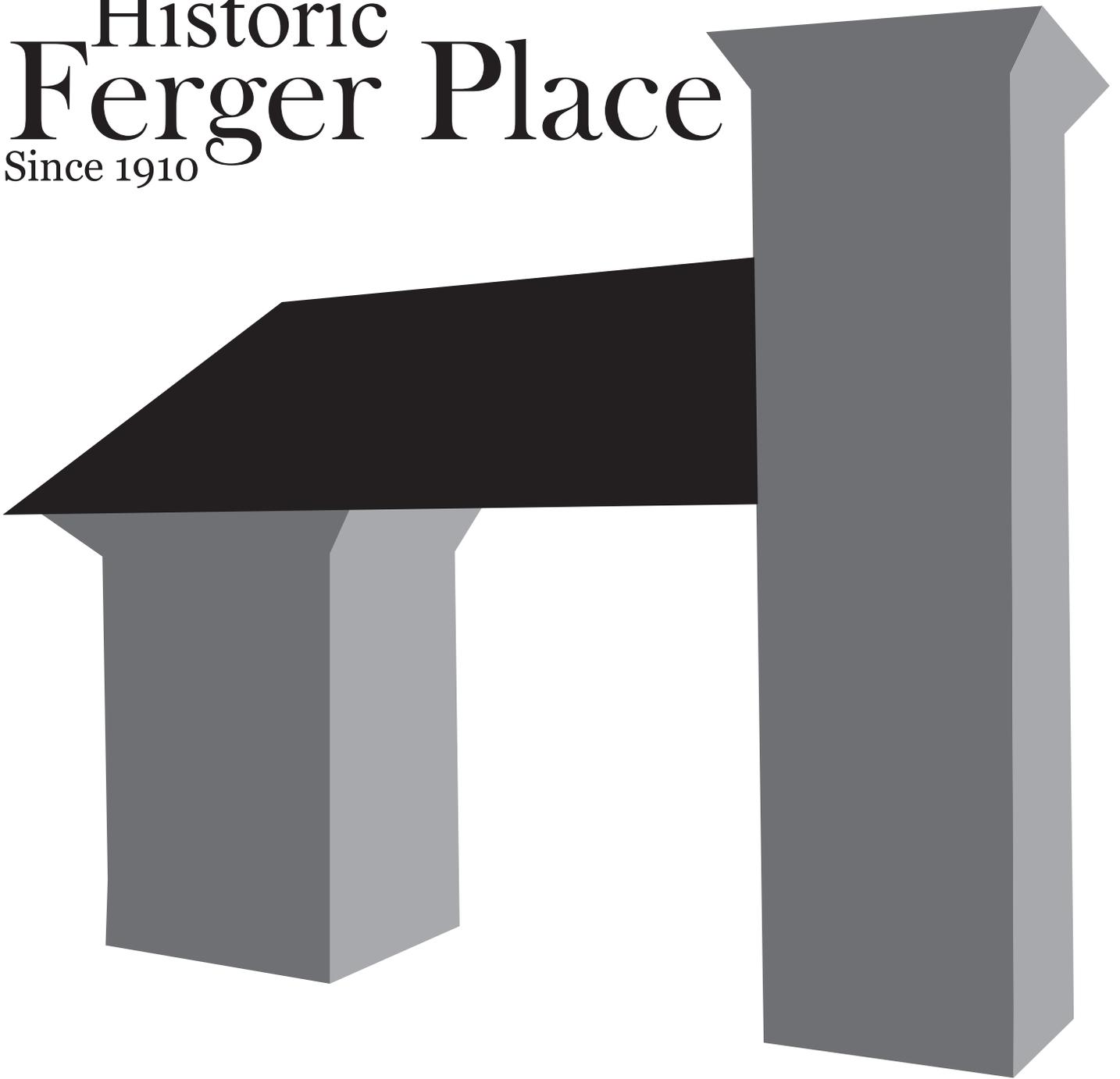


Design Guidelines

Historic Ferber Place Since 1910



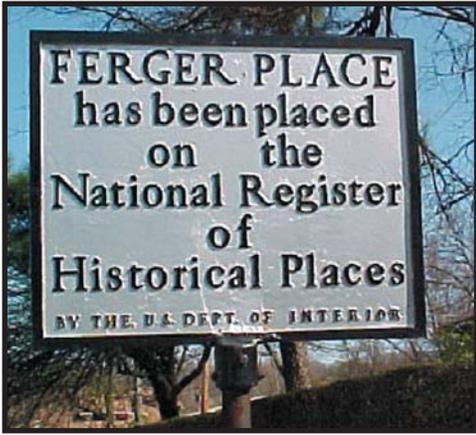
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1. What Are Design Guidelines?



Design guidelines, as defined in Section 10-12 of the Historic Zoning Ordinance, are standards of appropriate activity that will preserve the historic and architectural character of Local Historic Districts and Landmarks. Design Guidelines are criteria and standards which the Chattanooga Historic Zoning Commission must consider to determine the appropriateness of proposed work within a Local Historic District, and to accomplish the purposes of the Historic Zoning Ordinance, as follows:

2. Purposes of Historic Zoning

- To preserve and protect the historical and/or architectural value and cultural heritage of buildings, landmarks, and historic districts;
- To review exterior design, arrangement, texture, and materials proposed to be used within the historic district to ensure compatibility;
- To create an aesthetic appearance which complements the historic buildings or other structures;
- To stabilize and improve property values;
- To strengthen the local economy;
- To promote the use of local historic districts for the education, pleasure, and welfare of present and future citizens;
- To promote neighborhood pride in the awareness of the beauty and significant accomplishments of the past;
- To protect and enhance the city's attraction to residents, tourists, and visitors and serve as a support and stimulus to business and industry;
- To foster and encourage preservation, restoration, and rehabilitation of structures, areas, and neighborhoods, thereby preventing future urban blight and preserving existing housing stock;
- To prevent intrusions of newly-developed structures into the district that would be incompatible with the established character of the neighborhood or district.



3. House Styles in Ferger Place

Ferger Place Historic District is located along Eveningside Drive and Morningside Drive off Main Street approximately one and a half miles from Chattanooga's downtown business section. Within this district are 69 buildings, all residential in nature and some with matching garages. Also within the district is a neighborhood park, approximately two acres in size. The residences all front either Eveningside Drive or Morningside Drive and are arranged in a horseshoe or "U" shape. Due to deed restrictions, the residences have uniform set-backs or façade lines. Only one parcel of land is vacant, and it serves as an extension of the Ferger Place Playground.

Ferger Place was developed in 1910 by the Ferger Brothers Real Estate firm as a "Private Restricted Park." The houses built there are very good examples of styles that were sweeping the nation from the 1910's to the 1930's during the Post Victorian era.

Whether property owners realized it or not, the styles of the houses built early in the century expressed a national sentiment. There were many forces at work leading to a change in attitude from the lavish excesses and pretentiousness of the Victorian styles to a return to a more simple, honest house. A new life style was emerging as a result of the industrial revolution and the expanding economy. There was a growing middle class with a higher income purchasing mass produced, low cost houses in a growing suburbia.

The houses emphasized comfort, convenience and utility. In reaction to the industrial revolution and mass production, the fashion of the 20's became the handcrafted look (although most architectural details and much of the furniture was factory made). The house became a domestic sanctuary away from the rapidly changing world outside. Interiors were open and comfortable with large and numerous windows, porches, and sunrooms. Bathrooms were modern and sanitary with tile floors. Bedrooms had closets and kitchens came with built in cupboards. For the first time, central heat was available.

In Ferger Place, these features were evident in many of the houses originally built there. The district is a small subdivision with several different Post-Victorian architectural styles, such as the Craftsman Bungalow style, which is the most numerous, to the Prairie style. These two styles were truly American styles, as they were not copies of earlier European or Colonial American styles. They were new and different and began in California (Bungalow) and Chicago (Prairie Style) and spread across the country to become the familiar "comfortable American home."

Incorporation of nature into the exterior design of the Bungalow style house was an important feature. Rough river stone was used on porch walls and in the landscaping. Colors were earthy and the houses often had exposed rafters to evoke a handcrafted look. The Prairie and the Four Square style houses were large and box-like with the same handcrafted look.

Some architects in the early part of the century had a desire for the clear symmetrical styles of early America, which resulted in the Colonial Revival style. Some of the Colonial Revival houses were easily identifiable as imitations of either earlier American styles or European styles, such as the Dutch Colonial Revival characterized by its gambrel roof, or the Italian Renaissance style with its smooth walls and arched entrances. Another common style during this period was the Tudor Revival or English Cottage style which looked to England for its inspiration. These houses echoed English cottages that evoked charm, security, and coziness in their design. The roofs were very steeply pitched with prominent chimneys, small entrance porches, and multipaned windows.





217 Eveningside Dr.

Four Square (1900-1930)

- ∞ Symmetrical, 2-story, “box-like” shape.
- ∞ Four rooms over four.
- ∞ Wide, hipped roofs, with a central hipped dormer.
- ∞ Multi-paned windows
- ∞ Deep one-story porch, usually with square supports.
- ∞ Low-pitched roof with widely overhanging eaves.
- ∞ Exterior material, usually brick or stucco.
- ∞ There are ten Four Square style houses in Ferger Place.



207 Morningside Dr.

Craftsman/Bungalow (1905-1930)

- ∞ Handcrafted look, blends in with nature, earth tones.
- ∞ Decorative beams or braces along eaves.
- ∞ Porches supported by square or tapered posts on brick or stone piers.
- ∞ Multi-paned windows.
- ∞ Exterior material, either wood siding, brick, or stucco.
- ∞ There are 24 Craftsman/Bungalow style houses in Ferger Place.



104 Eveningside Dr.

Prairie Style (1900-1920)

- ∞ Emphasizes the horizontal.
- ∞ Wings spread out to each side.
- ∞ Low hip roofs with wide overhangs.
- ∞ Columns support a deep, wide, one-story porch.
- ∞ Windows grouped in horizontal bands.
- ∞ Considered “contemporary” and much a product of vision from Frank Lloyd Wright.
- ∞ There is one Prairie style house in Ferger Place.



203 Morningside Dr.

Tudor Revival/Cottage Style (1890-1940)

- ☞ Steeplly pitched roof, prominent chimneys, decorative half-timbering, tall, narrow, multi-paned windows in groups, arched entryways, little overhang on eaves.
- ☞ Exterior material, usually brick or stucco, sometimes stone or wood shingles.
- ☞ Later examples (ca. 1935-1940) often used wood siding.
- ☞ There are nine Tudor Revival/Cottage style houses in Ferger Place.



202 Eveningside Dr.

Colonial Revival (1880-1955)

- ☞ The Colonial Revival style was very popular in the early part of the century.
- ☞ Dormers
- ☞ Accentuated front door normally extended ward with columns to form entry porch.
- ☞ Classical details, such as Palladian wind quoins, columns.
- ☞ Sub-Type in Ferger Place - Dutch Colonial Revival
- ☞ Gambrel Roof
- ☞ There are six Colonial Revival style houses in Ferger Place.



109 Morningside Dr.

Italian Renaissance (1890-1935)

- ☞ Low Pitch Roof
- ☞ Widely overhanging eaves supported by decorative brackets.
- ☞ Arched entrance, often recessed with small classic columns.
- ☞ There is one Italian Renaissance house in Ferger Place

There are fifteen modern houses in Ferger Place (houses built after 1950): and several other houses that are eclectic in style.

4. General Principles - (The Secretary of the Interior's Standards for Rehabilitation)

The following standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristic of the building and its site and environment.
- b. 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.
- c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features and architectural elements from other buildings, shall not be undertaken.
- d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- f. 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.
- g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- h. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- i. New additions, exterior alteration, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- j. 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 property and its environment would be unimpaired.



5. Alterations to Existing Buildings

a. Roofs and Roofing

- (1) Original roof pitch, and configuration and shape shall be maintained.
- (2) Original roof materials and color should be maintained or replaced with materials that visually match the old in size, composition, shape, color, and texture. Other materials may be substituted for original roofing when it is not economically feasible to replace or repair with original materials or when the original roof is beyond repair.
- (3) The color and texture of the material should be appropriate to the architectural style and period of the house.
- (4) The original size and shape of dormers should be maintained. Dormers generally should not be introduced where none existed originally. Dormer windows should meet the Guidelines concerning windows.
- (5) Architectural features that give the roof its essential character should be maintained/retained. Such features include dormers, dormer windows, cornices, brackets, verge boards, exposed rafters, chimneys, finials, weather-vanes, soffits, overhangs, friezes, gutters, and downspouts, and any other feature that helps characterize the style of the building.
- (6) Gutters and downspouts are important to the appearance and maintenance of roofs. The gutter system should be preserved or repaired with matching materials when possible. If replacement is necessary, the materials should be appropriate to the building on which they are located and have the same size, shape, texture, and material as the historic gutter and downspout systems.

b. Entrances, Porches, and Steps

- (1) Porches and steps that are appropriate to the building and its development should be retained. Porches or later additions reflecting later architectural styles are often important to the building's historical integrity in which case they should be retained.
- (2) Original details and shape - width, roof height, and roof pitch should be retained.
- (3) Original porch materials should be preserved or replaced when beyond repair. Such materials include wood, terra cotta, tile, slate, brick, marble, stone, and stucco. Other materials may be substituted for these when it is not economically feasible to replace or repair with original materials.
- (4) Original porch details, such as columns, balusters, handrails, pediments, brackets, and roof detail, should be preserved or replaced when beyond repair.
- (5) The enclosing of front porches is inappropriate and should be avoided.
- (6) Screening porches is acceptable if the screening does not detract from the character and appearance of the building.
- (7) The enclosing of side porches may be considered appropriate if the visual openness and character of the porch is maintained.
- (8) Handicapped ramps should be built on the house in as unobtrusive a place as possible, i.e., if the ramp can be built on the side of the house instead of the front without causing substantial inconvenience to the property owner, then this should be done. Ramps should be screened with vegetation to help them blend in with the house.

c. Windows and Doors

- (1) The original size, shape, and materials of windows and doors should be preserved or replaced if beyond repair.
- (2) Existing window and door openings and hardware including window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps, transoms, side lights, and all hardware, should be retained and repaired if possible.
- (3) The original number and arrangement of panes should be maintained.
- (4) Storm windows and doors should be visually unobtrusive - they should be painted, anodized, or coated to match the existing. They should not damage existing frames and should be able to be removed in the future.
- (5) Plastic or metal strip awnings or non-original shutters that detract from the character and appearance of the building should not be used.
- (6) New window and door openings should not be introduced.
- (7) Original window and door openings should not be filled in.

d. Details

- (1) Original architectural details (brackets, capitals, dentils, pediments, quoins, railings, shutters, window architraves, hood molds, etc.) should not be removed.
- (2) The replacement of missing original details should be based on accurate duplication, or should be close visual approximations of the originals, based on historic physical, or pictorial documentation.
- (3) Architectural details should not be introduced where none existed originally.
- (4) Changes that have taken place in the course of time which are evidence of the history and development of a building and its environment may have acquired significance in their own right by meeting the criteria of eligibility for inclusion in a historic district. This significance should be recognized and respected.

e. Materials

- (1) Original building material (wood, brick, mortar, stone, terra cotta, and stucco) should be retained.
- (2) Reproduction or synthetic materials, such as vinyl and aluminum siding, should only be used when based on historic documentation.
- (3) Vinyl or other synthetic siding should not detract from the character and appearance of the structure. Vinyl siding or other synthetic siding should not obscure character defining elements of the structure, such as roof trim and window surrounds.
- (4) Replacement wood siding should be consistent with the original in size, direction, and lap dimension. Diagonal siding should not be used. Vertical siding should not be used unless the original siding was vertical. Original wall shingles should be maintained where possible, or replaced with compatible material.
- (5) Masonry and Mortar Joints:
Masonry, such as brick, stone, terra cotta, concrete, stucco, should be retained whenever possible.
- (6) Resurfacing masonry with inappropriate new materials, such as veneer, asphalt, or fiberglass shingles, or aluminum siding is not recommended.
When repairing stucco, the mixture should duplicate the original in appearance and texture.

(7) Repointing:

- Repointing is the process of removing deteriorated mortar from the joints of a masonry wall and replacing it with new mortar. Properly done, repointing restores the visual and physical integrity of the masonry. Improperly done, repointing not only detracts from the appearance of the building, but may cause physical damage to the masonry units themselves. ¹
- Repointing should only occur if there is evidence of moisture problems or enough mortar is missing to allow water to stand in the mortar joint.
- New mortar should visually duplicate the old in composition, color, and texture. New mortar should duplicate the old in joint size, method of application and joint profile.
- Mortar should be removed with manual hand tools so as not to damage the brick.
- Electric saws and hammers often seriously damage the brick and should not be used. ²
- The new mortar should be softer than the brick and should be as soft, or softer than the historic mortar. The two commonly used binders for mortar are lime and Portland cement.

Lime produces a mortar that meets nearly all the requirements for a good mortar for historic buildings, while Portland cement produces a mortar that does not perform as well. High lime mortar is soft and porous and changes little in volume during temperature fluctuation. Also it is lightly water soluble and thus is able to re-seal any hairline cracks that develop during the life of the mortar.

Portland cement can be extremely hard, is resistant to movement of water, shrinks upon setting, and under goes relatively large thermal movements. However, when used in mixture with lime, white Portland cement will usually improve the plasticity without adversely affecting the desirable qualities of the lime mortar. This can be substituted for up to 20 percent of the lime (1 part cement to 4 parts lime). ³

(8) Cleaning:

- Masonry should be cleaned with low pressure water and soft natural bristle brushes, or appropriate chemical cleaners.
- The substances involved in the masonry and the chemical cleaners should be identified to avoid irreversible damage through adverse chemical reactions.
- Sandblasting should not be used to clean masonry - it erodes the surface of the material and accelerates deterioration. ⁴

¹ Repointing Mortar Joints in Historic Brick Buildings. (National Park Service, Preservation Assistance Division. Technical Preservation Services, 1980)
^{2, 3, 4} Ibid., #1

- (9) Painting: Masonry surfaces that have never been pointed should not be pointed unless the brick is mismatched or so deteriorated that it cannot withstand weather. Buildings that are pointed at the time of adoption of the historic Zoning Ordinance may be repainted. If painting is necessary, original, natural colors should be used. Stone should not be painted.

f. Color

The Historic Zoning Commission only reviews the painting of a structure that has not been previously painted. However, the Chattanooga Historic Zoning Commission maintains information and will advise on appropriate paint colors.

Note: Because inappropriate color can destroy the ambience of a historic district, paint or stain applied to wood, stucco, or other surfaces should be carefully chosen to be compatible with surrounding structures and views. Many paint companies now have series of historic colors available that would be most appropriate. Fluorescent colors are inappropriate, and should not be used.

g. Appurtenances

- (1) Appurtenances related to a building (see definition in Section 10-12 of the Historic Zoning Ordinance) should be visually compatible with the environment to which they are related.
- (2) Fences: Fences erected on the front yards are inappropriate in Ferger Place and should be avoided.
- (3) Board fences with tall boards set close together are not appropriate if they block the view from a public right of way or another house.
- (4) Chain link or woven fences are inappropriate for front or visible side yards.
- (5) Fences that are necessary for dogs or to meet swimming pool regulations must be as compatible as possible with the yard, views from the street, and with the house.
- (6) Camouflaging fences with hedge or vine is recommended.
- (7) Landscape Features: Because landscaping can have a dramatic effect on the view of a structure and on the streetscape, landscaping should be sympathetic to the character of the structure(s). Landscape features such as parks, gardens, street lights, walkways, streets, alleys, and brick paving that have traditionally been linked to building styles or that are historically accurate or important should be retained.
- (8) Walkways, street lights, and benches should be compatible with the character of the neighborhood in size, scale, material, and color.
- (9) Lighting:
 - Original light fixtures should be retained.
 - Visually intrusive remote light sources (spot lights) should be shielded to protect adjacent properties.
 - Light fixtures on porches or house walls should be in keeping with the character and period of the house.



6. New Additions to Existing Buildings

- a. Significant historic materials and features should be preserved. Constructing an addition on a primary or other character defining elevation should be avoided to ensure preservation of significant materials and features. The loss of historic material comprising external walls should be minimized.
- b. The size, scale, massing, and proportions of the new addition should be comparable with the historic building to ensure that the historic form is not expanded or changed to an unacceptable degree.
- c. The new addition should be placed on an inconspicuous side or rear elevation so that the new work does not result in a radical change to the form and character of the historic building.
- d. The creation of an addition through enclosure of a front façade porch is inappropriate and should be avoided.

7. New Construction

a. General Principles

- (1) These guidelines shall apply only to the exteriors of buildings.
 - (2) New construction should be architecture that well represents our own time, yet enhances the nature and character of the historic district.
 - (3) Replicating or imitating the styles, motifs, or details of older periods on buildings in an attempt to create an “old, historic” atmosphere without evidence that the addition or alteration is historically accurate should be avoided. Such attempts are rarely successful and, even if done well, present a confusing picture of the true character of the historical area. Since construction in Ferger Place occurred from 1910 to the 1930’s it is made up of early Twentieth Century styles such as Bungalows and Tudor Revivals. New buildings should be compatible with these buildings in terms of height, scale, setback, and orientation but should be products of our own time, not imitations of earlier styles.
 - (4) Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historical district if: the building would have contributed to the historical and architectural character of the area; if it will be compatible in terms of style, height, scale, massing, and materials with the buildings immediately surrounding the lot on which the reproduction will be build; and if it is accurately based on pictorial documentation.
 - (5) Because new buildings usually relate to an established pattern and rhythm of existing buildings and their openings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.
 - (6) Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate. New construction should be consistent with the existing buildings along a street in terms of height, scale, setback, and rhythm; relationship of materials, texture, details, and color; roof shape; orientation; and proportion and rhythm of openings.
- b. Proportions and Rhythm of Openings:** The relationship of width to height of windows and doors, and the rhythm of solids to voids in new buildings shall be visually compatible with the surrounding buildings.
- c. Orientation:** The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings whether that expression is vertical, horizontal, or non-directional.
- d. Height:** The dominant roof height in Ferger Place is one to two stories. New buildings should continue this trend in order to be compatible with the district.
- e. Scale:** The size of a new building; its mass in relation to open spaces, and its windows, doors, openings, and porches should be visually compatible with the surrounding buildings.
- f. Setback and Rhythm of Spacing:** The set back from front and side yard property lines established by adjacent buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, new infill construction should maintain rhythm.

- g. Relationship of Materials, Textures, Details, and Material Color:** The relationship and use of materials, textures, details, and material colors of a new building's public facades shall be visually compatible with and similar to those adjacent buildings, or shall not contrast conspicuously.
- h. Roof Shape:** The roofs of new buildings shall be visually compatible, by not contrasting greatly with roof shape or orientation of surrounding buildings.
- i. Outbuildings:** Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.

Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood. The location and design of outbuildings should not be visually disruptive to the character of surrounding buildings.



8. 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 replaced without great difficulty and expense.

Demolition is appropriate:

- if a building has lost its architectural and historical integrity and importance and its removal will not result in a more negative, less appropriate visual effect on the district.
- if a building does not contribute to the historical or architectural character and importance of the district and its removal will result in a more positive appropriate visual effect on the district;
- if the denial of the demolition will result in an economic hardship on the applicant as determined by Section VIII of the Ordinance.
- if the owner has sought a buyer for a specified length of time; advertised that the building is for sale and that if no buyer is found, the building will be demolished; offer to give away the building if the beneficiary agrees to move it to a new location.

9. Relocation

- Moving an existing building which retains architectural and historical integrity and which contributes to the architectural and historical character of the district should be avoided
- Moving a building which does not contribute to the historical and architectural integrity of the district or which has lost architectural integrity due to deterioration and neglect shall be appropriate if its removal or the proposal for its replacement will result in a more positive, appropriate visual effect on the districts.
- A building may be moved into the district if it maintains a sense of architectural unity in terms of style, height, scale, massing, materials, texture, and setback with existing buildings along the street.
- Relocated buildings must be carefully rebuilt to retain and maintain original architectural details and materials.
- A building may be moved from one site to another in the district if:
 - the integrity of location and setting of the building in its original location has been lost or is seriously threatened;
 - The new location will be similar in setting and sitting;
 - The building will be compatible with the buildings adjacent to the new location in style, height, scale, materials, and setback;
 - The relocation of the building will not result in a negative visual effect on the site and surrounding buildings from which it will be removed.



Ferber Place

