

APPENDIX E

DEFINITIONS

Introduction to Definitions:

One of the most important parts of our Code is the Definitions attached as an Appendix. Definitions are the very heart of the regulatory reach of our regulations and important to the Board when reviewing applications.

Note about Terms in this Code:

When used in this code, words in the present tense include the future and words of one gender include all genders. The singular number includes the plural, and the plural includes the singular. The term "shall", is intended to be mandatory. Whenever a word or term is defined to "include" certain items or matters, such inclusion is intended to be by way of specification and not of limitation.

Definitions

Accessory Building: See "building, accessory."

Addition: New structure that is attached to, and accessible from an existing building where nothing existed before. An extension or increase in the floor area or height of a building or structure.

Adjoining: Where used in reference to land, lots, districts, uses, buildings or other structures on the land, shall mean only those which are contiguous and in contact at some point or line and shall not include those separated by a street.

Alteration: Any construction, retrofit, or renovation to an existing structure other than repair or addition that requires a work permit (and/or Thousand Island Park Historic Preservation Permit).

Antenna: A pole, tower, dish or other structure of any shape or configuration, intended to send or receive radio, television or other electronic, electromagnetic, light, sound, or other communications signals to or from any other source, including any related devices intended to magnify, store, transfer, and/or transmit such signals.

Applicant: Any person, lease holder, firm, partnership, association, corporation, company, or organization of any kind who or which requests the Thousand Island Park Preservation Board to approve an application for a permit.

Application: An application, petition, or other form of request by an applicant.

Architectural Style: The characteristic form and detail of buildings from a particular historical period or school of architecture. Some examples include Colonial, Contemporary, Craftsman, Old World and Victorian styles (see Thousand Island Park Historic Preservation Handbook).

Baluster (pl) balustrade: (see spindle) any of several closely spaced supports for a railing.

Bay Windows: A series of windows installed in a bay which is two flanker units and a center sash; a bay may be an arc or a polygon; when a bay is or closely approaches an arc, the window is termed a bow.

Belfry: A small square bell tower, or the space itself, placed atop a roof to house a bell, often found on churches and schools.

Best Practice: A procedure or outcome considered standard within an industry or organization.

Board and Batten: A construction method for doors or walls in which the wood is arranged in vertical boards and held in place with a vertical (or, on occasion, horizontal) board called a batten.

Boathouse: A building for the storage of boats, kayaks, canoes, PWC's and related boating equipment.

Building: A structure having a roof and wholly or partially enclosed by exterior walls, used to shelter persons, animals, or property. Where such a structure may be vertically divided into entirely different parts and utility systems intended for separate uses, each part is an attached building.

Building Footprint: The area on a project site used by the building structure, defined by the perimeter of the building including covered porches. Parking lots, parking garages, landscapes, and other non-buildings are not included in the building footprint.

Building, Accessory: A detached building, structure or shed, the use of which is associated with and incidental and subordinate to the principal use of the lot and the principal building located on the lot.

Building Scale and Massing: Building scale refers to the overall size of the building, while massing refers to the overall character of its form in terms of its depth, width, and height. Within individual residential districts or neighborhoods, there is typically an established pattern of scale and massing from house to house that is a key character-defining feature of the district as a whole.

Carport: A non-enclosed roofed structure used as an accessory to a main structure, providing for the storage of motor vehicles and in which no business, occupation or service is conducted.

Casement Window: A combination of frame, sash, weather-strip, concealed hinges and operating device assembled as a complete and properly operating unit. A window sash which swings open along its entire length, usually on hinges fixed to the sides of the opening. Casements have a flat sill and a sub-sill; screens and/or energy panels are optional. Operating casements have a crank handle for smooth operation.

Chimney: Chimneys are usually built of stone or brick (more modern chimneys may be of concrete block) and are located at either the exterior side walls of the building or at the center or interior of the building.

Clad: To cover with a protective or insulating layer of other material.

Cladding: Clad products refer to wood window and door parts which are covered with a permanent-colored jacket on the exterior side of the frame and sash.

Clapboard: A wood siding commonly used as an exterior covering on a building of frame construction; applied horizontally and overlapped, with the grain running lengthwise; thicker along the lower edge than along the upper.

Code: (See Preservation Code) The word "code" shall refer to the Thousand Island Park Preservation Code and Land Use Regulations.

Column: A support pillar, usually round, found on porches and as a decorative detail.

Combination Door: A wood framed assembly containing an interchangeable storm panel and screen.

Combination Storm: A wood or aluminum storm sash with self-storing screen and operating glass panels. Available for double hung, gliders and wood swinging doors, these panels are removable.

Commercial Building: For-profit restaurants, shops, and service buildings.

Community Center or Facility: A building, structure or other area operated for the benefit of the general well-being, health, safety, welfare, and enjoyment of the public. This shall include but not be limited to emergency facilities, the library, post office and waterfront amenities within the park.

Conceptual Approval: The acceptance by the Preservation Board of a preliminary set of drawings or renderings which illustrates the scope of the project and shape of the proposed building or alteration to a degree which will not significantly be changed in its final form.

Conservation Area: Land areas which may be designated on the Land Use Map and are considered to have environmentally sensitive resource or resource protection values or other special public purposes and values which should be preserved and protected in any use and development of land adjoining or influencing any such area.

Contributing Structure: An historic building or other structure identified as possessing historic, architectural, or other characteristics which contribute to the significance and value of the district, generally based on evaluations and designations made in nominations to the National or New York State Registers of Historic Places.

Crossbuck: The panels of a door separated by intersecting diagonal rails and so arranged to simulate a sawhorse, especially one with the legs projecting above the cross bar in an arrangement of panels like the Roman numeral "X". Also referred to as a sawbuck.

Cupola: A rounded vault resting on a usually rounded base which forms a roof or ceiling.

Deck: A flat, floored, roofless area adjoining a house. A deck having a minimum height of eighteen inches (18") or more requires a railing (typically wood framed and of wood construction).

Demolition: The destruction or demolition of any structure or component of a building located within the Park (see Policy).

Development: Includes, but is not limited to, a site-specific development plan, project, or subdivision of land.

Divided Lights: Division of lights (panes of glass) using muntin bars.

Dormer: A roofed structure often containing a window that projects vertically through a sloping roof, may be hipped, gable, shed, eyebrow.

Double Hung: Double hung windows have two movable sashes which operate vertically. Double hung sash are held in an open position with the use of coil spring or block and tackle balancing devices (single-hung windows are similar with only one sash operable).

Driveway: An access from a street to a parking area or a garage.

Element: A component or feature of a building which contributes to its Historic Architectural Identity.

Elevation Drawing: A drawing to scale of the external face of a building or structure.

Façade: The face of a building, usually referring to the front.

Fascia (Facia): A wood member, surfaced four sides, used for the outer face of a "box cornice" where it is nailed to the ends of the rafters.

Fenestration or (Fenestration Pattern): The placement or arrangement and sizes of the windows and exterior doors of a building. Includes skylights, roof windows, vertical windows (fixed or operable); glazed doors, glass block, and combination opaque and glass door.

Frieze: Any decorative band on an outside wall, top-most, high on the wall.

Garage (See Accessory Building for detached garage): An accessory building used primarily for the storage and incidental servicing of automobiles and other motor vehicles associated with a principal use on the lot. and in which no business, occupation or service is conducted.

Gingerbread: Lavish or superfluous ornamentation typically found on historic buildings which add to the whimsical nature of the architecture.

Grade: The finished ground level adjoining building at exterior walls.

Grade Plane: Reference plane representing average of finished ground level and adjoining building at exterior walls. If ground slopes from exterior wall, reference plane established

between building and lot line or where the lot line is over 6 linear feet from the building, from the point 6'-0" from building face.

Green Space: The area of a development not occupied by structures or paved areas for vehicles and including formal stormwater management facilities as well as green infrastructure stormwater facilities and including parks, dedicated protected conservation area, landscaped areas (plantings, lawns, parking lot islands), and including sidewalks or trails used to access these areas, including accessory structures accessible to the public and intended to enhance the green space.

Greenhouse: Accessory structure or unit attached or separate from a building primarily used for the cultivation of plants.

Grilles: Wood mullions and/or muntins fastened to the interior of the sash to create the effect of divided lites to either ornament glass windows or doors or form a screened view from one area to another (use of trellis to screen a crawls space).

Gutter: A trough along the eaves to catch and carry off rainwater.

Height: The vertical distance measured from the grade plane at the front of the building/structure to the highest point of the roof.

Historic District: The boundaries of Thousand Island Park, as listed in the State and National Registers of historic places, the architectural significance of which impacts a collective contribution to the evolving development of the best in American culture.

Hotel: Building(s) and related facilities providing short-term overnight lodging of transient guests, generally intended for the traveling public and including off-street parking, and which may include dining room, restaurant, tavern, banquet, conference, recreational and related facilities, and services for guests.

Infill: New buildings constructed in the space available between existing structures or on open lots designated for this purpose.

Landscape Open Space: Open space which is covered and maintained in a permeable soil.

Lattice: A framework or structure of crossed wood or metal strips.

Leader: Downspout, directs water from gutter to grade.

Lot: A parcel of land, approximately 40x80 feet, (added 2002) used and occupied or capable of being occupied, by a building or structure and accessory buildings, structures, or uses customarily incidental to it.

Lot Line: A line dividing a lot from another or from a street or public place.

Marina: Any installation which provides any accommodations or facilities for watercraft, including, docking and fuel.

Mass: See Building Scale and Massing.

Mullion: The upright or vertical member dividing the panels in a door or window. A mullion is also the vertical member of a sash, window, or door frame between openings in a multiple opening frame. Frames are termed “mullions,” “triples”, or “quadruples”, depending on whether they have one, two or three mullions, respectively.

Muntin: A secondary framing member to hold panes within a window or glazed door (modern windows “grilles”).

National Register of Historic Places: The comprehensive list of districts, sites, buildings, structures, and objects of national, regional, state, and local significance in American history, architecture, archeology, engineering, and culture kept by the National Park Service under authority of the National Historic Preservation Act of 1966.

Neighbor Notification: A process by which residents of Thousand Island Park within a designated radius of a proposed project are given access to the pertinent documents of the proposal and can express objections for consideration by the Board of Directors.

Non-Conforming: Any use of land, any lot, or any building or other structure, yard, or other component of use or development of a lot which does not comply with the regulations of the district in which it is located, and which legally existed on the effective date of enactment of these regulations or on the effective date of an amendment of these regulations which resulted in such nonconforming condition.

Non-contributing Structure: A building, structure, object, or site that does not reinforce the cultural, architectural, or historical significance of the historic district in which it is located and is identified as noncontributing upon the designation of the historic district in which it is located.

Observatory: Accessory structure to a building for the observation of natural phenomena (as in astronomy).

Patio: An outdoor area adjoining a house that rests on existing grade.

Paver: Thin natural stone or concrete slabs fabricated into shapes primarily used to construct walkways or driveways.

Permit: A document predominantly displayed on a construction site detailing the work to be done, date of issuance, and certifying that the applicant’s scope of work has been approved by the T.I. Park Board of Directors (refer to Code).

Permitted Use: Any use permitted under the provisions for the sub-district in which the land, building or structure is located.

Picture Window: Typically, a large (9 sq ft or larger) single pane glass panel within a frame mounted on the exterior of a building whose horizontal dimension is larger than its vertical dimension.

Pier: An upright support for a superstructure.

Pillar: A support column without classical detailing.

Porch: A structure attached to a building, outside of the structural shell of the building that serves as an entrance or as a semi enclosed space: usually roofed and generally intended to be open sided during the original design and construction of the building.

Preservation: The maintenance and repair of existing historic materials and the retention of a property's features that have achieved historic significance.

Preservation Code: The Amended Preservation Code and Land Use Regulations of Thousand Island Park, New York by the Thousand Island Park Corporation Board –and amendments thereafter.

Principal Use: The main or principal purpose for which any land, building, or structure is used or occupied.

Public Space: Any space or area generally accessible to the public, but not necessarily publicly owned property. Such areas are generally parking lots, courtyards, entranceways, sidewalks, the street, etc.

Licensed Contractor: A person or corporation holding a license from the Thousand Island Park Corporation to perform various aspects of exterior building construction, painting, and landscaping within the boundaries of Thousand Island Park.

Railing or Railings: A system that forms a barrier including top rail and supports, normally associated with stairs and porches but may be used in other applications.

Repair: Reconstruction or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.

Restaurant: A commercial use consisting of the preparation, sale and service of food and beverages primarily for consumption on the premises, but not excluding package food services. Sale of beverages may include alcoholic beverages as a secondary activity, as compared to a tavern.

Sash: The operating and/or stationary portion of the window unit that is separate from the frame.

Scale: See Building Scale and Massing

Screens (Screening): A close-mesh woven screen material of metal or fiberglass attached to an aluminum or wood surround.

Screen Door: A door usually occupying the exterior rabbet of an exterior door frame whose purpose is to keep out insects by means of insect wire screening while admitting the maximum amount of air.

Screening: An accessory structure or planting intended to serve as a visual, noise, security, and privacy barrier, including a fence, wall, trellis, vegetation screen or similar structure or improvement.

Setbacks: The distance required between a building and the property line or existing structure (center of road, sidewalk, etc.)

Shed (See Accessory Building): A roofed structure made of wood or metal, used as a storage space.

Site Plan: A plan view drawing or aerial photograph of a project area which shows the relationship between the project footprint, neighboring lot lines, utilities, and roadways.

Shutter: A movable, cover on hinges, or pins that form a screen for a window or doors or flank windows and doors.

Sign: Any kind of billboard, signboard, pennant, and any shape or device or display, used as an advertisement, announcement, or direction. Such a notice may be incorporated onto a building surface, free standing or attached.

Skirting: The covering between the ground and sill of a structure.

Skylight: Typically, a factory-assembled glazed unit set within an opening in the roof framing.

Slope (pitch): The fall or pitch of a roof line in reference to horizontal often expressed in units vertical by units horizontal.

Spindle: A rounded rod, usually of wood, tapering toward each end, used between the top rail and the bottom rail of an architectural railing, or forming a balustrade. A spindle may also be used for ornamentation on parts of a building other than a railing.

Stories: The number of vertical floors in a building. If dormer windows are inset in the roof, that top section of the building is called a half-story.

Storm Door: A panel or sash door occupying the exterior door frame to provide protection from cold weather.

Storm Sash: A framed assembly containing fixed glass that is removed in the spring and replaced with a framed screening to allow for ventilation.

Streetscape: The overall feeling or emotional response to a street which is made up of components such as: trees, sidewalks, lamp posts, pavement and landscaping of the building environment that makes up that street.

Structure, Accessory: A structure other than a building generally associated with and incidental and subordinate to the principal use of a lot, including but not limited to fences, walls, flagpoles, signs, antenna, fireplaces, trellises, swimming pools, tennis or basketball courts or similar structures. A structure erected on a building such as an antenna shall be an accessory structure.

Structure: A building or anything else constructed or erected with a fixed location on or in the land or on or in a body of water, not including pavements and vegetation. The term includes dwelling units, buildings, boathouses, docks, catwalks, access stairways, platforms, signs but not intended to include sidewalks, driveways, and curbs.

Stucco: An exterior covering for walls created with a combination of sand, cement, and water and consists primarily of lime and aggregate in a Portland cement base applied onto a metal lath or wire fabric (woven or welded).

Sub District: Areas designated by color on the sub district map within Thousand Island Park which describe allowable infrastructure development and alteration of existing buildings within that sub district.

Substitute Material: Material or individual elements as described in the Secretary of the Interior's Guidelines for Rehabilitation, that are not composed of the same compound or species found in the original but replicate the texture, color and visual appearance of the material/element intended to be replaced.

Surround: An attractive, protective trim which is secured to an energy panel by an adhesive or vinyl barb to give the glass panel a safe finished edge. Also, the aluminum framework for most standard screens.

Thousand Island Park Preservation and Architectural Review Board: The corporate-appointed Preservation and Architectural Review Board dedicated to the protection of the Park's architecture and history.

Thousand Island Park: is a hamlet and census-designated place (CDP) in the town of Orleans, Jefferson County, New York, United States, in the Thousand Island region on the St. Lawrence River. The community comprised of Thousand Island Park Historic District, listed on the National Register of Historic Places in 1982. As of the 2010 census, the population was 31 permanent residents, although there were 323 housing units, indicating a much greater seasonal population.

Transom: A horizontal member separating a door from a window panel above the door or separating one window above another.

Trim: Millwork, primarily moldings and/or trim to finish-off (trim around) window and door openings, fireplaces, walls, and other members.

Use: The activity or activities for which a lot and principal and accessory buildings and structures on a lot are being or are to be used and occupied.

Utilities: All water, sanitary sewer, gas, electric, telephone and cable television facilities and any easements through or over which said facilities may be constructed or installed within or in conjunction with a development.

Utility Structure: Generation, transmission, distribution, storage, and related structures of public or other gas, electricity, water, waste treatment, telephone, cable television and other utility supply and service systems, not including offices, vehicle storage, warehousing, and similar functions of any public or other utility company.

Vergeboard: or Bargeboard: An often-ornamented board that conceals roof timber projecting over gables.

Vernacular Architecture: Architecture created from mostly local materials, by and for the use of local people. Vernacular architecture responds to local methods of building construction, local climates, and local living needs and traditions. As local environments evolve over time, so too does vernacular architecture.

Waterfront: Any area or lot adjoining the shoreline, littoral zone, or open water areas of Thousand Island Park.

Yard: An open outdoor area sometimes vegetated surrounding a building on the same lot.