

LEBANON TENNESSEE HISTORIC DISTRICT GUIDELINES

The following guidelines are adopted by the Lebanon Historic Preservation Commission for the preservation and rehabilitation of structures within the City of Lebanon, Tennessee, included within such historic districts as shall be created by the City of Lebanon, Tennessee.

1. DESIGN GUIDELINES FOR RESIDENTIAL BUILDINGS

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Introduction to the Standards:

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives Program) addresses the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Initially developed by the Secretary of Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the Standards for Rehabilitation have been widely used over the years-particularly to determine if rehabilitation qualifies as Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and Non-Federal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy

materials, features or finishes that are important in defining the building's historic character. For example, certain treatments – if improperly applied – may cause or accelerate physical deterioration of the historic building. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.

The Secretary of the Interior's Standards for Rehabilitation:

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

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 historic 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 characterized 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 or physical 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 archaeological 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 addition 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.

1.2 ALTERATIONS TO EXISTING BUILDINGS AND PROPERTY

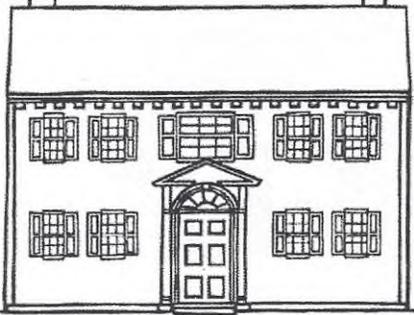
1.2.1 Definition: A change in building material; the addition or elimination of any architectural feature or a structure; a repair that reconstructs any part of an existing building; an addition that extends or increases floor area or height of any building; or construction of an appurtenance.

1.2.2 General Principles

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

Proposals for exterior work to be done on public façades – front and street-related elevations – shall be more carefully reviewed than to be done on other façades. Non-public façades shall mean those façades not visible from the street.

Every reasonable effort shall be made to provide a compatible use for a property, requiring minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.



ADAM

The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or significant alteration of any historic material or distinctive architectural features should be avoided.

Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

Deteriorated architectural features shall be repaired rather than replaced when economically feasible. In the event that replacement is necessary, the **new material should match the material being replaced** in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

It is important to note the presence of different architectural styles from the 1820s to present. Although such elements as roof, windows, doors, porch, etc., may be common to all, each period possesses distinctive details and features that distinguish it from other periods. **The integrity of each period should be maintained in the repair/replacement or addition to these details and features.**

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



TUDOR

Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible with the size, scale, color, material, and character of the property, neighborhood, and environment.

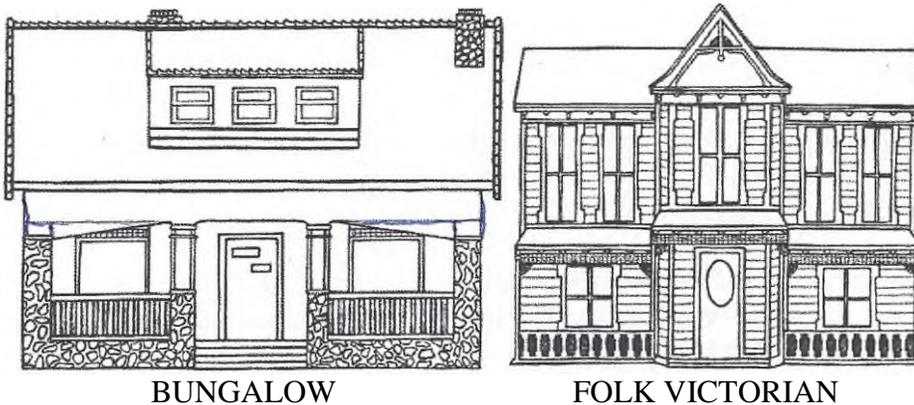
Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

1.2.3 Additions

Additions are areas that increase the living or working space of a structure. This does not include the addition of architectural elements.

Whenever feasible, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side public façades.

Additions should follow the guidelines for new construction.



1.2.4 Architectural Features

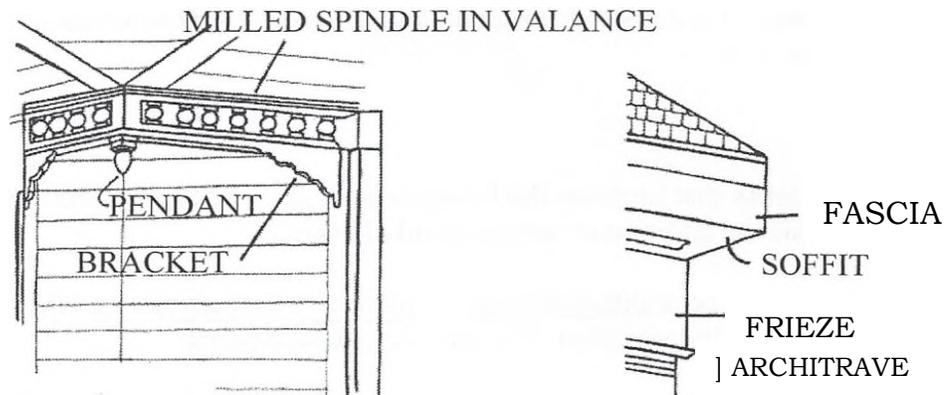
All practical efforts should be employed to retain the original features.

The replacement of irreparable features should be with close visual approximations of the originals.

The replacement of missing original features should be based on accurate duplication, or should be close visual approximations of the originals, based on historic, physical, or pictorial documentation.

Architectural features of any period or style not original to the building should not be introduced.

If artificial siding materials are used, soffits, eaves, and porch ceilings should not be concealed and the material should replicate the original feature.



1.2.5 Materials

Original building materials include wood, brick, stone, terra cotta and stucco. Original roof materials include slate, metal, wood shingles, and on twentieth century buildings, asphalt shingles.

Original building and roofing materials should be retained. If replacement is necessary, it should be with original materials, whenever economically feasible, or with close visual approximations of the original in both color and content.

1.2.5.1 Masonry

Masonry repointing should be done with care to match the original mortar color. The use of portland cement should be avoided when repointing old brick.

Original tooling configuration and joint width should be maintained.

Cleaning should be done with the gentlest means possible. Sandblasting causes severe damage to brick and mortar, its use should be avoided.

Stone, terra cotta, limestone, tile, and glass should not be tinted or painted unless it was a characteristic of the original design.

1.2.5.2 Wood

Wood siding should be retained if possible, but vinyl siding may be used, provided the width of the vinyl siding matches the width

of the wooden siding which is being covered and replicates a visual representation of the original. Vinyl siding should be smooth-surfaced and not wood-textured.

Replacement wood siding should be consistent with the original in size, direction, and lap dimension.

Decorative elements should never be covered by or removed in favor of artificial siding applications.

Original wall shingles should be maintained.

1.2.6 Color

The Lebanon Historic Preservation Commission does not review and regulate paint colors on historic structures.

NOTE: Paint colors original to the building are generally the most acceptable. If this is not possible or desirable, an appropriate substitute should be made. Appropriate paint colors vary according to the age of the building and guidance for selecting appropriate colors can be provided by the Lebanon Historic Preservation Commission.

1.2.7 Roofs

Original roof pitch, configuration, and architectural features should be maintained.

The original size and shape of dormers should be maintained. Dormers generally should not be introduced where none existed originally.

Original roof materials should be retained. If replacement is necessary, original materials should be used which are a close visual approximation of the original in both color and content.

When it is not economically feasible to replace or repair with original materials or when the original roof is beyond repair, non-original materials of a similar color and content, which are appropriate to the architectural style and period of the house, may be used. Guidance for selecting appropriate non-original materials can be provided by the Lebanon Historic Preservation Commission.

Skylights should be located so as to not be clearly visible from public rights-of-way.

NOTE: Roof architectural features may include, but are not limited to: overhangs, cornices, rafters, cresting, gutter systems, brackets, finials, pendants, vents, and chimneys.

1.2.8 Porches

Original architectural features and shape – outline, roof height, and roof pitch – should be retained.

Original porch materials and architectural features should be maintained. If different materials are substituted, they should be a close visual approximation of the original.

The enclosing of side porches may be considered appropriate if the general visual character of the original porch is maintained. For example, this would include preservation of existing columns or pillars, so as not to change the rhythm of the space.

NOTE: Porch architectural features may include: columns, railings, balustrades, brackets, friezes, ceilings, floors, and steps.



CRAFTSMAN

1.2.9 Doors

The original size, shape, and architectural features of door openings should be maintained.

Original transoms, side lights, and doors should be maintained.

Replacement doors should be compatible with original doors in terms of style and material. Flush doors are generally inappropriate.

Original or original-style screen doors are appropriate. Shiny, raw, metallic-like or aluminum, non-original screen doors and storm doors are not appropriate.

Full-view doors, which allow complete viewing of the original front door, painted to match the original front door are appropriate.

New door openings should not be introduced on façades visible from the street.

Original door openings should not be filled in.

NOTE: Door architectural features may include: panels, trim hoods, transoms, side lights, and number and configuration of lights.

FEDERAL AND GREEK REVIVAL

VICTORIAN

1.2.10 Windows

Original windows should be repaired rather than replaced.

The original size, shape, and architectural features of windows should be maintained.

The original number and arrangement of panes should be maintained.

In general, storm windows and screens are not appropriate. However, storm windows of appropriate style and color to match the sash color and original window style may be employed.

Shutters, when appropriate to the style of the building, are acceptable. Shutters should fit an opening in height and width so that if they were closed, the opening would be covered.

New window openings should not be introduced unless they match the existing window configuration and their placement harmonizes with the existing rhythm of openings.

Original windows should not be filled in.

NOTE: Window architectural features may include: sash, trim, aprons, number and configuration of lights, hoods, and lintels.

1.2.11 Landscaping

All aspects of site development should be sympathetic to the character of the overall neighborhood landscape development. Architectural structures, fountains, ponds, etc., artistic lawn objects and the types of plants and their spatial treatment of adjacent properties should be appropriate.

If it becomes necessary in the event of storm damage, safety hazards, or disease to prune or cut any trees lining the public rights of way, every effort should be made to maintain the natural symmetry of the tree.

The practice of “topping” of trees is not appropriate and should never be employed for trees which are clearly visible from public rights-of-way.

1.2.12 Lighting

Original exterior light fixtures should be retained if possible or if replaced, the style should be appropriate to the architectural style of the building.

Freestanding lampposts in yards should be in keeping with the architectural style of the house and neighborhood.

Landscape and/or general residential façade lighting, which is visible from public rights-of-way, should employ the minimal illumination required for desired accent or affect and must be unobtrusive to adjacent properties.

1.2.13 Signs

The appearance, size, position, methods of attachment, texture of materials, color, and design of signs shall be in keeping with the collective characteristics of the structures surrounding the property on which the sign will be located and must be harmonious with any official Historic District signage in theme, design and color.

Off-site signs shall not be permitted.

When appropriately zoned, business signs shall be limited to one (1) sign for each street frontage per premise and if placed in the yard shall not be over five (5) feet in height.

The maximum area of any sign located in a historic residential district shall be four (4) square feet; the maximum area of any sign in a historic commercial district shall be four (4) square feet.

No sign that flashes, blinks, revolves, or is put in motion by the atmosphere shall be permitted. No visible bulbs or luminous paints will be permitted as a part of any sign.

No portable signs are allowed.

Signs attached to the structure shall not cover any architectural feature.

Real estate signs shall be removed no more than ten (10) days after the closing of a sale or a house or lot.

Signs relating to public safety or security-type services are appropriately exempt from style and color restrictions.

1.2.14 Public Spaces

Landscaping, signage, lighting, street furniture, and other work undertaken in public spaces, by any individual, group, agency or municipality shall be presented to the Lebanon Historic Preservation Commission for review for compatibility and appropriateness for the Historic District.

1.2.15 Appurtenances

Appurtenances related to a building (fences, walls, street lamps, steps, paving, sidewalks, and signs) should be visually compatible with the environment to which they are related.

1.2.15.1 Fences

Low retaining walls in front yards should be kept where they exist. Introduction of retaining walls where none existed should be avoided, if feasible. However, if introduced, the retaining walls should be visually conducive to the natural landscape of the property. Historic, stacked walls should be maintained in their natural state. Mortar pointing at stress points and in areas of retaining is appropriate.

New stacked stone or brick walls, which are similar to historic walls in the district, are perfectly acceptable and encouraged.

New or reclaimed, lower height, iron fencing may be appropriate for properties with pre-1900 houses. Iron fencing is generally not appropriate for later houses.

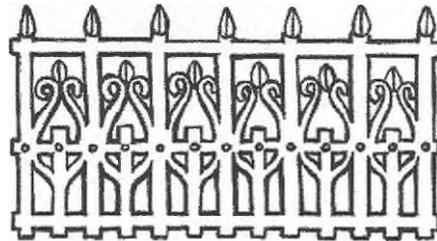
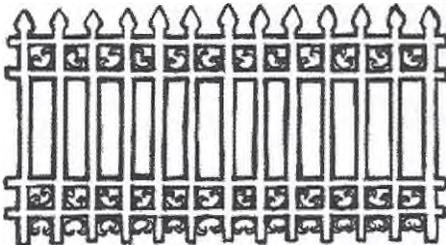
Low, wood-picket fences of a style and color which is compatible to the residence are appropriate in front of rear yards.

Decorative board fences, usually taller, with wider boards set close together for privacy, may be appropriate around the rear yards if they are of a style, texture, and color to match the property. In general, decorative board fences designed for privacy should not extend beyond the back yard area.

Chain link, vinyl, metallic-like, or woven fences are inappropriate for front or visible side yards. They may be used in rear yards. If a portion of a rear fence is visible from the street, it must be camouflaged with hedge, vine, or appropriate landscaping.

High, solid walls are inappropriate for a residential district.

APPROPRIATE FENCES



WROUGHT IRON

PICKET

1.2.15.2 Gates

Gate entrances should be appropriate in scale relative to the overall entrance and the adjoining fence/wall pillars and be in keeping with the architectural style of the house. Solid gates should be avoided if directly affronting the street.

1.2.15.3 Street Lights, Paving, and Parking

Lighting at the street level should be in keeping with the architectural style of the house and be incorporated for a specific design function; example: driveway entrance, gate entrance, etc.

In principle, driveways, paving, steps, etc. should be sympathetic to the character of landscape development of the property in general, and harmonious with neighborhood aesthetics.

Parking areas which are clearly visible from public rights-of-way, should be balanced in area relative to the size of the building and overall area of the property. In general, appropriate landscaping and paving design should be employed in order to minimize the visual appearance of any parking area.

No type of vehicle used predominately for a recreational, utility, or commercial purpose should be parked in such a manner as to be clearly visible from public rights-of-way.

1.2.15.4 Mailboxes

Mailboxes should reflect the character of the existing house, surrounding buildings and/or general landscape aesthetics. Mailboxes of a novelty design are not permitted. Wall mounted mailboxes where they have historically existed, shall be maintained in lieu of right-of-way boxes. Mailboxes shall not be permitted in or closely adjacent to public rights-of-way; e.g. (future) sidewalks within the Lebanon Historic Districts.

1.2.15.5 Recreational Facilities

In general, all recreation equipment, devices, and facilities; e.g. ball goals, swimming pools, tennis courts, etc. should be located on the property as to not be visible from public right-of-ways and must be an appropriate distance with proper landscaping as to minimize intrusion with adjacent properties.

1.3 NEW CONSTRUCTION

1.3.1 Definition: The construction of any freestanding structure on any lot, or addition to existing structure.

1.3.2 General Principles

The guidelines shall apply only to the exteriors of buildings and, predominately, to areas of lots clearly visible from public rights-of-way.

The public façades – front and street-related elevations – of proposals for new buildings shall be more carefully reviewed than other façades.

In considering applications for new construction, the Commission shall take into account the variety and architectural style present within the District. New buildings, which are design compatible and complement existing structures in both size and architecture are encouraged, provided they are proposed as either new infill or additions. New construction generally should not displace existing historic district primary structures.

Reconstruction may be appropriate when it reproduces façades of a building, which no longer exists and which was located in the historic district, if: the building would have contributed to the historical and architectural character of the area; if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be built; and if it is accurately based on pictorial documentation.

Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.

New construction should be consistent with existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.

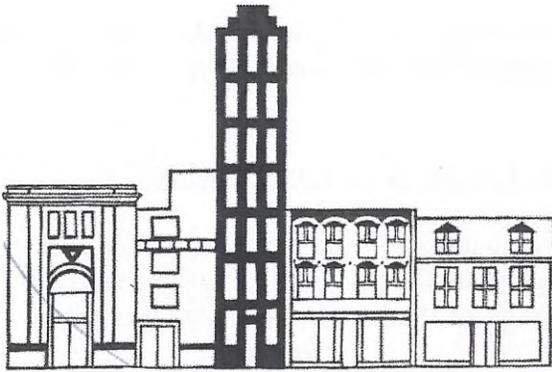
In the case of planned new construction between two buildings of equal height of varying heights, an individual judgment will be made by the Lebanon Historic Preservation Commission as to compatibility of the design.

Historically, residential districts were designed as single-family residences of solid, permanent construction and remain so today. Accordingly, all new construction, additions, or relocation of any structures within or to an Historic District shall be of permanent construction and employed solely as single-family residences.

1.3.3 Guidelines for New Construction

1.3.3.1 Height

New buildings must be construed to the same number of stories and to a height, which is compatible with the height of adjacent buildings.



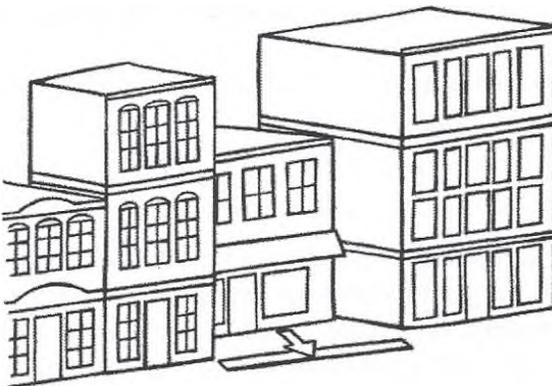
THE RELATIONSHIP BETWEEN WINDOWS AND WALL AREAS SHOULD BE COMPATIBLE WITH THAT FOUND ON HISTORIC BUILDINGS. THE HEIGHT OF NEW STRUCTURES SHOULD BE COMPATIBLE WITH THOSE OF NEIGHBORING HISTORIC BUILDINGS AND THE SURROUNDING CONTEXT. GENERALLY, NEW BUILDINGS SHOULD NOT BE TALLER THAN ADJACENT

1.3.3.2 Scale

The size of a new building; its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with the surrounding buildings.

1.3.3.3 Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent buildings must be maintained. When a definite rhythm along a street is established, infill new buildings should maintain the rhythm.



MAINTAIN THE ORIGINAL HISTORIC LINE OF THE BUILDING SETBACK.

MAINTAINING A CONTINUOUS STREET FRONTAGE IS ONE OF THE MOST IMPORTANT ELEMENTS IN PROMPTING PEDESTRIAN ACTIVITY AND ESTABLISHING A QUALITY “FACE” TO THE PUBLIC REALM.

1.3.3.4 Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly with the roof shape and orientation of surrounding buildings.

1.3.3.5 Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids to voids in new buildings shall be visually compatible with surrounding buildings.

1.3.3.6 Relationship of Materials, Texture, Details, and Material Color

The relationship and use of materials, texture, details, and material color of a new building's public façades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

1.3.3.7 Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

1.3.3.8 Additions to Existing Buildings

New additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture; additions should not be visually jarring or contrasting.

Additions to the front of a building should be consistent with the architectural style of the existing structure. Additions may be located to the rear of existing buildings in ways, which do not disturb the public façades.

The creation of an addition through enclosure of a front façade porch is inappropriate and should be avoided.

1.3.3.9 Outbuildings

Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details. If vinyl siding is used, it should be compatible to the architectural

style of the house. No metal or vinyl storage buildings, garages, or carports are allowed.

Garages, if clearly visible from the street, should be situated on the lot as historically traditional for the neighborhood.

The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

1.3.3.10 Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

SATELLITE DISHES MUST BE LOCATED IN REAR YARDS.

Satellite dishes, antennas, and other signal-receiving devices shall not be erected in clearly visible primary or secondary façades. Buildings on corner lots shall not have these devices erected in the side yard adjacent to the street.

Dish antennas should be of minimum size relative to standard technology, and not be visible from any public rights-of-way. They should also be screened through appropriate landscaping (not fences) in order to minimize viewing from adjacent properties. No advertising should appear on the dish.

1.4 RELOCATION

1.4.1 Definition: The moving of a building in a district from one site to another.

1.4.2 General Principles

The moving of an existing building which retains architectural and historical integrity and which contributed to the architectural and historical character of the district should be avoided.

The moving out of the district of a building which does not contribute to the historical and architectural integrity to the district or which has lost architectural integrity due to deterioration and neglect shall be appropriate if its removal or the proposal for its replacement will result in a more positive, appropriate visual effect on the district.

1.4.3 Guidelines for Relocation

Relocated buildings must be carefully rebuilt to retain and maintain original architectural details and materials.

A building may be moved into the district if it maintains a sense of architectural unity in terms of style, height, scale, massing, materials, texture, and setback with existing buildings along the street.

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 and site;
- The building will be compatible with the buildings adjacent to the new location in style, height, scale, materials, and setback; and
- 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.

1.5 DEMOLITION

1.5.1 Definition: The tearing down of a building.

1.5.2 General Principles

Since the purpose of historic zoning is to protect historic properties, the demolition of a building, which contributes historically or architecturally to the character, and significance of the district is inappropriate and should be avoided.

1.5.3 Guidelines

1.5.3.1 Demolition is Inappropriate:

- If a building is of such architectural or historical interest and value that its removal would be detrimental to the public interest;
- If a building is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense; or
- If its proposed replacement would make a less positive visual contribution to the district, or would be visually incompatible.

1.5.3.2

Demolition is Appropriate:

- If a building has lost, its architectural and historical integrity and importance and its removal will not result in a more negative, less appropriate visual effect on the district;
- If a building does not contribute to the historical or architectural character and importance of the district and its removal will result in a more positive, appropriate visual effect on the district.

2. DESIGN GUIDELINES FOR COMMERCIAL BUILDINGS

GENERAL

Except where otherwise provided below, the design guidelines for alterations to, restoration of and rebuilding of, or new construction of commercial buildings within the boundaries of an Historic District shall conform to those set forth for the residential portion of said District in the main body of this document.

- 2.1.1 All aspects of commercial building design, alteration, restoration, rebuilding and new construction must be undertaken in such a manner as to enhance the overall historic and architectural aesthetics of the District.
- 2.1.2 All aspects of property and site design and development for commercial properties must be harmonious with the overall aesthetics of the Historic District and if proposed adjoining or within a majority residential district, seek to minimize any impact on the neighborhood resulting from the commercial activities and operations being undertaken.

2.2 BASIC DESIGN PRINCIPLES*

“Alteration” is defined as the process of making different without changing into something else. “Restoration” is defined as bringing back to a former position or condition. “Rebuilding” is defined as to make extensive repairs to or change in or to build again an existing structure. New construction is self-evidently defined as a completely new structure on a plot or plots within the boundaries of any Historic District. Any of the foregoing building altering or constructing processes should make possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

- 2.2.1 Every reasonable effort should be made to provide a compatible use for property that requires minimal alteration of the building, structure or site and its environment.
- 2.2.2 The distinguishing original qualities or character of a building, structure or site and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- 2.2.3 All buildings, structures, and sites should be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance should be discouraged.
- 2.2.4 Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site should be treated with sensitivity.

- 2.2.5 Deteriorated architectural features should be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different elements from other buildings or structures.
- 2.2.6 Every reasonable effort should be made to protect and preserve archaeological resources affected by or adjacent to any project.
- 2.2.7 Appropriate contemporary design for additions to existing properties should not be discouraged when such additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, color, material, and character of the property, neighborhood, or environment.
- 2.2.8 Whenever possible, new additions or alterations to structures should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
- 2.2.9 Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected.

*Excerpted from: Secretary of Interior's Standards for Rehabilitation

2.3 GENERAL BUILDING DETAILS

- 2.3.1 Heavy or numerous coats of paint that obscure architectural decoration and details should be removed before repainting.
- 2.3.2 Decorative detail should be retained and restored whenever possible.
- 2.3.3 Screens, boards, and other inappropriate materials covering the buildings' upper façades and windows should be removed.
- 2.3.4 Avoid fake "historic" details, decorations, and cornices. Deteriorated historic details, decorations, and cornices should be repaired rather than replaced whenever possible. In the event that replacement is necessary, the new material should match the original material in composition, design, color, and texture. Repair or replacement of missing architectural decoration and detail should be based on accurate duplications, substantiated by historical, physical, or pictorial evidence rather than on conjectural design.

- 2.3.5 Replacement glass should resemble the original as closely as possible in reflectivity, design, and color.
- 2.3.6 Exterior historical light fixtures should be maintained and/or repaired whenever possible. If replacement is necessary, the new fixture should resemble the character, style, size, and location of the historic light fixture.

2.4 AWNINGS

- 2.4.1 The color of all awnings should complement the building. When a building contains more than one storefront, each with a different awning color, the colors should be related.
- 2.4.2 Avoid materials, colors, and designs, which detract from the character of the building.
- 2.4.3 Avoid stock, unpainted metal awnings, which are inappropriately related to the character of the building.
- 2.4.4 The use of a cloth awning over a plain building may help to tie it into the rest of downtown.
- 2.4.5 Awnings should fit within the shape of the window opening.
- 2.4.6 Upper façade awnings should be limited to buildings of less than three stories.
- 2.4.7 Awnings designed for southwest facing windows and storefronts should provide the functional benefits of sun control.
- 2.4.8 A standard street-level awning should be mounted so that the valance is about seven (7) feet above the sidewalk and projects out between four (4) and seven (7) feet from the building. A twelve (12) inch valance flap is usually attached at the awning bar and can serve as a sign panel.
- 2.4.9 Signs should not be incorporated into an awning. However, the address might be appropriately incorporated as a simple message and directed towards identification of the storefront business. Avoid the use of messages in upper façade awnings.

2.5 SIGNAGE

Notwithstanding any of the herein contained following provisions, all signage shall conform to the requirements of any appropriate code of the City of Lebanon, Tennessee and these Historic District Guidelines.

The appearance, size, position, methods of attachment, texture of materials, color and design of signs shall be in keeping with the collective characteristics of the structures surrounding the property on which the sign will be located and must be harmonious with any official Historic District signage in theme, design, and color.

Signs should use colors, materials, and lettering styles, which relate to and complement the building(s). Light colored letters on dark backgrounds are recommended. Lettering style should be simple: Helvetica, Clarendon, Souvenir, and Palatino are good examples. Overly ornate styles which prove difficult to read will not be approved.

Avoid the use of corporate, generic or broadly distributed signs which are not compatible with the character of the building.

Signage, whose primary objective is promotional, is not allowed.

Minimal illumination of signs may be acceptable when size, design, color, and style are compatible with the original building design and are harmonious with any official Historic District signage in theme, design, and color.

Off-site signs and any type of neon signage shall not be permitted.

2.6 PAINTING AND SURFACE CLEANING

2.6.1 When repainting, consider using original paint scheme and color palette.

2.6.2 The color palette should be consistent throughout both the upper and lower portions of the building's front façade.

2.6.3 Color palettes and paint schemes on adjoining buildings should be compatible.

2.6.4 Color should be used to tie building elements, such as details, decorations, cornices, signs, and storefronts together. This is usually most successful when a maximum of three colors is used.

2.6.5 Avoid the use of colors that are incompatible with the neighborhood buildings. Note that bright colors are also highly susceptible to fading.

2.6.6 Avoid the use of very dark colors except where historically appropriate.

2.6.7 Wall surfaces that have not been painted should remain unpainted.

2.6.8 If a brick façade was originally painted, a soft brick was probably used in construction. These surfaces should remain painted.

2.6.9 Generally, stone, terra cotta, brick, limestone, tile, and glass should not be tinted or painted.

2.6.10 Silicone waterproof coating is not an appropriate treatment.

2.7 NEW CONSTRUCTION AND ADDITIONS

2.7.1 A new building façade or addition should not pretend to be historic by adding pseudo-Colonial, Victorian, or other period details in an attempt to blend with the existing environment. This “applied style” approach will only detract from the character of the surrounding area by compromising what is truly historic.

2.7.2 Most buildings in the area share a general similarity in height, which must be respected. Visually significant differences in building heights will have a detrimental visual effect on the appearance of surrounding area by compromising what is truly historic.

2.7.3 A new building or addition must reflect the existing proportion, scale, massing, decoration, and detail of the buildings in the area and their relationship to the property site.

2.7.4 A new building or addition must respect the established setbacks and the spacing between buildings.

2.7.5 The form of the roof and cornice treatment of new buildings and additions should respect the established context.

2.7.6 The scale and proportion of openings in new buildings and additions and their relationship to the wall surface in which they are located respect the existing buildings.

2.7.7 A new building’s façade or an addition’s façade should be composed of materials, textures, and colors, which complement adjacent façades.