

Edgefield

Historic Zoning District

Handbook and Design Guidelines

METROPOLITAN HISTORIC ZONING COMMISSION

Metropolitan Government of
Nashville and Davidson County

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PART 1: INTRODUCTION

Edgefield, like neighborhoods in some two thousand other towns in the United States, uses historic zoning as a tool to protect and preserve its historic and architectural assets. There are quantifiable reasons for historic zoning -- it gives neighborhoods a way to manage growth and change, it protects viable urban housing stock, it preserves natural resources by conserving building materials. And there are less quantifiable, but equally important reasons for historic zoning -- it protects our past for future generations, it nurtures a sense of community identity, and it provides a sense of place.

A SHORT HISTORY OF EDGEFIELD

Much of the area we call Edgefield today is located on land that was originally part of a land grant made by the State of North Carolina to James Shaw in return for his services in the Revolutionary War. In 1818, 640 of those acres were acquired and given as a Christmas gift to Dr. John Shelby by his father, David. John Shelby is said to have been the first child of European descent born (in 1786) in Sumner County, Tennessee. After receiving a medical education at the University of Pennsylvania, Shelby served as a U.S. Army surgeon under Andrew Jackson. Two large houses were constructed by Shelby on his acreage; one house was called Fatherland, the other, Boscobel. Neither building still stands.

Another early resident of the area was Neil S. Brown, governor of Tennessee from 1846 to 1850. Brown's home, Idlewild, was built in the 1860s (demolished 1936). Inspired by a view from his estate of distant fields encircled by forest, the governor is credited originating the name Edgefield.

Prompted by the construction, in 1853, of a suspension bridge over the Cumberland River (where the Woodland Street Bridge is now located), Dr. Shelby subdivided most of his land holdings into residential lots and development began on the East Bank in earnest. The 1854 Nashville City Directory identifies Edgefield as one of two Nashville suburbs. In 1857 a railroad bridge was constructed across the river facilitating even greater access to the new bedroom community. The Civil War slowed development. In fact, the Federal Army was encamped in Edgefield when Nashville was surrendered to Union forces in 1862.

Edgefield was incorporated as an independent municipality in 1868. The census of the following year identifies 3,457 residents, 675 homes, and seven churches in the new city. Modern Italianate and Eastlake style homes were built throughout the neighborhood -- from middle class frame cottages to veritable mansions of brick owned by rich young merchants. By 1872, the Nashville and Edgefield Street Railroad Company offered mule car service between the two cities and in 1881, the Fatherland Street Railroad Company further improved service. Although Nashville's city limits were expanded in 1880 to include Edgefield, the suburb maintained a distinct identity. Separated by the river from the soot, saloons, and brothels of the city, Edgefield nurtured a quality of genteel, suburban refinement.

By 1916, eastward expansion (including East End and Lockeland Springs) and electric streetcars rolling across the Woodland Street and Shelby Street bridges firmly rooted East Nashville as a vigorous quarter of the city. In that year a devastating fire swept through Edgefield, destroying nearly 648 homes and taking one life. Although reconstruction was slowed by World War I, new houses in modern bungalow styles were ultimately built on the former sites of Queen Anne's and Italianates.

By the time Edgefield had fully developed, Nashville, like the rest of the country, had undergone a transformation. The rise in the use of automobiles had made streetcars, so critical to early suburban development, obsolete. By 1940, all streetcar service in Nashville was discontinued. The popularity of the auto made areas further from Nashville's core more desirable for residential development. Edgefield experienced a gradual shift from fashionable suburb to working class urban neighborhood. Numerous single family houses were divided into apartments. Urban Renewal, the ill-conceived nation-wide attempt to save America's urban spaces with Post-War suburban planning concepts, came to Nashville in 1959 and with it, demolition of block after block of fine old homes in Edgefield.

But in the early 1970s, the increasingly mainstream historic preservation movement and the need for affordable housing prompted the rediscovery of Edgefield by urban pioneers. Attracted by the exuberance of its architecture, new property owners, and some long-time residents, began to rehabilitate homes to their former integrity. In 1976, the Metropolitan Historical Commission and Historic Edgefield, Inc., the newly established neighborhood organization, planned Edgefield's first home tour -- a notion that has since become an annual fixture in most of the city's historic neighborhoods. In 1977, Edgefield became the first residential district in Nashville to be listed in the National Register of Historic Places. Edgefield's intact collection of buildings illustrate the continuum of residential architectural styles from the 1860 to about 1930. Houses of Italianate, Eastlake, Queen Anne, Classical Revival and Bungalow styles serve as an encyclopedia of Nashville's architectural history during the period.

To protect its historic resources, improve property values, and to create a stable climate for investment, Edgefield residents prompted the Metropolitan Council to designate the neighborhood as Nashville's first historic zoning district in May of 1978. Today, while real threats to the neighborhood still exist, it is increasingly difficult to find an old Edgefield house in need of rehabilitation; and the neighborhood has witnessed the construction of compatible new houses on most vacant lots.

A neighborhood's historical and architectural significance is determined by the sum of its parts -- each window that is repaired rather than replaced, each front porch that retains its original features, each sidewalk or fence. In Edgefield, the sum of those parts convey the character and feel of Nashville's earliest suburb -- important for the people who lived here, the events that occurred here, and for the homes that still line its streets.

THE NATIONAL REGISTER AND HISTORIC ZONING

Edgefield is both a National Register Historic District and a Historic Zoning District. These are two separate entities.

The National Register of Historic Places is a federal program administered by the Department of the Interior. Unless federal funds are used for a project, listing in the National Register has no impact on what one does to one's property. Listing in the National Register is honorary -- a way to recognize the district as an intact and important part of Nashville's, and thus America's, history.

Edgefield's designation as a Historic Zoning District also honors the neighborhood's historical significance, but with that recognition, historic zoning protects the neighborhood's unique character by requiring review of exterior work on buildings. Historic zoning districts are **locally** designated and administered by the Metropolitan Historic Zoning Commission (MHZC), an agency of the Metropolitan Government of Nashville and Davidson County. Historic zoning is a type of overlay zoning that applies in addition to the base or land use zoning of an area; it has no impact on use.

Designated in May of 1978, Edgefield is Nashville's first Historic Zoning District and one of the first in the state of Tennessee. Since that time, many local historic zoning districts have been established throughout the state.

WHAT ARE THE DESIGN GUIDELINES?

The Metropolitan Historic Zoning Commission (MHZC) is the architectural review board that reviews applications for work on properties within the district. Its seven members, appointed by the mayor, include representatives from zoning districts, the Metropolitan Planning Commission, the Metropolitan Historical Commission; architect(s), and others. Design review is administered according to a set of design guidelines. The guidelines are criteria and standards, developed jointly by the MHZC and the Edgefield neighborhood association, which are used in determining the appropriateness and architectural compatibility of proposed projects. The guidelines provide direction for project applicants and ensure that the decisions of the MHZC are not arbitrary or based on anyone's personal taste.

The guidelines protect the neighborhood from alterations to historic structures that would lessen their architectural significance, new construction or additions not in character with the neighborhood, and from the loss of architecturally or historically important buildings.

By state law, design guidelines for historic zoning districts must be in accordance with *the Secretary of the Interior's Standards for the Treatment of Historic Properties* -- standards developed by the National Park Service and used by private and public preservation organizations throughout the country.

GETTING APPROVAL FOR YOUR PROJECT

If you are planning to

- **BUILD** a new structure or appurtenance (fence, etc.),
- **ADD** onto an existing building,
- **DEMOLISH** a structure,
- **RELOCATE** a structure, or
- **REPAIR** or **ALTER** the exterior features of a historic building,

one step is added before beginning work or, when needed, applying for a building permit: **YOU MUST FIRST OBTAIN A PRESERVATION PERMIT FROM THE MHZC.**

1. Call the MHZC at 862-7970 to determine whether the MHZC will review your work (see the table on page); and if so, to obtain an application form for a preservation permit and to make an appointment to meet with staff.

The staff will meet with you at your house to discuss your project, answer any questions, and advise you on whether the plans meet the design guidelines. The staff can guide you in making your plans meet the guidelines and will provide free design advice on request.

When you submit your completed application, the staff will determine whether a preservation permit can be issued immediately or if the work requires referral to the full Commission.

Regular meetings of the Commission are scheduled for the third Wednesday of every month. If a complete application is received more than fifteen working days prior to a scheduled meeting, a special meeting will be called.

2. Take the preservation permit to the Metropolitan Department of Codes Administration.

Officials at Codes will review your plans for compliance with regular zoning and building code regulations -- applicable whether or not your property is in a historic zoning district.

Permit fees (amount charged depends on the type and value of the work done) will be charged to you then. Codes is located on the second floor in the rear section of the Metro Howard Office Building, 700 2nd Avenue South.

MY HOUSE ISN'T OLD. DO THE RULES APPLY?

Yes. In an historic district, buildings are categorized as either "historic" or "non-historic". Generally, any building less than fifty years old is considered to be non-historic. While the primary concern of historic zoning is to protect old buildings, changes to more recent buildings can have a significant effect on the streetscape and character of the neighborhood. In order to ensure that those changes do not have a negative impact, they are reviewed by the same process as work on historic buildings. **Design review applies to every property in the district -- historic and non-historic.**

WHAT WORK IS GRANDFATHERED IN?

Prior to the establishment of the historic zoning district, some work was done to houses in the neighborhood that now conflicts with the design guidelines (a common example is a metal staircase installed on the side of a bungalow to accommodate an upstairs apartment). Work like this can be *repaired* and remain in place indefinitely, but if such work is *removed*, it typically cannot be rebuilt.

ENFORCEMENT

Work done without a preservation permit, or contrary to the specification on a preservation permit, is a violation of the Historic Zoning Regulations established under Article IX: Historic District and Landmark Regulations of the Code of Laws of the Metropolitan Government of Nashville and Davidson County, Appendix A: Zoning Regulations.

Like the Building Code, the Edgefield Design Guidelines are a legal document. Work done without prior review and approval by the MHZC is subject to fines and other penalties.

The MHZC staff regularly monitors the Edgefield district for compliance with the historic zoning regulations. In addition, staff members frequently receive notice from district residents of possible violations. When a violation is discovered, staff determines the most appropriate course of action. Typically, the following steps are taken to reach compliance:

1. If the work is still underway, a Stop Work Order is posted.
2. A violation notice is mailed to the property owner. The notice cites the infraction, and identifies a deadline for contacting the MHZC. Once the owner or his/her representative contacts the MHZC, staff provides information on how to abate the violation; a deadline is established for reaching compliance.
3. If the violation is not abated within the specified time frame, staff issues a citation to appear in the General Sessions Court of Davidson County.

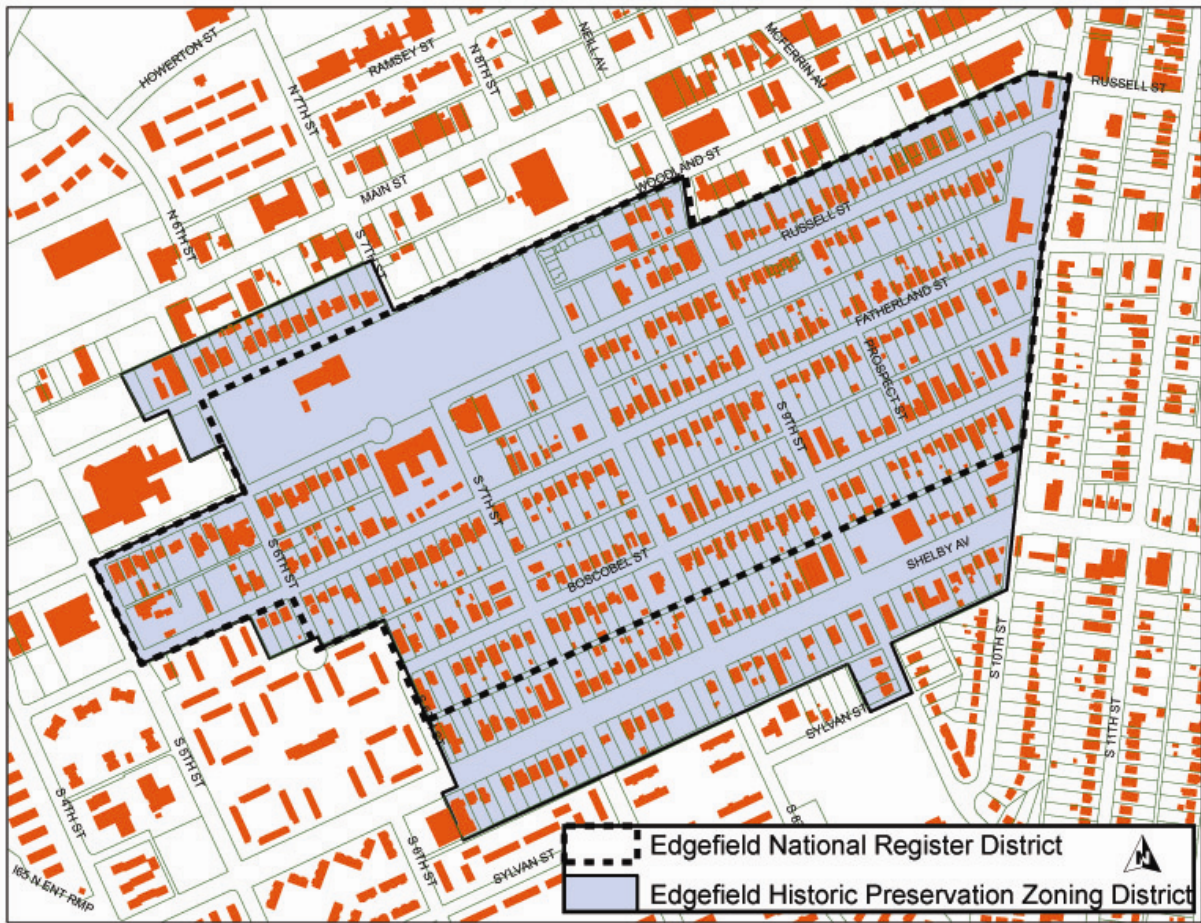
APPEALS

Appeals to decisions by the MHZC staff may be made to the Historic Zoning Commission itself; appeals to the decisions of the Commission may be made to a court of competent jurisdiction as provided for by law.

FREE DESIGN HELP IS AVAILABLE

The MHZC staff often meet a property owner on site to discuss a maintenance problem, historically appropriate paint color for wood, interior work, or another issue not necessarily reviewed under historic zoning. We have a library of materials on historic architecture and restoration technology, and files on preservation products and services, which are available to the public. Call for an appointment.

Edgefield Historic Zoning District
1978, amended 1990



EDGEFIELD DESIGN GUIDELINES

Italicized sections contain interpretive information; they are not part of the guidelines themselves. It is important to remember that every building is different and what may be appropriate for one house may be not appropriate for another.

I. PURPOSE OF THE DESIGN GUIDELINES

A. Design guidelines are criteria and standards which the Metropolitan Historic Zoning Commission must consider in determining the appropriateness of proposed work within a historic district. Appropriateness must be determined in order to accomplish the goals of historic zoning, as outlined in Chapter 17.120 of the Zoning Regulations for Nashville and Davidson County:

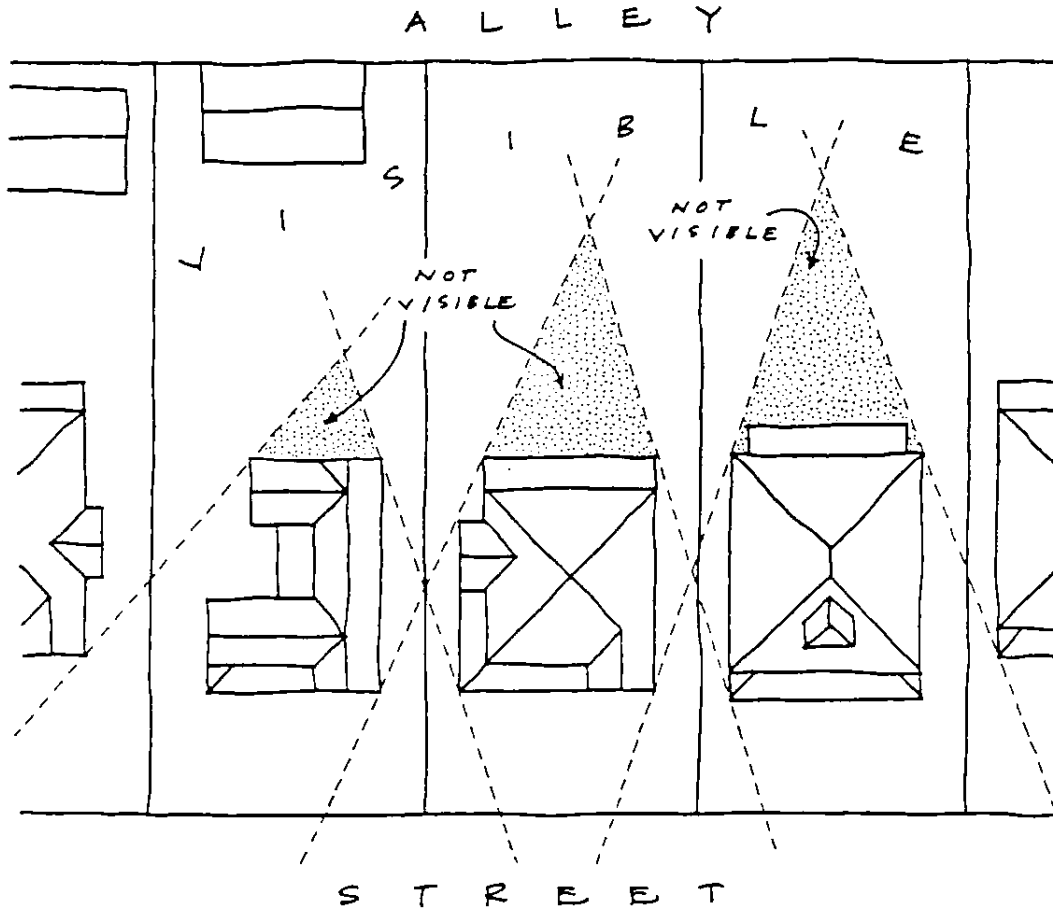
1. To preserve and protect the historical and/or architectural value of buildings or other structures;
2. To regulate exterior design, arrangement, texture, and materials proposed to be used within the historic district to ensure compatibility;
3. To create an aesthetic appearance which complements the historic buildings or other structures;
4. To foster civic beauty;
5. To strengthen the local economy; and
6. To promote the use of historic districts for the education, pleasure, and welfare of the present and future citizens of Nashville and Davidson County.

II. ALTERATIONS AND REPAIRS

A. PRINCIPLES

1. These guidelines shall apply only to the exteriors of buildings and to areas of lots visible from public rights-of-way.

For the purposes of historic zoning, alleys are not considered public rights-of-way.



2. Proposals for work to be done on front- and street-related facades shall be more carefully reviewed than that to be done on other facades.

3. The original character-defining features of a building, structure, or site and its environment should not be removed or destroyed. Distinctive materials, architectural features and examples of skilled craftsmanship shall be treated with sensitivity.

4. Deteriorated original architectural features should be repaired rather than replaced.

5. In the event that replacement of architectural features is necessary, the new feature should match the composition, design, material color, texture, material and all other visual qualities of the original feature. Replacement features should be substantiated by historical, physical, or pictorial evidence, rather than on conjectural design or the availability of salvage or new architectural elements.

II. ALTERATIONS AND REPAIRS
B. PRINCIPLES Continued

6. Every building, structure, and site shall be recognized as a product of its own time. Alterations that have no historical basis and which seek to create an earlier appearance are not appropriate.

It is important to note the variety of historic architectural styles and house types represented in Edgefield. Although roofs, windows, doors, porches, and other elements, may be common to all, each house possesses particular details and features that distinguishes it from others. The unique character of each historic building should be preserved in order to maintain the integrity of the district as a whole.



ITALIANATE



QUEEN ANNE COTTAGE

II. ALTERATIONS AND REPAIRS
B. PRINCIPLES Continued



TURN OF THE CENTURY



BUNGALOW

II. ALTERATIONS AND REPAIRS
B. PRINCIPLES Continued

7. Changes which have been made to a building over the course of time are evidence of the history and development of a building, structure, or site and its environment. If the changes have acquired significance in their own right, they should be retained.

For example, in the first quarter of the twentieth century, Victorian Era styles were replaced by Colonial Revival and Bungalow styles. Occasionally, an addition or major remodel in a new style to an earlier house can be as architecturally important as an unaltered historic house.

8. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that damage historic building materials are not appropriate.

9. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.

II. ALTERATIONS AND REPAIRS

B. GUIDELINES

1. Roof Shape and Roofing Materials

- a. Original roof pitch and shape shall be retained.
- b. The original size and shape of dormers shall be retained.

Adding a new dormer increases the habitable space of a building and is considered to be an addition. For information about adding new dormers, see the Additions section on page .

- c. Original roof materials and color should be retained. If replacement is necessary, original materials should be used.

Asphalt/fiberglass shingles may be substituted for original roofing when it is not economically feasible to repair or replace with original materials. The color and texture of asphalt/fiberglass shingles should not contrast with the architectural style and period of the house.

Original roofing materials may include, but are not limited to, slate, metal, and, on twentieth century buildings, asphalt shingles.

- d. Skylights shall be located on portions of roofs not visible from public rights-of-way.

Roof elements may include, but are not limited to, eaves, cornice, rafters, soffits, cresting, gutter systems, brackets, finials, vents, and chimneys.

2. Porches

Enclosing a porch increases the habitable space of a building and is considered to be an addition. For information on enclosing porches, see the Additions section.

- a. Original design, dimension, architectural details, materials, and all other visual characteristics should be retained.
- b. Where replacement is necessary, new elements should match the design, dimension, architectural features, materials, and all other visual characteristics of the original porch.
- c. Front porches shall not be screened. The screening of side porches may be appropriate if the visual openness and character of the porch is maintained.

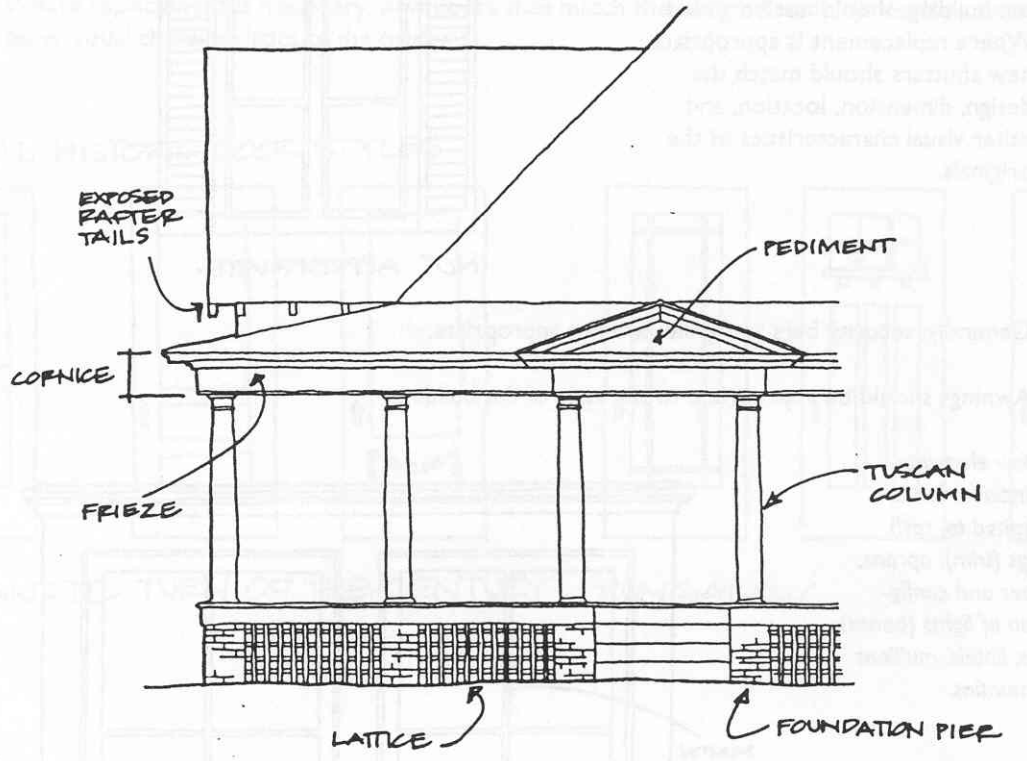
The design of reconstructed porches should be based on documentary, physical, or pictorial evidence. When such evidence does not exist, a simple design, using the overall proportions and materials of porches appropriate to the style of the house, is usually best.

The Metropolitan Codes Department may require a railing on a new or substantially repaired porch. On house styles for which porch railings are not historically appropriate, exemptions can be requested from the Board of Zoning Appeals with the support of the MHZC.

II. ALTERATIONS AND REPAIRS
B. GUIDELINES

2. Porches continued

Porch elements may include, but are not limited to, columns, railings, balusters, brackets, cornice, ceilings, decking, and steps.



3. Windows

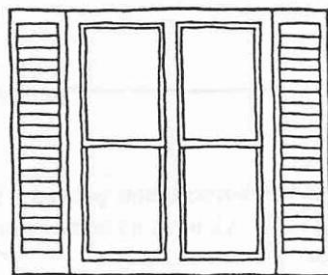
- a. Original details, size, shape, number and arrangement of panes, and all other visual characteristics should be retained.
- b. Where replacement is necessary, new windows should match the design, dimension, details, and all other visual characteristics of the original windows.
- c. Original window openings shall not be filled in.
- d. "Blind stop" storm windows, painted or anodized, are appropriate. Raw aluminum storm windows are not appropriate.

A "blind stop" storm window is attached to the inside of a window jamb (frame) rather than to the face of a window casing (trim). In this way, the storm window obscures as little of original features of a window as possible.

II. ALTERATIONS AND REPAIRS
B. GUIDELINES

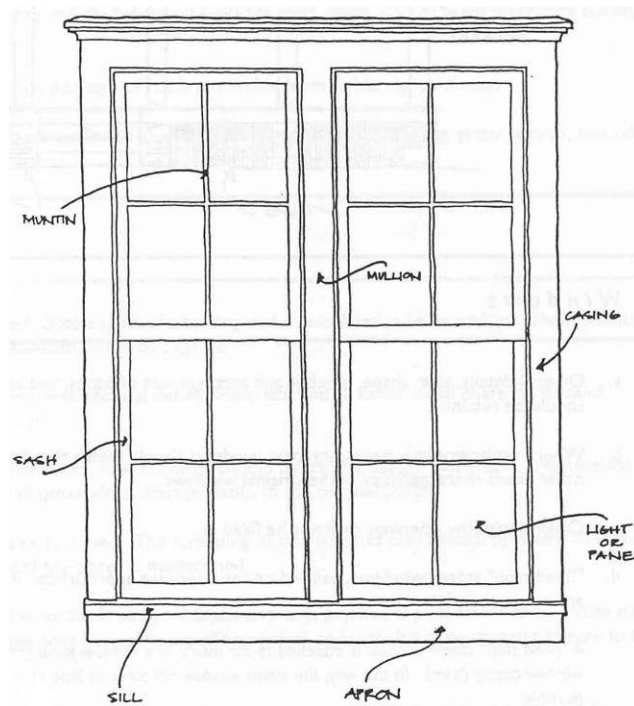
3. *Windows continued*

e. Shutters, unless original to the building, should not be added. Where replacement is appropriate, new shutters should match the design, dimension, location, and other visual characteristics of the originals.



NOT APPROPRIATE

- f. Generally, security bars and grilles are not appropriate.
- g. Awnings should be appropriate to the style of the building.



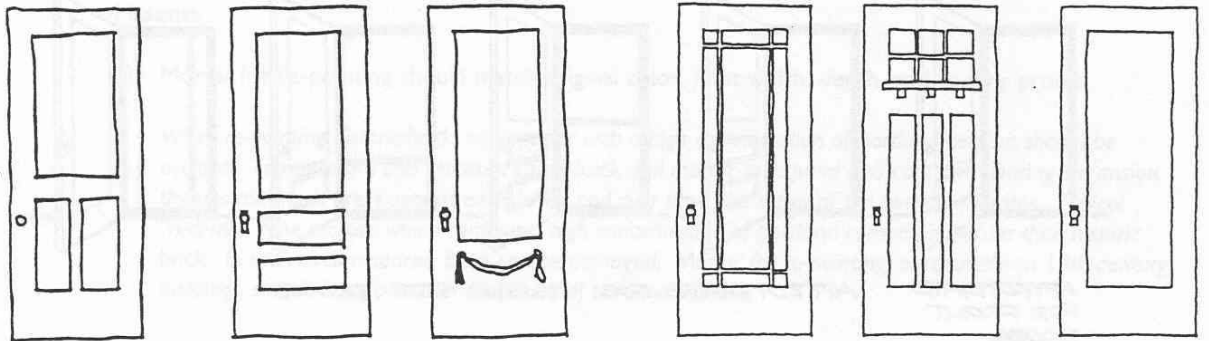
Window elements may include, but are not limited to, sash, casings (trim), aprons, number and configuration of lights (panes), hoods, lintels, mullions and muntins.

II. ALTERATIONS AND REPAIRS
B. GUIDELINES Continued

4. Doors

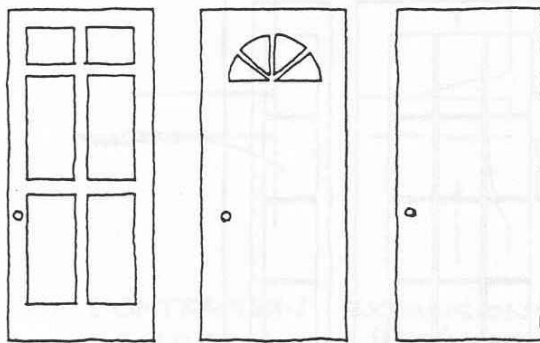
- a. The original size and shape of door openings, transoms, sidelights, and doors should be retained.
- b. Where replacement is necessary, new doors shall match the design, details, dimension, material and other visual characteristics of the originals.

TYPICAL HISTORIC DOOR STYLES



ITALIANATE TURN OF THE CENTURY BUNGALOW

NOT APPROPRIATE



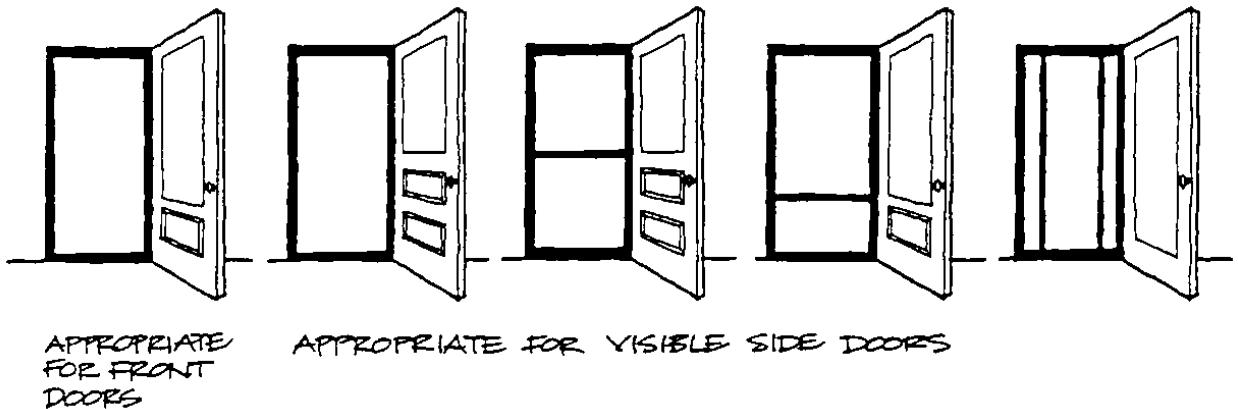
- c. Original door openings should not be filled in.
 - d. Generally, new door openings should not be introduced.
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II. ALTERATIONS AND REPAIRS
B. GUIDELINES Continued

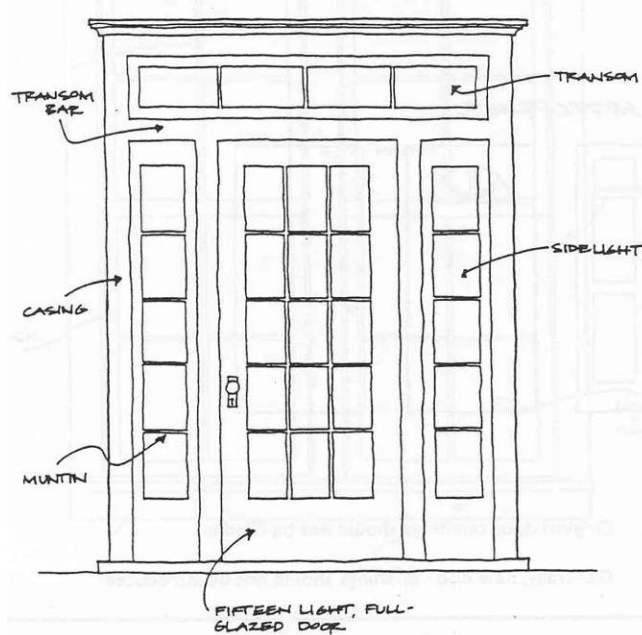
4. *Doors continued*

e. Full-view storm doors, painted or anodized, are appropriate. New, plain wood screen doors should be appropriate to the style of the house.

f. On front doors, full-view, painted or anodized security doors are appropriate. On other publicly visible doors, full-view or glazing proportionate, painted or anodized security doors are appropriate.



g. Generally, security bars and grilles are not appropriate.



Door elements may include, but are not limited to, panels, casings (trim), transoms, side lights, and number and configuration of lights (window panes).

II. ALTERATIONS AND REPAIRS
B. GUIDELINES

5. Materials

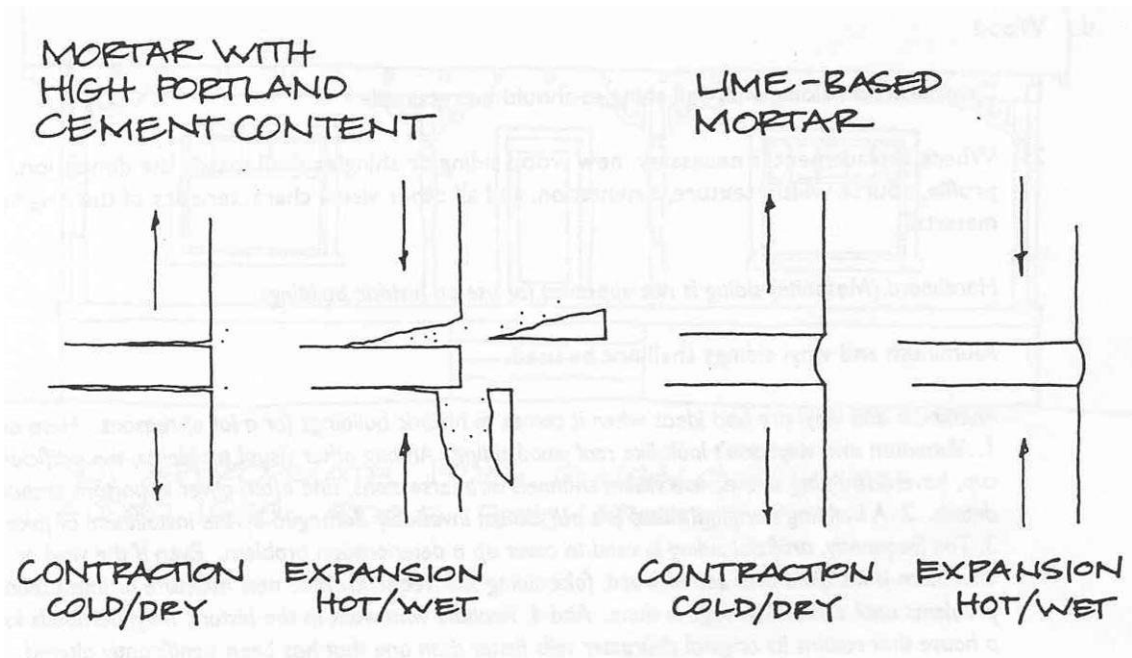
- a. Original building materials should be retained.
- b. Where replacement is necessary, new materials should match the design, dimension, detail, and all other visual characteristics of the originals, based on physical or historical documentation.

Original building materials may include, but are not limited to, wood, brick, stone, terra cotta, stucco, cast stone and concrete.

c. Masonry

- 1) Mortar for re-pointing should match original color, joint width, depth, and tooling profile.

When re-pointing historic brick, new mortar with a high concentration of Portland cement should be avoided. Temperature and moisture cause brick and mortar to expand and contract. During expansion, the two materials press against each other, and over time, the softer of the two deteriorates. Typical "redi-mix" type mortar, which contains a high concentration of Portland cement, is harder than historic brick. In such circumstances, brick can be damaged. Mortar for re-pointing, particularly on 19th century buildings, should have a low concentration of Portland cement.



5. *Materials continued*

2) Cleaning of masonry shall be done with the gentlest means possible. Sandblasting causes severe damage to brick, stone, and mortar, and is not appropriate.

3) Generally, the use of paint, water repellent, or other type of coating on brick is not appropriate.

If brick is mismatched due to insensitive repairs, paint or stain on mismatched areas may be appropriate.

If brick is so deteriorated that it cannot withstand the weather, a water repellent or paint may be appropriate. In such circumstances, the paint or stain must approximate the natural material color of the original brick.

Previously painted brick may be repainted if the paint color approximates the natural material color of the original brick.

4) Previously unpainted stone should not be painted. Waterproof coatings shall not be used.

If stone is so deteriorated that it can no longer withstand the weather, a water repellent or consolidant may be appropriate. When repainting previously painted stone, a color that approximates the natural color of the stone is recommended.

d. Wood

1) Original wood siding and wall shingles should be retained.

2) Where replacement is necessary, new wood siding or shingles shall match the dimension, profile, course width, texture, orientation, and all other visual characteristics of the original material.

Hardboard (Masonite) siding is not approved for use on historic buildings.

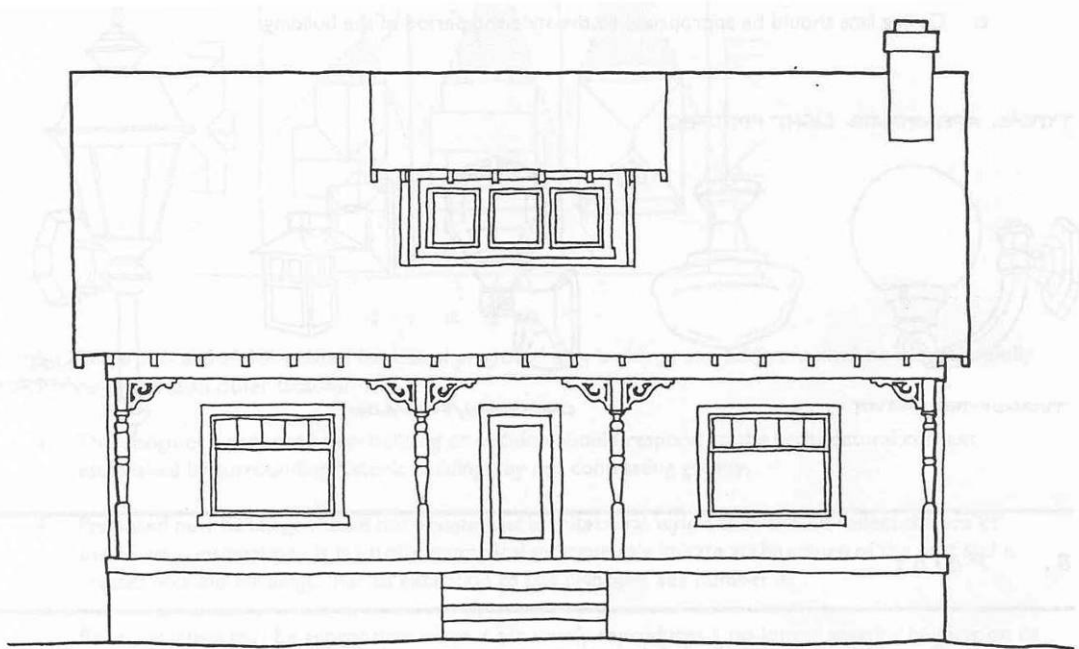
3) Aluminum and vinyl sidings shall not be used.

Aluminum and vinyl are bad ideas when it comes to historic buildings for a lot of reasons. Here are a few: 1. Aluminum and vinyl don't look like real wood siding. Among other visual problems, the artificial sidings cup, have distracting seams, use visible channels at intersections, and often cover important architectural details. 2. A building's original materials are almost invariably damaged by the installation of fake siding. 3. Too frequently, artificial siding is used to cover up a deterioration problem. Even if the vinyl or aluminum is installed over sound wood, fake siding will frequently hide new moisture or infestation problems until serious damage is done. And 4. Realtors who work in the historic neighborhoods know that a house that retains its original character sells faster than one that has been significantly altered.

II. ALTERATIONS AND REPAIRS
B. GUIDELINES Continued

6. Architectural Details

- a. Original architectural details should be retained.
- b. Where replacement is necessary, new architectural details shall match the design, dimension, materials, and all other visual characteristics of the originals, based on physical or historical documentation.
- c. Architectural details of a period or style not original to the building shall not be introduced.



NOT APPROPRIATE: 1920s BUNGALOW WITH
ADDED 1880s STYLE PORCH POSTS

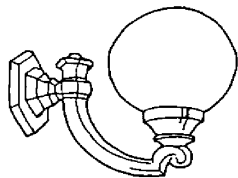
7. Lighting

- a. Original light fixtures should be retained. New or replacement light fixtures should be appropriate to the style of the building.

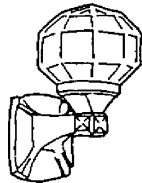
Recessed or ceiling mounted lamps not visible from the street can be a good way to achieve desired lighting without introducing obvious light fixtures. Generally, carriage-style, colonial-inspired lamps are not appropriate.

- b. Free-standing lampposts in yards are not appropriate.
c. Ceiling fans should be appropriate to the style and period of the building.

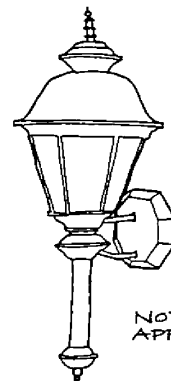
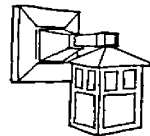
TYPICAL APPROPRIATE LIGHT FIXTURES



TURN-OF-THE-CENTURY



CRAFTSMAN/BUNGALOW



NOT APPROPRIATE

8. Paint

- a. For guidelines on paint for **brick** or **stone**, see the Materials section.
b. Paint colors on **wood** are not regulated.

Edgefield contains houses in a variety of architectural styles and from different historical periods. When selecting paints, remember that typical colors differ from style to style. A good starting point in choosing new colors is to analyze layers of colors existing on a building in order to establish the original color scheme.

Even for the highly ornamented Eastlake and Queen Anne styles, it is often a good idea to limit a scheme to three colors: a main body color, a primary trim color (for window and door casings, cornerboards, etc.) and a secondary trim color (for window sash and doors)

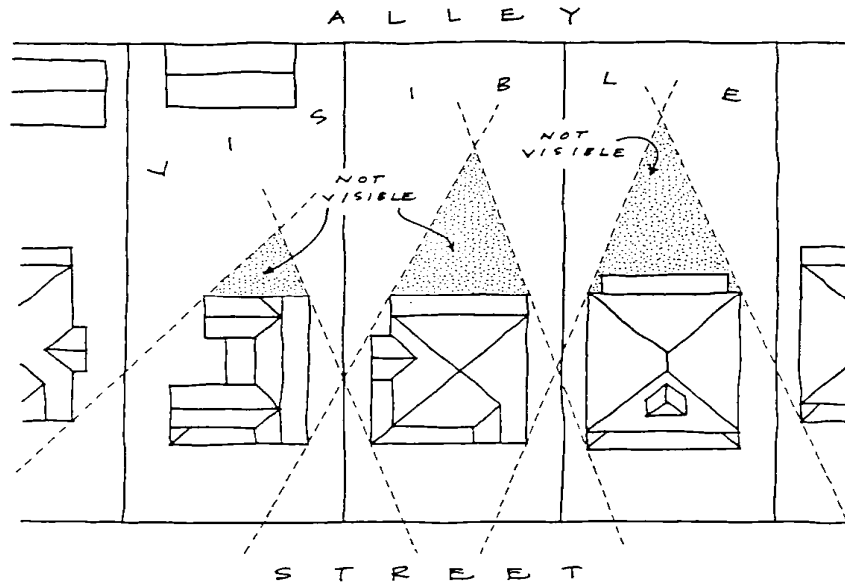
The MHZC maintains a library of information on historic paint colors and on do-it-yourself paint analysis which is available to the public and can assist in determining colors appropriate for the style and period of your house.

III. NEW CONSTRUCTION AND ADDITIONS

A. PRINCIPLES

1. These guidelines shall apply only to the exteriors portions of proposed new buildings and additions which will be visible from public rights-of-way

For the purposes of historic zoning, alleys are not considered public rights-of-way.



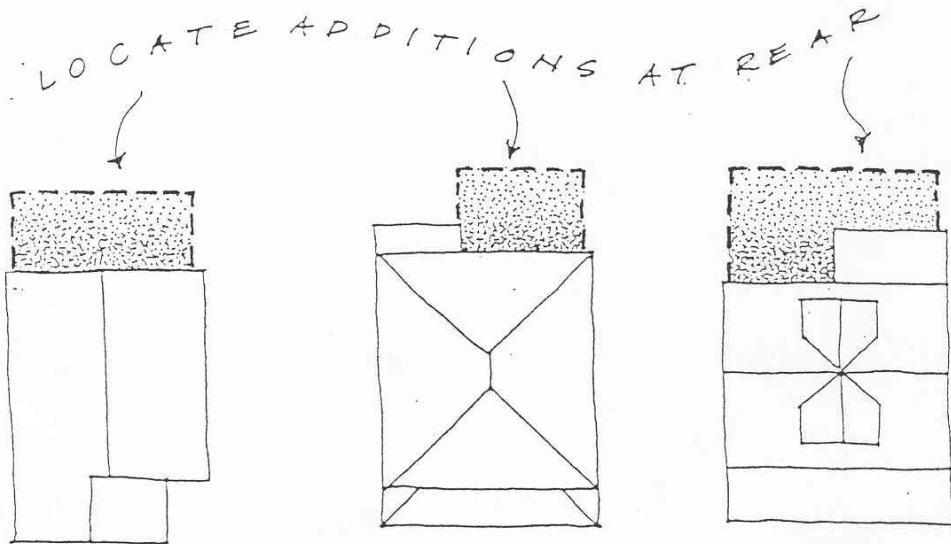
2. The front- and street-related facades of proposed new buildings and additions shall be more carefully reviewed than other facades.
3. The design of a proposed new building or addition should respond to the architectural context established by surrounding historic buildings, by not contrasting greatly.
4. Proposed new buildings should not imitate past architectural styles; they should reflect the era of their own construction. It is usually impractical to accurately imitate architecture of the past and it creates fake old buildings. For an exception to this principle, see number 5.
5. Reconstruction may be appropriate when it accurately reproduces a no-longer existing building on its original site, if the building (1) would have contributed to the historic and architectural character of the area; (2) will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding it; and (3) is accurately based on documentary, physical, or pictorial evidence.
6. The variety of architectural styles and building types represented in Edgefield illustrate changes in building tastes and technology over the years. Proposed new buildings should continue this tradition while relating to, and being visually compatible with, surrounding historic buildings.
7. The number of additions to a building should be minimized.
8. A proposed new addition should be constructed in such a manner that historically or architecturally significant materials are not destroyed, and if the addition were to be removed in the future, the essential form and integrity of the original structure would be retained.

III. NEW CONSTRUCTION AND ADDITIONS

B. GUIDELINES

1. Additions

- a. Generally, an addition should be situated at the rear of a building in a way that will minimize the visual impact upon public facades.



- b. An addition should connect to the associated building in such a way that the original form of the building is visually evident.
- c. An addition should be compatible, by not contrasting greatly, with the height, scale, roof form, proportion and rhythm of openings, materials, texture, details, and material color of the associated building.
- d. The creation of an addition through enclosure of a front porch is not appropriate.
- e. The enclosure of side porches may be appropriate if the visual openness and character of the porch is maintained.
- f. Dormers generally should not be introduced where none existed originally.
- g. Additions should follow the guidelines for new construction.
-

2. *New Construction*

See illustration on page 24

a. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should reinforce that rhythm.

b. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

c. Building Shape

The shape of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

d. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

e. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

f. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in new buildings shall be compatible, by not contrasting greatly, with surrounding historic buildings.

g. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum sidings are not appropriate.

Materials include, but are not limited to, wood, brick, stone, mortar, roofing, concrete, and metals.

The use of hardboard (Masonite) siding is recommended against. The material is made out of wood particles bound together with a glue. As a building passes from owner to owner it will go through years of good and bad maintenance. Despite manufacturers' claims, hardboard usually cannot withstand a bad-maintenance

2. *New Construction continued*

period without exhibiting its poor weathering characteristics. These can include dissolution and sagging; unprotected hardboard can literally soak up moisture like a sponge. However, because the material is a close visual approximation of true wood, and taking into consideration economic realities, the MHZC may approve the use of hardboard on new construction if the applicant installs the material according to manufacturer's specifications. Hardboard is not approved for additions to historic buildings.

h. Outbuildings

- 1) A new outbuilding should reflect the character of outbuildings contemporary with the associated house. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof form and architectural features of the associated house. Generally, either approach is appropriate for new outbuildings. Brick, weatherboard, and board-and-batten are typical siding materials. Outbuildings with wood siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4; a steeper pitch is usually better. Raised panels on publicly visible garage doors are not appropriate. Publicly visible pedestrian doors should either relate to the style of the associated house or be flush. Publicly visible windows should relate to the style of the associated house.

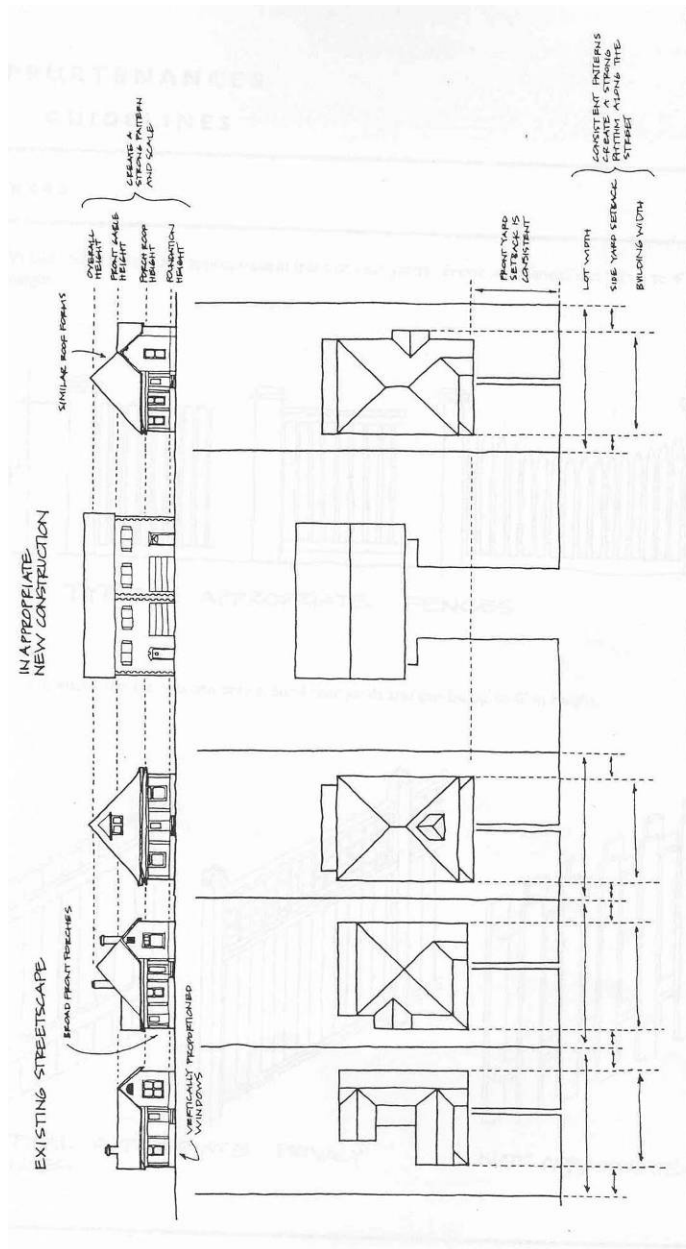
- 2) Outbuildings should be situated on the lot as is historically typical for the neighborhood.

Although historic outbuildings are usually located as near to a rear corner of a parcel as possible, the current building code requires deeper setbacks from the side and rear property lines. Variances to the codes standard can be requested from the Board of Zoning Appeals with the support of the MHZC.

i. Appurtenances related to new construction

For information on fences, paving, walls, et cetera, see the Appurtenances section.

III. NEW CONSTRUCTION AND ADDITIONS
 B. GUIDELINES Continued

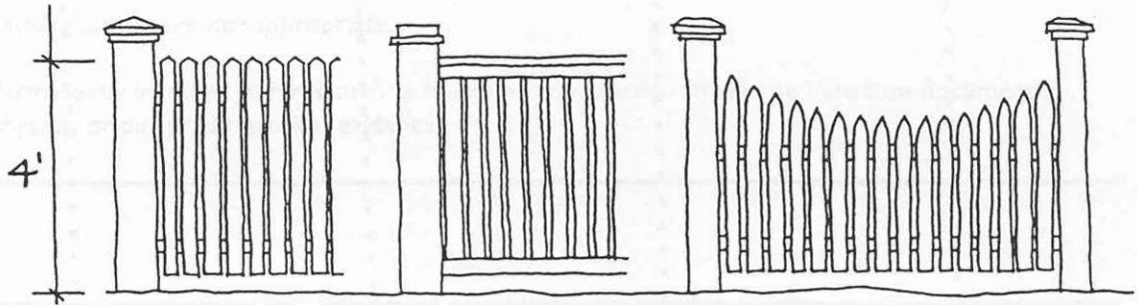


IV. APPURTENANCES

A. GUIDELINES

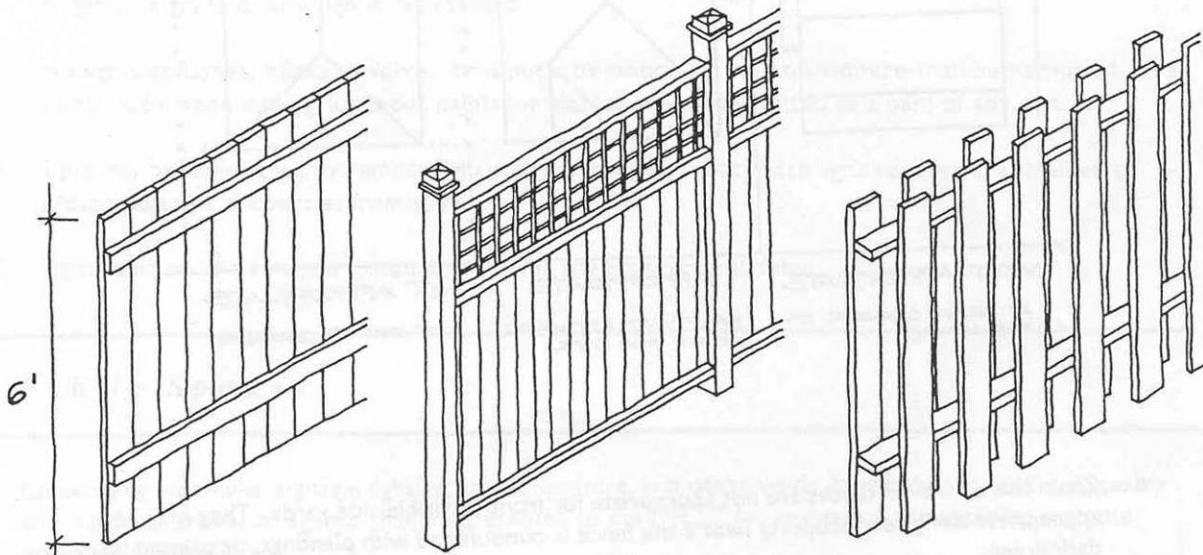
1. Fences

- a. Wood picket fences are appropriate in front or rear yards. Front yard fences can be up to 4' in height.



TYPICAL APPROPRIATE FENCES

- b. Privacy fences are appropriate only around rear yards and can be up to 6' in height.



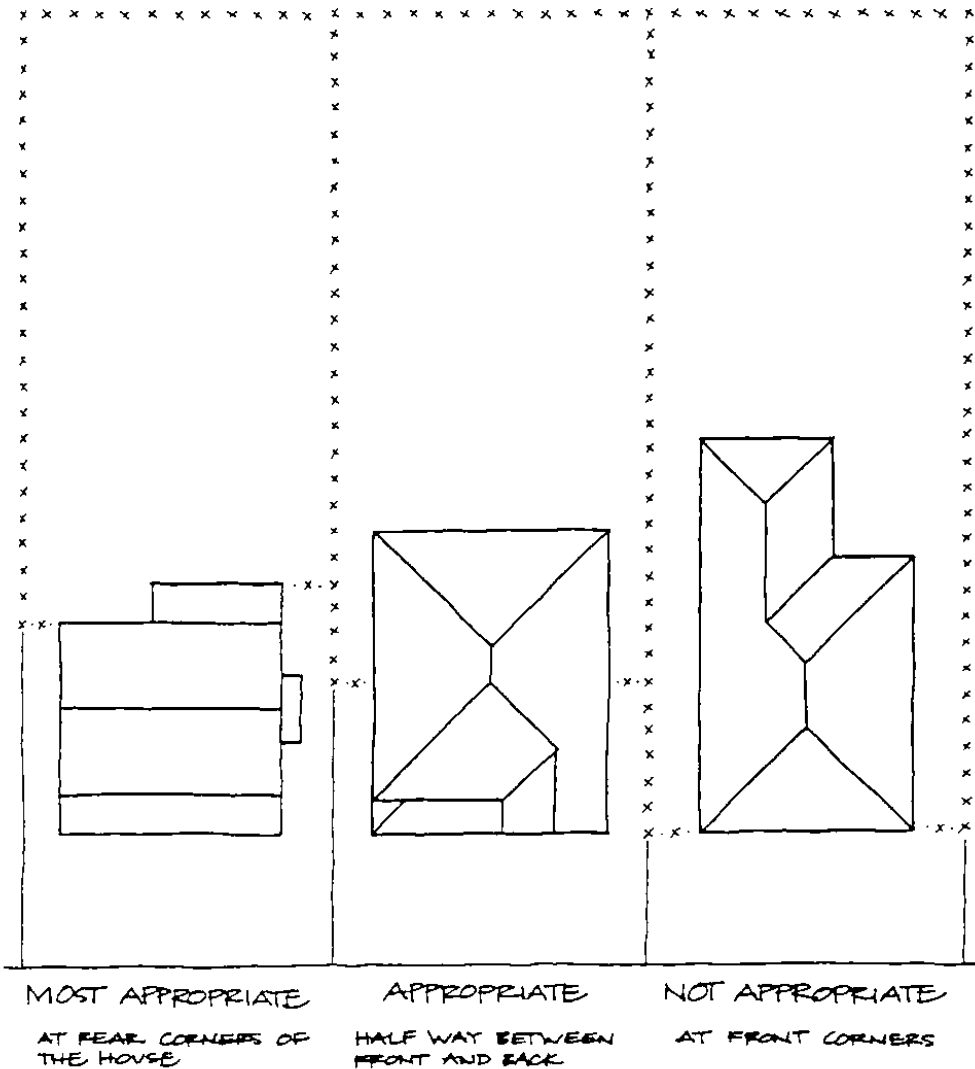
TYPICAL APPROPRIATE PRIVACY FENCES

NOT APPROPRIATE

IV. APPURTENANCES
 A. GUIDELINES Continued

2. *Fences continued*

A rear yard is considered to be behind the mid-point on the side facades of a house. It is most appropriate for privacy fences to stop at the rear corners of a house.



d. Chain link or woven fences are not appropriate for front or visible side yards. They may be appropriate along rear property lines if the fence is camouflaged with plantings, or painted black or dark green.

e. New or reclaimed iron fencing may be appropriate for pre-1900 houses. Iron fencing is generally not appropriate for later houses.

2. *Permanent Built Landscape Features*

- a. Walls, curbs, steps, pavement, gravel, driveways, lighting, walkways and other such appurtenances should not contrast greatly with the style of the associated house in terms of design, size, materials, material color and location, and should not contrast greatly with comparable original features of surrounding buildings.
 - b. Historic retaining walls in front and side yards should be retained.
 - c. Satellite dishes (*over 3 feet in diameter*) are not appropriate.
 - d. Permanently installed fixtures such as fountains or waterfalls should be based on documentary, physical, or pictorial historical evidence.
-

3. *Signs*

- a. The maximum area of any sign on a residential lot is two (2) square feet; the maximum area of any sign on a non-residential lot is sixteen (16) square feet.
 - b. There shall be no more than one sign per street frontage per lot.
 - c. The height, size, location, method of attachment, material color, texture and design of signs shall be compatible, by not contrasting greatly, with the building to which the sign is related. The maximum height from grade of any sign is five (5) feet.
 - f. No sign that flashes, blinks, revolves, or is put into motion by the atmosphere shall be permitted. Visible bulbs, neon tubing, luminous paints, or back-lit plastics should not be used as a part of any sign.
 - g. Signs may be illuminated by remote light sources, provided that these light sources are shielded to protect adjacent properties from glare.
 - h. Signs attached to a structure should not cover any architectural detail.
-

IV. APPURTENANCES
A. GUIDELINES Continued

4. *Public Spaces*

Landscaping, sidewalks, signage, lighting, street furniture, and other work undertaken in public spaces by any individual, group, or agency shall be presented to the MHZC for review of compatibility with the character of the district.

V. DEMOLITION

A. PRINCIPLE

The demolition of a building, or major portion of a building, which contributes historically or architecturally to the character and significance of the district is not appropriate.

B. GUIDELINES

1. *Demolition is not appropriate*

a. if a building, or major portion of a building, contributes to the architectural or historical significance or character of the district.

2. *Demolition is appropriate*

a. if a building, or major portion of a building, does not contribute to the architectural or historical character or significance of the district; or

b. if a building, or major portion of a building, has irretrievably lost its physical integrity to the extent that it no longer contributes to the district's architectural or historical character or significance; or

c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.120.190, as amended, of the historic zoning ordinance.

VI. RELOCATION

A. PRINCIPLES

1. Generally, moving a historic building from its original site is not appropriate.
2. When relocation is appropriate, a building should be moved carefully in order to retain the integrity of original architectural details and materials.

B. GUIDELINES

1. Moving a building into the district is appropriate if the building will be compatible with the historic buildings surrounding the new location in terms of height; scale; setback and rhythm of spacing; materials, texture, details and material color; roof shape; orientation; and proportion and rhythm of openings.
2. Moving a building out of the district is not appropriate unless:
 - a. the building does not contribute to the architectural or historical character or significance of the district; or
 - b. the building has irretrievably lost its physical integrity to the extent that it no longer contributes to the district's architectural or historical character or significance; or
 - c. the building's architectural and historical integrity in its original location is eminently threatened.
3. Moving a building from one location to another within the district is not appropriate unless:
 - a. the building will be compatible with the historic buildings surrounding the new location in terms of height; scale; setback and rhythm of spacing; materials, texture, details and material color; roof shape; orientation; and proportion and rhythm of openings; and
 - b. the building's architectural and historical integrity in its original location is eminently threatened.

VII. DEFINITIONS

Addition: *New construction that increases the living or working space of an existing structure, and is capable of being heated or cooled. .*

Alteration: *A replacement or change in building material; the addition or elimination of any architectural element of a building; a repair that reconstructs any part of an existing building; construction of, or change to, an appurtenance.*

Appropriate: *Suitable for, or compatible with, a property, based on accepted standards and techniques for historic preservation.*

Appurtenances: *Fences, walls, paving, streetlights, curbs, gravel, signs, satellite dishes, fountains, mail boxes, and other accessory or adjunct permanent built features related to a building or streetscape.*

Certificate of Appropriateness: *See Preservation Permit*

Character-Defining Features: *Individual physical elements of any structure, site, street, or district which contribute to its overall historic or architectural character, and for which it is recognized as historically or architecturally significant.*

Demolition: *The tearing down of a building, or major portion thereof.*

Elevation: *A scaled drawing which illustrates the view of a side of a building.*

Facade: *An exterior side of a building.*

Historic: *A structure or site, usually over fifty years old, which possesses historical or architectural significance, based on the criteria for listing in the National Register of Historic Places.*

New Construction: *Any freestanding structure on a lot constructed after the designation of the historic zoning district in 1978.*

Non-Historic: *A structure or site, usually less than fifty years old, which does not possess historical or architectural significance, based on the criteria for listing in the National Register of Historic Places.*

Period of Significance: *The span of time in which a property or district attained the historical importance for which it meets the criteria for historic zoning or for the National Register.*

Preservation Permit: *A legal document issued by the Metropolitan Historic Zoning Commission confirming review and approval of work to be done on the exterior of a property within the boundaries of the historic zoning district. A preservation permit is necessary prior to acquiring a building permit. Previously called a Certificate of Appropriateness.*

Public Right of Way: *Publicly owned and maintained streets and walkways. For the purposes of historic zoning, alleys are not considered public rights-of-way.*

Reconstruction: *Construction of an accurate replica of a historic building or significant portion thereof, based on physical, pictorial or documentary evidence.*

Relocation: *The moving of a building from one site to another.*

VII. DEFINITIONS *Continued*

Repair: *See Alteration.*

Shall: *What must happen.*

Should: *What must happen unless circumstances illustrate why an alternative is more appropriate.*