

ABINGDON
HISTORIC DISTRICT
VIRGINIA



**TOWN OF ABINGDON, VIRGINIA HISTORIC DISTRICT
HISTORIC PRESERVATION REVIEW BOARD
DESIGN REVIEW GUIDELINES
FOR THE OLD AND HISTORIC DISTRICT**

THE GUIDELINES FOR DESIGN REVIEW

In general, under the terms of Article 8-4 of Abingdon's Zoning Ordinance ("LOCAL HISTORIC PRESERVATION ORDINANCE"), no building or structure within the Old and Historic District (OH) may be moved, nor may any architectural feature subject to view from a public street or right-of-way be altered, without the prior approval of the Historic Preservation Review Board ("HPRB") and its issuance of a Certificate of Appropriateness. Similarly, no building or structure within the District may be constructed, reconstructed, restored or demolished without the same prior approval and issuance of a Certificate of Appropriateness.

*The application for such Certificate of Appropriateness shall be accompanied by drawings and specifications of the parts of the building, structure or other alteration which are or will be subject to public view from a public street, public way or public place. Such drawings and specifications shall show the proposed exterior architectural features of such building, structure or alteration and shall include, but not necessarily be limited to, the general design, arrangement, textures, materials, and color proposed to be used in the location, construction, reconstruction, alteration or repair of the building, structure or improvement and the types of windows, exterior doors, lights, landscaping, parking, signs and other exterior fixtures and appurtenances which will be subject to public view from a public way or other public place. In some instances the **Historic Preservation Review Board may require that the application include drawings prepared by a licensed architect, architectural historian, engineer or other similar expert.** In the case of an application for demolition, the application shall be accompanied by drawings and specifications of the remaining and/or adjacent structure(s) and, if none, then the lot or remaining alterations on the site. Such drawings shall address the view from a public way or public place of such lot or remaining structure(s). Upon the filing of such application, the Zoning Administrator shall transmit it, with such drawings and specifications, to the Board. (A library of prior submissions is on file in the Town of Abingdon Planning Department and is available as a resource to applicants.)*

Routine Maintenance and Repair of Buildings and Other Minor Actions. Section 8-4-1b of the Preservation Ordinance constitutes an important exception to the general rule stated above. It provides that the Zoning Administrator of the Town may determine that certain minor actions involving

buildings and structures within the Old and Historic District will have no permanent effect on the character of the District, and will, by written waivers, exempt the minor actions from review by the HPRB. Each application for waiver shall be on the form provided by the office of the Zoning Administrator [attached; please see p.25] and documented by appropriate drawings or other depiction of the minor action proposed, together with samples of the materials and colors to be used.

For purposes of these Guidelines the terminology *out of public view* or words of like import mean not visible from any public street, right-of-way or place. Similarly, the terminology *buildings* (whether one or more) includes structures, dwellings and their settings as well. In addition, some of the Guidelines require that a current project conform to or be consistent with design, material or construction detail found in adjacent or nearby buildings or structures. The HPRB may elect to broaden the scope of inquiry if it deems such is necessary under the prevailing circumstances.

The Historic Preservation Review Board will follow the Town of Abingdon, Virginia Design Review Guidelines and the United States Secretary of the Interior's Standards for Rehabilitation. In addition, the Historic Preservation Review Board may rely upon Preservation Briefs as promulgated by the National Park Service, U.S. Department of the Interior, and such other similar resources. The Historic Preservation Review Board may engage such architects, architectural historians, engineers, craftsman and other expert consultants as it deems appropriate to its decision making process.

The Historic Preservation Review Board may differentiate its requirements on the basis of contributing versus noncontributing structures, visibility from public streets, ways or places and the nature of surrounding properties.

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1. Architectural Details and Features

(For example: gingerbread, verge-boards, eaves, brackets, dentils, terra cotta, cornices, moldings, trimwork, shingles, columns, pilasters, balusters, clapboard, shingle and stucco surfaces and any other decorative or character-defining feature found on the building or structure)

- a. Original architectural details should not be removed or altered if original to the building. These features should be repaired rather than replaced and should not be covered or concealed with vinyl, aluminum or other artificial material.
- b. Architectural features may be added if there is physical, pictorial or historical evidence that the additions to be added were original to the building. Any such addition must match the original in terms of materials, scale, location, proportions, form and detailing.

2. Awnings

- a. Traditional shed awnings with free-hanging valances are appropriate for most historic window, door, porch and storefront installations.
- b. Awnings should replicate original materials or be of canvas or similar woven material. Quarter-round awnings, modern mansard awnings, and other contemporary commercial designs with distended fixed valances and staple-in systems with exceptionally taut and wrinkle free appearance are inappropriate.
- c. Awnings should be placed so that they do not cover or conceal significant architectural details, such as decorative window molding, and should be of colors that complement the associated building.
- d. Awnings should fit the openings to which they are applied. Rectangular window and door openings should have straight-across shed type awnings, and awnings over arched windows should have curved or rounded awnings.

- e. Awnings should be attached with care to prevent unnecessary damage to original details and materials.

3. Chimneys

- a. If original to the building, chimneys should not be removed, altered or covered with materials such as stucco.
- b. Chimneys should be first cleaned and then repaired and re-pointed in accordance with HPRB Guideline #25, Masonry: Brick and Limestone to match the original chimney in materials, colors, shape and brick pattern. If prior re-pointing has resulted in mismatched colors and textures, the chimney may be painted in brick colors such as dark red or brown.
- c. When rebuilding, in whole or in part, is the only option, it should be done to match the original chimney design.
- d. Caps should be constructed of clay, slate, stone or metal as appropriate to the architectural style.
- e. When added to an existing structure, to an addition to an existing structure or to new construction, chimneys should be appropriate to the architectural style and design of the main structure.

4. Cornices

- a. Original cornices should not be removed, concealed or covered but should be preserved and maintained in their original configuration. Any repairs should adhere to original design features and use original materials whenever possible.
- b. When cornices are missing, they should be replaced on the basis of physical or pictorial evidence. If no such evidence exists, wood, fiberglass or sheet metal cornices in keeping with those found on other buildings of the same or similar style and period may be used.

5. Decks

- a. Wood construction is preferable for decks, which should be located at the rear of buildings or in other areas not substantially in the public view.
- b. Decks should be stained or painted. Stains should be opaque, and paints should blend with the colors of the associated building. However, in some cases unstained and unpainted wood may be acceptable.
- c. Deck design should be kept simple with traditional-styled wood balustrades that complement the design of the building to which the deck is attached. Balusters should only be attached to the top and bottom rails and not to the floor or face of the deck.

6. Demolition of or Moving Buildings/Structures out of the Old and Historic District

a. The Historic Preservation Review Board will review any application for demolition or moving structures out of the Old and Historic District in accordance with section 8-13 of the Town Code of Ordinances.

b. In reviewing any such application, the primary consideration will be the extent to which the continued existence of the building or structure would tend to protect irreplaceable historic places and preserve the general historic atmosphere of the district.

1. Please Refer to Town of Abingdon Code of Ordinances Appendix B (Zoning Ordinance) Section 8-13

7. Storefronts, Facades, Bulkheads and Display Windows of Commercial Buildings

- a. Storefronts and facades that are original should not be replaced but repaired as needed, adhering to original design features and using original materials whenever possible. If

the original design is unknown and cannot readily be determined, a traditional design as described in subparagraph c. of this Guideline will apply.

- b. Storefronts and facades within historic buildings that have been altered since 1945 should be reconstructed to original condition, based on pictorial or physical evidence of original location, design, size, configuration and materials. If the original design is unknown and cannot readily be determined, a traditional design as described in subparagraph c. of this Guideline will apply.
- c. Storefronts and facades that are associated with totally new buildings should employ a traditional design which is compatible with the architectural style of the particular building, using appropriate materials such as wood or brick.
- d. Bulkheads and display windows that are original should not be replaced but repaired as needed, adhering to original design features and using original materials whenever possible. If the original design is unknown and cannot be determined, the following provisions apply:
 - 1) *Missing Bulkhead* If any original bulkhead is missing, it should be replaced by a bulkhead of traditional rectangular design made of wood or brick panels. Materials such as glass blocks or metal should be avoided.
 - 2) *Missing Display Window* If any display window is missing, it should be replaced with traditionally scaled windows having large, clear glass lights and few structural divisions.
- e. Bulkheads and display windows should have window mullions or framing of wood, copper or bronze

metal and be similar in size and shape to the original design. Clear (not tinted) glass should be installed in display windows. Interior shades or blinds may be utilized for privacy.

shrubs, trees or fences at their edges and employ appropriately planted medians and dividers within their boundaries.

8. Driveways, Parking Lots and Paving

a. Driveways should not be replaced but repaired as needed, adhering to original design, materials and placement. Driveways and parking lots should be constructed of brick, concrete, narrow strip tracks of concrete, brown pea gravel or brown pea gravel embedded in asphalt or pea gravel secured with an appropriate proprietary system. Asphalt may be considered as an alternative material in areas of steep grade.

b. Parking areas for private use should be located in the rear yard of the premises at a location nearer any existing alley than the principal building. If in the public view, such parking areas should be screened with hedges, shrubs or fences as may be appropriate. On corner lots, parking areas should be edged with landscape screening along both primary and secondary streets.

c. Parking lots for commercially used houses, churches, apartment buildings, bed and breakfast establishments and schools should be located in rear yards if possible. Provided:

1) *Placement in a Side Yard.* If placement in a side yard is required, the parking lot should not be located any closer to the front of the lot than the front wall of the principal building.

2) *Screening from Public View.* Commercially used parking lots should be screened from public view with hedges,

3) *Screening on Vacant Lots.*

Commercially used parking lots on vacant lots situated between buildings should align their edge landscape screening with the front facades of adjacent buildings.

4) *Screening on Corner Lots.*

Commercially used parking lots on corner lots should have edge landscape screening on both the primary and the secondary streets.

d. Any landscaping under this guideline should be done in accordance with Article 18 of Abingdon's Zoning Ordinance. Additionally, the Town's Tree Commission should be consulted prior to the planting, alteration or removal of any tree or shrub subject to the Town's Vegetation Ordinance.

9. Entrances and Doors for Residences

a. Door features such as surrounds, sidelights, hardware and transoms should not be removed or altered, nor should the original size of the door opening be enlarged, reduced or shortened in height.

b. Doors should not be added where they did not originally exist unless needed to meet safety codes or to enhance the use of a property, in which case placement may be at the rear or side of the dwelling or otherwise substantially out of the public view.

c. All doors should be constructed of traditional design appropriate to the architectural style and period of the building concerned. Provided:

(1) *New Door Designs.* Original doors that are in place at front or side entrances and substantially in the public view should not be replaced with new doors. However, doors that cannot be repaired should be replaced with doors of the same design and materials as the original doors.

(2) *Missing Door.* Missing doors at front entrances or at side entrances substantially in the public view should be replaced with new doors appropriate for the style and period of the dwelling and similar in design to the original with regard to style, configuration, materials, glazing (type of glass and area), hardware and lights, if photographic or other evidence exists.

10. Entrances and Doors for Commercial Buildings

- a. Entrances and doors that are totally original should not be replaced but repaired as needed, adhering to original design features and using original materials whenever possible.
- b. Missing doors should be replaced with new doors appropriate for the style and period of the building and similar in design to the original doors with regard to style, configuration, materials, glazing, hardware and lights, if photographic or other evidence exists. Provided:
 - 1) *Solid Wood Doors* Solid wood doors generally should not be installed on storefronts.
 - 2) *Original Design Unknown* Where the original door design is unknown, doors

should be replaced with plain wood doors in a single light glass area design. Solid paneled doors, decorative doors or doors based on a different historic period or architectural style generally are not acceptable on storefronts.

- c. New doors should generally be constructed of wood and glass.

11. Fences in General

- a. Cast iron or other original fence material should be preserved and may be added to buildings if appropriate to the architectural period and style of the construction and in some instances may be appropriate for buildings of later vintage.
- b. Chain link fences, concrete block fences and fences of louvered, basket weave, horizontal board, stockade or shadowbox design are not acceptable.
- c. Free-standing brick fences that obstruct visibility of the primary building are not acceptable in front yards but may be installed in rear or side yards.
- d. Traditional plantings such as hedges and shrubs are acceptable alternatives for fences.

12. Fences in the Front Yard

- a. Fences of cast iron or wood pickets, balusters or spindles are appropriate for front yards and should be painted or stained an opaque color. Solid board fences that obstruct visibility of the historic premises are not appropriate for use in front yards.
- b. The open space between balusters should be no greater than 4 inches and be set between a top rail and a bottom baseboard and rail. If the wood pickets or balusters are more than 50% open, the height of the fence should not

exceed 42 inches. If the wood pickets or balusters are 50% open or less, the height of the fence should not exceed 36 inches. However, if there is evidence to show that a fence of construction contrary to such limitations formerly existed, any new fence should be constructed in accordance with the available evidence.

13. Fences in the Rear Yard

- a. Low, decorative fence design specified in Design Review Guideline #12 is appropriate for rear yard fences and should be painted, stained, or left natural. Fences which enclose the rear yard for security, privacy and/or restricting pets are also acceptable at this location. Single row privacy fences of vertical flat top boards or planks are the most appropriate for the Old and Historic District, and boards or planks topped with a lattice or picket design are also acceptable.
- b. Privacy fences should be no greater than 6 feet in height and set back from the front of the house at least half way back on its side dimension.

14. Exterior Egress Stairs

- a. Unless required by building codes, exterior egress stairs should not be added.
- b. So far as possible, exterior egress stairs should be located out of public view.
- c. Exterior egress stairs should be of wood construction with simple balusters and handrails of traditional design. Metal exterior egress stairs may be employed if they are out of the public view.

15. Foundations

- a. Foundations should not be replaced but repaired as needed, adhering to the original design features and using original materials whenever possible.

If removal of part of a foundation is required to accommodate mechanical unit installation or other upgrades or repairs, the removal should be made at the rear or at some other facade not in public view.

- b. Foundations should be cleaned, repaired or re-pointed as needed. See Guideline #25 for masonry treatment.
- c. Foundations should not be concealed with concrete block, plywood panels, corrugated metal or other non-original materials.

16. Garages, Carriage Houses and Outbuildings

- a. When original to the property or contributing to its historic character, these secondary buildings should be preserved, maintained and repaired as needed, adhering to the original design features and using original materials whenever possible.
- b. Relocation to another part of the property should be avoided unless demolition is the only alternative.
- c. Original doors should be preserved, maintained and repaired as needed, adhering to the original design features and using original materials to the greatest extent possible. In some instances they may be retrofitted with appropriate hardware and custom garage door openers.

17. Garbage Receptacles

Except as permitted by the Town for periodic collection on the streets, garbage receptacles such as large dumpsters and trash containers should be situated at the rear of a building and screened from the public view by shrubbery or fencing.

18. Grade Changes

Grade changes should not change the character of the streetscape or the relationship of the buildings situated thereon and should not result in obscuring or concealing an historic building.

19. Gutters and Downspouts

- a. In order to prevent water damage, gutters and downspouts should be designed to channel the water at least 4 to 6 feet from the building through the use of downspout extensions and splash blocks.
- b. When installed, gutters and downspouts should not result in the removal of existing eave features and should be located away from significant architectural features of the associated building. Gutter straps should be nailed under and not on top of the roofing material.
- c. Boxed or built-in gutters and downspouts should not be replaced but repaired as needed, adhering to the original design features and using original materials whenever possible.
- d. Metal gutters and downspouts (other than copper or prefinished metal) should be maintained by painting all surfaces, including the inside of the gutters.
- e. Hang-on type gutters and downspouts should be of painted metal or copper. Gutters should be half-round rather than "K" or ogee unless evidence indicates that "K" or Ogee is appropriate to the period, comparable style and age of structure. Downspouts should be round in cross section.

20. Handicapped Access Ramps

- a. Ramp construction should not result in damage or removal of original historic material and should be readily reversible.
- b. Ramps should be located at the rear or sides of the buildings they serve. If placement on the front of the building becomes necessary, it should be constructed of materials compatible with the existing structure. Brick, concrete and metal ramps are more acceptable at the rear or sides of a building.
- c. Wood ramps should either be of simple design and configuration or designed to match an existing porch railing that has historic merit in terms of materials, dimensions and detailing. Ramp railings should be painted to match either the color of the porch railing or the overall paint color of the building it serves. If located substantially in the public view, the ramp should be screened with landscaping.

(Landscaping moved to #52)

21. Lighting for Buildings

- a. Lighting for commercial buildings should be simple in design and may be either concealed or exposed. If concealed, up-lighting is encouraged. If exposed, the fixtures should be appropriate to the style and period of the building.
- b. Fixtures should be positioned and angled to minimize illumination of adjoining properties.
- c. Lighting for security purposes (such as flood lights) should be mounted on building facades not prominent in the public view. Post mounted fixtures may be installed if they are compatible with the style, scale and period of the associated building.

22. Lighting for Porches and Exterior Walls.

- a. Fixtures original to the associated building should not be replaced but repaired as needed, adhering to the original design features and using original materials whenever possible.
- b. Non-original fixtures should be compatible with the style, scale and period of the building and mounted as appropriate to the style and design of the period.
- c. Lighting for security purposes (such as flood lights) should be mounted on the rear or sides of the building rather than the front. When in public view, flood lights or foot lights should be small, simple in design and their number kept to a minimum.
- d. Freestanding fixtures should be compatible with the style, scale and period of the associated building.

23. Lighting within Landscaping

- a. Fixtures illuminating landscaping should be recessed at ground level or hidden from public view.
- b. A series of small fixtures lining a walkway or driveway is not recommended.

24. Masonry: Brick and Limestone

- a. Materials original to the building should be preserved and maintained.
- b. Brick should never be sandblasted or subjected to any kind of abrasive cleaning, including pressure cleaning with water at any pressure which exceeds 300 pounds per square inch.
- c. Brick should not be cleaned unless there is major staining, accumulated dirt or paint build-up. Limited staining or dirt accumulation should be left alone.

- d. If cleaning is deemed necessary, brick and stonework should be cleaned using only the *gentlest means possible*, beginning with water and a soft-bristle brush. In some cases, non-abrasive chemical detergents may be used to remove paint or tough stains. Cleaning agents should be tested in an inconspicuous place before use, and used only as directed.
- e. Brick should not be coated with silicone-based water sealants because such substances generally prevent interior moisture from evaporating through the walls and thereby damage the brick.
- f. Previously unpainted brick should not be painted unless the brick and mortar are extremely mismatched as a result of earlier repairs or patching. However, brick which has been sandblasted or is otherwise in poor condition may be painted to provide a sealing coat. Penetrating stains, in colors such as "barn red" may be preferable to paints. Because no solid coat is formed, penetrating stains preserve most visual qualities of brickwork, and will not impede vapor from escaping.
- g. Historic surface treatment for masonry such as color wash and penciling should be preserved.
- h. Non-original paint on brick which is not an historic surface treatment may be removed if the property owner is able to establish that the brick and mortar will not be damaged by the proposed procedure for removal.
- i. Brick should not be covered with stucco or like coating materials.
- j. Any repairs should be performed carefully to match the original bricks and mortar. Sound mortar should not be disturbed. Deteriorated mortar should only be removed with hand tools (not power saws, grinders, or other electric tools).

- k. Re-pointing (replacing deteriorated or missing mortar between bricks or stones) should match the original mortar with regard to color, composition and texture, and match the original mortar joints with regard to width, depth, and raking profile. Modern Portland cement mortars, which became common after circa 1900, should never be used to replace earlier historic mortar, or used with historic hand-made bricks. If the original mortar composition cannot be determined, a historic formula such as one part hydrated lime or lime putty to two parts sand should be used.

25. Mechanical Systems

- a. Exterior mechanical equipment should be located out of the public view, preferably in the rear of buildings. All locations should be screened with shrubbery or fencing.
- b. Electrical conduits, gas meters, cable TV connections, DBS satellite dishes and similar equipment may likewise be located on the rear or sides of buildings if out of the public view and behind appropriate screening.

26. Moving Buildings and Structures within or into the Old and Historic District

- a. Subject to the provisions of Article 8 of the Town's Zoning Ordinance, moving buildings into the Old and Historic District may be acceptable if compatible with the District's architectural character in terms of style, period, height, scale, materials, setting and placement on the lot.
- b. Moving buildings such as garages, sheds or other outbuildings from one location to another on the same lot is acceptable in lieu of demolition so long as the location will not substantially be in the public view.
- c. Buildings that have been moved should be identified by a marker or

plaque giving the original location of the building and any other information pertinent to its move.

27. New Commercial Building Additions

- a. Additions at the rear of buildings are acceptable but should be compatible with the original building in terms of size, scale, proportions, roof pitch and rhythm of openings.
- b. Additions such as rooftop penthouses or additional stories should not be constructed unless the addition will be substantially out of the public view. Roof additions should be set back from the principal facade of the building.
- c. Exterior materials for additions should be compatible with those in the original building.
- d. Construction should be done in such a way that (i) removal of original walls and details from the rear of the original building is kept to a minimum; and, (ii) the addition is connected to the original building through existing door or enlarged window openings.

28. New Commercial Building Construction

- a. New buildings should be compatible with adjacent buildings in terms of height. For example, in Abingdon's commercial area along Main Street, two to four story buildings would generally be required.
- b. Exterior wall construction should be of materials consistent with those used in the near vicinity.
- c. Buildings generally should align with adjacent buildings facing on the same street and conform to existing setbacks from that street.
- d. Width, scale and proportions should be similar to adjacent and nearby buildings.

- e. Orientation should be towards the primary street on which the new building is sited.
- f. Roof forms should be consistent with adjacent and nearby buildings.
- g. Windows and storefronts should be of size and proportion consistent with adjacent and nearby buildings.
- h. Traditional separations between storefronts and upper facades should be maintained and consistent with that existing in adjacent or nearby buildings.
- i. Vertical divisions maintain the feeling of traditional building widths and should be maintained, especially in the case of large buildings which extend across several lots.
- j. Carved limestone blocks or other traditional means may be used to identify and indicate the year of construction or other information of historic interest.
- k. Where feasible, new commercial buildings should be designed to fill the lot area to the extent that they form a continuous street facade.

29. New Residential Building Additions (Primary Buildings)

- a. New additions should be compatible with the original building in scale, placement and design including roof shape, materials, color, location of windows, doors, cornice heights and other design elements.
- b. New additions should not imitate an earlier historic style or architectural period. For example, a circa 1880 Queen Anne style rear porch addition is not appropriate for a 1920's Craftsman-Bungalow.
- c. Construction should be carried out in a manner that avoids extensive removal

or loss of historic materials and damage or destruction of significant original architectural features.

- d. Construction should impact the exterior walls of the original building as minimally as possible using existing door and window openings for connecting the addition to the original building.

30. New Residential Building Construction (Primary Buildings)

- a. New construction of primary buildings should maintain, not disrupt, the existing pattern and rhythm of surrounding historic buildings along the principal street on which the property fronts by being compatible to the following:
 - 1) *Shape*: Variations of asymmetrical, rectangular and square forms are the most appropriate for Abingdon.
 - 2) *Scale (height and width)* New construction should not vary more than one-half story from the predominate building height typical of dwellings along the block in which the property is situated. In most blocks in Abingdon this would limit new construction to two and one-half stories or less.
 - 3) *Orientation to the Street*: Most historic dwellings in Abingdon have their primary facades and main entrances facing towards the principal street on which the property fronts and this orientation should be maintained in any new construction.
 - 4) *Roof Shape and Pitch*: The roof slope ratio for new construction should be

- appropriate to its architectural style. Gable and variations of hipped roofs are more common on most blocks than flat, mansard or gambrel forms of roof.
- 5) *Placement on the Lot* Front and side yard setbacks should respect the setbacks found along the block on which the building is sited.
 - 6) *Location and Proportion of Porches, Entrances and Divisional Bays:* A porch may be used if appropriate to the style, period and overall character of the building.
 - 7) *Location and Proportion of Windows:* New window designs and locations should be appropriate to the particular architectural style of the associated building.
 - 8) *Foundation Height* At the front of the building, foundation height should be consistent with foundation heights in the area. However, foundation height at the sides or rear of the building may be altered as may be required to follow the slope contours of the lot.
 - 9) *Material and Material Color.*
 - a) *Foundations* New construction should create the appearance of historic dwelling foundations, most of which were made of stone, brick or cast concrete. Poured concrete, concrete block and split faced concrete are acceptable foundation materials if finished with stucco or other finishes to provide a textured surface.
 - b) *Brick Dwellings:* If the new construction is of brick, the brick should closely match typical mortar and brick color tones found in Abingdon's historic buildings and along the block in which the new construction is situated. White or light mortars should be avoided because they provide too much contrast with typical dark brick colors.
 - c) *Frame Dwelling:* If the new construction is of frame, the preferred exterior material is either wood or some material similar to original materials used in the area such as clapboard, shingle and stucco.
 - d) *Windows:* While wood construction is preferred for windows, the use of vinyl clad or aluminum clad windows is acceptable so long as their dimensions are compatible with historic window openings. Dark tinted windows or windows with reflective glass and coatings should not be used if they are in the public view.
 - e) *Details and Texture:* The details and textures of building

materials employed in the construction should be compatible with the architectural style and period of the building being constructed, and such materials applied in a manner consistent with traditional construction methods.

- b. Replications (new construction that closely imitates historic buildings such as those found in the Old and Historic District) are acceptable if they are consistent with true historic buildings in their overall form and plan, porch design and placement, window and door treatments, roof forms and architectural details. However, it is important for replications to be identified as such through the use of signs or plaques displayed on the front of the building or otherwise prominent in the public view.

31. New Residential Construction of Secondary Buildings, such as Garages, Sheds and Other Outbuildings

- a. Outbuildings should be smaller in scale than the principal building.
- b. The design should be simple but reflect the general character of the associated building and the Old and Historic District, as well as the materials used therein.
- c. Outbuildings should be built at traditional locations for outbuildings, including those at or near rear lot lines, those adjacent to alleys and those at the rear of the building.
- d. Traditional materials should be used if in the public view.
- e. Either solid paneled doors or those with windows should be used for garages. Doors of vinyl, aluminum or steel should not be used. Multiple

garage doors are acceptable but each should be of single car width only. Wood paneled overhead roll-up doors are appropriate for new garages.

32. Recommendations for Paint and Paint Colors

- a. Any owner wishing to repaint a building in a paint scheme which duplicates the existing paint colors may do so by securing a minor action permit from the Zoning Administrator.
- b. All paint should be of high quality to provide a long lasting finish.
- c. In most instances unpainted masonry should be left unpainted. See Guideline # 25.
- d. Paint colors should be appropriate for the building's architectural style and design. The HPRB can recommend colors appropriate to particular architectural styles.

33. Porches

- a. Porches which are intact and totally or partly original should not be replaced but repaired as needed, adhering to original design features in scale and placement and using original materials whenever possible to match the original. If the original design is unknown and cannot readily be determined, the owner should employ a traditional design which is compatible with the architectural style of the particular building to which the associated porch is planned, using appropriate materials and detailing.
- b. New construction porches should employ a traditional design which is compatible with the architectural style and period of the particular associated building.
- c. Porches on the front of buildings should not be enclosed with wood,

glass or other materials which would alter the porch's open appearance.

- d. Porches should not be altered by replacing wood floors and steps with brick or concrete. However, masonry porch floors or masonry patio and terrace surfaces may use poured concrete steps.
- e. Porches may be screened if:
 - 1) The screen panels are placed behind the original features such as columns or railings.
 - 2) The screen panels do not hide decorative details or result in the removal of original porch materials.
 - 3) The structural framework for the screen panels is minimal, so that the open appearance of the porch is maintained.
- f. Open areas in the foundation of porches should be filled in as appropriate to the original design of the porch, or if the original design is unknown or totally new construction is involved, with decorative wood framed skirting, vertical slats or lattice panels of traditional design.

34. Porch Columns and Balustrades

- a. Porch columns and balustrades should be preserved and maintained. Where repair is required, the owner should use materials to match the original dimensions and detailing. If the original columns and balustrades have been removed or replaced, the porch should be restored to its original design, or if that is unknown and cannot readily be determined, to a traditional design compatible with the architectural style of the associated building.
- b. Porch columns often deteriorate first at the bottom next to the porch floor, in

which case the owner should consider removing and replacing the deteriorated area rather than replacing the entire column. Similarly, the deteriorated area may also be boxed in the case of square cross section porch columns or the deteriorated wood repaired with wood epoxy.

- c. Front porches may require new balusters (also called spindles or pickets) for the balustrade, in which case the replacements should be of appropriate size and design for the building's style and period. Balusters should only be attached to the top and bottom rails, not to the floor or face of porch floor.

35. Porch Staircases and Steps

- a. Porch staircases and steps original to a property should be retained in their original location and configuration. Wood and concrete steps should be repaired with materials to match the original.
- b. If the porch has a wood floor, it should generally have wooden steps. However, in some cases brick or concrete steps may also be appropriate.
- c. Porch staircases and steps added to a building should have newel posts and balusters, treads and risers and any other details needed to match the original porch construction.

36. Retaining Walls

- a. Retaining walls of new construction should be of smoothed concrete or in stone designs such as cut stone, random rubble, coursed rubble or cobblestones. Retaining walls of brick are less appropriate but may in some instances be constructed.
- b. Retaining walls of timbers, or railroad ties are not permitted. Retaining walls of artificial stone should not be constructed at the front of buildings.

Retaining walls not exceeding three feet in height may be constructed of artificial stone in the rear of buildings.

- c. Retaining walls of concrete original to the property or built before 1945 should be preserved and maintained.
- d. Retaining walls built before 1945 should not be removed or replaced with new materials.

37. Roofs

- a. Roofs should be retained, with original features such as cresting, chimneys, finials and cupolas, and, if possible with original roof materials such as metal shingles or standing seam metal sheet roofing. "R-type" profile metal roofing is not permitted. "5-V" profile metal roofing may be allowed only if the owner establishes that the original roofing was "5-V". Buildings may be re-roofed with similar substitute materials such as fiberglass reinforced asphalt shingles if the original materials are no longer present.
- b. Roofs of new shingles should approximate the original materials as closely as possible and be in appropriate colors such as dark gray, black, brown or shades of dark red. Red or green may also be appropriate for Craftsman-Bungalow period buildings. New wood shingles (including new shake shingles) are appropriate for most early 19th Century buildings.
- c. New dormers, roof decks, balconies or other additions should not be introduced on the front of buildings. However, additions of this type may be added to the roof on the rear or sides if they will not be prominently in the public view.
- d. Flat roofs should have soldered metal panels added as the surface material. However, rolled composition or EPDM

(rolled rubber) roofing materials are acceptable if not in public view.

38. Roof Skylights and Vents

- a. Roofs requiring vents should have ridge or gable vents.
- b. Vents and skylights original to the building should be preserved.
- c. Skylights and vents should not be added where they would be visible from the front facade of the building or street but placed at rear roof lines or behind gables and dormers.
- d. Skylights should have a low profile with the roofline and their tops should be flat and not of convex or "bubble" design.

39. Telecommunication Equipment

- a. Telecommunication equipment should not be installed in front yards or in side yards or on roofs visible within the public view.
- b. Telecommunication equipment should be of the smallest practical size available and if ground mounted, placed as close to the ground as possible and screened with landscaping, lattice panels or fencing.

40. Screen and Storm Doors

- a. Screen and storm doors should be correctly sized to fit the opening for which they are intended and, whenever possible, openings should not be enlarged, reduced or shortened for new door installation.
- b. Original screen doors should be preserved and maintained.
- c. New screen doors should be appropriate to the style of house and may be of wood and either full-view or with structural members aligned with those of the original door.

- d. Storm doors should be of wood. Aluminum storm doors of full-view design with baked-on enamel or anodized finishes in colors complementary to the building are also acceptable.

41. Sidewalks and Walkways

- a. Sidewalks and walkways that are original to a building or found elsewhere in the block in which they are situated should be preserved.
- b. Sidewalks and walkways installed for a building should preferably be of smooth concrete, compatible in details, dimensions and placement with original or early sidewalks. Pea gravel secured with appropriate proprietary systems is also appropriate. Brick pavers or pavers that replicate brick may be appropriate in some instances.
- c. Sidewalks and walkways of exposed aggregate or pebble-surfaced concrete are generally not appropriate in areas subject to the public view.
- d. Sidewalks and walkways of asphalt or like materials are not acceptable.

42. Signs and Graphic Designs – Residential and Commercial Uses

(The provisions of Article 21 of Abingdon's Zoning Ordinance also apply to such signs and graphic designs).

- a. Signs indicating current use (as opposed to signs designating historic significance) may be used only for commercial buildings, churches and bed and breakfast establishments.
- b. Signs should be kept to a minimum, with no more than two signs per building or one sign per business whichever is greater. Multi-tenant signs are limited to one per building, and all signage for that building should be located on said sign.

- c. Signs should be appropriate to the size or location of the building. Individual signs should not exceed 4 square feet. Double-faced signs are permissible, and the size limitations will be calculated by measurement of a single-face only. Sign size restrictions do not apply to hotels, theaters, restaurants and churches. Board approval as to the size of these signs is required, and may be granted according to historic precedence.
- d. Signs that are vintage 1945 or earlier (such as painted wall signs or those of metal and neon) should be preserved, maintained and repaired as needed. Accurate replications of signs (historic text excluded) which are established to have existed on the building in question may be permissible.
- e. New signs should be fabricated to professional standards, out of traditional materials such as wood or polymer which closely replicates wood, with copper or bronze or other appropriate letters. Wood signs with sandblasted lettering may be appropriate. Signs of unfinished wood are not acceptable. The use of plywood is permitted so long as it is properly sealed from the elements with all visible edges of the plywood concealed.
- f. Appropriate logos or symbols may be used. Colors should be coordinated with the overall building colors and have lettering appropriate to the size of the sign and the architecture of the building.
- g. In the case of commercial buildings, signs should be freestanding, affixed to the face of the building or otherwise placed at traditional sign locations. Signs for churches or bed and breakfast establishments may be freestanding or attached to the face of the building.
- h. When mounted on masonry walls, signs should be anchored into the mortar, not the masonry.

- i. Lighting should be concealed and should not use visible bulbs, flashing lights or luminous paints. Spot or up-lit lighting for signs is recommended, but they should not be backlit or internally lit.

43. Solar Panels

- a. Solar panels should be located on rear sections of the roof of a building, behind dormers, gables or in other areas not readily visible to the public.
- b. If freestanding, solar panels should be located in rear yards or on side facades of a building not readily visible to the public. If side yard locations are readily visible to the public, as on a corner lot, freestanding panels may be installed if they are effectively screened by landscaping, fencing or lattice panels.

44. Swimming Pools

Swimming pools should be located in rear or side yards and screened from public view by fencing or landscaping.

45. Windows

- a. Windows that are original should be preserved in their original location, size and design and with their original materials and number of panes (glass lights).
- b. Unless they are located out of the public view, windows that are not original should not be added to the primary or secondary facade of a building.
- c. Windows should be repaired rather than replaced; an appropriate method of repair is by the use of wood epoxy. However, if replacement is necessary the replacement window should match the window being replaced in both material and design. Wood windows clad in vinyl or pre-finished aluminum

are acceptable where appropriate to the architectural style of the building if they are located at the rear or sides of buildings and are not readily in the public view.

- d. Original windows of steel or aluminum should be repaired, but if repair is not feasible, replaced with new windows appropriate to the period and style of the building.
- e. New windows should have raised muntins visible on the outside of the glass surface. True divided-light muntins are preferred, but only if their cross-section profile is appropriate to the architectural style of the building in both size and shape. Properly sized simulated divided lights with muntins permanently attached to the exterior face of the window are acceptable.

46. Decorative Glass Windows

- a. Original decorative glass windows should be preserved in their original location, size and design and with their original materials and glass pattern.
- b. Original decorative glass windows should be repaired rather than replaced, preferably by a glass specialist if extensive repairs are needed.
- c. Decorative glass windows should not be added to either the primary facade or secondary facade of a building within the public view. Non-original decorative glass windows may be removed and the part of the building affected by their presence restored to its original historic design and period.
- d. Accurate replications of decorative glass windows or reasonable variations may be installed in original historic location.

47. Screen, Storm and Security Windows

- a. Screens should be correctly sized to fit the window openings, including openings for arched windows.
- b. Screens should be constructed of either wood or baked-on enamel or anodized aluminum and designed to fit within the window frames without overlap. Screen window panels should be of either a full view design or have the meeting rail match that of the window behind it.
- c. Preferably, storm windows should be of wood but aluminum storm windows of full-view design with a baked-on enamel or anodized finish are acceptable. Interior functioning storm windows are recommended.
- d. Storm windows should likewise be sized and shaped to fit their respective window openings.
- e. Storm windows should be of full-view design or with central meeting rails at the same location as that of the underlying windows.
- f. Storm windows with built-in lower screens are acceptable.

48. Window Shutters

- a. If original to the building, window shutters should be preserved, maintained and repaired as needed, adhering to original design features and using original materials whenever possible. Missing shutters should be replaced with wood shutters of identical or substantially similar size and design. Wood shutters should be of louvered or paneled wood constructed to cover the respective window openings when completely closed.
- b. Unless there is physical, photographic or other evidence that the building

originally had shutters, they should not be added.

- c. Aluminum, vinyl or other plastic or metal window shutters are not appropriate as they generally have dimensions or textures which are incompatible with historic buildings.
- d. New or replacement shutters should be installed with shutter dogs and hinges of the period and not attached to the building with bolts or screws.

49. Wood Siding and Shingles

- a. Wood siding that is original to a building should be repaired rather than replaced. However, if replacement is necessary, the siding should be replaced with new siding to match the original siding in size, placement and design. Replacement shingles should likewise match the original shingles in size, placement and design.
- b. Wood siding original to a building should not be concealed beneath synthetic materials such as vinyl, masonite or aluminum. Similarly, it should not be concealed beneath wood based materials such as particle board, gypsum-board or press board .
- c. Synthetic sidings such as aluminum, asbestos or vinyl should be removed from wood siding, and the wood siding repaired to original appearance, caulked and painted. If the "ghosts" or outlines of decorative missing features are revealed by the removal of the synthetic siding, the missing features should either be replicated and re-installed or recorded through photographs or drawings for future replication.
- d. For weather protection, insulation may be added so long as the insulation does not alter the siding.
- e. Asbestos shingles which are original to a building should be kept stained or

painted. If asbestos shingle siding has deteriorated or otherwise poses a health hazard, it may be removed and replaced with wood or other permitted siding. Removal of asbestos siding should follow applicable state and federal hazardous material guidelines.

50. Yard Features such as Pergolas, Gazebos and Fountains

- a. These yard features should generally be sited in rear or side yards.
- b. Pergolas and gazebos should be of wood construction and have pre-1945 building design consistent with the architectural style of the building
- c. If constructed of materials such as glass, metal or brick, these features may be placed near the rear of the lot if effectively screened by fencing or landscaping.

51. Additional Considerations for Properties Abutting Plumb Alley

- a. Hedges or fences placed eight to ten feet back from the right of way are encouraged, but landscape and fence design must be approved by the HPRB prior to placement.
- b. Owners of property abutting on Plumb Alley are requested to reserve an eight foot wide landscaping area beginning at the right-of-way of Plumb Alley. Other minor landscaping elements located within the landscaping area along right-of-way lines are encouraged.
- c. Existing outbuildings located adjacent and near to Plumb Alley are expected to be retained and preserved as historic structures in accordance with the Preservation Ordinance.
- d. Trees contribute to the character of Plumb Alley and may be added by the abutting owners on their respective properties, along the alley's right-of-

way, preferably a minimum of ten feet away from the Plumb Alley right-of-way. Property owners are invited to consult with the town arborist with regard to tree selection, avoidance of invasive species and to height and width of trees planted under overhead utility lines. Notification of the Miss Utility clearinghouse is required prior to any excavation.

- e. Driveways connecting to Plumb Alley should not exceed twelve feet in width.
- f. With regard to any trees or shrubs subject to the Town's Vegetation Ordinance, the Tree Commission must be consulted prior to any planting, alteration or removal within the public right-of-way.

52. Additional Considerations for Landscaping in the Old and Historic District

- a. Existing shade trees and shrubbery should be regularly pruned and maintained in accordance with the American National Standards Institute's A 300 Pruning Standards published by the National Arborist Association, Inc., as such publication may from time to time be amended.
- b. Trees and shrubbery should likewise be pruned so that buildings on historic properties are not concealed, obscured or damaged. The Town's Vegetation Ordinance (Section 78 of the Code of the Town of Abingdon) may be applicable if trees or shrubs are on Town rights-of-way or other property is involved.
- c. Landscaping should follow any site plan recommendations made pursuant to Article 18 of the Town's Zoning Ordinance.
- d. The practice of tree topping, long considered an acceptable practice, has been determined by both private industry and university research to be one of the most detrimental practices

that can occur to a tree's overall health and well-being. This practice not only destroys a tree's natural shape and root system but also creates numerous sucker sprouts which are more prone to storm breakage than the original branches. The wounds created by topping invite insect, disease, and fungal invasion which weaken the tree's vitality and structural integrity. Trees that have been topped are considered an impending expense, therefore reducing the value of the property. For these reasons, the practice of topping of privately owned trees within the Historical District is strongly discouraged.

GLOSSARY OF TERMS USED IN THESE GUIDELINES

Styles

Note: Architectural styles, like fashions in clothing, are changeable and sometimes pass through phases of popularity. Some buildings express style in a vernacular or non-academic way; other buildings mix and hybridize styles. Stylistic features are usually most apparent on the fronts of buildings – especially commercial buildings – while the backs are left generally unornamented. Not all buildings have a style.

The following list of styles and common building types covers the options that were most popular in Abingdon or that survive in appreciable numbers to the present. For more detailed information, a number of excellent style guides have been published. Among the more useful is Virginia and Lee McAlester's *A Field Guide to American Houses*.

BUNGALOW A one-story or story-and-a-half house typically detailed in the Craftsman style. Bungalows typically have spreading gable roofs over inset front porches, sometimes with a larger dormer window on the front roof slope.

CAPE COD A one-story or story-and-a-half gabled house typically detailed in a simplified version of the Colonial Revival style.

CLASSICAL REVIVAL An architectural style characterized by the use of classical Greek and Roman forms and ornament, especially monumental porticos. Similar in appearance to the Colonial Revival style. Also referred to as the neoclassical style.

COLONIAL REVIVAL An architectural style characterized by the use of classical forms and detailing, symmetrical composition, and references to Colonial or Early National period American architecture. Also referred to as the Georgian Revival style. Similar in appearance to the Classical Revival style.

CRAFTSMAN An architectural style characterized by the use of broad, spreading forms; low-pitched gable or hip roofs, often with gable and eaves brackets; and decorative windows and other details. The bungalow and foursquare house forms are associated with the

style. A Craftsman porch is often supported by tapered wood columns on brick bases. Craftsman detail is sometimes used in combination with the Colonial Revival style, Mediterranean-derived styles, etc.

FOURSQUARE A two-story house form of the early 1900s characterized by a boxy or cubic massing, often with a hip roof, four-room plan, and Craftsman-style detail.

GOTHIC REVIVAL An architectural style that refers to medieval Gothic architecture and features lancet-arched openings and generally vertical detailing and composition.

MODERNIST/MODERNISM

An architectural style or design philosophy characterized by the use of simple geometric forms, modern materials (concrete, aluminum, plate glass, etc.), and by a general absence of applied ornament. Flat roofs are often an indicator of the style.

VERNACULAR Architecture derived from a traditional and often ethnically-based knowledge of form, construction, and detailing. Stylistic references are often entirely lacking from vernacular architecture; when they occur they are usually stylized or idiosyncratic adaptations of academic prototypes.

VICTORIAN Architecture from the late 1800s and early 1900s characterized by asymmetrical composition, complex massing and roof lines, architectural details that distantly reflect medieval prototypes, and the liberal use of machined ornament. Typical Victorian features include hip-and-gable roofs, bay windows, porches supported by chamfered or turned posts with sawn brackets, wood-shingle sheathing, and decorative roof vents. The Queen Anne style is a particularly elaborate form ~ of Victorian styling. Masonry commercial buildings that are Victorian in inspiration often feature decorative parapet brickwork and segmental-arched windows.

Definitions

For the purposes of this document, the following words and phrases should have the meanings respectively ascribed to them:

ALTERATION – any exterior changes that would affect the historic, cultural or architectural significance of a designated site or structure, any portion of which is visible or intended to be visible from a public way including, but not limited to, construction, reconstruction, moving or demolition.

ARCH – A curved structural element that spans an opening. An arch is usually of masonry construction and often features a specialized *keystone* at the top of the curve.

ARCHITRAVE – Type of molding that frames a door, window, or sometimes fireplace opening, and resembles a picture frame in that it has mitered corners; also, in classical architecture, the lowest part of the entablature.

AWNING – A roof-like covering over a store front, often of canvas, metal, or (in modern versions) wood shingles.

BALUSTER – A turned or sawn spindle or picket that supports a porch rail. A balustrade is a series of balusters.

BALUSTRADE – A row of balusters forming a low barrier.

BOARD AND BATTEN – A wooden siding consisting of vertical boards with narrow strips of wood (battens) nailed over the joints.

BRACKET – A functional and/or decorative feature, of a scrolled form or as a triangular brace, located at the top of a porch post, in a cornice, eave, or other location.

BOND – The coursing or pattern of bricks in a wall,

BULKHEAD – Solid panel at the bottom of a storefront that supports a display window.

CAPITAL – the top section of a column, often decorative.

CERTIFICATE OF APPROPRIATENESS – a certificate issued by Historic Preservation Review Board indicating its approval of drawings for construction, alteration, reconstruction, rehabilitation, restoration, moving, or demolition of an individually designated landmark, site, or structure or of a site or structure within a designated historic district.

CORBEL – An outward stepping of bricks, stones, or other masonry units used decoratively or to support an overhanging element.

CONTRIBUTING BUILDING – a site, structure, or object that adds to the historic architectural qualities, historic associations, or archeological values for which a property is significant because a) it was present during the period of significance, and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or b) it independently meets the National Register criteria.

CORNICE – A crowning element, usually highly decorative, at the top of a wall but below a parapet. Cornice returns are sections of cornice appearing in a gable or on the end of a building.

COURSED RUBBLE – Stonework consisting of roughly shaped blocks of stone laid in more or less regular horizontal courses.

CULTURAL – that which relates to the artistic, historic, intellectual, educational, archaeological, or architectural aspects of the Town of Abingdon.

DEMOLITION – any act which destroys, in whole or in part, an individually designated landmark, site, or structure, or a site or structure within a designated historic district not including appurtenances and environmental settings.

DEMOLITION BY NEGLECT – any willful neglect in the maintenance or repair of an individually designated landmark, site, or structure, or a site or structure within a designated historic district, not including any appurtenances and environmental settings, that does not result from an owner's financial inability to maintain and repair such landmark, site, or structure, and which results in any of the following conditions:

1. The deterioration of the foundations, exterior walls, roofs, chimneys, doors, or windows, so

as to create or permit a hazardous or unsafe condition to exist; or

2. The deterioration of the foundations, exterior walls, roofs, chimneys, doors, or windows, the lack of adequate waterproofing, or the deterioration of interior features, which will or could result in permanent damage, injury, or loss of or loss to foundations, exterior walls, roofs, chimneys, doors or windows.

DENTIL – One of a series of small rectangular blocks, similar in appearance to teeth, which are sometimes part of a cornice.

ENTABLATURE – The elaborated beam member carried by columns horizontally divided into architrave (bottom), frieze, and cornice (top).

EXTERIOR FEATURES – the architectural style, design, and general arrangement of the exterior of an historic structure, including the nature and texture of building material, and the type and style of all windows, doors, light fixtures, signs or similar items found on or related to the exterior of an historic structure.

FACADE – The principal exterior face of a building.

FINIAL – A decorative spike or other ornament at the peak of a roof.

FRIEZE – The horizontal section at the top of a wall or a range of supports but below the cornice.

HISTORIC DISTRICT – a significant concentration, linkage, or continuity of sites or structures united historically, architecturally, archaeologically, or culturally, by plan or physical development. An historic district should include all property within its boundaries as defined and designated by the Town Council.

HOOD MOLDING – Decorative trim, usually metal, wood, or stone, located over a door or window opening.

INTEGRITY – A descriptive term applied to materials, finishes, sites, or buildings that retain their historic substance and appearance.

JAMB – A vertical member at each side of a doorframe, window frame, or door lining.

LANDMARK – any site or structure designated by the Town Council, that is of exceptional historic, cultural, archaeological, or architectural significance.

LINTEL – A horizontal beam above an opening that carries the weight of the overlying structure.

MAINTENANCE – work that does not alter the exterior fabric or features of a landmark, site or structure and has no material effect on the historical, archaeological, or architectural or cultural significance of the historical landmark, site or structure.

MEETING RAIL – That portion of the window where two sash frames meet, usually at the horizontal mid point of the window opening.

MUNTIN – The narrow wood or metal strips that divide panes of glass in a window.

MULLION – The heavy uprights that divide windows that have been grouped together.

NATIONAL REGISTER OF HISTORIC PLACES – The honorific, non-restrictive federal listing of properties (individual buildings as well as historic districts) that have been officially determined to be historic at either the local, state, or national level of significance.

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 districts.

NON-CONTRIBUTING BUILDING – a site, structure, or object that does not add to the historic architectural qualities, historic associations, or archeological values for which a property is significant because a) it was not present during the period of significance, b) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or c) it does not independently meet the National Register criteria.

NOVELTY SIDING – Weatherboard siding with any of a number of decorative profiles. Sometimes referred to as German siding.

ORDER – In classical and classically-derived

architecture, the style or system of proportion and detail of a column and related elements. There are five principal orders of classical Greek and Roman architecture: Doric, Ionic, Corinthian, Roman, Tuscan, and Composite.

PARAPET – An extension of a building's wall that rises above the level of the roof.

PEDIMENT – In classical and classically-derived architecture, the triangular end of a gable roof, defined by cornices. Used as a decorative element above a door or window opening in Colonial Revival architecture, sometimes broken and/or scrolled at the center.

PILASTER – A half or partial column applied to a wall.

PITCH – The slope of a roof, usually expressed as a ratio of rise (height) to run (width), such as 6:12.

PORTICO – A formal and often monumental porch supported by columns.

PRESERVATION – actions taken to prevent or keep a structure from decay or degradation.

RAKE BOARD – Trim piece along the edge of a gable.

RECONSTRUCTION – the process of reproducing, by new construction, the exact form and detail of a vanished structure, or part thereof, as it appeared at a specific period of time.

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.

REPAIR – the process of rehabilitation which warrants additional work beyond simple maintenance. Repair, includes patching, piecing in, splicing, consolidating or otherwise, reinforcing materials according to recognized preservation methods.

REPLICATION – Is an exact reconstruction.

RESTORATION – the process of accurately recovering the form and details of a property as it appeared at a specific period of time by means of

removal of later work and the replacement of work missing from that period.

RETAINING WALL - A wall built to support or prevent the advance of a mass of earth or water.

ROOF – The cover of a building or a dormer window.

SECRETARY'S STANDARDS – Shorthand for *The Secretary of the Interior's Standards and Guidelines for Rehabilitation*. Used by many government agencies and individuals undertaking rehabilitation projects to evaluate whether the historic character of a property is preserved in the process of rehabilitation.

SILL – A horizontal timber, at the bottom of the frame of a wood structure, which rests on a foundation; also, the horizontal bottom member of a window frame or other framed opening.

SITE – the location of an event of historic significance or the location of a structure whether standing or ruined, which possesses historic, architectural, archaeological, or cultural significance

STOREFRONT – The ground-floor portion of a commercial building that contains the entrance and large display windows.

STOCKADE FENCE - A fence which contain vertical rustic, half-round boards pointed at the top.

STREETSCAPE – The overall appearance of buildings, signs, lights, and plantings along a street.

STRUCTURE - a combination of material to form a construction that is stable including, but not limited to, buildings, stadiums, reviewing stands, platforms, stagings, observation towers, radio towers, water tanks and towers, trestles, bridges, piers, paving, bulkheads, wharves, sheds, coal bins, shelters, fences, and display signs visible or intended to be visible from a public way.

TRANSOM – A window over a door opening or over the display windows of a storefront.

VENT/VENTILATOR – Louvered or pierced opening used in a gable end wall to ventilate a roof or attic.

VIRGINIA LANDMARKS REGISTER – The honorific, non-restrictive state listing of properties (individual buildings as well as historic districts) that have been

officially determined to be historic at either the local, state, or national level of significance.

WINDOW - An opening in a wall that provides light and ventilation to the interior of a building.

WRAP-AROUND PORCH -A porch that extends to two or more sides of a building, characteristic of Victorian architecture.