

**LEA'S WOODS HISTORIC
CONSERVATION DISTRICT DESIGN
GUIDELINES, INCLUDING THE
MIDTOWN CORRIDOR EAST
REDEVELOPMENT AREA**



LW Conservation Guidelines Revision 6.doc



Lea's Wood Historic Conservation District



General Terms

Historical Conservation Guidelines (the "Guidelines") are criteria and standards that 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:

- 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;
- To assure the compatibility within the Historic District by regulating exterior design and arrangement;
- 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 construction, relocation, demolition or other alteration of structures or appurtenances within any Historic District or zone; and
- To promote the use of Historic Districts for education, pleasure and welfare of the present and future citizens of Memphis.

DESIGN GUIDELINE FOR NEW CONSTRUCTION AND DEMOLITION IN THE LEAS - WOODS HISTORIC Conservation DISTRICT

By state law, all design guidelines for conservation zoning must comply with the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building and its site and environment.
- 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.
- Most properties change over time; those changes that have acquired historical significance in their own right shall be retained and preserved.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved as much as practicable.
- 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.
- 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, most nondestructive means necessary.
- Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- New additions, exterior alterations, or related new construction shall make an attempt to not destroy historic materials that characterize the property.
- 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.

I. HISTORICAL BACKGROUND

Memphis was built on the east side of the Mississippi River and began as a small town. It wasn't until immediately after WWII that eastward expansion of the city began. The Parkways, which grace the city, with their dogwoods and looming old trees, were completed in 1910. The area east of Overton Park was brought into the city in 1919 with a population of 159,280. Included in this annexation is the neighborhood of Lea's Woods. The boundaries are Park Place to the north, East Parkway to the west, Collins to the east (ceasing at the proposed Sam Cooper Blvd), Sam Cooper Blvd. from Collins to Williford as an east boundary, Williford to the east between Poplar and Autumn, and Poplar (between East Parkway and Williford) to the south. Additionally, included in this area are the following streets: Circle, Van Horn, Eastwood, Strathmore, Crestmere, and Katy. This neighborhood includes approximately 15 blocks, with lots varying from ¼ to ¾+ acres. Approximately 150 homes are in this area, with owner occupied homes predominating the area.

Prior to the annexation in 1919, the area east of Overton Park was it's own city. The area east of Overton Park began as a blue-collar town, centered on the lumber and railroad industry. The Car Works, established in 1893, build box cars and electric streetcars from oak and pine. This company is attributed for the growth of surrounding areas, as it was advertised in the Commercial Appeal: "600 new houses needed at once for the 3,000 to 4,000 people who will be supported by Car Works. House styles in the area, as well as to the rest of Lea's Woods District, are Shotgun Cottage, Queen Anne Cottage, Bungalow, American FourSquare, and Tudor Cottage styles. The area is intermixed from one lot to the next. One will find intermixing of styles on Park Place, Autumn Ave, Williford, and Circle Avenues to name a few. Other streets included in the Lea's- Woods District, are primarily of a consistent style. For example, Eastwood Street is mainly bungalows and has been referred to the "Bungalow Street" by many community members. Strathmore Circle and streets surrounding it have bigger lot sizes with some Spanish architecture involved.

Houses of the Art's and Crafts period were built with featured gingerbread trim, multiple gabled and hipped roofs, terra cotta chimney pots, decorative attic ventilation grille's, large double-hung one-over-one windows, clapboard or brick veneer sidings as well as brick or concrete foundations. Transoms above door entryways are often leaded glass, porches made of wood are supported by slender or lathe turned wooden columns and bracket. Porches made of concrete, usually extend the full width of the house and are adorned with stone column piers. Gable veneers are usually clapboard; fish scale or diamond shaped shingling. Stucco is also widely used. Roof shingle materials are often made of asphalt or terra cotta. Other styling features include decorative brackets on the gable, and battered porch stone piers, some with ornate groupings of 4-columns on each pier.

With East Parkway and Parkway Place as boundaries, as well as portions of Poplar and Collins, the Boundary area of Lea's- Woods is a mixture of cultures, types of households, and historical and unique styles and shapes of homes.

*Much of this information was taken from Binghamton: East of the Park, A History of Binghamton, TN by Lisa Katherine Jorgensen (July 15, 1984).

II. NEW CONSTRUCTION AND ADDITIONS

A. General Principles

1. These guidelines shall apply only to the exteriors of buildings that are visible from the public right-of-way, unless otherwise stated.
2. The public facades – both front and street-related elevations – of the proposals for new buildings shall be more carefully reviewed than other facades.
3. Reconstruction may be appropriate when it reproduces facades of a building which no longer exist or which were located in the historic district if: (1) the building would have contributed to the historical and architectural character of the area; (2) 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 (3) if it is accurately based on pictorial documentation.
4. New buildings and additions criteria shall relate to the established patterns and rhythms of the existing buildings on a given street. However, some streets within the Lea's- Woods Conservation District only include one side of a street. The dominance of that pattern and rhythm must be respected and not disrupted within the said district boundaries. New construction should be consistent with the architecture and period- styling of the existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, and details; roof shape; orientation; and proportion and rhythm of openings (see fig. 1 & 2).
5. The dominance of the established pattern and rhythms of existing buildings shall be respected. As some streets within the Lea's Woods Conservation District have existing buildings on only one side of the street, new construction shall extend this rhythm and pattern to the vacant area (see fig.1 & 2).

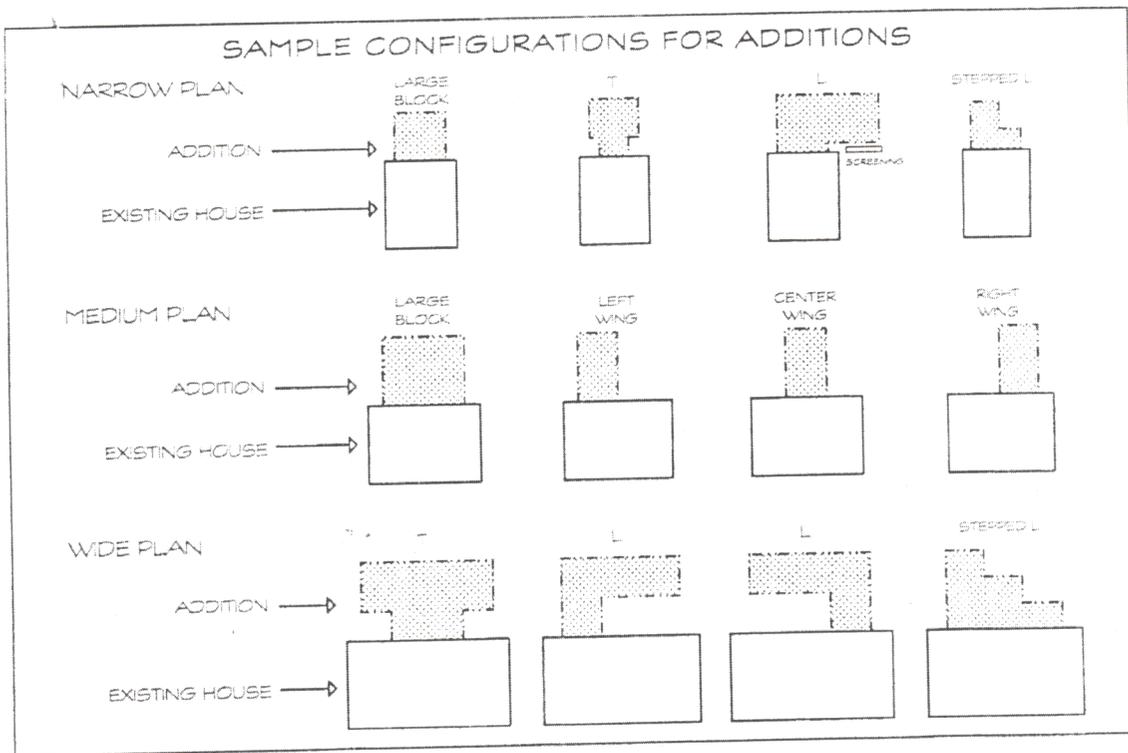
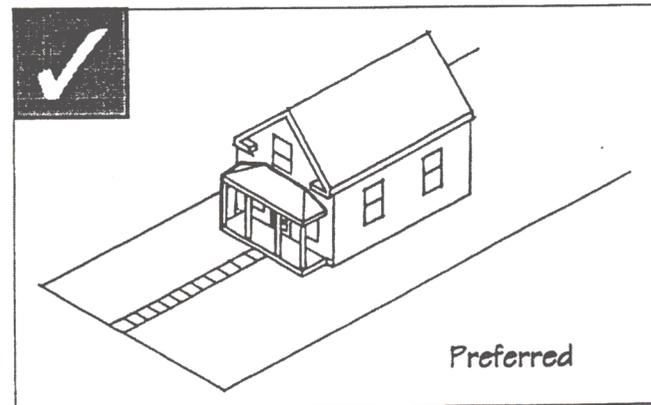
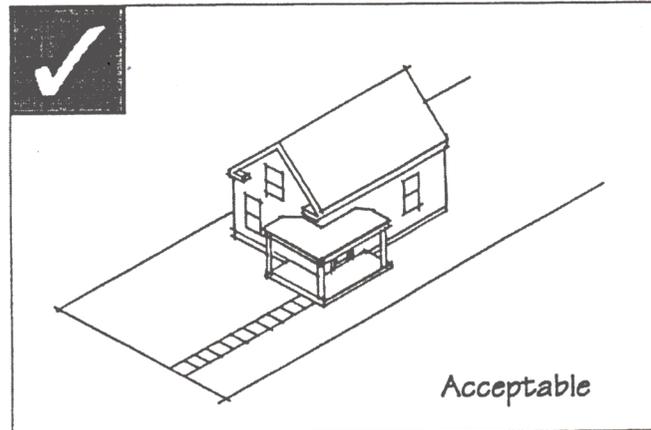
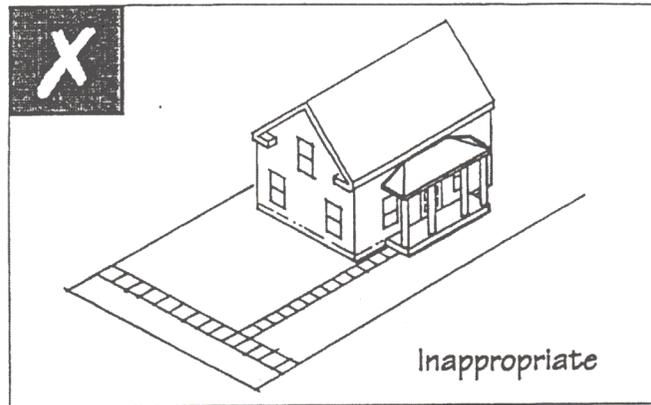


Fig.1

6. New construction should be consistent with the architecture and period-styling of the existing buildings along a street in terms of massing and rhythm; materials, texture, and details; roof shape; orientation; and proportion and rhythm of openings. Where existing buildings line only one side of the street, new construction on the opposite side of the street should be compatible in these respects.
7. Historically, additions were constructed on the rears of buildings, and this remains the most compatible location for additions within the historic conservation district. Rear additions should be designed in such a way as to not disturb, obscure or distract from the original character-defining features of principle facades of buildings. New additions to the principle facades of existing buildings should be discouraged and if permitted at all, shall be compatible with the existing building in scale, material and texture and should not be visually jarring or contrasting (see fig.1).

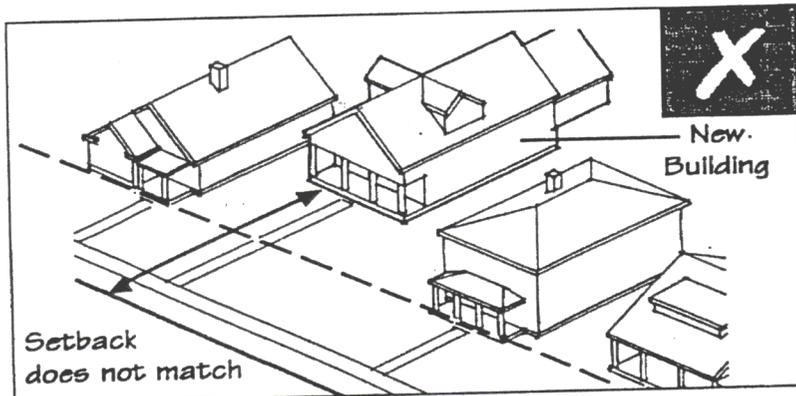
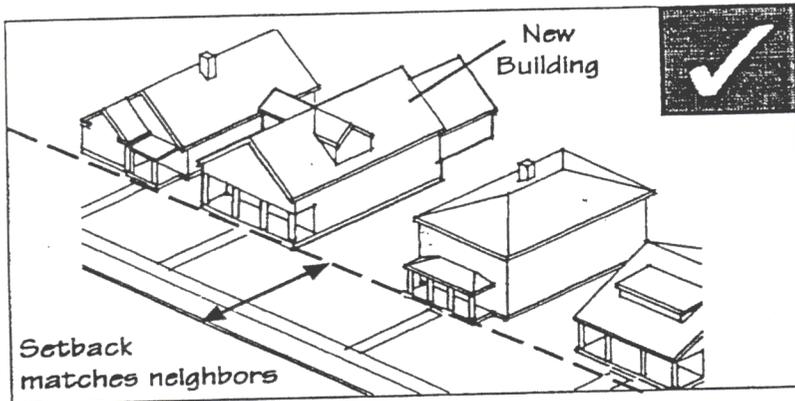


When altering a building or when constructing a new primary structure, consider locating the primary entrance to face the street.

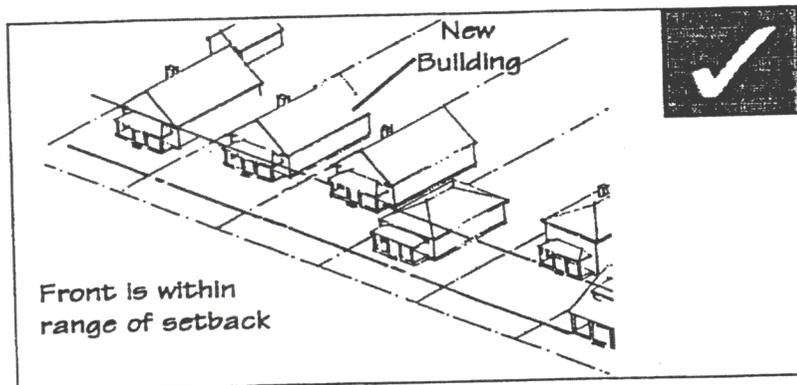
Fig.2

B. Building Orientation and Setbacks:

8. Orient the front of a house to the street and clearly identify the front door (see fig.2 & 3).
9. A building should fit within the range of yard dimensions seen in the block.



In areas where building setbacks are uniform, a new building should be placed in general alignment with its neighbors.



In some areas, setbacks vary, but generally fall within an established range. A greater variety in setbacks is appropriate in this context.

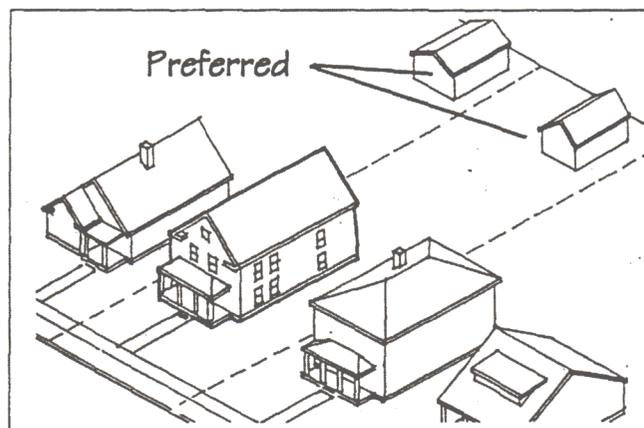
Fig.3

C. Outbuildings, Parking, and Fencing:

10. A parking pad, ribbon paving, or other parking area should be located to the rear or, less preferably, to the side of the house and should be consistent with the properties in the nearby area.
11. Areas for parking should not detract from the historic integrity of the district, street, structure or building. Any fencing of parking facilities

should utilize materials and designs that are compatible with the character of the district ; however, fences and additions shall be allowed

12. Areas for parking shall not be placed in the front yards of any properties, highly visible side yards or corner lots.
13. Driveways should be located only on lots with the size or topography to accommodate such a feature without major visual impact.
14. Carports, garages, sheds, or other similar structures (“outbuildings”) should be simple in form and character, and should be compatible within main structure and/ or nearby outbuildings. Those characteristics included are height, scale, roof shape, materials, openings, texture and architectural details.
15. The location and design of outbuildings should not be visually disruptive to the established rhythm character of the surrounding buildings (see fig.4).



Locating a secondary structure in the center of the rear yard will reduce the amount of outdoor livable space and is therefore discouraged

Fig.4

16. Freestanding, detached outbuildings are prohibited on the front or on the side of the property.
17. Additions that are attached to the principal building on the lot should be placed at or towards the rear of the principal building.
18. A garage door should be designed to minimize the apparent width of the opening.

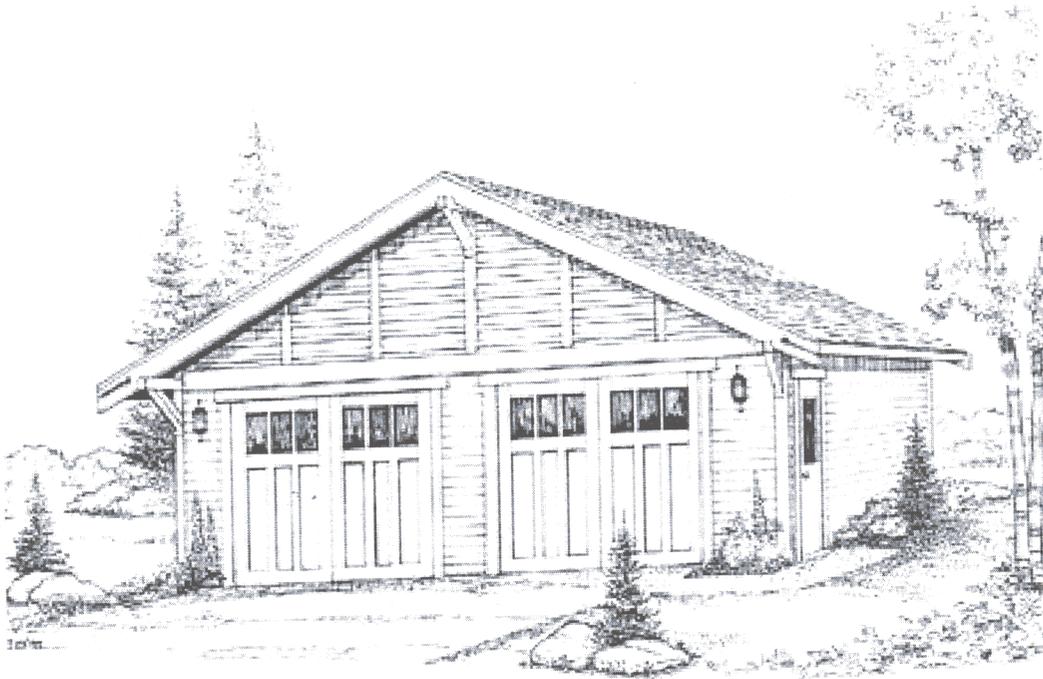


Fig.5

19. Appurtenances and any other environmental features such as, but not limited to, driveways, sidewalks, signs, fencing shall be reviewed and should be visually compatible with the environment of the existing buildings to which they relate. Such appurtenances and other environmental features shall be visually compatible with the environment of the existing buildings and sites to which they relate.
20. Back and side yard privacy fencing is consistent with these guidelines, and is allowed.
21. Retain existing historic paving materials used in driveways, such as stone and/ or concrete. Tar black topped driveways are not permitted. (Moved)
22. Replace damaged paved areas with materials that match the original paving. (Moved)
23. Secondary structures shall be simple in form and character as well as blending with the style and architecture of the main structure. (moved)

D. Building Mass, Scale and Form:

24. A building should appear similar in mass and scale to those of single family structures seen traditionally in the neighborhood.
25. The height of the foundation wall, porch roof, and main roofs should be compatible with those of surrounding historic buildings.

26. A front elevation should appear similar in scale and width to that seen traditionally in the block.
27. Sloping roofs such as gabled and hipped roofs are compatible for primary roof forms.
28. Dormers break up the perceived scale of a roof and are encouraged.
29. Eave depths should be similar to those seen historically and a minimum of 18 inches.

E. Building Materials:

30. Use masonry materials, such as stone and brick that appears similar in character to that seen traditionally.
31. Horizontal lap siding may also be considered as a primary building material or as an accent.
32. Other materials that are similar in character to traditional materials may be considered. Those materials include stucco, clapboard, brick and stone.
33. Roof materials may be composite shingles and shall convey a scale and texture similar to those used traditionally.
34. Metal roofs are inappropriate for roof planes facing the street.

F. Architectural Character:

35. Use architectural features that are common to traditional buildings in the neighborhood.
36. Using contemporary interpretations of historic styles is strongly encouraged for new buildings.
37. New architectural details should relate to comparable historic elements in general size, shape, scale, finish, and shadow depth.
38. Decks should not be seen from the street.
39. The use of a front porch is encouraged in any residential development.

G. Windows and Doors:

40. Windows and doors should appear similar in character to those used traditionally in the neighborhood.
41. Windows should not have snap-in muntins.
42. The use of fabric or metal awnings for a window or door may be considered.

III. DEMOLITION

A. General Principles:

43. The term “demolition” is defined as the complete or partial tearing down of a building, or structure or the removal of a building or structure from the district.
44. Since the purpose of historic zoning is to protect historic properties, the demolition of a building or structure that contributes historically or architecturally to the character and significance of the district is inappropriate and should be avoided.
45. A proposed demolition must be deemed appropriate by the Landmarks Commission, whose decision may be appealed to the Memphis City Council.
46. The proposed design of new construction should be submitted to the Landmarks Commission for review in conjunction with the submission and review of the proposed demolition if a new construction project exists.
47. Generally, unless a dwelling or structure presents an unacceptable risk to human health or safety or the environment, it should not be demolished unless a similar dwelling or structure is going to be built in its place, consistent with these guidelines.

B. Criteria for Evaluating Demolition Proposals:

48. Whether or not the building contributes to the historical or architectural character and importance of the district and whether its removal will result in a more positive, compatible visual effects on the district.
49. Whether or not a significant historic event occurred in the building or structure.

50. Whether or not relocation of the building or structure or a portion thereof, would be to any extent practicable as a preferable alternative to demolition.
51. Whether or not the proposed demolition could potentially have an adverse affect on other historic buildings located within the historic district or adversely affect the character of the historic district.
52. The age and character of the historic structure, and its condition.

C. If a Building is to be demolished:

53. Demolish a historic building only after all preferable alternatives have been considered.
54. Photograph and draw existing building(s) according to Historic American Building Survey standards. The Memphis Landmarks Commission and the Tennessee Historical Commission should retain this information.
55. If a site is to remain vacant for any length of time, improve the empty lot in a manner consistent with other open space in the historic district.

IV. RELOCATION

A. General Principles:

56. The term "relocation" is defined as 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.
57. Moving an existing building in or out of the district which still retains architectural and historical integrity and which contributes to the architectural and historical character of the district shall be avoided.
58. 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.
59. Generally, unless a dwelling or structure presents an unacceptable risk to human health or safety or the environment, it should not be relocated unless a similar dwelling or structure is going to be built in its place, consistent with these guidelines.

B. Criteria for Evaluating Relocation Proposals:

60. The age and character of a historic structure, its condition, and its probable life expectancy.
61. The view of the structure from a public street or right of way.
62. The character of the setting of the structure and its surroundings.
63. Whether or not the proposed relocation may have a detrimental effect on the building's structural soundness.
64. Whether or not the proposed relocation would have a negative or positive effect on other historic sites or structures within the historic district.
65. Whether or not the proposed relocation would provide new surroundings that would be compatible with the architectural aspects of the structure.
66. Whether or not the proposed relocation is the only practical means of saving the structure from demolition.

C. If a Building is to be relocated:

67. Seek assistance from the Landmarks Commission staff on documenting the building on its original site before undertaking the move. Photograph the building and the site thoroughly and also measure the building if the move will require substantial reconstruction.
68. Thoroughly assess the building's structural condition in order to minimize any damage that might occur during the move.
69. Secure the building from vandalism and potential weather damage before and after its move.
70. If the site is to remain vacant for any length of time, improve the empty lot in a manner consistent with other open spaces in the historic district.

V. LEGISLATIVE, JURISDICTIONAL AND DEFINITIONAL PROVISIONS

71. **Effective Date.** These guidelines shall take effect at 12:01 a.m. on the date following the date the district to which they apply is designated a historic conservation district or legally equivalent status by the Memphis City Council or as otherwise ordered by the Council.

72. **Boundaries.** The actual boundaries of the district to which these guidelines apply shall be those set forth on "Exhibit A" hereto or as otherwise specified by the Memphis City Council in designating the district as a historic conservation district. The term "district," as used throughout these guidelines, shall refer to the area within those boundaries.
73. **Notice & Presumption.** Upon the effective date of these guidelines, all persons who have or subsequently acquire any legal, beneficial, leasehold, possessory, or security interest in any property within the district shall be presumed to have knowledge of the provisions of these guidelines, and to be subject to them.
74. **Severability.** If any provision of these guidelines is made void or unenforceable by legislation or adjudication, such provision shall not be deemed severed and the remaining provisions shall become void.
75. **Amendment.** These guidelines may be amended from time to time upon, (a) application by any person owning a legal or beneficial interest in any district property, (b) notice to all owners of property in the district and (c) approval by the Memphis City Council.
76. **Appeal.** All decisions of the Landmarks Commission may be appealed to the Memphis City Council for final disposition.
77. **Applicability & Definitions.** These guidelines apply solely within the district, and solely to exteriors of buildings, structures, objects and appurtenances located or to be located (at least in part) in areas of lots visible from a public street, sidewalk, or other right-of-way within the district. Specific provisions of the guidelines apply, and are defined, as follows:
- The guidelines for new buildings and additions apply to the construction, and/or any increase in habitable area of any building and to the construction of any fences on the lot or to the principal building. Such guidelines do not apply to ordinary repairs and maintenance. Ongoing repairs and maintenance shall be deemed allowable and without limitation. This shall include work to correct deterioration, decay or damage to a building, object, structure or site in order to restore the same, as nearly as may be practical to its condition prior to such deterioration, decay, or damage, using materials identical to the original ones.
 - The demolition guidelines apply to the tearing-down, explosive destruction, or other elimination or removal of any significant part, i.e., more than 25% of a front porch, or any decrease in the habitable area, of any building.
 - The relocation guidelines are premised on the fact that the impact of a building structure, or object's being relocated to a given site is substantially the same as if the same building, structure or objects were newly constructed on that site. Accordingly, consistently with the new construction guidelines, the relocation guidelines apply to the moving of any building, habitable

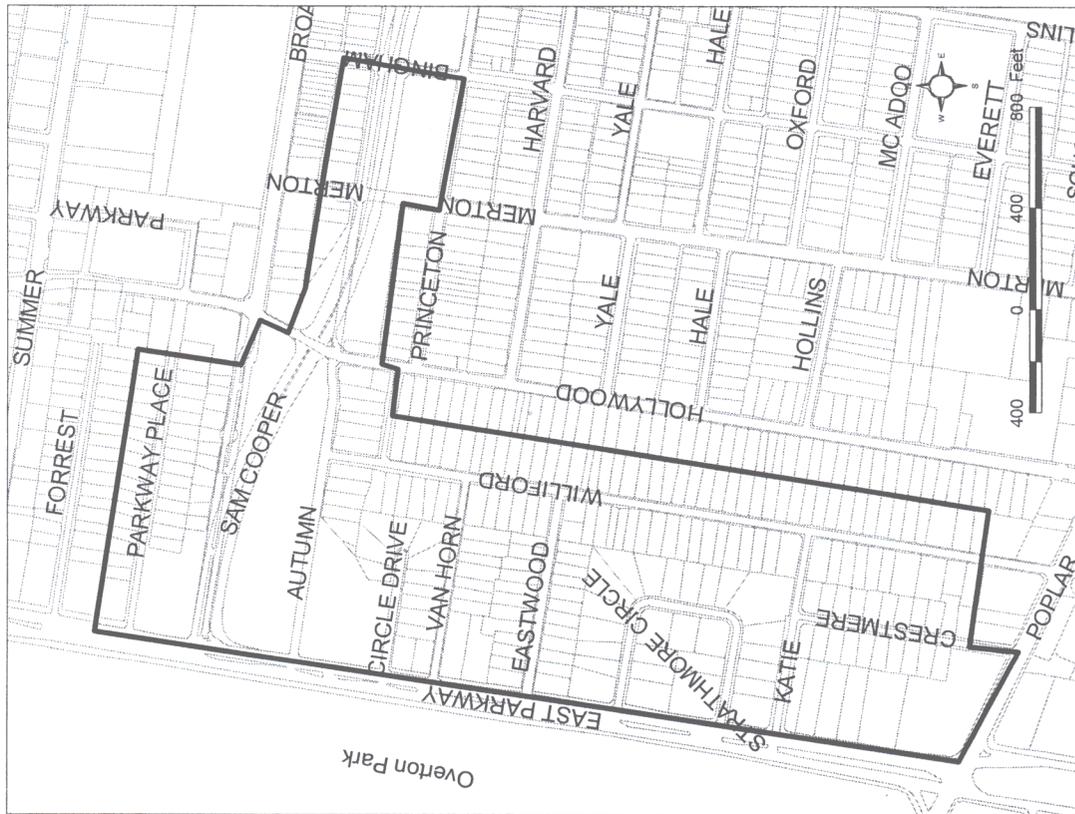
structure, or object, or any habitable structure, or object, or any habitable part thereof, into the district or from one site to another within the district.

- In addition to its ordinary meaning, the term “adjacent,” whenever used in these guidelines refer to buildings, structures, objects, improvements, appurtenances, or sites that are immediately adjacent to and/ or visible from any point on a contiguous yard, lot, sidewalk or street.

LEA'S WOODS HISTORIC CONSERVATION DISTRICT

To ensure preservation of the Lea's Wood 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
COMMISSION**

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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.