

Introduction

The City of Zanesville has taken steps to preserve its historic architecture through the creation of a Design Review Board, which is responsible for reviewing and approving all exterior changes to the architecture of properties located within designated historic districts.

These guidelines, partially funded with a grant from the Ohio Historic Preservation Office, are specifically written for three of Zanesville's historic neighborhoods – the Putnam Historic District, McIntire Terrace Historic District and Brighton Historic District. Although the districts are diverse in terms of their history, development and architectural styles, they share similarities, as well. All are largely residential in nature, have a large number of existing historic buildings; and all feature mature trees, streetscape and infrastructure elements that contribute to the character of the districts.

The Putnam Historic District was the first to be created, with the McIntire Terrace and Brighton Historic Districts included in an ordinance approved by City Council on March 11, 1991. The stated purposes of the ordinance included:

- To protect and enhance the cultural, educational and living environments of the City of Zanesville by affording protection to areas, places, sites buildings structures, objects and works of art with special historic, cultural or architectural character.
- To safeguard the architectural integrity of the city's listed properties and historic resources within designated districts.
- To safeguard the architectural integrity of the city's listed properties and historic resources and the overall heritage of the city by preserving those areas, places, sites, buildings, structures, objects and works of art which reflect elements of the city's heritages.
- To seek alternatives to demolition or incompatible alterations within designated areas and to listed properties before such acts are performed.
- To afford the widest possible scope of continuing vitality through private renewal and architectural creativity within appropriate controls and standards.
- To encourage development of vacant properties in accordance with the character of designated districts and listed properties.
- To contribute to the economic, recreational, cultural and educational development of the City of Zanesville by protecting and enhancing the city's attractions to prospective residents, tourists, and visitors, by providing support and stimulus to business and industry, by strengthening and fostering civic pride, by facilitating the reinvestment in and revitalization of certain older historic districts and neighborhoods and by promoting the use and preservation of historic sites and structures for the

education and general welfare of the people of Zanesville.

Before making any exterior changes to properties individually designated or located within designated historic districts, the Design Review Board must issue a Certificate of Appropriateness. Thus Zanesville has established a process to manage change for its important historic buildings and neighborhoods, while encouraging investment and revitalization. The City amended Chapter 1119 of the City Code in 2001, to further define and clarify the process for when a Certificate of Appropriateness is required and the process for how to request and obtain one, if necessary.

Zanesville's Design Review Board takes its responsibilities seriously. These guidelines have been developed to be a valuable tool for both property owners and the Design Review Board members. By reading the guidelines, property owners will better understand the history, significance and character-defining features of their properties, as well as the recommendations that the Design Review Board will be using when evaluating their applications for Certificates of Appropriateness. The guidelines will help the Design Review Board as they evaluate proposals for changes to properties and assist them in making sound and consistent decisions.

The design review process is outlined in the Appendix. It is administered through the office of Planning and Zoning in the Zanesville Community Development Department. City staff members are available to assist property owners and applicants with the design review process. Applicants should contact the City of Zanesville when they are just beginning to plan for a project that requires design review to facilitate the process and avoid time delays or costly design mistakes at a later date.

The guidelines include a brief description of each of the three historic districts; a discussion of architectural styles and character-defining features of each of the styles; and recommendations for rehabilitation, additions and new construction in the historic districts. The guidelines are written specifically for buildings designed as residential structures, although some now house commercial uses.

Overview History of the City of Zanesville.

“Marietta, at the mouth of the Muskingum, where it flows into the Ohio, was the first real white settlement in the valley, but the city of Zanesville, halfway up the valley in the wilderness, was settled very soon afterward, and for a time it was the outpost of the western frontier.” (Louis Bromfield, in *Y Bridge City*, c. 1950)

Colonel Ebenezer Zane petitioned Congress to build a road or “trace” across the Ohio River at Wheeling and through the Ohio wilderness and his request was approved on May 17, 1796. His plan was to connect Wheeling with Maysville, Kentucky on the Ohio River near Portsmouth. The road would cross the Muskingum, Hocking and Scioto Rivers and for his work Zane was given three tracts of land – one at each of the rivers. Zane's land was located near what would become the cities of Zanesville, Lancaster and Chillicothe, Ohio. Zane's son-in-law was John McIntire, a shrewd businessman. Zane sold his 640 acre tract

on the Muskingum to his brother Jonathan and McIntire. These two men laid out the town that would become Zanesville in 1799, although it was not recorded until 1802.

At the same time Dr. Increase Matthews, also a shrewd businessman, bid against McIntire at an auction of land that would become Putnam. Matthews' winning bid of \$4.50 an acre was accepted and in 1801 he became the owner of a large tract west of the Muskingum River.

Early in history, Putnam and Zanesville were competing settlements, both trying to gain the advantage over the other, however, with the construction of the first Y-bridge, which connected Zanesville and Putnam in 1814, their fortunes became intertwined.

Zanesville's and Putnam's locations along the Muskingum River and Zane's Trace were attractive for settlement. They were further enhanced when both the National Road (which originated in Cumberland, Maryland) and the Ohio Canal (which created locks along the Muskingum to connect with the man-made canal system) increased the area's transportation options, and thus their desirability as a center for trade.

The population of Zanesville reflected its growing prosperity. From approximately 600 citizens in 1810, the population grew to over 3,000 in 1830. Some of this growth was undoubtedly due to its designation as the county seat of Muskingum County in 1804 and to the short period (October 1, 1810- May 1, 1812) when Zanesville served as Ohio's capital.



MAIN STREET, ZANESVILLE.

McIntire died in 1815, but his will stipulated that his real estate should not be sold during his wife's lifetime. She passed away in 1854 and by 1855 the executors of the McIntire estate laid out the Terrace. A newspaper advertisement in April, 1855 described lots for sale on “. . .that beautiful bench lying between Dresden and Newark Road . . .” Of the 41 lots initially offered for sale, 31 sold quickly at prices ranging from \$350 to \$1115 dollars. They measured two-thirds acre each. *Y Bridge City* described McIntire Terrace as

an area designed *"To provide suburban homes for business and professional men. . ."*
(p. 137)

The coming of the railroad in the early 1850s increased Zanesville's desirability for both business and industry. The population continued to grow and by the 1880s it numbered over 18,000. It was during the 1890s that the city became known as the "Clay City," due to its thriving ceramic and tile industries. Among the most prominent names were Weller and Roseville Potteries (art pottery) and the Zanesville Tile and Mosaic Company (building products). These industries relied on nearby raw materials (clay and coal), good transportation routes, and a ready supply of people willing to work in the expanding plants. Zanesville had all three.

Electric streetcars and the construction of bridges that made travel within the city easier, led to the development of South Zanesville. The A. E. Tile plant was located in this area and by the 1890s new suburban subdivisions were being platted.

"In the spring of 1891 Spangler and Company bought 100 acres . . . and offered a prize of twenty-five dollars in gold for the best name submitted for the new subdivision. . . The prize went to Miss Esther Galbreath of Putnam Avenue for the name Brighton." (Y Bridge City, p.268.)

A streetcar line ran through the middle of a grass median along Brighton Boulevard. The streetcar company along with Owens Pottery, and Mosaic Tile Company, both located nearby, promoted the sale of the 500 lots, which were priced between \$225 and \$660.

The city continued to prosper and grow in population through the mid-20th century. Although the population is smaller now at 25,586, than it was at its peak of approximately 40,000 in the mid-1950s, it has expanded in land area as suburbanization has continued.

Three historic districts – Putnam, McIntire Terrace and Brighton, reflect three periods of Zanesville's growth and prosperity. They retain a large number of historic homes; a wide variety of 19th and early 20th century architectural styles; and the character and sense of place that makes each neighborhood distinctive.



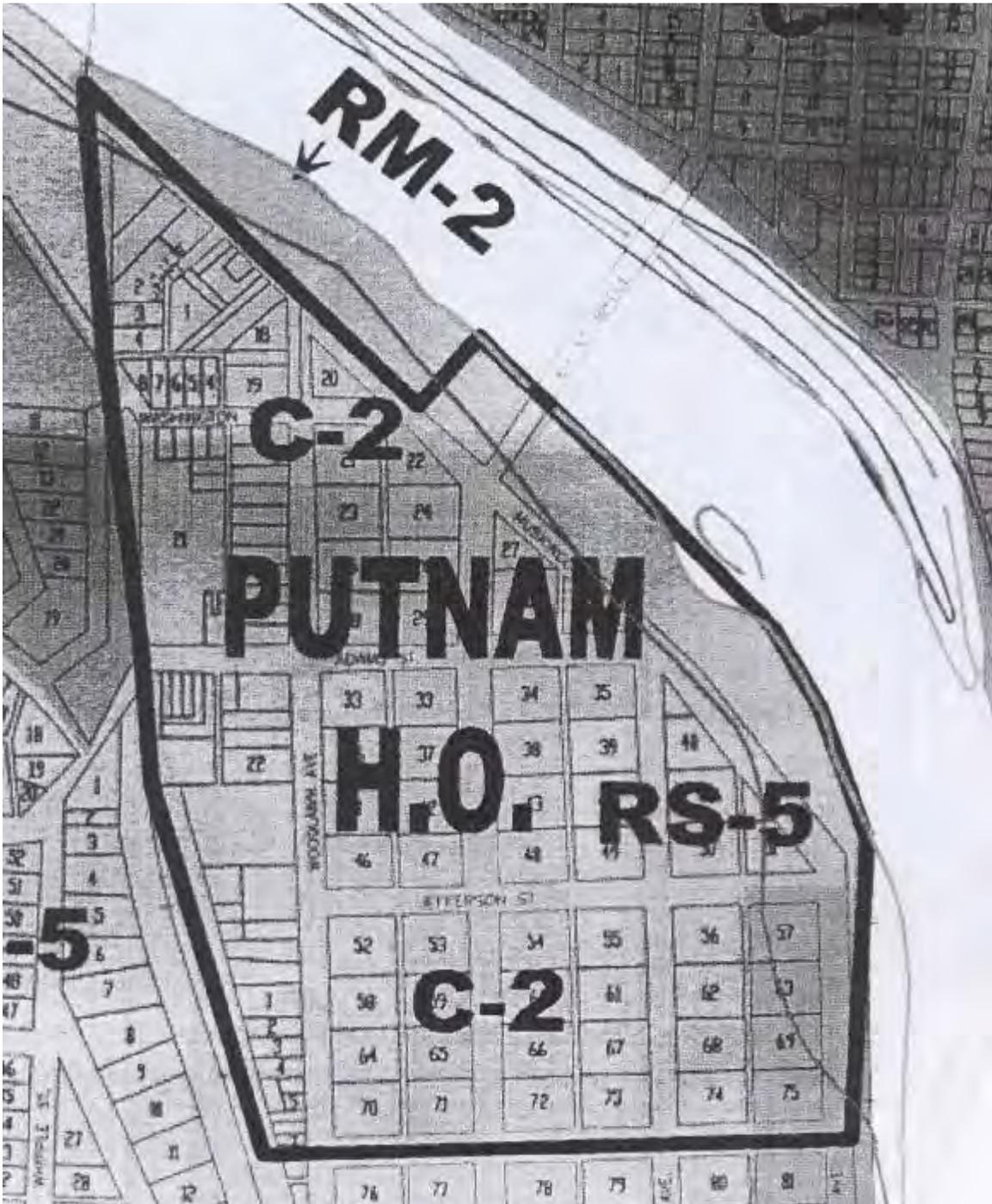
Putnam Historic District

The Putnam Historic District encompasses an irregularly-shaped area of approximately ten square blocks, immediately across the river from downtown Zanesville. Putnam was among the earliest areas to develop in what has now become Zanesville, and it still retains a number of early-mid 19th century buildings with a very high degree of historic integrity. The Putnam area continued to develop throughout the 19th and the early 20th centuries and the architecture in the neighborhood reflects each of these periods of development.

While largely residential, there are other building types represented by Putnam's historic architecture. Some of the early commercial buildings along Putnam Avenue have retained their historic storefronts. A historic school and several churches are located on the quieter side streets.

Putnam is characterized by a diverse collection of architectural styles that are enhanced by elements in the physical environment. Mature street trees, sidewalks, brick-paved streets – some with streetcar tracks still visible, stone curbs, and individual gardens and yards soften the urban environment.

Of the three historic districts covered by these guidelines, Putnam has the largest number of historic buildings that have been converted to new uses, or have been demolished to allow for infill development – some of which fails to maintain the character of the district.



Putnam Historic District Zoning Map

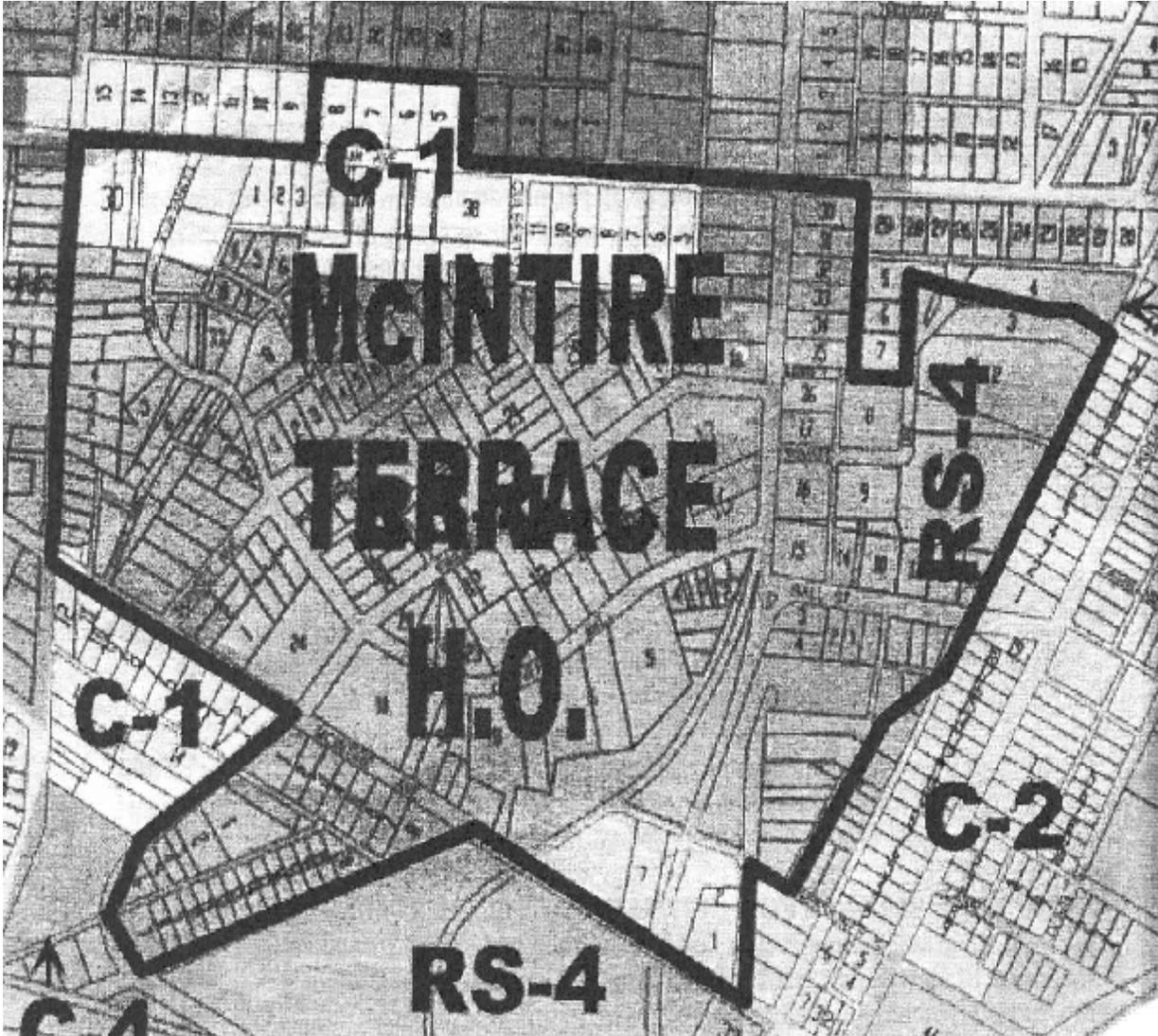


McIntire Terrace Historic District

Built on a hillside northeast of downtown Zanesville, the McIntire Terrace Historic District was one of Zanesville's earliest suburbs. Platted in 1855, the area is designed with a combination of grid and curvilinear streets, which in some cases take advantage of natural changes in topography. Although developed during the second half of the 19th century, it gained prominence after the devastating 1913 flood, when many affluent people decided to move to higher ground.

While there are commercial uses now along Maple Avenue in the historic district, the area was originally developed as a residential neighborhood. Even today, the commercial development occurs on the edges of the district along Maple Avenue and near Genesis Hospital-Good Samaritan Campus.

McIntire Terrace reflects a mid-late 19th century suburban ideal with brick-paved streets, a departure from a practical grid pattern with slightly curvilinear streets, larger yards, sidewalks and now mature street tree canopy. McIntire Terrace has a wide diversity of architectural styles and has excellent examples of Italianate, Queen Anne, Stick, Shingle, Colonial Revival, Georgian Revival, and English Revival styles of architecture, along with examples of vernacular gabled ell, bungalow and foursquare buildings.



McIntire Terrace Historic District Zoning Map

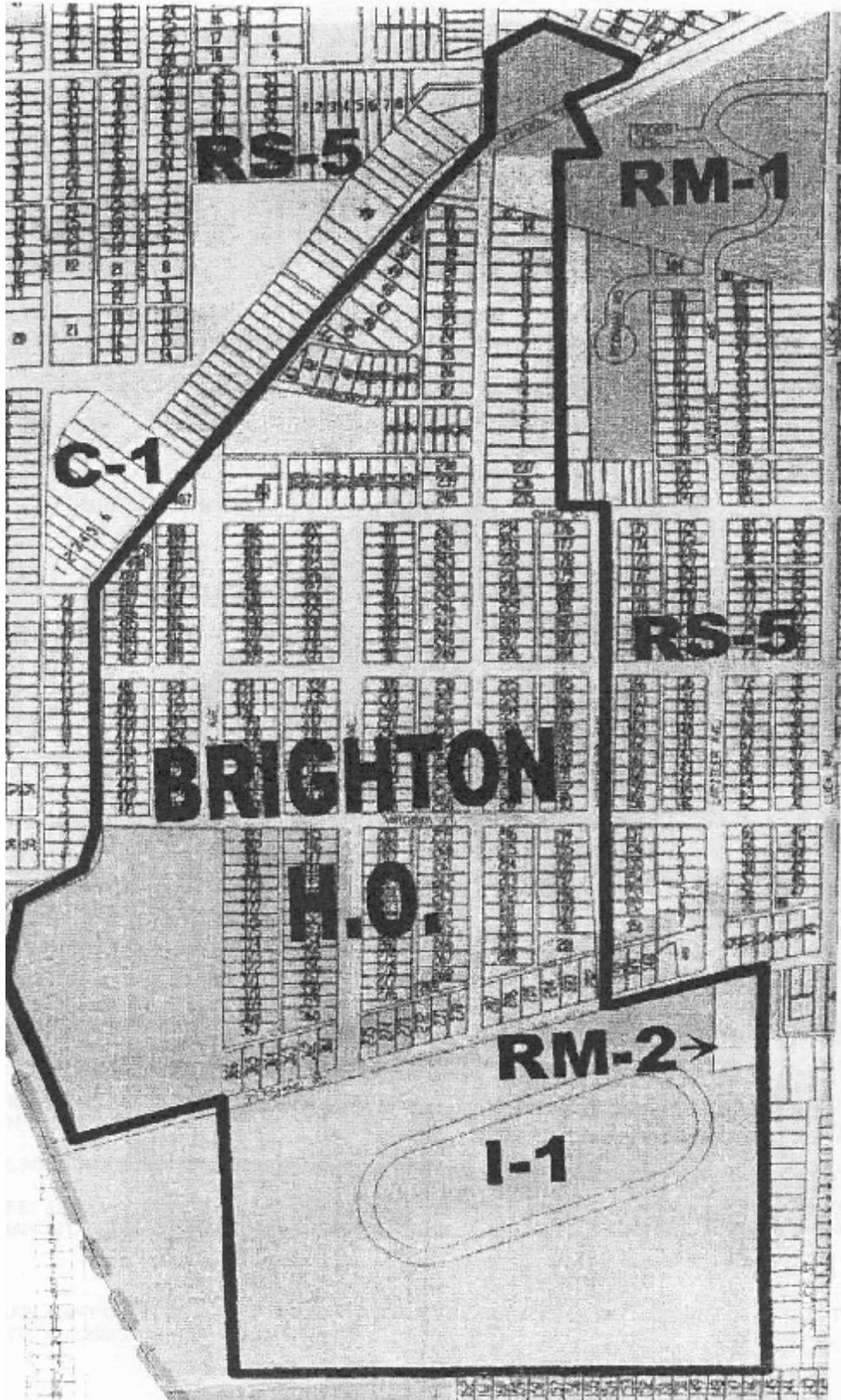


Brighton Historic District

The Brighton Historic District was developed later than the other two historic districts – with its platting taking place in the late 19th century. Located adjacent to the Muskingum County Fairgrounds, Brighton is distinctive for its residential character without commercial uses; a broad main thoroughfare – Brighton Avenue with a regular grid layout flanked by several streets with wide landscaped medians. This physical layout of the district enhances diversity of its residential architecture.

The buildings range in age from the late 19th century with the vast majority dating from the early 20th century. Represented among the buildings in the district are excellent examples of Colonial Revival and English Revival styles, as well as gabled ell, bungalow, and foursquare buildings. Both large and modest homes are represented and nearly all the buildings are single-family homes with the exception of a couple of churches. The neighborhood was laid out with alleys so that garages and outbuildings are located at the rear of the properties and there are a minimal number of curb cuts along the street.

The county fairgrounds is located immediately south of the Brighton Historic District.



Brighton Historic District Zoning Map

Architectural Style Guide

This style guide is organized chronologically from the early 19th century to the mid-20th century and represents the rich architectural diversity of Zanesville's historic neighborhoods. Many of these styles are found in more than one of the historic districts as all of the neighborhoods had relatively long periods of development that spanned changing tastes in architecture.

The style guide focuses on domestic architecture, as the neighborhoods are mainly residential in character and the design guidelines will also focus on residential architecture.

There is a brief introduction to each style with a brief list of "character-defining" features. Not every building will necessarily have all of these characteristics but should have a majority of them to be identified as a particular style.

There are also vernacular buildings within each of the districts. Although not "high-style" in the sense of following specific architectural fashions, they are still significant as historic buildings. These vernacular buildings are identified by form and may vary in decorative details.





Federal (1800-1830s)

The Federal style is the earliest architectural style represented in Zanesville, and there are some expertly detailed, as well as more modest examples of the style in the Putnam Historic District. The design became popular in the early days of the American Republic in the late 18th century and remained popular for the first three decades of the 19th century. Federal buildings are found in the Putnam Historic District.

- Formal symmetry, with 3-bay and 5-bay facades most common
- Gabled roofline
- Double-hung multiple-paned windows, with six-over-six most common
- Simple window trim
- Entrances with semi-elliptical or rectangular transoms
- Engaged columns or pilasters flanking the entrance
- Classical detailing
- Circular, elliptical, semi-circular or quarter-round windows in the gable ends



Greek Revival (1830s-1850s)

The Greek Revival style overlapped with the Federal style in American architectural history. They share certain similarities, but the major difference is that Greek Revival architecture does not use the arch, as it was a form that was completely unknown to the Greeks and was developed later by the Romans. Greek Revival architecture was promoted nationally through the publication of “builders’ guides” by Asher Benjamin and Minard Lafever. Widely available, these guides gave the carpenter/builder guidance on the proper design, proportions and use of classical detailing. Excellent examples of the style can be found in Putnam.

- Formal symmetry, with 3-bay or 5-bay facades, or
- Temple-front form with a two-story portico and gable end facing the street
- Gabled rooflines
- Cornice with returns
- Entrance with transom and sidelights
- Columns or pilasters flanking the entrance
- Wall pilasters
- Double-hung multiple-paned windows, with six-over-six most common



Gothic Revival (1850s-1870s)

The Gothic Revival style, influenced by the European Gothic with pointed-arch openings, was popularized through the publication of several “builders’ guides,” including Andrew Jackson Downing’s *The Architecture of County Homes* first published in 1850, as well as other publications of the period. These books extolled the virtues of the suburban ideal of a Gothic cottage in a suburban setting. The examples of Gothic Revival found in the three Zanesville historic districts are largely confined to religious buildings.

- Gothic pointed-arch windows and doors
- Steeply pitched gabled rooflines
- Decorative hoodmoulds around windows and doors
- Decorative bargeboards in the gable ends



Italianate (1850s-1880s)

Influenced by the Italian Villa, Italianate architecture became one of the most popular styles for homes, commercial buildings, schools, and churches in Ohio. Pattern books also contributed to the widespread use of the style. Italianate architecture was popular during the period following the Civil War when Zanesville was growing both in population and prosperity. Examples can be found in both the Putnam and McIntire Terrace Historic Districts.

- Asymmetrical massing
- Shallow-pitched hipped roofline
- Cupolas
- Double-hung two-over-two windows
- Round-arched or segmental-arched windows and doors, sometimes with decorative hoodmoulds
- Shutters
- Projecting bays
- Bracketed cornice
- Decorative front or side porches



Second Empire (1860s-1880s)

The single distinguishing feature of the Second Empire style, influenced by the massive amount of building taking place in Paris, is a mansard roofline. Additional characteristics of the style are primarily Italianate in character. This style was also popular for public buildings such as courthouses.

- Mansard roofline, can be bellcast or curbed in form
- Roof dormers
- Double-hung two-over-two windows, sometimes with decorative lintels
- Projecting bays
- Bracketed cornice
- Decorative front or side porches



Queen Anne (1880s-1910)

During the closing years of the 19th century, the Queen Anne style gained popularity, especially for the large homes of the affluent. It was a reaction to the more ordered, symmetrical and classically-inspired designs popular in the early decades of the century. Examples of the style can be found in each of Zanesville's three residential historic neighborhoods.

- Asymmetrical massing
- Variety of roof shapes
- Variety of window shapes and sizes
- Variety of exterior materials
- Turrets or projecting bays
- Decorative porches, sometimes wrapping around the building
- Decorative cornice, window and door trim



Shingle Style (1885-1890)

The Shingle Style was popular during the same period as the Queen Anne and tends to share many of the same characteristics, with the distinguishing feature of exterior shingle siding. Like the Queen Anne, these homes tended to be expensive to build because of the variety of shapes, sizes and materials used and tend to be found in neighborhoods built by the affluent. There are several excellent examples in the McIntire Terrace Historic District.

- Asymmetrical massing
- Variety of roof shapes
- Variety of window shapes and sizes
- Shingle siding – sometimes several different shapes and sizes on a single house
- Decorative porches, sometimes wrapping around the building
- Decorative cornice, door and window trim



Stick Style (1870-1890)

Like the Shingle Style, the Stick Style shares many of the characteristics of the Queen Anne style but is distinguished by its use of wood siding and decorative details. Examples of this style can be found in the McIntire Terrace Historic District.

- Asymmetrical massing
- Gabled and hipped rooflines
- Decorative wood detailing in the gable ends and projecting bays
- Decorative wood porches



Colonial Revival (1890-1940s)

By the late 19th and early 20th centuries, there was a nostalgia for the nation's earliest days that influenced architectural designs. The Colonial Revival (along with Georgian Revival and other classically-inspired styles) once again became popular as early American architectural styles provided inspiration. Examples of the Colonial Revival can be found in all three residential historic districts.

- Symmetrical facades
- Entrances with semi-elliptical fanlights or rectangular transoms
- Gabled or hipped rooflines
- Roof dormers
- Double-hung multiple-paned windows, sometimes with shutters
- Columns or pilasters flanking the entrance
- Decorative brick quoins or cornice details
- Classically-inspired front porches, sometimes with gable ends facing the street



Dutch Colonial Revival (1910-1940s)

This style grew out of the Colonial Revival that appeared earlier, however, it was influenced by early Dutch (American) architecture of the Middle-Atlantic colonies. The distinguishing feature is a gambrel-roofline. Examples can be found in McIntire Terrace and Brighton Historic Districts.

- Gambrel roofline
- Symmetrical façade
- Roof dormer
- Double-hung multiple-paned windows
- Entrance with semi-elliptical or rectangular transoms
- Gabled porch or hood over front door



Georgian Revival (1900-1940s)

The Georgian Revival style has the same roots as the Colonial Revival but is a more formalized and ornamented style. This style was particularly well suited for large homes and public buildings. A few examples can be found in the McIntire Terrace Historic District.

- Symmetrical facade
- Gabled roofline, sometimes with roof dormers
- Palladian windows
- Entrances with decorative entablature
- Double-hung multiple-paned windows
- Brick quoins or pilasters
- Dentil or modillion block cornice



English Revival (1900-1940s)

Revival styles, which took their inspiration from earlier architecture, were extremely popular during the first half of the 20th century. Houses influenced by the architecture of England are referred to as English Revival. There are a number of fine examples in the McIntire Historic District.

- Asymmetrical massing
- Steeply-pitched gabled and hipped rooflines
- Stone, stucco and brick materials
- Half-timbering
- Casement windows
- Segmental-arched entrances and windows



Vernacular Forms

I-House (1800-1880s)

Popular for much of the 19th century, the I-house is very simple in form and was economical to build. It sometimes had details of the Federal and Greek Revival styles, but in many cases these houses were very simple and elegant. Some versions of the I-house have central entrances, while others feature a three-bay façade with side hallway.

- Symmetrical facades
- Rectangular form with gabled roofline
- Simple rectangular entrance, sometimes with a transom
- Double hung, six-over-six or two-over-two windows
- Returns at the gable ends



Gabled Ell (1860s-1880s)

This form appeared in the mid-19th century and was very popular for much of the remainder of the century. The form describes the style with an ell formed by the intersecting wings of the house. It frequently had stylistic characteristics of the Italianate, Queen Anne, Stick and other late 19th century styles.

- Asymmetrical massing
- Intersecting gable and hipped roofline
- Porch located in ell formed by intersection of two wings



Foursquare (1900-1920s)

Developed as an economical way to build a functional house, its name is derived from its form as a simple square house. Examples are common in both brick and wood and stylistic details can vary. Examples can be found in all three historic districts.

- Square form
- Shallow-pitched gabled or hipped roofline
- Double-hung one-over-one windows
- Front porch with piers
- Simple entrance



Bungalow (1905-1930s)

This form was entirely new when introduced in the early 20th century. It can have stylistic features of the Arts and Crafts, Colonial Revival or other common styles of the period, but is distinguished by its form, which was usually 1 -1/2 stories in height with a steeply-pitched gabled roofline. The bungalow form can be found in houses of all sizes and examples can be found in McIntire Terrace and Brighton Historic Districts.

- Symmetrical massing
- Steeply-pitched gable roofline with the long end facing the street
- Porch roofline formed by extension of roofline of house
- Large continuous roof dormer
- Front porch, usually extending across width of house



Zanesville Residential Design Guidelines

Introduction

These guidelines focus on the three major historic residential districts in Zanesville – Brighton, McIntire Terrace, and Putnam. The recommendations in the guidelines will help building owners in any of these districts preserve the unique historic character of their homes but also can be useful for any older structure throughout the city. The guidelines have been developed from long experience and from best practices developed in the historic preservation community over the last 40 years.

The guidelines are intended to assist building owners and the Design Review Board (DRB) when making decisions about repair, rehabilitation, and alteration of some of Zanesville’s most historic buildings. The guidelines make clear statements about what work is appropriate what work is not. They focus on preserving the maximum amount of historic building materials while also encouraging the sensitive use of modern materials. The DRB’s duties are defined by city ordinance, as are penalties for property owners who do not comply with DRB decisions.

Each historic building has certain design elements called “character-defining features.” These features may distinguish a building from others; or make the building an example of a particular architectural style; or simply make it attractive and appealing. The guidelines aim to help homeowners and the DRB by identifying character-defining features in the three historic districts and describing appropriate ways to preserve them. Owners may also find that doing so will save money by retaining and repairing – rather than replacing – sound older building materials.

The guidelines are consistent with and have grown out of a set of historic preservation standards developed by the National Park Service, where national preservation programs are housed. Known as the Secretary of the Interior's Standards for Rehabilitation, they summarize several decades of experience with historic buildings of all kinds. See the appendix for the complete text of the Standards.

How to Use the Guidelines

The guidelines are arranged from bottom to top – that is, from foundation to roof – and address all the major components of a house. In addition, there also are guidelines on subjects such as landscaping and site elements (fences, garages, and outbuildings) and also on new construction and additions. In each section there are two parts: 1) a series of Rehabilitation Requirements, which provide guidance for owners undertaking full or partial rehabilitation projects and indicate the issues of major concern for the Design Review Board; and 2) Rehabilitation Recommendations and Maintenance Tips, helpful suggestions for keeping your historic home in good condition and avoiding future damage by addressing problems early on.

In discussions about historic buildings, you will find the word “rehabilitation” used frequently. This is defined as maintaining or returning a historic building to a state of usefulness while preserving the design elements that give the building its essential character. It is not restoration, which means returning a building to a condition at a specific time in the past. Rehabilitated buildings are modern, functional, safe, and efficient, while retaining all the ornamentation and stylistic elements that make them special.

Owning a home in any neighborhood is both a right and a responsibility, particularly so when that home is in a historic neighborhood like those in Zanesville. In addition to wanting a clean and orderly place to live, homeowners in historic neighborhoods strongly support protecting the historic character of the neighborhood; they have a right to expect it, and they have a responsibility to do everything they can to protect that character in their own properties. It has been shown again and again that neighborhoods that protect their historic character have higher property values than those that do not. Homeowners who want to benefit from this fact, then, must meet their responsibilities by ensuring that their properties are well kept and are not allowed to deteriorate (also known as “demolition by neglect,” which is illegal in some cities); and by only taking on rehabilitation projects they know they can finish with their available time and resources. It is much better to undertake a large rehabilitation one small step at a time than to run out of money halfway through a large project and leave it half-finished.

Be sure to study the architectural guide to learn about the character-defining features of your house so you can be aware of the design elements that must be preserved during any repair or rehabilitation work. Using the guidelines, plan any work well in advance of when you want to start, so you can be sure that the DRB has plenty of time for its review and for any revisions that are necessary. Ask questions rather than making assumptions, and think of the DRB as a source of good information and advice – that is one of the DRB's principal roles.

BUILDING REHABILITATION



Ashlar (upper left) and rubble (upper right) stone, rock-faced concrete block (lower left) and ceramic block (lower right) are all foundation materials found in Zanesville's historic districts.

Foundations

A house's foundation has one purpose: to support the building and spread its weight into the soil so there is no settling or shifting of the building. In some styles, the exposed part of the foundation wall may have particular materials and finishes. As a result, it becomes part of the architectural design, especially in the case of raised basements. Early foundation walls usually were built of rubble or cut stone; in the late 19th and early 20th centuries, poured concrete and both smooth and rock-faced concrete block were common.

Rehabilitation Requirements

1. Do not alter the appearance of an original foundation wall. A stone wall, for example, must not be covered with stucco or replaced with concrete block. This changes the original appearance, and stucco may prevent the wall from drying properly when it gets wet.
2. If an original foundation wall is deteriorated, attempt repair with matching materials. If original materials are unavailable or too costly, suitable modern replacements may be appropriate.. Some concrete block materials, for example, may match older concrete

materials fairly closely. Rock-faced concrete block might in some cases be a suitable replacement for stone, but matching color and shape of the stone may be difficult. In some cases, a new thin veneer of stone may be a better choice; it can be applied to a block wall to re-create the original appearance. Do not infill original basement window openings with glass blocks, because this significantly changes the character of the foundation.

3. Do not cut new openings or fill in existing openings in foundation walls. Existing openings may be important to proper ventilation, especially if your house has a crawl space. Cutting new openings can weaken a foundation wall and lead to settlement problems such as cracking and sagging of walls.

Rehabilitation Recommendations and Maintenance Tips

1. Watch for low spots in the soil around the foundation, and also for soil that slopes back toward the foundation. These conditions can permit large amounts of water to soak into the foundation, resulting in a wet basement, growth of moss and mildew, and loss of support from the soil around the foundation. Slope soil away from the foundation.

2. Moss, mildew, or a dark area on a foundation wall may indicate an overflowing or leaking gutter, downspout, or drain line. Watch during a rainstorm to see whether a gutter problem is causing excessive water to splash onto the foundation wall.

3. Keep the foliage from small plantings at least a foot away from the foundation wall so that there is enough air circulation to allow moisture to dry out; larger plantings with more extensive root systems might require a greater distance from the foundation.

4. Avoid closing up ventilation openings in a foundation wall. These help prevent accumulation of moisture, especially under porches and in crawl spaces.