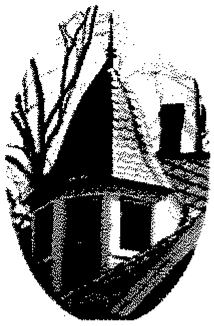


Volume II:
Suggested Historic Guidelines

The enclosed <u>suggested</u> historic zoning regulations apply to residential and nonresidential lots and structures in the historic districts. <u>Mandatory</u> historic zoning regulations are provided in Volume I, <u>Required</u> Historic Guidelines.

This volume of suggested guidelines is a companion to Volume I, Required Historic Zoning Regulations, applicable to the College Hill Historic District and the Oak Park Historic District

Last Amended: February 3, 2009. This is an advisory document

City of Maryville Historic Zoning Commission

CITY of
MARYVILLE
PEOPLE are the KEY

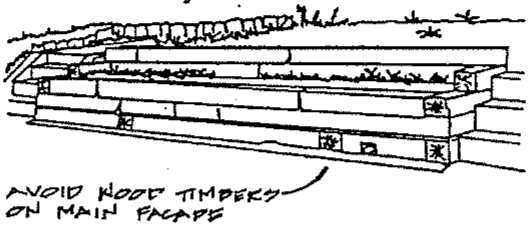
TABLE OF CONTENTS

The following suggested regulations shall apply to residential and nonresidential lots and structures in the historic districts. Additional regulations for non-residential properties are listed at the end of this section. A glossary is included at the end of this document.

1.00 LANDSCAPE FEATURES

a. Protect and retain existing trees where possible. Plant new trees to replace those lost to age or disease.

b. Landscaping should be secondary to the historic structure



Landscape elements in the historic districts shall not be restricted. However, the retention of shade trees and the planting of new trees are encouraged to maintain and enhance the appearance of the districts. In addition to large shade trees, most residences have some type of landscape elements in the front yard. Common features include bushes, flowering shrubs, contiguous hedges, ornamental trees like dogwoods, and ivy beds. The majority of the residences have grass lawns with some yards separated by hedges or other landscape materials to delineate lot boundaries.

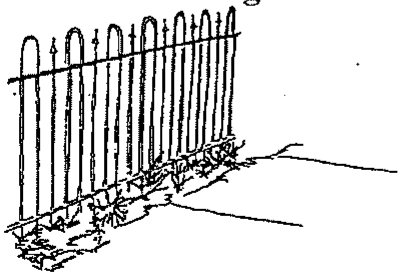
Retaining walls are found where the residence and yard are above the grade of the sidewalk and street level. The wall provides a clear termination of the yard, prevents erosion, and adds a decorative feature to the front of the house. Landscape materials should not conceal or mask a historic structure. Care should be taken to plant trees and bushes several feet away from a building's foundation to prevent damage from roots and moisture infiltration.

2.00 DRIVEWAYS AND ON-SITE PARKING

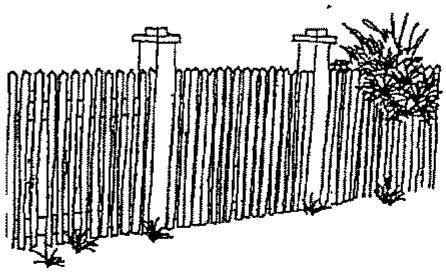
The use of concrete, concrete aggregates, patterned concrete, and brick pavers is encouraged over the use of asphalt.

3.00 FENCES

The use of ivy, vines, or other suitable plan material to cover or screen existing chain link fences is encouraged.



Existing historic cast iron fence.



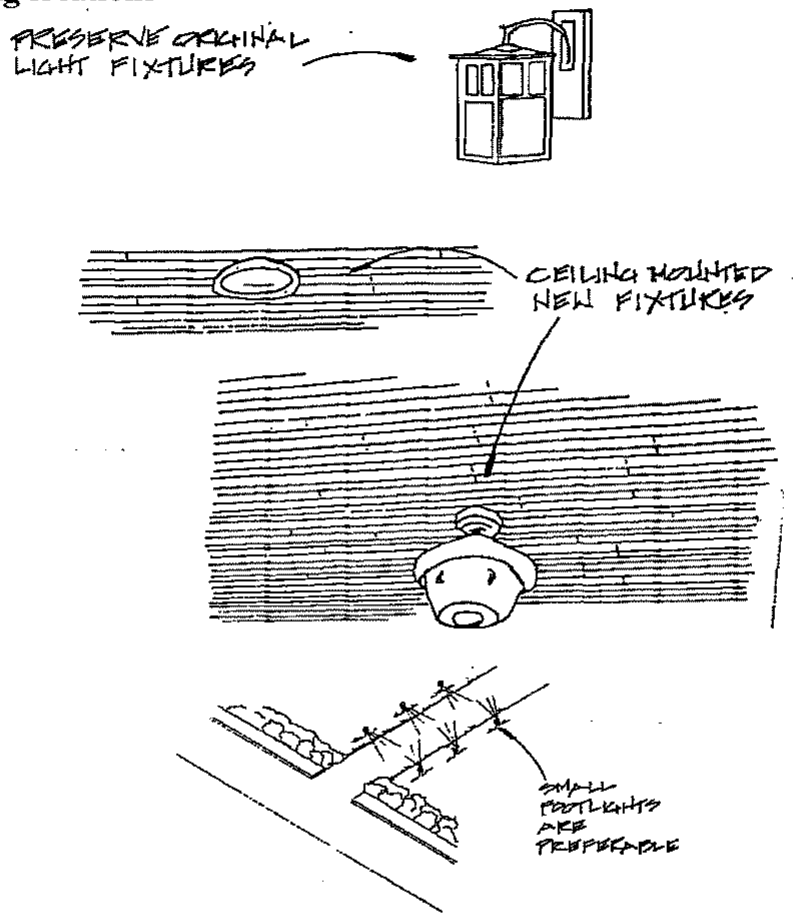
Appropriate wood picket fence design.

4.00 LIGHTING FIXTURES

a. Small visible sources of footlights on walkways and driveways is discouraged.

b. Light fixtures should be installed adjacent to the primary entrance or recessed in the porch ceiling. Light fixtures suspended several feet from the ceiling should be discouraged, as ceiling and wall mountings are more traditional.

Exterior lighting locations



5.00 SIGNS FOR LICENSED HOME OCCUPATION USE

Hanging signs at porch eaves are appropriate.

6.00 PRESERVE AND MAINTAIN EXTERIOR WOOD SIDING

The majority of exterior siding in the historic districts is horizontal lapboard siding such as weatherboard or clapboard. Weatherboards are long narrow boards with one edge thicker than the other and applied to overlap in a continuous pattern. Most exterior walls are composed of weatherboards from the frieze board beneath the roof to the sill board at the foundation.

7.00 EXTERIOR DECORATIVE ELEMENTS

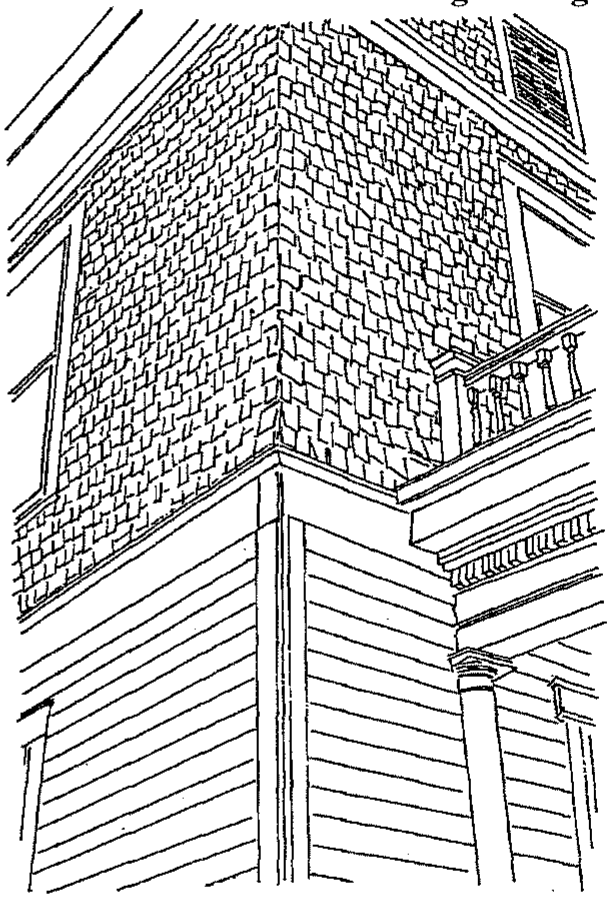
Historic wood siding achieves its own distinctive appearance as it weathers over time. This appearance is an important factor in defining the character of a house and establishing its age and style. In recent decades historic residences have had the exterior siding concealed with artificial sidings of aluminum, steel, vinyl, and other materials due to perceptions of the cost effectiveness of these materials as opposed to continued painting and maintenance of

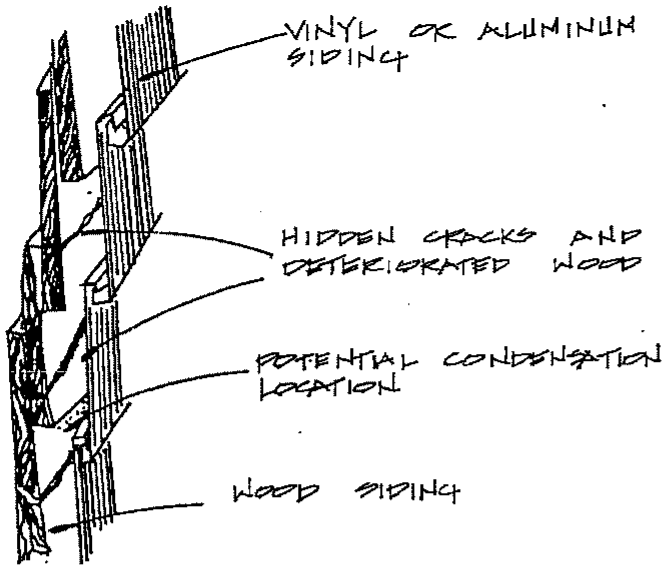
the wood siding. This concealment of the exterior siding has often resulted in the visual loss of exterior wood details, which define and characterize an historic house.

Artificial sidings often do not match the dimensions and profiles of the wood siding and conceal details such as wood shingles and window cornices. Artificial sidings are also inflexible and cannot duplicate curves on wood sided buildings such as projecting bays and bay windows. Instead of following the contours of historic residences, artificial sidings impose rigid angles and geometric patterns that detract from a building's original design and appearance.

The preferred method for wall coverings is repair or replacement of the original siding. However, wall textures and materials are facets of renovation and repair often considered by the Historic Zoning Commission. Wood is probably the most prevalent form of exterior wall covering and, historically, was used as a covering on old structures because of its availability, economy, structural flexibility, and strength as well as for its durability and relatively good thermal properties of being corrosion- and maintenance-free. Aluminum and vinyl siding are prohibited; the use of cement board materials is permissible, provided it is not wood-grained textured. However, the retention of the original siding and trim work is preferred. Decorative elements should never be covered by or removed in favor of such siding applications.

Weatherboard and wood shingle siding.





A further problem with concealment of original wood siding is the reduced ability of the residence to "breathe." Wood has properties that allow it to expand and contract with heating and cooling. Artificial sidings compromise this natural process through the creation of a sealed barrier between the original siding and outside air. This can trap moisture between the original and added artificial sidings and lead to deterioration of not only the wood siding but also the structural framework beneath. More significant moisture problems from faulty roofs or gutters may also be hidden from view by the added siding; artificial sidings can also mask insect and termite damage. Proper installation of these siding materials cannot completely seal out these pests, and damage to the wood siding and structural framework of a house can go undetected for long periods of time.

Concealment of the original siding may also not be cost effective. All materials have certain life spans, and aluminum, steel, and vinyl sidings are no exception. Numerous houses covered with these materials in the 1960s and 1970s have had the siding surface dent, fade, mottle, crack, or flake, which has necessitated the painting of the siding. The initial expense of installation and later maintenance may not be economical in comparison with maintenance and painting of the original wood siding. The application of artificial sidings also has extremely low thermal values in terms of insulation, and cost savings in energy bills are negligible.

8.00 WALLS

Repair and replacement of exterior wood siding should follow the profiles and design of the siding that it replaces. This includes horizontal weatherboards, frieze or fascia boards, sill boards, wood shingles, and other siding elements.

Replacement of exterior wood siding should be as minimal as possible as it is best to repair and patch cracks and holes in siding with caulking compounds, or to do localized replacement instead of removing and replacing entire boards. If the overall condition and appearance of wood siding is sound, replacement should be discouraged.

9.00 MASONRY

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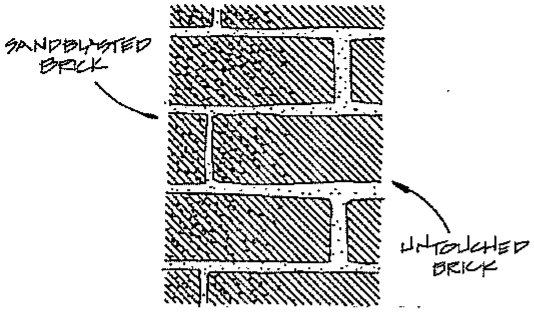
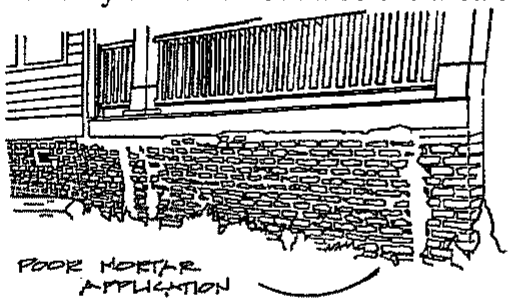
10.00 CLEANING MASONRY

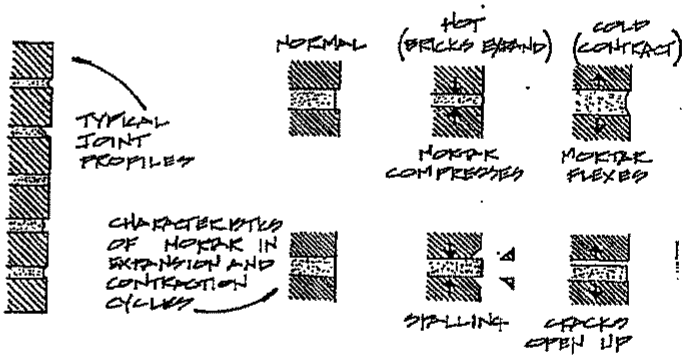


The cleaning of exterior unpainted brick should be undertaken only if the need for cleaning is clearly demonstrated. The weathering and light staining of brick over time helps to create brick's texture, coloring, and appearance. Some staining such as salt leaching can be harmful and should be cleaned. However, before initiating wholesale cleaning of a brick façade, there should be careful consideration as to whether or not the expected results would be worth the trouble and expense.

If brick cleaning is undertaken, it should be with the least abrasive methods that are possible. A test panel of any proposed cleaning technique should be performed to determine its effectiveness and ensure that no damage to the brick would result. Simple detergent cleaning with water and brushes is suggested for removing light layers of dirt and soot. Low pressure rinsing is acceptable as long as the pressure is kept below 600 pounds per square inch. Anything above that could damage the brick and erode the mortar. Steam cleaning is also an acceptable cleaning method for most brick surfaces.

The use of chemicals to remove stains on exterior brick has been a popular and effective method of cleaning in recent years. Chemical cleaning can be effective but is also costly and should be done by professionals. If handled poorly, this cleaning method can be harmful to not only the brick but also the area's immediate environment.





Sandblasting and other methods of abrasive cleaning are not appropriate for brick surfaces and should not take place under any circumstance. Sandblasting and related methods remove the outer patina of the brick and leave the soft core open to the elements. This can lead to moisture infiltration into the brick and spalling could result. Sandblasting can easily erode an inch or more of mortar joints and often requires repointing.

11.00 MAINTAINING MASONRY

Mortar for most pre-1945 buildings is composed of a mixture of lime and sand. This mortar composition allows for expansion and contraction of mortar joints between the bricks during hot and cold weather. Masonry repointing for pre-1945 structures should be of similar mortar composition and match in color or texture.

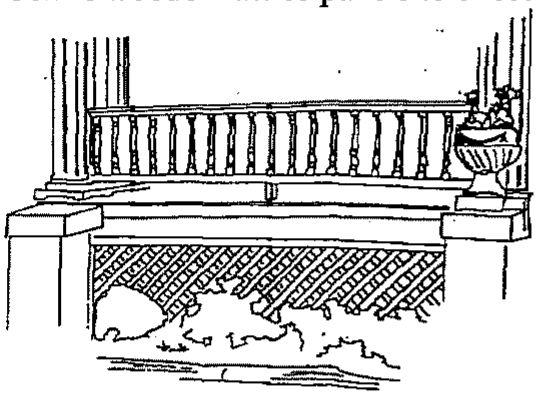
The use of Portland cement may be appropriate for some buildings constructed in the early 20th century. Where the original use of Portland cement is demonstrated, replacement in

kind is appropriate. However, for most pre-1945 brick buildings, Portland cement is not an appropriate mortar material since it does not allow for joint expansion and contraction.

Most residences and commercial buildings have flush or concave joints, and repointing should follow these original profiles. Mortar application should not extend to cover any part of the brick or masonry surface. Mortar should also be tinted or colored to match the original color after cleaning.

12.00 FOUNDATION WALLS

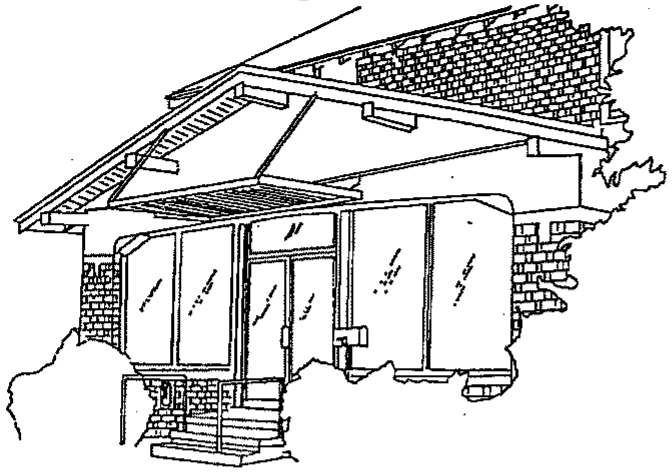
Utilize wooden lattice panels to effectively screen debris, pets, etc.



Effective use of lattice at foundation wall.

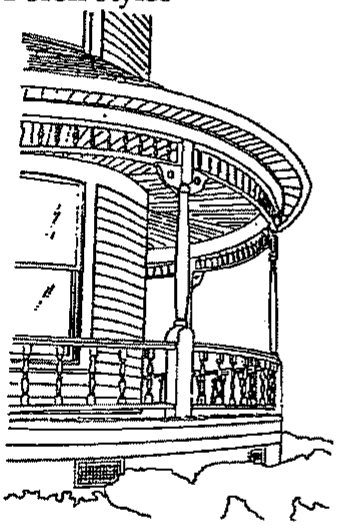
13.00 PORCHES

The porch is one of the major defining elements of a residence's style, age, and character. Basic components of porches include the porch floor, columns, railings, decorative trim, and ceilings. While the overall plan and form of porches remained much the same, porch treatments often changed from 1880 to 1945.

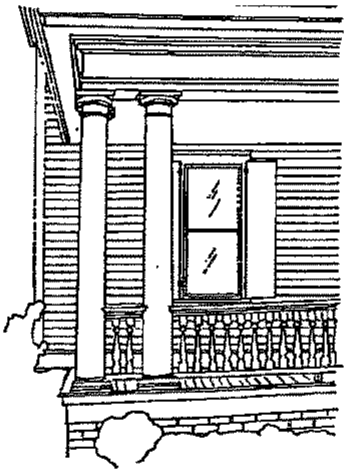


Inappropriate porch alteration.

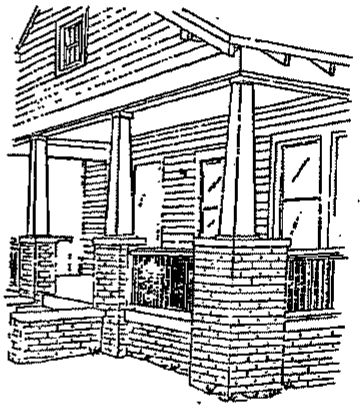
Porch styles



Queen Anne porch



Colonial Revival porch



Bungalow porch

14.00 PORCH FLOORS

The most common designs are tongue-and-groove boards, which are interlocked and laid in one direction over a structural framework. Because porch floors are frequently exposed to the elements, they require periodic maintenance and repair. Where porch floors were not maintained, the result was often the replacement of sections of floorboards, especially in areas most prone to weathering. Rather than replace wood floors, some property owners had poured concrete porch floors added after 1910. Residences built after this time also had concrete porch floors added as opposed to wood floors. The use of modern poured concrete or brick for replacement of a wood floor is inappropriate.

15.00 PORCH COLUMNS

This section intentionally left blank.

16.00 PORCH RAILINGS

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17.00 PORCH STAIRS

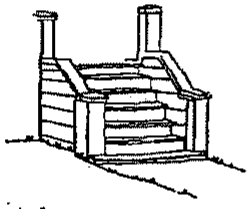
Wooden stair elements are exposed to the elements and often deteriorate over a period of twenty or thirty years. Most existing wood stairs were built in recent decades but are still important in maintaining the character of a residence.

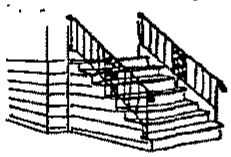
After 1910, the use of poured concrete or combinations of concrete and brick became common for stairs. These original stairs should be repaired with new concrete when necessary, and the painting of repaired concrete stairs is encouraged. The use of pre-cast or pre-formed concrete stairs is not appropriate.

Appropriate stair replacement

Yes

Yes





No!

18.00 WHEELCHAIR RAMPS

Situations may arise where handicap ramps are required for historic buildings. Handicap ramps are generally sloped with a low pitch to connect with porches or entrances. Ramps should be installed on rear façades or façades not readily visible from the street. Wood construction is suggested and detailing should be as simple as possible.

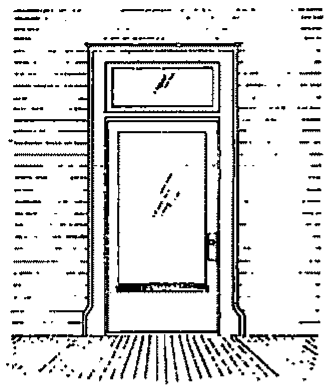
19.00 ENTRANCES

Alteration or removal of original entrances on rear façades not readily visible from the street is discouraged but may be allowed. If removed, it is suggested that original doors be saved.

The location and configuration of original entrance openings is essential to defining the character of a residence. Original entrances should be left in original locations and there should be no removal of original elements.

20.00 EXTERIOR DOORS

Doors that have not been previously painted should be left in their natural condition.

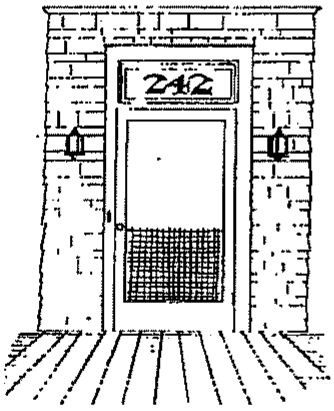


Single light door

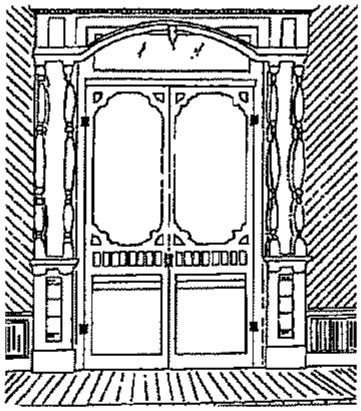
Many excellent examples of Queen Anne style doors exist with such detailing as incised panels, stained glass lights, or raised milled decoration. Entrance openings from this period also feature sidelights, transoms, and milled surrounds. All original entrance features on residences built prior to 1945 are significant defining elements and should be preserved and maintained.

21.00 SCREEN AND STORM DOORS

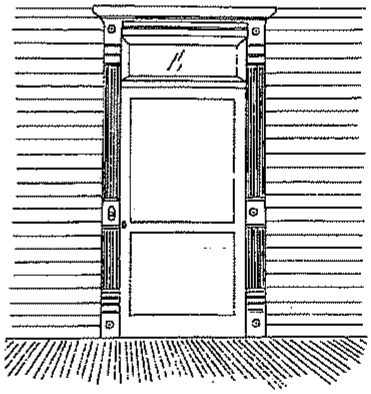
Storm doors added to rear entrances or entrances not readily visible from the street are suggested to be of plain full view design.



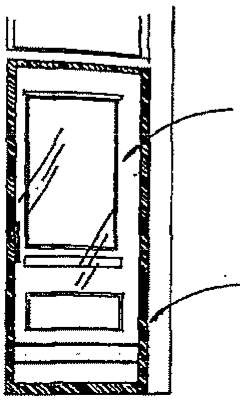
Original screen door



Original screen doors on Queen Anne residence



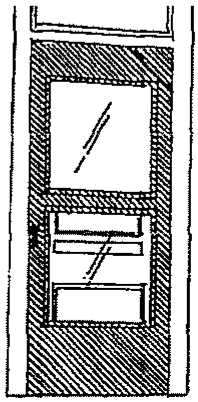
Original screen door



Use plain full-view security doors

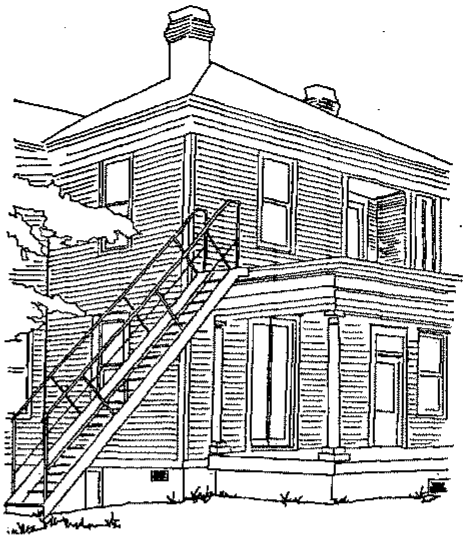
Wood or anodized (not raw) aluminum

This installation obscures visibility of original door



22.00 STAIRCASES

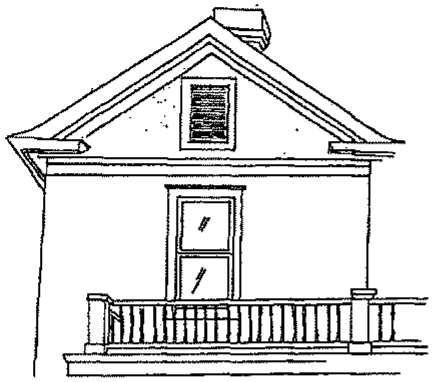
Many residences were converted to multi-family dwellings in recent decades. To access upper floor apartments and meet code requirements, it has often been necessary to install exterior staircases. Staircases placed on rear walls are appropriate, but those placed on front walls visible from the street detract from a property's original design and character. Exterior staircases may be installed only on rear walls or towards the rear of side walls.



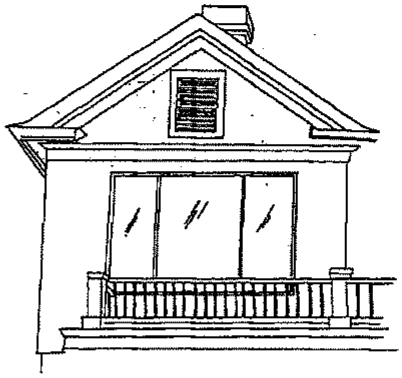
23.00 WINDOWS AND WINDOW OPENINGS

a. Replacement windows compliant with the requirements above and approved by the Historic Zoning Commission may have a wood or exposed vinyl exterior.

b. Window and sash frames should be painted a contrasting color from the body of the house to provide contrast and depth to window openings.



Yes



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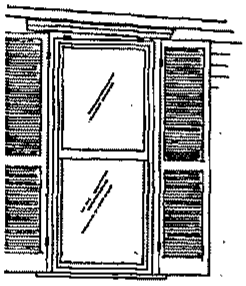
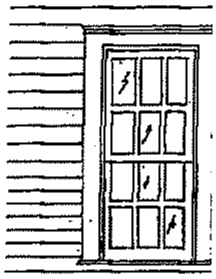
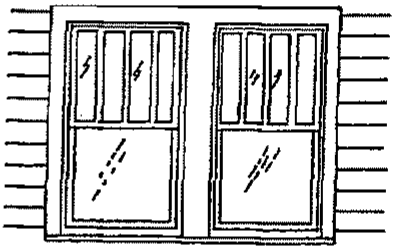


ONE OVER ONE WOOD SASH



SIX OVER SIX WOOD SASH



BUNGALOW STYLE WINDOW WITH VERTICAL LIGHTS

Predominant window designs in Maryville

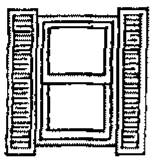
The location and size or original window openings are important defining features of a structure. Historic window openings were generally built with a vertical emphasis, with the height at least double that of its width.

24.00 STORM WINDOWS

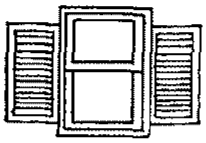
Interior storm windows that match the original window opening are appropriate and may be installed.

25.00 EXTERIOR SHUTTERS

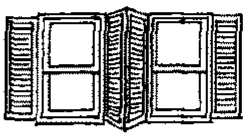
Shutters were originally placed at window openings to protect windows from the elements and block sunlight from entering a house in the summer. Original shutters are important components of window designs and should be maintained and preserved. With the advent of air conditioning in the 20th century, the use of shutters diminished, and many are now used primarily as ornamentation.



Too tall and thin



Too short and wide



Shutters should lay flat

26.00 ROOF FORMS

The addition of new dormers or gables on rear walls is discouraged but may be added if they are in proportion to the building and are not readily visible from the street or sidewalk. Skylights may also be added on rear or side walls if they are not readily visible from the street. Flush or fiat skylights are preferred over raised or bubble designs.

Roof forms in Maryville are primarily variations of gable and hipped designs. These original roof forms and pitch are important to the character of the district and no major alteration to roofs should take place. Original dormers and their decorative elements such as vent windows should be preserved and maintained.

27.00 ROOF MATERIALS

a. Asphalt, asbestos, or composition roofs, which were installed after 1945, may be replaced with new dimensional asphalt roof when necessary.

b. Dark colors for asphalt roofs such as black, dark red, brown, and dark green are preferred over lighter colors.

28.00 CHIMNEYS

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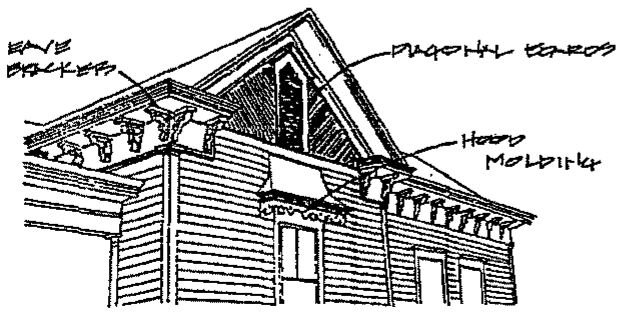
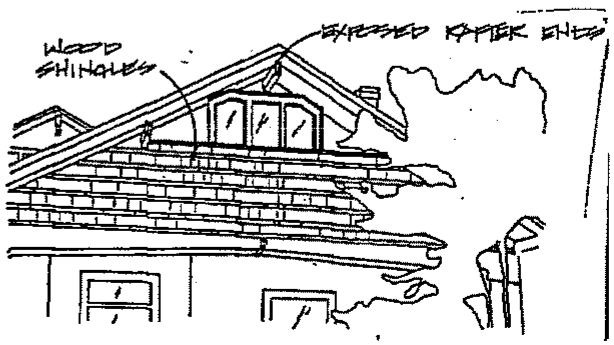
29.00 ARCHITECTURAL ORNAMENTATION

Original architectural ornamentation is too deteriorated for repair, replacement should be with profiles, dimensions, and materials to match the original.





30.00 PAINT

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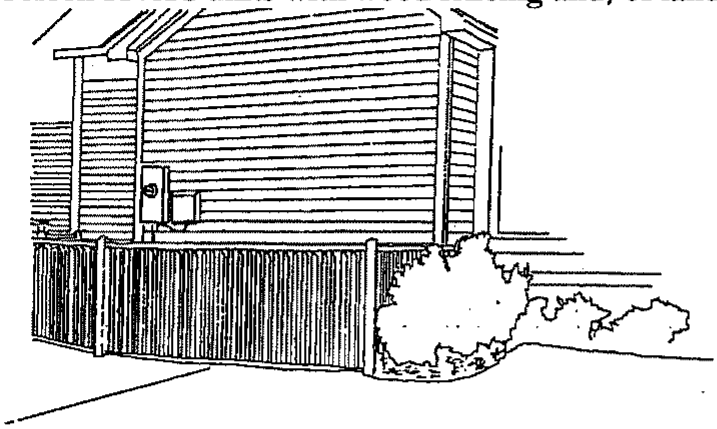
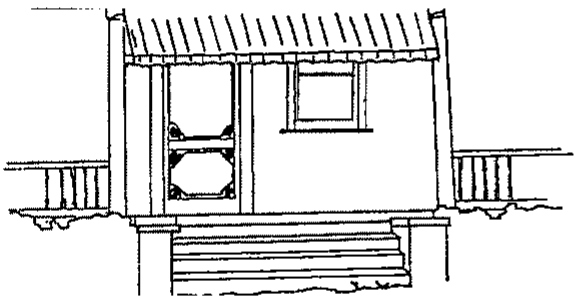
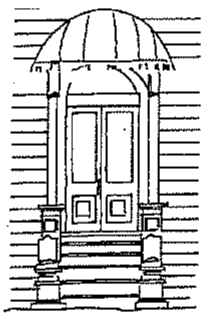
31.00 HVAC UNITS

Screen HVAC units with wood fencing and/or landscaping



32.00 AWNINGS

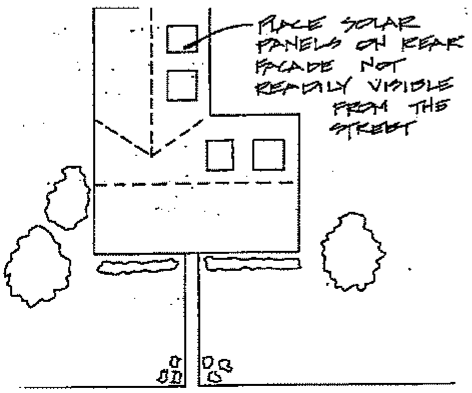




Appropriate awning locations

Standard or shed awnings are appropriate awning designs for residences. Also acceptable are circular or accordion designs or box or casement awnings.

33.00 SOLAR PANELS



34.00 RECREATIONAL STRUCTURES

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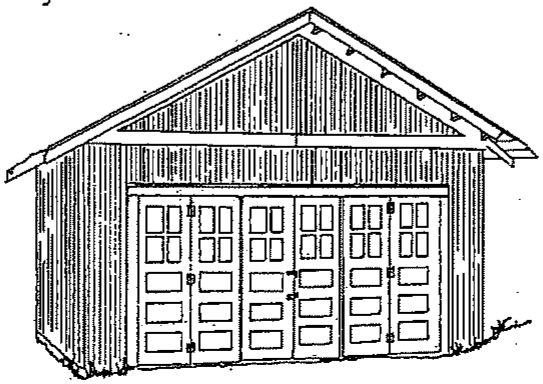
35.00 SATELLITE DISHES

Satellite dishes installed on the front of historic structures, in the front yards and within public view takes away from the historic character the community is trying to preserve. The majority of the College Hill Historic District encompasses the designated district registered in the National Register of Historic Places. Over the past few years, the City has notified numerous property owners that satellite dishes were installed in violation of applicable regulations. In such cases, it was necessary for the property owner/tenant and/or the satellite dish company to spend time and materials to remove or relocate the dishes so that they comply with regulations. Prior to the installation of any satellite dish in the National Register of Historic Places District, it is required that property owners submit proposed satellite dish locations, including dishes that are less than one meter in diameter, for review to the Maryville Historic Zoning Commission. Such authority is permissible to local governments pursuant to an F.C.C. Law, Title 47 of the Code of Federal Regulations (CFR), Sec. 1.4000(3)(b)(2). Placement of satellite dishes installed outside of the National Register District, but still within the boundaries of the College Hill Historic District, will also be enforced using the City's adopted historic district guidelines. Such authority is permissible to local governments pursuant to an F.C.C. Law, Title 47, CFR, Sec. 25.104. It is recommended that property owners/tenants also submit applications for proposed dishes prior to installation in these areas so that they are installed in compliance.

Placement of satellite dishes installed outside of a National Register District, but still within the boundaries of the Oak Park Historic District and College Hill Historic District will be enforced using the City's adopted historic district guidelines below. Such authority is permissible to local governments pursuant to an F.C.C. Law, Title 47, CFR, Sec. 25.104. You may find the FCC regulations at the following web site address:
http://www.archives.gov/federal_register

36.00 OUTBUILDINGS

Numerous Sheds, garages, and other outbuildings, which are over fifty years old, exist throughout the residential area, more prevalent in the College Hill Historic District than in Oak Park. These outbuildings comprise a valuable collection of simple architectural designs, which complement the historic residences. These buildings shall be preserved and maintained. However, wood structures were often built with minimal foundations and deterioration to these buildings is common. Demolition of wood outbuildings may be necessary if the buildings require extensive repair such as replacement of at least half of the exterior siding and have badly deteriorated roof structures.



Example of an historic garage

37.00 NEW CONSTRUCTION

Successful new construction in historic residential areas repeats the basic design elements inherent in the district but creates different forms of expression. Direct reproductions are discouraged since they may cause observers to confuse a new building for a historic building.

38.00 RECONSTRUCTION OF BUILDINGS

This section intentionally left blank.

39.00 HEIGHT OF NEW CONSTRUCTION

New construction should respect the height of adjacent buildings and the dominant building height found along its block or street. Two story buildings are appropriate for most blocks in the historic districts and it is best that new construction not vary more than 10 percent in height with adjacent structures. One-story buildings are not appropriate for blocks dominated by two-story structures.

40.00 FOUNDATION HEIGHT

This section intentionally left blank.

41.00 PRIMARY ENTRANCES

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42.00 NEW CONSTRUCTION (IN THE COLLEGE HILL HISTORIC DISTRICT) REQUIRES A FRONT PORCH

a. Two-story porches are less desirable than one-story porches. Small decorative balconies shall also be avoided on front walls visible from the street.

b. Porches should be least six feet deep and have simple columns and balusters.

The majority of historic structures in the College Hill Historic District have some type of front porch. Although there are front porches in the Oak Park Historic District, porches are not as prevalent. Structures in the College Hill Historic District have some porches extending across the entire front wall, while others are have a small entry porch at the entrance. These porches are generally one-story in height. New construction must maintain the rhythm and placement of porches of adjacent structures along a block. Columns should be simple in design. Ornate spindle columns, decorative brackets and variations of Greek orders are too imitative for new construction and should not be used on front porches visible from the street.

43.00 RHYTHM OF DOOR AND WINDOW OPENINGS

This section intentionally left blank.

44.00 BUILDING SETBACKS

Streetscapes throughout the Districts have certain rhythms, which are created, by the spatial distances between buildings. This is more relevant in the College Hill Historic District, due to the narrow lots, than it is in the Oak Park Historic District. These distances vary from block to block depending on the size of lots and density of construction.

45.00 ROOF

46.00 EXTERIOR MATERIALS

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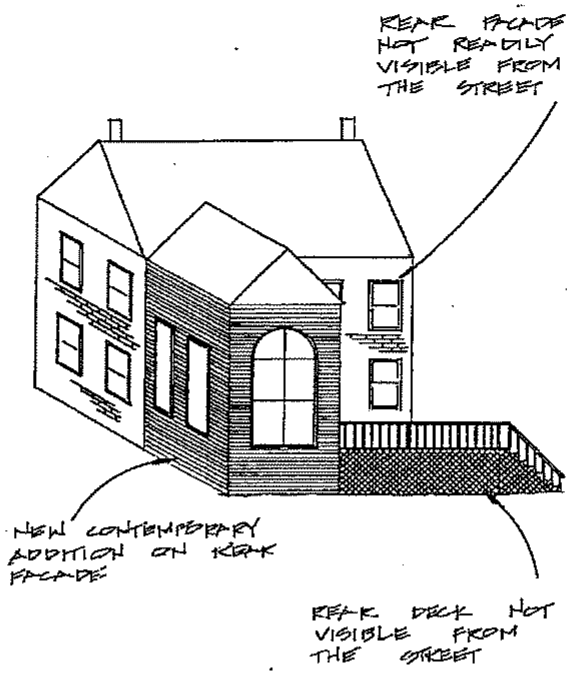
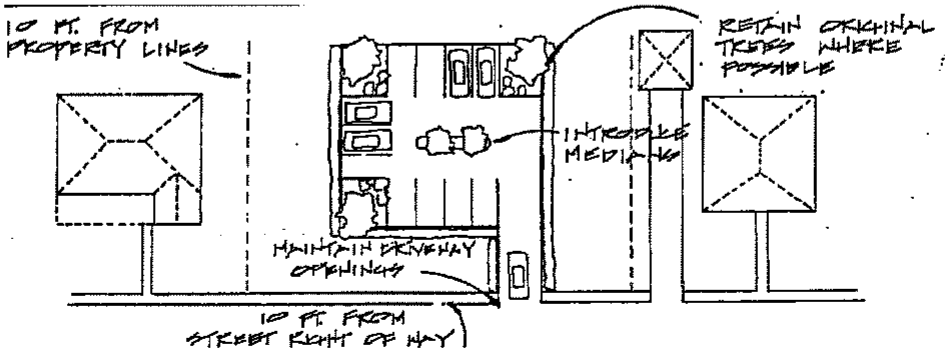
47.00 ADDITIONS TO BUILDINGS



An addition may have different siding materials, window and door arrangement, roof form and pitch, and massing to distinguish it from the original buildings. An addition should not be an imitation of the original building, nor should historic detailing, be reproduced.
The construction of wood or brick decks on rear walls or side walls not readily visible from the street shall be allowed.

48.00 This section intentionally left blank



49.00 RELOCATING HISTORIC BUILDINGS WITHIN OR OUTSIDE A DISTRICT

a. Historic buildings should not be moved within an historic district except where threatened with demolition or loss of integrity of site and setting.

b. Buildings, which are moved to another location within a district, should be compatible with buildings adjacent to the new location in style, height, scale, materials, and setback, and be similar in site and setting.

50.00 RELOCATING BUILDINGS INTO A DISTRICT

Where buildings have been moved into a district it is recommend that they be identified through a plaque or marker dating both the original construction date and the relocation date.

A few vacant lots are found throughout Maryville's historic districts. The relocation of historic properties to these vacant lots is appropriate if they are architecturally compatible with the adjacent structures and are consistent in site and setting. Properties that are moved into a district should be identified as such to avoid confusion with the original buildings of a district.

51.00 DEMOLITION

This section intentionally left blank.

52.00 ADDITIONAL OFFICE AND COMMERCIAL-RELATED BUILDING GUIDELINES

52.10 NEW CONSTRUCTION

This section intentionally left blank.

52.20 ADDITIONS

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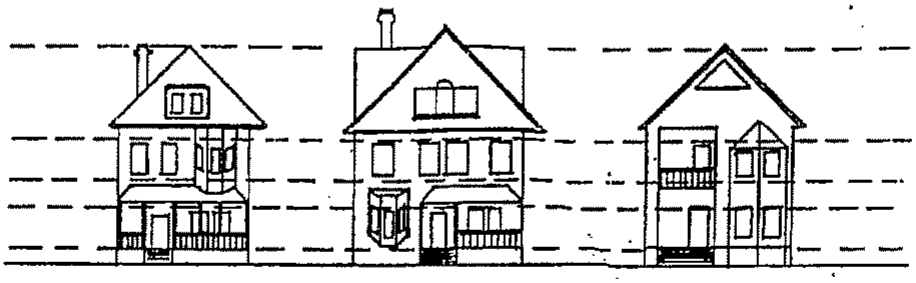
52.30 HEIGHT



52.40 BUILDING MATERIALS

This section intentionally left blank.

52.50 SETBACKS

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52.60 SIGNS

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53.00 ANCILLARY STRUCTURES: CARPORTS, GARAGES, SHEDS AND THE LIKE

This section intentionally left blank.

54.00 ECONOMIC HARDSHIP

This section intentionally left blank.

55.00 DEMOLITION BY NEGLECT

This section intentionally left blank.

56.00 REFERENCE TO OTHER REGULATIONS APPLICABLE TO THE COLLEGE HILL HISTORIC DISTRICT

This section intentionally left blank.

57.00 REFERENCE TO OTHER REGULATIONS APPLICABLE TO THE OAK PARK HISTORIC DISTRICT

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58.00 APPEALS

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59.00 NEW AND EMERGING MATERIALS THAT SIMULATE TRADITIONAL MATERIALS

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60.00 CONFIRMATION OF APPROVED SETBACKS TO BOARD OF ZONING APPEALS

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61.00 ENFORCEMENT PROCEDURES

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62.00 PROCEDURE TO APPLY FOR NEW HISTORIC DISTRICT DESIGNATION

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63.00 BUILDING CODES AND LIFE SAFETY CODES TAKE PRECEDENCE OVER HISTORIC DISTRICT REGULATIONS

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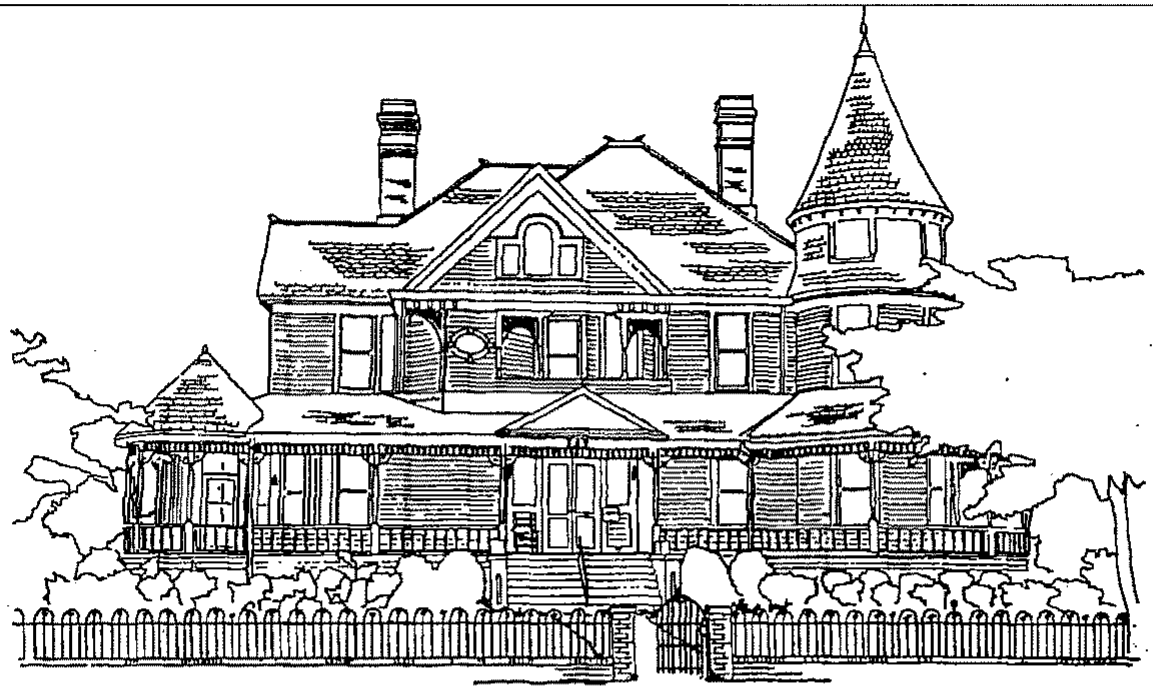
APPENDIX A

SAMPLE OF HOUSE STYLES IN MARYVILLE HISTORIC DISTRICTS



Queen Anne Style, 1880-1910. Note that many varieties of Queen Anne exist, from plain to fancy. Some characteristics of the Queen Anne style:

oriel windows, bay windows

casement windows, with upper panes of various sizes, or of stained glass

dormers

steep roofs, varied roof lines

front-facing gable

varied surface textures

varied shingle patterns, belt courses

patterned masonry

half-timbering

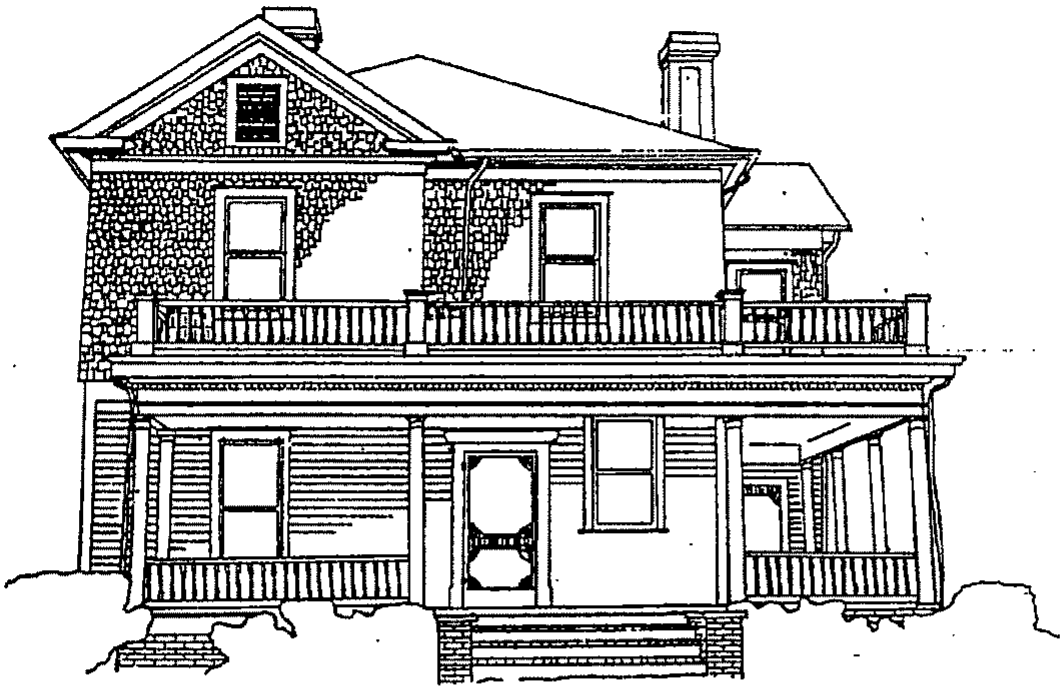
porch balustrades, friezes, spindlework

verandas, sleeping porches, round porches, turrets, gazebos

tall towers with conical roofs

asymmetrical plan

open floor plan centering around a "great hall"



Gable Front and Wing, or L-Plan Cottage, 1880-1915. Some of these homes can lean toward Craftsman detail of Bungalows or Queen Anne detail.

Colonial Revival, 1895-1930s; again, many variations exist. Some characteristics of the Colonial Revival style:

large portico entrance

hip roofs, gambrel roofs, double-pitched roofs

dormers

paired windows

windows with double-hung sashes, multi-pane glazing

louvered shutters

columns, porticos, fanlights, Palladian windows

cornices with dentil molding

rectangular shape

symmetrical facade and floor plan

The Bungalow, 1910-1940. Some characteristics of the Bungalow style:
simplicity
rustic textures, natural woodwork
gabled roof facing the street
broad overhangs
exposed rafters
pergolas and trellises over porches
tapered porch posts
sun porches
open floor plan

APPENDIX B
GLOSSARY

Addition. New construction added to an existing building or structure

Alteration. Work that impacts any exterior architectural feature, including construction, reconstruction, or removal of any building or building element

Apron. A decorative, horizontal trim piece on the lower portion of an architectural element

Arch. A curved construction of wedge-shaped stones or bricks that 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

Bargeboard. A board that hangs from the projecting end of a gable roof, covering the end rafters, and often sawn into a decorative pattern

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

Bay window. A projecting window that forms an extension to the floor space of the internal rooms; usually extends to the ground level

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

Board and batten. Siding fashioned of boards set vertically and covered where their edges join by narrow strips called battens

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 that spans between horizontal and vertical surfaces (eaves, shelves, overhangs) as decorative support

Bungalow. Common house form of the early twentieth century distinguished by horizontal emphasis, wide eaves, large porches and multi-light doors and windows

Casement window. A window with one or two sashes that are hinged at the sides and usually open outward

Certified Local Government. Any city, county, parish, township, municipality, or borough or any other general purpose subdivision enacted by the National Preservation Ave Amendments of 1980 to further delegate responsibilities and funding to the local level

Clapboards. Horizontal wooden board, thinner at the top edge, which are overlapped to provide a weather proof exterior wait surface

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

Clipped Gable. A gable roof where the ends of the ridge are terminated in a small, diagonal roof surface

Colonial Revival. House style of the early .twentieth century based on interpretation of architectural forms of the American colonies prior to the Revolution

Column. A circular or square vertical structural member

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

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 order 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.

Cresting. A decorated ornamental finish along the top of a wall or roof, often made of ornamental metal

Cross-gable. A secondary gable roof that meets the primary roof at right angles

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

Dormer window. A window that projects from a roof

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

Elevation. Any of the external faces of a building

Ell. The rear wing of a house, generally one room wide and running perpendicular to the principal building

Engaged Column. A round column attached but projecting from a wall (see also pilaster)

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

Façade. The face of the front elevation of a building

Fanlight. A semi-circular window usually located over a door with radiating muntins suggesting a fan

Fascia. A projecting flat horizontal member or molding; forms the t-rim of a flat or pitched roof; also part of a classical entablature

Fenestration. The arrangement of windows on a building

Finial. A projecting decorative element, usually of metal, at the top of a roof turret or gable

Fishscale Shingles. A decorative pattern of wall shingles composed of staggered horizontal rows of wooden shingles with half-round ends

Flashing. Thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and vertical surfaces

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

Flemish Bond. A brick-work pattern where the long "stretcher" edge of the brick is alternated with the small "header" and 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 it

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 that carries a pitched roof

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

Gambrel Roof. A ridged roof with two slopes on either side

Hipped Roof. A roof with uniform slopes on all sides

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

Ionic Order. One of the five classical orders used to describe decorative scroll capitals

Infill. New construction where there had been an opening before, such as a new building between two older structures; or block infill between porch piers or in an original window opening

Jack Arch. *see* **Flat Arch**

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

Knee Brace. An oversize bracket supporting a cantilevered or projecting element

Lattice. An openwork grill of interlacing wood strips used as screening

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

Mansard Roof. A roof with a double slope on all four sides, with the lower slope being almost vertical and the upper slope almost horizontal

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

Metal Standing Seam Roof. A roof composed of overlapping sections of metal such as copper-bearing steel or iron coated with an alloy of lead and tin. These roofs were attached or crimped together in various raised seams for which the roofs were named

Modillion. A horizontal bracket, often in the form of a plan 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 used to divide and hold the panes of glass (lights) in multi-light windows or glazed doors

Neo-classical Style. Early twentieth century style that combines features of ancient, Renaissance, and Colonial architecture; characterized by imposing building with large columned porches

Oriel Window. A bay window that emerges above the ground floor level

Paired Columns. Two columns supported by one pier, as on a porch

Palladian Window. A window with three openings, the central one arched and wider than the flanking ones

Paneled door. A door composed of solid panes (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 not projecting from a wall, resembling a classical column

Pitch. The degree of the slope of a roof

Portico. A roofed space, open or partly enclosed, forming the entrance and centerpiece of the façade of a building, often with columns and a pediment

Portland cement. A strong, inflexible hydraulic cement use to bind mortar. Mortar or patching materials with a high Portland cement content should not be used on historic buildings. The Portland cement is harder than the masonry, thereby causing serious damage over annual freeze-thaw cycles

Preservation. The act of maintaining the form and character of a building as it presently exists. Preservation stops deterioration and stabilizes the structure

Pressed Tin. Decorative and functional metal work made of molded tin and used to sheath roofs, bays, and cornices.

Pyramidal Roof. A roof with four identical sides rising to a central peak

Queen Anne Style. Popular late nineteenth century revival style of early eighteenth-century English architecture, characterized by irregularity of plan and massing and a variety of textures

Quoins. A series of stone, brick, or wood panels ornamenting the comers of a building's exterior walls or surrounding windows and doors

Reconstruction. The accurate recreation of a vanished, or irreplaceably damaged structure, or part thereof; the new construction recreates the building's exact form and details as they appeared at some point in history

Rehabilitation. The act bf returning a building to usable condition through repair, alteration, and/or preservation of its features

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

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

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

Sash. The moveable framework containing the glass in a window

Segmental Arch. An arch whose profile or radius is less then a semicircular

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

Sheathing. An exterior covering of boards of other surfaces applied to the frame of the structure (see siding)

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

Sill. The bottom crosspiece of a window frame

Spindles. Slender, elaborately turned wood dowels or rods often used in screens and porch trim.

Stabilization. The essential maintenance of a deteriorated building as it exists at present, establishing structural stability and a weather-resistant enclosure

Streetscape. The over façade, not of a single structure, but of the main building that define a street

Surround. An encircling border or decorative frame, usually at windows or doors

Swag. Carved ornament in the form of a cloth draped over supports, or in the form of a garland of fruits and flowers

Transom. A horizontal opening (or bar) over a door or window

Trim. The decorative framing of openings and other features on a façade

Turret. A small slender tower

Veranda. A covered porch or balcony on a building's exterior

Vergeboard. The vertical face board following and set under the roof edge of a gable, sometimes decorated by carving

Vernacular. A regional form or adaptation of an architectural style

Wall dormer. Dormer created by an upward extension of a wall and a breaking of the roofline

Water Table. A projecting horizontal ledge, intended to prevent water from running down the face of a wall's lower section

Weatherboard. Wood siding consisting of overlapping boards usually thicker at one edge then the other

APPENDIX C
TECHNICAL PRESERVATION RESOURCES

The City of Maryville has a complete library of PRESERVATION BRIEFS, prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Copies of these publications may be obtained by calling Tom Weitnauer, in the City of Maryville Planning Department, at 273-3507

#	Title
1	Cleaning and Waterproof Coating of Masonry Buildings
2	Repointing Mortar Joints in Historic Brick Buildings
3	Conserving Energy in Historic Buildings
4	Roofing for Historic Buildings
6	Dangers of Abrasive Cleaning to Historic Buildings
7	Preservation of Historic Glazed Architectural Terra-Cotta
8	Aluminum and Vinyl Sidings on Historic Buildings
9	Repair of Historic Wooden Windows
10	Exterior Paint Problems on Historic Woodwork
11	Rehabilitating Historic Storefronts
12	Preservation of Historic Pigmented Structural Glass
13	Repair and Upgrading of Historic Steel Windows
14	New Exterior Additions to Historic Buildings: Preservation Concerns
15	Preservation of Historic Concrete: Problems and General Approaches
16	Use of Substitute Materials on Historic Building Exteriors
17	Architectural Character
18	Rehabilitating Interiors in Historic Buildings
19	Repair and Replacement of Historic Wooden Shingle Roofs
21	Repairing Historic Plat Plaster-Walls and Ceilings
22	Preservation and Repair of Historic Stucco
23	Preserving Historic Ornamental Plaster
24	Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
25	Preservation of Historic Signs
26	Preservation and Repair of Historic Log Buildings
27	Maintenance and Repair of Architectural Cast Iron
28	Painting Historic Interiors
29	Repair, Replacement, and Maintenance of Historic Slate Roofs
30	Preservation and Repair of Historic Clay Tile Roofs
31	Mothballing Historic Buildings
32	Making Historic Properties Accessible
33	Preservation and Repair of Historic Stained and Leaded Glass
34	Applied Decoration for Historic Interiors - Preserving Composition Ornament
35	Understanding Old Buildings: The Process of Architectural Investigation
36	Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
37	Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing

CATALOG OF HISTORIC PRESERVATION PUBLICATIONS and GUIDANCE ON THE TREATMENT OF HISTORIC PROPERTIES

REHABILITATION RESOURCES

Grow, Lawrence. The *Seventh Old House Catalogue.* New York: Sterling Publishing Co., 1991. ISBN 0-8069-7436-Z

Jackson, Albert, and David Day. *The Complete Home Restoration Manual* New York: Simon & Schuster, 1992. ISBN 0-871-78798-8.

Kahn, Renee, and Ellen Meagher. *Preserving Porches.* New York: Henry Holt and Co., 1990. ISBN 0-8050-1209-5.

Kitchen, Judith. *Caring for Your Old House, A Guide for Owners and Residents.* Washington, DC: Preservation Press, 1991. ISBN *0-89133-160-3.*

Light, Sally. *House Histories, A Guide to Tracing the Genealogy of Your Home.* Spencertown, NY: Golden Hill Press, Inc. 1989. ISBN 0-9614876-1-5.

Miller, Martin and Iudith2 *Period Details, A Sourcebook for House Restoration.* New York: Crown Publishers, *1987.* ISBN *0-517-88013-X.*

National Trust for Historic Preservation. *Respectful Rehabilitation, Answers to Your Questions About Old Buildings.* Washington, DC: Preservation Press, 1982. ISBN 0-89133-103-4.

Von Rosenstiel, Helene. *Floor Coverings for Historic Buildings..* Washington, DC: Preservation Press, 1988. ISBN *0-89133-130-1.*

Wagner, Richard. *Old House Starter Kit.* Washington, DC: National Trust for Historic Preservation, 1993. ISBN 0-89133-207-3.

STYLE GUIDES

Blumenson, John J.-G. *Identifying American Architecture.* Nashville, TN: American Association for State and Local History, 1977, 1981. ISBN 0-910050-503 pbk; and ISBN 0-393-01428-2 cloth.

Haneman, John Theodore. *Pictorial Encyclopedia of Historic Architectural Plans, Details, and Elements.* New York: Dover Publications, Inc., 1984. ISBN 0~486-24605-1..

McAlester, Virginia and Lee. *A Field Guide to American Houses..* New York: Alfred A. Knopf, 1984. ISBN 0-394-73969-8.

Rifling Carom *A Field Guide to American Architecture.* New York: Penguin Books, 1980. ISBN *0-452-26269-0* pbk

E.L. Roberts & Co. *Roberts Illustrated Millwork Catalog. A Sourcebook of Turn-of-the-Century Architectural Woodwork.* New York: Dover Publications, Inc. 1988. ISBN 0-486-25697-9 pbk.

Whiten, Marcus, and Frederick Koeper. *American Architecture, 1607 - 1976.* Two volumes. Cambridge, Mass: MIT Press, 1987. ISBN 0-262-73069-3 (Vol. 1) and ISBN 0-262-73070-7 (Vol. 2).

Woodward, George E., and Edward G. Thompson. *A Victorian Housebuilder's Guide: "Woodward's National Architect" of 1869.* New York: Dover Publications, Inc., 1988. ISBN 0-486-25704-5.

PUBLICATIONS REGARDING HISTORIC PRESERVATION IN AMERICA

Fitch, James Marston. *Historic Preservation: Curatorial Management of the Built World.* Charlottesville, VA: University Press of Virginia, 1990. ISBN 0-8139-1272-5.

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