



DESIGN GUIDELINES  
FOR THE  
CONSERVATION OVERLAY DISTRICTS  
(CV1-CV6)

Prepared for:  
Sullivan County, Tennessee  
Regional Historic Zoning Commission

*Effective*  
*September 13, 2005*

# DESIGN GUIDELINES FOR THE SULLIVAN COUNTY CONSERVATION OVERLAY DISTRICTS (CV1-CV6)

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All three Regional Planning Commissions of Kingsport, Bristol and Sullivan County unanimously recommended the Historic and Conservation Overlay Zoning Resolution and District Map.

The Sullivan County Board of Commissioners unanimously adopted the Historic / Conservation Overlay district boundaries and Zoning Resolution (map and text) on August 18, 2003

Historic District Design Guidelines adopted by the  
Sullivan County Regional Historic Zoning Commission  
May 11, 2004

Conservation District Design Guidelines adopted by the  
Sullivan County Regional Historic Zoning Commission  
September 13, 2005

The Design Guidelines are available at the Sullivan County Courthouse,  
Planning & Zoning Department, 3411 Hwy 126, Suite 30, Blountville, TN. 37617  
and will be available on the County's website at [www.sullivancounty.org](http://www.sullivancounty.org) - click on Land Use Office

For information on obtaining a Certificate of Appropriateness or on historic/ conservation district design standards, call the Planning Department at 423.323.6440.

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# INTRODUCTION

The main purpose of Blountville, Tennessee’s six Conservation Zoning Districts is to buffer the Historic District. Accentuating and maintaining historic architectural designs and regulating new construction in the Conservation Districts is intended to smooth transition into the Historic District. Preserving our architectural heritage and guiding new construction styles both in our central Historic District and in the transitional Conservation Zones protects our past for future generations, stabilizes property values, and promotes heritage tourism.

Property within any of the six Blountville Conservation Districts shall be subject to HZC (Historic Zoning Commission) design review when planning exterior construction work and/or demolition.

## I. PURPOSE OF CONSERVATION GUIDELINES

### A. Design Goals

- To provide a economically viable and visually pleasing transition zone into the historic district
- To restore and preserve historic character when rehabilitating a building.
- To design new construction that respects and is compatible with the scale, setback, and rhythm of existing buildings.
- To avoid demolition by properly maintaining existing buildings.
- To ensure that public improvements complement district character.
- To develop an environment that increases pedestrian activity, contributes to citizen’s quality of life and encourages commerce.
- To encourage aesthetically pleasing landscaping and development of usable green spaces.
- For new development, traditional building materials such as stone, brick and wood are accepted. **Vinyl, aluminum and synthetic plaster are not acceptable building materials except on window trim and exterior ornamentation.**

## II. DESIGN PROCEDURES

### A. Design Preparation

Conservation District Design Guidelines are intended to guide in the design of buildings, additions, and renovations. Guidelines shall not apply to routine building maintenance or interior changes. The Historic Zoning Commission (HZC) is responsible for reviewing changes in the exterior appearance of existing façades. HZC reviews new construction to ensure compatibility with existing buildings in the District. Relocated buildings also come under review, and no structure can be demolished until reviewed by the HZC. The HZC will review setbacks, building shape and height, facades, window and door proportions and groupings, overhangs, roofline, streetscape, signage and landscaping.

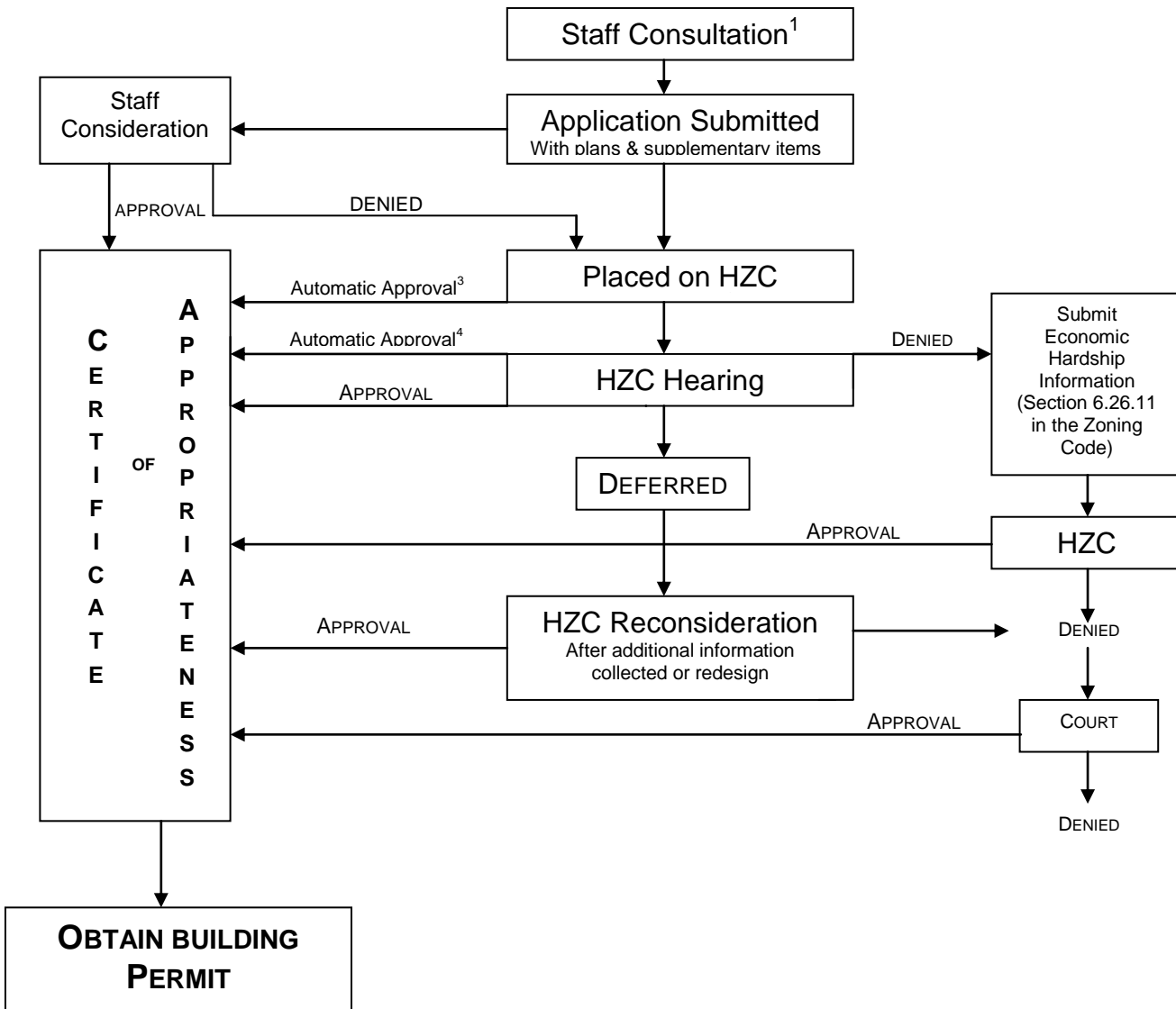
Initial consideration of these design elements is essential. Form and proportion must harmonize with existing design elements in the district.

It is beneficial for the HZC staff to meet with the property owner and builder at pre-design stages to become familiar with the site and discuss the guidelines. This will help ensure that the site plan, proportions, and details will complement existing buildings that have earned the district historic status. A Certificate of Appropriateness from the HZC is required before construction begins.

## **B. Design Review Process**

1. An application for a Certificate of Appropriateness must be filed with the Planning Office on or before the fifteenth (15<sup>th</sup>) day of the month of the Historic Zoning Commission (HZC) meeting. The Historic Zoning Commission requires only plans for matters that are being reviewed for a Certificate of Appropriateness and not a complete set of plans. HZC meetings are held the second Tuesday of every month at 3:00 p.m. in the Commission Chambers, located on the second floor of the Sullivan County Historic Courthouse. **It is the sole responsibility of the applicant to obtain a Certificate of Appropriateness before applying for a building permit or beginning work on exterior changes. The applicant will be subject to fines for non-approved work.**
2. It shall be the policy of the HZC in regard to an application involving new structures or extensive alterations and/or additions to existing structures that a subcommittee of the HZC shall be available to meet with representatives of the persons or organization involved in the application at an early stage in the design process in order to advise them informally concerning the HZC's guidelines, the nature of the area where the proposed construction is to take place, and any other relevant factors. This subcommittee, collectively and individually, shall refrain from any indication of approval or disapproval, but shall not, for that reason be barred from a reasonable discussion of the applicant's proposals. No advice or opinion given, or reported as having been given, by any member of the sub-committee at such an informal meeting shall be in any way official or binding upon the HZC at any time. The County should give notice of the need for such a conference to future applicants at the earliest appropriate time.
3. The HZC must issue or deny a Certificate of Appropriateness within thirty (30) days after the hearing of an application, except when the time limit has been extended by mutual agreement between the applicant and the HZC. Acceptance is defined to be the time at which the Secretary certifies the application to be complete. If the applicant is not notified within the required thirty (30) days of receiving a completed application, the application shall be deemed approved.
4. The Secretary for the HZC shall notify the applicant of the disposition of the application by personal service or by registered mail and shall file a copy of the decision in the Planning Department. If an application is denied, **such notice shall include the reasons for such actions as defined in design guidelines.**

# Certificate of Appropriateness



<sup>1</sup>Talk with the Planning Staff concerning proposed work. Obtain the Application for a C of A.  
<sup>2</sup>Applications received by the 15<sup>th</sup> of the month will be heard at the regular meeting of the HZC (2nd Tuesday of the month).  
<sup>3</sup>All applications will be considered by the HZC within 30 days of submission of a completed application or it will be deemed approved.  
<sup>4</sup>If the HZC does not render a decision within 30 days of the hearing of the application, it shall be deemed approved.

### **III. GUIDELINES FOR REHABILITATION & RENOVATION**

The alteration of any facade of an existing building within the District is subject to review by the Historic Zoning Commission (HZC) pursuant to the Historic/Conservation District Resolution. Since the purpose of historic zoning is to protect historic properties, the alteration to any original facade of existing buildings should be avoided. All applications shall be subject to the Department of Interior's Standards for Rehabilitation (see Appendix III).

### **IV. GUIDELINES FOR NEW CONSTRUCTION**

#### **Essential Principles**

The construction or erection of any structure within the District, including additions to existing Buildings and new construction that utilizes existing party walls is subject to review by the Historic Zoning Commission (HZC) pursuant to the Historic/Conservation District Resolution.

- New construction should compliment and harmonize with other buildings in the District and should be consistent in terms of height, scale, rhythm, and other design characteristics.
- **Exposed pre-fabricated structures, neon signs and chain-link fencing are not allowed in the Conservation Districts.**
- **New construction and additions shall be subject to the Department of Interior's Standards (see Appendix III).**

### **V. BUILDING RELOCATION**

- Moving buildings into any locally designated district may be acceptable if compatible with the district's architectural character through style, period, height, scale, materials, setting, and placement on the lot.
- Moving buildings that contribute to the historic and architectural character of the districts should be avoided unless demolition is the only alternative.

### **VI. BUILDING DEMOLITION**

**Demolition is inappropriate under any of the following conditions:**

- A building, object, or structure is of such architectural or historical interest and value that its removal would be detrimental to the public interest and the goals of historic zoning set forth in Chapter II, Section A.
- The proposed reuse or new construction would diminish or detract from the predominant character of the District.
- A building, object, or structure is of such old, unusual, or uncommon design and materials that it could not be reproduced without great difficulty and expense.
- A proposed replacement or lack of replacement would make a less positive visual contribution to the District, would disrupt the character of the District, or would be visually incompatible.
- The demolition of a building, object, or structure would negatively impact the character, streetscape, or other buildings, objects, or structures in the District.

**Demolition is only appropriate under any of the following conditions:**

- A Competent Governmental Authority has ordered demolition for the public safety because of an unsafe or dangerous condition that constitutes an emergency.
- The Commission determines by the provisions outlined in the Historic/Conservation Resolution for Economic Hardship for demolition based on financing.
- The demolition is required by a final and nonappealable order or ruling of a court, governmental body, or agency having appropriate jurisdiction, and such order or ruling does not allow for the restoration and continued use of the applicable building, object, or structure.
- A building, object, or structure does not contribute to the historical or architectural character and detracts and does not have the potential to contribute to the importance of the District and its removal and the proposed new construction will result in a more positive, appropriate visual effect on the District.

Requirements for Demolition

The provision of Economic Hardship outlined in Section 6.411 of the Zoning Code shall be required if a Certificate of Appropriateness to demolish a structure has been approved, whether the structure is classified as contributing or noncontributing.

## **VII. LEGALITY**

### **A. Effective Date and Presumption**

These Guidelines shall take effect upon the date this District is designated a historic conservation district by the Sullivan County Commission or as otherwise ordered by the Historic Zoning Commission (HZC). Upon such date, property owners owning property within the District and all who shall thereafter become property owners of property within the District shall be presumed to have knowledge of the provisions of these Guidelines and shall be deemed subject to the provisions of these Guidelines.

### **B. Amendment**

District property owners may request amendment of these Guidelines or the boundaries, upon:

- Application by any property owner of the District to the HZC; and
- Notice to all property owners in the District of the proposed amendment(s); and
- Approval of such amendments by the HZC and any other governmental bodies that are required by applicable law to approve such amendments.

### **C. Severability**

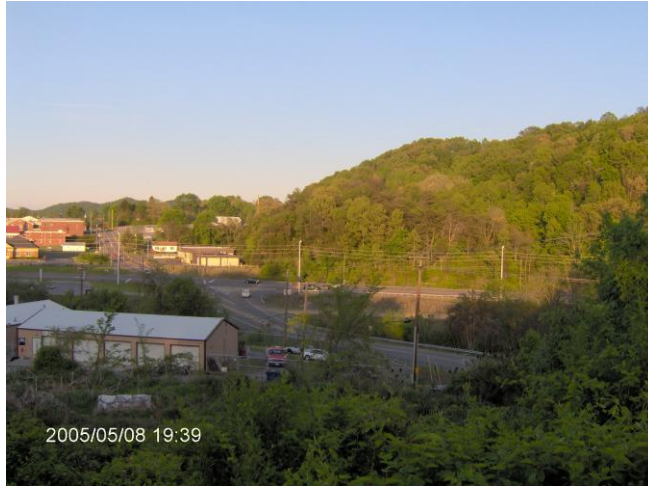
If any provision of these Guidelines is determined by a court of law or equity, or other governmental body having appropriate jurisdiction, to be void or unenforceable, such provision shall be deemed severed from these Guidelines, and the remaining provisions shall continue in full force and effect.



## APPENDIX I

### Inventory of Existing Conditions Within the Six Conservation Overlay Districts Surrounding the Historic District - Downtown Blountville

**Exhibit 1**



**CV1, CV5, CV6 – Overview looking east, undeveloped commercial land**

**Exhibit 3**



**CV1, Condominium Development**

**Exhibit 2**



**CV1, CV 5, CV6 – Overview looking west**

**Exhibit 4**



**CV1, - Agett dental office, open land**

**Exhibit 5**



**CV 2 - Local Businesses**

**Exhibit 7**



**CV 3 – Farm land north of Bltv. By-Pass**

**Exhibit 6**



**CV 2 - Pal's, Bank of Tennessee**

**Exhibit 8**



**CV 3, CV 4 – Undeveloped land**



**Exhibit 9**



**CV 4 – Undeveloped & Residential land north of Historic District**

**Exhibit 11**



**CV 4 – Undeveloped land north of historic district's cemetery**

**Exhibit 10**



**CV 4 – Undeveloped & Residential Land north of Blountville By-Pass**

**Exhibit 12**



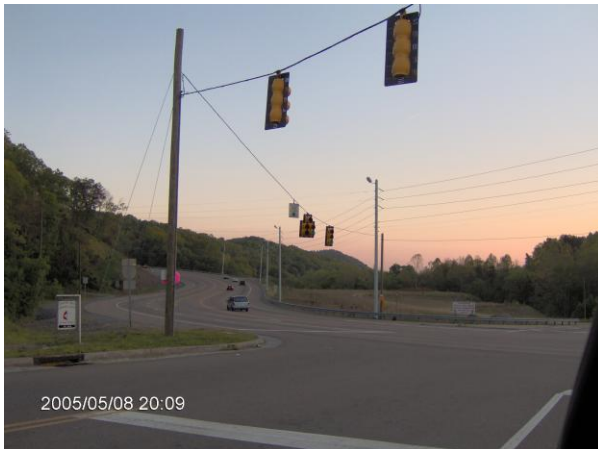
**CV 5 – County Highway Department**

**Exhibit 13**



**CV 5 – 1930 Home**

**Exhibit 14**



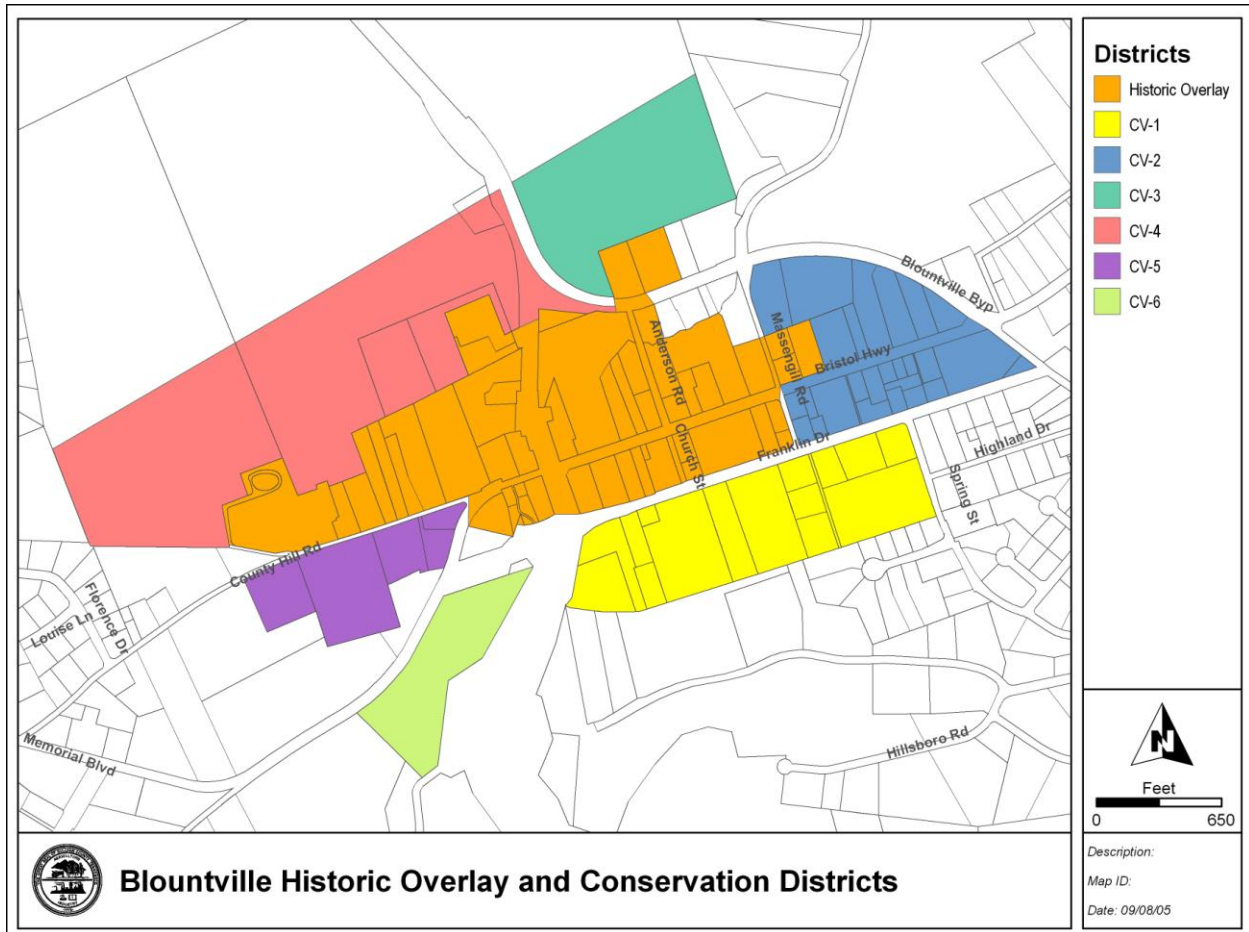
**CV 6 – Undeveloped Commercial land**

## APPENDIX II

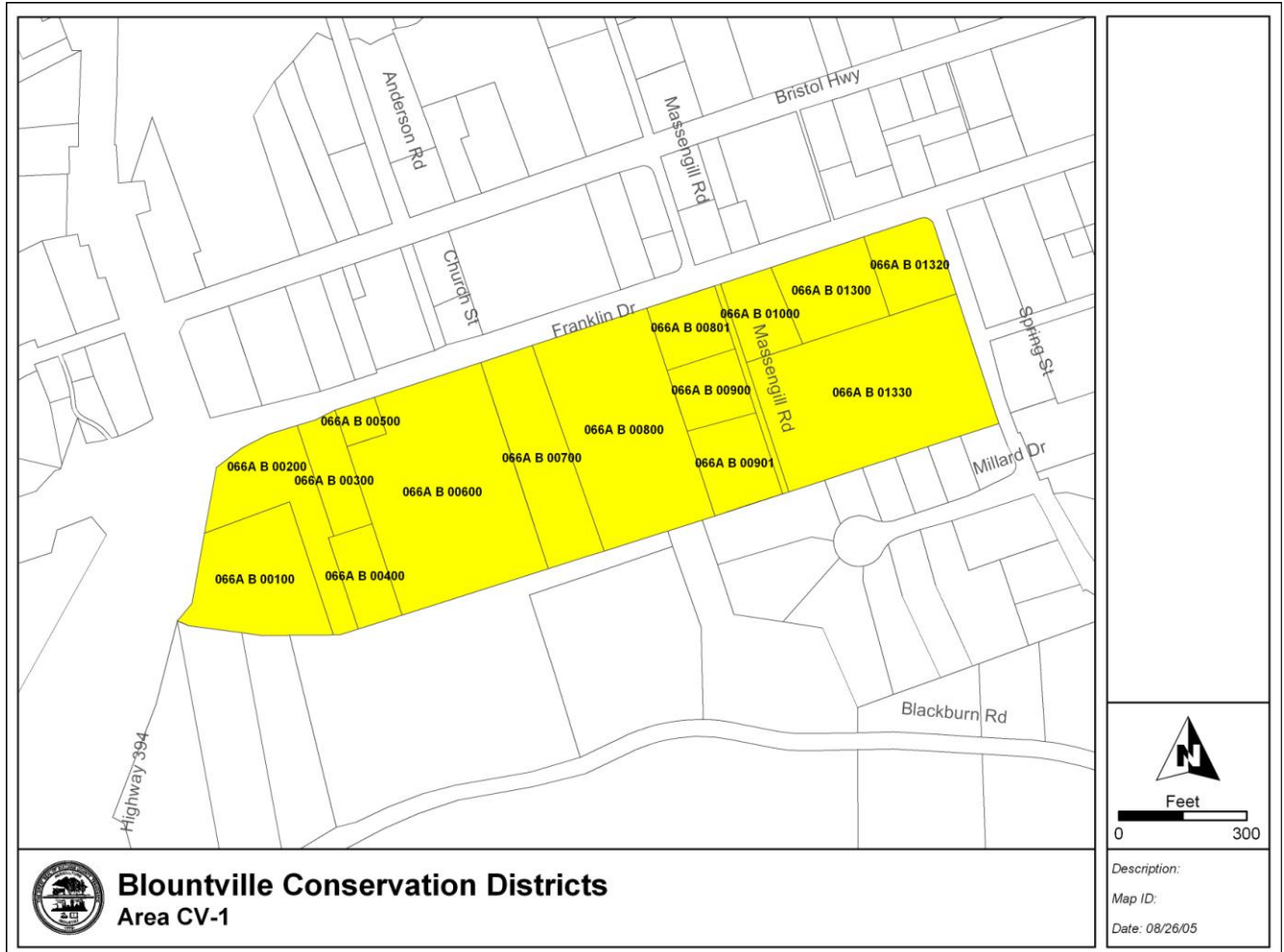
### Boundaries

The boundaries of the District shall be designated as Conservation Districts (CV) 1-6 on the official Zoning Map within the Sullivan County Planning & Zoning Department.

### Downtown Blountville – Historic /Conservation Overlay Districts Zoning Map

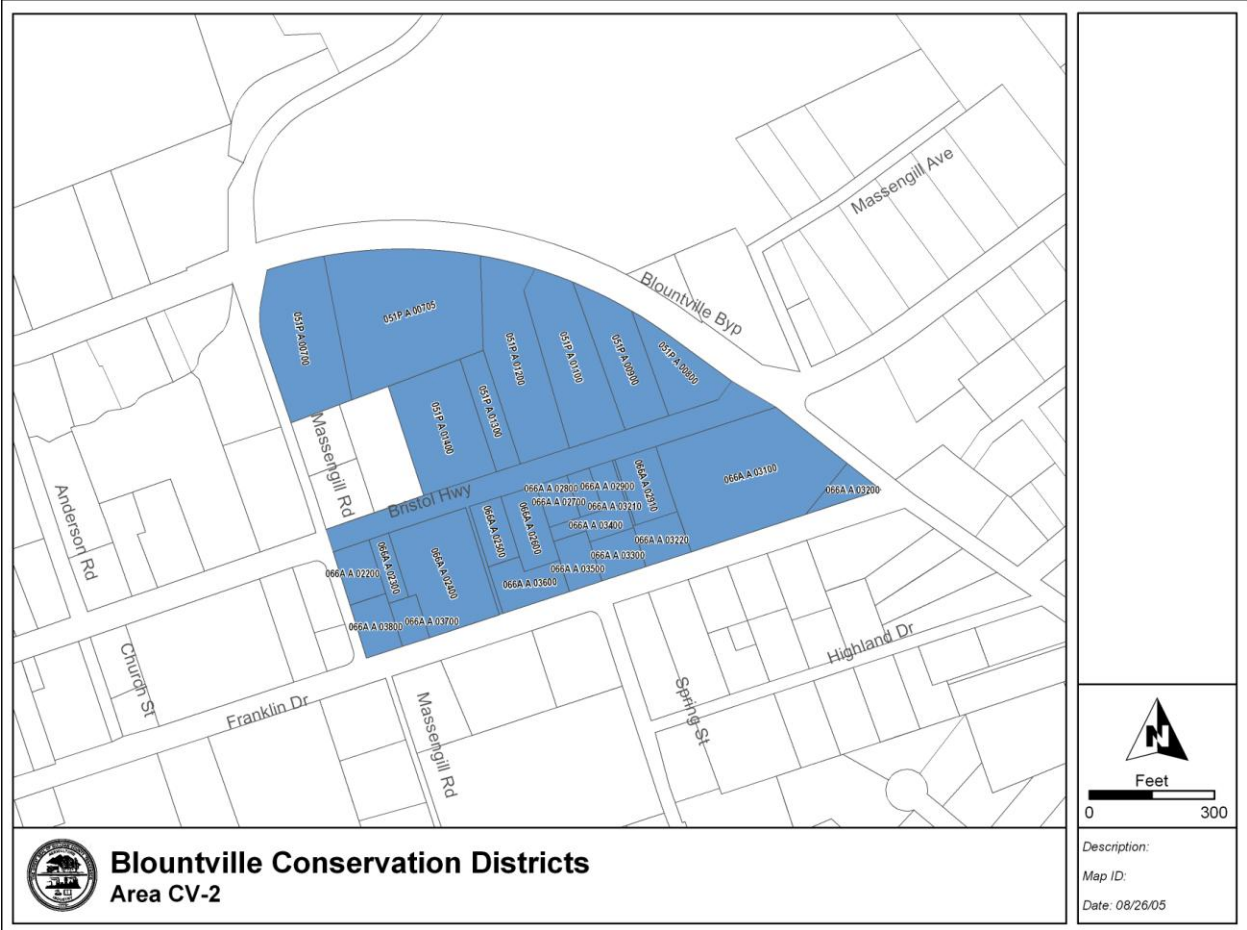


# Conservation Overlay Zone Boundary 1

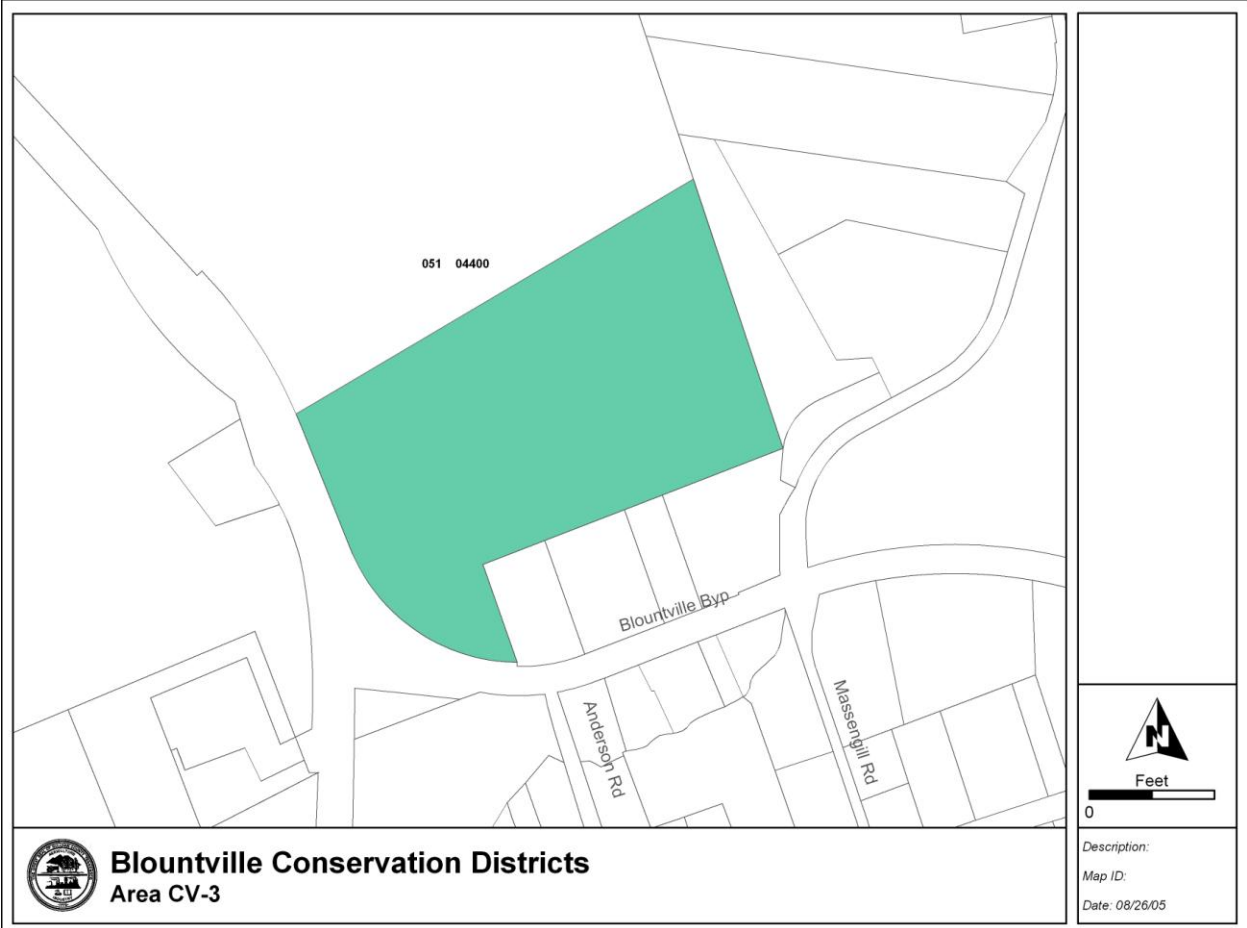




## Conservation Overlay Zone 2

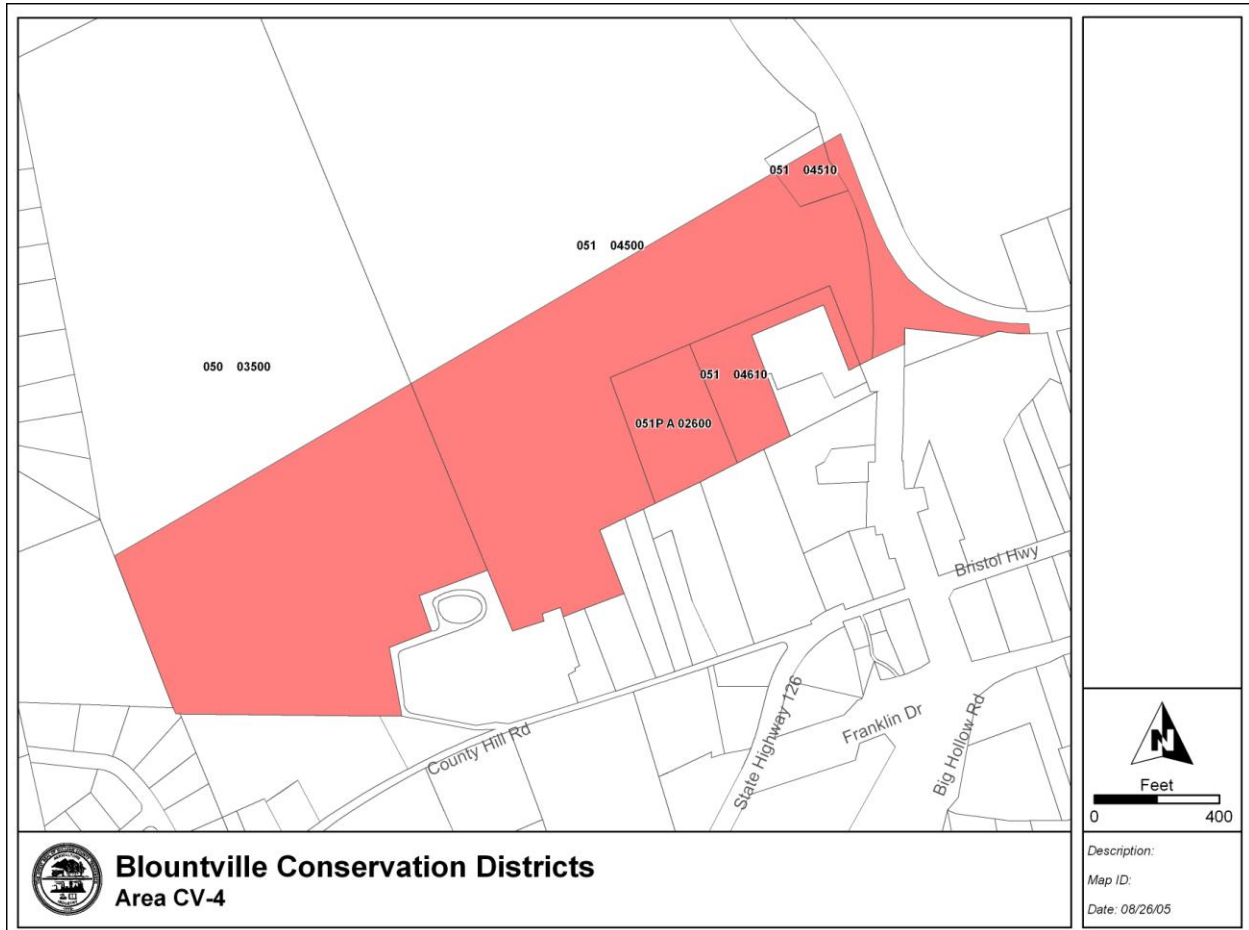


# Conservation Overlay Zone 3

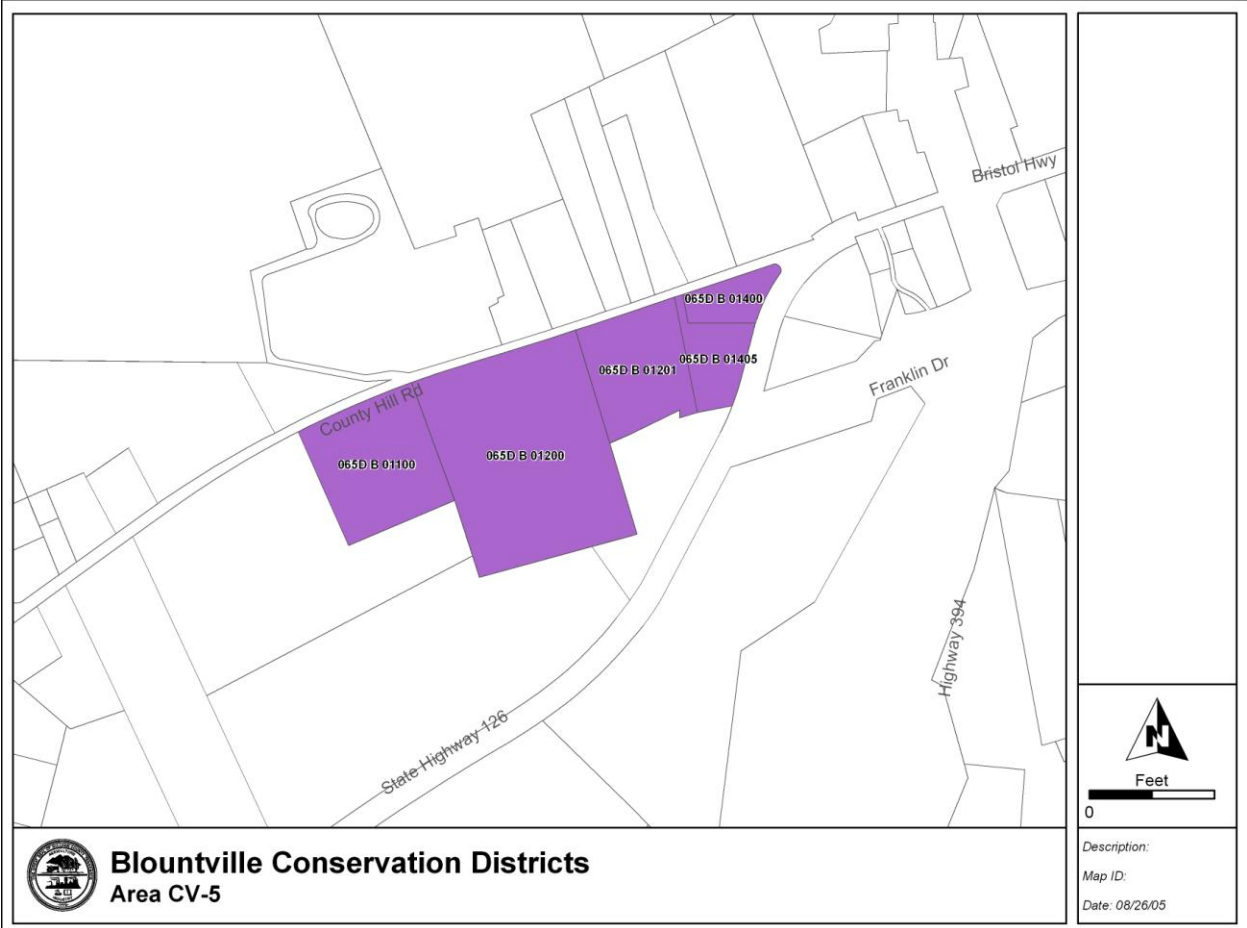




# Conservation Overlay Zone 4



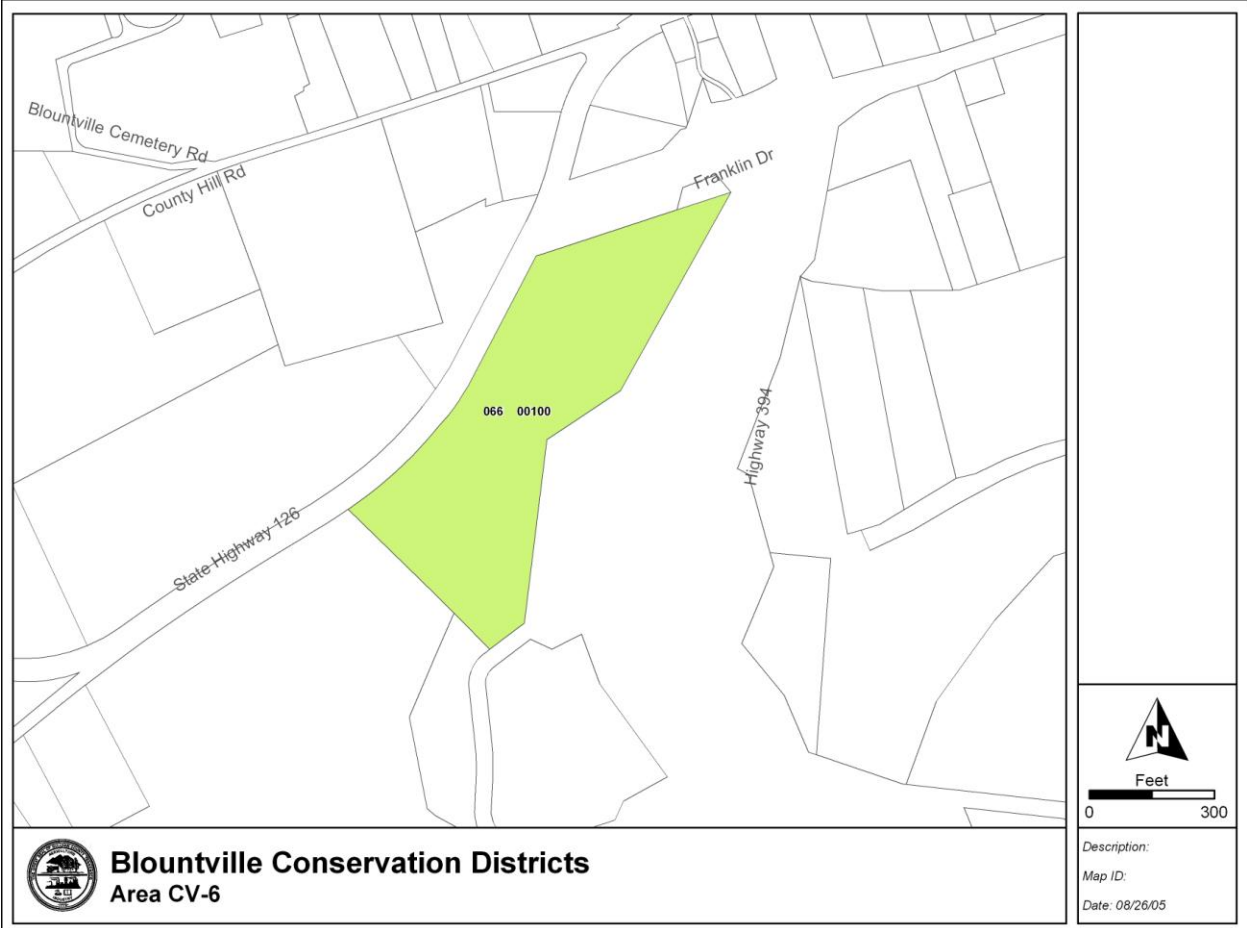
# Conservation Overlay Zone 5



**Blountville Conservation Districts**  
Area CV-5

Description:  
Map ID:  
Date: 08/26/05

# Conservation Overlay Zone 6



## APPENDIX III DEPARTMENT OF INTERIOR'S STANDARDS

### STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationship.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationship that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Change that creates a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.
4. Changes to a property that have acquired significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, material. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic material, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## APPENDIX IV

# GLOSSARY OF DEFINITIONS AND ARCHITECTURAL TERMS

**Adaptive Use:** Rehabilitation of a historic structure for use other than its original use such as a residence converted into offices.

**Addition:** New construction added to an existing building or structure.

**Alteration:** Work which impacts any exterior architectural feature including construction, reconstruction, repair, or removal of any building element.

**Appropriate:** Especially suitable or compatible.

**Arch:** A curved construction of wedge-shaped stones or bricks, which spans an opening and supports the weight above it. (see flat arch, jack arch, segmental arch and semi-circular arch)

**Attic:** The upper level of a building, not of full ceiling height, directly beneath the roof.

**Baluster:** One of a series of short, vertical, often vase-shaped members used to support a stair or porch handrail, forming a balustrade.

**Balustrade:** An entire rail system with top rail and balusters.

**Bay:** The portion of a facade between columns or piers providing regular divisions and usually marked by windows.

**Belt course:** A horizontal band usually marking the floor levels on the exterior facade of a building.

**Bond:** A term used to describe the various patterns in which brick (or stone) is laid, such as "common bond" or "Flemish bond".

**Bracket:** A projecting element of wood, stone, or metal which spans between horizontal and vertical surfaces (eaves, shelves, overhangs) as decorative support.

**Building:** A structure used to house human activity such as dwelling or garage.

**Bulkhead:** The structural panels just below display windows on storefronts. Bulkheads can be both supportive and decorative in design. Nineteenth century bulkheads are often of wood construction with rectangular raised panels. Twentieth-century bulkheads may be of wood, brick, tile, or marble construction. Bulkheads are also referred to as kick-plates.

**Capital:** The head of a column or pilaster.

**Casement window:** A window with one or two sashes, which are hinged at the sides and usually open outward.

**Certificate of Appropriateness:** A document awarded by the Historic Zoning Commission (HZA) allowing an applicant to proceed with a proposed alteration, demolition, or new construction in a designated area or site, following a determination of the proposal's suitability according to applicable criteria.

**Character:** The qualities and attributes of any structure, site, street or district.

**Classical order:** Derived from Greek and Roman architecture, a column with its base, shaft, capital and entablature having standardized details and proportions, according to one of the five canonized modes: Doric, Tuscan, Ionic, Corinthian, or Composite.

**Column:** A circular or square vertical structural member.

**Commission:** The Sullivan County Historic Zoning Commission.

**Common bond:** A brickwork pattern where most courses are laid flat, with the long "stretcher" edge exposed, but every fifth to eighth course is laid perpendicularly with the small "header" end exposed, to structurally tie the wall together.

**Compatible:** Materials and design that are in harmony with location and surroundings.

**Configuration:** The arrangement of elements and details on a building or structure, which help to define its character.

**Contemporary:** Reflecting characteristics of the current period. Contemporary denotes characteristics, which illustrate that a building, structure, or detail was constructed in the present or recent past rather than being imitative or reflective, or a historic design.

**Context:** The setting in which a historic element, site, structure, street, or district exists.

**Corbel:** In masonry, a projection, or one of a series of projections, each stepped progressively farther forward with height and articulating a cornice or supporting an overhanging member.

**Corinthian order:** Most ornate classical characterized by a capital with ornamental acanthus leaves and curled fern shoots.

**Cornice:** The uppermost, projecting part of an entablature, or feature resembling it. Any projecting ornamental molding along the top of a wall, building, etc.

**Demolition:** Any act, which destroys in whole or in part a building or structure.

**Demolition by Neglect:** The destruction of a building or structure through abandonment or lack of maintenance.

**Dentils:** A row of small tooth-like blocks in a classical cornice.

**Design Guidelines:** Criteria developed by the community and HZC to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated buildings and districts.

**Doric order:** A classical order with simple, unadorned capitals, and with no base.

**Due process:** The established procedure by which legal action is carried out.

**Double-hung window:** A window with two sashes, one sliding vertically over the other.

**Eave:** The edge of a roof that projects beyond the face of a wall.

**Element:** A material part or detail of a site, structure, street, or district.

**Elevation:** Any one of the external faces or facades of a building.

**Engaged column:** A round column attached to a wall.

**Entablature:** A part of a building of classical order resting on the column capital; consists of an architrave, frieze, and cornice.

**Fabric:** The physical material of a building, structure, or community, connoting an interweaving of component parts.

**Façade:** The elevation of a building that is visible from a public or private right-of-way.

**Fenestration:** An opening in a structure, such as a door or window.

**Flat arch:** An arch whose wedge-shaped stones or bricks are set in a straight line; also called a jack arch.

**Flemish bond:** A brickwork pattern where the long "stretcher" edge of the brick is alternated with the small "header" end for decorative as well as structural effectiveness.

**Fluting:** Shallow, concave grooves running vertically on the shaft of a column, pilaster, or other surface.

**Foundation:** The lowest exposed portion of the building wall, which supports the structure above.

**Frieze:** The middle portion of a classical cornice; also applied decorative elements on an entablature or parapet wall.

**Gable:** The triangular section of a wall to carry a pitched roof.

**Gable roof:** A pitched roof with one downward slope on either side of a central, horizontal ridge.

**Ghosts:** Outlines or profiles of missing buildings or building details. These outlines may be visible through stains, paint, weathering, or other residue on a building's facade.

**Guideline:** Recommended, but not mandatory actions summarized in the guidelines.

**Harmony:** Pleasing or congruent arrangement.

**Height:** The distance from the bottom to the top of a building or structure.

**Hipped roof:** A roof with uniform slopes on all sides.

**Historic Structure:** Any structure that is: 1) Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; 2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered district or a district preliminarily determined by the Secretary to qualify as a registered historic district; 3) Individually listed on a state inventory of historic places; or 4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by an approved state program as determined by the Secretary of the Interior.

**Historic District:** A geographically definable area with a significant concentration of buildings, structures, sites, spaces, or objects unified by past events, physical development, design, materials, workmanship, sense of cohesiveness, or related historical and aesthetic associations. The significance of a district may be recognized through listing in a local, state, or national landmarks register and may be protected legally through enactment of a local historic district Resolution administered by a historic district board or commission.

**Historic Imitation:** New construction or rehabilitation where elements or components mimic an architectural style but are not of the same historic period as the existing buildings (historic replica).

**Hood molding:** A projecting molding above an arch, doorway, or window, originally designed to direct water away from the opening; also called a drip mold.

**HZC:** The Sullivan County Historic Zoning Commission.



**Infill:** New construction in historic districts on vacant lots or to replace existing buildings.

**Ionic order:** One of the five classical orders used to describe decorative scroll capitals.

**Jack arch:** (see Flat arch)

**Keystone:** The wedge-shaped top or center member of an arch.

**Landmark:** A building, structure, object or site, which is identified as a historic resource of particular significance.

**Landscape:** The totality of the built or human-influenced habitat experienced at any one place at any one time. Dominant features are topography, plant cover, buildings, or other structures in historic areas and districts.

**Lintel:** The horizontal top member of a window, door, or other opening.

**Maintain:** To keep in an existing state of preservation or repair.

**Masonry:** Exterior wall construction of brick or stone laid up in small units.

**Massing:** The three-dimensional form of a building.

**Material Change:** A change that will affect either the exterior architectural or environmental features of an historic property or any structure, site, or work of art within an historic district.

**Modillion:** A horizontal bracket, often in the form of a plain block, ornamenting, or sometimes supporting, the underside of a cornice.

**Mortar:** A mixture of sand, lime, cement, and water used as a binding agent in masonry construction.

**Mullion:** A heavy vertical divider between windows or doors.

**Multi-light window:** A window sash composed of more than one pane of glass.

**Muntin:** A secondary framing member to divide and hold the panes of glass in multi-light window or glazed door.

**New Construction:** Construction, which is characterized by the introduction of new elements, sites, buildings, or structures or additions to existing buildings and structures in historic areas and districts.

**Normally Required:** Mandatory actions, summarized in the guidelines, whose compliance is enforced by the preservation commission.

**Obscured:** Covered, concealed, or hidden from view.

**Paneled door:** A door composed of solid panels (either raised or recessed) held within a framework of rails and stiles.

**Parapet:** A low horizontal wall at the edge of a roof.

**Pediment:** A triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.

**Pier:** A vertical structural element, square or rectangular in cross-section.

**Pilaster:** A square pillar attached, but projecting from a wall, resembling a classical column.

**Pitch:** The degree of the slope of a roof.

**Portland cement:** A strong and inflexible, hydraulic cement used to bind mortar. Portland cement is harder than the masonry, thereby causing serious damage over annual freeze-thaw cycles and should not be used on old buildings.

**Preservation:** The act of maintaining the form and character of a building, as it presently exists. Preservation stops deterioration and stabilizes the structure. Generally, saving from destruction or deterioration old and historic buildings, sites, structures, and objects and providing for the continued use by means of restoration, rehabilitation, or adaptive use.

**Pressed tin:** Decorative and functional metalwork made of molded tin used to sheath roofs, bays, and cornices.

**Proportion:** Harmonious relation of parts to one another or to the whole.

**Public notice:** The classified advertisement of an event that is published in the local newspaper and posted in the city government building to notify the general public on the upcoming event.

**Quoins:** A series of stone, bricks, or wood panels ornamenting the corners of a building.

**Reconstruction:** 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 is appeared to its historical, architectural, and cultural values.

**Rehabilitation:** The act or process of returning a property or building to usable condition through repair, alteration, and/or preservation of its features which are significant to its historical, architectural, and cultural values.

**Restoration:** The act or process of accurately taking a building's appearance back to a specific period of time by removing later work and by replacing mission earlier features to match the original.

**Retain:** To keep secure and intact. In the guidelines “retain” and “maintain” describe the act of keeping an element, detail, or structure and continuing the same level or repair to aid in the preservation of elements, sites and structures.

**Re-use:** To use again. An element, detail, or structure might be reused in historic districts.

**Rhythm:** Movement or fluctuation marked by regular occurrence or natural flow of related elements.

**Ridge:** The top horizontal member of a roof where the sloping surfaces meet.

**Routine Maintenance:** Actions, which do not constitute substantial material changes. Routine maintenance may include the following:

1. Replacement of window glass;
2. Caulking or weather-stripping;
3. Replacement of gutters and downspouts as long as the shape and location match the existing;
4. Replacement of small sections of mission, damaged, or deteriorated siding, trim, roof materials, porch flooring, or steps as long as the replacement materials match the original or existing material in profile, dimensions, and details;
5. Installation of building address numbers;
6. Repair of existing outside lighting; or
7. Temporary signs such as political signs, real estate signs, etc.

**Rusticated:** Roughening of stonework or concrete blocks to give greater articulation to each block.

**Sash:** The moveable framework containing the glass in a window.

**Scale:** Proportional elements that demonstrate the size, material, and style of buildings.

**Segmental arch:** An arch whose profile or radius is less than a semicircle.

**Semi-circular arch:** An arch whose profile or radius is a half-circle the diameter of which equals the opening width.

**Setting:** The sum of attributes of a locality, neighborhood, or property that defines its character.

**Shed roof:** A gently-pitched, almost flat roof with only one slope.

**Sidelight:** A vertical area of fixed glass on either side of a door or window.

**Siding:** The exterior wall covering or sheathing of a structure.

**Significant:** Having particularly important association within the contexts of architecture, history, and culture.

**Sill:** The bottom crosspiece of a window frame.

**Stabilization:** The act or process of applying measures essential to the maintenance of a deteriorated building, as it exists at present, establishing structural stability and a weather-resistant enclosure.

**Streetscape:** The distinguishing character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture, and forms of surrounding buildings.

**Style:** A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also a general quality of distinctive character.

**Surround:** A encircling border or decorative frame, usually at windows or doors.

**Transom:** A horizontal opening (or bar) over a door or window (see Overlight).

**Trim:** The decorative framing of openings and other features on a facade.

## APPENDIX V OTHER RESOURCES

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