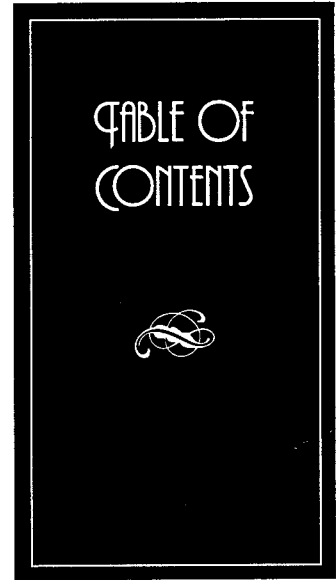


EDGEWOOD-PARK CITY
DESIGN
GUIDELINES

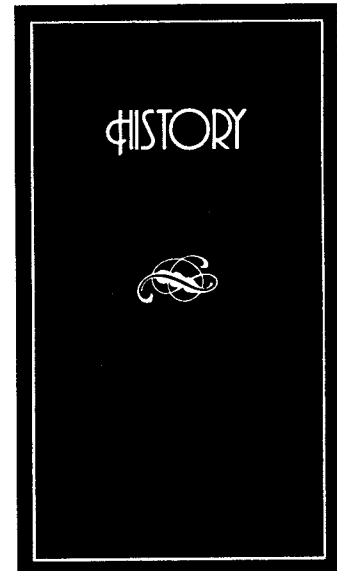
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In 1890, streetcar lines were extended east from Knoxville to an area that became Park City. One of these traveled down Park Avenue (now known as Magnolia) to Lake Ottossee in Chilhowee Park, while the other traveled Washington Avenue. The Edgewood Land and Improvement Company subdivided and promoted lots in the Washington Avenue Addition, which stretched along Washington and Jefferson Avenues east from Winona. Prior to the Edgewood Land and Improvement Company's promotional efforts, residential development in this area was sparse, but rapid expansion soon began, and a town named Park City developed. This incorporated municipality included not only Edgewood's Washington Addition, but also other subdivisions. From the two names - Edgewood and Park City - comes the name of this historic district.

The Edgewood Land and Improvement Company included George F. Barber and his partner, Martin E. Parmalee. Barber had moved to Knoxville in 1888 and established an architectural office with Parmalee. Barber designed and marketed mail order house plans, publishing numerous periodicals and even maintaining his own publishing company, The American Home Publishing Company, which he established in 1898. George F. Barber maintained his architectural firm and designed and published house plans until his death in 1917. His designs were sold nationally and even internationally.

Barber's publications include *The Cottage Souvenir* (1891), *Cottage Souvenir No. 2* (1892), *New Model Dwellings and How Best to Build Them* (1894), *Artistic Homes* (1895), *Art in Architecture* (1902-03), and *Modern Dwellings* (1901-1907). *American Homes*, which was an illustrated monthly magazine published by The American Homes Publishing Company, continued for six years. If any of these publications inspired the purchase of homes or designs by Barber, a client could fill out a questionnaire and send it with the appropriate fee to




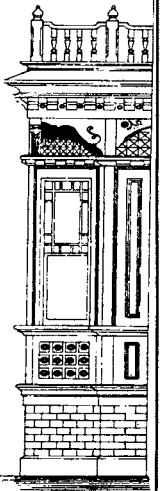
Looking east on Washington Avenue from Winona Street. Photo courtesy of McClung Collection, Knox County Public Library System.



Barber's Knoxville offices. Plans, elevations, working drawings, a bill of materials or even pre-manufactured architectural details for the house could be purchased in this manner.

Barber's designs progressed through a series of styles, with the earlier ones best described as Eastlake, Queen Anne, or a mixture of the two Victorian styles. Elaborate in their detailing, they contained such features as patterned slate roofs, fishscale shingled wall coverings, turrets, bays, balconies, spindle work, beaded spandrels and elaborate brick work. Classical Revival details began to appear in his work by the early 1900s. These designs often featured paired and tripled wood columns with Ionic and Doric capitals, Palladian windows and dentil molding.

Although the location of all Barber houses in Knoxville has not been established, the Edgewood Land and Improvement Company development contains a great many of his designs, which could be expected since his architectural partner was one of the developers. Barber lived in at least one home he designed, at 1635 Washington.

<p style="text-align: center;">BARBER HOUSES IN EDGEWOOD- PARK CITY</p> 	↪ 1614 Washington Avenue	↪ 1618 Washington Avenue	
	↪ 1620 Washington Avenue	↪ 1635 Washington Avenue	
	↪ 1701 Washington Avenue	↪ 1702 Washington Avenue	
	↪ 1704 Washington Avenue	↪ 1705 Washington Avenue	
	↪ 1712 Washington Avenue	↪ 1724 Washington Avenue	
	↪ 1730 Washington Avenue	↪ 1802 Washington Avenue	
	↪ 1803 Washington Avenue	↪ 1804 Washington Avenue	
	↪ 1904 Washington Avenue	↪ 1905 Washington Avenue	
	↪ 1912 Washington Avenue	↪ 1603 Jefferson Avenue	
	↪ 1640 Jefferson Avenue	↪ 1701 Jefferson Avenue	
	↪ 1708 Jefferson Avenue	↪ 2039 Jefferson Avenue	

There are probably other designs of Barber's in Edgewood-Park City. Some of his designs have been altered so that they are not easily identified, and no complete collection of his published designs is known to exist in Knoxville.

Mixed with the elaborate George F. Barber designs are other houses typical of the late 19th and early 20th centuries. Queen Anne, Craftsman/Bungalow and Neoclassical styles are represented here. Merchants, clerks, factory workers and

owners, salesmen and railroad employees who benefited from Knoxville's expanding economy and improved local transportation moved to Edgewood - Park City as Knoxville's central city became increasingly crowded and noisy. Knoxville in the late 19th century became the regional wholesaling center for the southeast. Its location on the railroads not only made this economic distinction possible, but also made the city a logical location for expanding manufacturing concerns, particularly in the textile industry. Standard Knitting Mills, located at the west end of the neighborhood, employed many of the people who found houses in the neighborhood.



Washington Avenue Streetcar at corner of Boruff and Washington. Photo courtesy of McClung Collection, Knox County Public Library System.

The boundaries of this district include much of the original Edgewood Land Improvement Company development, but only a small part of Park City. Park City was incorporated in 1907, and has been a part of Knoxville twice in its history. In 1891, Knoxville's government annexed the large developing area on its eastern boundary as the Tenth Ward. Two years later, when Knoxville had failed to address the area's educational and street improvement needs, the Tenth Ward was removed from Knoxville's incorporated area by an act of the General Assembly.

Knoxville annexed Park City the second time in 1917, and this time the action was not reversed. However, public improvements were not widespread in the area until the 1920s.

Adjacent to the boundaries of Edgewood-Park City are many other houses that reflect the architectural styles and economic strength of 19th and 20th century Knoxville. Those buildings are also eligible for listing under an H-1 overlay, and should be included in the future as their owners desire the protection of a local historic designation.

The information contained in this nomination was first compiled by the Knoxville-Knox County Metropolitan Planning Commission as part of a county-wide historic sites inventory conducted from 1982 through 1986. The properties were also identified in a National Register nomination for Park City, which included a much broader geographic area than this nomination. The Park City Historic District was placed on the National Register of Historic Places in 1989.

The design guidelines which follow in this booklet are designed to protect the structures that survive in the historic district. The guidelines address the preservation of details present in the design, and include information about maintenance designed to enhance their historic architecture.

Qhe Edgewood-Park City Historic District contains distinctive architectural styles that date from the late 19th and early 20th centuries. As is true with most of the historic architecture in Knoxville, there are very few “pure” styles. Instead, the styles found in the Edgewood-Park City Historic District draw characteristics from several styles to form an eclectic mix. The styles that are most representative of the neighborhood are discussed below.

Late Nineteenth Century Styles

The last half of the 19th century saw a shift from the restrained, classical designs of Georgian, Federal and Greek Revival to the textured, varied designs of the Victorian era. By the time houses were being designed and built in Edgewood-Park City, in the late 1800s, these Victorian-era designs were well established.

Queen Anne

The Queen Anne style was popularized by a 19th century architect, Richard Norman Shaw, about 150 years after the time of Queen Anne’s reign, which was from 1702 to 1714. The first American example of Queen Anne style is thought to be the Watts Sherman house in Newport, Rhode Island, built in 1874. By 1880, architectural pattern books were spreading the style throughout the country. The expanding railroads helped to popularize it by making pre-cut architectural details widely available.



Line drawings in this section courtesy of Kristi Edens.

ARCHITECTURAL STYLES

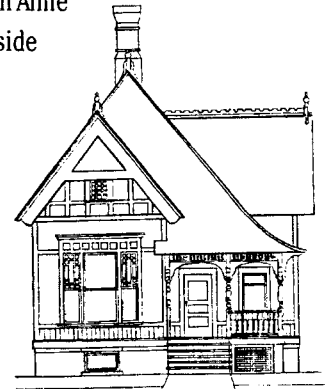


Queen Anne Cottage

The Queen Anne Cottage grew out of the Queen Anne style. One or one and one-half stories in height, it usually has a hip and gable roof, corbelled interior chimneys, and sawn wood ornamentation. The Queen Anne Cottage has a large front porch, with wooden columns which may be turned, chamfered or rounded. Sawn brackets, sawn wood or louvered attic vents, and spindle or turned balustrades are often found. Windows are double hung sash, with either two over two or one over one panes. There may be transoms and sidelights, with leaded or stained glass. Wall coverings are usually weatherboard. There may be patterned wood shingles in gables, with sawn wood bargeboard at the roof peaks. A Cottage window, an early form of the picture window, is often found in Queen Anne cottages. It consists of a large fixed pane with fixed or moveable transoms and narrow side windows. The side windows and transoms often are made of stained glass.

Eastlake

The Eastlake style was used at the same time as the Queen Anne style and is similar. Developed by Charles Eastlake, it is most frequently associated with interior design. It is more vertical than the Queen Anne style, with more massive wood trim, usually formed by a chisel or gouge. Rows of spindles and beaded trim are common.



Shotgun

The term “shotgun” refers to a room arrangement in which the rooms of the house open in succession from front to rear without a hallway between them, and the doors to each room are lined up. The term “shotgun” comes from the description that a shotgun could be fired in the front door and all of the shot would exit through the rear doorway without hitting any intervening walls. Front gable roofs are common on the shotgun house, which has a full or three-quarter front porch. The houses were usually worker housing. Trim is not elaborate, and may be either from the Victorian era or from the later Craftsman period. Window pane configuration reflects the style of trim applied to the house.

Folk Victorian

This is another “non-pure” style present in the Edgewood Land and Improvement Company Historic District. Folk Victorian houses usually feature a front gable and trim derived from the Queen Anne style. Full length porches with chamfered or turned posts are common, as are double-hung windows. Folk Victorian houses usually are simpler in massing and roof design than the Queen Anne houses or cottages that they imitate.

Early Twentieth Century Styles

After 1900, the styling of buildings began to change from the elaborate Victorian-era designs to simpler designs. Some of these were revival styles, based on earlier historic precedents. Particularly popular were Colonial and Neoclassical styles, but an interest in history also encouraged styles from the Spanish Colonial, Dutch Colonial, Tudor and Italian Renaissance periods. Another stylistic emphasis involved the Prairie, Bungalow, and Craftsman designs. These latter designs evolved as some of the first purely American architectural styles.

Craftsman/Bungalow

Buildings of this style have low-pitched gable roofs with wide overhanging eaves. Roof rafters are visible, and decorative beams and knee braces are widely used on Craftsman/Bungalow houses. Porches usually stretch across all or most of the front facade, with a roof supported by tapered or square columns, or by posts resting on piers or a balustrade. Dormers are used extensively. Weatherboard is a common wall surface material. Windows are usually double hung, with the upper sash having three, four or more panes, while the lower sash has one pane.



American Four Square

This house style was used from the 1900s until the 1920s, and is recognized by its square appearance and often hipped, pyramidal roof. Front dormers are often used. It is almost always two or two and one-half stories in height, and the interior spaces are arranged into four square or nearly square, rooms. A full front porch is most common in these buildings. Detailing on the house may be from any of the styles common in the early twentieth century. Sidelights and transoms are often used on an American Four Square front entry, and these may be of leaded, stained or beveled glass. Double hung windows are common, and they may have a patterned upper sash or may be in a one over one configuration.



↳ Tudor Revival

This style mimics or interprets medieval European design. Walls are primarily clad in either stone, stucco, or brick. Stone patterns are often square cut ashlar or dressed stones, and may be laid in either a random or broken range course. Stucco is either trowelled into a smooth, lightly mottled pattern or a leaf pattern. Other exterior wall surface materials include weatherboard, wood shingles and applied half timbering. Decorative half timbering involves using horizontal, vertical and curvilinear wood members with either brick or stucco infill. Tudor Revival houses commonly feature steeply pitched roofs, often with side gables or multiple gables. Roofs and gable ends may feature a bell cast curve. Brick chimneys may be patterned. Stone quoin-like projections and voussoirs are common around door and window openings. Windows are usually casement or double hung, with diamond shaped panes often used as a design element. Other features may include castellated parapets, board-and-batten doors, and small entry porticos.

↳ Colonial Revival

This revival style reflects a number of architectural features which first gained popularity in America in the 17th and 18th centuries. Colonial Revival houses typically have symmetrical facades and floor plans. Porticos commonly are used to emphasize the front entrance, and usually feature pilasters or supporting columns. Entries often have distinctive sidelights and fanlights, and decorative door crowns and pediments. Double hung windows with multiple panes are standard, and usually placed in a balanced design.

Common exterior materials include brick, stucco, and weatherboard. Side gabled and hipped roofs are typical on Colonial Revival residences, and often include a series of dormers or one continuous shed dormer. Historic roofing materials were usually slate, asphalt or wood shingle. Other elements that may appear as part of Colonial Revival houses include: full-width front porches, side porches, recessed entry doors, cast concrete sills, end chimneys, string courses, decorative cornices, and one-story wings.

↳ Neoclassical

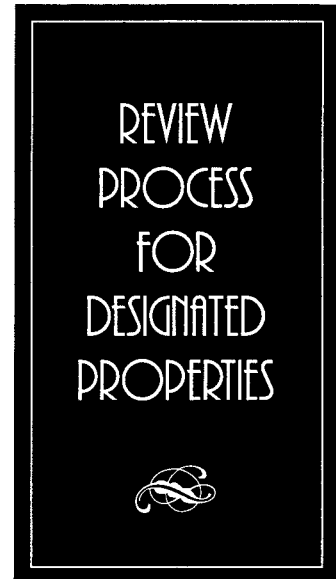
Facades of Neoclassical houses may feature columns the full height of the two-story building; however, one-story cottages are also found. Houses usually have a full or partial-width porch with columns. Symmetrical front facades and multiple-pane glazing in double sash windows are used, especially on the front facade.

Qny neighborhood listed on the Knoxville-Knox County Historic Register has a set of design guidelines that residents and the Knoxville and Knox County Historic Zoning Commissions use to guide exterior rehabilitation and new construction.

To get a building permit for exterior work, the owner will need a Certificate of Appropriateness which is issued by the historic zoning commission. It is best for the owner to meet with the historic zoning commission or its staff to discuss the work that will be done. The historic zoning commission and its staff will review the project to be sure that it does not harm the historic appearance of the structure or the district. A Certificate of Appropriateness will then be issued. The owner can use that Certificate to get the building permit.

The historic district regulations apply only to exterior changes which require a building permit. Interior changes, landscaping, paint colors or other matters that do not ordinarily require a building permit will not be reviewed by the historic zoning commission, although the commission or its staff will be happy to provide technical assistance to property owners interested in determining how best to maintain the historic appearance of their property.

The Edgewood - Park City property owners and residents will be asked to appoint at least one representative to meet with the Knoxville Historic Zoning Commission at least annually. The responsibility of the neighborhood representative will be twofold: 1) to provide information about the neighborhood to the historic zoning commission; 2) to offer neighborhood opinions about applications for Certificates of Appropriateness.



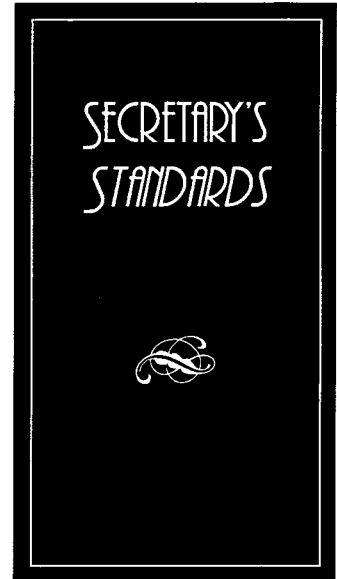
Line drawings in this and following sections from George F. Barber's The Cottage Souvenir No. 2 and The Old House Dictionary.

¶ The Secretary of the Interior's *Standards for Rehabilitation* (1990) are the underlying design guidelines for the Edgewood - Park City Historic District. The *Standards* are listed below. The design guidelines contained in this document are based on the Secretary's *Standards*, but are individualized to reflect the architectural character and history of the Edgewood - Park City Historic District.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the buildings and its site environment.

(The historic zoning commission does not control usage of property; that is a function of the basic zoning classifications of designated property. However, the commission does recognize that maintaining the use the property had when it was constructed will result in fewer alterations to the historic fabric of the building.)

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.



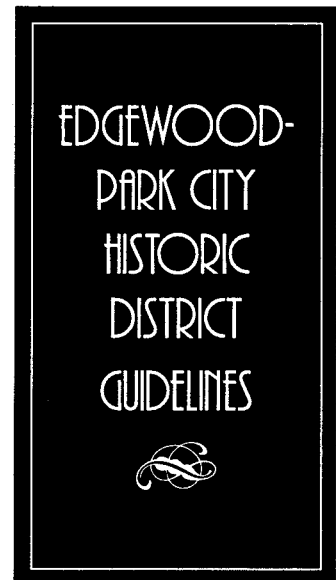
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures should be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

The special appearance of the Edgewood - Park City Historic District is made up of each building's individual architectural details. Porch columns and railings, roof shape and materials, window and door trim, chimneys, windows, and wall coverings all determine building style. Features such as stone retaining walls and "diamond chip" sidewalk surfaces help to form the architectural richness and character of the neighborhood.

Edgewood-Park City residents should remember that they own a piece of history. The value of each of their houses is based on the care they and their neighbors follow in maintaining the historic appearance of each of the properties. Changes made to the historic buildings will either enhance the history and architecture of the building or destroy it.

Most of the buildings in the neighborhood are older than the people who now own them; they have survived because earlier owners cared for them and preserved their appearance. With care, they will survive for many more generations.

These guidelines inform today's owners about techniques for restoration, rehabilitation and maintenance. The purpose of the design guidelines is to introduce a consistent standard for rehabilitation and restoration projects and new construction; that consistency will allow the fabric of the whole neighborhood to be maintained.



ROOFS

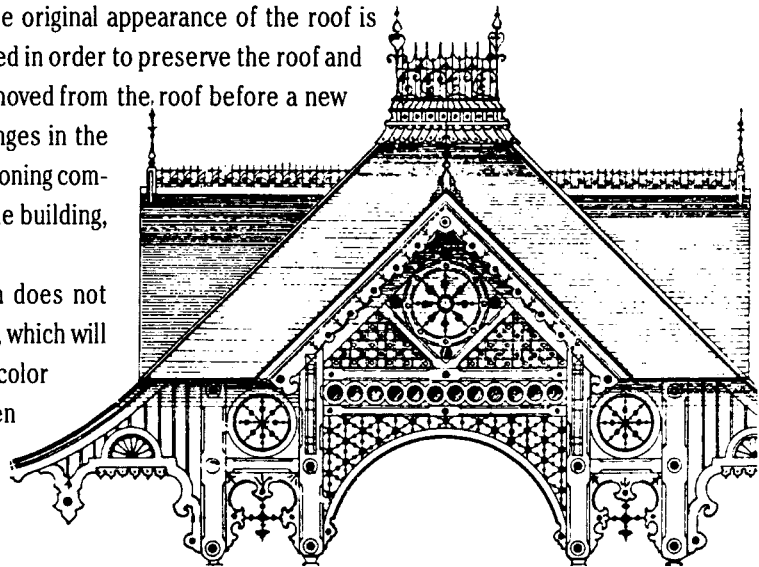


A roof is one of the most dominant features of a building. Particularly during the eras of Victorian and Craftsman architecture, roofs were steeply sloped and complex, often with dormers and intersecting gables. Roof pitches were usually steep, with slopes from 7/12 (the roof rises seven feet in height for every twelve feet in depth) to 12/12. Porch roofs may have shallower pitches.

The houses in the Edgewood - Park City Historic District may have been roofed with slate, tile, wood shingles, metal, or with asphalt shingles, sometimes cut in over-size, shaped patterns. The modern building materials that are available may limit a property owner's access to roofing materials, but it is important that owners try to repair or reuse such materials as slate and tile when they are available. Printed and sculptured fiberglass shingles can also be used to duplicate the look of original roofs. If replacement materials are not available or are prohibitively expensive, intact historic roofing materials should be used on the visible elevations, with replacement materials used at the rear or on a less visible section of the roof. Materials such as corrugated fiberglass and asphalt roll roofing are often unacceptable.

The architectural features associated with a roof should be saved. These include attic vent windows, finials, roof cresting, molding, dormer windows, complex slopes and intersecting gables. If built-in gutters are present on the house, they should be repaired so that the original appearance of the roof is recaptured. Soffit or ridge vents can be installed in order to preserve the roof and its covering. Older roofing layers should be removed from the roof before a new roof is installed. If new additions dictate changes in the roof line, they must be approved by the historic zoning commission and should be located to the rear of the building, so they are not visible from the street

Although the historic zoning commission does not regulate colors, it is suggested that roof colors, which will be visible for the lifetime of the roof, be dark in color to mimic the roof colors that were present when the buildings were new.



RECOMMENDATIONS

1. Make the shape and pitch of roofs on new construction imitate the shape and pitch of roofs on neighboring existing houses or other houses of the same architectural style. Replacement roofs must copy the shape and pitch of original roofs, and the soffit, fascia and trim detail between roof and wall should mimic the original.
2. The eaves on additions or new buildings shall have an overhang that mimics the original eaves. A minimum overhang of at least eight inches should be used on new buildings or additions to existing buildings.
3. Repair or replace roof details (chimneys, roof cresting, finials, attic vent windows, molding and other unique roof features). Use some of these details in designing new buildings.
4. Materials used in roofing existing buildings or new construction shall duplicate the original roofing materials as much as possible. Asphalt or fiberglass shingles can be appropriate, as are slate, standing seam metal, or metal or wood shingle roof coverings. The color of roofing materials should be a dark green, charcoal gray or black or dark reddish brown, to simulate the original roof colors.
5. Do not use satellite dishes, solar collectors, modern skylights, or inappropriate structures on roof planes that are visible from the street, or install them where they interfere with decorative roof elements.

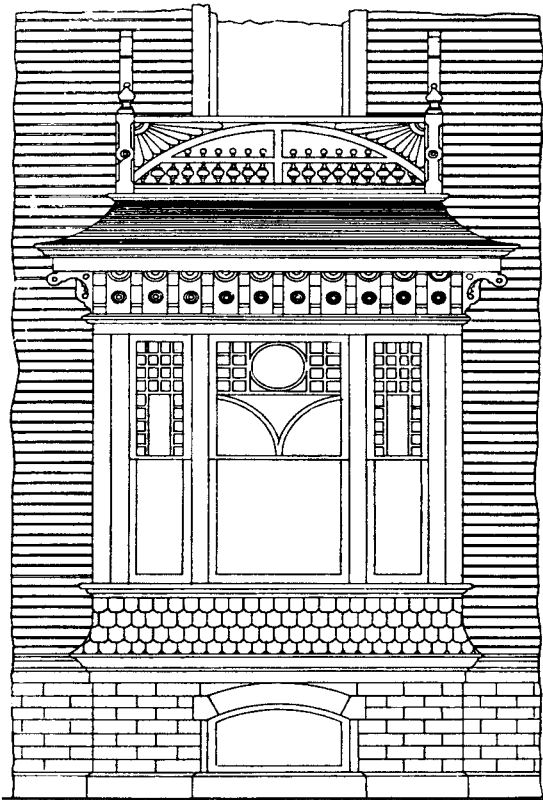
MAINTENANCE SUGGESTIONS

- ☞ Practice careful roof maintenance, checking regularly for leaks, repairing problems as they occur, and keeping gutters and downspouts free of debris that can block the flow of water.
- ☞ Provide adequate ventilation for the roof by installing forms of ventilation, such as soffit vents, that are not readily visible. They will add years of life to the roof and keep the airspace in the attic and under the rafters dry.
- ☞ When installing a new roof, it is a good idea to remove the previous roof layers. These layers can mask leaks and other problem areas.
- ☞ Install gutters and downspouts to remove water efficiently from roof surfaces and carry it away from the foundations or basements of the buildings.
- ☞ Repair built-in or concealed gutters.

WINDOWS



Windows are a very important architectural element in the historic district's buildings, helping to define each building's character. They are usually wooden and are hung so that both the bottom and the top sash can open (double hung). Two over two or one over one sashes are common, but there are also windows with more panes, and there are attic windows and some upper sashes with stained glass and irregular shapes. Transoms and sidelights, sometimes of patterned or stained glass, are often found at the entries, where they admit light to entry halls.



RECOMMENDATIONS

1. Reuse original windows. It will be much less expensive and much better historically to retain the original windows.
2. Storm windows are often considered when a homeowner wants to increase the heating and cooling efficiency of a building. Interior storm windows that cannot be seen from the street might be a better alternative to exterior storm windows. If exterior storm windows are used, they can be wood, or color clad metal to match the building's trim. Exterior storm windows shall only be used if they do not damage or obscure the original windows and frames.
3. If replacement windows are necessary, they must be the same overall size as the originals, with the same pane division, and the same muntin style and exterior depth, width and profile. Thermal sash windows that use false muntins are not acceptable.
4. Windows shall not be replaced with fixed thermal glazing or be made inoperable.
5. Tinted or reflective glass shall not be used on primary or other important elevations. LO-E glass, which selectively blocks ultraviolet light, is allowed.
6. It can be appropriate to design and install additional windows on the rear or another secondary elevation. The designs shall be compatible with the overall design of other windows in the building.
7. Historic windows shall not be blocked in. If ceilings have been dropped, provide a setback to allow for the full height of the original window openings. Do not cut across an existing window with a new floor or ceiling, so that the outside appearance of the window is changed.
8. Reuse existing, serviceable window hardware.

MAINTENANCE SUGGESTIONS

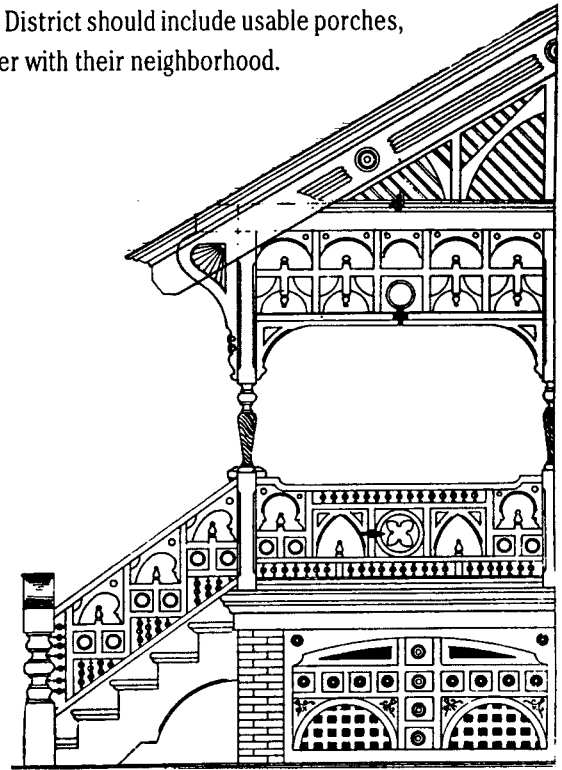
- ☞ Make windows weather tight by caulking, replacing broken panes, and installing weather-stripping. This increases the window's thermal efficiency.
- ☞ Protect and maintain the material which makes up the window frame, sash, muntins and surrounds. Use appropriate surface treatments like cleaning, rust removal for metal windows, limited paint removal and caulking, priming and painting.
- ☞ If considering replacement windows, select a manufacturer that offers good warranties, and examine carefully the installation of any insulated glass. As double or triple paned glass has become more common, some owners have discovered that their windows are failing, often in ten to fifteen years, because the materials and technology for sealing insulated glass or for using wood substitutes is not as effective as the technology for manufacturing wood windows.

PORCHES



Most of the houses in the Edgewood-Park City Historic District have a porch. Porches were a form of air conditioning. They shaded the windows and doors, and provided an outdoor room for neighborhood social life before television and radio. They are graceful, welcoming and introduce the house to passers-by. They may stretch across the full width of the house or wrap around corners. They may even be two story porches, with upper story balconies. Enclosing a porch harms the house, detracting from the original character and design.

The individual design elements of the neighborhood porches, with turned wood columns, elaborate railings and balusters, heavy wood posts or columns, wood ceiling and floors, and sawn wood trim, are all important to the style of the houses. These individual details should be repaired and preserved, or reproduced if good documentation of the original porch exists. New buildings constructed in the Edgewood - Park City Historic District should include usable porches, so the houses will blend better with their neighborhood.




RECOMMENDATIONS

1. Porches on historic houses shall be repaired or replicated using wood materials for ceilings and floors, balustrades, posts and columns that duplicate the original size and design. Reconstruction of the documented original porch is appropriate.
2. Porches, particularly porches visible from a street, shall not be enclosed.
3. New buildings constructed in Edgewood - Park City must contain front porches large enough to provide seating. The proportion of the porches to the front facades is to be consistent with the historic porches in the neighborhood. Details such as columns, posts, piers, balustrades and porch flooring and ceilings will be built with materials that are consistent in appearance with historic materials.
4. A wooden porch floor shall not be replaced with concrete, brick or other masonry materials. These floors can retain moisture and eventually damage the building.

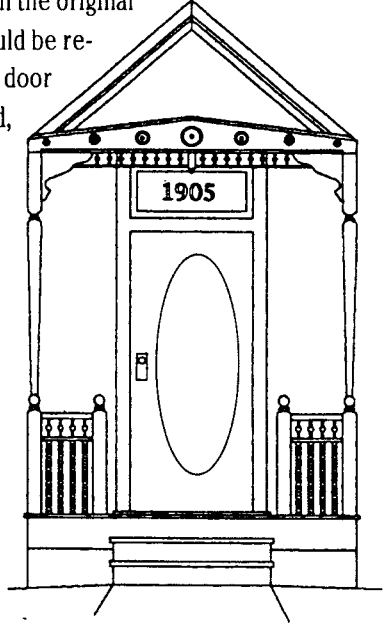
MAINTENANCE
SUGGESTIONS

- Perform careful seasonal maintenance to preserve porches and entrances. This should include installing an adequate gutter and downspout system on the porches.

ENTRANCES

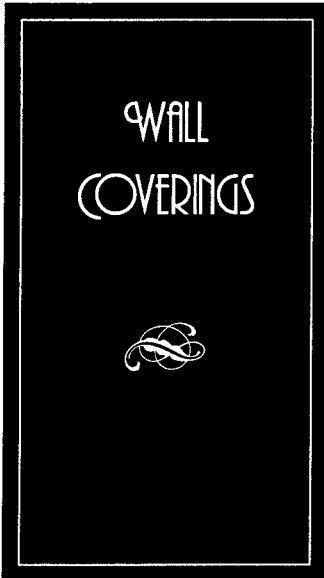


The entrances to a historic house include the front entry door and any decorative details associated with it. The entrance can include front entry steps and the railing. The doors originally used on Edgewood - Park City's houses were wooden, with beveled glass or stained glass inserts. Screen doors were commonly used. An entrance door should be consistent with the design of the historic house, and should have a transom and sidelights, if those were included in the original design. If the original entrance is present, it should be re-used. If it must be replaced, the replacement door should be wooden or painted to resemble wood, with appropriate recessed panels.



RECOMMENDATIONS

1. Entry features which must be preserved include sidelights and transoms, fan light windows, entablatures and original doors. All add character to the structures in the historic district.
2. It may be appropriate to design or construct a new entrance if the historic one is missing. Any restoration shall be based on historical, pictorial and physical documentation and be compatible with the historic character of the building.
3. A replacement entrance must not create a false historic appearance. A new entrance shall be compatible in size, scale, materials and color.
4. Entrances shall not be removed when rehabilitating a building.
5. Service or rear entrances shall not be altered to make them appear more formal by adding paneled doors, fanlights or sidelights.
6. Secondary entrances shall be compatible with the originals in size, scale and materials.
7. Determine if a storm door will be instrumental to saving energy. If a storm door is used, it must have a color-clad frame and a full view glass, or be designed to respect design features or the original entry door.
8. Retain, repair or replace historic screened doors.



Wood

Historic Characteristics

The exterior walls of the buildings in the Edgewood - Park City Historic District were covered with weatherboard, wood siding, wood shingles, brick or stone veneer, or stucco. (Brick, stone and stucco are discussed in the masonry section of these guidelines.) Corner boards, cornices, sawn wood trim and other details are common and should be retained on existing houses and installed on new ones. Wood shingles, normally used on second stories or in gables, are usually four inches wide and may have been shaped in fishscale, squared, or diamond patterns.

Vinyl, aluminum or other synthetic sidings are not appropriate for historic houses in the Edgewood - Park City Historic District. They can be harmful to existing houses, because they can mask drainage problems or insect infestation, and can prevent good ventilation. In addition, these applications almost always violate the building's important architectural features such as window, gable, fascia and corner details.

In new construction, it may be acceptable to use a non-historic material if it duplicates the appearance of material that would have been found there originally. Some artificial siding manufacturers, for example, do market products that include replicas of corner boards, window trim, imbricated shingles, and other features customarily found on historic houses. The historic zoning commission must review any materials, and should be provided with samples and a rendering illustrating their placement on the completed structure. Even though synthetic materials may be acceptable for new construction, careful thought should be given to their use. Synthetic siding is usually not as easily repaired as wood siding, and may not be less expensive. It will fade, and repainting or repairing it may be more expensive and time-consuming than dealing with wood siding as it ages.

RECOMMENDATIONS	<ol style="list-style-type: none">1. Do not use destructive paint removal methods such as propane or butane torches, sandblasting or water blasting. These methods can damage historic wood and create the need for expensive repairs. Water or sand blasting can abrade the soft material in wood. Water blasting can also result in soaking the wall so thoroughly that it will not hold paint until it has dried for many months.2. Replacement siding, trim and patterned shingles shall duplicate the original.
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3. New construction shall use materials that duplicate the appearance of neighboring historic buildings, so that the new buildings blend with the fabric of the area. This includes the use of corner and trim boards and appropriate door and window trim. If artificial siding is used on new construction, it must be vented every twelve inches, and must look like 4" lap siding unless a different pattern is approved by the historic zoning commission.
4. Repair wooden features by patching, piecing-in or otherwise reinforcing the wood. Repair may also include limited replacement with matching or compatible substitute materials, when elements remain and can be copied.
5. Wood features which are important in defining the overall historic character of the building shall not be removed.
6. Replace only the deteriorated wood. Reconstructing in order to achieve a uniform or "improved" appearance is inappropriate because of the loss of good historic materials.
7. An entire wooden feature that is too deteriorated to repair or is completely missing must be replaced in kind. If features are replaced, the materials they are made from shall be compatible with the original in size and scale. Replacement parts must be based on historical, pictorial and physical documentation. If documentation does not exist, a new sympathetically designed feature would be better than a hypothetical "old" one.
8. Paint shall not be removed from unprotected wood surfaces in order to apply a stain or clear finish to permanently reveal bare wood. This exposes historically painted surfaces to greatly increased weathering.
9. Remove damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., hand sanding or hand scraping).
10. Retain paint coats that help protect the wood from moisture and sunlight. Paint removal may be considered only where there is paint surface deterioration and as a part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.
11. When paint must be removed, electric hot-air guns and heat plates should be used only with extreme caution, since the high temperatures they cause can ignite materials in the wall cavities and cause fire damage. Use chemical strippers to supplement other methods. If detachable wood elements such as shutters, doors and columns are chemically stripped, do not allow them to soak in a caustic solution, which raises the grain. When using electric heating devices, be sure to keep a fire extinguisher handy, since fires can start with these devices.

- ↻ Repaint with colors that are historically appropriate to the building and district. The final color decision is left to the property owner.
- ↻ Protect wood features by providing proper drainage.
- ↻ Identify and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, as well as plant materials growing too close to wood surfaces, and any insect or fungus infestation.

Masonry

Historic Characteristics:

Masonry - brick, stucco and stone - is used for both details and wall coverings in the Edgewood - Park City Historic District. When masonry materials are historic, it is important to be aware of the differences between them and more modern materials.

The mortar used in old masonry walls, foundations and other features has a very low percentage of Portland cement, and is made up primarily of sand and lime. This soft mortar expands and contracts at the same rate as the old brick, which is also softer than modern brick. If repointing is necessary, any new mortar should match the old in color and in composition. Old deteriorated mortar that must be removed from mortar joints should be removed using non-powered hand tools.

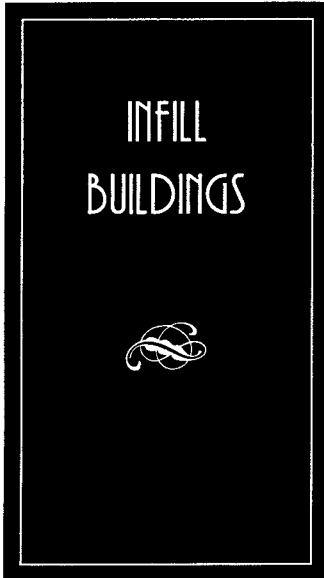
Any masonry cleaning should be done using the gentlest methods available, and then only to remove any encrustation of dirt or pollutants that are harming the masonry. Blasting with any materials - sand, water, glass beads, walnut shells, or other hard materials - is an abrasive technique and should not be used. It can remove the hard surface of the brick that was achieved in the original firing in the kiln. This weakens the masonry, exposing it to damage in freeze and thaw cycles and to airborne pollutants. Chemical cleaners and other methods should be carefully tested to assure that they do not harm the surface of the masonry. The best cleaning techniques involve using a soft bristle brush, with gentle soap and water, and rinsing with pressure no greater than that of an ordinary faucet. Any testing of cleaning methods should begin with a water washing with test patches of at least two square feet. After testing, give the cleaned surface adequate time to react to the weather and the chemicals used to clean it, so that any damage can be accurately assessed.

RECOMMENDATIONS

1. Never sandblast brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently destroy the surface of the material, may harm the mortar, and speed up deterioration.
2. Identify and preserve masonry features that define the historic character of the building, including walls, railing, columns and piers, cornices and door and window pediments.
3. Replace an entire masonry feature that is too deteriorated to repair. Use the remaining physical evidence to guide the new work, and match new to old. Examples can include large sections of a wall, cornice, balustrade, column or stairway.
4. If historical, pictorial or physical documentation cannot be found about a masonry feature, a modern design sympathetic to the building would be more appropriate than a hypothetical historical one. A new masonry feature shall be compatible in size, scale, material and color.
5. Mortar shall match the original mortar in color, composition, profile and depth. If necessary, analyze the original mortar to determine the proportions of lime, sand and cement. A "scrub" technique shall not be used to repaint. The width or joint profile shall not be changed unless change will return it to its original appearance.
6. Historic masonry shall not be coated with paint, new stucco, vapor permeable water repellent coatings or non-historic coatings.

MAINTENANCE SUGGESTIONS

- ↻ Evaluate and treat the causes of mortar joint deterioration, such as leaking roofs or gutters, capillary action, uneven building settlement, or extreme weather exposure.
- ↻ Clean masonry only when it is necessary to stop deterioration.
- ↻ Never use a cleaning method that involves water or liquid chemical solutions if there is any possibility of freezing temperatures before the moisture can evaporate.
- ↻ Prior to major surface cleaning, do small test patches to gauge the effect of the cleaning agent on the masonry.
- ↻ Clean masonry surfaces using low pressure water and detergents with natural bristle brushes.
- ↻ If paint is removed from historically painted masonry, it should be repainted to retain its historic integrity.
- ↻ Repair masonry by patching or piecing-in. Repair may also include limited replacement with matching material or a compatible substitute.



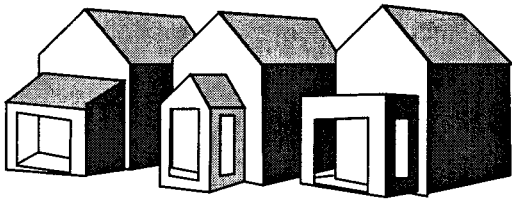
Vacant lots exist on many of the streets in the Edgewood - Park City Historic District. They introduce a gap into the streetscape, and should be redeveloped with new buildings that are sympathetic to the historic design of buildings in the neighborhood.

New buildings should be contemporary in spirit. They should not be imitations of buildings of the past; rather, they should respond to the present time, the environment, and the use for which they are intended. New buildings constructed in historic areas should, however, be compatible with older structures and sensitive to the patterns already in that environment. The appearance of a building is largely determined by the materials that cover its exterior surface. Similar materials convey continuity and character.

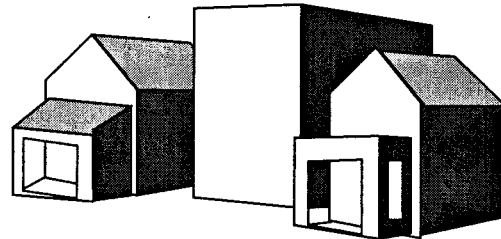
A building should not be visually incompatible or destroy historic relationships within the neighborhood. At the same time, new construction should not imitate historic styles or periods of architecture. This is especially true for new uses such as freestanding garages, sheds, and other outbuildings.

Width of Houses and Lots

Park City developed along streetcar tracks, which followed a straight or gently curving line. This dictated the pattern of streets in neighborhood, and set the pattern for lot sizes. As a result the lots of Edgewood - Park City are usually rectangular, with their narrowest side parallel to the street. The form of the houses is rectangular or irregular, with narrow sides facing the street. This development pattern should be respected if new structures are built in the neighborhood. Also, the consistent setbacks of the neighborhood create a visual order, and help define public and private spaces.



CONSIDER ... Maintaining the historic facade line of streetscapes by locating front walls of new buildings in the same plane as the facades of adjacent buildings. If exceptions are made, building should set back into the lot rather than closer to the street. If existing setbacks vary, new buildings should conform to historic siting patterns



AVOID ... Violating the existing setback pattern by placing new buildings in front of or behind the historic facade line. Avoid placing buildings at odd angles to the street, unless in an area where diverse siting already exists, even if proper setback is maintained.

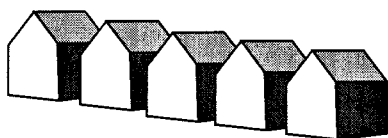
Scale and Massing

The shape of houses in Edgewood-Park City is distinctive when compared to newer houses. They have a bulk, or shape different from many new buildings. The size and proportions of new buildings should be consistent with historic or adjacent buildings in the neighborhood. Recessed or projecting porches, bays and other details should be incorporated in any new construction. New buildings should also be designed with a mixture of wall areas with door and window elements in the facade like those found on neighboring historic houses. Any new buildings should complement and reinforce neighboring buildings. Particular attention should be paid to the alignment established by adjacent buildings. Alignment is the arrangement of objects in straight lines. The horizontal alignment of building elements such as porches, roofs and windows is one of the most effective ways to create a sense of connection and unity among buildings located on a street. Roof forms should also be related to those found in the area. Mimicking the existing or traditional roof shapes, pitches and materials on new construction is one of the most effective ways to help new construction that is compatible with the existing buildings.

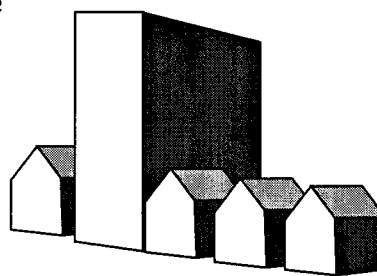
Heights of Stories and Foundations

Historic houses in Edgewood-Park City are not built on slab foundations. They are built on raised foundations, usually made of brick, which has sometimes been stuccoed. New additions to existing houses should use foundation materials that match the foundation already present on the house. New houses should use brick or concrete block that has been parged or stuccoed to resemble a stuccoed brick foundation. The height of the foundation should match those on adjacent houses.

The height of stories is another factor that can help a new building blend well with neighboring historic houses. Window placement should be on the same horizontal plane as neighboring houses, and the overall height of the house to the eaves and to the peak of the roof should be consistent. In new houses, it may be possible to insert horizontal banding, or string or belt courses, that will help to suggest a replication of the height of adjacent houses.



CONSIDER ... Relating the overall height of new construction to that of adjacent structures. As a general rule, construct new buildings to a height roughly equal to the average height of existing buildings from the historic period on and across the street.



AVOID ... New Construction that greatly varies in height (too high or too low) from older building in the vicinity.

Outbuildings

Auxiliary or outbuildings were common in Edgewood-Park City, and would have included carriage houses, barns, out-houses and servants' quarters. They may have been taller than one story and were built in styles that duplicated the style of the primary building on the lot. Buildings that resemble servants' quarters, carriage houses, work buildings or simple one story garages are appropriate for the historic district. Their size and construction should duplicate the original out-buildings that would have been found there, and may be established by consulting Sandborn Maps or other historic records. Their materials should reflect the materials found on the original primary building on the lot.

- 1) Maintain the historic facade lines of streetscapes by locating the front walls of new buildings in the same plane as the facades of adjacent buildings. Never violate the existing setback pattern by placing new buildings in front of or behind the historic setback line. Avoid placing buildings at odd angles to the street.
- 2) Relate the size and proportions of new structures to the scale of adjacent buildings.
- 3) Break up boxlike forms into smaller masses like those of buildings from the historic period. New buildings should be designed with a mix of wall areas with door and window elements in the facade like those found on nearby historic houses. The placement of door and window openings should be imitated.
- 4) Relate the vertical, horizontal or non-directional facade character of new buildings to the directional alignment of nearby buildings. A new building should reinforce the horizontal and vertical connection between historic houses present on the street.
- 5) Relate the roof forms of the new buildings to those found in the area, duplicating existing roof shapes and pitches.
- 6) New buildings should equal the average height of existing adjacent buildings.
- 7) New housing shall be built with raised foundations or designed to suggest that there is a raised foundation equal to those of adjacent buildings.
- 8) In new buildings, the height of roofs and eaves shall conform to adjacent properties. Height of stories, windows and doors must mimic adjacent historic buildings.
- 9) The materials used for new buildings will be consistent in appearance with existing historic building materials along the street.
- 10) Front elevations must be designed with a strong sense of entry.
- 11) Do not reproduce the styles, motifs or details of historic older architecture.
- 12) New additions must be located at the rear or on an inconspicuous side of a historic building, limiting the size and scale in relation to the historic building.
- 13) New additions must be designed so that it is clear what is new and what is old, but must be compatible in terms of mass, materials, size, texture, scale, relationship of solids to voids and color.
- 12) New additions shall not alter the basic character of the building, or cause a lessening of historic character.
- 13) If garages or other outbuildings are constructed, they may resemble servants' quarters or carriage houses, work buildings, or simple one story garages that have been historically constructed in Edgewood - Park City. Their size and construction must use materials which correspond to the original primary buildings on the lot.

Design elements like fences, paint colors and landscaping may not be subject to a Certificate of Appropriateness if they do not require a building permit. Yet they can strongly affect the historic character of Edgewood-Park City. The suggestions below are included to assist property owners who want to make appropriate changes to their houses. The staff of the historic zoning commission will also advise property owners about appropriate changes.

Fences

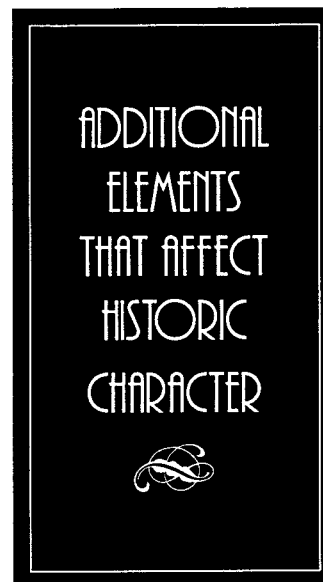
Front fences may have been found in Edgewood-Park City, and stone or masonry retaining walls at the sidewalk were common. Both these features were used to separate the private front yard from the public area of the sidewalk and the street, and to separate properties at side yards. Even more common than fences at the front property line may have been hedges. If fences were used, they would have been made of wood or wrought iron, and would have been short, usually not more than three feet tall. Fences in the rear yard were probably taller, although here, too, the fencing used to provide privacy was probably more likely a landscape screen.

For reasons of historical accuracy, as well as for the safety of the residents, if front fencing is used it should be no more than three feet in height, and can be either wood or wrought iron, or landscape materials. In the rear yard, where it does not show from the street, other kinds of fencing can be used. Residents should take care not to provide an opaque screen in their construction of fences. If passers-by and neighbors cannot see into your yard, a burglar will feel more free to break in when you are not home, and it will be more difficult to detect him. Consider this while planning fencing or privacy screens for your yard.

If you decide to use chain link fencing in the rear yard, consider painting it a dark green or using it as a trellis for roses, vines or other landscape material. It will not be as obvious if painted or used as a trellis. Since chain link fencing is not an appropriate historic fencing material in Edgewood, this is an important design consideration.

Landscaping

Hedges were frequently used to mark the edge of lots, as mentioned above. When planning foundation plantings, or considering removing overgrown ones, please remember that foundation plantings were not used the way they are now. Shrubbery planted close to the houses can harm foundations, which are usually built of soft brick and mortar. Shrubbery can also prevent wood members from drying properly after wet conditions. To avoid the necessity for expensive siding,



brick and foundation repairs, foundation plantings should be kept several feet from the base of the house, with the ground sloped away from the house, and shrubbery should be kept trimmed so air can circulate freely.

Paint Colors

When the houses in Edgewood-Park City were new, they were often painted with dark, historic colors. Many paint schemes used several different colors. The houses were usually repainted with white paint later, and since the white color is what most people remember, they assume that white was the historic color. Before deciding to use more than three or four colors, or to use non-historic colors, the owner should try to discover what colors were actually used on his house, or what colors were appropriate for the time period when the house was built.

A paint analysis can be made to determine the original colors of the house, if the owner wishes. Areas behind shutters or trim, or in a protected corner, will usually show the original colors because they have not been exposed to weather and have not been scraped to bare wood. If original colors cannot be found, it is appropriate to assume that three or four colors were used in the original paint scheme of late 19th and early 20th century houses. Revival styles may only have used a two color scheme. Trim, window sashes, porch columns, doors, shutters and shaped wooden brackets were painted in colors that contrasted with the siding of the house. Window sashes were usually painted the darkest color.

Publicity about the San Francisco “painted ladies,” which use a variety of paint colors to highlight trim on Victorian-era houses, has encouraged many old house owners to follow suit. However, many of the colors used on the “painted ladies” were not manufactured during the Victorian era and are not appropriate to historic houses. The Victorians did not call their houses “painted ladies.” That term was coined in the 1970s.

Many paint companies manufacture paint colors appropriate to different architectural eras. Before selecting appropriate paint colors, you should consider using the historic color selections. If you change the color, leave an original patch in a protected place to form a record of the original paint layers.

Historic houses were usually painted with lead base, and later alkyd, paint. This paint is generally glossier than latex paint. If you use a latex base paint on the house, you should first prime the surface well with a primer manufactured for use on oil paint, so that the new coat of latex paint will adhere properly. You should also use a glossy finish latex paint if you want to more nearly copy the original appearance of the house.

If you are cleaning the house of old paint, be particularly careful what method you choose. Water blasting, and sand-blasting of masonry, are often touted as the most effective paint removal methods. They are not allowed, and Certificates of Appropriateness will not be issued for them. Blasting with any material, even water, can irretrievably damage wood siding or mortar. In the case of wood siding, the softer fibers in the wood can be eroded to the point that the wall will no longer hold paint. If blasting methods are used on masonry, soft brick and mortar can be damaged to the point that the wall

itself is structurally impaired. If you decide to use a hot air gun, inside or out, you should also be particularly careful. Most historic houses originally used coal as a heat source, and coal dust is almost always present in cavities in the walls of historic houses. Hot air, circulated by the hot air gun, can find crevices in the walls and cause that coal dust to ignite. House fires have been attributed to this cause.

Strengthening the Edges of the Historic District

The Edgewood-Park City Historic District does not extend to the commercial and industrial area west of the district, or to Magnolia Avenue. Both of those areas are important to the district, however, because they introduce the district and can help identify and enhance it. Fortunately, on Washington Avenue west of Winona, commercial development has used existing buildings and rehabilitated them. East of Winona, surface parking and commercial construction are visual intrusions to the historic district. Working with property owners there, and in other commercial areas near the district to develop landscaping and encourage maintenance and beautification could cultivate a positive image for Edgewood-Park City.

If additional commercial development occurs near the historic district, the edges of the development should be intensively landscaped with a mixture of evergreen and deciduous trees in order to form an edge and buffer adjacent residential development.

Any redesign of the interstate system bordering the neighborhood should create a minimum of intrusion to the neighborhood, and sound barriers and landscaping should be encouraged.

Public Improvements

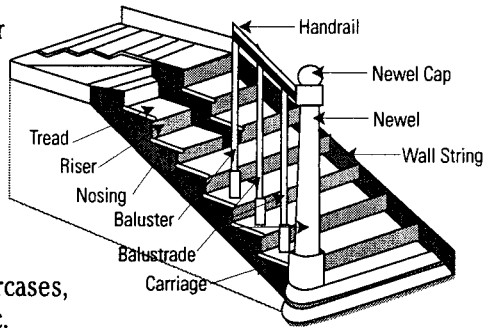
Public improvements are not regulated by the Knoxville Historic Zoning Commission. However, the changes made in public improvements have a substantial impact on the historic district. Several distinctive public features survive from the earliest days of the neighborhood. These include brick, stone curbs and the “diamond chip” sidewalks that can be found throughout the neighborhood. These features should be retained.

Street lighting can also have a significant impact on the district. Modern lighting, with high intensity fixtures on tall poles, is not appropriate to the historic district and is often intrusive. The height of the modern fixtures means that the light from them is often level with second story windows, and shines directly into the houses.

The Edgewood - Park City Historic District was built as a pedestrian neighborhood. Every attempt should be made to retain its pedestrian character through the design and maintenance of sidewalks, planting and landscaping, and lighting. The active use of the neighborhood by its residents adds to its character, and makes retaining its original pedestrian scale a part of its continued enhancement

Architrave Lowest of the three main parts of the entablature. It sits directly on the capital of a column. (See **entablature**)

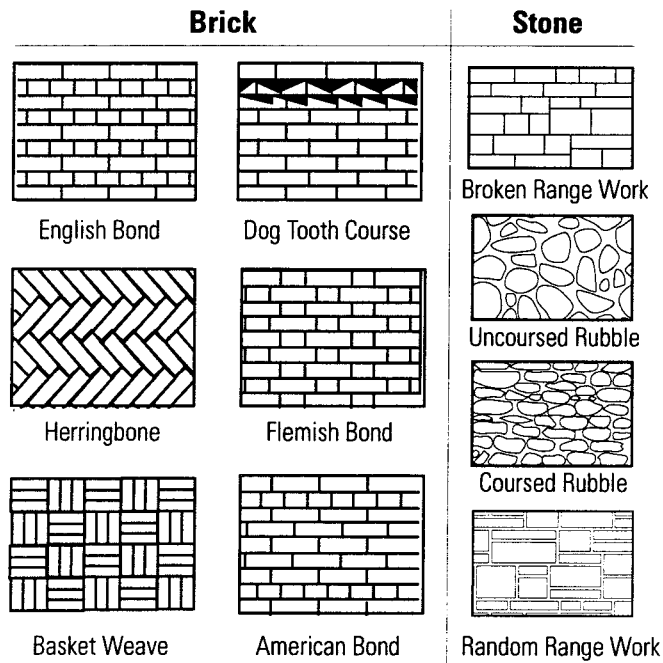
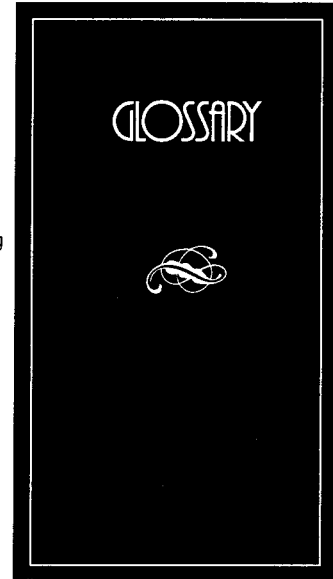
Baluster Vertical member under a railing. It serves to fill the opening between a handrail and the stair or floor.



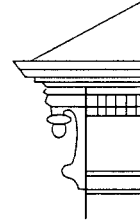
Balustrade Series of balusters connected on top by a handrail. Used on staircases, balconies, porches, etc.

Beam Horizontal structural member designed to support loads.

Bonding Pattern Repeating arrangement of masonry (such as brick or stone) into various patterns.



Bracket Projecting support member found under eaves or other overhangs. May be only decorative or may be used to support weight.



Capillary Action Pulling of water through a small opening or fibrous material by the adhesive force between the water and the material.

Capital The upper, decorated portion of a column or pilaster.

Cast Iron Iron/carbon alloy that is poured, while a hot liquid, into molds to give it form. It can easily be cast into almost any shape, but it too hard and brittle to be shaped by hammering.

Caulking Method of filling with an elastic compound all of the small crevices, holes, and joints between different materials that cannot be sealed by any other method.

Caustic Capable of burning, dissolving, or eating away by chemical action.

Cement Any material or mixture of materials (such as clay and limestone) that is allowed to harden in place. Cement is often combined with an aggregate (such as sand or gravel) to form concrete.

Certificate of Appropriateness Form which is used to approve necessary alterations within a historic district, and issued by the historic zoning commission.

Clapboard Twelve to fourteen inch hand split boards used as overlapping horizontal siding.

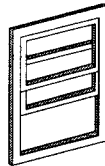
Column Pillar which may be square, truncated, patterned or circular and serves as a support for something resting on top of it.

Concrete Mixture of sand, gravel, crushed rock or other aggregate held together by a paste of cement and water. When hardened, concrete has great structural strength.

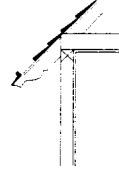
Cornice Projecting decorative molding along the top of a building or wall. It is the upper section of an entablature. (*See entablature.*)

Cupola Small structure built on top of a roof, originally providing ventilation.

Double Hung Window A window composed of two movable sashes.

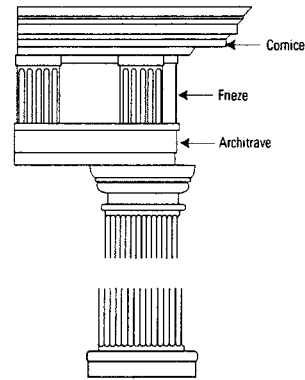


Eaves Lower part of a roof that overhangs a wall.



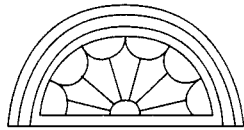
Elevation View of a vertical face of a building.

Entablature Horizontal construction above a classical column or set of columns. (There are three parts: architrave, frieze, and cornice.)



Facade Front or face of a building.

Fanlight Semi-circular or fan-shaped window set above a door or window.



Flashing Thin, continuous sheet of metal, plastic or waterproof paper used to vent water passing through a joint in a wall, roof or chimney.

Gable Triangular end of a wall under a roof, formed by two sloping sides. (See **roof**.)

Infill Buildings that have been designed and built to replace missing structures or buildings so they fill gaps in the streetscape.

In kind Staying with the same material or items used originally.

Joint Junction at which two surfaces meet.

Lime Calcium oxide, which comes from burning limestone.

Massing Physical volume or bulk of a building, and the building's arrangement and organization in relation to the physical site and other buildings.

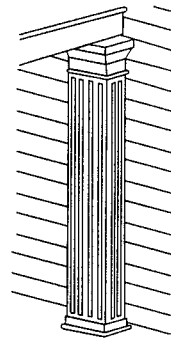
Mortar Substance used in bricklaying to join masonry units. It is usually made of cement or lime mixed with sand and water.

Muntin Strips separating panes of glass in a window sash.

Patina Mellowing of age on any material due to exposure to the elements. This causes the material to look different than the day it was installed. (*Example: Over a period of time, a greenish coating will appear on the surface of copper.*)

Pediment Triangular part of a gabled roof often used as a crowning element above doors or windows.

Pilaster Flattened or half-column attached to a wall for decoration.



Pitch Slope of a roof, usually expressed as 12 over 12 or 12/12.

Pressed Tin Thin sheets of tin molded into decorative designs and used to cover interior walls and ceilings. Pressed tin is sometimes used on exteriors in protected locations.

Primers First coatings that prepare the surface to accept other coatings such as paint.

Railing Top member of a balustrade.

Repoint To scratch out the old mortar from brick joints and fill in with new mortar.

Rhythm Sense of movement created by the regular recurrence of elements across the face of a building, as in the spacing of windows and doors.

Roof The part of the structure which covers and protects it from weather, together with decorative elements such as cresting, coverings, chimneys, and other elements.

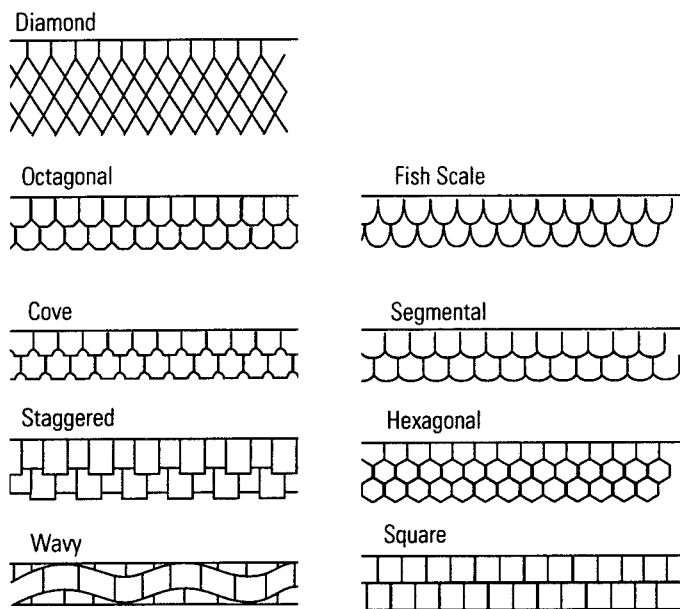
Roof Coverings Materials used to cover the roof, such as asphalt shingles, concrete or terra cotta tiles, slate, or others.

Scale Absolute height and width in relation or proportion to neighboring buildings.

Setback Distance from a building to the street.

Shadowline Markings from a building element that has been removed.

Shingle Thin piece of wood, slate or tin used in overlapping rows to form the surface of an exterior wall or roof. The shingles may be laid in patterns, which is called imbrication. Illustrated are nine commonly seen imbrication patterns:



Sidelight Narrow, vertical windows on each side of a door.

Streetscape View of a specific street and its distinguishing characteristics.

Stucco Plaster or cement applied to exterior walls. It can be decoratively textured.

Terneplate Metal plate that must be painted. Otherwise, it will corrode. Placing terneplate next to copper or aluminum will also cause corrosion.

Terra cotta Fine-grained, fired clay product used as ornament on the exterior of buildings or as roofing tiles.

Tooling Finishing of a mortar joint by pressing and compacting it to create a particular profile.

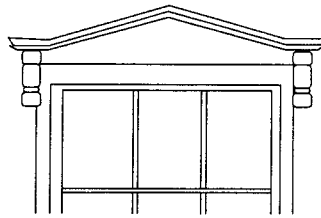
Transom Small window or series of panes above a door.

Vapor permeable Coatings that allow materials to breathe. They allow for an adequate amount of moisture and air to pass through them.

Water sealer Coatings and sealers that keep out a significant amount of moisture.

Weatherboard Type of wood siding for the exterior covering of a frame building.

Window hood Protective and sometimes decorative cover found over windows and doors.



Window sash Framework in which panes of glass are set. It usually forms a moveable part of a window.

Wrought iron Almost pure iron which is soft and bendable, and can be forged or bent into many shapes.

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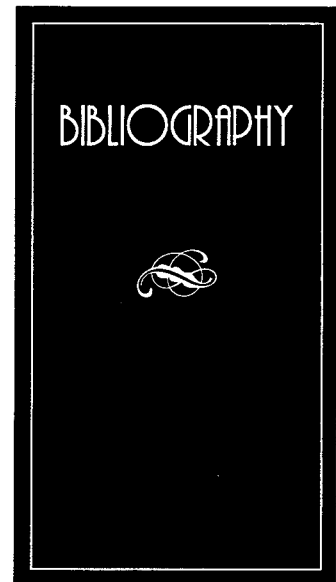
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Adopted by :

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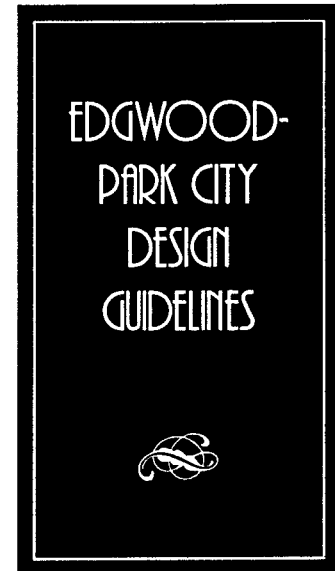
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