco Depot, several types of strippers were tried. The building had three layers of paint: (1) a latex tan, which was easily removed; (2) an oil base gray, which was the most resistant to strippers; and (3) red, which was more like a stain than a paint, having penetrated into the pores of the brick and mortar.

First, several brand name interior strippers were used on the exterior brick. All were formulated for furniture or wood surface paint removal, and none completely removed all of the layers of paint from the depot exterior. The tan latex was easily removed, but the oil base gray was barely affected. Several applications seemed to work, but because of the expense of both materials and labor, this method was not pursued.

Next, a local sandblaster demonstrated his "service," but the test patch served only to demonstrate that this technique of paint removal would be detrimental to the brick surface; therefore, the decision was made *not* to sandblast.⁵

Another brand-name paint stripper was then tried in combination with a steam sprayer (prior to this the strippers had been washed off with water). This method removed the tan latex paint even in places where other chemical strippers had not been applied. The gray paint came off of about 50 percent of the stripper coated area and, in areas where the gray was removed, the red bled out at a moderate rate. Still, the area was quite splotchy.

A completely successful method of removing the paint was finally found by using a caustic paint remover. With one application and a water wash-off the next day, over 90 percent of the surface was cleaned (see figure 17). Additional spot applications of the paint remover followed by water washes removed most of the

remaining paint. All streaks and stains caused by the softened paint were removed by this final treatment.

Unfortunately, traces of paint were left in some of the mortar joints by the cleaning subcontractor. These were removed by a general contractor on the job, using the method described above.

The gentle nature of the cleaning materials and process revealed initials and other markings carved in the brickwork without destroying any of the building material or etching the surface. Such important remnants of the past would have been lost using an abrasive paint removal process. With the ongoing rehabilitation/restoration work of the project, it can be noted that different types and colors of brickwork are making a reappearance on Van Buren's Main Street.

⁵ A Technical Preservation Services Division's publication entitled Preservation Briefs: 6, "Dangers of Abrasive Cleaning to Historic Buildings" by Anne E. Grimmer cautions against the use of sandblasting to clean various buildings and suggests measures to mitigate the effects of improper cleaning. Single copies of the brief are available by writing Technical Preservation Services Division, Heritage Conservation and Recreation Service, Washington, DC 20243.

⁴ David Fitts of the Van Buren Community Development Program prepared the statement on masonry cleaning testing.



Figure 17. 615A Main Street during paint removal process showing appearance of brick facade prior to water washoff. Credit: Bob Dunn

Examples of Project Work

The following pages include examples of ongoing project work on selected Main Street facades that are part of the overall Main Street restoration/rehabilitation effort. Early photographs such as the one shown on the cover of this case study and in Figures 1 and 2 were used in conjunction with close examination of individual buildings as the basis for the proposed rehabilitation/restoration work. Each example of project work is pre-

sented by a series of photographs showing various phases of the work, and is accompanied by the working drawings prepared by the Van Buren Community Development Program for use by participating property owners. Where project work is not yet completed, the architectural drawings of the proposed storefront facades, included as part of the working drawings, are referenced.

600 Main Street
Main Street Historic District
Van Buren, Arkansas

Appearance before project work

- Decorative corner column obscured by inappropriate enclosure
- Original corner entrance eliminated with later infill
- Original storefront rearranged creating inappropriate window and door proportions
- Overall lack of maintenance and parapet deterioration

Appearance during project work

- Original corner entrance being reconstructed, exposing decorative corner column
- Storefront windows reconstructed to appropriate proportions
- Necessary repair performed to correct deteriorated parapet
- Building being repainted with original highlighting given to parapet emblem

Proposed appearance after project work

The working drawing (fold out) shows details of proposed storefront work

- Total reconstruction of storefront following original detailing



Before



During

Appearance before project work

- Height of storefront reduced by lowered awning
- Upper storefront windows filled in
- Enclosed storefront columns below canopy
- Later stone infill below storefront windows
- Later door and window treatment
- Inappropriate projecting sign

Appearance during project work

- Undamaged (although partially enclosed and painted) storefront columns revealed by careful removal of canopy
- Undamaged facade at points of contact of old awning

Proposed appearance after project work

The working drawing (fold out) shows details of proposed storefront work.

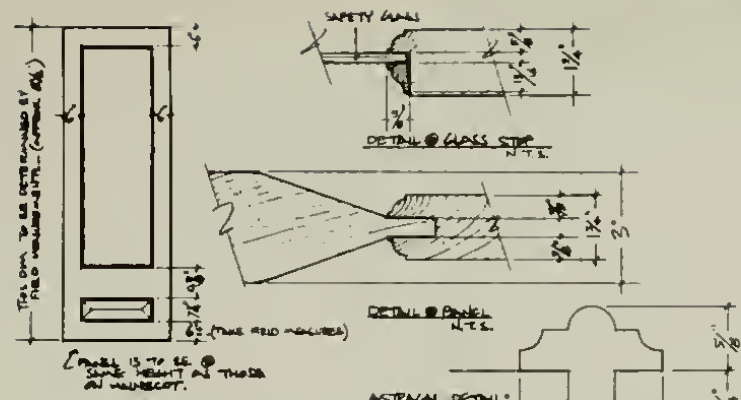
- Original height of storefront exposed by elimination of canopy
- Upper storefront windows reglazed
- Original storefront columns exposed
- Stone below windows replaced with appropriate wood panels
- Appropriate door and window treatment
- Projecting sign replaced with sidewalk-scale graphics



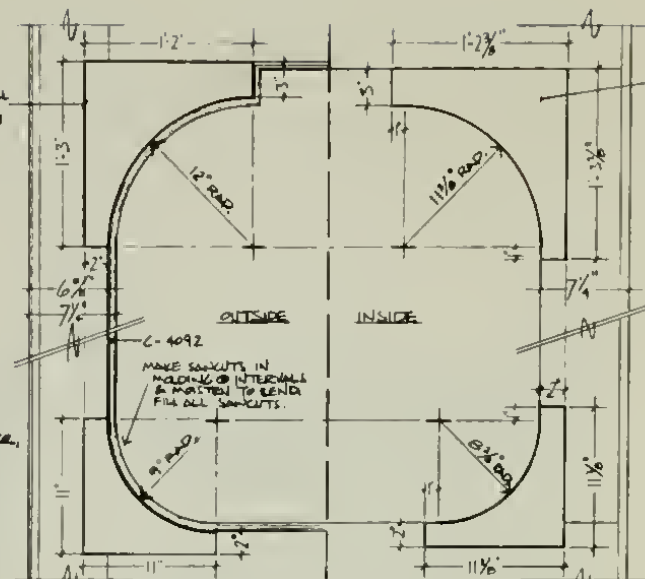
Before



During

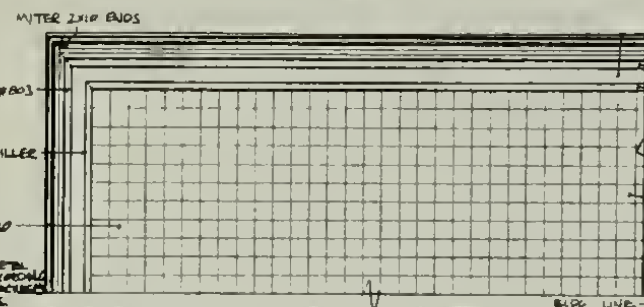


① DOOR DETAILS
SCALE: 3/8" = 1'-0"



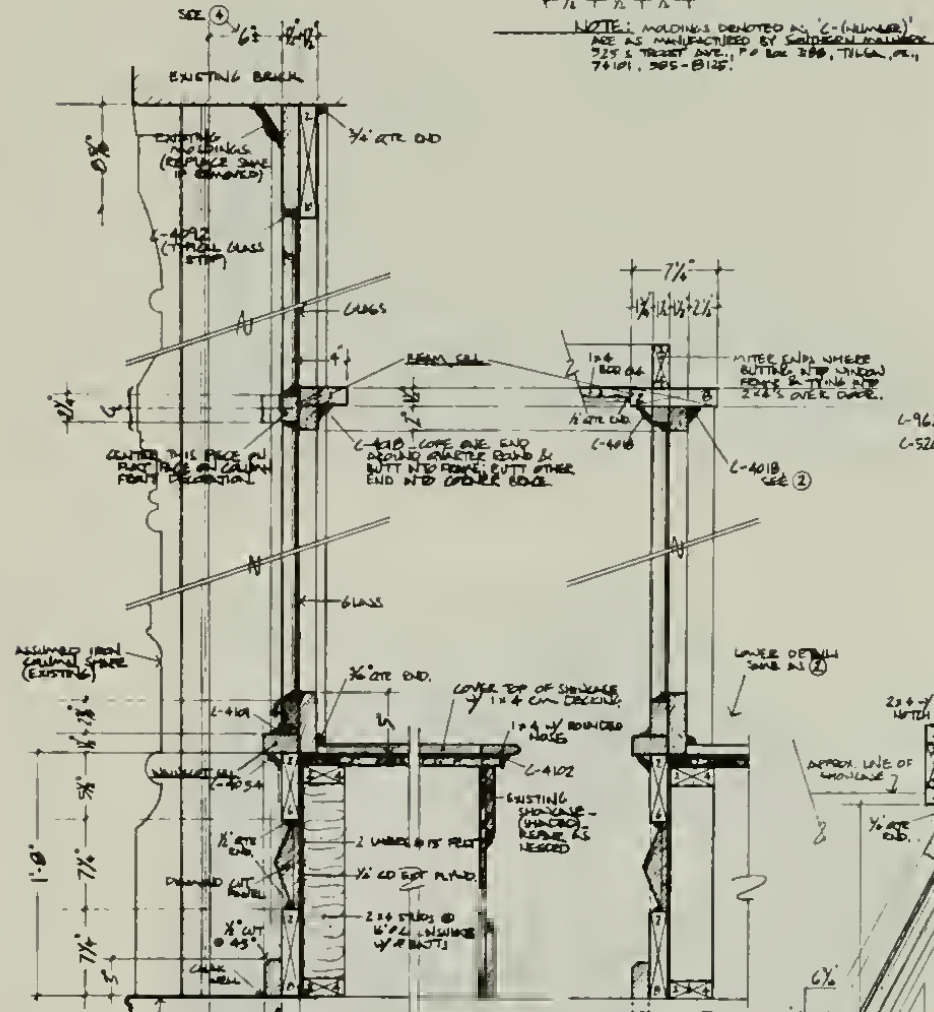
⑤ DETAIL OF WINDOW CORNERS
SCALE: 1 1/2" = 1'-0"

⑧ CANOPY SECTION
SCALE: 3/8" = 1'-0"



⑨ REFLECTED CANOPY
CEILING PLAN
SCALE: 3/8" = 1'-0"

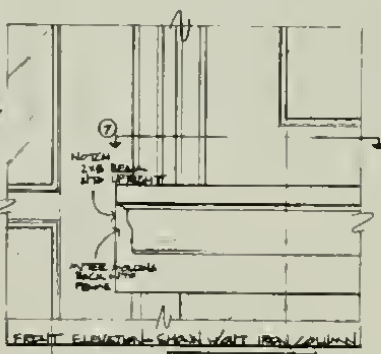
⑩ CANOPY DETAILS
SCALE: 1/2" = 1'-0"



② STOREFRONT SECTN
SCALE: 1/8" = 1'-0"

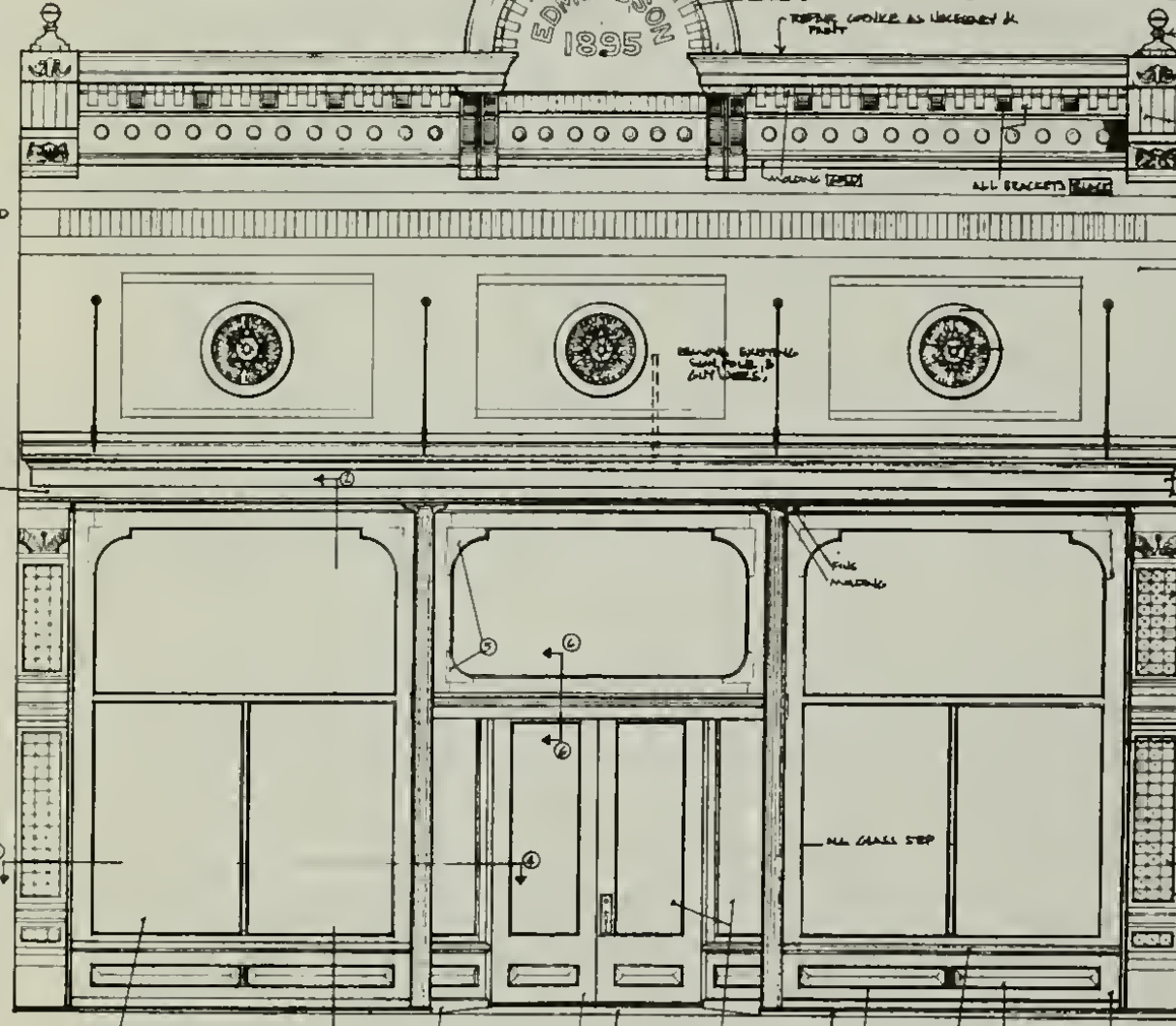
③ WINDOW RECESS
SCALE: 1/2" = 1'-0"

⑥ DETAILS OF RECESS
SCALE: 1 1/2" = 1'-0"



④ STOREFRONT SECTION
SCALE: 1/8" = 1'-0"

⑦ DETAIL OF BEAM @ RECESS
SCALE: 1/8" = 1'-0"



⑪ FRONT ELEVATION
SCALE: 3/8" = 1'-0"

ELIGIBLE FRONT FOOTAGE = 33'

610 MAIN ST., VAN BUREN, ARK.

AUG. 8, '79

DESIGNED BY DAVID FITTS
THROUGH THE CANNOPY DEVELOPMENT PROGRAM
OF VAN BUREN, ARK.

624 Main Street
Main Street Historic District
Van Buren, Arkansas

Historic photograph of property

- Original scale and design of facade
- Original door and window designs
- Original stained glass design

Appearance before project work

- Scale and design of facade changed by addition of canopy and alterations to windows and doors
- Stone and brick of facade badly discolored and stained
- Inappropriate projecting sign

Appearance after project work

The working drawing (fold out) shows details of the proposed storefront work.

- New stained glass windows reproduced and installed to match original design
- Canopy removed
- New storefront windows installed throughout to replace inappropriate glass block and plywood infill
- New doors to match original
- Projecting sign removed
- Entire facade cleaned and repointed preserving the ghosts of the original bank graphics



Historic



Before



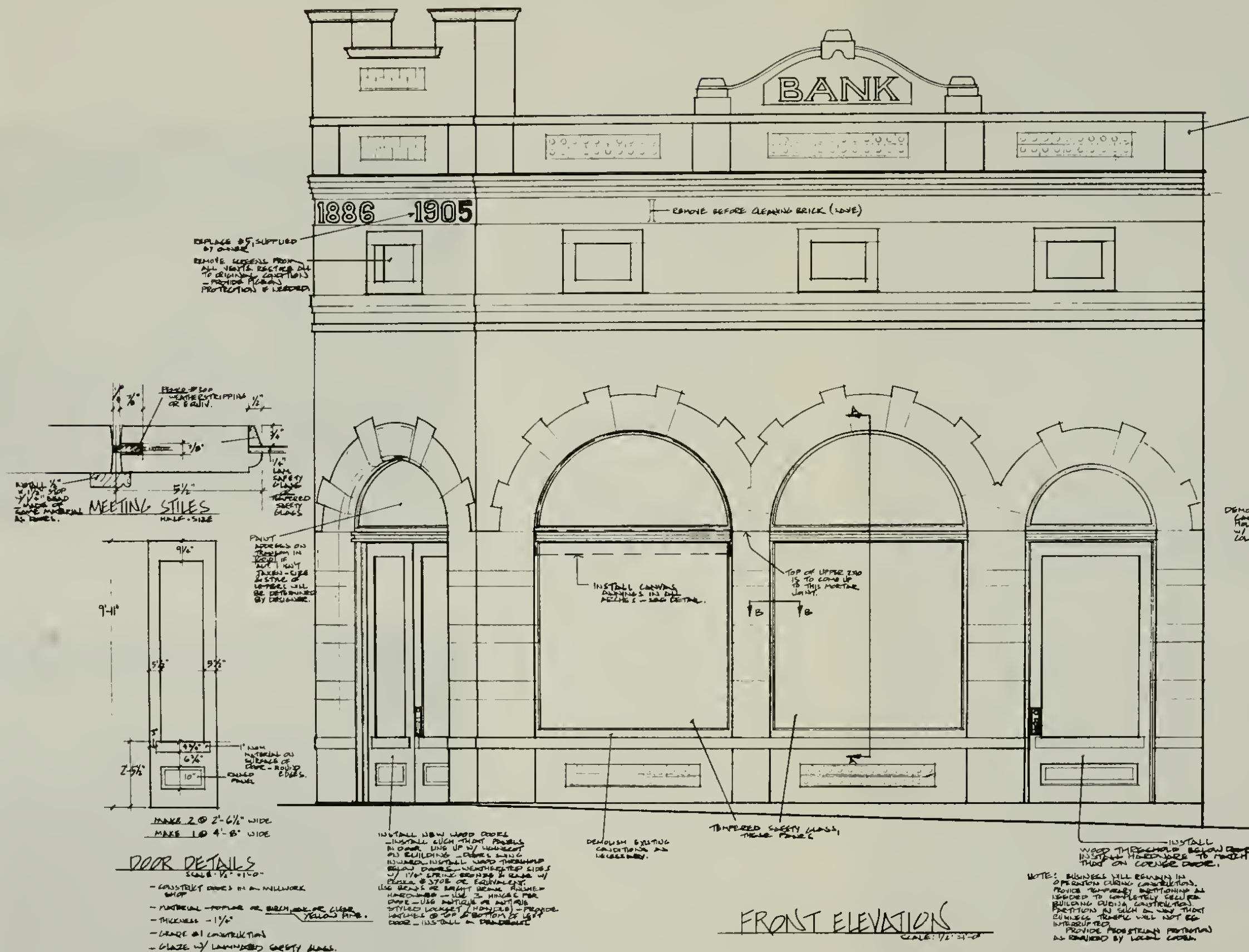
After

PAINTING

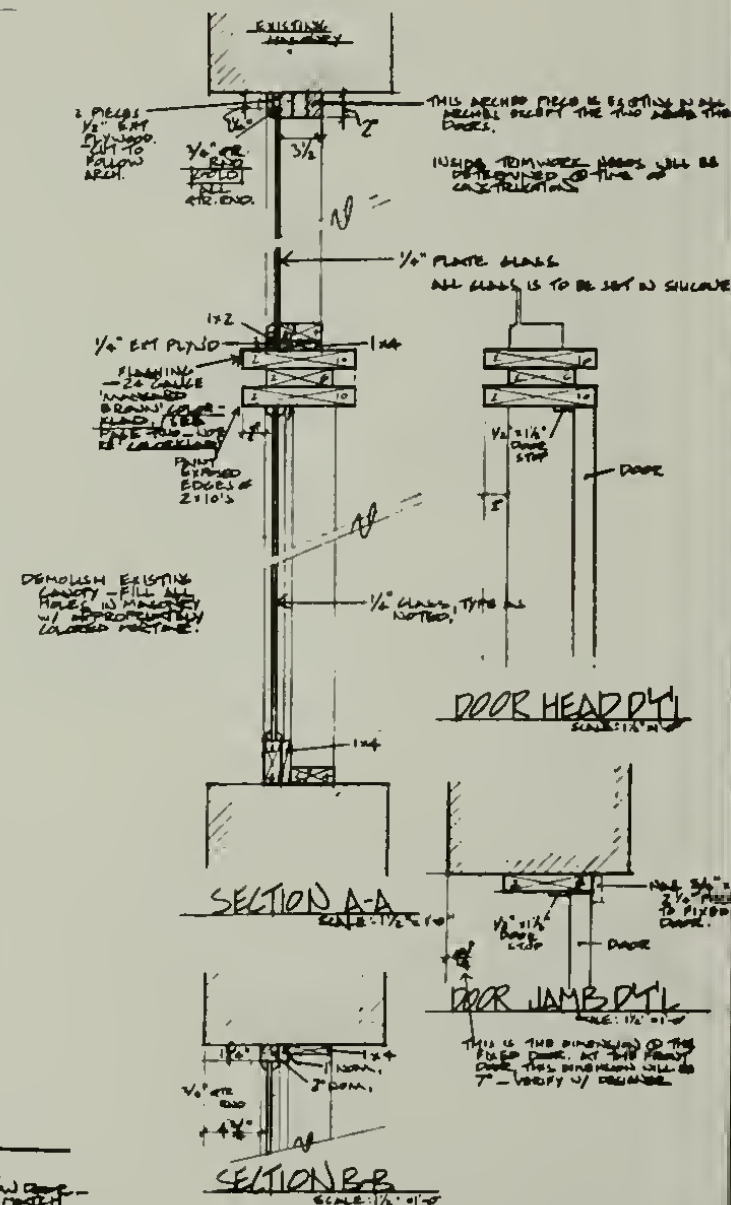
PREPARE OLD WOOD BY SCRAPING OFF ALL LOOSE PAINT. PRIME ALL NEW & BARE WOOD W/ A SUITABLE HIGH QUALITY, OIL-BASED PRIMER. CAULK JOINTS & ALL HOLES. APPLY TWO COATS OF A HIGH QUALITY, OIL-BASED PAINT, HIGH GLOSS.

PAINT INSIDE OF NEW WOOD FRAMES IN COLOR TO BE CHOSEN BY OWNER.

DOORS ARE TO BE FINISHED NATURAL. STAIN W/ COLOR & STAIN TYPE TO BE CHOSEN BY OWNER. VARNISH W/ 2 TO 4 COATS OF HIGH GLOSS POLYURETHANE OR LAQUER EXTERIOR. FINISH THRESHOLDS SAME AS DOORS.



TUCK-POINT MORTAR ONLY WHERE MORTAR IS LOOSE. USE MORTAR THAT MATCHES ORIGINAL IN COLOR & CONSISTENCY. WASH BLOCK W/ 10% SODIUM HYDROXIDE SOLUTION TO REMOVE GROUT UNTIL CLEAN - BRUSH TO REMOVE.



624 MAWS ST, VAN BUREN, ARK.

JULY 9, 1978

DESIGNED BY DAVID FHTS
THROUGH THE COMMUNITY DEVELOPMENT
PROGRAM OF THE BUREN, ARK.

ELIGIBLE FRONT FOOTAGE = 34'

708 Main Street
Main Street Historic District
Van Buren, Arkansas

Appearance before project work

- Upper storefront windows and areas below storefront windows are covered with inappropriate siding
- Inappropriate projecting sign (location and size)
- Inappropriate corrugated metal canopy
- Inappropriate aluminum window and door frames

Appearance during project work

- Siding partially removed from areas below storefront windows and from upper storefront window area
- Projecting sign removed
- Awning removed
- Initial work on window and door frames

Proposed appearance after project work

- Upper storefront windows reglazed
- New doors and windows of appropriate material and design installed



Before

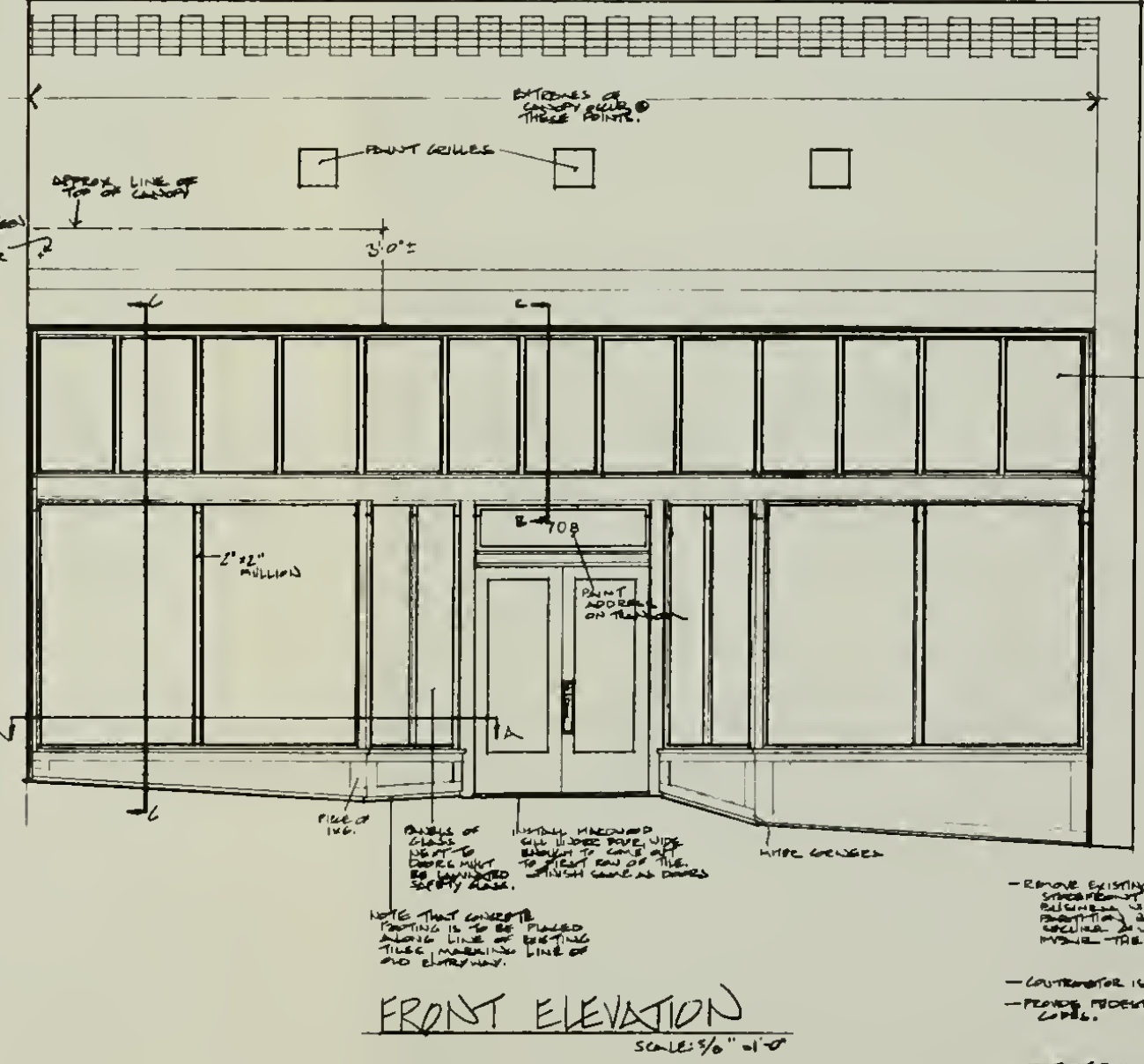
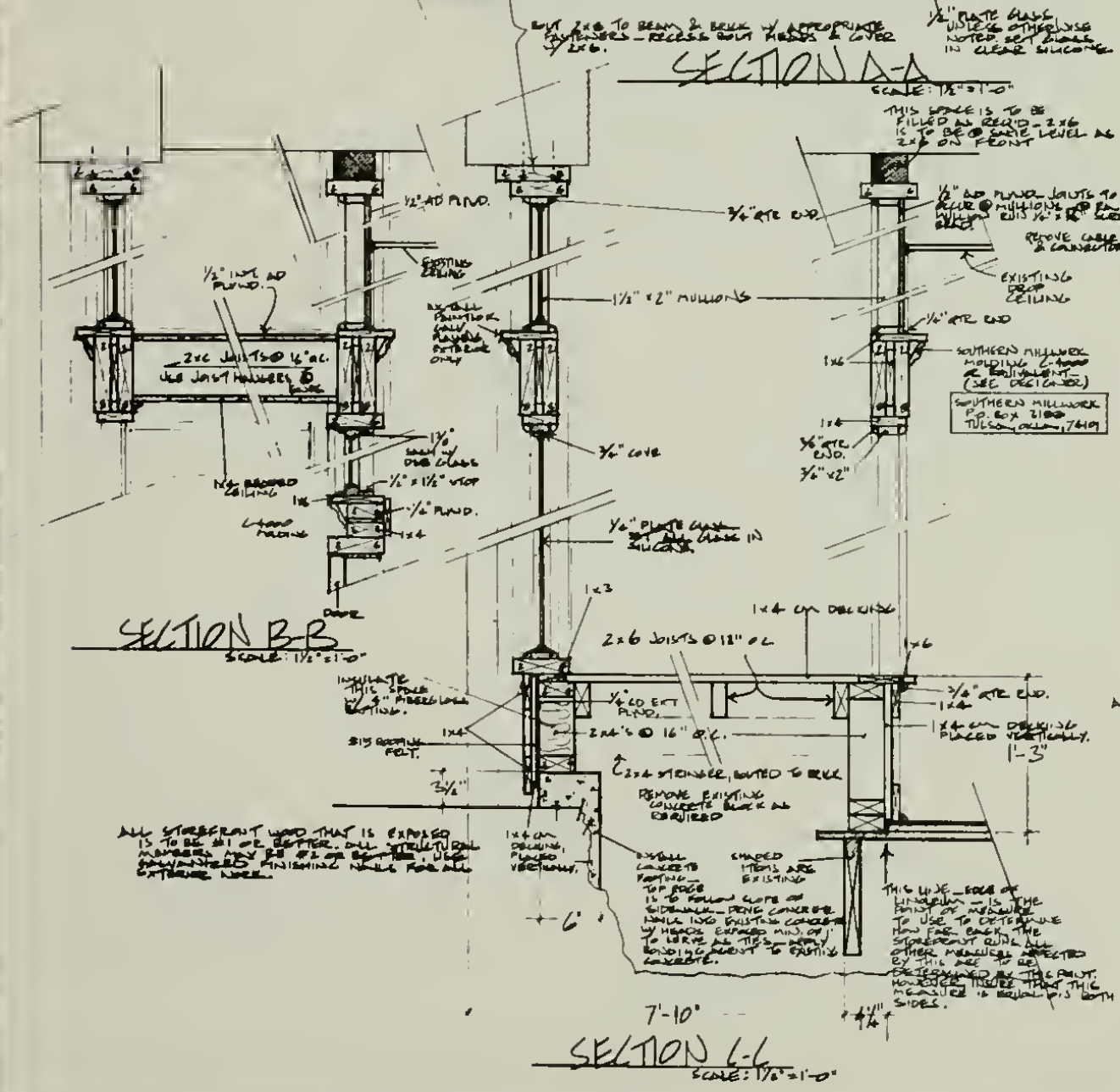
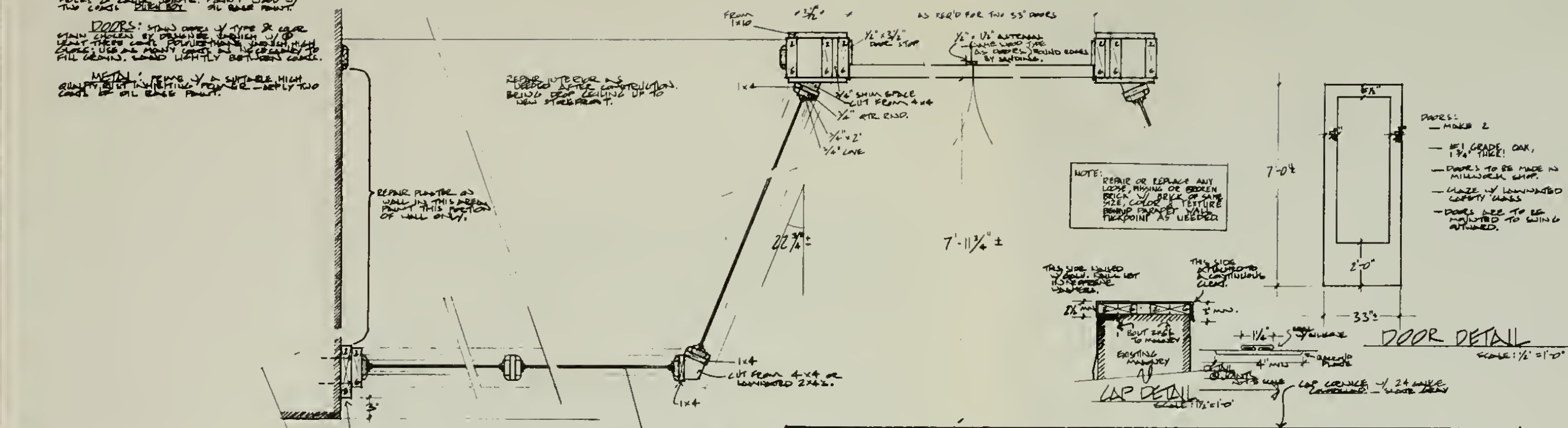


During

PAINTING: WOOD: PRIME ALL NEW WOOD. FILL HOLES & CAULK JOINTS. PAINT WOOD WITH TWO COATS OF EXTERIOR PAINT.

DOORS: STAIN OAK, TYPE 2 CASE STAIN CHOSEN BY DESIGNER. EACH DOOR LEAST THREE COATS. POLYURETHANE VARNISH WITH GLOSS. USE AS MANY COATS AS REQUIRED TO FILL GRAIN. SAND LIGHTLY BETWEEN COATS.

METAL: PRIME W/ A SUITABLE HIGH QUALITY RUST INHIBITING PRIMER - APPLY TWO COATS OF OIL BASE PAINT.



- DOORS:**
- MAKE 2
 - #1 GRADE OAK, 1 3/4" THICK
 - DOORS TO BE MADE IN MINNESOTA SHOP
 - GLAZE W/ LAMINATED GLASS
 - DOORS ARE TO BE MAINTAINED TO SWING OUTWARD
- HARDWARE:**
- ALL HARDWARE IS TO BE SOLID BRASS AND BEING FINISHED & POLISHED
 - USE:
 - 3 HINGES PER DOOR, USE HINGES W/ NO SPRINGS
 - 1 LOCK - ROSSUM PATENT
 - 1 LATCH - 1/2" DIA. BRASS
 - LATCH TO TOP & BOTTOM OF DOOR
 - WEATHERSTRIP DOORS W/ 1/2" SPRING BRASS & 1/2" DIA. WEATHERSTRIP

- REMOVE EXISTING STEEP FRONT AND BUILD NEW STEEP FRONT AND CRANES - CRANES FACILITATE REPAIRS. ALL REPAIRS TO BE IN OPERATIONS. BUILD TEMPORARY PROTECTIVE LINE OF FENCE AROUND TO PROTECT WEATHERSTRIP THE BUILDING DO NOT INVADE THE PLAN OF BUSINESS TERRACE.
- CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS.
- PROVIDE PROTECTIVE PROTECTION AS REQUIRED BY LOCAL CODES.
- CONTRACTOR IS REQUIRED TO REPORT EXISTING CONDITIONS TO THE OWNER.

ELIGIBLE FRONT FOOTAGE = 35'

708 MAIN ST., VAN BUREN, ARK.

OCT. 18, '78

DESIGNED BY DAVID FITTS
THROUGH THE COMMUNITY DEVELOPMENT PROGRAM
OF THE ARKANSAS DEPT. OF REVENUE

Appendix A The Secretary of the Interior's Standards for Historic Preservation Projects

The Secretary of the Interior's Standards for Historic Preservation Projects are the required basis for SHPOs and HCRS to evaluate Historic Preservation Fund grant-assisted acquisition and development work proposals for properties listed in the National Register of Historic Places. The types of treatments that may be undertaken on registered properties are defined; and both the general standards that apply to *all* treatments and the specific standards that apply to *each* treatment are listed.

HCRS's Technical Preservation Services, is pleased to include the standards as an appendix to this case study not only because they constitute the main program management requirement but because the case studies illustrate the successful use of the standards by project personnel in the states for planning and executing grant-assisted project work. We have highlighted those portions of the standards that apply to this and to all projects involving the rehabilitation and restoration of registered properties.

Copies of *The Secretary of the Interior's Standards for Historic Preservation Projects with Guidelines for Applying the Standards*, may be purchased from the Superintendent of Documents, Government Printing Office, Washington, DC 20402. The stock number is 024-016-00105-2 and the price, \$2.30. Please do not send cash or stamps.

Definitions for Historic Preservation Project Treatments

The following definitions are provided for treatments that may be undertaken on historic properties listed in the National Register of Historic Places:

Acquisition

Is defined as the act or process of acquiring fee title or interest other than fee title of real property (including the acquisition of development rights or remainder interest).

Protection

Is defined as the act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack, or to cover or shield the property from danger or injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment; in the case of archeological sites, the protective measure may be temporary or permanent.

Stabilization

Is defined as the act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

Preservation

Is defined as the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

Rehabilitation

Is defined as the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

Restoration

Is defined as the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Reconstruction

Is defined as the act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time.

General Standards for Historic Preservation Projects

The following general standards apply to all treatments undertaken on historic properties listed in the National Register.

1. Every reasonable effort shall be made to provide a compatible use for a property that 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 which 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 based on accurate duplications of features, substantiated by historical, 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 materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.

Specific Standards for Historic Preservation Projects

The following specific standards for each treatment are to be used in conjunction with the eight general standards and, in each case, begin with number 9. For example, in evaluating acquisition projects, include the eight general standards plus the four specific standards listed under Standards for Acquisition.

Standards for Acquisition

9. Careful consideration shall be given to the type and extent of property rights which are required to assure the preservation of the historic resource. The preservation objectives shall determine the exact property rights to be acquired.
10. Properties shall be acquired in fee simple when absolute ownership is required to insure their preservation.
11. The purchase of less-than-fee-simple interests, such as open space or facade easements, shall be undertaken when a limited interest achieves the preservation objective.
12. Every reasonable effort shall be made to acquire sufficient property with the historic resource to protect its historical, archeological, architectural, or cultural significance.

Standards for Protection

9. Before applying protective measures which are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made.
10. Protection shall safeguard the physical condition or environment of a property or archeological site from further deterioration or damage caused by weather or other natural, animal, or human intrusions.
11. If any historic material or architectural features are removed, they shall be properly recorded and, if possible, stored for future study or reuse.

Standards for Stabilization

9. Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.
10. Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.

Standards for Preservation

9. Preservation shall maintain the existing form, integrity, and materials of a building, structure, or site. Substantial reconstruction or restoration of lost features generally are not included in a preservation undertaking.
10. Preservation shall include techniques of arresting or retarding the deterioration of a property through a program of ongoing maintenance.

Standards for Rehabilitation

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historic, 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 as 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.

Standards for Restoration

9. Every reasonable effort shall be made to use a property for its originally intended purpose or to provide a compatible use that will require minimum alteration to the property and its environment.
10. Reinforcement required for structural stability or the installation of protective or code required mechanical systems shall be concealed whenever possible so as not to intrude or detract from the property's aesthetic and historical qualities, except where concealment would result in the alteration or destruction of historically significant practices.

Standards for Reconstruction

9. Reconstruction of a part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district or scene, and when a contemporary design solution is not acceptable.
10. Reconstruction of all or a part of a historic property shall be appropriate when the reconstruction is essential for understanding and interpreting the value of a historic district, or when no other building, structure, object, or landscape feature with the same associative value has survived and sufficient historical documentation exists to insure an accurate reproduction of the original.
11. The reproduction of missing elements accomplished with new materials shall duplicate the composition, design, color, texture, and other visual qualities of the missing element. Reconstruction of missing architectural features shall be based upon accurate duplication of original features substantiated by historical, physical, or pictorial evidence rather than upon conjectural designs or the availability of different architectural features from other buildings.
12. Reconstruction of a building or structure on an original site shall be preceded by a thorough archeological investigation to locate and identify all subsurface features and artifacts.
13. Reconstruction shall include measures to preserve any remaining original fabric, including foundations, subsurface, and ancillary elements. The reconstruction of missing elements and features shall be done in such a manner that the essential form and integrity of the original surviving features are unimpaired.

Other Technical Preservation Services Division preservation case studies available from the Government Printing Office:

The Morse-Libby Mansion, Portland, Maine: A Report on Restoration Work, 1973-1977, Morgan W. Phillips. *Preservation case study.* A report on HCRS grant-assisted project work, describes and illustrates preservation methods and techniques employed in the exterior restoration of an Italianate mansion, including the cornice, gutter, and downspouts, and the small rear entrance porch and cellar bulkhead. Makes a commitment to repairing rather than replacing historic building materials. 55 pages. 84 illustrations. Appendices. 1977. Stock Number: 024-005-00699-1. \$2.40.

Fort Johnson, Amsterdam, New York: A Historic Structure Report, 1974-1975, Mendel-Mesick-Cohen. *Preservation case study.* An HCRS grant-assisted project, documents the manor house's initial construction and subsequent alterations through historical, physical, and pictorial evidence; also documents the current state of the building's architectural materials and overall structural stability. Recommends an appropriate preservation treatment; establishes priorities for work items. Archeological report included. 54 pages. 89 illustrations. Appendices, 1978. Stock Number: 024-005-00706-7. \$2.40.

Carr Mill, Carrboro, North Carolina: A Rehabilitation Project Under the Tax Reform Act of 1976. Margaret A. Thomas. *Preservation case study.* Provides a detailed description of the rehabilitation of a mill complex into a shopping mall and offices. Includes project economics, rehabilitation strategy using Federal historic preservation tax incentives, and a historical overview. 32 pages. 7 illustrations. 1979. Stock Number: 024-016-000117-6. \$1.50.

Chateau Clare, Woonsocket, Rhode Island; Rodman Candleworks, New Bedford, Massachusetts: Rehabilitation through Federal Assistance. Floy A. Brown. *Preservation case study.* Discusses the renovation of two historic buildings in New England, one for housing, the other for offices. Includes project economics, rehabilitation strategy using Federal assistance from HCRS and the U.S. Department of Housing and Urban Development, and a historical overview. 32 pages. 15 illustrations. 1979. Stock Number: 024-016-00119-2. \$1.50.

Olmsted Park System, Jamaica Pond Boathouse, Jamaica Plain, Massachusetts: Planning for Preservation of the Boathouse Roof. Richard White. *Preservation case study.* An HCRS grant-assisted project, presents a process of documenting preservation work. Includes a brief history of the site and building, evaluation of roof deterioration, architectural drawings and specifications, and a summary of completed work. 58 pages. 25 illustrations. Appendix (the Secretary of the Interior's Standards for Historic Preservation Projects). 1979. Stock Number: 024-016-00121-4. \$2.75.

Planning for Exterior Work on the First Parish Church, Portland, Maine, Using Photographs as Project Documentation. John C. Hecker, AIA. *Preservation case study.* An HCRS grant-assisted project, presents a process of planning for stabilization and restoration work. Includes a preliminary survey of existing conditions with annotated photographs. Architectural specifications by Sylvanus W. Doughty. 58 pages. 15 illustrations. Appendix (The Secretary of the Interior's Standards for Historic Preservation Projects). 1979. Stock Number: 024-016-00120-6. \$2.75.

Abbeville, South Carolina: Using Grant-in-Aid Funds for Rehabilitation Planning and Project Work in the Commercial Town Square. John M. Bryan and the Triad Architectural Associates. *Preservation case study*. Presents a process of planning for the rehabilitation of exterior facades using HCRS grant assistance. Includes a historical background of the town square and an inventory of 19th and 20th century commercial buildings. Recommends project work for buildings inventoried as well as for the urban setting by means of architectural drawings and sketches. 55 pages. 24 illustrations. Appendices, including the Secretary of the Interior's Standards for Historic Preservation Projects. 1979. Stock Number: 024-016-00126-5. \$3.50.

Preservation Case Studies

Main Street Historic District

Van Buren, Arkansas

Using Grant-in-Aid Funds for Storefront

Rehabilitation/Restoration within a Districtwide Plan

Please comment on this preservation case study in the space provided below.
Your suggestions are greatly appreciated.

(Optional)

Name _____

Organization _____

Street _____

City _____

State/Zip _____

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