

APPENDIX A: GLOSSARY

Appraisal: The act of estimating the money value of property. This value determines how much a lender is willing to loan the owner of a building and is one means of assigning a market value to a property. It also serves as a value to determine insurance costs. There are different approaches to valuing real estate, including sales comparison, income capitalization, and cost summation (based on the principle of substitution).

Artifact: a characteristic product of human activity; usually, a hand-made object representing a particular culture or stage of technological development.

Annual Maintenance: The estimated amount of money that it will cost to maintain the property in working condition over the cost of one year.

Assessed Value: A value set on real estate and personal property by a government as a basis for levying taxes.

Assessment: In this Plan, it is a determination of the importance, size, or value of something, in this case, a historic resource.

Attraction: A destination site, the focus of an experience.

Building: Per the National Register of Historic Places definition, a building such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. “Building” may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

Capital Improvements: One-time improvement dollars that are earmarked for a particular bricks-and-mortar project.

Capital Improvement Program: The county’s Capital Improvement Program (CIP) is completed on a two-year cycle and sets aside funds for studies, acquisitions, planning, and construction of public works projects over a six year period. Historic sites are covered in the Parks Department CIP.

Cultural Landscape: a geographic area (including both cultural and natural resources and the wildlife or domestic animals therein), associated with an historic event, activity, or person or exhibiting other cultural or aesthetic values. There are four general types of cultural landscapes, not mutually exclusive: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes.

Cultural Resources: buildings, structures, sites, or objects that are built, landscape, or archaeological in nature and that have historical, architectural, landscape architectural, or archaeological significance and integrity.

Curatorships: An agreement whereby the tenant makes agreed-upon capital improvements in lieu of rent.

Depreciation: any loss in property value; the total difference between the cost of a resource when it was new and current market value.

Docent: a person who conducts groups through a museum or art gallery.

Easements: a partial interest in real property deeded to a nonprofit organization or a government entity for the express purpose of preserving or conserving significant features of the natural or built environment (thus a conservation (land) or preservation (building) easement). Conservation or preservation easements include what are also called historic, façade, open space, and scenic easements. Such easements divide the bundle of rights in a property according to the provisions of a recorded deed of easement. The transfer of the easement rights from a property owner to the easement holder can be by donation, sale, or eminent domain taking. Federal income tax law provides that donors of easements on historic and scenic properties may take a charitable deduction for the gift of an easement in an amount equal to the market value of the rights donated. This donation must be given in perpetuity to a properly qualified charitable organization or government entity. Easements usually restrict use and/or change of the real estate in some way.

Endangered: a resource that is threatened with extinction due to neglect, lack of maintenance, development pressures, etc.

Enterprise Properties: A program that manages self-supporting facilities that charges fees.

Heritage Tourism: The art of drawing visitors to historic sites to generate revenue. These sites are unique, authentic, exist in a compatible environmental setting and often feature interactive interpretation.

Interpretation: a teaching technique that stresses appreciation and understanding by combining factual with stimulating explanatory information.

Market Value: The major focus of most real property appraisal assignments. The value of a specific property on a specific date, resulting from the interplay of all the relevant market forces. It is generally held to be the value that one could obtain by selling one's property on the open market.

Mothball: to deactivate and prevent deterioration of a structure chiefly by dehumidification and making it weather tight.

Object: Per the National Register of Historic Places definition, the term "objects" is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment. Objects include: sculpture, monuments, boundary markers, statuary, and fountains.

Outbuilding: a structure that is separate from, but accessory to a main house on a property. This category would include barns, corncribs, sheds, privies, chicken sheds, etc.

Preservation: the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Programming: a plan or system under which action may be taken toward a goal. Consists of: 1) use/activity programming, which assigns a function to a building and 2) architectural and engineering (A/E) programming, which determines the layout of a building and its supporting systems based on function.

Reconstruction: the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation: the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

Replacement Cost: the cost, including material, labor, and overhead, that would be incurred in constructing an improvement having the same utility to its owner as a subject improvement, without necessarily reproducing exactly any particular characteristics of the subject. In non-historic buildings, the replacement cost value is based on building a new structure using modern materials and standards. The replacement cost establishes loss risk for insurance. It may not be representative of market value and usually does not include the value of the land. The concept implicitly eliminates all functional obsolescence from the value given; thus only physical depreciation and economic obsolescence need to be subtracted to obtain replacement cost less depreciation. For historic buildings, establishing replacement costs cannot be done with standard cost service manuals (such as Marshall & Swift's or Best Cost Guide). It is a process handled by experts skilled in analyzing the costs associated with reproducing—exactly—historic materials and design. The National Trust Insurance Institute, LLC, is the nationwide expert in determining replacement costs for historic buildings and it tests its costs quarterly by conferring with known building trades specialists familiar with restoring historic buildings.

Reserve Study/Plan: a plan developed for the condominium market and executed by qualified Home Inspection Services companies. It lays out end-of-life timeframes for different building systems and the costs associated with replacement of those systems. Such plans allow for a pool of funds to be maintained as a “reserve” to keep the building in operable condition.

Restoration: the act or process of accurately depicting the form, features, and character of the 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 a particular period defined as the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Site: A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure. Examples include: habitations sites, funerary sites, rock shelters, cemeteries, designed landscapes, battlefields, etc.

Stabilized: to make stable, steadfast, or firm from ongoing deterioration. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

Stewardship: the responsibility to manage property with appropriate regard to the health, safety, and welfare of building occupants/visitors and to protect resource value, in accordance with an established caretaker vision.

Structure: Per the National Register of Historic Places definition, the term structure is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter. Examples include: bridges, tunnels, fire towers, canals, dams, corncribs, kilns, earthworks, etc.

Vernacular: a form (it could be a building, art form, language, etc.) that has been carried on via local tradition and thus defies obvious stylistic label. In architecture, it is the term used for structures that are best defined by form and materials, rather than “high style” terminology.