

Idlewild Historic Preservation District Design Guidelines



DRAFT ONLY

9/18/2007

City of Memphis
Memphis Landmarks Commission
January 2008

Credits

To be added at a later date

Table of Contents

I. Introduction	5
Purpose of District	
Scope of Review	
Map of District Boundary	
What are Design Guidelines?	
How to Use this Document	
Secretary of the Interior's Standards	
Concept of Significance	
Period of Significance	
Concept of Integrity	
Historic Overview	
Architectural Styles & Forms	
Guiding Principles	
 II. All Projects and New Construction.....	 18
Streetscape	
Private Yard	
Building Orientation	
Building Setbacks	
Building Mass and Scale	
Building Height	
Building Form	
Roofs and Roofing	
Building Materials	
Architectural Elements and Details	
Windows and Doors	
Secondary Structures	
Parking	
Commercial Structures/Non-Residential Properties	
Mechanical Equipment and Service Areas	
 III. Building Alterations	 29
Preservation Approach	
Replacement of Features	
Original Materials and Features	
Design of Alterations	
Porches	

IV. Additions	32
Design Appropriateness	
Type of Additions	
Size, Scale, and Mass	
Roof Form	
V. Site Improvements	33
Fences and Walls	
Gates	
Unenclosed Structures/Other Improvements	
Signs	
VI. Relocation of Existing Structures	41
Overview	
Criteria	
VII. Demolition	43
Overview	
Criteria	
Actions Following Approval	
VIII. Economic Hardship.....	45
Overview	
Demolition	
Determination of Hardship	
Appendix	48
Landmarks Approval Process	
Recommendations for Building Color	
Glossary of Terms and Definitions	

Introduction



I. Introduction

Purpose

This document will serve as the Design Guidelines for the Idlewild Historic Preservation District. Located in Memphis, Tennessee, the Idlewild neighborhood contains a mix of over 400 residential and commercial structures built between 1890 and 1945. The purpose of the Idlewild Historic Preservation District is to encourage the preservation of historic structures within the neighborhood and protect the designated area from changes that would diminish the historic character or architectural importance of the district.

Scope of Review

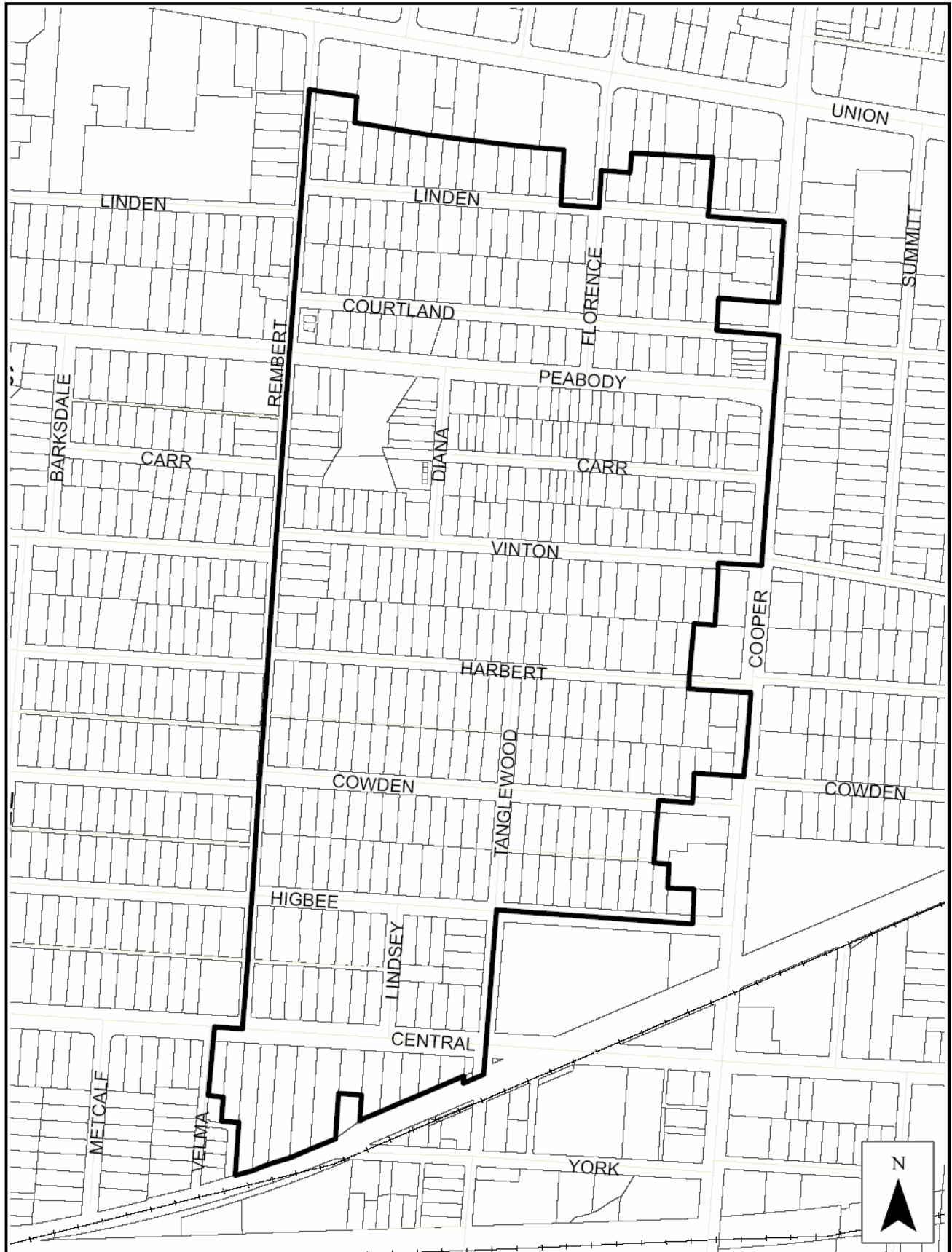
Design Guidelines are criteria and standards which the Memphis Landmarks Commission must consider in determining the appropriateness of proposed work within a designated Landmarks District. In Historic Preservation Districts, the Landmarks Commission reviews and approves all new construction, relocation of structures, and demolition. Site improvements and alterations to the exterior of buildings also require review and approval by the Commission. The Landmarks Commission only reviews changes to a site or structure that are visible from the street or other public right-of-way. These guidelines shall apply only to exteriors of buildings and areas of lots visible from the public right-of-way.

In all new construction, additions, and exterior alterations, the principal façades (including the front elevation and any street related elevations on corner lots) shall be reviewed more stringently than other elevations less visible from the public right-of-way.

The appropriateness of the proposed work must be determined in order to accomplish the following goals of historic zoning, as outlined in the guidelines and bylaws of the Memphis Landmarks Commission:

- To promote the educational, cultural, and economic welfare of the people of Memphis;
- To preserve and protect the historical and architectural value of buildings, other structures, or historically significant areas;
- To ensure the compatibility within the Historic District by regulating exterior design, arraignment, texture, and materials;
- To create an aesthetic appearance which complements the historic buildings or other structures;
- To stabilize and improve property values;
- To foster civic beauty and community pride;
- To strengthen the local economy;
- To establish criteria and procedures to regulate the new construction, repair, rehabilitation, relocation, or other alteration of structures within any Historic District or zone, and;
- To promote the use of Historic Districts for the education, pleasure, and welfare of the present and future citizens of Memphis.

Idlewild District Boundary



What are Design Guidelines?

The Idlewild Design Guidelines convey community policies about alterations to existing structures, additions, demolition, new construction, and other site improvements. The design guidelines provide a consistent basis for making decisions on proposed projects that may affect the historic character of the neighborhood.

These design guidelines do not dictate solutions or mandate specific design approaches, but provide for a range of historically appropriate and contextually sensitive options to consider when undertaking reviewable work within the district. The design guidelines also identify some design approaches that are inappropriate within the district, and should not be allowed within the neighborhood due to the risk of negatively impacting the perceived historic character of the district.

These design guidelines reflect the basic philosophy that the preservation and careful treatment of historic resources within the neighborhood should be balanced with the contemporary use of these structures. These guidelines are designed to balance the demands of contemporary society with the long term protection of the historic qualities of the district that make it special.

How to use this document

When beginning a project that is subject to review, the applicant should refer to the design guidelines early on in the process to ensure that the final design is appropriate for the district and meets the requirements of the guidelines. The staff of the Landmarks Commission will use the design guidelines when advising property owners in administrative reviews, during the pre-application conference, and when making recommendations to the Memphis Landmarks Commission. The 9 appointed members of the Memphis Landmarks Commission will also use the design guidelines as the basis for decision making when considering requests for the issuance of a Certificate of Appropriateness (COA).

The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings

The Secretary of the Interior's Standards are general rehabilitation guidelines established by the National Park Service. The City of Memphis has adopted *The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings* as the basis for the Idlewild Historic Preservation District Design Guidelines.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Concept of Significance

A building is said to possess architectural significance if it represents the work of a noteworthy architect or builder, possesses high artistic value, or if it well represents a specific type, period, or method of construction. A property can also have historical significance if it is one that is associated with significant persons, events, or trends, or if the property is considered contributing to the significance of an established historic district.

Period of Significance

The historic structures found within the Idlewild neighborhood are significant as a collection of late-nineteenth and early twentieth century residential and commercial buildings.

The wide variety of housing types, architectural styles and forms, and the materials used in their construction reflect the evolution of the district from an early streetcar suburb to a more urban neighborhood. The period of significance for the district spans between 1890 and 1945, with the beginning date corresponding with the establishment of the first Idlewild Subdivision in the early 1890's and concluding with the post war building boom following World War II.



caption

The Concept of Integrity

In addition to dating to a historic period, a building must also have *integrity* to be considered historic or contributing to the district. A building is said to have integrity when the majority of the building's structural systems, original materials, and character defining features remain intact.

Character defining features include the building mass, form and shape, as well as any architectural details that are characteristic of the style and period of construction. A building that has integrity can be recognized as a product of its own time, and should be preserved to the maximum extent possible.

Historic Overview

Idlewild was developed as a streetcar community between the 1890's and the 1940's. Streetcar suburbs had a strong pedestrian orientation. Most people walked to their homes from the streetcar stop. The automobile did not have a major influence on Idlewild until the 1920's, so there are few driveways or garages in the neighborhood. Residents depended on the streetcars for transportation and used the neighborhood sidewalks to reach the streetcar lines.

In September of 1895, the Town of Idlewild was incorporated. Larger than the current neighborhood, it was a desirable residential area that grew rapidly and attracted a large cross section of mostly working class families. Because of health worries following the Yellow Fever outbreaks, and in order to take advantage of Memphis' superior sewer system, the town allowed itself to be annexed into the larger city as part of the "Greater Memphis Movement" in 1899.



This is an attempt to create a common text font and size for use in captions. Size 8, in italics Arial font

Like other edge development at the turn of the twentieth century in Memphis, residential house types developed in the district included the shotgun, the double-shotgun, the modified shotgun, the cubical cottage, the L-plan cottage, the composite cottage and variations of these forms. Architectural styles applied to these structures include the Italianate, Queen Anne, and vernacular. Following the turn of the century, many of the same house types continued but adding to the diversity was the bungalow, four-square, and variations of the cottage form. Architectural styles applied to these structures include Queen Anne, Colonial Revival, Craftsman, Tudor Revival and Minimal Traditional. There are examples of commercial types and styles appropriate to the district's period of significance reflected in the commercial buildings of the district.

The Idlewild Historic District is composed of eighteen city blocks in an area bounded by Rembert Street on the west, Central Avenue on the South, South Cooper Street on the east and Linden Avenue on the north. The pattern of individual lots within Idlewild varies widely, in part due to the irregular street pattern and in part due to factors of natural topography.

The topography of the district is gently rolling, shaped in large part by the swale of Lick Creek, located generally along Rembert Street. The creek was channeled into a culvert and covered ca. 1905-10 to permit additional residential development in the district.

Subdivision development overlaid on the topography required many streets to be cut into slopes. As a result, many of the blocks in Idlewild have low terraces for the setting of residences. Some of these terraces are retained by low masonry walls while others slope gently to the street.

The commercial district along South Cooper Street still retains a strong sense of identity and pride of place as part of its immediate community. The revitalization activity of the neighborhood beginning in the 1970's was in part due to the quality and convenience of the small neighborhood businesses which remain on South Cooper.

The Idlewild Neighborhood is an unique area in the City of Memphis. It is a place, which can historically and physically demonstrate the experience of a formerly independent town that grew within the expanding suburban development of Memphis at the turn of the twentieth century. The neighborhood retains its sense of identity today, a sense bolstered in part by the quality of its architectural character.



This is an attempt to create a common text font and size for use in captions. Size 8, in italics Arial font



This is an attempt to create a common text font and size for use in captions. Size 8, in italics Arial font

Architectural Styles and Forms

Queen Anne Cottage

(circa 1890-1910)

The Queen Anne Cottage is a product of the Queen Anne style. Queen Anne Cottages are typically 1 or 1 ½ stories in height, and usually feature a hip and gable roof with large front porch. Front porch columns are typically wood, and may be turned, chamfered, or rounded. Post brackets, sawn wood attic vents, and spindle work balustrades are often found as design features. Windows are typically double-hung with panes in a 1/1 or 2/2 configuration. Exterior cladding is traditionally wood lap siding, although patterned wood shingles in the open gabled ends are also common.



This is an attempt to create a common text font and size for use in captions. Size 8, in italics Arial font

Shotgun

(circa 1890-1915)

The term *shotgun* refers to a housing form in which the floor plan arraignment consists of rooms of the house opening in succession from the front to the rear without a separate hallway. The name is believed to come from the idea that if a shotgun was fired from the front door of the house the shot would exit through the rear doorway without hitting any intervening walls. These homes are typically modest in size and in detail, and were historically found grouped together along a shared street. Front gabled roofs are common on the shotgun house, which often has a full or ¾ length front porch built on a raised foundation. Details of the shotgun house reflect its architectural style and period of construction. Vernacular and Colonial Revival are two of the most common architectural styles applied to shotgun houses within the district.



This is an attempt to create a common text font and size for use in captions. Size 8, in italics Arial font

Colonial Revival

(circa 1880-1955)

The term *Colonial Revival* refers to a style that reflects an interest in the early Dutch and English homes found along the east coast, with the Georgian and Adam styles being the principal influences. The Colonial Revival style typically features an accentuated front door with decorative pediment supported by columns or pilasters. Windows, typically found in pairs, are usually 1/1 double hung with multipane glazing in either one or both sashes. Colonial Revival homes are almost always 2-stories in height, although 1-story examples do exist. Exterior cladding can be wood siding, brick, or other masonry.

This is an attempt to create a common text font and size for use in captions. Size 8, in italics Arial font

Foursquare

(circa 1900-1915)

This style traditionally employs a floor plan that consists of four rooms on each floor of a two-story house. Foursquare homes typically have hipped roofs, often with dormers and full length or partial length front porches. The roof pitch is generally low with wide eaves on all sides. The exterior cladding is traditionally wood, stucco, brick, or some combination of these materials. These building are almost always built on a raised foundation of either brick, stone, or parged concrete.



This is an attempt to create a common text font and size for use in captions. Size 8, in italics Arial font

Craftsmen Bungalow (circa 1905-1925)

The term *bungalow* traditionally refers to a house form that is either 1 or 1 ½ stories in height with a low pitched gable roof and a full or partial length front porch. The most prevalent type of Bungalow in the district is the Craftsmen Bungalow. Common details include knee braces along the roof line and columns on pedestal bases or piers to support the porch roof. Brick and stone is also commonly used to create tapered porch columns. Other common details for Craftsmen Bungalow homes include gable dormers, exposed rafter tails and brackets, and a roof line with wide eaves. Exterior cladding is typically wood shingles or shakes, brick, or wood siding.



This is an attempt to create a common text font and size for use in captions. Size 8, in italics Arial font

Tudor Revival (circa 1915-1935)

Tudor Revival architecture is characterized by decorative half timbering, steeply pitched roofs, and windows that are often tall and narrow with multi-pane glazing. One or more prominent cross gables, usually steeply pitched, are common in the roof configuration. The exterior cladding is most frequently brick, stone, stucco, or some combination of these materials, although wood siding was used occasionally. The inspiration for this style can be found in late Medieval English architecture. The Tudor Revival style appears infrequently within the district, and is more commonly found elsewhere within the city.



This is an attempt to create a common text font and size for use in captions. Size 8, in italics Arial font

Minimal Traditional

(circa 1930's-1950's)

This style was dominant after the 1920's, and represents a simplification of earlier architectural styles brought on by the economic realities of the great depression and industrial standardization in the years following World War II. Buildings of this style typically employ a simple rectangular form with either a gabled or cross gabled roof. Decorative details were sacrificed and remain sparse, but classical elements are sometimes found as part of the main entry.

Roofs were typically low pitched with a porch stoop or a small covered front porch located on the front of the house. Windows are usually double-hung with multi-pane glazing found in each sash. Façades may be either symmetrical or asymmetrical. The exterior cladding for the Minimal Traditional style is typically wood, brick, stone, or synthetic materials.



This is an attempt to create a common text font and size for use in captions. Size 8, in italics Arial font

Guiding Principals

Four fundamental principals underlie the intent of the design guidelines for the Idlewild Historic Preservation District:

1. A building should be sensitive to its context. How a building is sited with respect to its perceived mass and scale, height, setbacks, and orientation should be appropriate for both its immediate context and for the established character of the district as a whole.

2. A sense of visual continuity exists throughout the district and should be maintained. Continuity results from the repetition of similar design elements and a consistent sense of scale throughout the neighborhood. An established pattern of architectural styles and a consistent palate of building materials contributes to this sense of continuity.

3. New development must strike a balance between “old and new.” A new building has the dual responsibility of being contemporary and clearly seen as a product of its own time, while at the same time being respectful of the historic precedent in the neighborhood and contextually appropriate for the district. Variety exists within the neighborhood, but it does so within a limited range of design variables. New construction and building additions should work within the established palate of materials and forms that are historically appropriate and compatible within the district.

4. The neighborhood is pedestrian friendly and should remain as such. The historic development pattern of the district places a premium on the relationship between the private and pedestrian realm. Homes are typically situated in proximity to the public sidewalk, with the front porch designed to convey a sense of the human scale that encourages pedestrian activity and builds neighborhood character.

Design Guidelines for All Projects and New Construction



II. All Projects and New Construction

Streetscape

A.1 Policy: The established historic character of the streetscape should be maintained.

A.2: Sidewalks should be maintained in place where they currently exist.

A.3: New sidewalks should be similar in appearance, material, and dimensions to the existing and established sidewalks within the district.

A.4: Planting strips located between the sidewalk and edge of curb, where extant, should be maintained.



This is an attempt to create a common text font and size for use in captions. Size 8, in italics Arial font

Private Yard

B.1 Policy: The traditional character and appearance of the front yard should be preserved.

B.2: The visual connection from the front yard to the public street should remain unobscured. Enclosing a front yard such that it is not visible from the street is inappropriate and highly discouraged.

B.3: A grass lawn in the front yard is typical within the district. The amount of hard surface and paving in the front yard should be minimized.

B.4: The depth of the front yard should be within the established range of the front yard setbacks of adjacent historic properties.



This is an attempt to create a common text font and size for use in captions. Size 8, in italics Arial font

Building Orientation

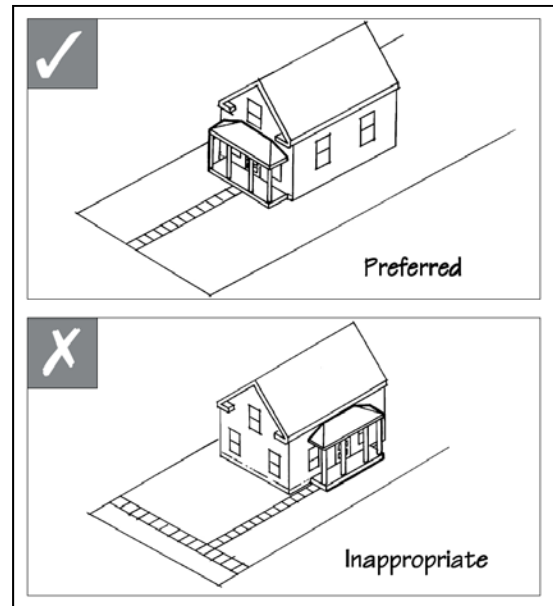
C.1 Policy: Buildings should be oriented to face the street.

C.2: Orient the front of the building to the public street and clearly identify the front door.

C.3: Use a 1-story front porch to further define the entry if a porch is appropriate for the architectural style of the building.

C.4: If the front door is to be placed perpendicular to the street, a front walkway and front porch can be used to define the primary building entry.

C.5: Residences and other primary structures should typically be placed parallel to the lot lines.



In most cases, the historically sensitive design solution is to locate the primary entrance facing the street.

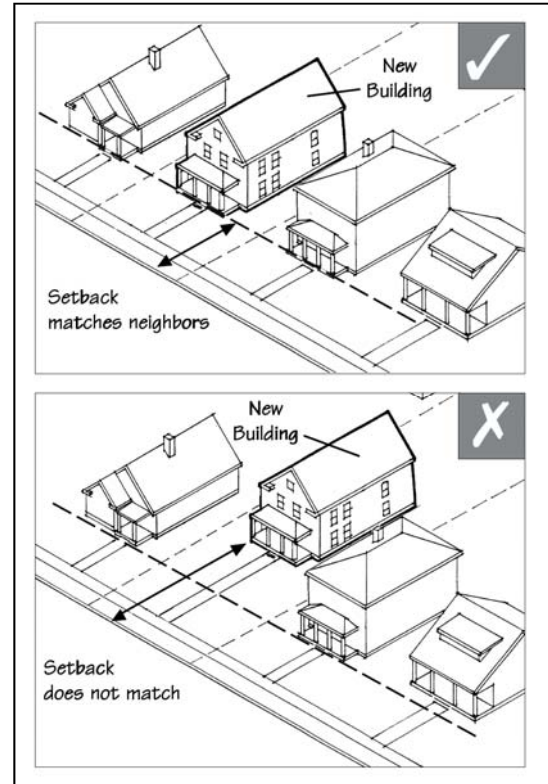
Building Setbacks

D.1 Policy: The building setbacks for new construction should fit within the established range of building setbacks traditionally seen within the district.

D.2: Front yard setback should fit within the established range of nearby historic properties located on either side of the street in the vicinity of the subject property.

D.3: Side yard setbacks should appear similar to those of nearby historic properties.

D.4: In areas of the district where front yard setbacks are uniform, new construction should align with the front edge of neighboring historic buildings.



Building setbacks should fit within the established pattern of the block.

Mass and Scale

The perceived mass and scale of new buildings are critical design issues in the Idlewild Neighborhood. The traditional scale of single-family homes is consistent within the neighborhood and enhances the pedestrian-friendly character of the streets. It is the intention of these design guidelines to encourage new construction that maintains this consistent human scale. While new buildings are often larger than older homes, new construction should not be so large as to negatively impact the established character of the neighborhood.

E.1 Policy: A building should appear similar in mass and scale to those structures traditionally seen in the neighborhood.

E.2: Building materials should reflect traditional dimensions that reinforce the sense of human-scaled construction that is common within the district.

E.3: The solid-to-void ratio of (opaque surface v. transparent glass) should be similar to that seen traditionally within the district.

E.4: The front elevation should be similar in scale to those seen traditionally in the district.

E.5: In order to minimize the perceived scale of a building, the height should step down gradually towards the street, neighboring structures, and the rear of the lot.

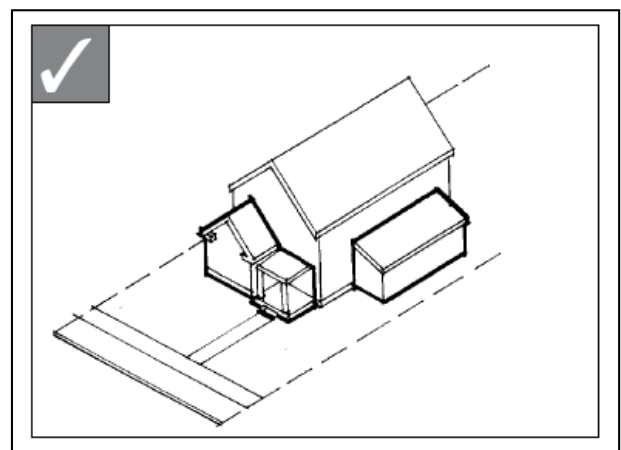
Building Height

Buildings that are significantly taller than adjacent historic properties are typically not considered to be contextually appropriate design solutions, and are discouraged. Building to an appropriate height is an important step towards increasing the project's overall compatibility with the established historic character of the district.

F.1 Policy: The height of any new building should be similar to the heights of adjacent historic properties.

F.2: Buildings within the district are typically 1, 1 ½ or 2 stories in height. New construction should be of a similar number of stories as the majority of the structures in the block that contains the subject property.

F.3: If additional building height is needed, it may be possible for the rear of the building to be taller than the front and still have the structure appear compatible in terms of building height and scale.



Stepping down the height of a building towards the front, side, and rear of the structure is one method of decreasing the perceived scale of the building.

Building Form

G.1 Policy: Simple rectangular building forms with sloping roofs are typical of the district, and are preferred.

G.2: Building forms not traditionally found within the district, if introduced, could detract from the visual continuity of the neighborhood, and are discouraged.

Roofs and Roofing

H.1 Policy: Roofing form and roofing materials should be consistent with neighborhood precedent. For new construction, alterations, and addition, new roof form and materials should be appropriate for the architectural style of the building or structure.

H.2: Composite shingle roofs are typical for most structures within the district.

H.3: Roofing materials should employ the use of earth tones, and have a matte, non-reflective finish.

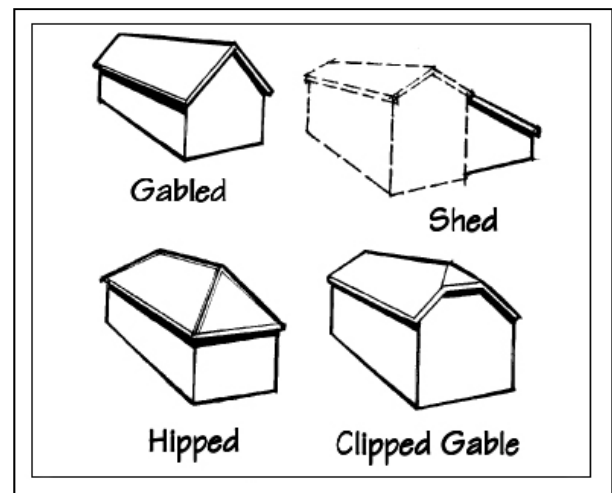
H.4: Metal roofing is not traditionally used within the district, but may be considered for porches and outbuildings. Metal roofing, if used, should be applied and detailed in a manner appropriate for the architectural style of the structure. The metal roof should be detailed in a manner that relates to historic roofing within the district in terms of size, shape, scale, finish, and shadow depth.

H.5: The roof pitch of an addition, alteration, or new construction should be appropriate for the architectural style of the house, and consistent with the historic precedent of the district.

H.6: Sloping roof forms, such as gabled or hipped roofs are appropriate for primary roof forms. Shed roofs are typically only appropriate for additions to the side or rear of a structure. Shed roofs may also be considered for a dormer if compatible with the architectural style of the primary structure.

H.7: Dormers can be used to break up the perceived scale of the roof form and are encouraged. The roof form and roof pitch of the dormer should be compatible with that of the primary structure. The size of the dormer should be in proportion to the overall size and scale of the primary structure and should be consistent with those seen traditionally in the neighborhood. Design guidelines for dormers are also found in *Chapter IV, Additions*.

H.8: Eave depth and eave details should be consistent with those seen traditionally within the district, and appropriate for the architectural style of the structure. An eave depth of 12 inches (minimum) is typical for most structures within the district.



Sloping roof forms are typically appropriate for new construction and additions

Building Materials

The relationship and use of materials should be visually compatible with the district's historic buildings and be appropriate for the architectural style of the structure. Materials used in new construction, alterations, and additions should be visually compatible with the traditional character of the district, and should not contrast conspicuously. As there are advances in technology, new materials that are similar in appearance, character, and durability may be considered. Alternative materials, if used, should appear similar to the traditional building materials common within the district in terms of scale, proportion, texture, and finish.

I.1 Policy: Building materials should either match or be compatible with those used traditionally within the district. New building materials should be in scale with those seen traditionally within the district.

I.2: Masonry should be similar to that seen traditionally in the district. Brick used should have a modular dimension consistent with traditional brick. Stone, similar to that used historically within the district, may also be an appropriate exterior building material.

I.3: Stucco is considered an appropriate exterior cladding material for architectural styles that typically used stucco. EIFS, and other synthetic stucco type materials, are not considered historically compatible alternatives, and should not be used in areas visible from the public right of way.

I.4: The use of highly reflective materials is discouraged.

I.5: Horizontal lap siding may be considered as a primary cladding material or used as an accent in conjunction with other cladding materials. The lap exposure should be appropriate for the architectural style of the house, and be compatible with that of nearby historic structures. A lap exposure of 4-6 inches (maximum of 6 inches) is generally appropriate within the district

I.6: All wood siding should have a weather protective, painted finish.

I.7: Cementitious, or fiber-cement siding such as (hardiboard), may be used as a historically compatible alternative to traditional wood siding.

I.8: Aluminum siding and vinyl siding are not considered historically compatible alternative materials, and should not be used within the district.



This is just a picture of a house in Central Gardens. A picture illustrating appropriate building materials should be used here.

Architectural Elements and Details

J.1 Policy: Architectural elements and details should add visual interest and contribute to the neighborhood's established sense of scale and historic character.

J.2: Architectural elements and details should be appropriate for the style of the structure. Details that are purely ornamental should be used with restraint.

J.3: Architectural elements and details should reflect the building's period of construction, and not strive to create a false sense of history.

J.4: Using contemporary interpretations of historic styles is strongly encouraged for new buildings and additions.

J.5: New architectural details should relate to those seen traditionally within the district in terms of size, shape, scale, finish, and general character.

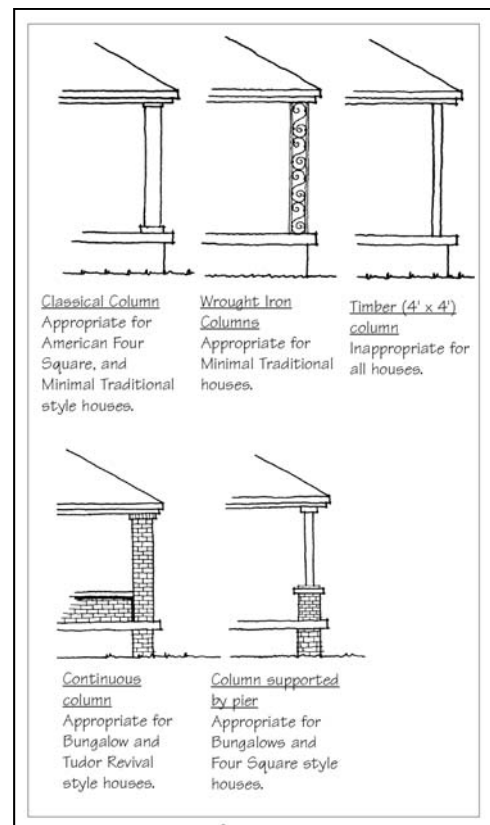
J.6: Decks, if used, should be located to the rear of the primary structure. Decks should not be visible from the public right-of-way.

J.7: Chimneys provide decorative opportunities and are encouraged where appropriate for the architectural style of the primary structure. Appropriate materials for chimneys include brick, stone, and stucco. Wood and wood substitutes are inappropriate for cladding in the construction of chimneys.

J.8: The use of a front porch is strongly encouraged in residential development. The size, shape, details, and configuration of the porch should be compatible with that of the primary structure. Porch materials should be compatible with the exterior materials of the primary structure.

J.9: Front porches should have a minimum depth of 8ft.

J.10: Porch supports should be appropriate for the architectural style of the structure. Columns made of either brick or wood, or columns supported by stone or brick piers, are common throughout the district.



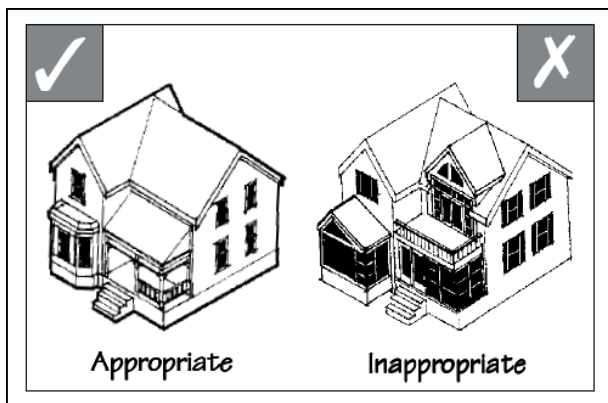
The architectural style of a structure should influence the design of porch supports and columns.

Windows and Doors

A strong sense of visual continuity is established within the district by the similarities in door and window sizes and locations among buildings within the district. In order to maintain this established sense of character, new buildings should incorporate traditional window and door proportions and placement locations. The amount of glass on the house visible from the public right-of-way should be similar to that of other historic houses within the block.

K.1 Policy: New windows and doors should be similar to those seen traditionally within the district.

K.2: Windows within the district typically have a vertical emphasis. New windows should reflect this pattern when the style of the structure and nearby historic precedent dictates.



The historic ratio of window openings to solid wall should be preserved in new construction, additions, and exterior alterations.

K.3: Windows and doors should appear similar to those used traditionally within the district. Wood double-hung windows with traditional depth and trim are strongly encouraged. Wood doors with traditional paneling and glazing patterns are preferred.

K.4: Other window materials, including aluminum clad windows, may be considered by the Commission for use in new construction or additions minimally visible from the public right-of-way if the new windows appear similar to traditional wood windows in scale, proportion, finish, trim, and general character.

K.5: Windows should be simple in shape. Octagon, circles, diamonds, and other non-rectilinear shapes are typically not appropriate for use when visible from the public right-of-way.

K.6: Security bars, if used, should be made in such a way as to minimize their perceived visual impact. Security bars should be simple in design and small in scale. Security bars should be set within the window frame and not extend out; Placing bars on the inside is preferred.

K.7: The use of awnings for a window or door should be limited to house styles that historically had awnings. The awning, if used, should fit the dimensions of the window or door, and not obscure ornamental details or significant architectural elements.

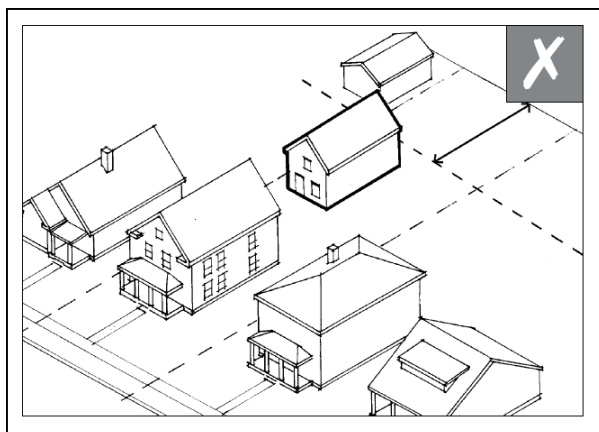
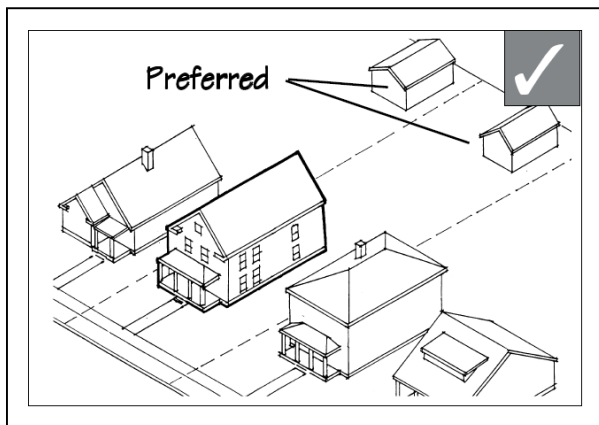
K.8: The proportion of window and door openings should be similar to those used traditionally within the district. Preserve the historic ratio of window openings to solid wall.

Secondary Structures

L.1 Policy: Secondary structures and outbuildings should be located in the rear yard and be subordinate to the primary structure in terms of height, mass, and overall size.

L.2: Secondary structures should reflect the architectural style and character of the primary structure. Similarity of materials and details is preferred.

L.3: New secondary structures should be similar to those seen traditionally in the neighborhood and within the block in terms of materials, height, scale, and form.



Outbuilding are most appropriate when located at the rear of the lot, and subordinate to the primary structure in terms of overall height and size.

Parking

M.1 Policy: Minimize the visual impact of parking areas.

M.2: A carport or garage should be detached and located to the rear of the property, or attached and not visible from the public right-of-way.

M.3: Porte-cocheres are common within the district and are encouraged.

M.4: Driveways should be designed to minimize the travel distance from the street to the parking destination, and should be built a maximum of 11 ft. wide.

M.5: Ribbon driveways are found within the district and may be considered.

M.6: Driveways should be constructed of historic paving materials such as brick, stone, or smooth troweled finish concrete. Asphalt, washed gravel finish concrete, and stamped concrete shall not be used for driveway construction.

M.7: A parking pad or other paved parking area shall not be located in front of a primary structure.

M.8: If a parking area is located to the side of the primary structure, it should be located behind the front of the house, and towards the rear of the lot.

M.9: A garage door should be designed to minimize the apparent width of the opening.

M.10: When a garage is large enough to serve more than one car, multiple single-bay doors are preferred over a single large door.

Commercial Structures and Non-Residential Properties

N.1 Policy: Commercial, institutional, and other non-residential structures and sites should maintain their traditional role within the district.

N.2: Maintain the traditional appearance of commercial and institutional buildings within the district. New uses that require minimal change to the exterior appearance of the building should be encouraged.

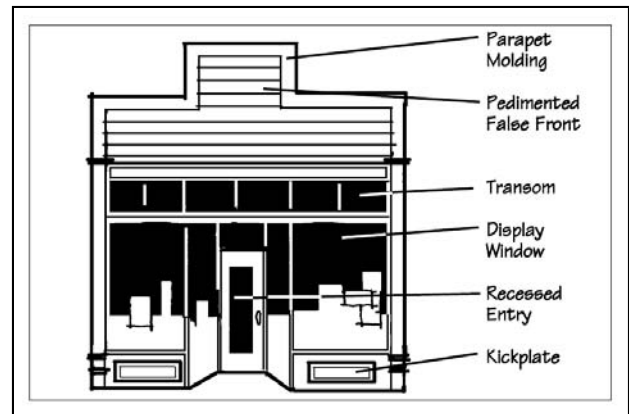
N.3: A new commercial or institutional building within the district should reflect the traditional configuration and scale of similar existing historic structures within the district. Exterior materials should reflect those traditionally seen within the district. Wood, brick, stone, and concrete are typical exterior materials used within the district for non-residential buildings.

N.4: A new commercial or institutional building should be consistent with neighborhood precedent in terms of building height, number of stories, building width, building scale and mass, and site configuration.

N.5: The maintenance of the traditional storefront appearance of commercial structures is strongly encouraged within the district. Common elements include large display windows, recessed entries, transoms, and kickplates. Exterior materials should reflect those traditionally used on similar structures within the district.

N.6: Replacing a historically or architecturally contributing commercial or institutional structure with a surface parking lot is inappropriate and should be avoided.

N.7: On-site parking for the new commercial or institutional structure, if provided, should be located to the rear of the building, so that the traditional relationship between building façade and streetscape can be maintained.



Traditional commercial storefront elements should be maintained on existing buildings, and reflected in the design of new commercial construction within the district.

Mechanical Equipment and Service Areas

O.1 Policy: Minimize the visual impact of mechanical equipment and service areas within the district.

O.2: Locate mechanical equipment to the rear of buildings to the extent feasible. Screen the equipment from view using landscaping, a fence, or a wall consisting of historically appropriate materials.

O.3: Window AC units or condensers should not be located on the front façade of any building.

O.4: Rooftop mechanical equipment should be screened from view from the public right-of-way.

O.5: A satellite dish should not be located on the front elevation of any building, and should be located in a way that will reduce its visual impact as seen from the public right-of-way.

Design Guidelines for Building Alterations



III. Alterations

Preservation Approach

A.1 Policy: Original features, materials, or details that contribute to the historic character of the building should be preserved.

A.2: Protect and maintain significant stylistic features and architectural elements.

A.3: Avoid removing or altering original doors, windows, porches, and other significant architectural features.

A.4: Avoid adding features or details that were not part of the original building.

A.5: When it is necessary to disassemble an original feature in order to restore it, document the original feature and its location so that it can be repositioned precisely.

A.6: Repair deteriorated features using a method that minimized damage to the original materials.

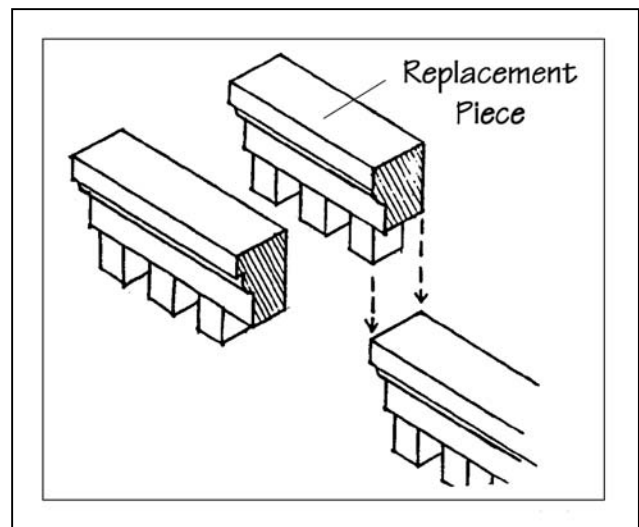
A.7: Use approved methods and procedures for cleaning, refurbishing, and repairing original materials. Use the gentlest means possible if cleaning the exterior of a building is required.

Replacement of Features

While restoration and repair of original features is the preferred preservation approach, it may be appropriate to replace the feature or materials with an in-kind replacement. Replacement should occur only when the original material or feature is beyond the point where repair is feasible. When an in-kind replacement is required, the new material or feature should match the original.

B.1 Policy: The replacement of missing or damaged architectural features or materials should be based on pictorial or physical evidence of the original appearance of the building, detail, or feature.

B.2: When it is impossible to reconstruct an exact in-kind replacement due to a lack of pictorial or physical evidence, a new design or simplified interpretation of the feature or element may be considered. The new element should be similar to comparable features on similar buildings within the district in general appearance, shape, scale, material, and finish.



When replacement of an original material, feature, or detail is required, remove and replace (with like in-kind) only the portion that is beyond repair.

Original Materials and Features:

C.1 Policy: Exterior building materials original to the building should be preserved in place to the maximum extent feasible.

C.2: Retain and preserve the original exterior cladding of the building.

C.3: Avoid covering or obscuring original materials or exterior details.

C.4: When replacement of an exterior material is required, use materials similar to those traditionally seen within the neighborhood. Substitute materials should match the original as closely as possible in terms of color, dimensions, texture, and appearance.

C.5: Match replacement brick and mortar as closely as possible to the original building material.

C.6: Consider removing inappropriate siding materials that are not considered appropriate. For example, asphalt siding that covers original wood siding could be removed.

C.7: Preserve masonry features that contribute to the historic character of a building, feature, or structure.

C.8: Unpainted brick and stone should not be painted.

C.9: Original mortar, in good condition, should be preserved in place. Preserve the original mortar joint and masonry unit size, tooling and bonding patterns, coating, and color.

C.10: Wood siding and other similar surfaces should be painted to provide a protective finish.

C.11: Repair wood features, where needed, by patching or piecing-in. Avoid removing damaged wood that could be repaired in place.

C.12: The functional and decorative features of original windows and doors should be maintained. When window replacement is necessary, use windows that closely match the original windows in character, dimensions, proportion, arraignment of panes and sashes, and materials.

Design of Alterations

D.1 Policy: Alterations should not be designed in such a way as to negatively impact the historic integrity of the building. Alterations should not inhibit one's ability to interpret the original design character and form of the building or structure.

D.2: Alterations should be done in such a way that if the alteration was removed at a later date, the original form and character of the building or structure would still be evident. An alteration should not damage historic features, details, or materials.

D.3: Alterations that imply an earlier period of construction than that of the building are inappropriate.

D.4: Avoid changing the location of original door and window openings. Avoid adding additional openings on elevations visible from the public right of way.

Porches

Porches are an important character defining feature within the Idlewild neighborhood. Front porches help create a sense of visual interest and are integral to a pedestrian friendly environment.

E.1 Policy: Preserve an original porch. Missing porch elements, including posts, balusters, and railings, should be replaced with appropriate substitute features and materials.

E.2: Avoid enclosing a porch. If a porch is enclosed, the enclosure design should preserve the sense of openness and transparency that is typical of the porches within the district.

E.3: If an entire porch is missing, the porch should be reconstructed to match the detail, form, and configuration of the original. If adequate documentation regarding the original porch design does not exist, the new porch design should be similar in character to that of comparable historic structures within the district.

E.4: Avoid decorative elements not appropriate for the architectural style of the building or reflective of the period of construction.



This is an attempt to create a common text font and size for use in captions. Size 8, in italics Arial font

Design Guidelines for Additions



IV. Additions

The overall design of the addition should be compatible with the design of the primary structure. An addition should always be subordinate to the primary structure in terms of size and perceived visual impact. Minimizing the height and building footprint of the addition helps to reduce its visual impact. New additions to historic buildings should not obscure historic features, and are typically most appropriate when placed at the rear of an existing structure.

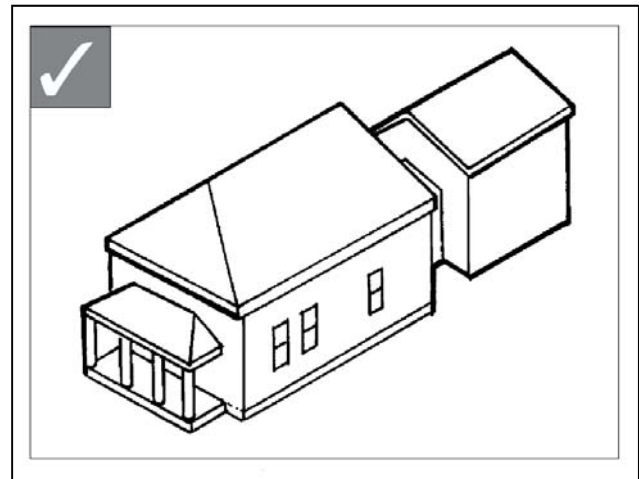
Design Appropriateness

A.1 Policy: The design of an addition should be compatible with the existing building.

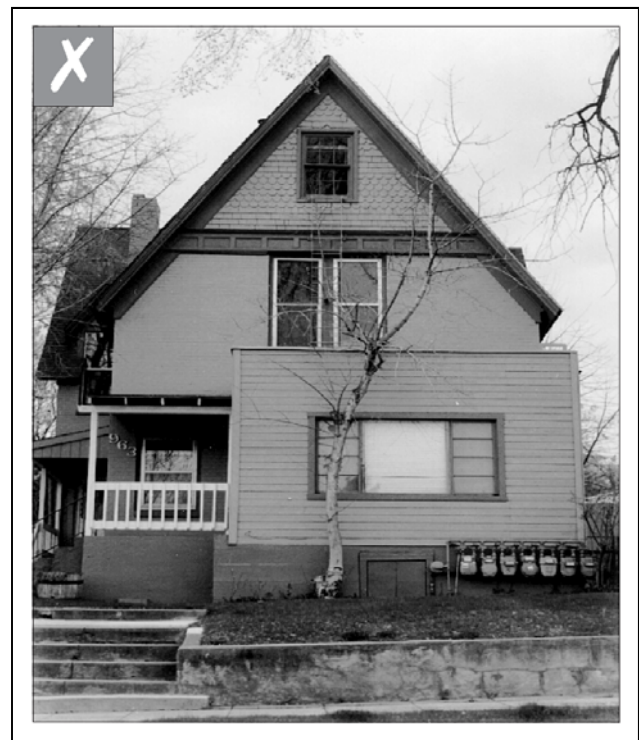
A.2: The new addition should be designed in a way that allows the original character of the existing building to be clearly seen and interpreted. Although the addition must be compatible, the addition should be distinguishable from the original building and be seen as a product of its own time.

A.3: Exterior building materials and architectural details should be compatible with the materials of the existing building. Additional guidelines for building materials are located in *Chapter II: Guidelines for All Projects and New Construction*.

A.4: Windows and doors used for an addition should be compatible with those of the existing building in terms of size, dimensions, configuration, details, and materials.



An addition should be located in a way that will minimize its perceived visual impact. Placing an addition to the rear of the existing structure, as shown in the diagram above, is often the most appropriate design solution.



Additions that change the perceived character of the original structure, such as the above example of a front addition, are inappropriate and are not allowed within the district.

Types of Additions

B.1 Policy: A design for a new addition that would create an appearance inconsistent with the original character of the existing building is inappropriate.

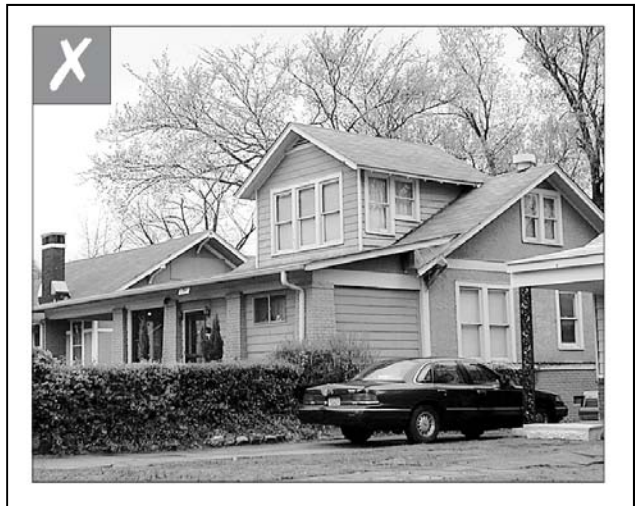
B.2: Rear additions are typically the most historically sensitive design solution when a building addition is required.

B.3: An addition to the front of a structure is inappropriate and should be avoided. Side additions, if appropriate for the style and form of the primary building, should occur to the rear of the structure, setback from the front a minimum of $\frac{1}{4}$ the depth of the house. Side additions are not typically appropriate for narrow lots or for areas of the district where a side addition would disrupt an established pattern of consistent side yard setbacks.

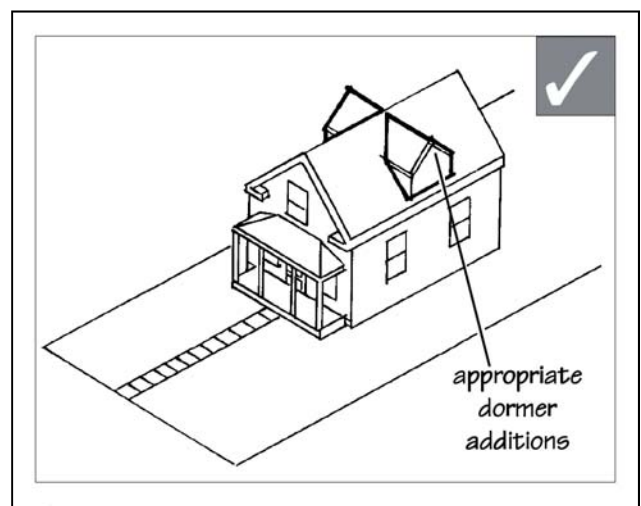
B.4: The enclosure of carports, porches, and porte cocheres visible from the public right-of-way is generally inappropriate within the district. Enclosing a porch, or other covered area visible from the public right-of-way, is inappropriate if the enclosure will destroy the sense of openness and transparency created by the porch, thereby changing the form and character of the structure. Enclosing a porch with large areas of glass that preserve the original sense of openness and transparency may be considered.

B.5: Dormer additions should be in character with the style and form of the existing structure. A new dormer should be subordinate in size and scale to the overall roof mass, and similar in size and detail as other dormers found traditionally within the district.

B.6: A rooftop addition should be compatible with the existing structure in size, scale, and mass. The addition should also not overhang the original structure, and in many cases should be pulled back on each side to help preserve the appearance of the original building proportion and form.



The above example shows a dormer addition that is too large in relation to the size of the existing structure. The front porch enclosure is also inappropriate.



The dormer addition shown in the above diagram is appropriately sized and in character with the form of the existing

Size, Scale, Mass

C.1 Policy: An addition to an existing building should be compatible to the existing building in terms of size, scale, mass, and height.

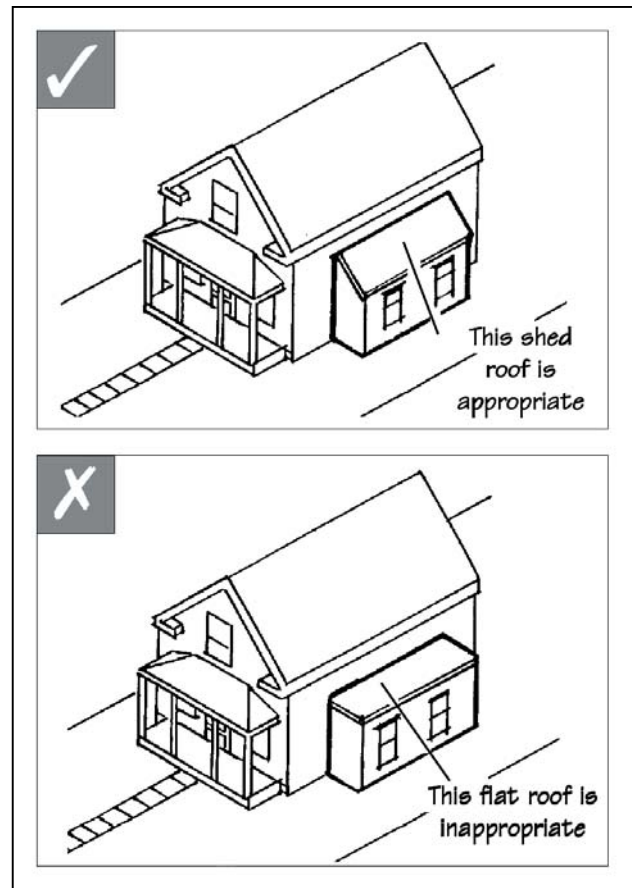
C.2: The mass of the addition should be clearly subordinate to that of the existing building.

C.3: The addition should be compatible to the existing structure and to other buildings within the block in terms of overall height and total number of stories. An addition that is taller than the existing building or significantly taller than nearby historic properties is inappropriate and should be avoided.

Roof Form

D.1 Policy: The roof form and roof pitch for an addition should be compatible with the existing building and be consistent with the historic precedent within the district.

D.2: Simple hipped or gabled roofs are preferred. Shed roofs could be considered appropriate if the design of the addition is compatible with the style and form of the existing building. Flat roofs are typically considered inappropriate within the district for buildings visible from the public right-of-way.



Use roof forms for additions that are compatible with the primary structure and with other historic structures along the block.

Design Guidelines for Site Improvements



V. Site Improvements

Fences and Walls

Fences and walls in the front yard are not typical within the district. Historically, fences, if used, enclosed the side and rear yard. In the rare occurrence where a front yard fence is considered necessary, the fence should be low enough so as to not obscure the view of the property from the street, and be made of an historically compatible material such as wood picket or wrought iron.

A.1 Policy: If a fence or wall is to be used, it should be in character with those seen traditionally within the district.

A.2: Front yard fencing, if appropriate, should be not taller than 40 inches in height, and be of a transparent quality. Wood picket and wrought iron are typically the most appropriate materials for use in front yard fencing.

A.3: Chain link, vinyl fencing, and split rail fences are not appropriate for use in areas of the district that are visible from the public right-of-way.

A.4: Privacy fences consisting of solid wood boards are appropriate for use in side and rear yards within the district. Side and rear yard fencing is generally most compatible when built at a maximum height of 6ft (as measured from the finished grade to the top of the fence). In no case should rear or side yard fencing be taller than 8ft in height.

A.5: Side yard fencing that runs parallel to the front façade of the house should be set back a minimum of 6ft (from the front of the house) if of a transparent quality, and setback a minimum of ¼ the depth of the house if of a non-transparent quality.

A.6: Side yard fencing that runs perpendicular to the front façade of the house should not extend past the front façade of the house.

A.7: Front and side yard walls and fences should not encroach upon the required “Visibility Triangle” on corner lots and in areas where driveways and streets intersect, per local code.

A.8: Corner lot fencing may not exceed 6 ft in height, and should be set back a minimum of 3ft from the sidewalk

A.9: Appropriate materials for walls include brick, stone, concrete and parged concrete block. Railroad ties, split faced block, and other stacked block systems are not considered historically compatible alternative materials and should not be used in areas visible from the public right-of-way.

A.10: Side and rear yard walls are generally most compatible when built at a maximum height of 6ft (as measured from the finished grade to the top of the wall). In no case should a rear or side yard wall be taller than 8ft in height.

A.11: With the exception of required retaining walls, walls located in the front yard are generally not appropriate in the district.

Gates

B.1 Policy: Driveway and pedestrian gates should reflect the design of the associated fence or wall, and be in character with those seen traditionally within the district.

B.2: The material, design character, height, and scale of new gates should reflect the appearance and character of the associated wall or fence, and be appropriate for the architectural style of any associated structure or building on site.

B.3: Driveway gates may be subject to additional requirements per city code and engineering requirements.



This is an attempt to create a common text font and size for use in captions. Size 8, in italics Arial font

Unenclosed Structures and Other Improvements

C.1 Policy: Unenclosed structures and other site improvements should be in character with those traditionally seen in the district.

C.2: Greenhouses, carports, trellises, arbors, and other site improvements should not be sited or designed in such a way as to negatively impact the perceived historic character of the district or property, and are generally most appropriate when located in the rear yard.

C.3: Carports should not be located in the front yard of a property, and are most compatible when located to the rear or side of the primary structure. The design details, size, scale, and height of the carport should be compatible with the historic character of the district.



This is an attempt to create a common text font and size for use in captions. Size 8, in italics Arial font

Signs:

D.1 Policy: The design and character of a new sign should be in keeping with the historic character of the district and be appropriate for the property or structure associated with the sign.

D.2: Existing signs that are original to the building or property should be retained to the extent feasible.

D.3: A new sign should not be located in such a way as to obscure or hide architectural features and details that contribute to the historic character of the structure or site.

D.4: A sign should not project beyond adjoining buildings or obscure the façades of adjacent buildings.

Guidelines for the Relocation of Existing Structures



VI. Guidelines for Relocation

Overview

The “relocation” of a building or structure refers to moving a building or structure into the district, out of the district, or from one site to another within the district.

A.1 Policy: A building or structure should be retained at its historic location to the maximum extent feasible.

A.2: Moving an existing building which retains architectural and historic integrity and contributes to the architectural and historical character of the district should be avoided.

A.3: Moving a building which does not contribute to the historical and architectural integrity of the district or which has lost architectural significance due to deterioration, neglect, or significant alteration may be appropriate if its removal and replacement will result in a more appropriate visual effect on the district.

A.4: A building may be moved into the district if it maintains a sense of architectural unity in terms of style, height, massing, materials, texture, and setbacks with existing buildings in the vicinity of the proposed site.

A.5: Relocated buildings must be carefully rebuilt in order to retain and maintain all original architectural details and materials.

A.6: Buildings or other structures should be relocated only as a last resort after all alternatives have been examined.

Criteria

B: A building may be moved from one site to another in the district if:

- The integrity of location and setting of the building in its original location has been lost or is seriously threatened;
- The new location will be similar in setting, size, and character;
- The building will be compatible with the buildings adjacent to the proposed location in terms of height, mass, scale, style, materials, and setbacks;
- The relocation of the building will not result in a negative visual effect on the site and surrounding buildings from which it will be removed.



The relocation of a structure is a complicated and potentially expensive undertaking that should be considered after all other options for preserving the structure in place have been explored.

Guidelines for Demolition



VII. Guidelines for Demolition

Overview

A.1 Policy: An historic building or structure should not be demolished unnecessarily.

A.2: Since the purpose of historic zoning is to protect historic structures and properties, the demolition of a building, or part of a building, that contributes to the character and significance of the district is inappropriate and should be avoided.

Criteria

B.1: Demolition is inappropriate:

- If a building contributes to the architectural and/or historical significance of the district;
- If a building is of such old, unusual, or uncommon design and materials that it could not be reproduced or be replaced without great difficulty or expense;
- If the building is closely associated with significant historic events, persons, or trends such that the structure or site gains a unique and increased level of historic importance.

B.2: Demolition may be appropriate:

- If a building or structure has lost its architectural and historical integrity and importance such that its removal will not result in a more negative, less appropriate visual effect on the district;
- If the building or structure does not contribute to the historical or architectural character and importance of the district;
- If the building or structure has been inspected and a professional determination has been made that it is unsound, unsafe, or beyond the point where rehabilitation is feasible;

- If the proposed demolition is economically necessary and justified according to the established process for determining an Economic Hardship (see Chapter 8).

Actions Following Approval

C1: At the Request of the Landmarks Commission, the applicant is required to thoroughly document the building prior to demolition and submit the documentation to the Landmarks Commission staff prior to the issuance of the COA for Demolition. Adequate documentation can include interior and exterior photographs, as well as measured drawings of all building elevations according to Historic American Building Survey Standards. This requirement may be waived by the Landmarks Commission for buildings or structures that are non-contributing to the district or that are non-historic.

C2: If a replacement structure is proposed on the site of the building or structure approved for demolition, the Landmarks Commission may require that final approval of the COA for demolition be contingent upon the applicant receiving a COA for the design of the replacement structure prior to demolition.

C3: If the site is to remain vacant for any length of time, the lot should be improved and maintained in a manner consistent with other open space in the neighborhood. The demolition of a contributing structure or building in order to provide space for parking is inappropriate.

Economic Hardship



VIII. Economic Hardship

Overview

A.1 Policy: An applicant can seek approval of a previously denied COA based upon a real and demonstrable economic hardship in a subsequent application to the Commission.

A.2: In all cases, the burden of proof is on the applicant to demonstrate that the request is necessary and justified. In its deliberations the Landmarks Commission will consider, among other factors, the following factors:

Owner's Knowledge of Restrictions at the time of purchasing the property. A relatively new owner is assumed to have investigated restrictions on the property at the time of purchase.

Current Economic Return: "The reviewing body should therefore require an applicant...to produce information regarding the price originally paid for the property, potential rental or lease income, and the new profit derived from the landmarks, if any, over the past several years." *

Owner's Attempt to Rent or Sell the Property. The Commission may require documentation of these efforts submitted as part of the application process.

Feasibility of Profitable Alternative Uses: Property owner should investigate alternative strategies and be prepared to discuss findings with the Commission.

Demolition

B.1: If the application to demolish a building or other structure is being made on the grounds of being economically necessary, the burden of proof is on the applicant to show the estimated cost of the rehabilitating the structure verses demolishing the structure and building a replacement.

B.2: The applicant will be required to show that there are no alternatives to demolition. Other interested parties may also be given an opportunity to present alternatives.

Determination of Hardship

C. The Commission may, after reasonable notice, set an application for public hearing and may consider any or all of the following:

- Estimate of the cost of the proposed redevelopment, alteration, demolition, or removal and an estimate of any additional cost that would be incurred to comply with the recommendations of the Commission for changes necessary for the issuance of a certificate of appropriateness.
- A report from a licensed engineer or architect with expertise in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation.

*From *A Handbook on Historic Preservation Law* by Christopher J. Duerksen

- Estimated market value of the property in its current condition; after completion of the proposed redevelopment, alteration, demolition, or removal; after any changes recommended by the Commission; and in the case of a proposed demolition, after renovation of the existing property for continued use.
- In the case of a proposed demolition, an estimate from an architect, developer, real estate consultant, appraiser, of other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
- Amount paid for the property, the date of purchase and the party from who purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and the buyer.
- If the property is income producing, the annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
- Any other information considered necessary by the commission to make a determination as to whether the property does yield or may yield a reasonable rate of return to the owners. Request for consideration shall be taken up at a public hearing with reasonable notice and consideration given to all factors mentioned above.



Although they had experienced significant deterioration by the late 1990's, the Mulberry Cottages in South Main District serve as a prime example of the potential of rehabilitation.



Appendix



Landmarks Approval Process

To be added at a later date...

To be added at a later date...

Recommendations for Building Color

Color is not reviewed by the Memphis Landmarks Commission. ***Color is not reviewed unless it is for painting unpainted masonry, signs and awnings, or for the material color of any brick or stone used in new construction.***

The following section serves as recommendations for property owners who wish to consider the exterior color of their buildings as part of an approach to fit within the historic character of the district.

Because inappropriate color can destroy the ambience of a historic district, paint or stain applied to wood, stucco, or other surfaces should be carefully chosen to be compatible with surrounding structures and views. Unpainted masonry should not be painted. Fluorescent colors are inappropriate, and should not be used.

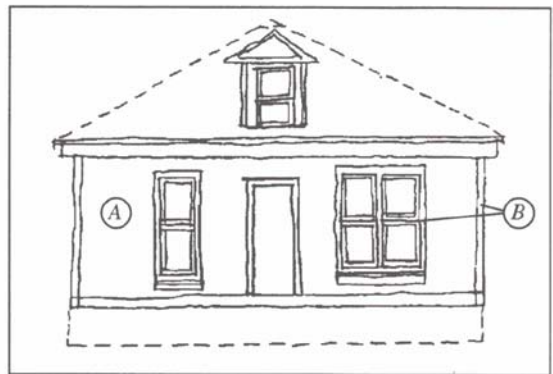
The following recommendations may be considered when choosing color:

- Use colors to create a coordinated color scheme for the building.
- Employ simple color schemes.
- Using only one base color for the building is preferred.
- Use only one or two accent colors.
- Base or background colors should be muted. Use matte finishes instead of glossy ones.
- Reserve the use of bright colors for accents only.

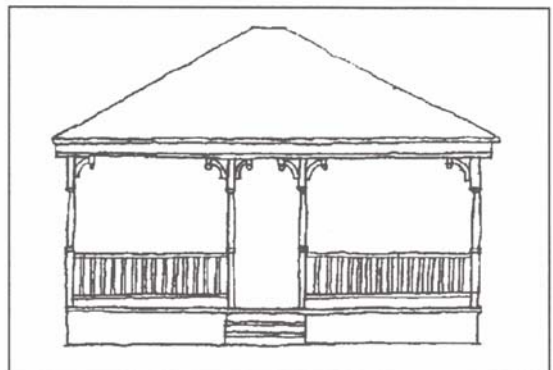


When designing your own color scheme, consider the entire composition:

- a) The back plane of the main facade is a major surface for which a scheme should be devised.
- b) A color scheme for the front plane, composed of a porch in this case, also should be designed.



Apply a base color to the main plane of the facade (A). Next, apply the first trim color to window frames and edge boards (B).



When developing a color scheme, use a limited number of colors. Apply one or two colors to porch elements; avoid making the scheme too busy. Consider using a different shade of the first trim color—or even matching it exactly for porch trim.

Glossary of Preservation Terms and Definitions

Alignment: The arraignment of objects along a straight line.

Arch: A structure built to support the weight above an opening.

Architrave: The lowest of the three main parts of the entablature. Also, the ornamental moldings around doors, windows, and other openings.

Ashlar: A square, hewn stone used in building. Also, refers to a thick dressed, square stone used for facing brick walls.

Association: As related to the determination of “integrity” of a property, *association* refers to a link of a historic property with a historic event, activity, or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

Baluster: A short, upright column or urn-shaped support of a railing.

Balustrade: A row of balusters and the railing connecting them.

Bracket: A supporting member for a projecting element or shelf, often in the shape of an inverted “L,” and sometimes a solid piece or in the shape of a triangle.

Building: A resource created principally to shelter any form of human activity, such as a house.

Building Form: The overall shape of a structure.

Building Mass: The physical size and bulk of a structure.

Building Module: The appearance of a single façade plane, despite being part of a larger building. One large building can incorporate several building modules.

Building Scale: The size of the structure as it appears to the pedestrian.

Cames: Metal struts supporting leaded glass.

Canopy: A roofed structure constructed of fabric or other material placed so as to extend outward from a building providing a protective shield for doors, windows, and other openings, supported by the building and supports extended to the ground directly under the canopy or cantilevered from the building.

Column: A slender upright structure, generally consisting of a cylindrical shaft, a base, and a capital. It is usually a supporting or ornamental member in a building.

Cornice: The projection at the top of the wall. The top course or molding of a wall when it serves as a crowning member.

Design: As related to the concept of integrity of a property, *design* refers to the elements that create the physical form, plan, space, structure, and style of a property.

Dormer: A window set upright in a sloping roof. Also, a term to describe the roofed projection in which this window is set.

Eave: The underside of a sloping roof projecting beyond the wall of a building.

Elevation: A mechanically accurate “head on” drawing of the face of a building or object without any allowance for the effects of the laws of perspective. Any measurement on an elevation will be in a fixed proportion, or scale, to the corresponding measurement on the real building.

Entablature: The part of the building carried by the columns. The entablature consists of the cornice, frieze, and the architrave.

Façade: Front or principal face of a building, any side of a building that faces a street or open space.

False Front: A front wall which extends beyond the sidewalls of a building to create a more imposing façade

Fascia: A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the eaves of a pitched roof. The rain gutter is often mounted on the fascia.

Feeling: As related to the determination of “integrity” of a property, *feeling* refers to how a historic property evokes the aesthetic or historic sense of a past time and place.

Fenestration: The arraignment of windows and other exterior openings on a building.

Floor Area Ratio: The relationship between the total floor area of a building and the total land area of its site.

Finial: The decorative, pointed terminus of a roof or roof form.

Form: The overall shape of a structure. Most structures are rectilinear in form.

Frame: A window component.

Frieze: Any plain or decorative band, or board, on the top of a wall immediately below the cornice.

Gable: The portion, above eave level, of an end wall of a building with a pitched or gambrel roof. In the case of a pitched roof, the gable takes the shape of a triangle. The term is also sometimes used to refer to the whole end wall.

Historic Conservation District: A significant concentration of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Also, a local historic district established by City Council through an overlay zone that requires architectural design review guidelines for new construction, demolition, some site improvements, and some types of alteration to the exterior of a building as seen from the public right of way and within the boundaries of the historic preservation district.

Historic Preservation District: A significant concentration of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Also, a local historic district established by City Council through an overlay zone that requires architectural design review guidelines for construction, alteration, addition to or demolition of buildings, structures, sites, and objects in the public right of way and within the boundaries of the historic preservation district.

Historic Property: A building, site, structure, or object that is at least 50 years old or older, or is associated with significant people or events, and adds to the historic significance of a historic district.

In-Kind Replacement: To replace a feature of a building or site with materials of the same characteristics, such as material, placement, texture, color, etc.

Integrity: A property (or historic district) retains its integrity if a sufficient percentage of the structure (or district) dates from the period of significance. The majority of a building's structural system and materials should date from the period of significance and its character defining features should remain intact. These may include architectural details such as dormers and porches, ornamental brackets and moldings, and materials, as well as the overall mass and form of the building.

Joist: One of the horizontal wood beams that support the floor or ceiling of a building. Joists are set parallel to one another and span between supporting walls or larger support beams.

Kickplate: The horizontal element or assembly at the base of a storefront parallel to a public walkway. The kickplate serves as a transition between the ground and the glass of the storefront.

Lintel: A heavy horizontal beam of wood or stone over an opening of a door or window used to support the weight above it.

Location: As related to the determination of “integrity” of a property, *location* refers to a historic property existing in the same place as it did during its period of significance.

Mass: The physical size and bulk of a structure.

Material: As related to the determination of “integrity” of a property, material relates to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

Module: The appearance of a single façade plane, despite being part of a larger building. One large building can incorporate several building modules.

Molding: A decorative band or strip of material with a constant profile or section designed to cast shadows. Generally used in cornices and as trim around windows and doors.

National Register of Historic Places: The official national list of cultural resources worthy of preservation (Authorized under the National Historic Preservation Act of 1966). Individual historic buildings, neighborhoods (called historic districts), and collections of buildings with a shared history or building type (called a multiple property listing) can all gain National Register designation.

Non-Historic Property: A recent building and those fifty years old or older that have lost their integrity, and who do not add to the historic significance of a historic district.

Orientation: Generally orientation refers to the way in which a building relates to the street. The entrance of the building plays a large role in the orientation of a building; therefore, it should face the street.

Parapet: A low wall or railing often used around a balcony or along the edge of a roof.

Pediment: A triangular section framed by a horizontal molding on its base and two sloping moldings on each of its sides. Usually used as a crowning member for doors, windows, and mantels.

Period of Significance: Span of time in which a property attained historical significance.

Pier: The part of a wall between windows or other openings. The term is also used sometimes to refer to a reinforcing part built out from the surface of a wall.

Pilaster: A support or pier treated architecturally as a column, with a base, shaft, and capital that is attached to a wall surface.

Post: A piece of wood, metal, or some other structural material set upright in order to provide support to a building, sign, gate, or other object.

Property: Area of land containing a single historic resource or a group of resources.

Preservation: The act or process of applying measures to sustain the existing form, integrity, and materials of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

Protection: The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack, or to cover or shield the property from danger or injury. In the case of buildings and structures, such treatment is generally of a temporary nature, and anticipates future historic preservation treatment; in the case of archeological sites, the protective measures may be temporary or permanent.

Quoin: Dressed stone or bricks at the corners of a building, laid so that their faces alternate. Originally used to strengthen masonry walls, quoins are now used primarily as decorative elements.

Rafter: Any of the beams that slope from the ridge of a roof to the eaves and serve to support the roof.

“Recent Past” Architecture: Individual buildings, sites, collections of buildings, or building types that may or may not be 50 years old or older, but have historical significance unique to the 20th Century.

Reconstruction: The act or process of reproducing by new construction the exact form and detail of a vanished building, structure or object, or part thereof, as it appeared at a specific period of time.

Rehabilitation: The act or process of returning a property to a state of utility through repair or alteration which makes possible a efficient contemporary use while preserving those portions or features of the property which are significant to its historical, archeological, and cultural value.

Renovation: The act or process of returning a property to a state of utility through repair or alteration which makes possible a contemporary use.

Restoration: The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of latter work or by the replacement of missing earlier work.

Roof: The top covering of a building.

Sash: The moving units of a window.

Scale: The size of a structure as it appears to the pedestrian.

Setting: As it relates to the concept of “integrity”, *setting* refers to the physical environment of a historic property.

Shape: The general outline of a building or its façade.

Siding: The narrow horizontal or vertical wood boards that form the outer face of the walls in a traditional wood frame house. Horizontal wood siding is commonly referred to as clapboard. The term “siding” is also used to describe any material that can be used as an exterior cladding material.

Sill: The lowest horizontal member in a frame or opening for a window or door. Also, the lowest horizontal member in a framed wall or partition.

Size: The dimensions in height and width of a buildings face.

Soffit: The underside of a structural part.

Stabilization: The fact or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

Stile: A vertical piece in a panel or frame, as of a door or window.

Stabilization: The fact or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

Storefront: The street level façade of a commercial building, usually having display windows.

Streetscape: Generally, the streetscape refers to the character of the street, or how elements of the street form a cohesive environment.

Traditional: Based on or established by the history of the area.

Transom Window: A small window or series of panes above a door, or above a casement or double hung window.

Vernacular: A building that may not have noticeable details associated with a specific architectural style, but is simple with modest detailing and form reflecting local culture and indigenous knowledge of construction. Historically, factors often influencing vernacular buildings were things such as available local materials, climate, and building forms used by successive generations.

Vicinity: A neighborhood, or the area surrounding a particular place. For the purpose of the *Idlewild Design Guidelines*, the term vicinity describes the area around a subject property including any and all structures or sites within a distance of 500ft. This includes structures and sites on the same and on the opposite side of the street from the subject property.

Visual Continuity: A sense of unity or belonging together that elements of the built environment exhibit because of similarities among them.

Window Parts: The moving units of a window are known as sashes and move within the fixed frame. The sash may consist of one large pane of glass or may be subdivided into smaller panes by thin members called muntins or glazing bars. The heavy vertical wood members that divide windows placed side by side are referred to as mullions.

Workmanship: As related to the determination of “integrity” of a property, *workmanship* refers to the physical evidence of the crafts of a particular culture, people, or artisan.