

HPAB Training Series:

Topic 2: Maintenance, Historic Preservation, & the HNIZ

Why is maintenance important?

“Maintenance is Preservation and Preservation is Maintenance”

- *Texas Historic Commission*

Maintenance prevents deterioration and loss.

Maintenance is essential to the preservation of historic properties.

The HPAB reviews HNIZ applications for repairs and high-cost maintenance items within the HPAB

Checklist of Maintenance Items

- Set a schedule to cyclically inspect your property regularly
- When setting your schedule consider:
 - Seasonal needs
 - Product life – ex. Filter life
 - Personal budget
 - Code/ HOA requirements
 - Requirements of any incentives received
 - Ex. January HNIZ inspections
- Get help when needed
 - Skilled craftsmen
 - Economic Assistance
 - Historic Preservation consultants/best practices

Home Inspection Checklist

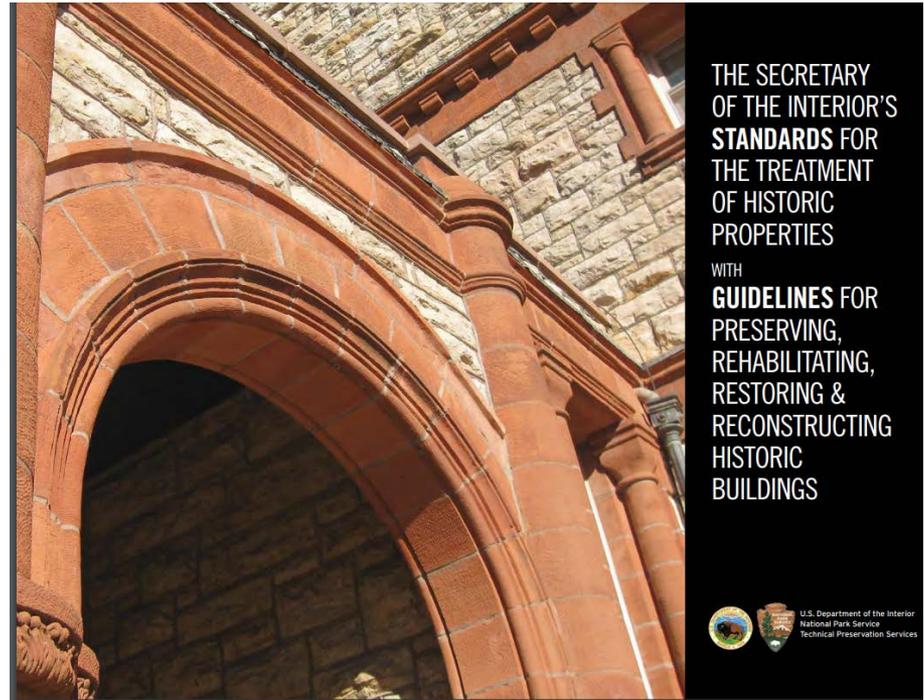
Do you see any of these common code violations on your property?

1 Handrails broken/unmaintained	8 Decorative features (cornices, corbels, trim) unmaintained
2 Canopies, signs, awnings, standpipes broken	9 Exterior walls/accessory structures with holes or rotting materials
3 Roofs/drains/gutters deteriorated	10 Fences and gates dilapidated
4 Paint peeling/surfaces unprotected	11 Structural members (posts, supports) deteriorated
5 Wood rotten anywhere on structure	12 Stairways, decks, porches broken/unmaintained
6 Chimney unsecured/unmaintained	13 Foundation failed
7 Windows, skylights, door frames broken	14 Sidewalks, driveways and patios unmaintained

Need help with home repairs?
The Housing Rehabilitation & Reconstruction program offers assistance to qualifying low to moderate income homeowners. For more information, visit McKinneyTexas.org/Repair or call 972-547-7572.

Best Practices in Historic Preservation

- Follow recommendations in:
 - The Secretary of the Interior's Standards for the Treatment of Historic Properties: Rehabilitation as a Treatment and Standards for Rehabilitation
- Repairs should be in kind materials FIRST
- Avoid removing historic elements
- Avoid covering historic elements
- If in doubt, ask for help.

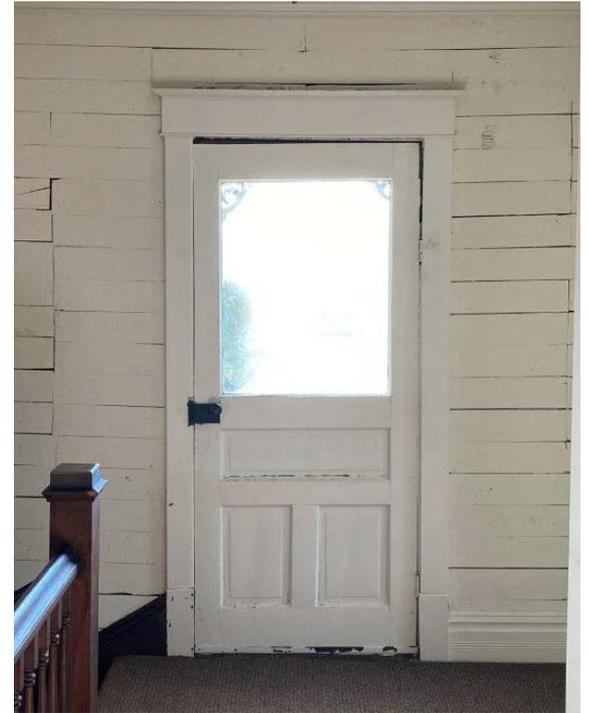


Access this document here:

<https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>

Windows & Doors

- Check/replace weatherstripping
- Check function
- Check condition of sash, rails, stiles, and mutins for any cracks or separations that need repair
- Is glazing putty missing or damaged?
- Check hardware
- Check for air and water intrusion



Paint

- Check for
 - Cracking
 - Peeling and chipping
 - Bubbling
 - Excess paint
 - Water staining
- Consider the existing type of paint
- Consider the appropriate colors for the style and era of the building
- Remove Graffiti using appropriate methods
 - NPS Brief #38
- Clean and prep prior to repainting



Masonry & Mortar

- Inspect mortar joints, repoint appropriately as needed
- Look for extreme weather
- Check painted brick for peeling and cracking that could allow water infiltration and brick destruction
- Clean bricks, stone, and stucco with gentlest means possible
 - NPS Brief #1 Cleaning and Water repellent treatments on Masonry
 - NPS Brief #2 Repointing Mortar joints in Historic Masonry Buildings
 - NPS Brief #38 Removing Graffiti from Historic Masonry
 - NPS Brief #22 Preservation & Repair of Historic Stucco
 - NPS Brief #42 Maintenance and Repair of Historic Cast Stone



Wood, Metal, & Synthetics

- Inspect for and correct
 - Insect Damage
 - Water Damage
 - Structural Damage
 - Breaks or loose pieces
 - Dents
 - movement
 - Damaged or compromised paints & coatings
 - Damaged, shrunken, or missing sealants
 - Replace as needed- sealants are not eternal



Roofing, gutters & downspouts

- Inspect flashings, openings & fixtures
- Inspect gutters for clogs, leaks, damage, rust, and detachments
- Have qualified roofing contractor inspect regularly
- Check for birds and vermin
- Look for water intrusion and damage
- Check trusses, brackets, & members for damage or shifting



Foundations

- Check for broken or missing siding
- Check for cracks and signs of shifting
- Check for birds and vermin
- Look for water intrusion and damage



Landscaping

- Remove/prevent contact with the building
- Check for damaged limbs, branches
- Check drainage
- Check grading for
 - ponding
 - contact with wood elements

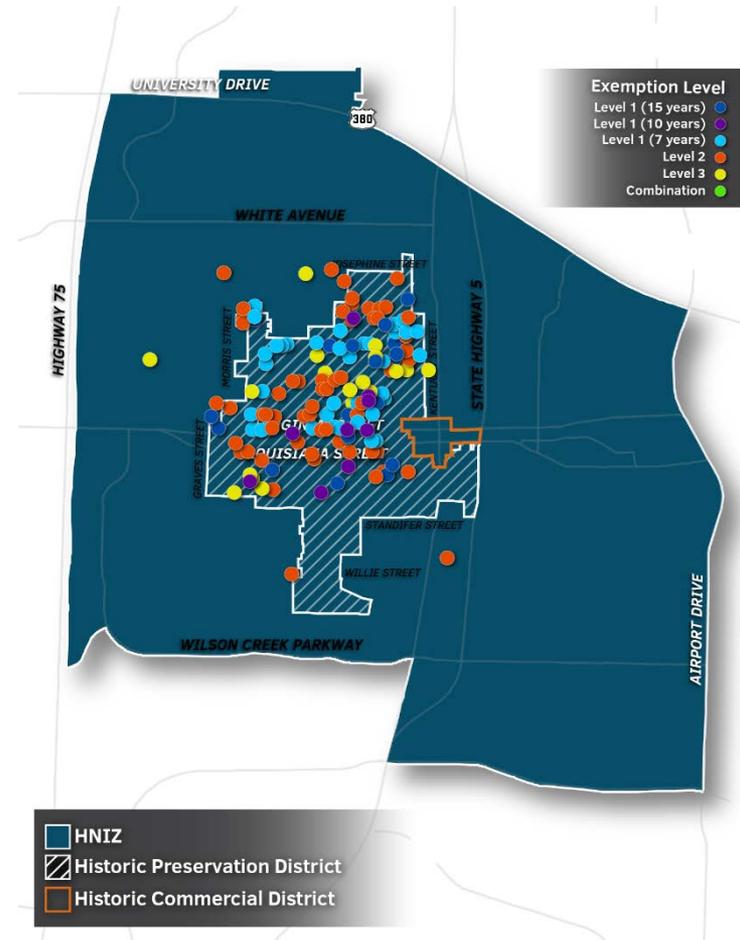




Historic Neighborhood Improvement Zone (HNIZ) Incentive

Historic Neighborhood Improvement Zone (HNIZ)

- Established 2007, major update 2022
- Aggregate Cap - \$500,000
- Support and encourage rehabilitation of historic-aged properties



Summary of the HNIZ Program

Marker Level Incentive

- *Requires:* Historic Marker & Investment
- *Age:* 50
- *Minimum investment:* \$10,000
- *Work Completed:* within 3 years of application
- *Exemption:* 100%, one time only
- *Duration :* 10 years
- *Approved by:* Historic Preservation Advisory Board

Restoration Level Incentive

- *Requires:* Eligible work
- *Age:* 40
- *Minimum investment:* \$10,000
- *Work Completed:* within 12 months of Eligibility
- *Exemption:* 50%, repeatable
- *Duration:* 10 years
- *Approved by:* Historic Preservation Advisory Board

Preservation Level Incentive

- *Requires:* Eligible work
- *Age:* 40
- *Minimum investment:* \$5,000
- *Work Completed:* within 12 months of Eligibility
- *Exemption:* 30%, repeatable
- *Duration:* 10 years
- *Approved by:* Historic Preservation Advisory Board

HNIZ Program Eligibility



Owner-Occupied property



Verified, eligible improvements



Obtained all permits and approvals



No pending code violations on the property



Property's total city ad valorem taxes are current and paid



An approved Certificate of Appropriateness if in the Historic Overlay District

HNIZ Eligible Improvements

Comprehensive exterior maintenance and rehabilitation:



Painting



Roof



Windows



Foundation



Siding

Interior improvement upgrades:



Sanitary sewer lines



Heating, ventilation, and air conditioning



Insulation



Electrical



Plumbing



Fire protection

Note: Work must be consistent with applicable historic district and building codes



**Historic Neighborhood
Improvement Zone (HNIZ)
Incentive**



*1214 W.
Tucker Street*

The home at 1214 W. Tucker Street was built circa 1935, likely in the minimal traditional style. Over time, the home has been modified to expand past what a typical minimal traditional style home would be. This evolution over time is common for vernacular homes. Vernacular architecture is a type of style that is not defined by a formal architecture style and does not rely on formally schooled architects. Vernacular architecture is important to any place as it shows how people organically change their homes to fit their needs. Despite the changes, the home still shows the roots of the minimal traditional style with its single-story design, multi-light windows, and minimal roof overhang.



*16th Annual Preserve Historic McKinney
Home Recognition Program 2024*



THE SECRETARY
OF THE INTERIOR'S
STANDARDS FOR
THE TREATMENT
OF HISTORIC
PROPERTIES

WITH
GUIDELINES FOR
PRESERVING,
REHABILITATING,

Resources



U.S. Department of the Interior
National Park Service
Technical Preservation Services

Resources

McKinney

- Good Neighbor Guide
 - <https://www.mckinneytexas.org/413/Good-Neighbor-Guide>
- HNIZ Program Application
 - <https://www.mckinneytexas.org/DocumentCenter/View/4210/HNIZ-Checklist-and-Application?bidId=>
- Housing Rehabilitation and Reconstruction Program
 - <https://www.mckinneytexas.org/242/Housing-Rehabilitation-Reconstruction>
- Permitting
 - <https://www.mckinneytexas.org/243/Building-Inspections>

The Secretary Of The Interior's Standards For The Treatment Of Historic Properties

- <https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>

National Parks Preservation Briefs

- <https://www.nps.gov/orgs/1739/preservation-briefs.htm>

Resources - National Parks Service Preservation Briefs

Aluminum

NPS #8 – Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings

Cleaning

NPS #6 – Dangers of Abrasive Cleaning to Historic Buildings

Glass

NPS #11 – Rehabilitating Historic Storefronts

NPS #12 – The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)

NPS #13 – The Repair and Thermal Upgrading of Historic Steel Windows

NPS #33 – The Preservation and Repair of Historic Stained and Leaded Glass

Landscape

NPS #36 – Protecting Cultural Landscapes: Planning, Treatment & Management of Historic Landscapes

Masonry, Brick & Stucco

NPS #1 – Cleaning and Water-Repellent Treatments for Historic Masonry Buildings

NPS #2 – Repointing Mortar Joints in Historic Masonry Buildings

NPS #22 – The Preservation and Repair of Historic Stucco

NPS #38 – Removing Graffiti from Historic Masonry

NPS #42 – The Maintenance, Repair and Replacement of Historic Cast Stone

Metals

NPS #27 – The Maintenance and Repair of Architectural Cast Iron

Roofing

NPS #4 – Roofing for Historic Buildings

NPS #19 – The Repair and Replacement of Historic Wooden Shingle Roofs

NPS #29 – The Repair, Replacement, and Maintenance of Historic Slate Roofs

NPS #30 – The Preservation and Repair of Historic Clay Tile Roofs

Wood

NPS #9 – The Repair of Historic Wooden Windows

NPS #10 – Exterior Paint Problems on Historic Woodwork

NPS #26 – The Preservation and Repair of Historic Log Buildings

NPS #45 – Preserving Historic Wooden Porches

Questions?

- Contact-planning@mckinneytexas.com
- 972-547-2000
- City of McKinney *Notify Me* listservs sign up @ <https://www.mckinneytexas.org/list.aspx>