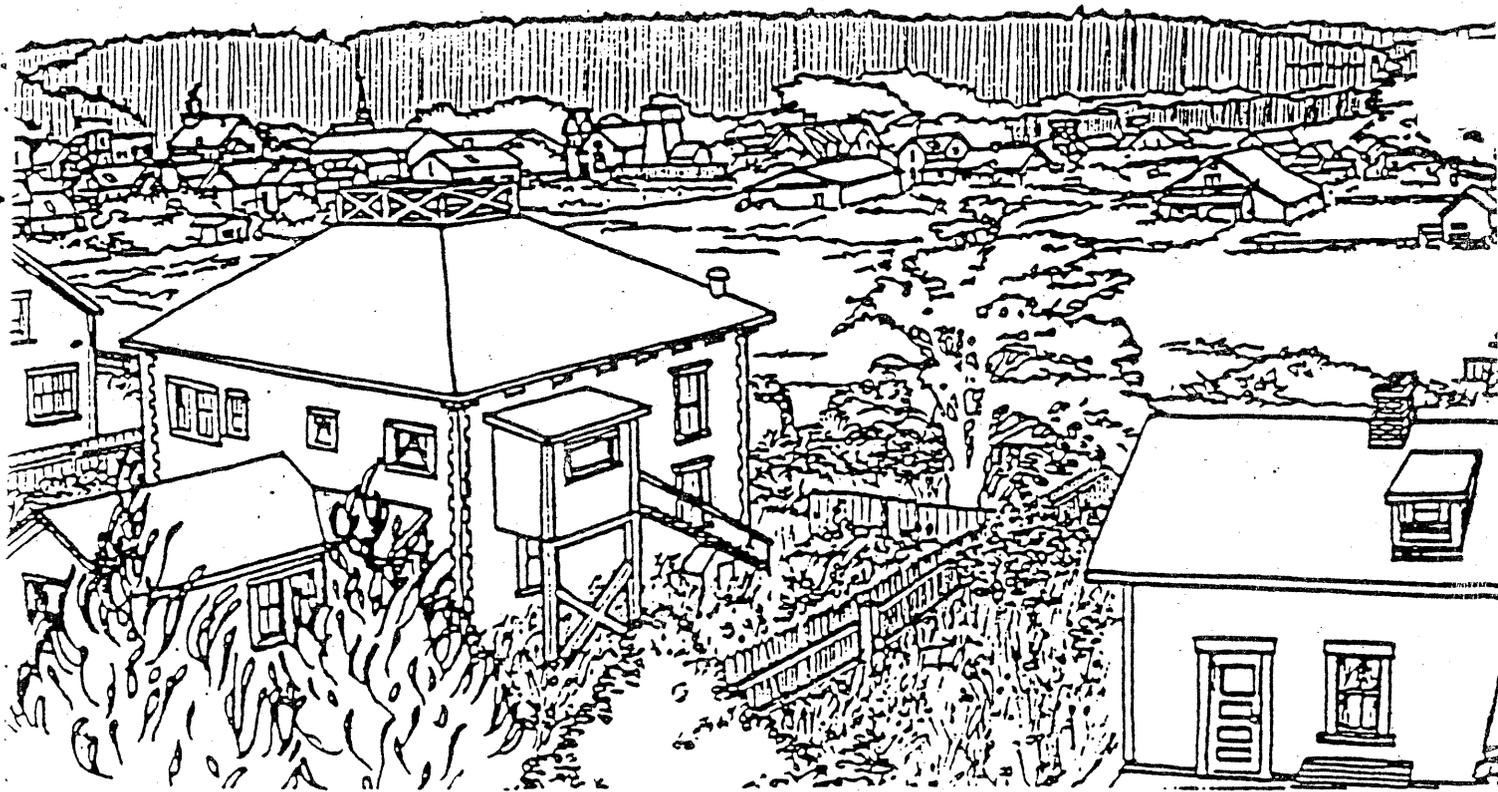


MENDOCINO  
HISTORIC  
REVIEW BOARD  
DESIGN GUIDELINES  
1987





MENDOCINO HISTORICAL REVIEW BOARD

DESIGN GUIDELINES

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## I. STATEMENT OF INTENT

The Mendocino Historical Review Board (MHRB) of the Town of Mendocino (appointed by the County Board of Supervisors to implement Historical Preservation Ordinance #1057A as amended) has adopted the following Design Review Guidelines in order to ensure that development, as defined, within the Town of Mendocino will be compatible with, preserve, and enhance the unique historic character and cultural resources of the community which have been recognized in Mendocino's designation as a National Historic Landmark District.

These Guidelines are based upon historic design characteristics commonly observed in Mendocino and will serve as a basis against which plans for new construction and for rehabilitation or renovation of existing structures can be judged for harmony, compatibility and appropriateness.

Supportive of this intent is Sec. 30253(5) of the California Coastal Act (1976) which cites: "New development shall, where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses."

The intent of the Design Guidelines is to provide a range of design choices which will encourage development that is compatible with the existing or desired character of the area and which will discourage the introduction of incompatible elements of design or building style. Present day designs and materials are encouraged when used in a manner which is compatible with the sense of the past that is being preserved.

It is not the intent of these guidelines to return the Town to a bygone era. Nor is the intent to create an artificial atmosphere or to invite mimicry that will only caricature the past. The intent is to preserve and protect the special character and the identity of Mendocino.

### Mendocino Town Plan

Design Review Standards which are not addressed in these guidelines but which are set forth in the Mendocino Town Plan, adopted by the Mendocino County Board of Supervisors, shall be the guideline criteria for determination by the Mendocino Historical Review Board within the Historic District as defined in Ordinance 1057A as amended.

## II. BRIEF HISTORY OF MENDOCINO

Native inhabitants - Pomo Indians

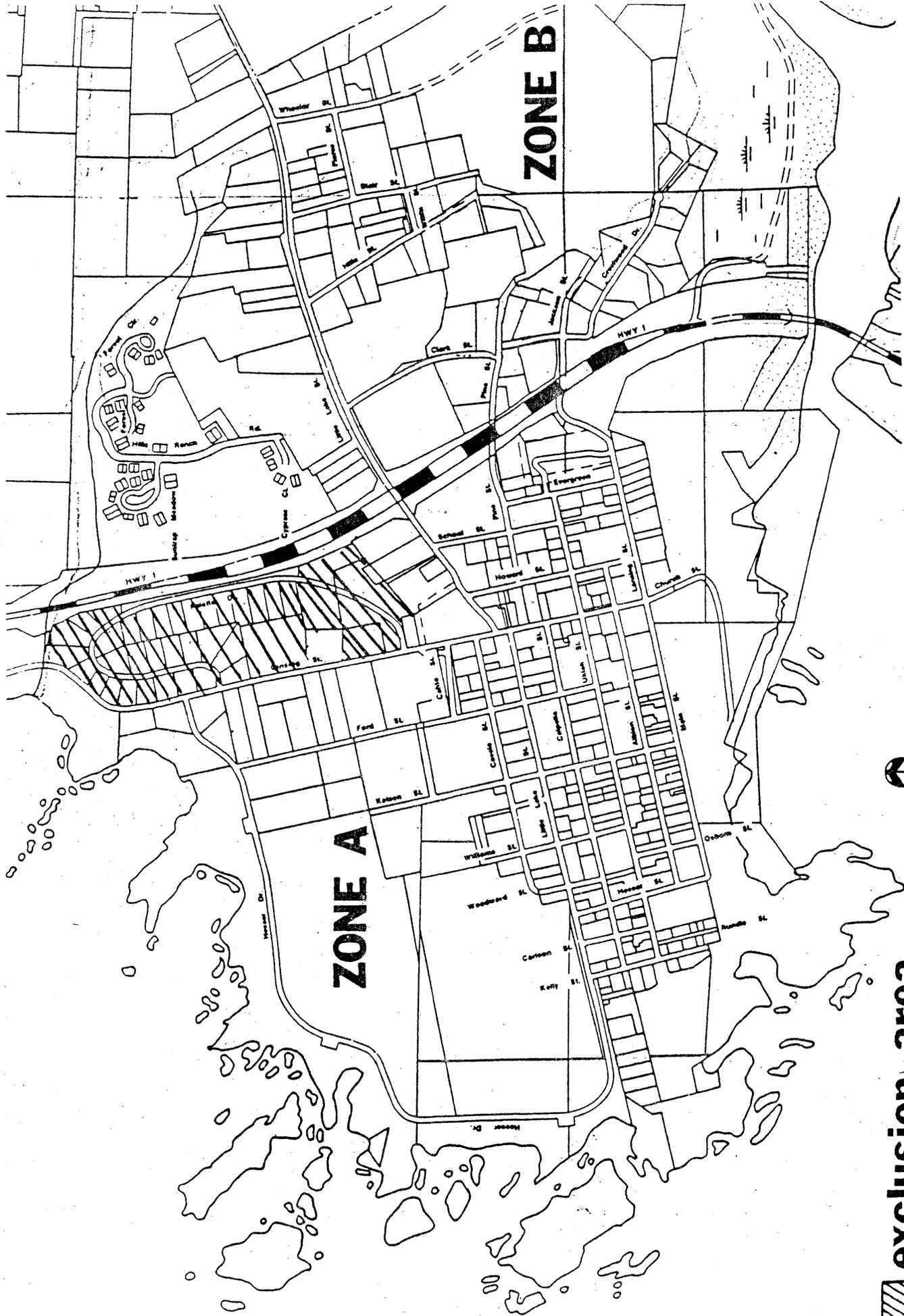
- 1850 - William Kasten, reportedly a lone survivor of a ship wreck, builds shelter.
- 1851 - Kasten files notice of pre-emption for area that was to become Mendocino.
- Ship with valuable cargo of oriental silk is lost off Cabrillo Point.

- Salvage party comes by ship and discovers virgin forest of redwoods.
- 1852 - Word of redwoods reaches San Francisco.
- Company of men arrive by ship and overland with equipment to build first lumber mill on headlands.
- 1854 - Mill is moved from hostile headlands to flats of Big River.
- 1860 - Population, 150 (about 300 Indians still live one mile east of mill area and as many as 3,000 from south of Noyo River to north of Ten Mile and a few miles inland).
- 1863 - Mill is destroyed by fire but rebuilt.
- 1865 - Population, 700
- 1869 - Plat of town is surveyed and recorded.
- 1870 - Fire destroys 25 buildings, all west of Kasten (started in hotel).
- To date, 30 ships lost to circumstances of operating in remote, hostile coast area.
- 1880 - Population, 3,100
- Most of the large homes already built.
- 1930's - Mill operations cease after 7 billion feet of redwood processed since 1853.
- 1959 - Art Center is founded.
- 1970 - Vote to incorporate - failed.
- 1972 - Proposition 20, the California Coastal Zone Conservation Act, is passed by voters.
- Portion of Mendocino Headlands is acquired by Department of Parks and Recreation.
- 1973 - Mendocino becomes a Historic Preservation District of the National Register.
- Mendocino Historic Review Board is formed.
- 1976 - California Coastal Act legislation mandates coastal plan for California to come from counties and cities with the "widest opportunity for public participation" possible.
- Mendocino is designated as "special community" within the Coastal Commission planning and zoning.
- 1980 - Citizens Advisory Committee completes the Mendocino Town Plan as mandated by the Coastal Commission after three years of citizen input and corroboration with County and independent planners.
- Advisory vote on Incorporation - failed
- 1982 - Vote to incorporate - failed
- 1983 - County Board of Supervisors adopted Mendocino Town Plan
- 1985 - California Coastal Commission certified Mendocino Town Plan

### III. HISTORIC PRESERVATION DISTRICT BOUNDARIES

The Historic Preservation District is that area as shown on the following map:

# Town of Mendocino



 exclusion area

#### IV. EXAMPLES OF HISTORIC ARCHITECTURAL STYLES

##### Residential Area:

Mendocino homes accurately reflect the diversity of architecture in the latter half of the 19th Century. New construction within the Historic District should reflect the scale, continuity, and texture of the historic structures without duplicating these exact styles.

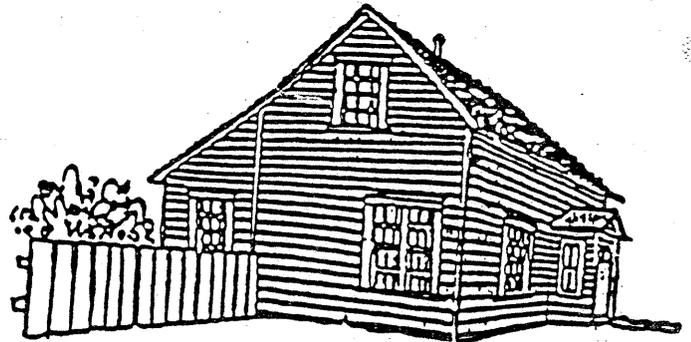
All the houses are not described here. There are, however, a few simple guidelines which can be used when looking at Mendocino structures. The architecture of the town has been called "victorian" but the term indicates a period rather than a style. The "Victorian" era saw many styles or combined styles which are described herein as they apply to the Mendocino Preservation District.

##### Commercial Area:

The existing historic structures in Mendocino's commercial area represent all combinations existent in the residential area. Like many business districts in other lumber towns, it was partially destroyed by fire but a variety of historic styles has survived to the present to serve as guidelines for neighborhood compatibility and community ambience through site development, scale and building design for the future.

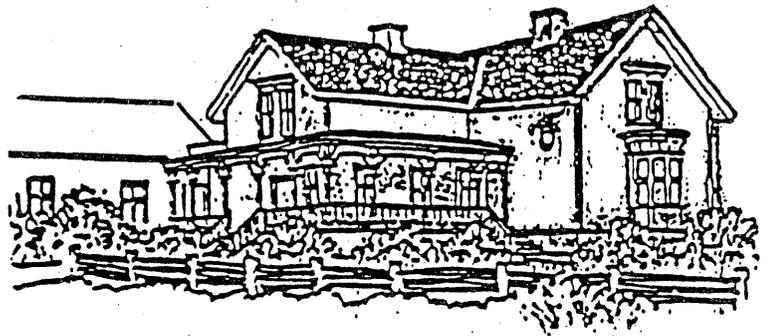
##### New England "Salt Box"

Mendocino's lumber camp period was characterized by the construction of simple wooden structures which were more or less temporary. These houses can still be recognized by their steep, central gable roofs and horizontal covering of clapboard. A salt box variation to these homes consisted of adding another slanted roof to the lower end of the existing roof.

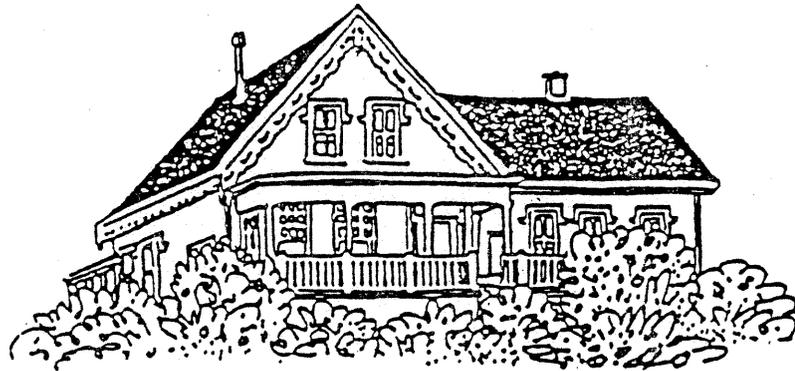


##### Gothic Revival

As the town prospered, the erection of more permanent structures began. These structures are characterized by steep gable roofs, bay windows, wide horizontal clapboard siding and cut out trim known as carpenter's lace. These larger houses were sometimes embellished with large



porches supported by wooden posts and brackets which were shaped like scrolls or volutes. The placement of other pierced curvilinear ornament under the eaves of roofs created a gingerbread look on some homes.



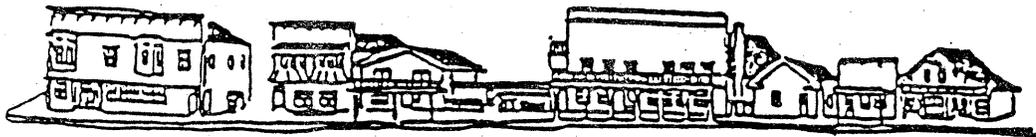
### Italianate

The Italian box style of architecture is also to be seen in Mendocino. These rectangular homes are characterized by hipped roofs and ornamental brackets under the eaves. However, the presence of multiple bay windows illustrates a combination of styles rather than an authentic design.



### Vernacular

Commercial structures, as with residential, began with rough cut lumber. However, as the town grew, these original rough buildings were either demolished or covered over by clapboard and/or decoratively shingled false fronts for which western architecture is so noted. These buildings were termed vernacular which indicates that local custom and materials took precedence over any particular architectural style. They were simple structures with large show windows on the bottom floor for the shops, and long narrow windows upstairs for living quarters or offices. Some embellishments were added in the way of paint trim, brackets, cornices, dentils, etc. (See illustrated Glossary).



## V. GENERAL GUIDELINES

Improvements regulated by Ordinance (see Section F-20-115 of the Mendocino County Code for further clarification):

### Zone A

Demolition or removal of structures; all new construction, remodeling or alteration of exteriors; outdoor advertising signs, or construction of any outdoor display of materials for sale, indoor lighting designed to be seen from outside the structure, outdoor lighting; excavation or deposit of material on land in such a manner as to materially alter the existing contour or condition of the land, including leveling, grading piling or paving; painting of exteriors; and public utility poles.

### Zone B

Construction of any structure, or portion thereof, requiring a building permit; commercial signs or commercial lighted device; or construction of utility poles; capable of being seen by a person standing on any point in Zone A.

\* Note: Those improvements which are not capable of being seen by any person standing on any point in Historic Zone A require a letter of clearance from the Mendocino Historical Review Board prior to obtaining building permits.

### Historic Structures

Historic structures may utilize the State Historic Building Code as an alternative to the Uniform Building Code. Historic structure is defined as any structure deemed of importance to this history, architecture, or culture of an area by an appropriate local or state government jurisdiction. (Health and Safety Code Section 18955) This alternative code may aid owners in cost effectiveness of repairs, alterations or additions while maintaining the historic quality of the structure.

## VI. SITE DEVELOPMENT GUIDELINES

The Historic District has a rectangular block pattern with narrow edges of property lots facing the street. The key design element is the diversity of structures. The major or primary facade of new buildings should be oriented toward the street and should be aligned parallel to the neighboring structures.

Property Line Setbacks: Setbacks as required by County Code (Ord. 359, Section 39.01, adopted 1956) do not necessarily contribute to historic preservation and applicants may find it necessary to apply for variances in order to meet MHRB approvals. (It is anticipated that the town zoning ordinance to implement the town plan will greatly reduce the necessity of obtaining a variance.)

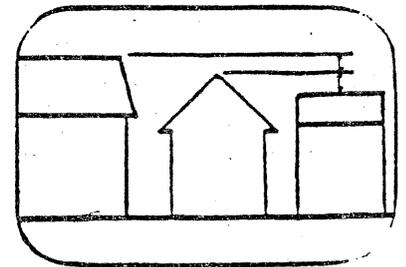
- \* 1. Residential: Setbacks and placement of structures on site should conform to those on the block front.
2. Commercial: Buildings should form a continuous facade along the property line adjacent to the major street.
3. The orientation, setback, alignment, spacing and placement of a building on site will be considered with special consideration given to the retention of natural topography and vegetation. All structural landscape elements and fences will be considered.

## VII. STRUCTURAL GUIDELINES

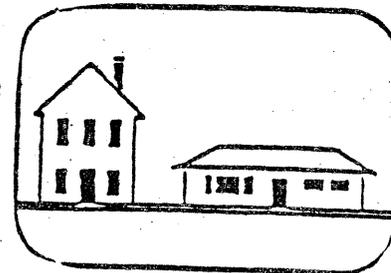
### BUILDING DESIGN

Forms, materials, textures and colors shall be in general accord with the appearance of structures built in Mendocino prior to 1900. To this end, they shall be in general accord with the designs as exemplified, but not limited to, those depicted in the photographs contained in "Exhibit B", a book of photographs which is incorporated herein by reference and is available for public inspection through the Clerk of the Mendocino Historical Review Board. This section shall not be interpreted as requiring construction to be with the forms, materials, textures, colors or design as used in Mendocino prior to 1900, but only that the proposed work be compatible with and not in disharmony with the architectural standards herein expressed (Sec. 20-119a).

1. Scale and Proportion: The height, width and general proportions of a building shall conform with other buildings in the surrounding neighborhood. Ratio of wall surface to openings, and the ratio of width and height of windows and doors shall also be consistent with the surrounding neighborhood. \*Secondary buildings shall not overwhelm the primary structure on the lot.



2. Vertical Emphasis: The structures of the Historic District are definitely vertical in appearance. This appearance is created by the general proportions of door and window openings. Buildings should be of a vertical appearance.



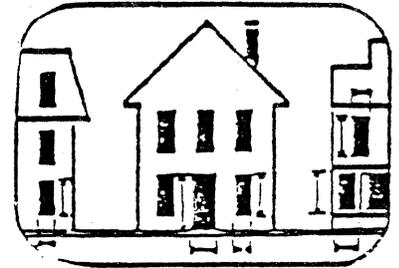
This is not acceptable

3. Exterior Building Materials:

The Historical Review Board favors the use of natural materials. These include Lap siding, V-rustic, T & G, ship-lap siding, Ansac, wood shingles and vertical Board and Batten.

Imitation or synthetic materials, such as aluminum or vinyl siding, imitation stone, imitation brick and "Rustic", used brick, plastic, laminated beams and laminated wood panels, concrete block, stucco, asbestos or asphalt shingles or panels, and plywood panels shall be deemed inappropriate. Painting of new structures is encouraged.

4. Windows and Doors: The proportions and relationships between windows and doors, and of each to the structure as a whole, shall be compatible with the architectural style and character of landmark structures, and with surrounding structures within the Historic District. Metal or plastic frames are not acceptable. Shutters should be inconspicuous as possible. Raw aluminum combination storm windows or doors and plastic contemporary coverings are not acceptable. Windows and doors may have accent ornamentation when it is integral to the building design.

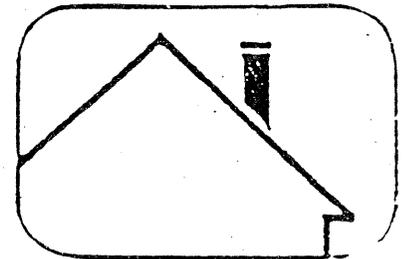


a. Residential: Windows are typically tall, double hung, wood frame windows. Dormers, oriel bay, bow and small accent windows are common. Wood panel and wood carved doors are appropriate. Single pane picture windows, horizontal awning windows, sliding windows and windows with horizontally oriented panes are not appropriate. Metal doors and sliding glass doors are unacceptable.

b. Commercial: Display windows are appropriate on the ground floor. Upper story windows should be vertical. Doorways may be recessed.

5. Foundation Walls: In general, the maximum exposure should be ten (10) inches. Exposed foundation walls above ten (10) inches should be of stone face or wood and should be inconspicuous as possible.

6. Roof Form: The design line created by the shape of the roof shall constitute the roof form. The design of the roof shall be compatible with the architectural style and character of the subject structure and shall not detract from landmark structures and surrounding structures in the district. Designs deemed inappropriate include, but are not limited to: low gable, shed, vaulted, domed, free form, A-frame and geometric shape. Shed roofs may be used for small additions. All roofs shall have appropriate over-hangs.

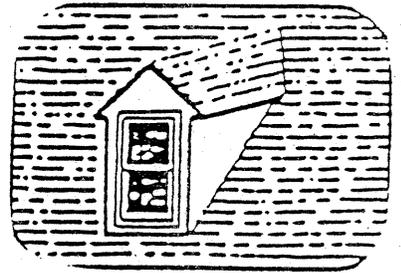


a. Residential: Hip, mansard and high pitched gable roofs are acceptable for main structures with lesser pitch common for porches or additions. Gable end roofs should face the street.

b. Commercial: Roofs may be hipped, mansard or gable. False front in combination with hipped or gable roofs are acceptable where appropriate.

c. Roof Materials: Any roofing material must be compatible with surrounding buildings. Wood materials are encouraged. Asphalt shingles are allowed but are not encouraged. Roll roofing, built up, tar and gravel, plastic or other glass fiber roofing materials are not appropriate. On flat roofs which are not visible from public areas, roof materials may be of any type which conforms to the building and fire codes of the town.

7. Architectural Features: Balconies, decks, covered porches, decorative shingles, bracketed eaves, columns, balustrades, towers, turrets, skylights and arches are among the details to be considered. All features and details should be in proportion with the building. The use of historic details on contemporary structures would only be included where they are appropriate to the building design. Use of metal, fiberglass or plastic awnings is not acceptable.



On historic structures, architectural features should be preserved and restored whenever possible. New construction should use architectural embellishments only where integral to the building design.

#### RECONSTRUCTIONS:

Reconstruction in the Historic District is encouraged and will be considered if sufficient historical data and expertise can be demonstrated to insure the integrity of the building.

#### FENCES AND WALLS:

Fences should be made of wood, iron, stone or plant materials. Solid wood fences are discouraged except where they are necessary for screening parking and storage. Retaining walls should be of wood, dry stone and stone masonry. Logs and railroad ties may be used on a limited scale provided that the horizontal method of construction is utilized.

Chain link or metal fences, concrete block, plastic, fiberglass or plywood fences are not acceptable. Concrete or smooth concrete block are not acceptable.

#### SIDEWALKS AND DRIVEWAYS:

Where walkways and driveways are necessary, brick, flagstone, board, grass and gravel are appropriate. Asphalt and concrete are generally not acceptable. Major coverage of front yard setbacks is not acceptable.

### OTHER STRUCTURES:

No mobile home, trailer, or camper homes, shall be constructed, maintained or installed in any portion of the Historical District without prior approval by the Review Board (see Section F-20-117 of the Mendocino County Code for further clarification).

### VIII. NON-STRUCTURAL GUIDELINES

#### SIGNS AND LIGHTING:

1. Lighting: Outdoor lighting as defined in Sec. 20-126 is regulated by these Guidelines. If sign lighting is required, it shall be indirect, low key, and restricted to business hours only, and shall not create a glare or reflection onto adjacent properties or public streets. Neon lighted signs are prohibited. Indoor lighted signs visible to the public from outside the building are subject to the approval of the Mendocino Historical Review Board.

2. Signs:

(a) Signs should be made of wood.

(b) Only one sign will be allowed per business when one sign will suffice.

(c) Use of a "directory" type sign is recommended for buildings containing more than one business and using a common entrance.

(d) Size, design, and location of sign shall be in harmony with the building and surrounding buildings.

(e) Signs shall not block public views or lines of sight. Signs flush to building are preferable; signs perpendicular to building are permitted under special circumstances.

(f) Signs advertising businesses outside of the Historic District or advertising local businesses not located on the same property are prohibited.

#### DEMOLITION

Demolition of any structure within the Historic Preservation District shall require approval of the Mendocino Historical Review Board prior to demolition. Structures include housing, garages, commercial buildings, outbuildings, water towers, fencing, signs, etc.

### UTILITY SERVICES

1. All utility installations on new construction should be placed underground.
2. Any utility installation remaining above ground, such as pad mounted transformers, should be integrated into the architecture or landscaping of the project and be compatible with the structure and surrounding neighborhood.
3. Installations should be effectively screened from public view wherever possible.

### SERVICE AREAS

1. All trash/waste pickup areas shall be effectively screened from public view with vegetation landscaping, fencing, etc., and shall adhere to public health and safety codes.
2. All trash/waste pickup areas shall be easily accessible to commercial carriers and as far removed from occupied or heavily traffic areas as possible.

### EXTERIOR PAINTING

Repainting or routine maintenance in the same basic shade or color is permitted without prior approval. Painting of the exterior of new construction, or repainting existing structures that involves a change in color scheme requires Review Board approval.

### DUTY TO MAINTAIN

All buildings and structures of historic significance, (as described in the Inventory of Historic Buildings, Appendix 14, "Historic Structures" of the Mendocino County Local Coastal Plan dated August 17, 1983, as amended) in the Mendocino Historic Preservation District should be preserved against decay, deterioration, and structural defects.

It should be the responsibility of the owner or other person(s) having legal possession and control of such buildings and structures to ensure there is reasonable care, maintenance and upkeep appropriate for the preservation, protection, enhancement, re-habilitation, reconstruction, and perpetuation consistent with the intent of Mendocino Historical Preservation District for the Town of Mendocino, (MCC Art. XLII, as amended).

### DEMOLITION BY NEGLECT

Failure of a property owner to reasonably maintain any structure against deterioration may not be construed as sufficient grounds for a demolition permit and new construction. The primary purpose of the historic district is preservation of historic structures.

## PARKING, ACCESS AND EGRESS

Objective: to retain the quality and historic aspect of the town of Mendocino while addressing the needs of modern day transportation.

1. Residential Parking: Unobstructed spaces or areas within the boundaries of a parcel intended for use by occupants of the structure shall not be located in any front or side yard facing street. Residential parking areas shall be effectively screened with material appropriate to the Historic District.
2. Commercial Parking: Any unobstructed space or area within the boundaries of a parcel intended to accommodate visitors, customers, clientele, etc. utilizing adjacent services.
  - a. Development of off-street parking lots (areas in which four (4) or more vehicles are parked) are deemed inconsistent with historic preservation and shall be unacceptable.
  - b. Location and number of driveways from public streets shall be designed to reduce visual impact of vehicles while providing for the safety of the public.
  - c. Surfacing shall be limited to gravel or turfstone. ACP overlay, chip seal and paving is unacceptable. (turfstone: a permeable surface for walkways, patios, parking areas, etc., consisting of a layer of interlocking concrete blocks containing holes which are filled with sand or soil and seeded with grass or other ground cover.)

## SOLAR ENERGY AND WIND DEVICES

Where solar energy is to be used as a primary or supplementary source of heat or other energy, solar collection devices should be located on the rear or other non-public sides of a building, or on roof surfaces which are not visible from adjacent streets or other public areas in town. Solar collection devices which are not attached to the building should be located only in the side or rear yards.

## OTHER MECHANICAL EQUIPMENT

To minimize the impact of mechanical equipment on the appearance of the building and the community, window air conditioning units or condenser elements should not be located on the facades. Antennas shall be located where they are not visible on the primary facade. Mechanical equipment on the ground shall be housed in a structure which is in harmony with the surroundings. Mechanical equipment attached to the side of a building, shall be properly screened. Mechanical equipment attached to a roof is not appropriate and strongly discouraged.

## IX. REVIEW BOARD PROCEDURES AND REQUIRED INFORMATION

All persons desiring to construct, demolish, move or in any way alter the exterior of a building or property, must obtain formal approval from the Mendocino Historical Review Board. Routine maintenance activities such as repainting with same color, re-roofing with same materials and color, or reconstruction of existing deteriorate building elements do not need approval. Wood fences under six feet do not need approval, but all other fences, structural landscape elements and signs do need approval. In no event will a person be excused for not having obtained approval before beginning construction. Approvals representing a final paint color, architectural details, fencing, etc., shall be completed as applied for prior to the Building Department's approval. The approval is valid for one year and evidence of such approval must be presented to the Mendocino County Building Department when applying for permits.

Public hearings are held the first Monday of each month.

Applications must be submitted no later than twelve (12) days, (Wednesday Noon to the Department of Planning & Building Services, 153 W. Spruce Street, Fort Bragg) before each public hearing.

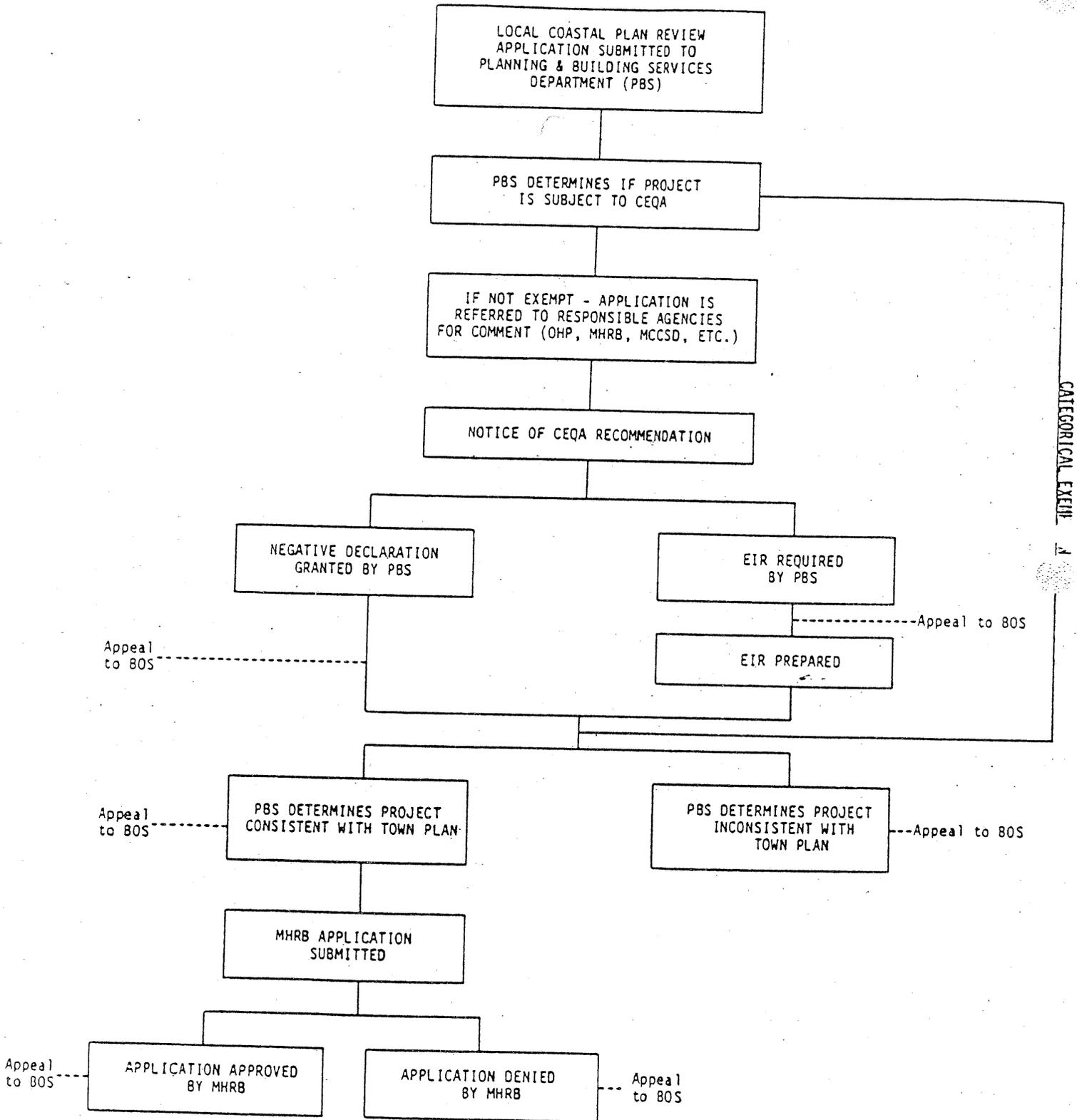
"Structural" and "Signs and Lighting" application forms contain detailed requirements for submission.

Appeals: Decisions of the Mendocino Historical Review Board may be appealed to the County Board of Supervisors in writing within ten (10) days of a decision. An appeal fee is required.

Findings: (Sec. 20-123) The Mendocino Historical Review Board may not approve, or conditionally approve, any application for proposed work unless it affirmatively finds:

- (a) That the exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of existing structures within the District and the existing subject structure;
- (b) That the appearance of the proposed work will not detract from the appearance of other property within the District;
- (c) And, if the proposed work consists of alteration or demolition of an existing structure, that such work will not necessarily damage or destroy a structure of historical, architectural or cultural significance.

PROJECT REVIEW  
TOWN OF MENDOCINO\*



CATEGORICAL EXEMPT

\* This specific procedure is not applicable if the Town Plan describes the proposed project as a "Conditional Use."

XI. GLOSSARY

BALUSTER: A small column supporting a handrail. A series of such is called a balustrade.

BARGEBOARD: Projecting boards placed against the incline of the gable or a building and hiding the ends of the horizontal roof timbers. Often carved or decorated.

BAY WINDOW: A projecting bay with windows that form an extension to the floor space of the internal rooms. On the outside the bay should, properly, extend right down to ground level - as opposed to an Oriel window, which emerges from the building somewhere above ground level; the two terms, however, are frequently confused.

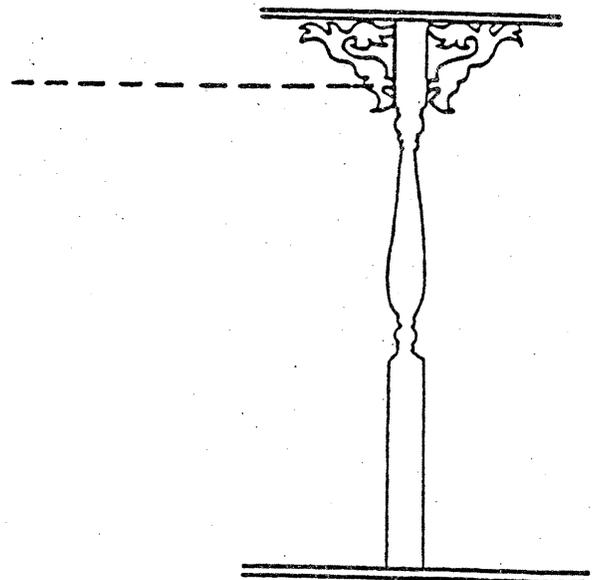
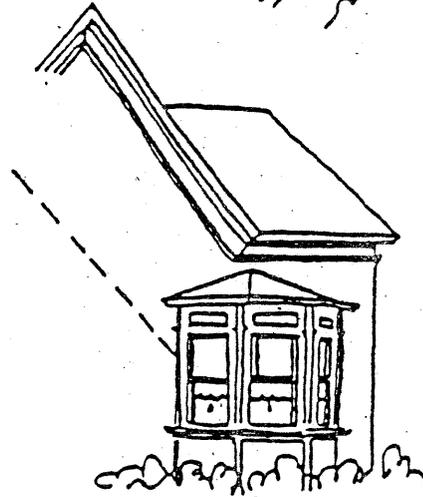
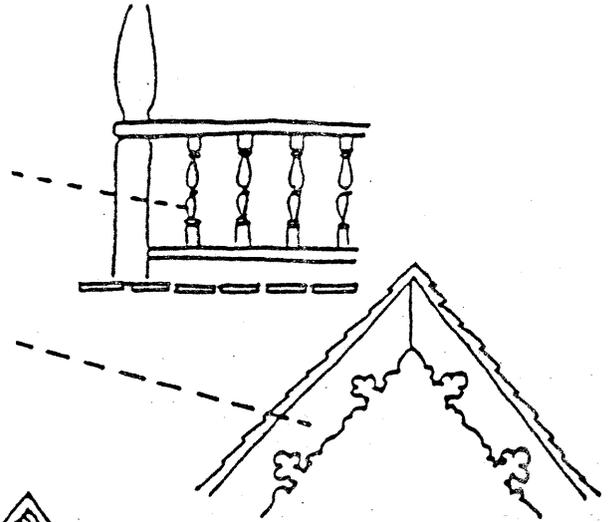
BEAM: A large horizontal structural member, usually of wood or metal, that spans between columns or supporting walls.

BOW WINDOW: A curved bay window taking the form of a segment of a circle in plan.

BRACKET: A small supportive member used to carry a projected weight; made of either stone, wood, etc. Frequently takes the form of scrolls or volutes.

CAPITAL: The head of a column.

CASEMENT: 1) The hinged part of a window attached to the upright side of the window-frame. 2) The wide concave molding in door and window jambs.



CASEMENT WINDOW: A metal or a wooden window with the sash hung vertically and opening outwards or inwards.

CLAPBOARDS: Narrow, horizontal, overlapping wooden boards that form the outer skin of the walls of many wood frame houses.

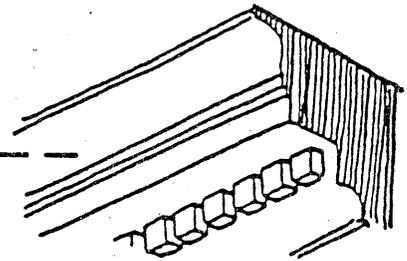
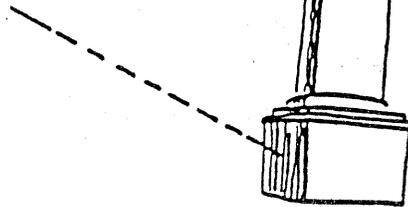
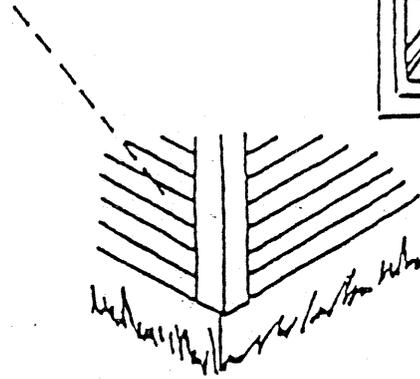
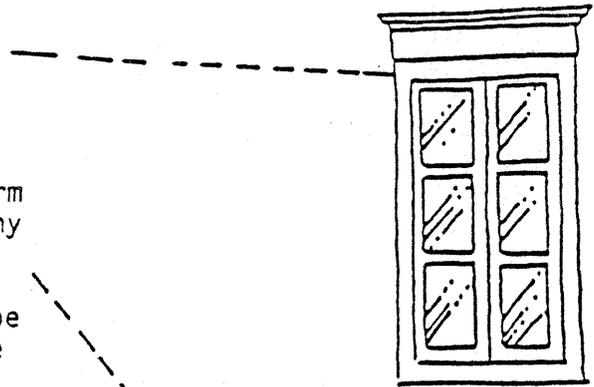
CLASSICAL: A term used to describe the architecture of ancient Greece and Rome and, also, more loosely, the later styles based on it. (See also Orders). These later styles would include all the work of the Renaissance period in Europe and its later offshoots such as Georgian, Federal, Greek Revival, Renaissance Revival, Italianate, French Second Empire, and so forth.

COLONETTE: A small, usually stocky, column.

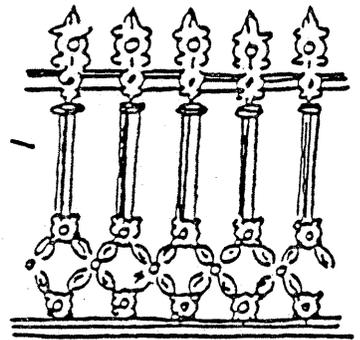
COLUMN: A vertical shaft or pillar that supports, or appears to support, a load.

CORNER BOARD: One of the narrow vertical boards at the corner of a traditional wood frame building, into which the clapboards butt.

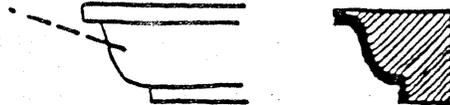
CORNICE: The horizontal member along the top of a building (typically molded ornamentally and projecting) which visually finishes it or crowns it. Any continuous molded and projecting cap to a window or door. Also, internally, a molded transition between wall and ceiling.



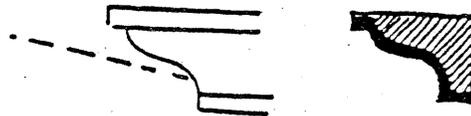
CRESTING: An ornamental finish along the top of a screen, wall or roof, usually decorated and sometimes perforated. It is normally made of cast iron, wrought iron, or scroll cut wood.



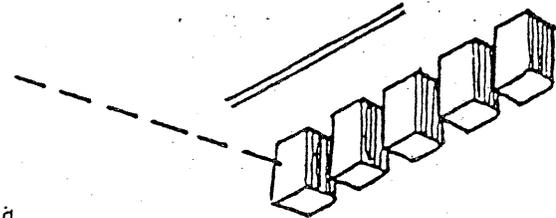
CYMA RECTA: A double-curved molding, concave above and convex below. Also called an ogee molding. The ends of the curves are tangent to the side of the molding.



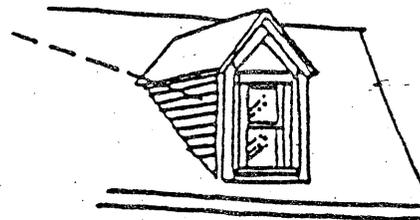
CYMA REVERSA: A double-curved molding, convex above and concave below. Also called a reverse ogee molding. The ends of the curves are perpendicular to the line of the molding at the top and the bottom.



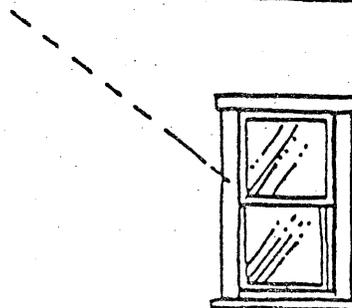
DENTIL: One of a series of small rectangular blocks, similar in effect to teeth, which are often found in the lower part of a cornice.



DORMER WINDOW: A window placed vertically in a sloping roof with a roof of its own. The name derives from the fact that it usually served as sleeping quarters.



DOUBLE HUNG WINDOW: A window with an upper and lower sash which move vertically, up or down, by-passing each other.



DRIPSTONE: A projecting molding over the top of windows and doorways to shed rain.

EAVE: The underpart of a sloping roof projecting beyond the outer surface of the supporting wall.

ELEVATION: A mechanically accurate, "head-on" drawing of a face of a building or object, without any allowance for the effect of the laws of perspective. Any measurement on an elevation will be in a fixed proportion, or scale, to the corresponding measurement on the real building.

FACADE: The face or external membrane of a building. The elevation of a building.

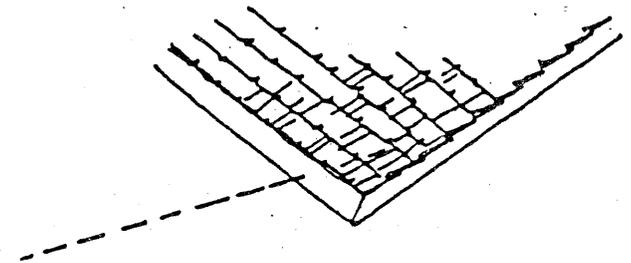
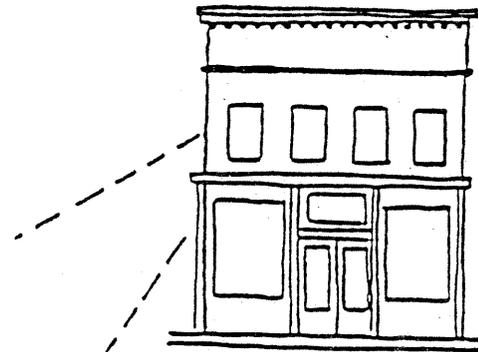
FALSE FRONT: A number of frontier commercial buildings have front facades which extended one or two stories above the actual roof line. These facades which often held windows, and which were often topped by a projecting cornice were known as false-fronts. Their purpose was to disguise the one-story structure behind and to remind the residents of cities they had left behind "back east."

FASCIA: A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal, or "eaves," sides of a pitched roof. The rain gutter is often mounted on it.

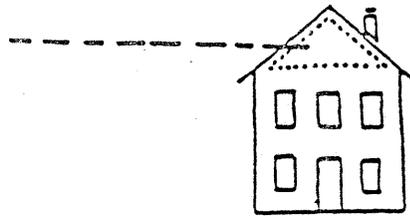
FENESTRATION: The arrangement of windows in a building.

FRAME CONSTRUCTION: A building made primarily of vertical wood members (studs) covered with an outer skin of siding. (The most common means of construction on the town's historic buildings).

FRIEZE: A dividing line or band.

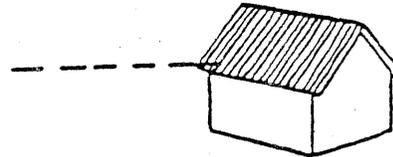


GABLE: The portion, above eaves level, of an end wall of a building with a pitched or gambrel roof.

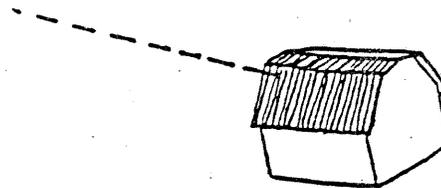


GABLE APRON: Usually a triangular piece filling the upper portion of the gable as an extension of the bargeboard.

GABLE ROOF: A roof having a gable at one end or both ends.

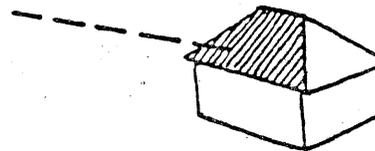


GAMBREL ROOF: A roof which has two pitches on each side.



GINGERBREAD: Pierced curvilinear ornament, executed with the jigsaw or scroll saw, under the eaves of roofs. So-called after the sugar frosting on gingerbread houses.

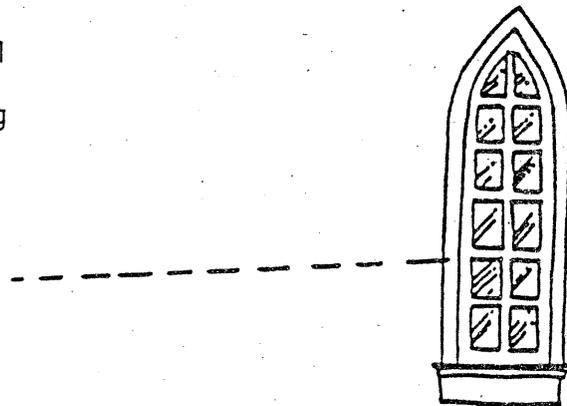
HIP ROOF: A roof which slopes upward from all four sides of a building.



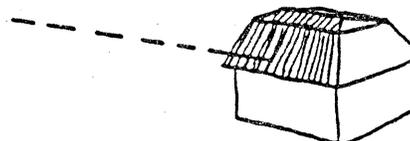
JAMB: The vertical sides of an opening - usually for a door or window.

JOIST: One of the small horizontal wood beams that support the floors or ceilings of a house and spanning between supporting walls or larger wood beams.

LANCET WINDOW: A slender, sharply pointed, gothic arched window much used in the early thirteenth century.

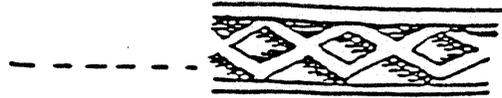


MANSARD ROOF: A roof having a double slope on all four sides, the lower slope being much steeper.



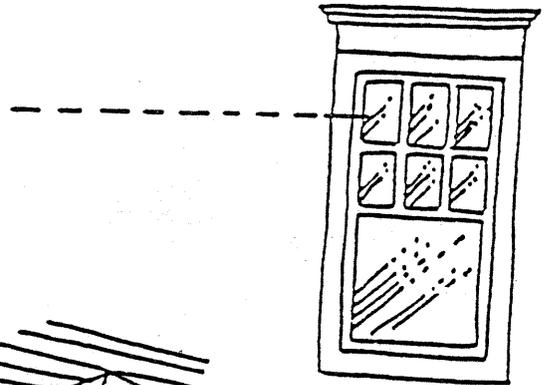
MASONRY: Exterior wall material, such as brick or stone, which is laid up in small units.

MOLDING: A decorative band or strip of material with a constant profile or section designed to cast interesting shadows. It is generally used in cornices and as trim around window and door openings.

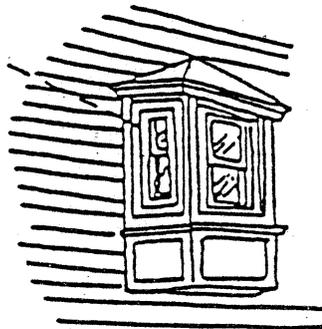


MULLION: A major vertical divider in a window or between windows.

MUNTIN: A vertical or horizontal member which subdivides the window into different numbers of lights. The window shown at the right is called a six-over-one (6/1) because the upper sash is divided into six lights by the muntins.



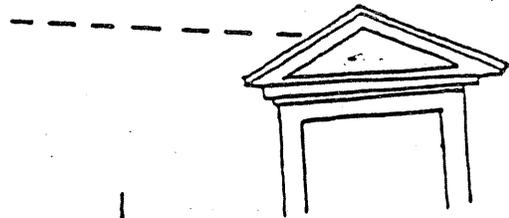
ORIEL WINDOW: a bay window which begins on the second story of a building.



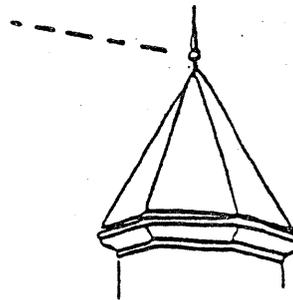
OVOLO MOLDING: A wide convex molding, sometimes called a quarter round.

PANE: A subdivision of glass within a window.

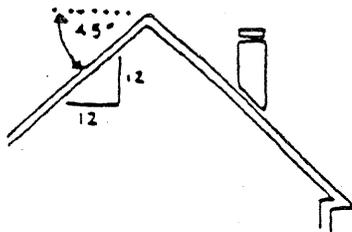
PEDIMENT: A low-pitched gable above a portico, formed by running the top member of the entablature along the sides of the gable; also a feature above doors and windows. It may be straight-sided or curved segmentally.



PINNACLE: An upright, usually pointed, termination used for decorative purposes.



PITCH: The degree of slope of a roof.



PLAN: A drawing representing a downward view of an object or, more commonly, a horizontal section of it. In the case of a floor of a house, it will show the disposition of the walls, partitions, rooms, doors, windows.

POINTING: The outer, and visible, finish of the mortar between the bricks or stones of a masonry wall.

PRESERVATION: Stabilizing and maintaining a structure in its existing form by preventing further change or deterioration.

PROPORTION: The comparative relationship between the parts or dimensions of a building with respect to relative size.

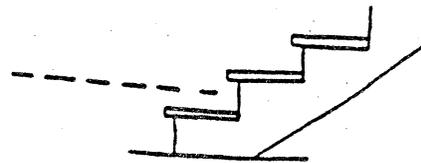
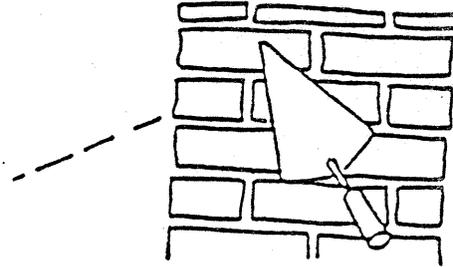
RAFTER: One of the sloping joists in a pitched roof.

REMODELING: To physically change the appearance and/or function of a building from its original design.

RESTORATION: Putting back as nearly as possible into the form the building held at a particular date in time. Its accomplishment often requires the removal of work which is not "of the period." The value of a restoration is measured by its authenticity.

RISER: The vertical surface in a staircase between the treads.

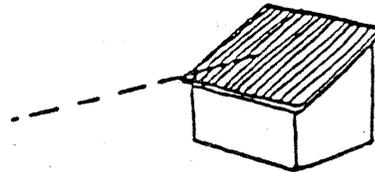
SASH: The moving frame of an opening window which functions within the fixed frame.



SCALE: The general feeling of mass and size of the building as related to that of other buildings, elements and the human being. When applied to a drawing or a model of a building, it has a different, technical, meaning denoting the size of the drawing or model in relation to full-size building: i.e., scale: 1/4" = 1'0" means that one-quarter of an inch on the drawing represents one foot of the actual building.

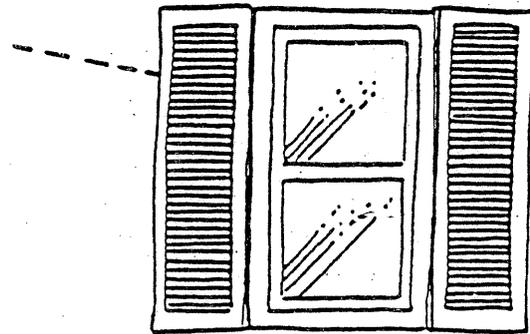


SECTION: A drawing representing a building, or part of a building, as it would appear if cut through on a certain plane; in architectural drawings this plane is usually vertical, the horizontal sections being referred to as plans.



SHED ROOF: A roof having only one sloping plane.

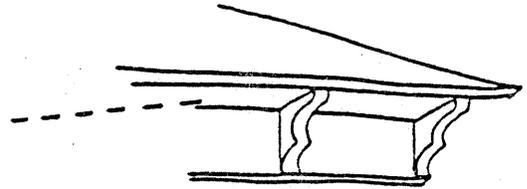
SHUTTERS: Small wooden "doors" on the outside of windows, originally used for security purposes and now retained or installed mainly for decorative effect.



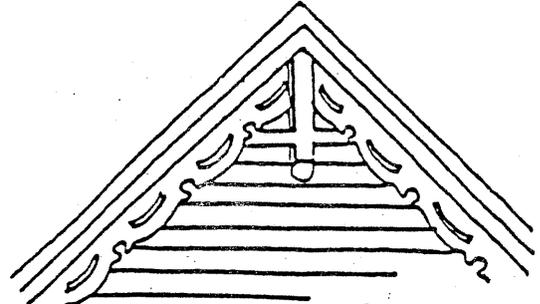
SIDING: The narrow horizontal or vertical wood boards that form the outer face of the walls in a traditional wood frame house. Horizontal wood siding is also referred to as clapboards. The term "siding" is also more loosely used to describe any material that can be applied to the outside of a building as a finish.

SILL: The lowest horizontal member in a frame or opening for a window or door. Also, the lowest horizontal member in a framed wall or partition.

SOFFIT: The underside of an architectural element. More commonly considered as the underside of an eave.



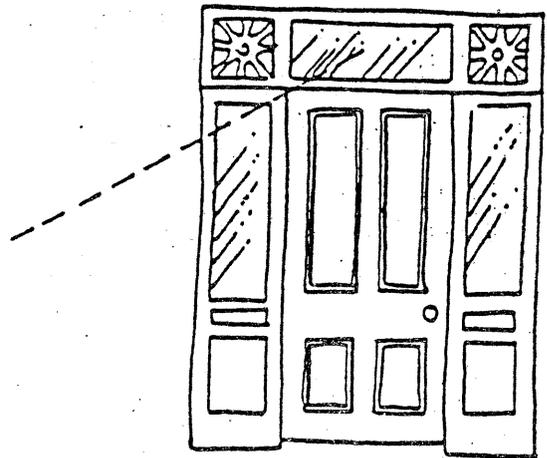
STRUCTURAL WALL: Any wall that helps to support part of the load from floors, roofs, and so forth. Structural walls either go down to footings, or foundations in the ground, or rest on a substantial beam.



STUD: One of the upright members that extend from floor to ceiling in a wood frame wall or partition.

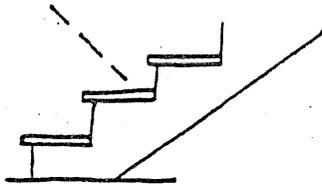
SURROUND: The molded trim around a door or window opening.

TRACERY: An ornamental patternwork cut through wood or stone panels. Also referred to as carpenter's lace.



TRANSOM: A horizontal crossbar in a window, over a door, or between a door and a window above it. Sometimes used to refer to the window above the door.

TREAD: The horizontal surface of a step. (See Riser).



TURFSTONE: A permeable surface for walkways, patios, parking areas, etc., consisting of a layer of inter-locking concrete blocks containing holes which can be filled with sand or soil and seeded with grass or other ground cover.



The following criteria is informational only.

### GENERAL PRINCIPLES FOR REHABILITATION, RESTORATION OR RENOVATION OF EXISTING HISTORIC STRUCTURES

The following basic principles have been adapted from the standards for rehabilitation which have been adopted by the U. S. Secretary of the Interior to determine if a project qualifies as a "certified rehabilitation" pursuant to the provisions of the 1976 Tax Reform Act concerning rehabilitation of historic structures.

Every reasonable effort should be made to provide a compatible use for a property which requires minimum alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

The distinguishing original qualities or character of a building, structure, or site and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

All buildings, structures, and sites should be recognized as products of their own time. Alterations that have no historic basis and which seek to create an earlier appearance shall be discouraged.

Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected.

Distinctive stylistic features or examples of skilled craftsmanship which characterizes a building, structure, or site should be treated with sensitivity.

Deteriorated architectural features should be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in proportion, composition, design, material, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historical, physical or pictorial evidence rather than conjectural designs or the availability of different architectural elements from other buildings or structures.

The surface cleaning of structures should be undertaken with the gentlest possible means. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.

Contemporary design for alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood and environment.

Wherever possible, new additions or alterations to structures should be done in such a manner that if such additions or alterations were removed in the future, the essential form and integrity of the structure would be unimpaired.

Where the original design cannot be determined or where financial considerations preclude full-scale restoration of a building, a more up-to-date treatment with simple lines and details compatible with the building and the adjacent buildings may be acceptable. Where more contemporary design is being used, design details and/or accessories which imitate the historic era should not be used, as they tend to detract from the historic character of the other buildings in the district.