



EVERGREEN
HISTORIC DISTRICT ASSOCIATION

EVERGREEN HISTORIC
CONSERVATION DISTRICT
DESIGN GUIDELINES, INCLUDING
THE MIDTOWN CORRIDOR WEST
REDEVELOPMENT AREA



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Evergreen Historic Conservation District
Approved by the
Memphis City Council

January 23, 1990

Statement of Purpose

The Evergreen Historic Conservation District Design Guidelines are intended as the starting point for the design of buildings in the Evergreen District and the Midtown Corridor West Redevelopment area. These guidelines supplement the design concepts established in the Midtown Corridor West Redevelopment Plan, with emphasis on the word "guidelines" to distinguish them from unbendable regulations. The guidelines are design criteria to be used by architects, builders, and homeowners interested in building in the area, and are intended to encourage design creativity utilizing modern materials and techniques. The main elements that need to be given attention in your new home are:

raised foundations

roof line

overhang

building shape

window and door proportions

window and door grouping

garage placement

porches

The end result should be the maintenance and improvement of existing homes and the construction of new homes with a character which harmonizes with the historic neighborhood. The attached plates and illustrations amplify the guidelines. Additional illustrations will be presented later in a handbook of architectural elements.

Mayor Hackett and the City of Memphis through the Landmarks Commission look forward to assisting you in preserving the historic Evergreen Neighborhood.

PLATE 1

EVERGREEN HISTORIC DISTRICT

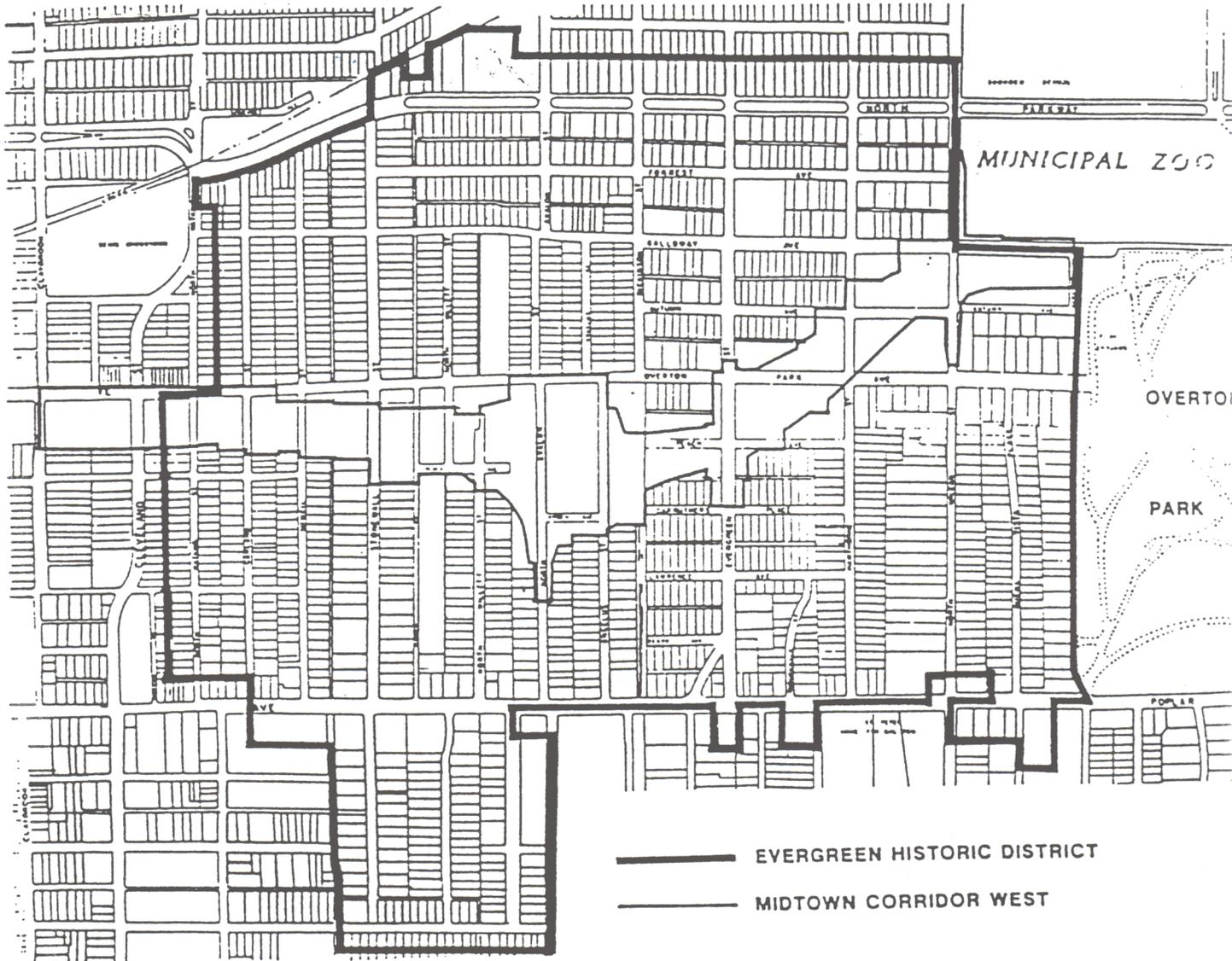


TABLE OF CONTENTS

Statement of Purpose	i
Evergreen Historic Conservation District	
Design Review Guidelines . . . . .	.1
Introduction . . . . .	.1
Section I General Terms . . . . .	.2
Section II New Construction and Additions . . . . .	.4
A. General Principles . . . . .	.4
B. Design Characteristics for New Construction . . . . .	.5
C. Additions to Existing Buildings . . . . .	.7
D. Outbuildings and Appurtenances . . . . .	.8
Section III Demolition . . . . .	.9
Section IV Relocation . . . . .	.11
Section V Environmental Features . . . . .	.12
Section VI Miscellaneous . . . . .	.15

PLATE 2

ILLUSTRATION OF PREDOMINANT NEIGHBORHOOD STYLES



THE FOUR SQUARE STYLE

A two story box shaped house of symmetrical rectangles, giving the house a four square appearance. A full width, raised front porch, deep overhangs, a low pitched hipped roof with a single dormer, and a large glass front entry door are some of the characteristics found in this style.



THE BUNGALOW STYLE

Bungalows are modest houses of one to one and a half stories, with either a front or side gabled roof, asymmetrical raised front porches with a variety of columns from pedestals to pillars. Decoration is found in the form of exposed roof rafters, beams and brackets.



THE ECLECTIC STYLES

The Eclectic Style draws on a full spectrum of architectural traditions. A variety of elements from many styles can be found on a single house. From Victorian details, craftsman styled brackets and rafters, to bungalow proportioned columns, all can be found in a friendly manner on the same composition.



THE COTTAGE STYLE

Cottage Styles are usually found as one to one and a half stories, with steeply pitched roofs; a front facade that is dominated by a major gable of the same pitch, with the use of several building materials on the exterior; stucco, stone, timbers and brick can all be found on houses of this type.



THE SPANISH MISSION STYLES

Spanish Mission Styles are usually found of stucco, with one or two stories and multi level, low pitched roofs of red clay tiles or shingles. Arches, balconies, feature windows, walled gardens and asymmetrical facades are common characteristics of this style.

THE EVERGREEN HISTORIC CONSERVATION DISTRICT DESIGN REVIEW GUIDELINES

Introduction

The Evergreen Historic Conservation District (the "District") comprises one of the largest cohesive collections of early-twentieth-century houses in the Mid-South. The District covers a 53 square block area in midtown Memphis and includes approximately 1400 primarily residential structures built between 1890 and 1930. In 1985 the District was classified as a National Historic District on the National Register of Historic Places.

The boundaries of the District are generally defined by North Parkway on the north, East Parkway on the east, Poplar on the south and Watkins on the west. The District also contains an adjacent area of similar architecture and history, bounded by Poplar, Willett, Court and Stonewall.

The contributing buildings represent the architectural styles popular in the first three decades of this century and are in mainly good to excellent condition. Bungalows and Four-squares of brick, stucco and stone predominate, but there is sufficient diversity of design, materials and ornamentation with these two styles to create considerable variety. Also represented in the District are outstanding examples of Colonial Revival, Beaux Arts, Mediterranean, Spanish Colonial Revival, and Tudor Revival houses. The craftsmanship stressed in early-twentieth-century design is evidenced in such architectural details as leaded and stained glass windows, transoms and skylights, pedimented entry ways, decorative roofing, bracketed eaves, imaginative porches and porte cocheres.

Through careful maintenance of the buildings and wooded lots, the historical and architectural integrity of the District has been retained, with streetscapes remarkably still as they were 50 to 75 years ago. Deep and uniform setbacks on tree lined streets contribute to a natural cohesive quality, and large lots with mature trees and shrubs give the area an impressive green and shady character. Hence it was appropriate that the District adopted a name suggestive of its arbored, park-like quality - Evergreen. The architectural and landscape design qualities made the area a successful early-twentieth-century development and can account for the stability and popularity of the District through the years. Careful conservation of these features is necessary to insure the future success and stability of the District.

I. GENERAL TERMS

Design Review Guidelines (the "Guidelines") are criteria and standards which the Memphis Landmarks Commission (the "Commission") must consider in determining the appropriateness of proposed work within the District.

Appropriateness of 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:

- (a) To promote the educational, cultural, and economic welfare of the people of Memphis;
- (b) To preserve and protect the historical and architectural value of buildings, other structures, or historically significant areas;
- (c) To ensure the compatibility within the Historic District by regulating exterior design, arrangement, texture and materials;
- (d) To create an aesthetic appearance which complements the historic buildings or other structures;
- (e) To stabilize and improve property values;
- (f) To foster civic beauty and community pride;
- (g) To strengthen the local economy;
- (h) To establish criteria and procedures to regulate the construction, relocation, demolition or other alteration of structures or appurtenances within any Historic District or Zone; and
- (i) To promote the use of Historic Districts for the education, pleasure and welfare of the present and future citizens of Memphis.

The terms, "building", "exterior", and "ordinary repairs and maintenance", as used herein shall have the same meaning herein as that given in Article IV, Chapter 26, Code of Ordinances, City of Memphis and Article IV of Ordinance No. 3064, sub-section 26 (the Landmarks Ordinance) in effect on September 29, 1988.

These Guidelines shall be interpreted and construed in such a manner as to foster and preserve the predominant single-family residential character of the District.

These Guidelines shall not apply to ordinary repairs and maintenance.

PLATE 3

ILLUSTRATIONS OF DESIGN CHARACTERISTICS



Height, Massing, Scale
Consider

SEE B1. B2.

New construction that is compatible to neighboring forms, heights, and sizes.



Avoid

New construction that differs substantially in height, scale, forms and sizes from that of neighboring structures.



Orientation, Setbacks and Rhythm of Spacing

SEE B3. B4.

New construction that relates in site orientation, setbacks from front and side yard property lines of surrounding buildings and is compatible with the rhythm of the existing streetscape.



Avoid

New construction which does not relate to the orientation or setbacks of the existing streetscape. Also avoid construction which does not maintain established setbacks.

II. NEW CONSTRUCTION

Definition: The construction or erection of any free-standing structure or improvement on any lot, within the District, including new construction which utilizes existing party walls and any additions to existing buildings which are subject to review by the Commission pursuant to the Landmarks Ordinance.

A. General Principles

The provisions of Article II shall apply to the exterior of buildings, to areas of lots visible from public rights-of-way, and especially to principal elevations of buildings.

The principal facades-(front) and street-related elevations of proposals for new buildings shall be more carefully reviewed than other facades.

Because construction in the District primarily occurred in the years between 1890 and 1930, and, to a lesser degree, in the years since 1930, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

New construction should be consistent with existing buildings along a street in terms of height, scale, setback, rhythm and other design characteristics of existing buildings, both on the same and opposite sides of a street. The dominance of that pattern and rhythm of design characteristic must be respected and not be disrupted. More weight should be given to compatibility with existing buildings which are products of the original and predominant period of construction on a street as opposed to existing buildings constructed as infill development after the original period of construction but prior to the designation of this District as a historic conservation district.

ILLUSTRATIONS OF DESIGN CHARACTERISTICS

PROPORTION AND RHYTHM OF OPENINGS
RELATIONSHIP OF MATERIALS, TEXTURE,
DETAILS COLOR AND MATERIAL

CONSIDER

SEE B5. B7

New construction which maintains proportional relationships of solids to voids, and size with those of existing surrounding buildings.

New construction which is visually compatible with the materials, textures, details and color to those of adjacent buildings. Consider appropriate materials such as wood siding, stone and brick.



AVOID

New construction which does not relate the sizes of openings, proportions or materials of the primary facades to those of the surrounding structures.



Roof Shapes, Foundations and Bases
Consider

SEE B6.

New construction that relates to surrounding roof structures and is built on a raised foundation of not less than 2 feet above grade.



Avoid

New construction that does not relate to roof forms of neighboring structures or those not built on raised foundations of a min. 2 feet above grade.



B. Design Characteristics for New Construction

In determining the appropriateness of proposed new construction, the Commission shall consider, among other factors, the compatibility and consistency of the proposed design of the new construction with the designs of existing buildings in terms of the following design characteristics:

B1. Height

New buildings should be constructed to the same number of stories and to a height which is compatible with the height of surrounding buildings. The height of new construction should be consistent with the predominate pattern of the street on which it is located.

B2. Scale and Massing

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.

B3. Setback and Rhythm of Spacing

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

B4. Orientation

The site orientation of new buildings should be consistent with that of existing buildings along the applicable street and should be visually compatible.

B5. Relationship of Materials, Textures, Details, and Material Color

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

B6. Roof Shape

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

B7. Proportion and Rhythm of Openings

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

C. Additions to Existing Buildings

The following factors should be considered in reviewing proposed additions to existing buildings:

Additions in General

An attached exterior addition to a historic building expands its "outer limits" to create a new profile. Because such expansion has the capability to radically change the historic appearance, new additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation.

Additions to Principal Facades

New additions to principal facades of existing buildings should be discouraged and, if permitted at all, should be kept to a minimum and should be visually compatible in scale, materials, and texture; additions should not be visually jarring or contrasting. Additions should, if at all possible, be located to the rear of existing buildings in ways which do not disturb the principal facades.

Enclosure of Covered Areas

The enclosure of carports, porches, porte cocheres, and other covered areas on principal facades, to create additional habitable square footage is usually not appropriate and should be avoided. Notwithstanding, if such enclosure is permitted, it should be accomplished in a manner that preserves the original character of the original principal facade.

D. Outbuildings and Appurtenances

Outbuildings

Garages and storage buildings should reflect the design character of the principal building on the lot and that of surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture and details.

The location and design of outbuildings should not be visually disruptive to the design character of the surrounding buildings. Outbuildings should be placed to the rear of the principal building on the lot.

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. Attached carports, garages, storage facilities and similar structures should generally be placed at or towards the rear of the principal building on the lot.

III. DEMOLITION

Definition: The complete or partial tearing down of a building, object, structure or site or the removal of a building, object, structure or site from the District.

A. General Principles

Since the purpose of historic zoning is to protect historic properties, the demolition of a building, object, structure or site which contributes historically or architecturally to the character and significance of the District is inappropriate and should be avoided. Should a proposed demolition be deemed appropriate by the Commission, such demolition should proceed only when an immediate reuse is envisioned for the property. The proposed design of new construction should be submitted to, and reviewed by, the Commission in conjunction with the submission and review of the proposed demolition.

B. Guidelines for Proposed Demolition

Demolition is inappropriate:

if a building, object, structure or site is of such architectural or historical interest and value that its removal would be detrimental to the public interest and the goals of historic zoning set forth above in Article I;

if the proposed reuse and new construction would diminish or detract from the predominantly single-family residential character of the District.

if a building, object, structure or site is of such old or unusual or uncommon design and materials that it could not be reproduced without great difficulty and expense; or

if its proposed replacement or lack of replacement would in the Commission's reasonable discretion make a less positive visual contribution to the District, would disrupt the character of the District, or would be visually incompatible.

Demolition is appropriate:

if a building, object, structure or site has lost its architectural and historical integrity and importance and its removal and the proposed new construction will not in the Commission's reasonable discretion result in a more negative, less appropriate visual effect on the District;

if a building, object, structure or site does not contribute to the historical or architectural character and importance of the District and its removal and the proposed new construction will in the Commission's reasonable discretion result in a more positive, appropriate visual effect on the District; or

if the Commission determines, that demolition is economically necessary and justified in accordance with the provisions of Landmarks Ordinance, the applicable guidelines of the Commission (to the extent they are more exacting) and other applicable governmental laws, ordinances and regulations.

if the demolition is required by a final and non-appealable order or ruling of a court, governmental body or agency having appropriate jurisdiction, and such order or ruling does not allow for the restoration and continued use of the applicable building, object, structure or site.

IV. RELOCATION

Definition: Moving a building into the District or from one site to another within the District. Removal of a building, object, structure or site from the District shall be considered and reviewed as a demolition of the building, object, structure or site.

A. General Principles

Moving an existing building which still retains architectural and historical integrity and which contributes to the architectural and historical character of the District should be avoided.

Moving a building which does not contribute to the historical and architectural integrity of the District or which has lost architectural integrity due to deterioration and neglect is appropriate if its removal or the proposal for its replacement will result in a more positive appropriate visual effect on the District.

B. 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, quality of construction, 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 siting;

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 the Commission's reasonable discretion, in a negative visual impact on the site and surrounding buildings from which it will be removed.

V. ENVIRONMENTAL FEATURES

Definition: In this section are contained recommendations which concern the relationship of significant buildings or groups of buildings to the setting in which they are found. In considering a district, it is particularly important to preserve features of the built environment, such as street or sidewalk paving, gateway structures, landscaping and street lighting or signage; these features are indicative of the age and character of an historic area, and make as important a statement about design as the buildings themselves. Whether considering the entire District or an individual structure, those features which show age and historic character should be preserved.

A. General Principles

These guidelines shall apply only to areas of lots visible from public rights-of-way.

The distinguishing original qualities or character of a street, site, and its environment shall not be destroyed. The removal or alternation of any historic material or distinctive architectural or environmental features should be avoided.

Distinctive stylistic features or examples of skilled craftsmanship which characterize an environment, or site shall be treated with sensitivity.

B. Guidelines for Conservation of Environmental Features

1. District

Appropriate:

Retaining distinctive features such as the size, scale, mass, color and materials of buildings including roofs, porches, doors, canopies, and stairways that give the District its distinguishing character.

Inappropriate:

Introducing new construction into the District that is incompatible with the character of the District because of size, scale, color and materials.

2. Streets and Paving

Appropriate:

Retaining or repairing early or existing streets, walkways and other pavings.

Inappropriate:

Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the District.

3. Landscape Features

Appropriate:

Retaining landscape features such as parks, gardens, street lights, signs, gateway structures, benches, walkways, streets, alleys, and building set-backs that have traditionally linked buildings to their environment.

Using new plant materials, fencing, walkways, street lights, signs and benches that are compatible with the character of the District in size, scale, material and color.

Inappropriate:

Introducing signs, street lighting, benches, new plant materials, fencing, walkways, and paving materials that are out of scale or inappropriate to the District.

VI. MISCELLANEOUS

Effective Date and Presumption

These Guidelines shall take effect upon the date this District is designated a historic conservation district by the Council of the City of Memphis or as otherwise ordered by the Council. Upon such date, all property owners owning property within the District and all who shall thereafter become property owners of property within the District, shall be presumed to have knowledge of the provisions of these Guidelines and shall be deemed subject to the provisions of these Guidelines.

Amendment

These Guidelines may be amended from time to time by the property owners of the District, upon:

- i. application by any property owner of the District to the Commission;
- ii. notice to all property owners in the District of the proposed amendment(s); and
- iii. approval of such amendments by the Commission and any other governmental bodies which are required by applicable law to approve such amendments.

Severability

If any provision of these Guidelines is determined by a court of law or equity, or other governmental body, having appropriate jurisdiction, to be void or unenforceable, such provision shall be deemed severed from these Guidelines, and the remaining provisions shall continue in full force and effect.

Boundaries

The actual boundaries of the District shall be those set forth in the Historic District Zoning Application submitted to the Commission.

EVERGREEN

HISTORIC DISTRICT ASSOCIATION

P.O. BOX 820411 MEMPHIS, TN 38182-0411

STATEMENT REGARDING FENCES APPROVED
BY THE BOARD OF EHDA, MAR 17, 1998



RECEIVED MAR 18 1998

The introduction to the Design Review Guidelines includes the following description of the neighborhood, that establishes the rationale for the Evergreen District's opposition to front yard fences:

Through careful maintenance of the buildings and wooded lots, the historical and architectural integrity of the District has been retained, with streetscapes remarkably still as they were 50 to 75 years ago.... these architectural and landscape design qualities made the area a successful early twentieth century development and can account for the stability and popularity of the District through the years. Careful conservation of these features is necessary to insure the future success and stability of the District.

Therefore, the District continues its position that front yard fences are not in keeping with the open, parklike stretches on either side of the street, a hallmark of the City Beautiful movement of the early 20th Century.

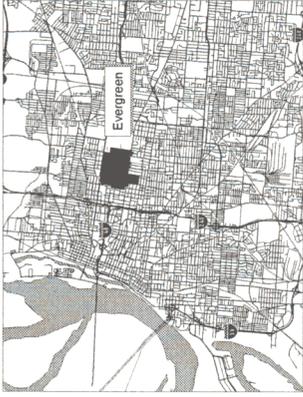
If, for unusual or compelling reasons, the necessity for a fence is an overriding issue that sets one yard apart from its neighbors, Evergreen suggests the Landmarks Commission take this into consideration in its response to requests. This is particularly true of corner lots on busy and well traveled streets. We strongly recommend that any front yard fencing be open fencing.

The District supports back yard and side yard fencing, and feels that too much regulation destroys the character of the alleys hitherto part of their turn-of-the-century charm. There is nothing in the guidelines that suggests the backyard and side yard fencing is not thoroughly consistent with the early twentieth century look, and that variety was a part of that landscape feature, just as variety was a hallmark of the houses that make up the district. Where the side yard fence joins the house should be back of the mid-point of the house.

There should be no razor wire or barbed wire rolls on commercial fencing.

Lawn furniture, such as benches, fountains, trellises, arches, lighting are not to be considered permanent structures, (and in the case of lighting may be considered safety features) and are not to be reviewed. What are to be reviewed are street elements outside private yard as described on page 8 of the Guidelines.

EVERGREEN HISTORIC CONSERVATION DISTRICT



To ensure preservation of the Evergreen Historic Conservation District, all exterior new construction, habitable additions, demolition, and relocation must be reviewed and approved by the Memphis Landmarks Commission (MLC).

The MLC issues Certificates of Appropriateness (COA) for work that meets the design guidelines adopted for the district. The Commission meets once a month to review and approve projects. Call 576-7191 for COA application information. See reverse side for work that requires MLC approval in the historic conservation district.



**MEMPHIS LANDMARKS
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**Work Reviewed by the Memphis Landmarks Commission
In Historic Conservation Districts***

New Construction:

new primary structures
new accessory structures
garages/carports
outbuildings/storage sheds
fences and walls
driveway gates

Additions:

habitable additions to primary structures
enclosure of garages as habitable space
enclosure of porches as habitable space
dormer additions to increase living space
roofline changes to add habitable space

Demolition of:

primary structures
additions
garages/carports
outbuildings/storage sheds
habitable porches

**Site Improvements (made during new
construction projects):**

general site plan
driveways and curb cuts
parking lots/parking pads
sidewalks and paving
exterior lighting

Relocation of Structures:

into a district
out of a district
within a district
within a property or site

* Excludes buildings or improvements that cannot be seen from a public street. Contact our office at 576-7191 to have this verified and exempted from review as applicable.