



Historic Site Preservation Board Staff Report

Date: July 12, 2011

Case No.: 3.0895 – HSPB # 22 – La Plaza

Application Type: Minor Architectural Application (MAA)

Location: 124 S. Palm Canyon Drive

Applicant: Plaza Investments Inc.

Zone: CBD (Central Business District)

General Plan: Central Business District

APN: 513-144-009

From: Glenn Mlaker, AICP, Assistant Planner

PROJECT DESCRIPTION

The certificate of approval request is for the placement of two handicap ramps: one underneath the north arcade in front of two retail stores, and the second located along the sidewalk leading from South Indian Canyon Drive to the retail bungalows at 124 South Palm Canyon Drive, HSPB 22 - The Plaza Shopping Center, a Class 1 historic site.

RECOMMENDATION

That the Historic Site Preservation Board approve a certificate of approval request for the placement of two handicap ramps at the La Plaza Shopping Center with conditions.

PRIOR ACTIONS TAKEN ON THE PROJECT

On December 16, 1987 the City Council adopted Resolution No. 16358, designating a portion of the Palm Springs Plaza (now referred to as La Plaza) as a Class 7 (now Class 1) Historic Site.

On June 20, 2011, the Architectural Advisory Committee reviewed the project and voted 6-0-1 to recommended approval subject to three conditions.

- 1) Ramp to have a curb at least four (4) inches in height running the entire length.
- 2) Ramp floor to have an edge of salt rock finish with a terra cotta face in a hatch design.
- 3) Property owner to be made aware that a sign program must be approved by the City before any additional signage is issued for any part of the La Plaza Shopping Center.

BACKGROUND AND SETTING

The Plaza Theater and La Plaza Shopping Center with a main address of 124 South Palm Canyon Drive is a designated Class 1 historic site. When it was opened in November of 1936, the Palm Springs Plaza was touted as being unique among the shopping, amusement, and residence centers of the world. One of the first shopping centers in Southern California, it was designed by Harry Williams to meet the needs of both residents and visitors.

The one and two-story wood frame structures are finished in white stucco and covered with red clay tile roofs. The Mediterranean / Spanish Revival architecture was common throughout Southern California during that time. The La Plaza main dual driveways are lined by shops behind a covered sidewalk arcade. Courtyard areas to the north and south of the arcades contain double rows of what once were studio apartments enclosed around small quadrangles or village greens.

Americans with Disabilities Act (ADA) and Historic Properties

The La Plaza shopping center constructed in 1936 does not fully meet today's standards relative to the Americans with Disabilities Act (ADA) of 1990 – Title III – Public Accommodations. This section of the Federal law addresses access to existing facilities. Under Title III, "failure to remove" architectural barriers in existing facilities can be determined as discrimination. This means that even facilities that have not been modified or altered in any way after the ADA was passed still have obligations. The standard is whether "removing barriers" (typically defined as bringing a condition into compliance with the ADA) is "readily achievable," defined as "easily accomplished without much difficulty or expense."

The National Park Service of the U.S. Department of the Interior has published a technical preservation brief on making historic properties accessible. A copy of this document is attached to the Staff report and is quoted below.

This brief suggests that a three-step approach be taken to identify and implement accessibility modifications that will protect the integrity and historic character of historic properties like the La Plaza Shopping Center. The three steps are as follows:

1. Review the historical significance of the property and identify character-defining features.
2. Access the properties existing and required level of accessibility.
3. Evaluate accessibility options within a preservation context.

In addressing the first step: the character-defining features of La Plaza may be the wide arcade sidewalks, large terra cotta surface tiles, floor to ceiling glass facades, exposed wooden beams, and brick arches to name a few.



La Plaza sidewalk arcade

In determining step two; the La Plaza shopping center meets most accessibility tests except for the sidewalk directly in front of two stores, the Music Box and Cactusberry Yogurt; and the small retail bungalows accessed from South Indian Canyon Drive. There currently exists a three (3) to five (5) inch step up to gain entry to the stores.



Existing entry step to store

In step three, accessibility options within a preservation context is the most challenging.

The brief states that every effort should be made to minimize damage to the materials and features that convey a property's historical significance when making modifications for accessibility. The solution should be in scale, visually compatible and whenever possible, reversible. Reversible means that if the new feature were removed at a later date, the essential form and integrity of the property would be unimpaired. The design of the new feature should be differentiated from the design of the historic property.

In seeking a solution for the accessibility issue, a permanent ramp would be the most common means to make an entrance accessible. As a new feature, ramps should be carefully designed and appropriately located to preserve a property's historic character. Railings commonly associated with a ramp should be simple in design, distinguishable from other historic features, and should extend one foot beyond the sloped area.

Architectural Advisory Committee (AAC) Review

The AAC reviewed this project at their June 20, 2011 meeting and discussed several options. The AAC suggested that the ramp contain a raised curb to a height that would allow some kind of ornamentation of the side; a design that is sympathetic to the

historic nature of the site and any future ramp along the sidewalk between the bungalows use a salt rock finish with appropriate colored concrete.

The AAC voted to recommend approval with the following three conditions:

- 1) Ramp to have a curb at least four (4) inches in height running the entire length.
- 2) Ramp floor to have an edge of salt rock finish with a terra cotta face in a hatch design.
- 3) Property owner to be made aware that a sign program must be approved by the City before any additional signage is issued for any part of the La Plaza Shopping Center.

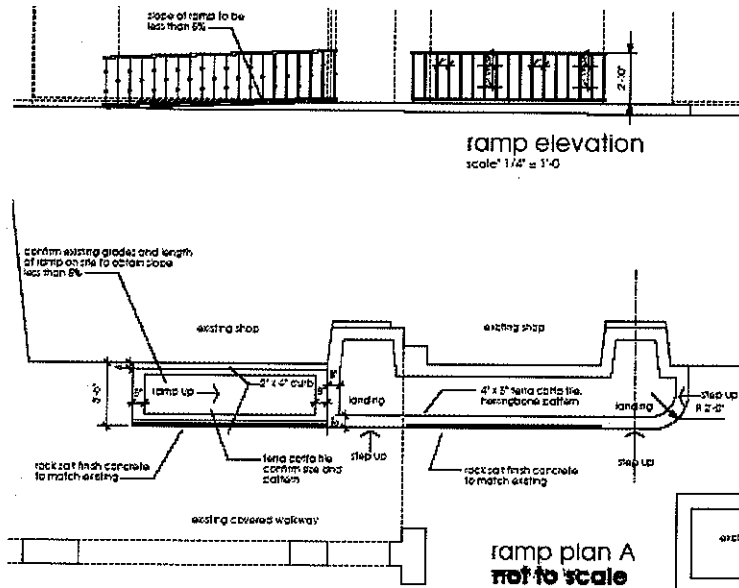
DESCRIPTION AND ANALYSIS

The applicant is seeking approval to place two handicap ramps: one underneath the north arcade in front of two retail stores, and the second located along the sidewalk leading from South Indian Canyon Drive to the retail bungalows.

The first ramp will be located in front of two retail stores, Music Box and Cactusberry, which are located in the north building facing La Plaza and shown on project site plan. These two stores have an entry step of approximately three (3) to five (5) inches which is not accessible to a person with limited mobility. The applicant is seeking approval to place a thirty-two (32) foot long ramp with a slope of less than 5% to gain access to the stores which will meet ADA requirements.

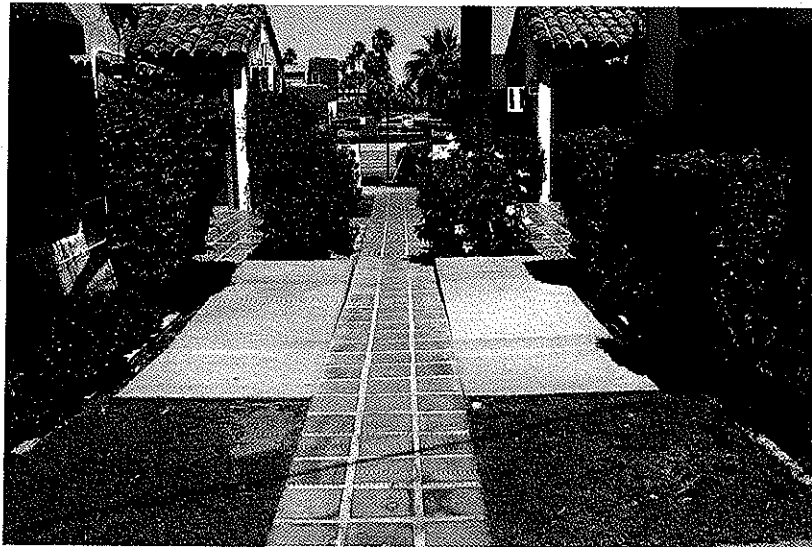


Ramp location in front of shops



Site plan of proposed arcade ramp

The sidewalk narrows to seven (7) feet in front of Cactusberry due to a raised planter bed. The California Building Code of Regulations, Title 24, Part 2, 2010 Edition, states that the minimum width of a ramp can be 36" for the majority of the ramp, however the ramp can narrow to 32" for no longer than 24' feet. The site plan attached to the staff report does not reflect the recommendations from the AAC. The ramp proposal will include a metal iron railing painted black with an outer border of rock salt finish concrete with terra cotta tile laid out in a pattern.



Location of ramp at bungalows

The second ramp will be located along the sidewalk leading from South Indian Canyon Drive to the retail bungalows. These small retail stores have a short step which limits access. The proposal is to place two ramps on both sides of the sidewalk sixteen (16) feet long and four (4) feet wide constructed of rock salt finish concrete in a terra cotta color. You will see from site photographs that these two ramps have been constructed.

It is important to note that the City of Palm Springs does not require a building permit to construct flat work such as the bungalow ramp's, however, a building permit will be required for the ramp along La Plaza.

REQUIRED FINDINGS

Definition of an Historic Site.

Section 8.05.020 of the Municipal Code provides the definition of an historic site as follows;

An historic site is any real property such as: a building; a structure, including but not limited to archways, tiled areas and similar architectural elements; an archaeological excavation or object that is unique or significant because of its location, design, setting, materials, workmanship or aesthetic effect and:

That is associated with events that have made a meaningful contribution to the nation, state or community; or

- 1. That is associated with lives of persons who made meaningful contribution to national, state or local history; or*
- 2. That reflects or exemplifies a particular period of the national, state or local history; or*
- 3. That embodies the distinctive characteristics of a type, period or method of construction; or*
- 4. That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value; or*
- 5. That represents a significant and distinguishable entity whose components may lack individual distinction; or*
- 6. That has yielded or may be likely to yield information important to national, state or local history or prehistory.*

Staff has evaluated this application for the construction of two handicap ramps: one underneath the north arcade in front of two retail stores, and the second located along the sidewalk leading from South Indian Canyon Drive to the retail bungalows and finds that the project will not be detrimental to the overall historic nature and setting of the

Plaza Theater and La Plaza. However, Staff recommends the following conditions of approval:

- 1) Ramp to have a curb at least four (4) inches in height running the entire length.
- 2) Ramp floor to have an edge of salt rock finish with a terra cotta face in a hatch design.
- 3) Property owner to be made aware that a sign program must be approved by the City before any additional signage is issued for any part of the La Plaza Shopping Center.

The distinctive architectural elements of the building and site will not be compromised with the addition of the handicap ramps to meet Federal ADA regulations and will not be a detriment to the overall aesthetic look of the property. Staff has concluded that the new construction will not affect the historic designation of the site, and recommends that HSPB issue a Certificate of Approval with conditions as listed above.

ENVIRONMENTAL ASSESSMENT

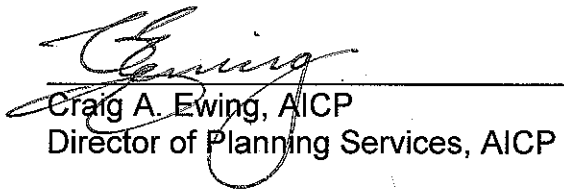
This project is categorically exempt from environmental review per Section 15301(L), (1) of the California Environmental Quality Act (CEQA) Guidelines.

NOTIFICATION

There are no public notification requirements for this application.



Glenn Mlaker, AICP
Assistant Planner



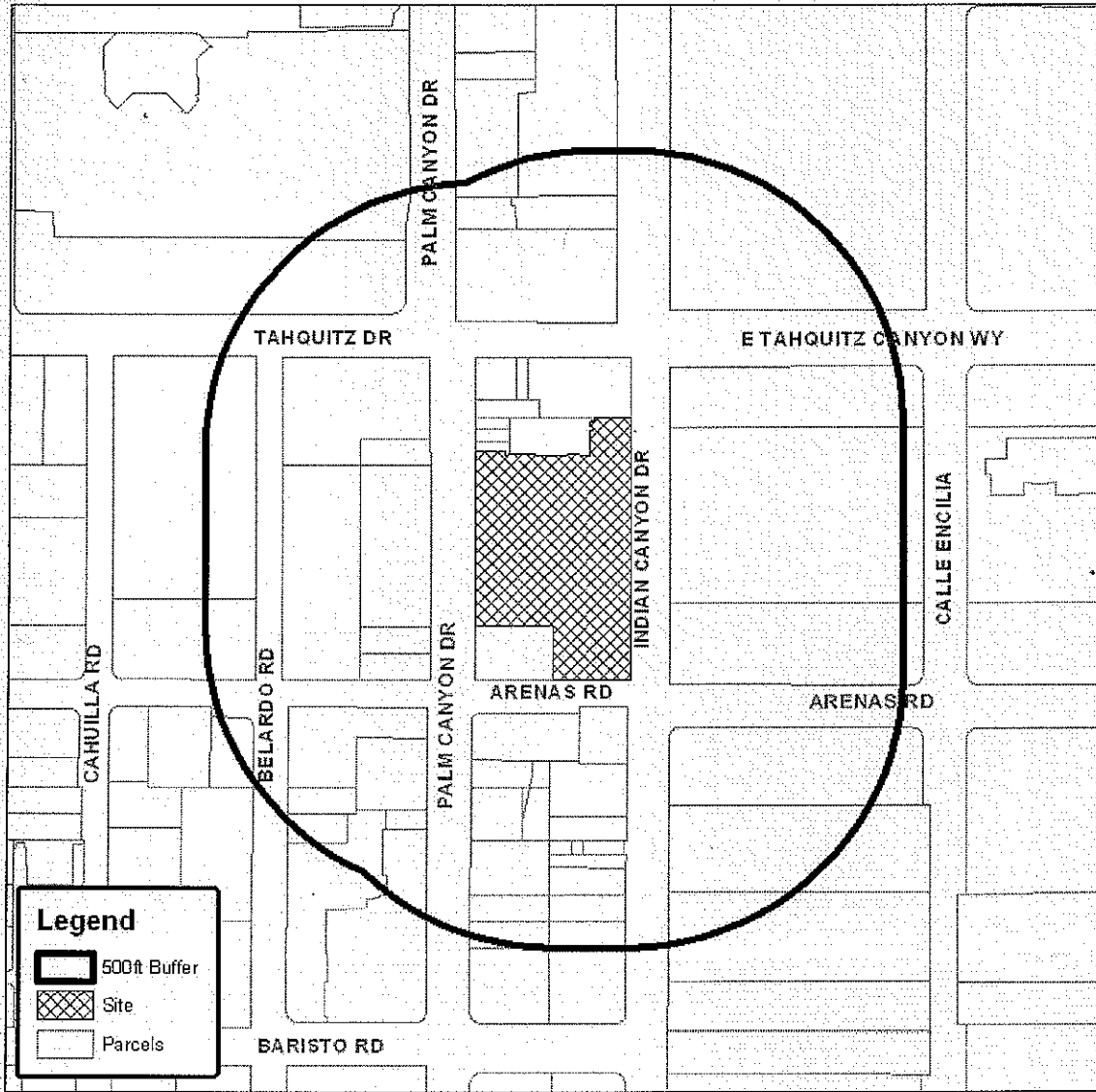
Craig A. Ewing, AICP
Director of Planning Services, AICP

ATTACHMENTS

1. Vicinity Map
2. Site Plan
3. U.S. Department of Interior – Technical Brief
4. Site Photographs



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO.: 3.0895 MAA /
HSPB #22

APPLICANT: La Plaza Investment

DESCRIPTION: La Plaza Investments for the construction of two handicap ramps located at 124 South Palm Canyon Drive, Zone CBD, Section 15.

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Technical Preservation Services

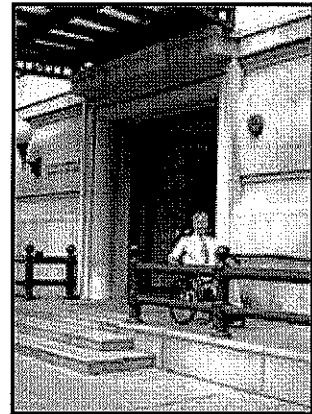
National Park Service
U.S. Department of the Interior



Making Historic Properties Accessible

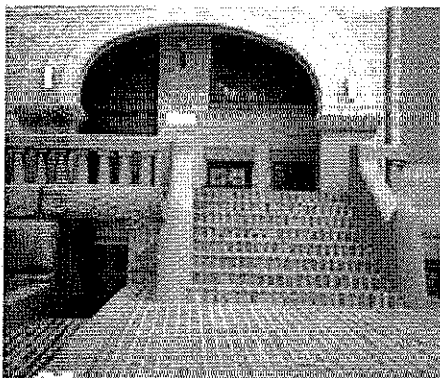
Thomas C. Jester and Sharon C. Park, AIA

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A NOTE TO OUR USERS: The web versions of the **Preservation Briefs** differ somewhat from the printed versions. Many illustrations are new, captions are simplified, illustrations are typically in color rather than black and white, and some complex charts have been omitted.

Historically, most buildings and landscapes were not designed to be readily accessible for people with disabilities. In recent years, however, emphasis has been placed on preserving historically significant properties, and on making these properties—and the activities within them—more accessible to people with disabilities. With the passage of the Americans with Disabilities Act in 1990, access to properties open to the public is now a civil right.



A significant entrance may be difficult to modify. Although a special challenge, sensitive changes can almost always be made to provide access while preserving the unique historic character. Photo: NPS files.

This Preservation Brief introduces the complex issue of providing accessibility at historic properties, and underscores the need to balance accessibility and historic preservation. It provides guidance on making historic properties accessible while preserving their historic character; the Brief also provides examples to show that independent physical accessibility at historic properties can be achieved with careful planning, consultation, and sensitive design. While the Brief focuses primarily on making buildings and their sites accessible, it also includes a section on historic landscapes. The Brief will assist historic property owners, design professionals, and administrators in evaluating their historic properties so that the highest level of accessibility can be provided while minimizing changes to historic materials and features. Because many projects

encompassing accessibility work are complex, it is advisable to consult with experts in the fields of historic preservation and accessibility before proceeding with permanent physical changes to historic properties.

Modifications to historic properties to increase accessibility may be as simple as a small, inexpensive ramp to overcome one entrance step, or may involve changes to exterior and interior features. The Brief does not provide a detailed explanation of local or State accessibility laws as they vary from jurisdiction to jurisdiction. A concise explanation of several federal accessibility laws is included below.

Planning Accessibility Modifications

Historic properties are distinguished by features, materials, spaces, and spatial relationships that contribute to their historic character. Often these elements, such as steep terrain, monumental steps, narrow or heavy doors, decorative ornamental hardware, and narrow pathways and corridors, pose barriers to persons with disabilities, particularly to wheelchair users.

A three-step approach is recommended to identify and implement accessibility modifications that will protect the integrity and historic character of historic properties:

- 1) Review the historical significance of the property and identify character-defining features; 2) Assess the property's existing and required level of accessibility; and 3) Evaluate accessibility options within a preservation context.

1) Review the Historical Significance of the Property

If the property has been designated as historic (properties that are listed in, or eligible for listing in the National Register of Historic Places, or designated under State or local law), the property's nomination file should be reviewed to learn about its significance. Local preservation commissions and State Historic Preservation Offices can usually provide copies of the nomination file and are also resources for additional information and assistance. Review of the written documentation should always be supplemented with a physical investigation to identify which character defining features and spaces must be protected whenever any changes are anticipated. If the level of documentation for a property's significance is limited, it may be necessary to have a preservation professional identify specific historic features, materials, and spaces that should be protected.



This accessibility ramp is compatible with the historic building in scale and materials. Photo: William Smith.

For most historic properties, the construction materials, the form and style of the property, the principal elevations, the major architectural or landscape features, and the principal public spaces constitute some of the elements that should be preserved. Every effort should be made to minimize damage to the materials and features that convey a property's historical significance when making modifications for accessibility. Very small or highly significant properties that have never been altered may be extremely difficult to modify.

Secondary spaces and finishes and features that may be less important to the historic character should also be identified; these may generally be altered without jeopardizing the historical significance of a property. Nonsignificant spaces, secondary pathways, later additions, previously altered areas, utilitarian spaces, and service areas can usually be modified without threatening or destroying a property's historical significance.

2) Assess the Property's Existing and Required Level of Accessibility

A building survey or assessment will provide a thorough evaluation of a property's accessibility. Most surveys identify accessibility barriers in the following areas: building and site entrances; surface textures, widths and slopes of walkways; parking; grade changes; size, weight and configuration of doorways; interior corridors and path of travel restrictions; elevators; and public toilets and amenities. Simple audits can be completed by property owners using readily available checklists (See Further Reading). Accessibility specialists can be hired to assess barriers in more complex properties, especially those with multiple buildings, steep terrain, or interpretive programs. Persons with disabilities can be particularly helpful in assessing specific barriers.

All applicable accessibility requirements--local codes, State codes and federal laws--should be reviewed carefully before undertaking any accessibility modification. Since many States and localities have their own accessibility regulations and codes (each with their own requirements for dimensions and technical requirements), owners should use the most stringent accessibility requirements when implementing modifications. The Americans with Disability Act Accessibility Guidelines (ADAAG) is the document that should be consulted when complying with the Americans with Disabilities Act (ADA) requirements.

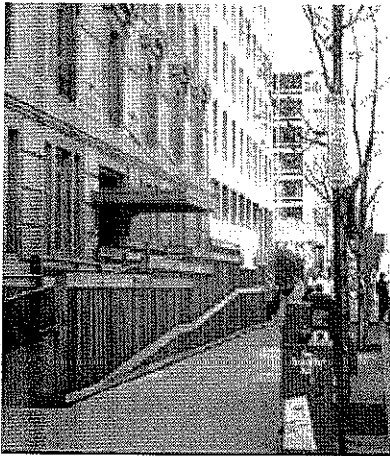
3) Identify and Evaluate Accessibility Options within a Preservation Context

Once a property's significant materials and features have been identified, and existing and required levels of accessibility have been established, solutions can be developed. Solutions should provide the greatest amount of accessibility without threatening or destroying those materials and features that make a property significant. Modifications may usually be phased over time as funds are available, and interim solutions can be considered until more permanent solutions are implemented. A team comprised of persons with disabilities, accessibility and historic preservation professionals, and building inspectors should be consulted as accessibility solutions are developed.

Modifications to improve accessibility should generally be based on the following priorities:

- 1) Making the main or a prominent public entrance and primary public spaces accessible, including a path to the entrance;
- 2) Providing access to goods, services, and programs;
- 3) Providing accessible restroom facilities; and,
- 4) Creating access to amenities and secondary spaces.

All proposed changes should be evaluated for conformance with the Secretary of the Interior's "Standards for the Treatment of Historic Properties," which were created for property owners to guide preservation work. These Standards stress the importance of retaining and protecting the materials and features that convey a property's historical significance. Thus, when new features are incorporated for



The ramp's scale and materials are inconsistent with the historic character of the building. Photo: NPS files.

accessibility, historic materials and features should be retained whenever possible. Accessibility modifications should be in scale with the historic property, visually compatible, and, whenever possible, reversible. Reversible means that if the new feature were removed at a later date, the essential form and integrity of the property would be unimpaired. The design of new features should also be differentiated from the design of the historic property so that the evolution of the property is evident.

In general, when historic properties are altered, they should be made as accessible as possible. However, if an owner or a project team believes that certain modifications would threaten or destroy the significance of the property, the State Historic Preservation Officer should be consulted to determine whether or not any special accessibility provisions may be used. Special

accessibility provisions for historic properties will vary depending on the applicable accessibility requirements.

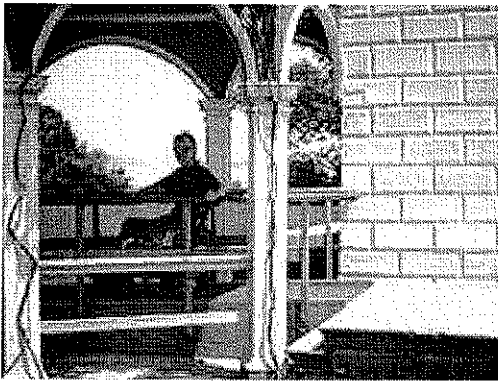
In some cases, programmatic access may be the only option for extremely small or unaltered historic properties, such as a two-story house museum with no internal elevator. Programmatic access for historic properties refers to alternative methods of providing services, information, and experiences when physical access cannot be provided. It may mean offering an audio-visual program showing an inaccessible upper floor of a historic house museum, providing interpretive panels from a vista at an inaccessible terraced garden, or creating a tactile model of a historic monument for people with visual impairments.

Accessibility Solutions

The goal in selecting appropriate solutions for specific historic properties is to provide a high level of accessibility without compromising significant features **or** the overall character of the property. The following sections describe accessibility solutions and offer guidance on specific historic property components, namely the building site, entrances, interiors, landscapes, amenities, and new additions. Several solutions are discussed in each section, referencing dimensions and technical requirements from the ADA's accessibility guidelines, ADAAG. State and local requirements, however, may differ from the ADA requirements. Before making any modification owners should be aware of all applicable accessibility requirements.

The Building Site

An accessible route from a parking lot, sidewalk, and public street to the entrance of a historic building or facility is essential. An accessible route, to the maximum extent possible, should be the circulation route used by the general public. Critical elements of accessible routes are their widths, slopes, cross slopes, and surface texture. Each of these route elements must be appropriately designed so that the route can be used by everyone, including people with disabilities. The distance between the arrival and destination points should also be as short as possible. Sites containing designed landscapes



The significant building site is now accessible to people with disabilities (note steps in front of ramp). Photo: NPS files.

should be carefully evaluated before making accessibility modifications. Historic landscapes are described in greater detail below.

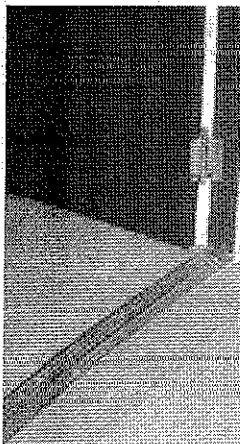
Providing Convenient Parking. If parking is provided, it should be as convenient as possible for people with disabilities. Specially designated parking can often be created to improve accessibility. Modifications to parking configurations and pathways should not alter significant landscape features.

Creating an Accessible Route. The route or path through a site to a historic building's entrance should be wide enough, generally at least 3 feet (91 cm), to accommodate visitors with disabilities and must be appropriately graded with a stable, firm, and slip-resistant surface. Existing paths should be modified to meet these requirements whenever possible as long as doing so would not threaten or destroy significant materials and features.

Existing surfaces can often be stabilized by providing a new base and resetting the paving materials, or by modifying the path surface. In some situations it may be appropriate to create a new path through an inaccessible area. At large properties, it may be possible to regrade a slope to less than 1:20 (5%), or to introduce one or more carefully planned ramps. Clear directional signs should mark the path from arrival to destination.

Entrances

Whenever possible, access to historic buildings should be through a primary public entrance. In historic buildings, if this cannot be achieved without permanent damage to character-defining features, at least one entrance used by the public should be made accessible. If the accessible entrance is not the primary public entrance, directional signs should direct visitors to the accessible entrance. A rear or service entrance should be avoided as the only mean of entering a building.



The historic threshold was made accessible with a 1/2" wood bevel.

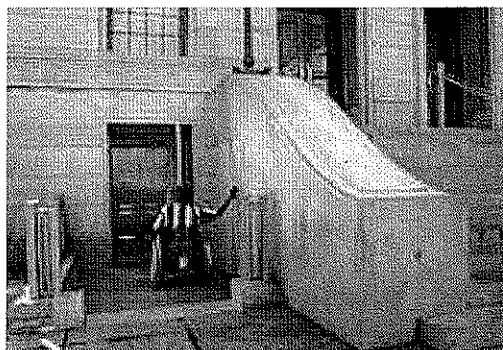
Creating an accessible entrance usually involves overcoming a change in elevation. Steps, landings, doors, and thresholds, all part of the entrance, often pose barriers for persons with disabilities. To preserve the integrity of these features, a number of solutions are available to increase accessibility. Typical solutions include regrading, incorporating ramps, installing wheelchair lifts, creating new entrances, and modifying doors, hardware, and thresholds.

Regrading an Entrance. In some cases, when the entrance steps and landscape features are not highly significant, it may be possible to regrade to provide a smooth entrance into a building. If the existing steps are historic masonry, they should be buried, whenever possible, and not removed.

Incorporating Ramps. Permanent ramps are

Photo: NPS files. perhaps the most common means to make an entrance accessible. As a new feature, ramps should be carefully designed and appropriately located to preserve a property's historic character.

Ramps should be located at public entrances used by everyone whenever possible, preferably where there is minimal change in grade. Ramps should also be located to minimize the loss of historic features at the connection points—porch railings, steps, and windows—and should preserve the overall historic setting and character of the property. Larger buildings may have below grade areas that can accommodate a ramp down to an entrance. Below grade entrances can be considered if the ramp leads to a publicly used interior, such as an auditorium, or if the building is serviced by a public elevator. Ramps can often be incorporated behind historic features, such as cheek-walls or railings, to minimize the visual effect.



A new elevator entrance was provided next to the stairs to provide universal access to the services inside. Photo: Courtesy, GSA.

The steepest allowable slope for a ramp is usually 1:12 (8%), but gentler slopes should be used whenever possible to accommodate people with limited strength. Greater changes in elevation require larger and longer ramps to meet accessibility scoping provisions and may require an intermediate landing. Most codes allow a slightly steeper ramp for historic buildings to overcome one step.

Ramps can be faced with a variety of materials, including wood, brick, and stone. Often the type and quality of the materials determines how compatible a ramp design will be with a historic property. Unpainted pressure-treated wood should not be used to construct ramps because it usually appears temporary and is not visually compatible with most historic properties.

Railings should be simple in design, distinguishable from other historic features, and should extend one foot beyond the sloped area.

Ramp landings must be large enough for wheelchair users, usually at least 5 feet by 5 feet (152.5 cm by 152.5 cm), and the top landing must be at the level of the door threshold. It may be possible to reset steps by creating a ramp to accommodate minor level changes and to meet the threshold without significantly altering a property's historic character. If a building's existing landing is not wide or deep enough to accommodate a ramp, it may be necessary to modify the entry to create a wider landing. Long ramps, such as switchbacks, require intermediate landings, and all ramps should be detailed with an appropriate edge and railing for wheelchair users and visually impaired individuals.

Temporary or portable ramps are usually constructed of light-weight materials and, thus, are rarely safe or visually compatible with historic properties. Moreover, portable ramps are often stored until needed and, therefore, do not meet accessibility requirements for independent access. Temporary and portable ramps, however, may be an acceptable interim solution to improve accessibility until a permanent solution can be implemented.

Installing Wheelchair Lifts. Platform lifts and inclined stair lifts, both of which accommodate only one person, can be used to overcome changes of elevation ranging from three to 10 feet (.9 m-3 m) in height. However, many States have restrictions on

Today, few building owners are exempt from providing accessibility for people with disabilities. Before making any accessibility modification, it is imperative to determine which laws and codes are applicable. In addition to local and State accessibility codes, the following federal accessibility laws are currently in effect:

Architectural Barriers Act (1968)

The Architectural Barriers Act stipulates that all buildings designed, constructed, and altered by the Federal Government, or with federal assistance, must be accessible. Changes made to federal buildings must meet the Uniform Federal Accessibility Standards (UFAS). Special provisions are included in UFAS for historic buildings that would be threatened or destroyed by meeting full accessibility requirements.

Rehabilitation Act (1973)

The Rehabilitation Act requires recipients of federal financial assistance to make their programs and activities accessible to everyone. Recipients are allowed to make their properties accessible by altering their building, by moving programs and activities to accessible spaces, or by making other accommodations.

Americans with Disabilities Act (1990)

Historic properties are not exempt from the Americans with Disabilities Act (ADA) requirements. To the greatest extent possible, historic buildings must be as accessible as non-historic buildings. However, it may not be possible for some historic properties to meet the general accessibility requirements.

Under Title II of the ADA, State and local governments must remove accessibility barriers either by shifting services and programs to accessible buildings, or by making alterations to existing buildings. For instance, a licensing office may be moved from a second floor to an accessible first floor space, or if this is not feasible, a mail service might be provided. However, State and local government facilities that have historic preservation as their main purpose-State-owned historic museums, historic State capitols that offer tours-must give priority to physical accessibility.

Under Title III of the ADA, owners of "public accommodations" (theaters, restaurants, retail shops, private museums) must make "readily achievable" changes; that is, changes that can be easily accomplished without much expense. This might mean installing a ramp, creating accessible parking, adding grab bars in bathrooms, or modifying door hardware. The requirement to remove barriers when it is "readily achievable" is an ongoing responsibility. When alterations, including restoration and rehabilitation work, are made, specific accessibility requirements are triggered.

Recognizing the national interest in preserving historic properties, Congress established alternative requirements for properties that cannot be made accessible without "threatening or destroying" their significance. A consultation process is outlined in the ADA's Accessibility Guidelines for owners of historic properties who believe that making specific accessibility modifications would "threaten or destroy" the significance of their property. In these situations, after consulting with persons with disabilities and disability organizations, building owners should contact the State Historic Preservation Officer (SHPO) to determine if the special accessibility provisions for historic properties may be used. Further, if it is determined in consultation with the SHPO that compliance with the minimum requirements would also "threaten or destroy" the significance of the property, alternative methods of access, such as home delivery and audio-visual programs, may

be used.

Conclusion

Historic properties are irreplaceable and require special care to ensure their preservation for future generations. With the passage of the Americans with Disabilities Act, access to historic properties open to the public is a now civil right, and owners of historic properties must evaluate existing

buildings and determine how they can be made more accessible. It is a challenge to evaluate properties thoroughly, to identify the applicable accessibility requirements, to explore alternatives and to implement solutions that provide independent access and are consistent with accepted historic preservation standards. Solutions for accessibility should not destroy a property's

significant materials, features and spaces, but should increase accessibility as much as possible. Most historic buildings are not exempt from providing accessibility, and with careful planning, historic properties can be made more accessible, so that all citizens can enjoy our Nation's diverse heritage.

Additional Reading

Ballantyne, Duncan S. and Harold Russell Associates, Inc. *Accommodation of Disabled Visitors at Historic Sites in the National Park System*. Washington, D.C.: Park Historic Architecture Division, National Park Service, U.S. Department of the Interior, 1983.

Goldman, Nancy. Ed. *Readily Achievable Checklist: A Survey for Accessibility*. Boston: Adaptive Environments Center, 1993.

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Parrott, Charles. *Access to Historic Buildings for the Disabled*. Washington, D.C.: U.S. Department of the Interior, 1980.

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Standards for Accessible Design: ADA Accessibility Guidelines (ADAAG). Washington,







