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02 September 2016
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Define the Levels: Built before 1970

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Define the Levels

Level 1 – Heritage Buildings (19 Buildings)

Heritage buildings are designated with bronze plaques and are those structures with exceptional architectural or cultural significance or that maintain an uncommon level of integrity. Typically these structures retain the majority of their original exteriors, interiors and other unique architectural features in reasonable or repairable condition and contribute to the understanding of the campus development and history.

Because heritage buildings are exceptional historic resources, the university is committed to preserving the character defining features of the exterior and interior of these structures. Proposed additions or alterations are to be carefully considered and comply with the Texas A&M University Heritage Building Guidelines.

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Define the Levels

Level 2 – Historic Buildings
(34 Buildings*)

Historic buildings are recognized as assets above and beyond their utilitarian value through architectural or cultural significance and design integrity. Historic Buildings are typically those structures that retain the majority of their original exteriors and interiors but have experienced minor alterations in the past that do not compromise their historic integrity. While they are not classified as Heritage Buildings, these buildings continue to contribute to the understanding of campus development and history. With time, the value of these structures as part of the campus heritage and their importance as representatives of their respective building periods will increase and these structures may become Heritage Buildings.

The university is committed to preserving the character defining features of the exterior and interior of these structures unless there is a compelling reason to do otherwise. Additions or alterations are to be carefully considered and shall comply with the Texas A&M University Heritage Building Guidelines.

*Input requested to elevate from Level 2 to Level 1

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Define the Levels

Level 3 – Secondary Historic Buildings
(16 Buildings)

Secondary Historic Buildings, in their current condition, continue to contribute to understanding of the campus development and history. Planning for these buildings will include preservation except where the building is found to be impractical for continued use, excessively costly to repair or where the removal substantially benefits the future development of the university. Additions or alterations are to be carefully considered and shall comply with the Texas A&M University Heritage Building Guidelines.

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Define the Levels

Level 4 – Non-Contributing Buildings (70 Buildings)

Non-contributing buildings are structures that are considered to be historic because they are 50 years old or older and fall within the requirements of the State Antiquities Act. These buildings have experienced significant alterations in the past that compromise their historic integrity and cannot be reasonably repaired or restored or they do not contribute to the understanding of campus development and history.

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Special Cases – Views, Spaces and Site Features

Historic View Corridors
New Main Drive
Old Main Drive
Academic
Military Walk
Bonfire Memorial

Historic Spaces
Academic Plaza
Military Walk
Simpson Drill Field
JK Williams Lawn
MSC Lawn
Quad

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TERMINOLOGY

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Approaches to Historic Buildings

Four Approaches to the Treatment of Historic Buildings

**Preservation** focuses on the maintenance and repair of existing historic materials and retention of a building’s form as it has evolved over time.

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Four Approaches to the Treatment of Historic Buildings

**Preservation** focuses on the maintenance and repair of existing historic materials and retention of a building’s form as it has evolved over time.

**Rehabilitation** acknowledges the need to alter or add to a historic building to meet continuing or changing uses while retaining the property’s historic character.

As defined by the National Park Service, U.S. Department of the Interior
Four Approaches to the Treatment of Historic Buildings

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### Approaches to the Treatment of Historic Buildings

<table>
<thead>
<tr>
<th>Term</th>
<th>Description</th>
</tr>
</thead>
<tbody>
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</tr>
<tr>
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<td>Is the renovation and reuse of preexisting structures for new purposes.</td>
</tr>
</tbody>
</table>

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PRESERVATION GUIDELINES

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Integrated Guidelines

CAMPUS GUIDELINES

SITE AND LANDSCAPE GUIDELINES

SIGNAGE AND WAYFINDING GUIDELINES

ARCHITECTURE AND PLANNING GUIDELINES

PRESERVATION AND ADAPTIVE REUSE GUIDELINES

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Aspirational Guidelines

- Site & Landscape
- Planning & Architecture
- Preservation & Adaptive Reuse
- Sustainability
- Wayfinding & Signage

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Aspirational Guidelines

POTENTIAL ASPIRATIONAL THEMES

1. Supporting Education, Teaching and Research
2. Celebrating Tradition and Legacy
3. Enhancing Campus Identity
4. Connecting People and Places
5. Improving Experiences on Campus

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# Preservation Principles

## Supporting Education, Teaching and Research
- Connect with the Center for Heritage Conservation and College of Architecture
- Follow best practices – Preservation Design Excellence

## Connecting People and Places
- Interpret campus heritage in multiple ways
- Preserve Memory
- Preserve Context
- Use physical campus to connect people with memory of campus life

## Celebrating Tradition and Legacy
- Build a preservation ethic on campus
- Incorporate history into campus activities and celebrations
- Restore special places and spaces to enhance historic legacy
- Promote historic resources

## Improving Experiences on Campus
- Demonstrate sustainability through re-use of existing buildings
- Maintain authenticity of places
- Maintain layers of history and significant changes over time
- Preserve historic uniqueness over standards/homogeneous design

## Enhancing Campus Identity
- Promote the J. K. Williams Building as “face” of campus
- Connect academic programs to physical places

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Case Studies

- Eligibility
- Ranking/Priority
- Fully Integrated
- Preservation Officer
- Preservation Guidelines

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Process guide:

• Develop Flow Chart for each type of project, from Routine Maintenance to Capital Projects to integrate heritage building guidelines into the process

• Planning campus-wide - STARTING POINT
  • Donor has a project
  • Department has a need
  • Provost assigns space

• Programming to determine if a good fit

• Final Program of Requirements

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Process

- Selection of A/E
- Selection of Contractor or CM
- Facility Design Standards/Preservation Guidelines
- Design Review Committee
- Construction Phase Standards
- Maintenance
- Record keeping

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NEXT STEPS

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Upcoming Milestones:

07 Oct: 1st Draft of Master Plan Update
13 Oct: Campus Open Houses
14 Oct: Joint Focus Group Session
31 Oct: 2nd Draft of Master Plan Update

02 Nov: Council of Deans
08 Nov: Council on the Built Environment
10 Nov: Executive Committee
15 Dec: Final Draft of Master Plan Update

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