



CITY OF NEW RICHMOND  
THE CITY BEAUTIFUL  
EAST SIDE HISTORIC DISTRICT  
DESIGN GUIDELINES

Prepared for the City of New Richmond Historic Preservation Commission

Prepared by Pigeon Consulting

July 2024

The activity that is the subject of this evaluation and inventory has been financed entirely with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, U.S. Department of the Interior, National Park Service, 1849 C St., NW, Washington, D.C. 20240.

# Acknowledgments

## **New Richmond City Council**

**Jim Zajkowski, Mayor**

**Craig Kittel**

**Peter Vrieze**

**Thomas Weinmeyer**

**Greg Gartner**

**Ron Volkert**

**Mike Montello**

## **New Richmond Historic Preservation Commission**

**Troy Boe**

**Liz Montello**

**Ben Kurth**

**Jon Hailey**

**Tara Van Eperen**

**Brad Guinn**

**Alderman Craig Kittel**

## **New Richmond Historic Preservation Commission Staff**

**Noah Wiedenfeld, City Administrator**

**Amber Toutge, Planner**

# Introduction

## How to Use This Document

The East Side Historic District Design Guidelines are a tool to support homeowners who wish to participate in the Wisconsin Homeowner’s Preservation Tax Credit Program. The program allows owners of homes listed in the National Register of Historic Places to claim a 25% credit on the cost of an approved rehabilitation. Rehabilitation work must meet the program’s design standards, which generally focus on the retention and repair of historic materials. The guidelines that follow are intended to help homeowners plan their rehabilitation project and meet the design requirements of the Wisconsin Homeowner’s Tax Credit Program.

**Local building permits and municipal approvals are not subject to these design guidelines.**

## Wisconsin’s Tax Credits for Historic Homes Program

Owners of historic residences in Wisconsin are eligible to participate in a program that returns an income tax credit for 25% of the cost of the approved rehabilitation through the Homeowner’s Preservation Tax Credit program. To qualify for the program, before beginning work a personal residence must be:

- Listed in the National Register or State Register of Historic Places individually or as a contributing building, or
- Be determined through the Homeowner’s Preservation Tax Credit program application process to be eligible for individual listing in the State Register of Historic Places

Work that is eligible must be approved by the State Historic Preservation Office before construction commences. Eligible work includes:

- Exterior work, such as roof replacement or painting;
- Window repair;
- Repair to structural elements, such as structural beam reinforcement;
- HVAC projects, including heating, air conditioning, and water heater updates;
- Electrical wiring or plumbing system updates. This does not include new electrical or plumbing fixtures.

**Homeowners must spend between \$10,000 and \$40,000 on eligible work within a two-year period**

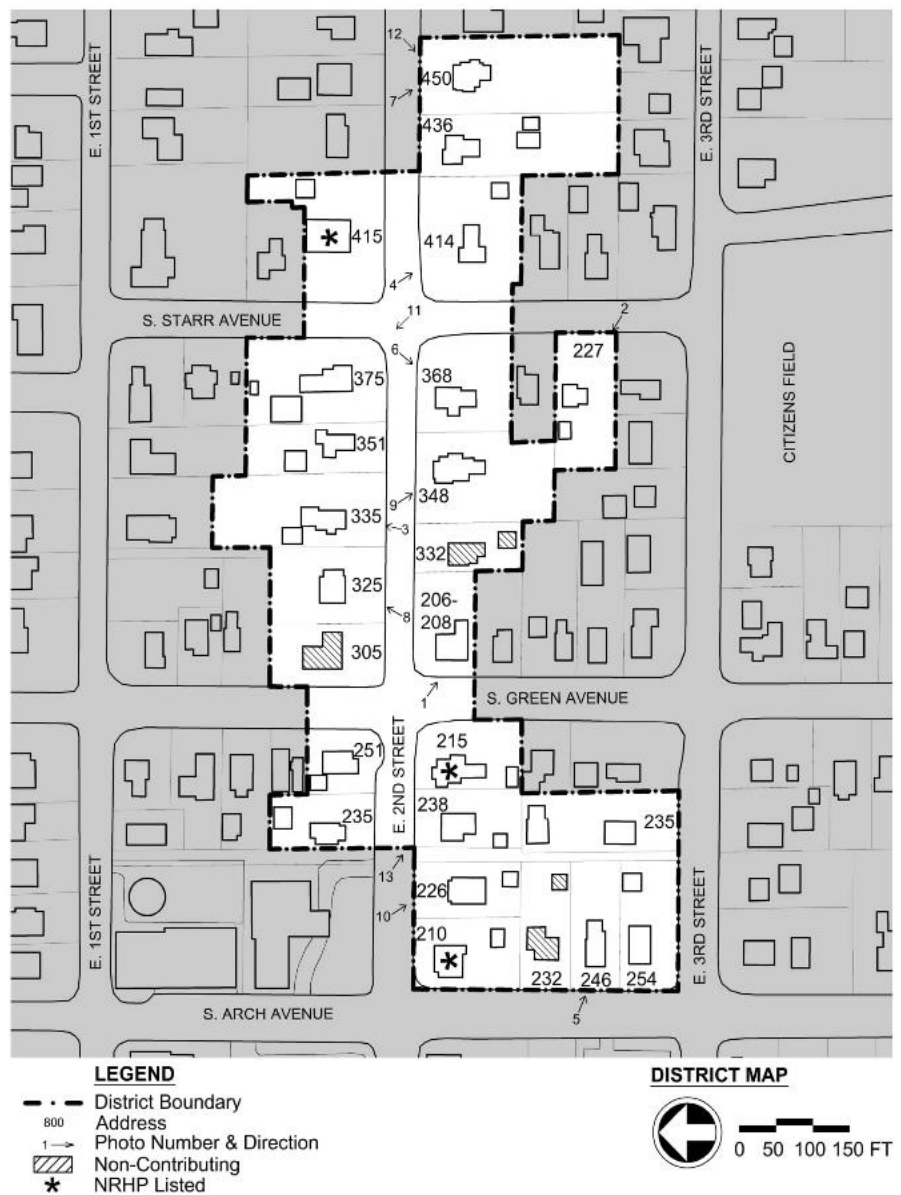
## Overview of the East Side Historic District

The New Richmond East Side Historic District was listed in the National Register of Historic Places in 2022.

The district was listed under Criterion C “an intact and visually distinct grouping of late-nineteenth to early twentieth century houses united by a similar physical development and recognizable as part of a historic neighborhood.”<sup>1</sup>

The district includes “both sides of three city blocks along East 2<sup>nd</sup> Street roughly from South Arch Avenue and a point beyond South Starr Avenue,” as shown on the map to the right. This area was part of the original city plat. While the 1899 tornado destroyed much of New Richmond, many of the houses on the east side of East 2<sup>nd</sup> Street predate the tornado.

Addresses that are NOT shaded are considered historic and eligible for participation in homeowner’s tax credit program.



**Figure 1. Map showing the boundaries of the New Richmond East Side Historic District, taken from the National Register of Historic Places Nomination.**

<sup>1</sup> National Register of Historic Places, New Richmond East Side Historic District, New Richmond, St. Croix County, Wisconsin, #100008225.

## Properties in the New Richmond East Side Historic District

Historic Name	Address	Date of Construction	Style	Status
William J. Bernd House	210 E. 2 <sup>nd</sup> Steet	1927	Bungalow	Individually listed in the NRHP; Contributing
Statz House	226 E. 2 <sup>nd</sup> Street	1921	Bungalow	Contributing
Arthur and Rose Hanson House	235 E. 2 <sup>nd</sup> Street	1900	Am. Foursquare	Contributing
Mildred Epley House	238 E. 2 <sup>nd</sup> Street	1900, 1979	Queen Anne	Contributing
Stas House	251 E. 2 <sup>nd</sup> Street	1929	Bungalow	Contributing
Dewey and Doris Uber House	305 E. 2 <sup>nd</sup> Street	1978	Ranch	Non-Contributing
Martin and Irene Strand House	325 E. 2 <sup>nd</sup> Street	1913	Craftsman	Contributing
Langer House	332 E. 2 <sup>nd</sup> Street	1913	Queen Anne	Non-Contributing
Frank P. Chapman House	335 E. 2 <sup>nd</sup> Street	1900, 1992	Front Gabled	Contributing
Philip and Alice McKeon House	348 E. 2 <sup>nd</sup> Street	1902, c.1920	Gabled Ell	Contributing
O'Connell House	351 E. 2 <sup>nd</sup> Street	1888	Front Gabled	Contributing
Augustus W. Bosworth Jr. House	368 E. 2 <sup>nd</sup> Street	1896	Italianate	Contributing
E. T. Bannister House	375 E. 2 <sup>nd</sup> Street	1893, 2008	Queen Anne	Contributing
Thomas and Lucy Porter House	414 E. 2 <sup>nd</sup> Street	1900	Gabled Ell	Contributing
Ezra Glover Jr. House	415 E. 2 <sup>nd</sup> Street	1907	Colonial Revival	Individually listed in the NRHP; Contributing
A. Wyman House	436 E. 2 <sup>nd</sup> Street	1880	Gabled Ell	Contributing
Charles Donohue House	450 E. 2 <sup>nd</sup> Street	1900	Am. Foursquare	Contributing
M. Kane House	235 E. 3 <sup>rd</sup> Street	1901, 1986	Queen Anne	Contributing
Pearson House	232 S. Arch Avenue	1937	Colonial Revival	Non-Contributing
Heinrich W. and Amelia Finke House	246 Arch Avenue	1894	One Story Cube	Contributing
Campbell House	254 S. Arch Avenue	1912, 1990	Am. Foursquare	Contributing
Orrin L. Greateon House	206-208 S. Green Avenue	1881	Gabled Ell	Contributing
William H. Kell House	215 S. Green Avenue	1875	Italianate	Individually listed in the NRHP; Contributing
A.W. Bosworth Jr. House	227 S. Starr Avenue	c. 1900	Queen Anne	Contributing

## Character-Defining Features

Character-defining features are the elements that make a building **feel** “historic.”

Collectively, the character-defining features of the East Side Historic District make the neighborhood look and feel like a historic neighborhood.

The character defining features of the East Side Historic District include:

- Consistent lot size. East Side lots were platted at a standard width of 54 feet.
- Historic cladding materials, including wood siding and brick
- Historic porches
- Historic window openings and entry locations
- Decorative trim on porches and around window and door openings

These character-defining features are important in historic preservation projects and are largely the focus of these design guidelines.



*Kell House, built 1875.*



*Campbell House, built 1912.*

## Secretary of the Interior's Standards

These design guidelines are based on the *Secretary of the Interior's Standards for Rehabilitation*. The Secretary of the Interior's Standards are intended to "provide guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers prior to beginning work." Rehabilitation is "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historic cultural, or architectural values" – otherwise known as the "character-defining features." The ten Rehabilitation Standards are listed below:

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

# Design Guidelines

## Period of Significance

The “period of significance” is the span of time during which historic events associated with a building or historic district occurred.

Changes to buildings that date to this period of time are considered “historic.”

This means that finishes and features that are not “original” to the building’s construction may be historically significant and should be repaired and retained as part of a historic preservation project.

**The period of significance for the New Richmond East Side Historic District is 1875 to 1929.**

## General Historic Preservation Best Practices

- Repair and retain historic materials and features including:
  - Historic siding and trim materials
  - Historic windows, doors, and porches
  - Historic roof forms and, in some cases, materials
- When historic materials are demonstrated to be beyond repair and must be replaced, they should be replaced “in-kind.” This means that the replacement materials should match the historic material in size, type, texture, profile, color, etc.
- Substitute materials may be accepted on a case-by-case basis when the historic material is technically or economically infeasible and a replacement matches the visual characteristics of the historic materials.
- When non-historic materials need to be replaced, replacement should be consistent with the historic material if it is known.
- When a historic condition is known to have existed, but the exact design is unknown, a simplified version of the condition is appropriate.
- Adding additional door and window openings to primary elevations is generally not allowed.
- Cleaning and paint removal should be undertaken using the gentlest means possible to avoid damaging historic materials. Sandblasting and other abrasive methods are not allowed.
- Additions to historic houses should generally be at the rear and they should not obscure historically significant details.
  - Additions should be compatible with the historic character of the house but identifiable as new construction.
  - Additions should not be taller than the original house.

## Foundations

- Historic foundation materials shall be retained and repaired to the greatest extent possible. Repairs shall use materials and methods that match the historic foundation. Where replacement is necessary due to significant deterioration or structural issues, it should be limited to the affected area.

## Walls

- When non-historic materials need to be replaced, restoration of historic wall cladding is encouraged. When this is not feasible, wall materials should be replaced in-kind.
- Cladding over historic siding, trim, or other features shall be avoided as it changes the proportions and relationship of features, as well as obscures and causes damage to historic materials. Details such as corner pilasters, window and door casing trim, etc. shall not be covered and, if removed, shall be replaced in-kind. When approved, replacement materials should match the direction, dimensions, and texture of the historic material.

## Wood

- Historic wood siding shall be preserved and repaired to the greatest extent possible. Repairs shall follow preservation best practices for patching, consolidating, splicing, and reinforcing. Where wood is deteriorated beyond repair, replacement shall be in-kind.
- Where wood siding is deteriorated beyond repair, replacement siding shall match the direction and dimensions of the historic siding.
- If wood siding is demonstrated to be deteriorated beyond repair, substitute materials, such as fiber cement or cellulose composite, may be considered. Substitute materials must match the direction and dimensions of the historic siding. Asphalt, asbestos, metal, and vinyl siding are not considered appropriate substitute materials. When considering substitute replacement materials, it is important to discuss the proposed material with program staff.

## ***Masonry (Brick, Stone, and Concrete Block)***

- Historic masonry shall be preserved and repaired. It may be replaced when the historic masonry units are cracked, chipped, or spalled, or exhibit severe deterioration. New masonry shall match the historic masonry in terms of color, texture, profile, and size.
- Historic mortar joints shall be preserved. When severely deteriorated, replacement mortar shall match in strength, color, width, and profile. Vertical mortar joints should be cleared with hand tools to prevent damage to historic masonry.
- No waterproof coatings may be applied to historic masonry. Sealant or caulking used at joints where masonry meets other features is permitted.
- Cleaning shall be conducted using the gentlest means possible, as proven by test panels, beginning with a low-pressure spray of water with wood scrapers, stiff nylon brushes, or stiff fiber brushes, and moving to progressively stronger means.
- Sandblasting and other abrasive methods are strictly prohibited.
- Masonry that is not currently painted should not be painted.

## Siding Case Study

The image below, which is not from New Richmond, shows a house with two different types of siding. The wood lap siding identified in the green box is the original siding and the wider siding is a non-historic replacement. The replacement siding does not match the original in dimension, width, texture, or reveal. The wider siding without the reveal associated with the original lap siding makes the house read as shorter and stockier than it would have historically. Because of the dramatic change in appearance, such a replacement product would not be approved as part of a historic homeowner's tax credit project.



## Windows

### Why are windows so important?

Windows are some of the most visible components of historic buildings and their design and construction tell us a lot about the time period that the building represents.

They are one of the most important – and most controversial – character-defining features of historic buildings.

As the National Trust for Historic Preservation notes, windows “connect the outside of the building to the inside” and are “an integral part of the architecture.” This is why the retention of historic windows is a critical part of historic preservation projects.

If historic windows remain on your building, the State Historic Preservation Office will want to see them retained and repaired – and will expect replacement windows to look like the historic windows.

- Historic windows should be retained and repaired.
- Where deteriorated beyond repair or missing, the condition should be documented, and replacement windows shall match the historic window.
- Muntins in true divided light windows shall be retained and repaired. If replacement is necessary, applied muntins are not appropriate.
- New windows cannot reduce the size of the historic opening and must be installed at the same depth as the historic windows.
- Appropriate replacement windows shall be wood, aluminum-clad wood, fiberglass, or custom profile aluminum with a pre-finished, painted, or clear, dark bronze, or black anodized finish. Modern aluminum systems with standard profiles are generally not appropriate for replacement of historic wood windows.
- Vinyl windows are never appropriate replacement windows on historic buildings and will not be approved by the State Historic Preservation Office.
- Historic windows that were previously replaced or infilled may be restored to the historic size and a replacement window matching the criteria above shall be provided.
- New window openings may be proposed on secondary elevations where their introduction does not detract from or diminish the historic character of the building or compromise the architectural integrity.
- It may be possible to retrofit historic windows to improve their energy efficiency.
- Storm windows should match the shape, profile, and design of the historic window and should not obscure decorative details.
- Historic shutters should be retained and repaired. If new shutters are proposed, they should match the original in size, design, placement, and features.
- Historic window awnings should be retained and repaired. If they must be replaced, the new awning should be made of fireproof material and match the design of the original awning.

## Window Case Study

The image below, which is not from New Richmond, shows a house with two different types of windows. The windows on the right, outlined in green, are the historic wood windows. They have been maintained and made energy efficient through the installation of exterior storm windows. The windows on the left, outlined in red, are non-historic vinyl replacement windows. The replacement windows, with their change in material, profile, and applied muntins, dramatically change the appearance of this side of the house. The replacement windows shown here would not be approved as part of a historic homeowner's tax credit project.



## Doors

- Historic doors and entrance features, such as door frames, transoms, sidelights, and pediments should be preserved and repaired. Replacement is appropriate when the historic materials are deteriorated beyond repair. New materials should match the historic materials.
- Replacement doors should match the historic door or be compatible with the style of the building.
- Doors, transoms, and sidelights with transparent glazing should not be covered with opaque materials.
- Historic storm doors should be retained and repaired. Where missing or deteriorated beyond repair, storm doors that are compatible with the character of the building may be proposed. Storm doors should fit the historic opening and should incorporate ½ to full lites to avoid obscuring historic door details.

## Porches, Stoops, and Railings

- Historic porches, balconies, stoops, and railings should be retained and repaired.
- Architectural details such as columns, moldings, cornices, railings, etc. should be retained on opened and closed porches and porticoes.
- The location of historic steps should be retained. All steps should have closed risers
- Historic railings should be retained and repaired. Where a historical railing is missing or deteriorated beyond repair, it should be replaced based on historic evidence, such as photographs or architectural plans. If evidence of the historic appearance is not available, a design that is compatible with the design, scale, and material of the building should be used.
- Historic porch flooring should be retained and repaired or replaced in kind.
- Historic skirting should be retained and repaired or replaced in kind. Where missing, new skirting should be compatible with the historic style and character of the house.
- New screens may be considered on open porches if they are inconspicuous, removable, do not damage or obscure historic features, and do not diminish the historic style and character of the building.
- New porches, balconies, or stoops may be considered on secondary facades where not visible from the street and where the proposed feature does not detract from the historic character of the building.

## Roofs

- The original roof design and general features should be maintained. Removing character-defining roof features should be avoided. Significant features may include cupolas, cresting, cornices, chimneys, weathervanes, etc. Historic roof materials such as slate or clay tile should be retained and repaired to the greatest extent possible.
- Historic roof features should be preserved and repaired with in-kind materials. Replacement materials will be considered if they are compatible with the existing historic materials.
- Acceptable materials for sloped roofs include asphalt shingles, wood shakes or shingles, slat, and tile.
- Where historic roof materials are deteriorated or damaged beyond repair, replacement materials may be considered on a case-by-case basis.
- Historic masonry chimneys may be removed if severely deteriorated and structurally unsound, but documentation by a licensed engineer must be provided.
- New dormers may be considered on a case-by-case basis. New dormers should not detract from the overall roof for or character of the building.
- The use of solar panels or shingles is encouraged where installation can be accomplished without detracting from or damaging the historic character of the building and where the structure can support the additional weight.
- Historic gutters should be retained and repaired to the greatest extent possible.



*Epley House, built 1900.*



*Statz House, built 1921.*



*M. Kane House, built 1901.*

- Non-historic gutters and downspouts may be removed and replaced with compatible metal drainage systems, sized appropriately to accommodate the volume of water during a heavy rain at each specific building. New drainage systems will be considered on a case-by-case basis when there is a demonstrated need.
- New drainage systems should be metal of and either a K-style or half-round profile and should not detract from the historic character by concealing significant features.
- Gutters and downspouts should be installed to avoid damage to or obscuring historic character-defining features. Attachments on masonry walls should be through mortar joints and not masonry faces. The straps for gutters should be installed under the roof shingles when possible.

### **Support Structures – Garages, Carriage Houses, and Sheds**

- Garages, carriage houses, and sheds that date to the period of significance should be preserved. The preservation of cladding materials and windows should follow the guidelines laid out above.
- New garage doors should be compatible with the historic building and have a painted or stained finish.

### **Sustainability**

- Retain inherent historic features that promote energy efficiency such as natural ventilation (operable windows and transoms), window treatments, cornices, and awnings.
- Use energy efficient materials if they do not negatively impact the integrity or character of the historic building or district.
- Provide weatherstripping and sealant.
- Provide storm windows and doors that are compatible with the historic building and do not damage or obscure significant details. Storm windows should align with the frame and configuration of the historic window. New muntin patterns should not be introduced in a storm window, where the historic window does not have that pattern. Appropriate exterior storm windows will be wood or pre-finished or painted aluminum, with or without screens.
- Modify historic windows to accommodate insulated glazing if the historic window profile will allow.
- Insulation should not be proposed at the exterior where it is visible.
- Locate solar panels where they are not visible from the public way. Metal frames and attachments for solar panels should be painted to match the roof or other adjacent materials.

## **Landscape Features – Fences, Retaining Walls, Paving, and Trash Enclosures**

### ***Fences***

- Fences and handrails are common safety and security features that would have existed during the period of significance.
- Front yard fences shall be low and visually light.
- Historic fencing shall be preserved and repaired, retaining their historic appearance.
- Locate new fences at property line to be consistent with historic properties.
- Use wood pickets, wrought iron or metal for fencing.
- Chain link only acceptable for backyard use.
- Ornamental Iron preferred for handrail use.
- Hedges and planted borders are encouraged in place of fence when enclosure is desired.

### ***Retaining Walls***

- Site and retaining walls were characteristic of some of the larger properties found within the district. Any restoration, modification or construction of new landscape walls shall be considered contextually.
- Use material that matches the primary structure, such as brick or stone for new walls.
- Concrete block or cast stone walls will be considered if they are compatible with the property.

### ***Paving***

- Paving includes any structure or material that is used as a surface material for walkways, drives and other horizontal surfaces. Historic paving materials are encouraged to be exposed and repaired if identified.
- Retain and maintain existing sidewalks, walkways, and driveways.
- New parking areas or patio/terraces shall be compatible with the scale, proportion of open space and character of adjacent contributing properties.
- Preference given to materials that maintain a more granular scale such as cobbles, stone pavers, brick edging or pavers, or compacted gravel. Concrete and asphalt are not preferred but are acceptable.
- New or replacement paving materials that help with storm water management will be considered.

### ***Trash Enclosures***

- Trash enclosures shall be located behind buildings and shall be constructed of simple, opaque materials including but not limited to wood pickets or concrete masonry units.

## **New Construction and Additions**

These guidelines for new construction and additions are based on historic preservation best practices and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

### ***Orientation***

- Additions to existing buildings shall be located on secondary facades.

### ***Massing and Scale***

- New secondary buildings, such as garages or accessory dwelling units, shall be one to one-and-a-half stories in height.

### ***Foundations***

- New buildings in the district shall have masonry foundations. Acceptable materials include brick, stone, concrete block, or poured concrete.

### ***Walls***

- New buildings in the district shall be clad in wood, stone, masonry, or stucco, as traditionally used on historic buildings within the district.
- Lapped siding of an alternative materials, such as high-quality fiber cement or composite will be considered.
- Metal panels, imitation stucco (E.I.F.S, fiber cement panel, etc.), and vinyl siding are not appropriate for the historic district and will not be considered.

### ***Fenestration***

#### ***Windows***

- Windows may be constructed of wood, steel, aluminum, fiberglass, or combinations of these materials. Vinyl windows are not permitted.
- Windows shall have vertical proportions and follow a regular rhythm.
- Continuous horizontal or vertical bands of windows shall not be allowed.
- Only clear glass and non-reflective low emission glass or coatings shall be used. Glass should not have a distinctive tint or reflective coating.
- Divided light windows are encouraged. When installing a simulated divided light window, applied muntins on both sides of the glass, with an interstitial spacer, are required. Internal muntins alone are not permitted.
- Windows with simple details, such as masonry patterns above lintels and masonry sills, are appropriate and encouraged if they do not copy or replicate historic designs.

#### ***Doors***

- Wood exterior primary doors with a painted or stained finish are encouraged. Exterior doors may include glazing. Alternate door materials may be considered on non-primary elevations.
- New garage doors shall be compatible with the historic district and have a painted or stained finish.

### ***Porches, Balconies, Stoops, and Railings***

- Porches, balconies, stoops, and railings shall be consistent with the character of the historic district. Appropriate materials include wood, masonry, and metal.
- All steps on new porches and stoops shall have closed risers.
- The design of railings and balconies shall be compatible with the design, scale, and material of the new building. The design should not attempt to recreate the historic railings and balconies of historic buildings.

### ***Roofs***

- New construction shall have pitched roofs or flat roofs with parapet caps high enough to screen mechanical equipment that may be installed on the roof.
- For pitched roofs, asphalt shingles are appropriate. Alternative materials may be considered on a case-by-case basis.
- The use of solar panels or shingles is encouraged where installation can be accomplished without detracting from or damaging the historic character of the district. Panels shall have a low profile and be located as inconspicuously as possible to be minimally visible from the street.

# Glossary

## **CHARACTER-DEFINING FEATURES**

Physical or spatial features that define the historic character of a building, including, but not limited to, the shape and massing of a building, its materials, craftsmanship, decorative details, and features, as well as various aspects of its site and environment.

## **COMPATIBLE/COMPATIBILITY**

In harmony with location, context, materials, features, style, and overall historic character of a building.

## **CONTEMPORARY**

Reflecting characteristics of the current period.

## **CONTRIBUTING RESOURCE (HISTORIC)**

A building or structure which has been determined to be historic and significant within a historic district and retains a high degree of integrity. A property or structure can be contributing even if it has been altered, as long as it maintains the character defined for the district. Typically, these resources were built during the district's period of significance.

## **FALSE SENSE OF HISTORY**

Changes to a building that suggest that new features are historic, such as adding conjectural features or architectural elements from other buildings.

## **HISTORIC CHARACTER**

A term used to describe structures and features of architectural and historic interest. Historic refers to structures and features that date to the period of significance.

## **IN-KIND REPLACEMENT**

Replacing a feature or component with a new feature or component that matches the physical characteristics of the original.

## **INTEGRITY**

In historic preservation, integrity means the architectural elements, materials, color, and quality of the building construction that dates to the period of significance.

## **NON-CONTRIBUTING (NON-HISTORIC)**

A property, building, structure, or object within the boundaries of a historic district that does not add to the historic associations, historic architectural qualities, or archaeological values for with the historic

district is significant. Typically, these resources were built after the district's period of significance or have been significantly altered.

#### **PERIOD OF SIGNIFICANCE**

A year or range of years that are used to define the importance of a property to the history, architecture, or culture of a community.

#### **PRIMARY FAÇADE**

The front elevation of a structure, usually facing a street and containing the main entrance.

#### **REHABILITATE / REHABILITATION**

The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

#### **REPAIR**

To restore a decayed or damaged resource to good or sound condition by any process.

#### **RESTORATION**

The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.