BATTERY PLACE

Design Guidelines

City of Chattanooga
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Table of Contents

I. Introduction 1

II. District Character 2

History and Background 2
Defining Characteristics 4
Looking at Your Building 5
District Map 5

III. Using Design Guidelines .. 17

Using These Design Guidelines ... 17
The COA Process 18
Design Goals for Battery Place 18
Building and Zoning Codes 19

IV. Guidelines for Site Design 20

Site Design Issues 20
Building Placement 21
- Setback 21
- Spacing 21
- Orientation 21

Driveways, Parking Lots, & Walks 22
Outbuildings & Site Features 24
Fences, Walls, & Walks 25
Appurtenances 27
Yards & Landscaping 28

V. Guidelines for New Construction & Additions .. 30

New Construction 30
- General Guidelines 30
- Massing/Building Footprint .. 30
- Complexity of Form 30
- Directional Expression 32
- Orientation 32
- Height and Width 32
- Scale 32
- Roof 33
- Openings: Doors & Windows . 33
- Porches and Porticos 33
- Materials and Texture 34
- Color 34
- Architectural Details 34
- Development on the Bluff 34

Guidelines for Additions 35
- Function 35
- Location 35
- Design 35
- Replication of Style 35
- Materials and Features 35
- Attachment to Existing Building 35
- Size 35

New Construction Checklist 36
Rehabilitation Checklist 37

VI. Guidelines for Demolition 38

Guidelines for Demolition 38

VII. Guidelines for Streetscape 39

Streetscape 39
Trees, Plantings, & Open Space .. 39
Streets, Sidewalks, & Parking 40
Public Signs, Lighting, & Utilities 41
Street Furniture 42
Riverwalk 43

VIII. Appendix 44

Secretary of the Interior's Standards for Rehabilitation 44

INTRODUCTION

BACKGROUND

Battery Place, a designated local historic district in the City of Chattanooga, is a small, self-contained section of the bluff overlooking the Tennessee River. It consists of approximately 20 residential properties along the river side of the road of the same name, Battery Place. Isolated from Bluff View by the Veterans Bridge and from the rest of the city by the Riverfront Parkway, Battery Place nevertheless is strategically placed to be visible from these major transportation routes as well as from the river and Maclellan Island. The district also is flanked by the Tennessee Riverwalk pathway. When the linkages are complete to make this trail a throughway, Battery Place will have even greater visibility.

The district contains a surprising variety of building designs. With a few exceptions, each of the historic buildings is the sole example of a particular style in the district. The newer properties range even more widely. All of the buildings are residential, with a mixture of single family homes, apartments in homes, small apartment buildings, and large condominium/apartment compexes.

As its name describes, Battery Place has historic importance as the site of artillery placements during the Civil War. In addition, many of the residences on Battery Place are historic, with the earliest built in the late-nineteenth century and others constructed in the first half of the twentieth century. Most of these historic buildings exhibit a high quality of design and craftsmanship.

Battery Place is in the unique position of having both a distinctive architectural and historical heritage and also offering scenic views of and from the river. This district plays an important role in the City's history and in the display and enjoyment of that history. Battery Place was designated a local historic district in 1991 in order to ensure that these qualities are maintained.

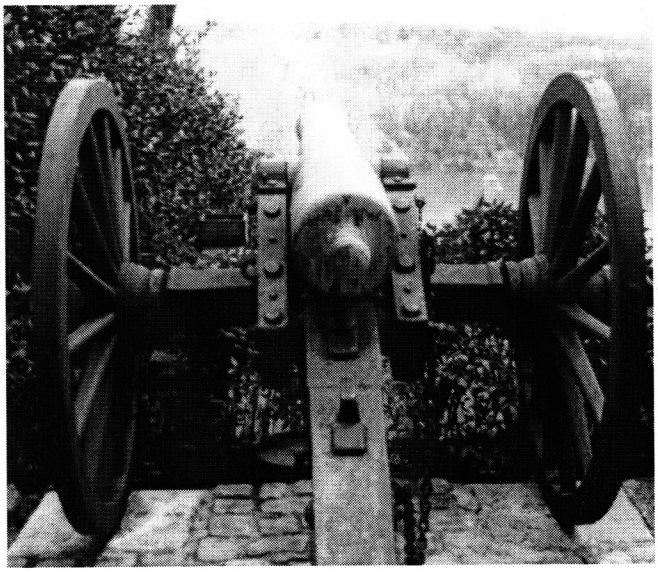
PURPOSE OF GUIDELINES

The Chattanooga Historic Zoning Ordinance requires that specific design guidelines be developed for each local historic district. Design guidelines give property owners, residents, contractors, and city officials guidance on how renovations and new construction can be in keeping with the historic character of the district. The primary purpose is to prevent detrimental changes. Guidelines also can instill greater understanding of and appreciation for the elements that give the district its integrity.

This handbook can express only general design principles, especially as Battery Place is such a small and diverse district. These guidelines emphasize the design issues unique to the district. The publication aims to provide the following:

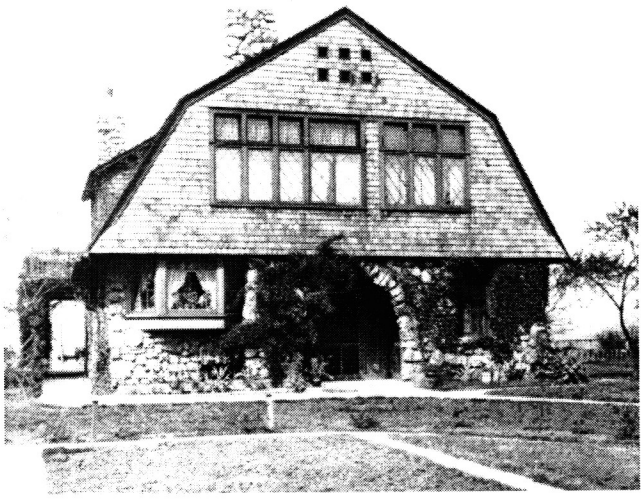
- a framework for recognizing the important features of buildings and sites and
- guidelines for maintaining the characteristics that contribute to the overall design goals.

HISTORY AND BACKGROUND



Battery Place Local Historic District is bounded roughly by the Tennessee River, the Veterans Bridge, Mabel Street, and Battery Place. This isolated yet highly visible older neighborhood contains an impressive collection of turn-of-the-century houses, although there also are a number of modern structures in the district. Battery Place is a distinctive asset to Chattanooga. Visible from the river, the River Park, and to Veterans Bridge traffic, as well as from the street, the historic houses with their landscaped gardens and mature trees make an aesthetically pleasing sight.

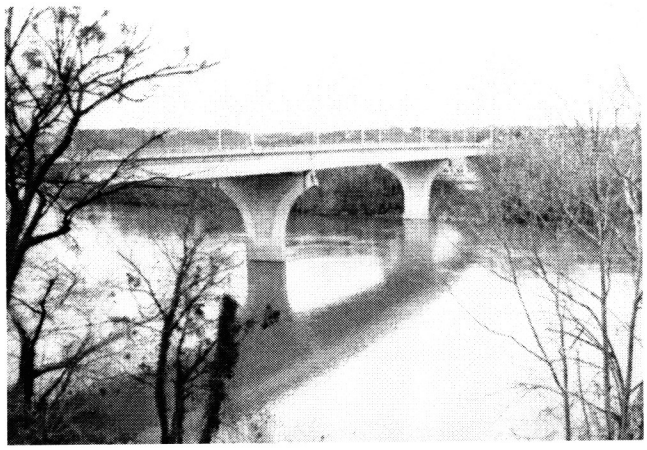
The area's importance as a historic district stems from its use during the Civil War and from its eclectic mix of historic houses. In addition, the district relates to Chattanooga's industrial heritage, especially use of the Tennessee River. Until the construction of Veterans Bridge bisected the area, Battery Place was part of the Bluff View district. Its history is therefore part of Bluff View's history.



The architectural styles represent trends spanning the late-nineteenth century through the mid-twentieth century. The oldest houses are a brick Italianate house and a Queen Anne cottage with a characteristic wrap-around porch. Other styles represented among the historic houses are Shingle, Tudor Revival, Colonial Revival, American Foursquare, and Craftsman or bungalow. Two early-twentieth-century apartment buildings combine traditional window and roof features with brick construction and vertical proportions to create multifamily dwellings that nevertheless fit well with adjoining single-family historic buildings.

Buildings or structures that do not contribute to the character of the district include two circa 1980 condominium complexes and several newer houses. A modern style house located at 641 Battery Place is of a different character from the other houses although it is a good example of its style.

The district thus contains a collection of significant houses which, given the area's visibility from the Tennessee River, the Veterans Bridge, and the Amnicola Highway, should be preserved as an asset to Chattanooga.



Today, the Riverwalk path passes between Battery Place and the Riverfront Parkway. This recreational path ties the district to Bluff View Art District and brings a stream of pedestrians through the area. The properties in Battery Place therefore are seen from the pedestrian point of view, as well as from farther away.

DEFINING CHARACTERISTICS OF BATTERY PLACE

Linear Shape - All of the properties lie on one side of Battery Place, tucked between the street and the river. Most of the district is only one lot deep.

Residential Character - All of the properties are residential.

Range of Residential Uses- Dwellings in the district range from single family to small apartments to large condominiums. Within the single-family homes, some are of modest scale but others are quite upscale.

Variety of Styles - Every building in the district is decisively unique. Some of the historic structures follow an architectural style, but no single style is common and some buildings feature a mix of style features.

Nonhistoric Buildings - The large condominium and apartment complexes introduce a larger scale and the need for site features such as parking lots and trash storage.

Deep Lots - Lots tend to be deep, stretching from the street to the river's edge. This traditionally has provided the opportunity for buildings to be set back from the street and to have open front lawns and more elaborate and private rear yards with river access.

Two "Fronts" - Because many of the properties are visible from the river as well as the street, most buildings have in essence two "fronts."

River Access - A number of properties have site features extending out onto the bluff itself in order to gain access to the river and its views.

Views from Street and Riverwalk - Most buildings are visible from the street and the path, although to varying degrees.

Views of River - From the street, the open lawns and deep setbacks allow an open horizon and hints of river views. Better views are available from the side streets and on the properties.

Views from River - From the river, improvements made on the bluff can be quite noticeable. These include the height, massing, and color of the primary structure, as well as the scale, color, and materials of steps, gazebos and other structures on the bluff itself.

Views from Bridge/Expressway - Glimpses of Battery Place give the impression of landscaped older residences. Significant visual intrusions could dispel this positive image.

Riverwalk Connection - The path through Battery Place offers the opportunity for the City's public improvements to complement the district and vice versa. Conversely, inappropriate construction in either can significantly reduce this opportunity to retain a viable and pleasing neighborhood and a fully enjoyable stretch of trail that offers the pedestrian a glimpse of natural areas, sense of history and continuity, and an appropriate transition to the Bluff Art District.

LOOKING AT YOUR BUILDING

Battery Place differs from most historic districts because of its small size and the fact that within this small group of buildings there is not a coherent architectural standard, as there would be if all of the buildings were built around the same time.

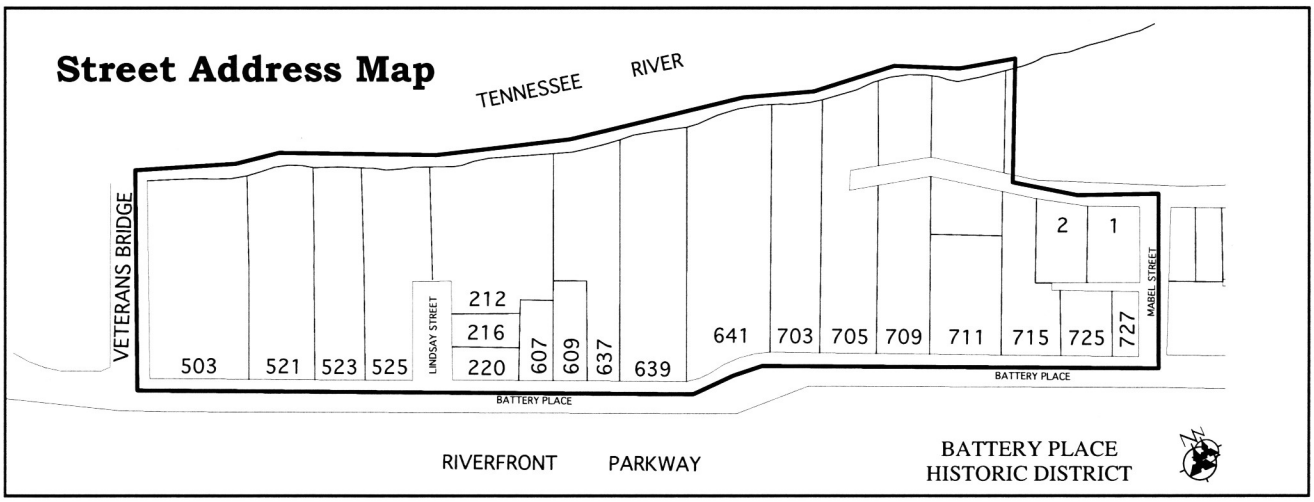
Also setting this district apart is its high visibility from varied angles, which heightens the responsibility of district residents to maintain notable positive characteristics and avoid detrimental changes.

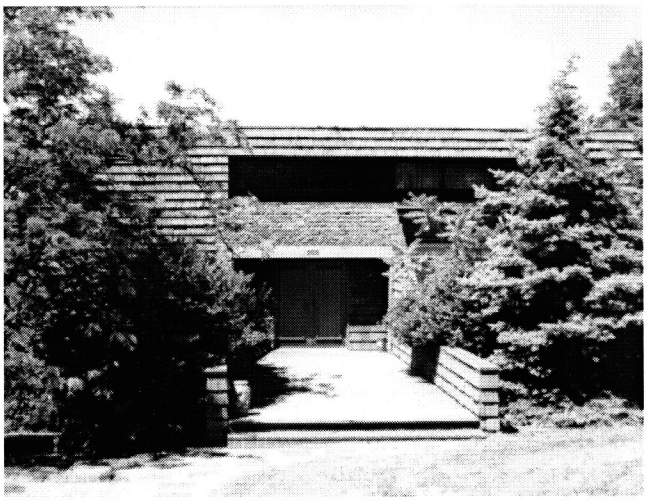
In contrast to most other historic district guidelines, these guidelines therefore focus primarily on the specific design and site elements that affect visibility. Preservation of the character-defining features of the historic homes in the district is still important. However, issues of appropriate rehabilitation can most effectively be addressed by reference to the design guidelines of more extensive historic districts, such as Fort Wood and St. Elmo. These other guidelines can provide full guidance to Battery Place property owners and the review board on how to protect these buildings.

The following pages describe the relevant features of each of the properties in the district. Also presented are factors that might need to be considered as changes are proposed to these properties. These statements are intended to give property owners and the CHZC a frame of reference for evaluating the appropriateness of proposed changes. They are not intended as specific regulations imposed on these owners.

Focus of Design Review:

- Portions of all properties visible from Battery Place and other public streets, from the Bridge and/or Expressway, or from the river should follow these guidelines.
- Reduced scrutiny should be given to views that are far off, or are from side streets or lanes.
- For historic properties, rehabilitation and changes should be reviewed as for other historic districts.





503 Battery Place

Status: Nonhistoric

Style: Not applicable

Features: Not visible

Site: Not highly visible from street; visible from river and bridge

521 Battery Place

Status: Historic

Style: Eclectic mix of Queen Anne massing with Prairie influences in window patterns and deep eaves

Features: Wide, overhanging eaves; tall ribbon windows; vertical proportions; rear porch with roof decks; secondary orientation to the river

Site: Excellent site features, including wrought iron fence, rear lawn and gardens, stone-walled terraces, landscaping, circular driveway

523 Battery Place

Status: Historic

Style: Shingle

Features: Gambrel roof, shingle siding, heavy stone foundation and chimneys, circular stone tower, composite windows, decorative leaded glass, recessed entry

Site: Lush landscaping, entrance gate with trellis on patio, terraced gardens, period garage, historic cannon in rear

525 Battery Place

Status: Nonhistoric Apartment Building

Style: Not applicable

Features: Low proportions, modern materials, large footprint, flat/fake mansard roof with skylights; structure terraces down bluff to create multiple apartment units

Site: Mature trees, low stone wall; high visibility from bridge and river; noncontributing site features are parking lot in front and not screened and visibility of dumpster

220 Lindsay Street

Status: Historic

Style: Vernacular Victorian

Features: Front gable, eave brackets, irregular massing, vertical proportions, full-width porch, tall windows, stucco finish with brick

Site: Small, front lot; highly visible from street

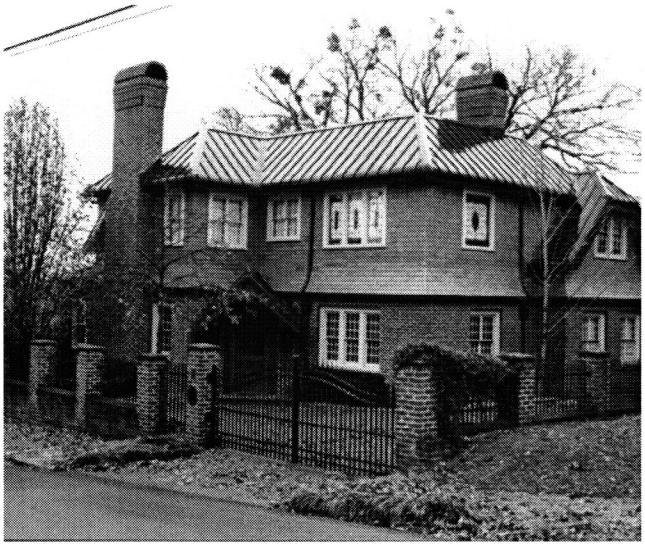
216 Lindsay Street

Status: Not applicable - Vacant Lot

Style: Not applicable - Vacant Lot

Features: Not applicable - Vacant Lot

Site: Any construction should be compatible with neighboring historic buildings



212 Lindsay Street

Status: Historic

Style: Remodeled Queen Anne with new materials and additions

Features: Hipped roof; composite windows, some with stained glass; shingle siding and brick; massive chimneys

Site: Brick and wrought iron fence; Developed bluff access, including walks and gazebo; extensive landscaping and terraces

607 Battery Place

Status: Historic

Style: Italianate

Features: Brick, hipped roof, eave brackets, tall segmentally arched windows with brick hood molds, unusually decorative front porch

Site: Small, front lot highly visible from street; garage located to side

Other: Oldest house in the district

609 Battery Place

Status: Not applicable - Vacant Lot

Style: Not applicable - Vacant Lot

Features: Not applicable - Vacant Lot

Site: Highly visible front lot. New construction should be compatible with adjoining historic buildings and should not be out of scale with the small lot size

637 Battery Place

Status: Nonhistoric Condominiums

Style: Modern

Features: Wide and low facade, fake mansard roof, small windows

Site: Parking lot dominates front set-back area; privacy fence along side

639 Battery Place

Status: Historic

Style: Colonial Revival

Features: Two-story brick with hipped roof and small entry portico; unusual asymmetrical facade

Site: Expansive, open front lawn

Other: Built in 1945

641 Battery Place

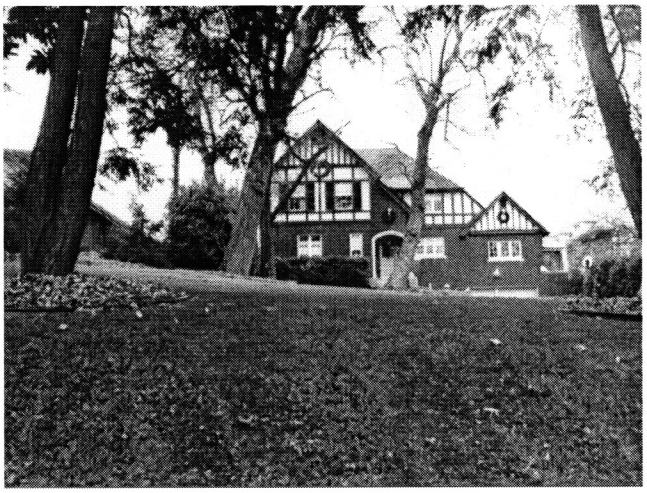
Status: Nonhistoric, contributing

Style: Modern (good example of style)

Features: Low profile, large picture windows, massive front flagstone chimney

Site: Grade reduces visibility, brick driveway, lush plantings

Other: Built in 1958 by Garrison Siskin



703 Battery Place

Status: Historic

Style: Tudor Revival

Features: Decorative half-timbering with brick, arched entrance porch with cast-stone trim, irregular facade with multiple front gables, complex roof

Site: Expansive, open front lawn with mature deciduous trees

Other: Newell House, built in 1908

705 Battery Place

Status: Historic

Style: Colonial Revival and Prairie influences

Features: Brick, 2 1/2 stories, symmetrical facade dominated by three front gables and bands of composite window with jack arch lintels and keystones, central recessed entry, large roof dormers, deep eaves and a detached garage on the street

Site: Low stone wall, well-defined driveway, open lawn, mature trees

709 Battery Place

Status: Historic

Style: Vernacular Apartment Building

Features: Brick three-story, symmetrical facade dominated by full-width gallery porch on each level, boxlike shape, arched windows and doors, secondary side entrance

Site: Open front lawn, well-defined driveway with parking to side

Other: Riverside Apartments, circa 1920

711 Battery Place

Status: Historic

Style: Queen Anne Cottage

Features: Cross gable roof, 1 1/2 story frame on partially raised basement, irregular plan, wraparound porch with Eastlake trim, decorative trim under eaves, shutters

Site: Open lawn, but not as deep a setback as other historic houses

715 Battery Place

Status: Historic

Style: American Foursquare

Features: Square proportions, hipped roof with large dormer, addition with garage underneath

Site: Deep setback, open front lawn, garage partly below grade

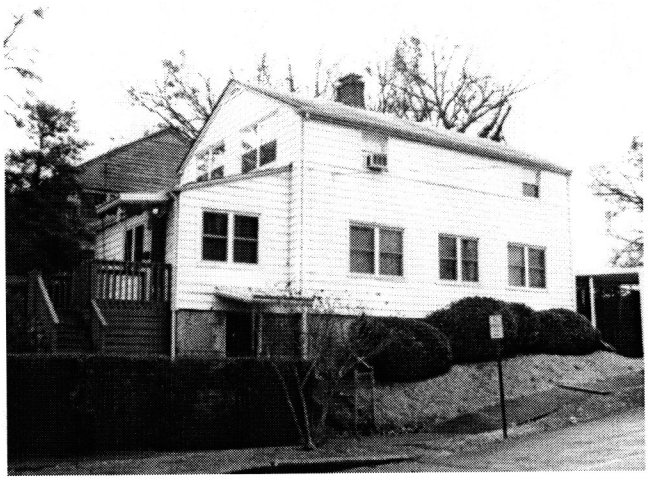
725 Battery Place

Status: Nonhistoric

Style: Ranch

Features: Wide proportions, projecting front gable, small windows

Site: Small, front lot, hedge border, front walk, garage below grade



727 Battery Place

Status: Historic

Style: Vernacular with Colonial Revival features

Features: gable roof, paired windows in symmetrical pattern, frame construction, two-story over partially raised basement

Site: Small corner lot with orientations on both Battery Place and Mabel Street, hedge border, carport in rear with side entrance

1 First Street

Status: Historic

Style: Craftsman features

Features: Wide overhanging eave with brackets, cross-gable roof, composite windows, combination of stucco over brick basement, projecting entrance bay

Site: Low stone rubble walls form terraces, stone/rock garage; visible from Mabel Street and two lanes

2 First Street

Status: Historic

Style: Vernacular with Craftsman features

Features: Gable roof with hipped roof addition, six-over-one windows, combination of stucco and brick with stone foundation, full-width side porch

Site: Visible from Mabel Street and two lanes

Battery Place Design Guidelines

Using Design Guidelines... 17

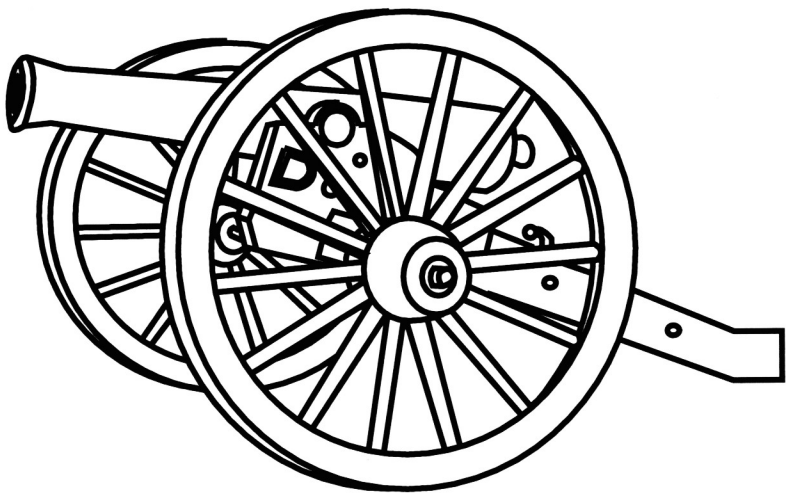
Guidelines for Site Design...20

Guidelines for New Construction & Additions...30

Guidelines for Demolition...38

Guidelines for Streetscape...39

Appendix...44



USING THESE DESIGN GUIDELINES

The guidelines clarify what is valuable and worth preserving in the district and explain how you can respect these features as you make changes or repairs to your building or design new buildings adjoining the old. As a property owner, you should refer to these guidelines whenever you plan changes to your property.

The members of the Chattanooga Historic Zoning Commission (CHZC) also will be using these design guidelines. It is this review board's responsibility to decide whether your proposed change is appropriate for the district. These guidelines give them basic standards for making these decisions. The city also should refer to these guidelines when planning public improvements in the district.

These guidelines are tailored to the neighborhood. Because of the small size of the district, every attempt was made to ensure that historic district goals are balanced against the unique situation of each property. They are still guidelines, intended to provide guidance to the CHZC. They are not regulations. Neighborhood input was gained through an advisory committee and in public meetings.

Before you attempt to make changes to your building or build a new structure in the district, you should read the first two chapters. Chapter I will help you to recognize the physical attributes of the district and of your building. In Chapter II, "The COA Application Process" will help you to understand the local architectural review process.

The remaining chapters present the actual guidelines. Guidelines are given to address the major issues of site design, new construction and additions, and streetscape. Site elements are a critical part of the distinctive character of the district and should be reviewed in all projects. The new construction chapter focuses on district-specific issues. The chapter on streetscape provides guidance to local government departments in regard to public improvements.

There are four guidelines chapters:

I. Guidelines for Site Design (e.g., parking, landscaping, outbuildings)
2. Guidelines for New Construction and Additions
3. Guidelines for Streetscape (e.g., streetlights, sidewalks, public signs, paths)
4. Demolition

The appendix includes additional resources, particularly for rehabilitation issues. The more comprehensive design guidelines for larger historic districts in the city, such as Fort Wood and St. Elmo, should be consulted for specific guidance on rehabilitation, demolition, and other issues relating to historic buildings. For additional guidance or if you need more information on a specific topic, the staff of the Historic Zoning Commission can help with many technical questions.

The COA Application Process

Architectural review is required for most projects. If you own property in the district and want to make **exterior changes** to your building, especially those that will be visible from the street, Veterans Bridge, the Expressway, or the River, you will need a Certificate of Appropriateness (COA).

Your first step is to contact the CHZC staff at 266-5948 to discuss your project and to obtain an application form for a COA if design review will be necessary. Staff can help you determine whether you need to go through the design review process and what type of approvals, permits, and certificates would be needed for your project. They also can provide guidance and advice on the guidelines.

No Review Required - A COA is not required for landscape plantings or interior changes.

Staff Approval - Changes that are minor, such as replacing porch railings, and that meet the design guidelines can be given a COA approved by CHZC staff and do not require going before the Commission. Phone approvals can be granted for items considered routine maintenance.

Commission Review - New construction of primary structures or outbuildings, additions, demolitions, and parking lots require review by the CHZC, as do any alterations not considered minor or routine maintenance. Significant changes to the site such as adding fences, walls, driveways, or parking areas also require review. Any proposed changes that do not clearly meet the design guidelines will require Commission review.

Design Goals for Battery Place

- Maintain open views and relationship to the river.
- Maintain the existing street pattern.
- Preserve and properly maintain historic buildings.
- Preserve landscaping and other site features that contribute to district character.
- Maintain the residential character of the neighborhood.
- Respect the architectural character of existing buildings when rehabilitating or making additions.
- Design any new buildings to relate to the character and scale of surrounding historic buildings.
- Ensure that streetscape improvements complement district character.
- Minimize the impact of the automobile and parking on private sites.

What to Submit
The CHZC must receive enough information on which to base its decision. For most projects, you will need to fill out an application and you may be requested to provide photographs, drawings and plans, description of materials to be used, or other documentation.

Economic Hardship
The CHZC can take into account whether strict application of the design guidelines in a specific case would result in peculiar and practical difficulties or undue economic hardship. A property owner denied a COA has the right to present evidence that the denial deprives him of reasonable use of or economic return of the property. The CHZC then considers whether to issue a Certificate of Economic Hardship.

Building and Zoning Codes

Any requirements of the Historic Preservation Ordinance are in addition to zoning regulations or building codes. Both zoning regulations and building codes are likely to come into play during new construction or with any change in use of the property. Check with the Building Inspection Department to make sure that your plans also will be in compliance with zoning regulations and building codes.

Zoning
The Historic Preservation District is an overlay zone which provides for the review of certain changes that affect the appearance of buildings. The underlying zoning, however, still governs basic site features like setback, minimum lot size, maximum height, and use.

All of Battery Place is zoned R-3 residential, with regulations common throughout the city. This zoning allows all categories of residential uses by right, from single-family through multi-family. Front setbacks must be at least 25 feet. Heights are restricted to 35 feet or 2.5 stories, except that an additional foot of height is allowed for each foot of front setback beyond the 25 foot minimum. The specific standards for this zoning district can be found in *The Chattanooga Zoning Ordinance*, which should be reviewed for further information.

Building Codes
Whereas new construction must comply strictly with the letter of the code, the Southern Standard Building Code allows the local building inspector a certain amount of flexibility for existing buildings. While such permission is not automatic, there is the potential to help you retain historic elements that otherwise might not meet the requirements of the code. Contact the Building Inspector's office if you need more information about building codes.

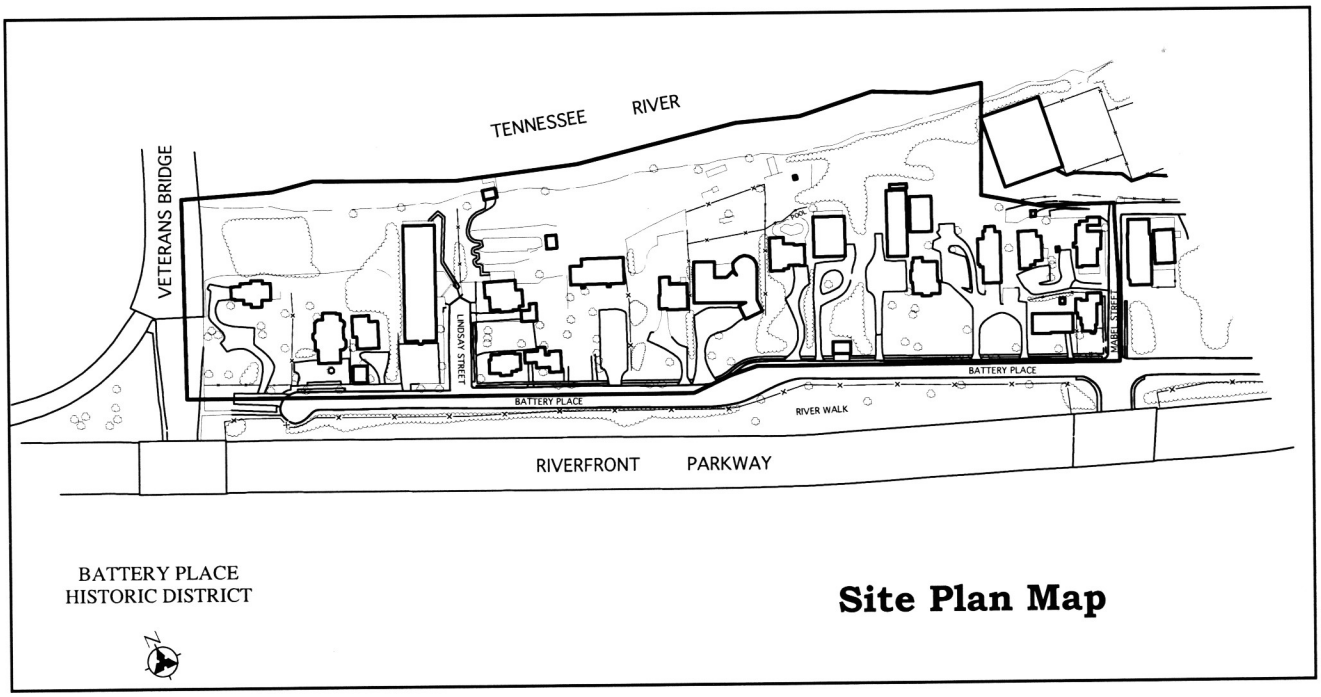
SITE DESIGN ISSUES

Site design guidelines should apply to all new construction as well as rehabilitation projects. Battery Place Local Historic District exhibits a great variety of site design and site features. The form most characteristic of Battery Place is the deep lot stretching from the street to the river. These lots have two "fronts," one toward the street and one toward the river. Another distinguishing feature of these lots is the relative isolation of each property and the tradition of individuality of design not just in the buildings but in the site features. Most of these lots have sweeping, open front lawns, a side driveway, and sometimes a parking area. Portions of the rear and side yards are sometimes enclosed by walls or dense landscaping.

Other lots are smaller, generally the front portion of a deep lot. These lots function like typical neighborhood lots. Outbuildings and other constructed site features include garages, pools, patios, and gazebos. There also are a variety of walls, fences, and walks as well as terraces and terraced gardens.

New construction has already set precedents that vary from the historic norm. Some of these variations do not enhance district character and goals and therefore should not be reinforced in future new construction. In addition, the more intense uses bring with them parking lots, trash storage, signs, lighting, and other appurtenances that can overpower the site.

Battery Place is highly visible from the river and has historic importance as the site of cannon placements during the Civil War as well as a long tradition of river usage for industry. Ensuring uses and designs that respect this role is therefore a critical part of maintaining district integrity.



Site Plan Map

BUILDING PLACEMENT

Setback

Setback is the distance between the building eave and the property line or right-of-way boundary at the front of the lot. Setbacks in Battery Place vary greatly, depending mostly on the lot configuration. Buildings on the deep lots tend to be placed far back from the street. Those on front lots have a shorter setback, more typical of most early-twentieth-century neighborhoods.

1 *Locate new construction at the setback distance from the street established by any adjacent historic residences.*

Spacing

Spacing refers to the side yard distances between buildings. As with setback, spacing in Battery Place varies. In most cases the primary building is placed approximately in the center of the lot.

2 *Spacing for new construction should maintain any definite rhythm established by existing historic houses on adjacent or similarly situated lots.*

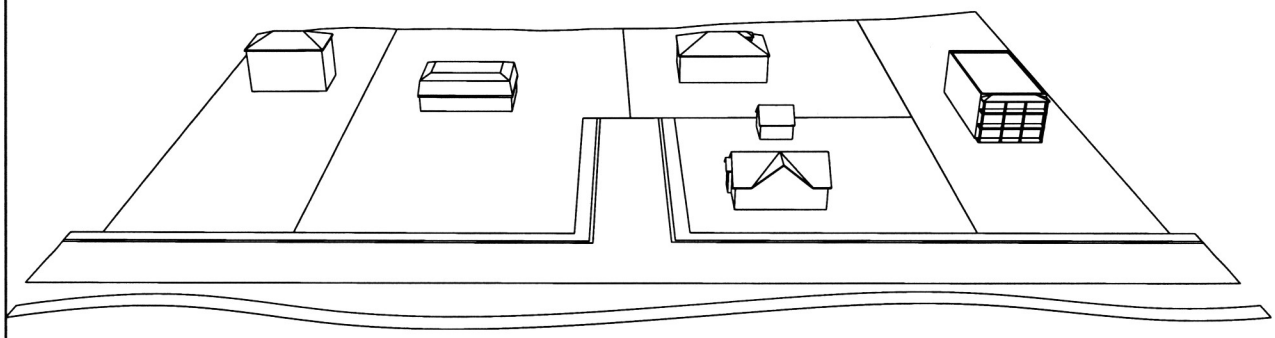
Orientation

Orientation is the direction a building faces. In Battery Place, many buildings have a secondary orientation toward the river.

3 *Orient buildings toward the street.*
•Consider a secondary orientation to the river if the site is highly visible.
•Avoid a sideways or slanted orientation.

Building Placement

Setback is deep on most lots and shallow on front lots.



Spacing - Most buildings are in the center of the lot.

Orientation is generally to the street with sometimes a secondary orientation to the river.

DRIVEWAYS, PARKING LOTS, AND WALKS

Parking is provided along Battery Place and the side streets. Because of the depth of the lots, most residences have driveways beside the house. There also are a number of private parking lots.

Appropriate paving materials for driveways and private walks can help reinforce the character of the district. Strategically placed landscaped screening can help reduce the visual intrusion of parking areas.

1 *Attempt to reduce the need for off-street parking by encouraging the use of on-street parking.*

2 *Parking lots should be located only on lots with the size or configuration to accommodate them without significant visual impact.*

3 *Do not place parking lots so that they are visible from the bridge or river.*

4 *Large paved areas for parking should not be placed in the front yard unless it can be shown that landscaping, grade, and other design elements are incorporated and make this the best choice compared to elsewhere on the lot.*

5 *Design parking areas to be as unobtrusive as possible.*

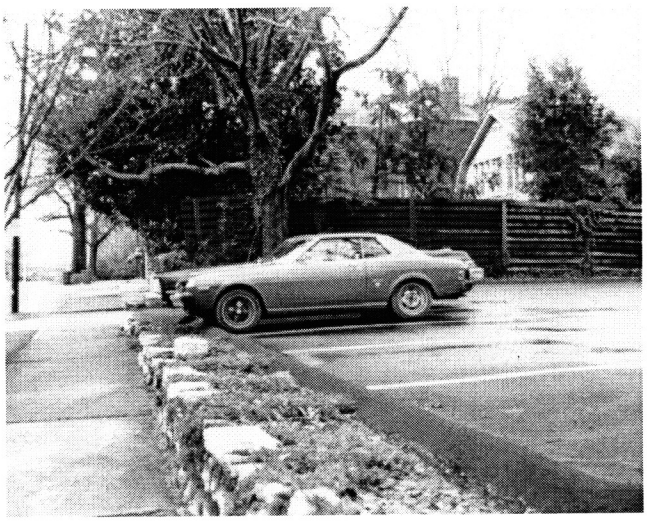
- *Place parking to the side and rear of buildings and work with grade changes.*

•Consider using several smaller parking areas rather than one large lot.
•Clearly define curb cuts.

6 *Screen any parking areas that would be prominently visible from a public right-of-way or the river, using either year-round landscaping of sufficient height or fences or walls of attractive design.*

7 *Semicircular driveways with two entry points on the front of the lot are appropriate only for large elaborately designed buildings and should be coupled with appropriately designed landscaping or fences.*

8 *Retain historic paving materials used in walks and driveways and replace damaged areas with matching materials.*



9 *Insure that new paving materials are compatible with the character of the area. Materials such as brick pavers, exposed and aggregate or patterned concrete, and flagstones are examples of distinctive and attractive applications. Color and texture should be carefully reviewed prior to installation. Avoid large expanses of bright white or gray concrete surfaces.*

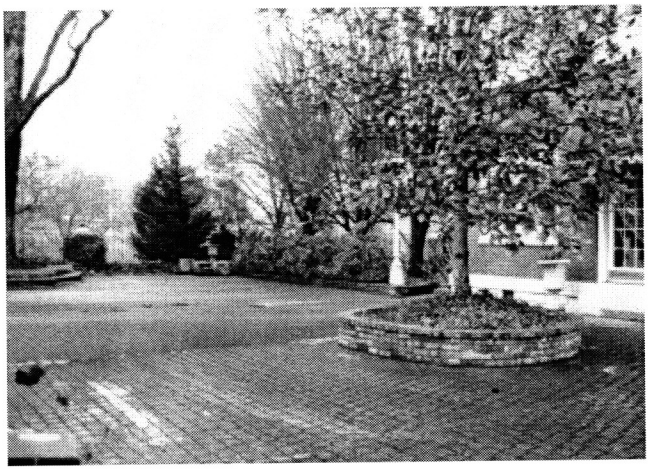
10 *Demolishing historic structures to provide areas for parking is not appropriate.*

OUTBUILDINGS AND SITE FEATURES

A number of houses in Battery Place have garages or other outbuildings. Other constructed site features include patios, gazebos, pools, and steps down the bluff.

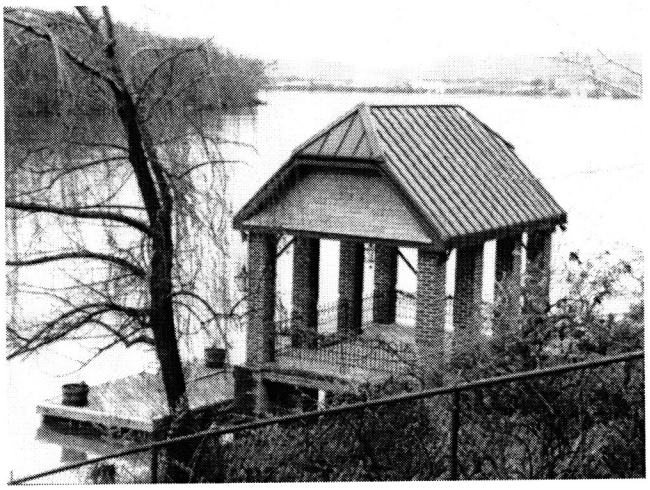
1 *Retain existing historic garages, outbuildings, and site features.*

2 *Design any new outbuildings to be compatible with the style of the major buildings on the site, especially in materials and roof slope.*



3 *New garages or outbuildings should be located to the side or rear of the primary building and in a manner that reflects traditional placement patterns within the district.*

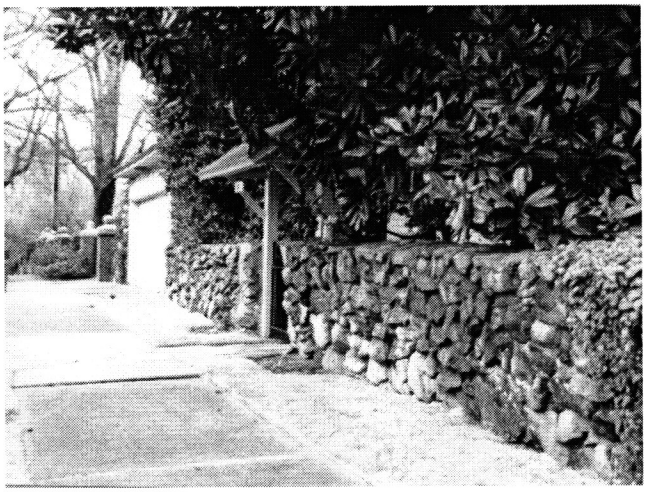
4 *The scale of new garages or outbuildings should not overpower the primary building or the size of the existing lot.*



5 *The design and location of any new site features should relate to the existing character of the property.*

6 *Uses, such as recreation areas, should be screened from view if possible. Uses that would detract from the view from the river should if possible be sited or designed to reduce that impact. Screening, using grade changes, and placement on the lot should be considered.*

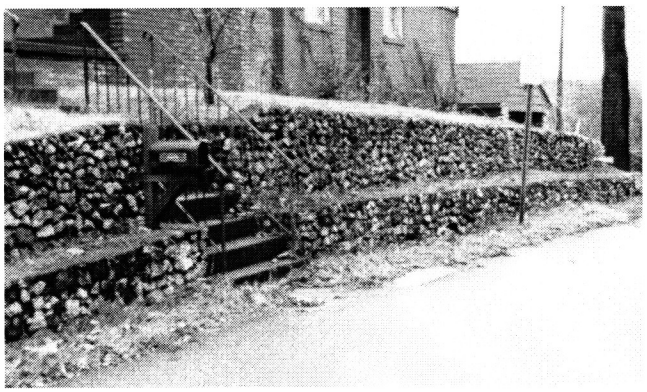
FENCES, WALLS, AND WALKS



Battery Place contains many types of walls and fences, most of which are of good craftsmanship and design. These include low stone walls and brick and wrought iron fences. Some fences of modern construction are not overall assets to district character.

1 *Keep front yards open, using at most a semitransparent or low fencing material. Avoid the use of solid masonry walls in the front which would visually enclose the property from more open neighboring sites.*

2 *Retain traditional fences, walls, and hedges. When a portion of a fence or wall needs replacing, salvage original parts for a prominent location from a less prominent location if possible. Match the original in material, height, and detail. If this is not possible, use a simplified design of similar materials and height.*



3 *The design of new fences and walls should blend with materials and designs found in the district. Commonly used materials are stone, brick, and wrought iron. Shrubbery hedges also can be borders. Often the materials relate to the materials used elsewhere on the property.*

4 *The scale and level of ornateness of the design of any new walls and fences should relate to the scale and ornateness of historic buildings in the district.*

5 *The height of the fence or wall in general should not exceed 3.5 feet in the front or 6 feet in the side or rear.*

6 *Privacy fences are not appropriate in front yards and should not be the dominant feature in any portion of the lot visible from the street or the river.*

7 *Do not use materials such as chain-link fencing, concrete block walls, or landscaping timbers in front yards or visible side yards. Camouflaging fences with hedge or vine is recommended.*

8 *Paths and steps on the river bluff should use muted colors and be of unobtrusive design.*

APPURTENANCES

Site appurtenances include utilities, trash storage, outdoor lighting, signs, and other utilitarian items placed in yards or attached to buildings. In most cases in Battery Place, site appurtenances are not very visible. However, these modern accessories tend to be more present in the newer apartment and condominium uses and have considerable potential to detract from district character. For all properties in the district, the placement of appurtenances and the effect on the site and on the building should be evaluated. Signs are a rare need in the district.

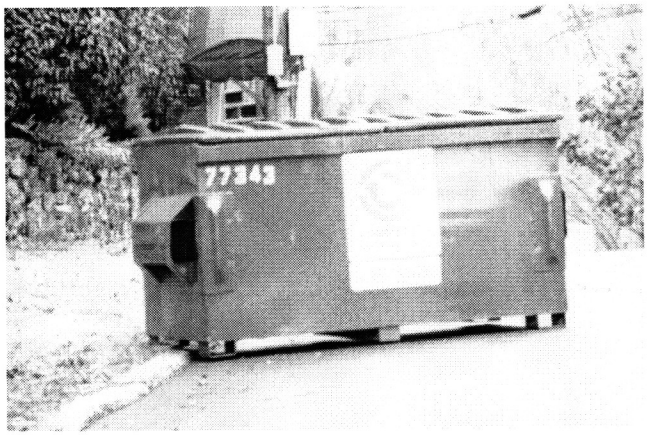
1 *Place site appurtenances to the side and rear of the building or otherwise in the least visible location.*

2 *Screen site appurtenances, especially trash storage areas and satellite dishes, with landscaping or otherwise ensure that they are as unobtrusive as possible. Dumpsters should be screened and out of view.*

3 *Mount equipment such as utility meters, wires, and antennae carefully so that they do not harm features of historic buildings and are in less visible locations.*

4 *Locate any needed handicapped ramps on less visible elevations, if possible, and consider placing them so that they can be removed later.*

5 *Retain and refurbish historic light fixtures where possible.*



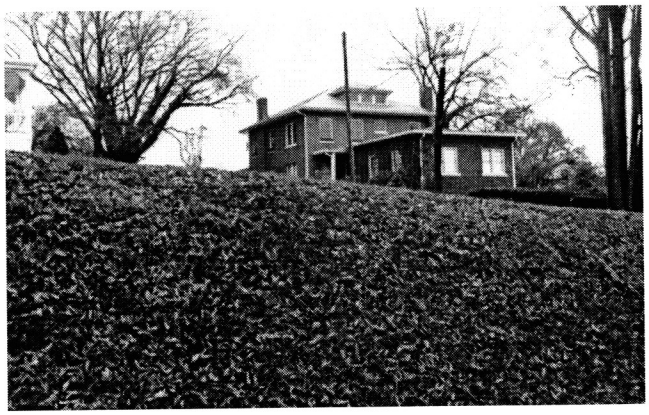
6 *New lighting fixtures should be of a simple design and should complement the style of the building.*

7 *Avoid using bright floodlights or rows of lights along driveways and walks.*

8 *Signs should reflect the residential character of the neighborhood. They should be small-scaled and understated. For multi-family buildings, small hanging signs in the yard can be appropriate. Frequently used signs (such as rental notices for multi-unit buildings) should if possible be of a fitting character and design.*

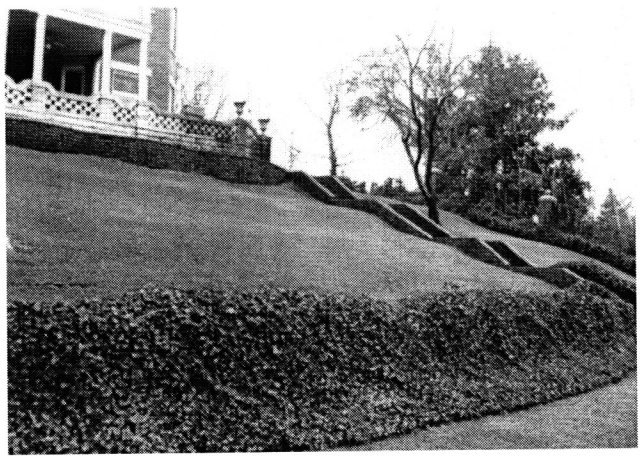
YARDS AND LANDSCAPING

Landscaping of private sites is a critical part of the historic appearance of Battery Place. The large lots in the district provide ample open space around the buildings, while the dramatic bluff-top setting encourages the development of terraced gardens and sites for viewing the river. In most lots, the front yard is a sweeping lawn. Portions of some side and rear yards are enclosed using landscaping such as tall trees, lush plantings, and hedges to create private garden spaces or patios.



Recommended:

- Retain existing trees and plants that help define the character of the district. Replace diseased/dead plants and trees with appropriate species.
- Install new landscaping that is compatible with the neighborhood and indigenous to the area.
- When constructing new buildings, identify and take care to protect significant trees and other plantings.
- When planning new landscaping, choose plantings that fit the character of the building and site.
- In front yards, consider leaving the front yard open to provide a view of the horizon.
- In side yards, spaces can be enclosed with walls or landscaping to provide areas for private gardens or other uses.



- For rear yards on the river, consider landscaping designs that enhance the view from the river and/or screen unsightly uses.

- Keep in mind that on the lower portions of the bluff especially, landscaping plans also may need to address environmental concerns such as potential for fertilizer runoff and soil erosion.

- Seek advice from City staff, particularly on landscaping provisions in the zoning ordinance and resources such as the City's tree planting guide.

NEW CONSTRUCTION

The following guidelines offer general recommendations for the design of all new construction in the Battery Place Local Historic District. The goal is to help property owners who desire to construct a new building or an addition to an existing building to design it in a way that respects the existing historic styles and character of the neighborhood.

These guidelines are intended to provide a general design framework for new construction. Good designers can take these clues and have the freedom to design appropriate, new architecture for Battery Place.

There are many criteria to consider in determining whether a proposed new construction is appropriate and compatible; however, the degree of importance of each criterion varies as conditions vary. For instance, setback, scale, and height tend to be more important in Battery Place than roof forms or materials since there is already such a variety of the latter.

Massing and Building Footprint

Mass is the overall bulk of a building and footprint is the land area it covers. In Battery Place, most buildings are not massive in relation to their lot size and surroundings. The historic buildings in the district are mostly medium to large multi-story homes; the interspersed historic multi-family units retain much of the same proportions.

1 *New construction that is visible from the street, highways, or river should relate in footprint and mass to the historic forms in the district.*

Complexity of Form

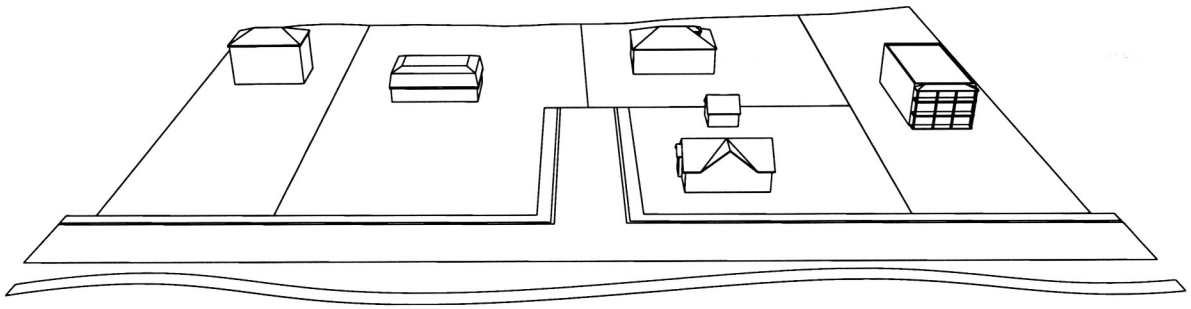
A building's form, or shape, can be simple (a box) or complex (a combination of many boxes or projections and

GENERAL GUIDELINES

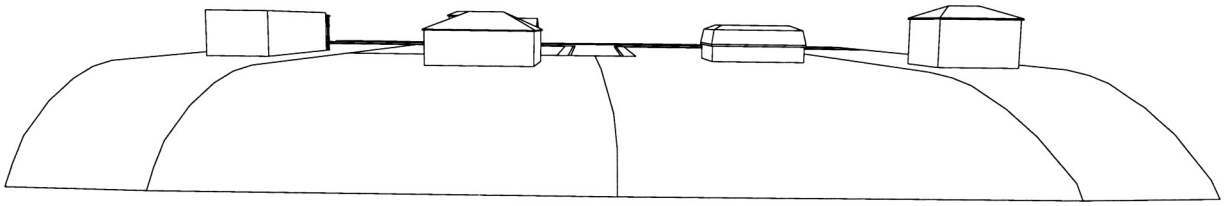
- Additions to historic buildings and outbuildings on the property should relate to the style of that building.
- For new construction, because of the already far-ranging styles of architecture in the district, style is not as important as scale and visual impact.
- New construction should be compatible in design and scale with single-family dwellings.
- Views should be taken into consideration from, in priority order, the street, the river, and expressways.
- Site design guidelines should be followed.
- Historic buildings should not be demolished or moved to make way for new construction. See the Demolition Guidelines.

RELEVANT VIEWS OF DISTRICT PROPERTIES

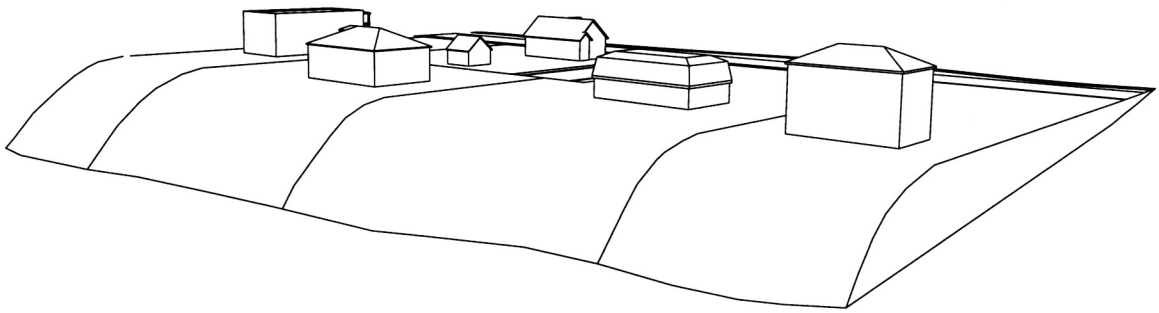
From the street...



From the river...



From the bridge...



indentations). The level of complexity usually relates directly to the style or type of building.

1 *In general, use forms for new construction that relate to the historic forms in the district.*

Directional Expression

This guideline addresses the relationship of height and width of the front elevation of a building mass. A building is horizontal, vertical, or square in its proportions. Most historic buildings in the district have a vertical expression, although a few of the smaller, cottage-type houses have a horizontal expression.

1 *In new construction, respect the directional expression (or overall relationship of height to width) of most historic buildings in the district. For all but small-sized buildings, a vertical expression is probably most appropriate.*

Orientation

Orientation refers to the direction in which the front of a building faces.

1 *The facades of new construction should be oriented to the street.*

2 *Secondary orientations to the river are appropriate.*

3 *Primary buildings should not be oriented to side streets or to the interior of the lot.*

Height and Width

The actual size of a new building can either contribute to or be in conflict with a historic area. The underlying zoning in Battery Place allows a building to be up to 35 feet or 2.5 stories in height, but with height increases allowed of 1 foot for every foot the building is set back beyond 100 feet. There is historic precedent in the district for 3-story buildings of vertical expression.

1 *New construction proportions should respect the average height and width of the majority of historic buildings in the district. Most buildings in the district are at least two stories tall.*

2 *The width of new construction should be proportional to the width of the lot. New buildings should not overwhelm the site.*

Scale

Height and width also create scale, or the relationship between the size of a building and the size of a person. Scale also can be defined as the relationship of the size of a building to neighboring buildings and of a building to its site. The design features of a building can reinforce a human scale or can create a monumental scale. All of the buildings in Battery Place have a human scale.

1 *New construction should be on a scale similar to the traditional buildings in the district.*

2 *Provide features on new construction that reinforce the human scale, by including elements such as porches and decorative features.*

Roof

Roof design, materials, and textures vary greatly in Battery Place. In some cases, the roof is not very visible. The most common forms among the historic houses are hipped and gable roofs. In general, the roof pitch is as important as roof type in defining district character. Common roof materials in the historic district include standing seam metal and composition shingles.

1 *When designing a new building, respect the character of roof types and pitches on historic forms in the district.*

2 *Use traditional roofing materials if possible or choose textured shingles.*

Openings: Doors & Windows

Traditionally designed houses in Battery Place have distinctive window types and patterns and doorway designs that often relate to the architectural style of the historic dwelling.

1 *The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with historic forms. Windows, particularly tall composite windows, are a dominant feature on the facades of most historic buildings in Battery Place.*

2 *The size and proportion (ratio of width to height) of window and door openings of a new building's primary facades should be similar to and compatible with those on facades of historic buildings.*

3 *Window types should be compatible with those found in the district, typically some form of double-hung or casement sash.*

4 *Traditionally designed openings generally have a recessed jamb on masonry buildings and have a surface-mounted frame on frame buildings. New construction should follow these methods as opposed to designing openings that are flush with the wall.*

5 *The entrances of some of the district's historic buildings are framed by decorative elements. Consideration should be given to incorporating such elements in new construction.*

6 *If small-paned windows are used in a new construction project, they should have true divided lights and not use clip-in fake muntin bars.*

Porches and Porticos

Most of the residences in Battery Place have some type of porch, with simple stoops or recessed areas being the most common but with full-width arcades and decorative wraparound porches also present. A number of houses have porches on the rear facing the river.

1 *Because porches and porticos are so common in the district, strong consideration should be given to including a porch or similar form in the design of any new construction in the neighborhood.*

Materials and Texture

Historic buildings in Battery Place use such traditional materials as brick, wood, shingles, stone, and stucco.

1 *The selection of materials and textures for a new building should include those traditionally occurring in the district.*

2 *Synthetic sidings such as vinyl or textured metal are not historic cladding materials in the historic district. Imitative siding should not be used.*

3 *See the site design chapter for advice on using materials appropriately in retaining walls, walks, driveways, and other site elements.*

Color

The selection and use of colors for a new building should be compatible with district character. The Chattanooga Historic Zoning Commission does not review color but can give advice to property owners in that regard. Staff is available to suggest color schemes and a library and samples are also available as a resource to residents.

Architectural Details

The details and decoration of Battery Place's historic buildings are quite varied. Such details include cornices, roof overhang, chimneys, lintels, sills, brackets, masonry patterns, decorative windows, entrance decoration, and porch elements. The important factor to recognize is that many of the older buildings in the district have decoration and noticeable details.

It is a challenge to create new designs that use historic details successfully. The most successful new buildings take their clues from historic images and reintroduce and reinterpret designs of traditional decorative elements.

1 *Retain existing and original architectural detailing and if possible repair with matching materials.*

Development on the Bluff

In order to retain the historic and scenic character of the district, the following is recommended regarding views and new construction.

1 *Use muted colors and materials. Avoid bright colors or reflective materials.*

2 *Limit mass of buildings or paved areas.*

GUIDELINES FOR ADDITIONS

The design of new additions should follow any relevant guidelines for new construction on all elevations that are prominently visible from the street, the river, or the highway. Each site and building in Battery Place has its own unique issues. Additions should therefore be evaluated individually, especially since the rear or side of sites can be highly visible. Specific considerations for new additions in the historic district are described below:

Function

1 *Attempt to accommodate needed functions within the existing structure without building an addition.*

Location

2 *If the addition is on an elevation that is highly visible from the street, river, or highway, it should be treated under the new construction guidelines with attention given to all pertinent criteria.*

3 *Locate the addition so that is has the least negative visual impact.*

4 *Attempt to locate the addition in a manner that makes it visually secondary to the primary elevation of the historic building.*

Design

5 *New additions should not destroy historic materials that characterize the property. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Replication of Style

6 *A new addition should not be an exact copy of the design of the existing historic building. If the new addition appears to be a part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new. The design of an addition can be compatible with and respectful of the existing building without being a mimicry of the original design.*

Materials and Features

7 *Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with the existing historic building.*

Attachment to Existing Building

8 *Whenever possible, a new addition to or the alteration of a historic building should be done in such a manner that, if the change were to be removed in the future, the essential form and integrity of the building would be unimpaired. Therefore, the new design should not use the same wall plane, roof line, or cornice line of the existing structure.*

Size

9 *Limit the size of the addition so that it does not visually overpower the existing building.*

NEW CONSTRUCTION CHECKLIST

- [ ] 1. Attempt to accommodate needed functions within the existing structure.
- [ ] 2. Look at surrounding buildings to determine their style, age, and the elements that help define the neighborhood's special character. The chapter on District Character, especially "Looking at Your Building," should be helpful.
- [ ] 3. Choose a design that relates to the design character of the historic buildings in the area.
- [ ] 4. Follow the last two guidelines in *The Secretary of the Interior's Standards for Rehabilitation*:
    - New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.
    - New additions and adjacent or related new construction will 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.
- [ ] 5. Become familiar with the Southern Standard Building Code and meet with your building inspector early on about your plans.
- [ ] 6. Meet with the staff of the Chattanooga Historic Zoning Commission early in the process for their informal input.
- [ ] 7. Obtain any zoning approvals and a building permit, which you will need in order to erect a new structure or work outside of existing walls.
- [ ] 8. Employ an architect experienced in working with historic buildings.

REHABILITATION CHECKLIST
(for properties listed as historic)

- [ ] 1. Look at your building to determine its style, age, and the elements that help define its special character.
- [ ] 2. Review the Secretary of the Interior's Standards for Rehabilitation (in the Appendix). These ten standards must be followed if you are using federal tax credits (available for properties on the National Register or in National Register Historic Districts). They also are the basis of many of the recommendations of this guidebook.
- [ ] 3. Check the zoning ordinance to make sure that your planned use is allowed. If you are changing the use or working outside of the existing walls, you may need to rezone your property or secure a variance from the zoning regulations.
- [ ] 4. Chances are you will need a building permit. Become familiar with the building code as it applies to historic buildings and meet with your building inspector early on about your plans.
- [ ] 5. Seek advice from CHZC staff on technical preservation issues and for assistance in going through the design review process.
- [ ] 6. Use contractors experienced in working with historic buildings and materials. Some tasks, such as repointing or cleaning historic masonry, require special knowledge, techniques, and methods.
- [ ] 7. If your project is complicated, consider employing an architect experienced in working with historic buildings.

GUIDELINES FOR DEMOLITION

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.

Demolition is inappropriate:

• if a building contributes to the architectural and/or historical significance of the historic district.

• if a building is of such old, unusual, or uncommon design and materials that it could not be reproduced or be replaced without great difficulty and expense.

Demolition may be 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; or

• 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.

STREETSCAPE

Battery Place is a small district but much of its character is greatly influenced by publicly owned features. In particular, the Riverwalk, a linear path along the river, passes in front of the district. The following streetscape guidelines encourage retaining character-defining features, expanding their use when the opportunity arises, and making additional improvements to create a streetscape that complements the historic nature of the district.

TREES, PLANTINGS, AND OPEN SPACE

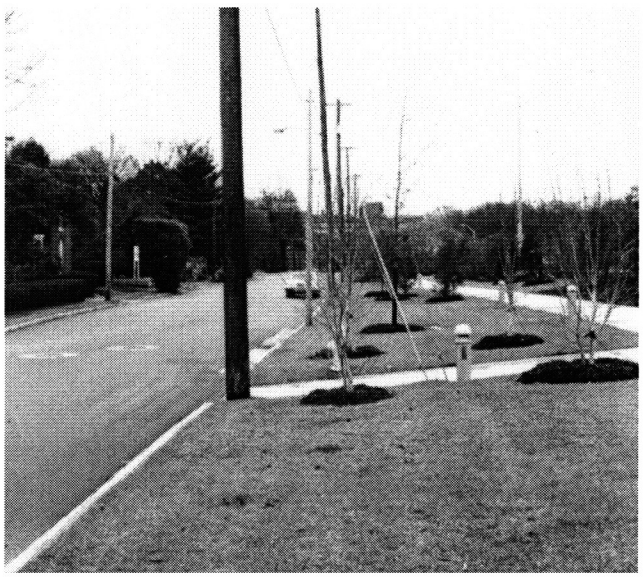
1 *Maintain the existing trees in the planting strip and consider installing additional trees.*

2 *Use indigenous species suited for the site and requiring minimal maintenance.*

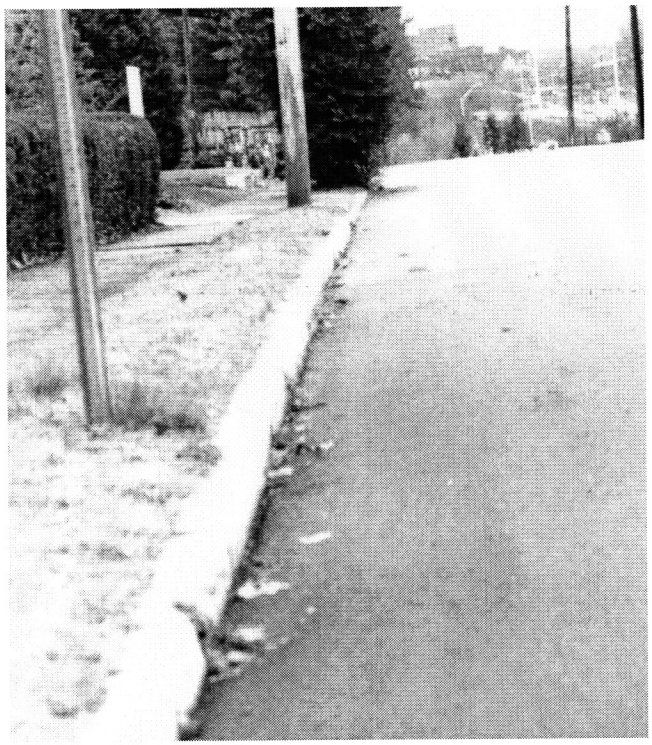
3 *Consider landscape plantings at the entrance to the district.*

4 *Continue to develop and maintain attractive, year-round landscaping in the Riverwalk open spaces.*

5 *Consult with the City Urban Forester regarding tree plantings in the public realm and use the guide "Planting Trees in Chattanooga" produced by the Chattanooga Tree Advisory Commission.*



STREETS, SIDEWALKS, AND PARKING



1 *Keep street paving consistent throughout the district. Avoid the cosmetic patching of surfaces when more substantial repair is needed.*

2 *Provide regular maintenance of all public rights of way.*

3 *Retain historic paving materials such as curbstones and hexagonal sidewalk pavers and use compatible materials in any resurfacing.*

- *When sidewalks must be repaired, match adjacent materials (except for modern concrete) in design, color, texture, and tooling. Avoid extensive variation in sidewalk and curb materials.*
- *When sidewalks need replacement, use a paving unit such as brick or patterned concrete that relates to the scale of the district. Curbs likewise should be stone or other appropriate material. Avoid pouring concrete in continuous strips.*

4 *Maintain a distinction between sidewalks and streets. Retain the curb strip and avoid paving sidewalks with asphalt or paving other areas that could be used for landscaping.*

5 *Continue to provide on-street parking.*

6 *Any traffic improvements should be designed to be compatible with the district, especially in the materials and colors used.*

PUBLIC SIGNS, LIGHTING, AND UTILITIES

1 *Consider developing appropriate neighborhood street signs, perhaps with a Battery Place logo.*

2 *Consider adding signs, plaques set in the path, or other ways of communicating the history and significance of Battery Place to those using Riverwalk.*

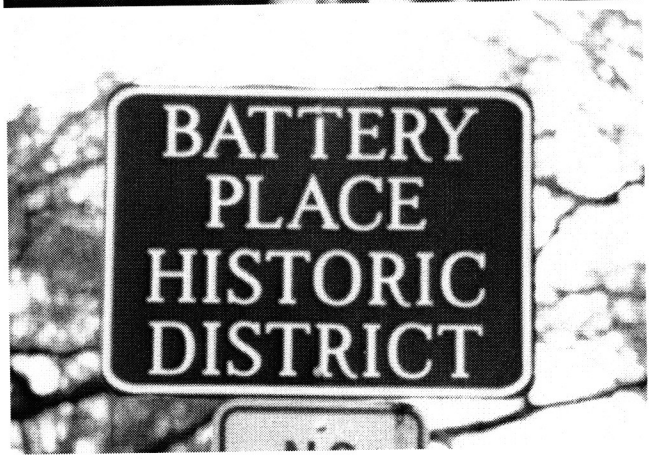
3 *Avoid placing sign posts in locations where they can interfere with the opening of vehicle doors; use the minimum number of signs necessary.*

4 *Avoid placing too many elements on narrow sidewalks.*

5 *Consider replacing the current wooden poles and cobra-head light fixtures with pedestrian-scaled, historically styled light fixtures.*

6 *Screen surface equipment and place necessary utilities such as transformers and overhead wires so that they are as visually unobtrusive as possible.*

7 *Consider placing utilities underground.*



STREET FURNITURE

Most of the street furniture in the district relates to Riverwalk and is already quite attractive. The following suggestions are intended to ensure that future decisions continue to enhance the district.

1 *Consider ways that street furniture in this section of Riverwalk can reflect the specific heritage of Battery Place. For example, a traditional design in metal or cast iron could be developed for benches, trash cans, railings, light fixtures, and any other street furniture.*

2 *Place benches at key locations.*

3 *Attempt to make any additional street furniture compatible in design, color, and materials with existing elements.*

4 *Provide adequate lighting at critical areas of pedestrian/vehicular conflict.*

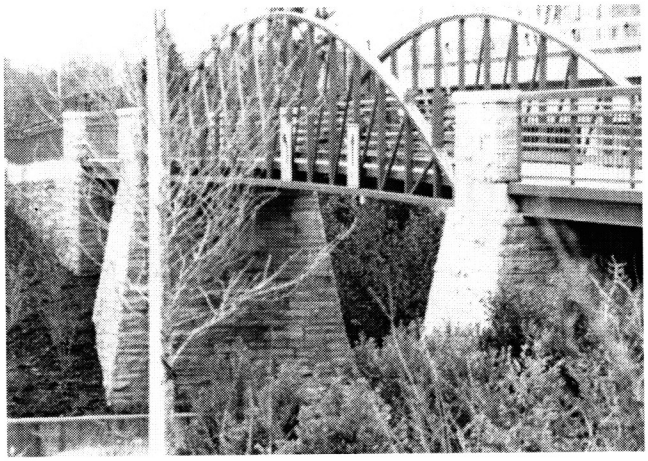
5 *Consider adding a patterned crosswalk across Battery Place and Mabel Street.*

6 *Keep to a minimum the number of styles of light fixtures and light sources used in the district.*

Riverwalk Sculpture, Veterans Bridge

Riverwalk in Battery Place

RIVERWALK



The Riverwalk is an attractively landscaped and well-designed linear park. Newly developed with future improvements planned, this path can only increase the visibility and awareness of Battery Park. This path, for example, connects Battery Park with the Bluff View Art District by way of a footbridge over Veterans Bridge.

Riverwalk as a whole has standard designs for paving and street furniture. Nevertheless, to the extent feasible, any further improvements to this section of the Riverwalk should be designed to be compatible with the Battery Place historic district. Materials, landscaping, street furniture, paving, and lighting should be considered. In particular, any proposed pedestrian bridge across Mabel Street should be designed to ensure that it is an appropriate gateway to the historic district.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The standards express a basic rehabilitation credo of "retain, repair, and replace." In other words, do not remove a historic element unless there is no other option, do not replace an element if it can be repaired, and so on. First developed in 1979 and most recently revised in 1995, these guidelines have been continually expanded and refined. They are used by the National Park Service to determine if the rehabilitation of a historic building has been undertaken in a manner that is sensitive to its historic integrity. The guidelines are very broad by nature since they apply to the rehabilitation of any contributing building in any historic district in the United States.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectured features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.