



## Resident Curator Program Definitions

**Addition:** New construction added to an existing building or structure.

**Accessibility:** In 1990, Congress passed the Americans with Disabilities Act (ADA), which expanded accessibility requirements beyond federal government buildings to state and local government buildings as well as the private sector. The ADA recognizes and protects the civil rights of people with disabilities and is modeled after earlier landmark laws prohibiting discrimination on the basis of race and gender. The ADA requires that buildings and facilities be accessible to and usable by people with disabilities.

**Acquisition:** The act or process of acquiring fee title or interest other than fee title of real property (including acquisition of development rights or remainder interest).

**Adaptive Reuse:** Use of the property in such a way that it retains and reinforces historic character and architectural integrity while accommodating contemporary use.

**Alteration:** Any act or process that changes any portion of the exterior architectural appearance or exceptionally significant interiors of a building, structure or object, including, but not limited to the erection, construction, reconstruction, or removal of any exterior architectural features or interior architectural design of a structure; treatments such as sand blasting, water blasting, chemical cleaning, chemical stopping, or removal of any architectural feature, but not including changes to the color of exterior paint.

**Appropriate:** Especially suitable or compatible.

**Bond:** A pledge from a surety guaranteeing the performance of the obligation defined in the bond, including the completion of work or payment of the bond amount to the obligee (owner or contractor) in the event of a default, or non-payment by a principal (contractor or subcontractor), as with bid, performance and labor and material bonds.

**Building:** 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. Examples include: carriage house, church, courthouse, house, library, shed, stable, store, theater, train station, garage, detached kitchen, barn, or privy.

**Character-Defining Feature:** Refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. (Preservation Brief 17: Architectural Character)

**Commissioning:** Start up, calibration, and certification of a facility/system

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**Compatible:** In harmony with location, context, setting, and historic character.

**Contemporary:** Reflecting characteristics of the current period. Contemporary denotes characteristics which illustrate that a building, structure, or detail was constructed in the present or recent past rather than being imitative or reflective of a historic design.

**Contingency:** An amount of money reserved by the owner to pay for unforeseen changes in the work or increases in cost.

**Contractor:** The organization or individual who undertakes responsibility for the performance of the work, in accordance with plans, specifications and contract documents, providing and controlling the labor, material and equipment to accomplish the work.

**Curator:** A person who is appointed to take care of anything for another.

**Contract Administration:** The function of implementing the terms and conditions of a contract, based upon established systems, policies, and procedures.

**Demolish/Demolition:** Any act or process that destroys in part or whole a building, structure, or resource. This definition often refers to deliberate demolition of a building or site or allowing a building to fall into such a state of disrepair that it becomes necessary or desirable to demolish it.

**Design Guidelines:** The "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" as adopted by the Secretary of the United States Department of the Interior, and other guidelines which may be adopted from time to time. Additionally, Fairfax County has adopted design guidelines for each of its 13 Historic Overlay Districts, which apply to new construction of and exterior alterations to buildings within the Historic Overlay District, with oversight from the Fairfax County Architectural Review Board.

**Enlarge:** To extend a building, structure, or resource beyond its existing footprint, usually through the construction of an addition or new exterior feature.

**Fenestration:** The arrangement of windows on a building.

**General Conditions:** A section of general clauses in the Contract Specifications that establish how the project is to be administered. Included are obligations such as providing temporary work, insurance, field offices, etc.

**General Schedule:** A schedule representing important events along the path to project completion. The most significant are termed "major milestones" and usually represent the completion of a group of activities.

**Hazardous Materials:** Those chemicals or substances which are physical hazards or health hazards as defined in this chapter (Chapter 27, Section 2702 – Hazardous Materials—General Provisions, 2012 VA Building and Fire Code) whether the materials are in usable or waste condition.

**Historic Context:** Patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning and significance within history or prehistory is made clear. Historic contexts are historical patterns that can be identified through consideration of the history of the property and the history of the surrounding area. Historic context may relate to an event or series of events, pattern of development, building form, architectural style, engineering technique, landscape, artistic value, use of materials or methods of construction, or be associated

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with the life of an important person; also the setting in which a historic element, site, structure, street, or district exists.

**Historic Fabric:** Original or old building materials (masonry, wood, stone, metals, marble) or construction.

**Historic Integrity:** The ability of a property to convey its significance; the retention of sufficient aspects of location, design, setting, workmanship, materials, feeling, or association for a property to convey its historic significance.

**Historic Preservation:** According to the National Historic Preservation Act, includes identification, evaluation, recordation, documentation, curation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, research, interpretation, conservation, and education and training regarding the foregoing activities or a combination of the foregoing activities.

**Historic Property:** A district, site, building, structure or object significant in American history, architecture, engineering, archeology or culture at the national, state, or local level.

**Historic Significance:** Determines why, where, and when a property is important. Historic significance is the importance of a property with regard to history, architecture, engineering, or the culture of a state, community, or nation. The key to determining whether the characteristics or associations of a property are significant is to consider the property within its historic context. Properties can be significant for their association or linkage to events or persons important in the past, as representatives of manmade expression of culture (design/construction) or technology, or for their ability to yield important information about history or prehistory.

**Integrity:** the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

**Inventory of Historic Sites:** A catalog of historically significant sites within Fairfax County, as recognized by the Fairfax County History Commission.

**Lease:** a written contract by which rights of use and possession in land, structures and/or buildings is given to another person for a specified period of time for rent and/or other consideration.

**Listing:** the formal entry of a property on the Inventory of Historic Sites.

**Nomination:** official recommendation for listing a property on the Inventory of Historic Sites.

**Local Historic District:** an area designated as a "historic district" by ordinance of the Board of Supervisors and which may contain within definable geographic boundaries one or more landmarks and which may have within its boundaries other proportions or structures that, while not of such historic or architectural significance to be designated as landmarks, nevertheless contribute to the overall historic or architectural characteristics of the historic district.

**Maintain:** to keep in an existing state of preservation or repair.

**Management Services:** Work and expenditures not considered improvements or maintenance services which allow for the occupancy and management of the property, including utilities, insurance, legal fees, public benefit component; etc. FCPA retains the right to determine whether services are considered essential to the management of the property.

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**Mandatory Improvements:** work necessary for the rehabilitation of the property as set forth in the Building Conditions Survey or an alternative rehabilitation plan proposed by the Curator.

**Mothballing:** temporarily dosing or stabilizing a building to protect it from the weather as well as to secure it from vandalism; the act or process of applying measures essential to the maintenance of a deteriorated building as it exists at present, establishing structural stability and a weather-resistant enclosure.

**National Register Criteria:** the established criteria for evaluating the eligibility of properties for inclusion in the National Register of Historic Places.

**National Register of Historic Places:** The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture.

The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior. Listing in the National Register contributes to preserving historic properties in a number of ways:

- Qualification for Federal assistance for historic preservation, when funds are available.
- Recognition that a property is of significance to the Nation, the State, or the community. Eligibility for Federal tax benefits.
- Consideration in the planning for Federal or federally assisted projects.

**National Register Listing:** the formal entry of a property in the National Register of Historic Places, also referred to as registration.

**National Register Nomination:** official recommendation for listing a property in the National Register of Places.

**Object:** the term object 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. Examples include: boundary markers, mileposts, fountains, monuments, and sculpture.

**Obscured:** covered, concealed, or hidden from view.

**Period of Significance:** the length of time when a property was associated with important events, activities, or person, or attained the characteristics which qualify it for National Register listing. Period of significance usually begins with a date when significant activities or events began giving the property its historic significance; this is often a date of construction. For prehistoric properties, the period of significance is the broad span of time about which the site or district is likely to provide information; it is often the period associated with a particular cultural group.

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**Permit:** An official document or certificate issued by the authority having jurisdiction which authorizes performance of a specified activity.

**Portland cement:** a strong, inflexible hydraulic cement used to bind mortar. Mortar or patching materials with a high Portland cement content should not be used on pre-1920 buildings. The Portland cement is harder than the masonry, thereby causing serious damage over annual freeze-thaw cycles.)

**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.

**Project Manager:** the individual assigned by the Park Authority Director to be responsible for coordinating and managing all activities of the Authority under the Resident Curatorship Program.

**Preservation Maintenance:** the act or process of applying preservation treatment to a site or structure. This includes housekeeping and routine and cyclic work scheduled to mitigate wear and deterioration without altering the appearance of the resource, repair or replacement in-kind of broken, or deteriorated elements, parts or surfaces so as to keep the existing appearance and function of the site or structure, and emergency stabilization work necessary to protect damaged historic fabric from additional damage. (SI)

**Property Type:** a grouping of individual properties based on a set of shared physical or associative characteristics.

**Public Benefit:** Any programs, projects or other activities that allow the public to appreciate the historic qualities of the Curatorship property equal to or beyond the two annual public access opportunities required by the Resident Curator Program Enabling Legislation.

**Punch List:** A list made near the completion of the construction work indicating items of work that remain unfinished, do not meet quality or quantity requirements as specified or are yet to be performed by the contractor prior to completing the terms of the contract.

**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.

**Refurbish:** to renovate, or make clean, fresh, or functional again through a process of major maintenance or minor repair.

**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; also referred to as adaptive reuse.

**Remodel:** to change a building without regard to its distinctive features or style. Often involves changing the appearance of a structure by removing or covering original details and substituting new materials and forms.

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**Renovate:** To repair a structure and make it usable again, without attempting to restore its historic appearance or duplicate original construction methods or material. *(Note: Although this word is commonly used and widely accepted outside the preservation community, historic preservationists prefer to use the term “rehabilitate” since it incorporates careful retention of historic, architectural, or cultural features).*

**Repair:** Acts of ordinary maintenance that do not include a change in the design, material, form, or outer appearance of a resource, such as repainting. This includes methods of stabilizing and preventing further decay and may incorporate replacement in kind or refurbishment of materials on a building or structure.

**Replication:** constructing a building so that it is an exact replica or imitation of an historic architectural style or period.

**Research design:** a statement of proposed identification, documentation, investigation, or other treatment of a historic property that identifies the project's goals, methods and techniques, expected results, and the relationship of the expected results to other proposed activities or treatments.

**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. 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.

**Retain:** to keep secure and intact. In the guidelines, "retain" and "maintain" describe the act of keeping an element, detail, or structure and continuing the same level of repair to aid in the preservation of elements, sites and structures.

**Rhythm:** regular occurrence of elements or features such as spacing between buildings.

**Scale:** proportional elements that demonstrate the size, materials, and style of buildings.

**Significant:** having particularly important associations within the contexts of architecture, history, and culture.

**Site:** the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing or ruined or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure. Examples include: battlefield, campsite, designed landscape, shipwreck, ruins of a building or structure, natural feature, trail, rock carvings, ceremonial site.

**Streetscape:** the distinguishing character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture, and forms of surrounding buildings.

**Structure:** the term “structure” is used to distinguish from buildings those functional constructions made usually for purposes other than *creating* human shelter. Examples include: bandstand, bridge, canal, corncrib, dam, earthwork, fence, gazebo, grain elevator, highway, irrigation system, lighthouse, railroad grade, silo, trolley car, tunnel, and windmill.

**Style:** a type of architecture distinguished by special characteristics of structure and ornament and often related in time; also a general quality of a distinctive character.

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**Sustainable Design:** Sustainable design seeks to reduce negative impacts on the environment, and the health and comfort of building occupants, thereby improving building performance. The basic objectives of sustainability are to reduce consumption of non-renewable resources, minimize waste, and create healthy, productive environments. Sustainable design principles include the ability to: optimize site potential; minimize non-renewable energy consumption; use environmentally preferable products; protect and conserve water; enhance indoor environmental quality; and optimize operational and maintenance practices. (Definition from General Services Administration) (SI)

**Testing:** The application of specific procedures to determine if work has been completed in the prescribed manner and at the required levels of workmanship.

**Vernacular:** a regional form or adaptation of an architectural style.

**Virginia Landmarks Register:** official listing of properties important to Virginia's history; managed by the Virginia Department of Historic Resources.

**Work Plan:** Defines the technical scope of the rehabilitation project and limits the bounds of the proposed work; identifies the possible equipment and personnel needed for proposed work, including specific subcontractors, if known, and work to be completed through "sweat equity;" contains the General Schedule with major milestones indicated; and provides the project's Estimated Costs based on the proposed work.