

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

St. Elizabeth Hospital Nurses Home
Trabert Hall
LC13:C05-150

2. LOCATION

Address

2202 S. 11th Street, Lincoln, NE 68502

3. CLASSIFICATION

Proposed Designation

Category

☐ Landmark District
☒ Landmark

☐ district
☒ building(s)
☐ structure

☐ site
☐ object

Present Use

☐ agriculture
☐ commercial
☐ educational
☐ entertainment
☒ government

☐ industrial
☐ military
☐ museum
☐ park
☐ private residence

☐ religious
☐ scientific
☐ transportat'n
☒ other (Vacant)

4. OWNER OF PROPERTY

Name
Address

Lancaster County
555 S. 10th Street, Lincoln, NE 68508

5. GEOGRAPHICAL DATA

Legal Description

Saint Francis 1st Addition, Lot 3, Lincoln, Lancaster County, NE

Property ID Number

10-35-437-003-000

Number of Acres or Square Feet: 105201 Sq. ft., more or less

6. REPRESENTATION IN EXISTING SURVEYS

Title Historic and Architectural Survey of Lincoln

Date on-going ☐ State ☐ County ☒ Local

Is proposed Landmark or Landmark District listed in the National Register?

 yes, date listed

 x no

7. DESCRIPTION AND HISTORY

Condition

 excellent

 deteriorated

 unaltered

 x original site

 good

 ruins

 x altered (rear wing, moved date
1960)

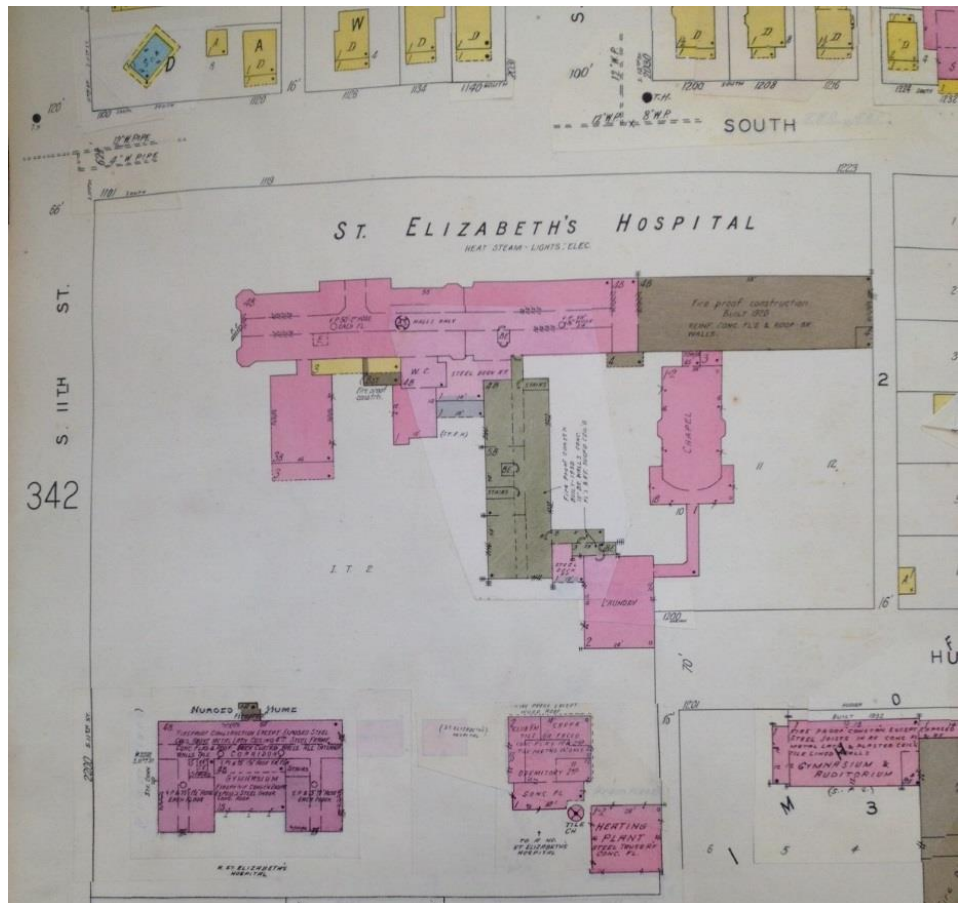
 X fair

 unexposed

DESCRIPTION:

Trabert Hall, the former Saint Elizabeth Hospital Nurses Home, is a five story red-brick and concrete structure located approximately 350 feet south of South Street, southeast of Lancaster Rehabilitation Center (formerly Lancaster Manor). The floor plan of the original Nurses Home measures about 130 feet east-west and 75 feet north-south, in the shape of an inverted "U."

The parking lot between Trabert Hall and South Street was formerly the location of Saint Elizabeth Hospital and the Nurses Home was located to the rear of that campus. Originally the Nurses Home was connected to the main hospital buildings by a tunnel/corridor that extended over 300 feet.



Sanborn Map Co. image of St. Elizabeth Hospital campus, updated to 1956. The Nurses Home/Trabert Hall is at lower left.

The ground floor of Trabert Hall is clad in limestone, topped with four brick stories with limestone trim. The main, symmetrical north façade is organized in five main bays framed by brick pilasters, which are also expressed in the limestone base and top. Central on the façade is a projecting entrance pavilion



View of the Nurses Home/Trabert Hall from northwest.

flanked by projecting pavilions at each corner. The pavilions are capped with carved limestone and gothic finials, while the recessed bays linking the pavilions are topped with plain limestone bands. The brick walls are laid in common bond, with one header course to each six stretcher courses.



The projecting entrance vestibule at the center of the north façade is limestone and has a corner date stone inscribed 1928 west of the center entrance.

Secondary entrances on the east and west facades are sheltered by metal-clad vestibules with crenelated tops.

The east side also offers a ramp down to the basement level, screened by a brick wall.

A one-story gymnasium between the south wings was part of the original plans, with a stage at the east end. A five-story, red brick wing was added to the east rear of the original building in 1960, extending that leg by about 70 feet.



Vestibule at west entrance to Nurses Home/Trabert Hall.



Rear view (from south) of Trabert Hall.

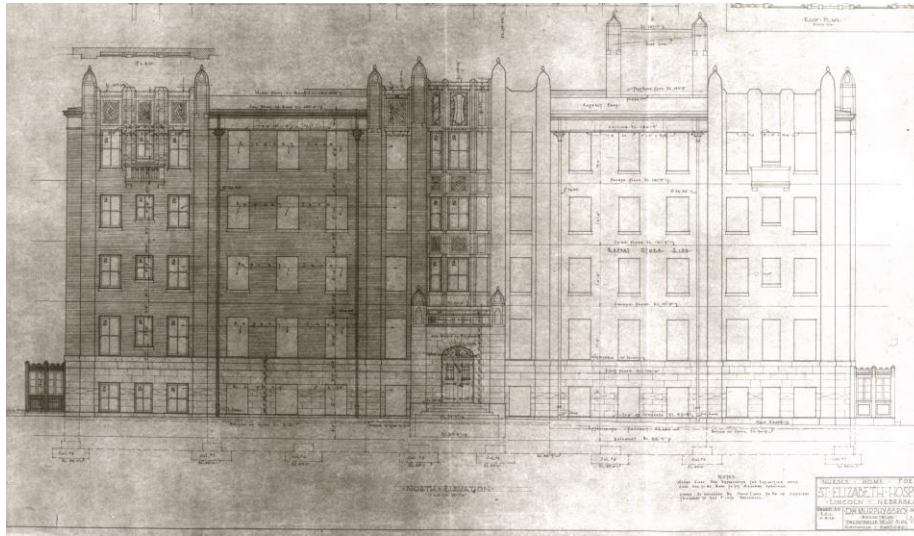
Postcard view from South St. of St. Elizabeth Hospital, looking SE, ca. 1920

HISTORY:

Saint Elizabeth Hospital was founded in 1889 as Lincoln's first general hospital. Originally housed in a former residence, the hospital developed a major complex of red brick buildings stretching over four hundred feet along South Street by the 1920s. When the new Saint Elizabeth Medical Center was constructed on So. 70th Street in 1969, Lancaster County acquired the South St. campus and operated a nursing home, Lancaster Manor, in the old hospital until the mid-1980s. The complex was subsequently demolished in 1994 except for the chapel wing, now St. Francis Church, which had been designated as Lincoln Landmark in 1990.



The Nurses Home was added to the Saint Elizabeth campus in 1928, at an estimated cost of \$170,000.¹ W. J. Assenmacher of Lincoln was the contractor and D. X. Murphy & Brother of Louisville, Kentucky were the



architects. (The elevation outlines the penthouse of the elevator machinery, which is set well-back from the north façade and is inconspicuous from most vantage points.)

*D. X. Murphy & Brother,
north elevation for Nurses
Home*

The Murphy firm was established in 1853 by Irish immigrant Henry Whitestone in partnership with Isaiah Rogers. Dennis Xavier Murphy (1853-1933) assumed leadership of the firm in 1880 and still led the firm as D. X. Murphy & Brother at the time of the Nurses Home construction. The firm did considerable institutional work for Catholic clients, probably accounting for the Lincoln commission. Now titled “Lockett & Farley,” the firm reportedly shares with one other firm the status of being the oldest continuously operating architecture firms in the U. S.² The firm’s most widely recognized work is the spires of Churchill Downs racetrack, of 1895.

During the hospital’s tenure on South Street, the Nurses Home gained a southeast addition in 1960. After the site was purchased by Lancaster County, the utilization of the campus was directed by the County Welfare Department led (since 1964) by J. Earle Trabert. He was a graduate of University of Nebraska and as a young man served a decade as superintendent of small school districts in southeast Nebraska. He sometimes also was the high school basketball coach, having been a member of the “Milford Eagles” state champion team of 1920.

J. Earle Trabert



¹Lincoln Building permit 17812, July 28, 1928.

² “Lockett & Farley,” Wikipedia, https://en.wikipedia.org/wiki/Lockett_%26_Farley Accessed August 4, 2017.

That claim of primacy among extant American architectural firms (which are not wholly owned subsidiaries) is shared by SmithGroupJJR of Detroit, also established in 1853. <https://en.wikipedia.org/wiki/SmithGroupJJR>

Trabert worked for 27 years for the Nebraska Dept. of Welfare, then almost a decade for Lancaster County. In 1972, the County Board named the former Nurses Home “Trabert Hall” in his honor. Mr. Trabert retired from Lancaster County in 1973 and died in 1998 at 97 years of age.³



Trabert Hall served primarily as offices after its acquisition by the County. It is currently vacant, in preparation for sale.

8. SIGNIFICANCE

<u>Period</u>	<u>Areas of Significance-Check and justify</u>	
☐ prehistoric	☐ archeology-prehistoric	☐ landscape architecture
☐ 1400-1499	☐ archeology-historic	☐ law
☐ 1500-1599	☐ agriculture	☐ literature
☐ 1600-1699	☒ architecture	☐ military
☐ 1700-1799	☐ art	☐ music
☐ 1800-1899	☐ commerce	☐ philosophy
☒ 1928-1969	☐ communications	☐ politics/government
	☐ community planning	☐ religion
	☐ conservation	☐ science
	☐ economics	☐ sculpture
	☐ education	☒ social/humanitarian (health care)
	☐ engineering	☐ theater
	☐ exploration/settlement	☐ transportation
	☐ industry	☐ other-- Community Recreation
	☐ invention	

Specific dates: 1928, 1928-1969

³ *Lincoln Star* Sept. 15, 1964, p. 8, Trabert’s appointment Lancaster County Welfare director.

Lincoln Star Dec. 20, 1973, p. 32, County Board honors Trabert by naming former Nurses Home “Trabert Hall.”

Lincoln Star Aug. 29, 1973, Trabert’s retirement from Lancaster County.

Lincoln Journal Star March 25, 1998, p. 4B, obituary.

Builder/Architect: Assenmacher/D. X. Murphy & Brother

Statement of Significance:

The former Nurses Home of Saint Elizabeth Hospital is indicative the scale of the original Saint Elizabeth Hospital complex and is the only original, freestanding structure of the complex still extant. (St. Francis Church was built as a chapel wing.) D. X. Murphy & Brother, architects of the building, were nationally significant practitioners and the Nurses Home is well-designed, of fine materials, and is the only identified example of their work in Nebraska.

9. STANDARDS FOR DESIGNATION

(Check one(s) that apply)

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

10. MAJOR BIBLIOGRAPHICAL REFERENCES

See Footnotes.

11. FORM PREPARED BY:

Name/Title:	Ed Zimmer, Historic Preservation Planner	
Organization	Lincoln/Lanc. County Planning Dept.	Date Submitted August 4, 2017
Street & Number	555 S. 10 th St., Lincoln, NE 68508	Telephone (402)441-6360
City or Town	Lincoln	State NE 68508

Signature

FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED

LANDMARK/LANDMARK DISTRICT NUMBER

F:\LongRange\Historic\Landmarks\LMARKS\Trabert Hall\LDAPPTrabert.doc

Approved:

City Council _____
(date)

**PRESERVATION GUIDELINES FOR
St. Elizabeth Hospital Nurses Home (Trabert Hall)
2201 S. 11th St., Lincoln, NE**

1. Architectural Review of Landmark:

- a. Photographs: On file in Planning Department.
- b. Important architectural features:
Exterior: five-story height, flat roofs, brick walls, limestone ornament, limestone main entry vestibule on north and metal-clad vestibules east and west
- c. Important landscape features: surrounding lawns and trees
- d. Architectural style and date: institutional Gothic Revival, by D. M. Murphy & Bro., 1928
- e. Additions and modifications: southeast wing of 1960

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 planting area;
 - b. Replacement of exterior material and trim on north, east, or west facades;
 - c. Cleaning and maintenance of exterior masonry;
 - d. Replacement of doors, storm doors, door frames, windows, storm windows, and screens (excluding seasonal) on facades visible from north parking area;
 - e. Addition of awnings;
 - f. Placement of mechanical systems, such as but not limited to, window air conditioners, solar collectors, etc.;
 - g. The addition or replacement of signs;
 - h. Moving structures on or off the site;
 - i. Installation of electrical, utility, and communications services on principal (north) facade;
 - j. Placement of high intensity overhead lighting, antennae, and utility poles within the areas of the north facade.
- B. The following work to be conducted on the Landmark does not require the procurement of a Certificate for Certain Work:
 - 1. Changes involving routine maintenance and repair for the general cleaning and upkeep of the building but which include no direct physical change in design or material;
 - 2. Changes involving color and landscaping, except as previously noted;

3. Interior changes involving no exterior alteration.

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

3. Standards for Owner and Preservation Commission:

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

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

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

(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.

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

Not Recommended

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

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

Duplicating old mortar in composition, color and texture.

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

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

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

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

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

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

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

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

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

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

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

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

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

*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 & Recreation Service, U. S. Department of the Interior, Washington, D.C. 20240

Wood: Clapboard, weatherboard, shingles and other wooden siding

Recommended

Retaining and preserving significant architectural features, whenever possible.

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

Not Recommended

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

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

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

Recommended

Retaining original material, whenever possible.

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

Not Recommended

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

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

Roofs and Roofing

Recommended

Preserving the original roof shape.

Retaining the original roofing material, whenever possible.

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

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

Roofs and Roofing, continued

Not Recommended

Recommended

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

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

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

Windows and Doors

Recommended

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

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

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

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

Not Recommended

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

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

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

Stripping the roof of architectural features important to its character.

Not Recommended

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

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.

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

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.

Not Recommended

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

New Construction, continued

Recommended

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

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.

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.

Placing television antennas and mechanical equipment, such as air conditioners, in an inconspicuous location.

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.

Mechanical Systems, continued

Recommended

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

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

Not Recommended

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.

Placing television antennas and mechanical equipment, such as air conditioners where they can be seen from the street.