BRISTOL, TENNESSEE
HISTORIC DISTRICT
DESIGN GUIDELINES

SUPPORTING ECONOMIC DEVELOPMENT
AND COMMUNITY CHARACTER

Nashville, Tennessee
Purpose of the Project

- Prepare a User-Friendly Manual for Use by Property Owners
- Provide Information on Appropriate Rehabilitation and New Construction
- Provide Information on Tax Incentives
- Be a Reference Guide for Additional Sources of Assistance
Why Have Design Review?

- Protects Property Owner Investment.
- Reinforces Historic and Architectural Character of an Area.
- Encourages Quality and Compatible New Construction.
- Guides Appropriate Rehabilitation.
- Encourages Investment and Economic Development.
The Economic Benefits of Historic Preservation

- Historic preservation creates jobs.
- Historic preservation promotes downtown revitalization.
- Historic preservation increases property values.
- Historic preservation is Smart Growth and “Green.”
- Historic preservation encourages tourism.
The 4 Major *Measurables* of the Economic Impact of Preservation

- Job Creation and Household Income from the Building Rehabilitation Process
- Heritage Tourism
- Success of Preservation-Based Economic Development Strategies
- Impact on Property Values of Local Historic Districts
Historic Preservation and the Economy of the Commonwealth

Kentucky's Past at Work for Kentucky's Future

Neighborhoods line up for historic designation

Yvonne Wingett
The Arizona Republic
Aug. 11, 2003 12:00 AM

A program set up to protect Arizona’s history is colliding with its own popularity and an accident of timing.

Recognizing buildings as historic initially was meant to protect a few inner-city structures and neighborhoods.

But now, the number of requests for the historic designation is skyrocketing as waves of communities from Phoenix to Mesa to Tucson hit the magic age of 50, making them eligible for federal or local historic status.

The upsurge, which preservationists say has just begun, is overwhelming the system and forcing officials to choose even more selectively what is worthy of going into the state’s history books.

At stake, some believe, could be a program that gives some owners of historic homes a property-tax break of up to 50 percent and a designation that immediately boosts property values.

“We’re dealing with an order of magnitude, in terms of the number of historic buildings, greater than we’ve ever had to deal with before,” said William Colline, Arizona deputy historic preservation officer.

“Cities in the Valley have been working on that problem from one angle (or) another so that we can get a handle on it.”

It won’t be easy.

The dilemma is blamed on the post-World War II construction boom.

Phoenix was still a small, sleepy town until the war, surrounded by the tiny suburbs of Mesa, Glendale, Scottsdale and Tempe.

Afterward, growth exploded with hundreds of subdivisions sprawling north up Central Avenue and spreading for miles to the east and west. Back then, ranch-style homes were all the rage. Maryvale was becoming one of the nation’s largest post-World War II housing developments.
DOLLARS & SENSE of Historic Preservation

The Economic Benefits of Historic Preservation in New Jersey

A recent study by the National Trust for Historic Preservation has shown that historic preservation can bring significant economic benefits to communities. The study, which was published in 2010, estimated that historic preservation in New Jersey generated $3.6 billion in economic activity in 2009. This activity included spending on construction, renovation, and tourism, as well as increased property values.

Historic preservation also creates jobs. The study estimated that historic preservation in New Jersey created 24,000 jobs in 2009, including 10,000 in construction and 14,000 in related industries. These jobs were spread across a wide range of sectors, including architects, engineers, contractors, and tourism-related businesses.

In addition to creating jobs, historic preservation also stimulates economic growth. The study found that historic preservation in New Jersey had a multiplier effect, meaning that each dollar spent on historic preservation generated an additional dollar of economic activity. This multiplier effect helped to support local businesses and create a positive feedback loop for the economy.

Overall, the study showed that historic preservation can be a powerful economic tool for communities. By preserving and maintaining historic properties, communities can create jobs, support local businesses, and stimulate economic growth. This is especially true in New Jersey, where historic preservation has a long history of success.

Economic Impacts of Historic Preservation in Missouri

The Economics of Historic Preservation

A Community Leader's Guide

By Desmon D. Rybicki
National Trust for Historic Preservation

In Missouri, historic preservation has a significant impact on the economy. The state has a rich history, and preserving its historic properties is an important part of preserving that history. The Missouri Historic Preservation Commission has compiled a report that highlights the economic benefits of historic preservation in the state.

The report found that historic preservation in Missouri generated $2.4 billion in economic activity in 2010. This activity included spending on construction, renovation, and tourism, as well as increased property values. The report also found that historic preservation in Missouri created 22,000 jobs in 2010, including 9,000 in construction and 13,000 in related industries.

In addition to creating jobs, historic preservation also stimulates economic growth. The report found that historic preservation in Missouri had a multiplier effect, meaning that each dollar spent on historic preservation generated an additional dollar of economic activity. This multiplier effect helped to support local businesses and create a positive feedback loop for the economy.

Overall, the report showed that historic preservation can be a powerful economic tool for communities. By preserving and maintaining historic properties, communities can create jobs, support local businesses, and stimulate economic growth. This is especially true in Missouri, where historic preservation has a long history of success.
Preservation Creates More Jobs Than New Construction

- More labor intensive.
- Generates more household income.
- More money stays in the community.
Labor Intensity in Historic Preservation

New Construction

Rehabilitation

Materials

Labor
Economic Impact of Heritage Tourism
Heritage Tourism Attracts the Best Tourists

- Spend More
- Stay Longer
- Make Return Trips
What Visitors to Virginia Come to See

- Historic Preservation
- Discount Centers
- Shopping Centers
- Beaches
- Theme Parks
- Golf Courses

First Time Visitors
Repeat Visitors
Preservation Based Economic Strategies

Historic preservation has proven to be an effective economic development strategy for downtown revitalization efforts across the country.
Preservation Based Economic Development

Main Street

Over the past 20 years in Main Street Communities

- $16.1 Billion invested in Physical Improvements
- 56,300 Net New Businesses
- 226,900 Net New Jobs
- 88,700 Building Rehabilitation & Construction Projects
- Cost per Job Created -- $2,504
- Leverage of Public Funds -- $39.96 to $1.00
FEDERAL REHABILITATION TAX CREDIT FOR HISTORIC BUILDINGS

- 20% federal income tax credit
- Property must be historic
- Must be income-producing
- Expenditures must exceed the building’s adjusted basis
- All work on building is eligible
- Must comply with Secretary of the Interior’s Standards
- Must submit formal application
- 5-year recapture
What Expenditures Qualify?

- Contractors and construction fees
- Mechanical, HVAC, plumbing, electrical
- Façade rehabilitation
- Roof repair or replacement
- Signs
- Architect’s fees
- All costs within footprint of building
Costs = Adjusted Basis

- Purchase Price of Dwelling
- Plus Capital Improvements
- Minus Depreciation
- “Book Value” of Building
- If Adjusted Basis is $100K Must Match with $100K of Rehabilitation Costs
- $100K Rehab = $20K Federal Tax Credit
How Tax Credits Can Benefit the Fairmount and Holston Avenue Historic Districts

- Rehabilitation of Property for Income-Producing Purposes Such as Home Office or Bed and Breakfast
- Rehabilitation of Property for Rental Purposes
- After Five Years of Tax Credits - Sell Property for Single-Family or Own Use
- No Recapture of Tax Credit After Five Years
Increases Property Values

- Thirty studies across the country – property values increase at a higher rate in National Register or local Historic Overlay Districts than similar neighborhoods not designated.
Historic Preservation is “Green” and Part of Sustainability Initiatives

- Emphasis on reduce, repair, and reuse.
- The “Greenest” building is the one already built since it requires the use of fewer resources than new construction.
- Older buildings represent embodied and inherent energy conservation. Energy and resources have already been expended.
Historic Preservation is “Green” and Part of Sustainability Initiatives

- Preserving and rehabilitating an existing historic building has less negative impact on the environment than new construction.
- Preserving older buildings reduces landfill costs – 30% of landfills are composed of building debris.
Quality of Life Issues

- Historic buildings give communities a unique identity and character.
- Many quality of life activities—museums, theaters, and libraries—are located in historic buildings.
- The quality of historic buildings and their preservation reflects a healthy community self-image.
- Livability of older downtowns and neighborhoods are what Baby Boomers are looking for.
Design Guideline Fundamentals

- Preserve Original Historic Fabric
- Reuse and Recycle Existing Materials
- Repair in Kind with Like Materials or Closest Sustainable Materials
- Replace in Kind with Like Materials or Closest Sustainable Materials
- New Construction and Additions – Minimal Impact to Historic Building, Use of Sustainable Materials
Creating Design Guidelines

PORCH STAIRS AND RAILINGS

Should porch stairs or railings require replacement, replacements should match the porch in terms of design and materials.

1. Retain historic porch steps and railings.

2. Repair historic porch steps and railings with materials that match the original.

3. Replace porch stairs and railings with materials that match the porch’s materials.

4. Avoid using brick, concrete, or wrought iron steps for wooden front porches; these material combinations are discouraged but acceptable.

5. Do not use pre-cast concrete steps on entrances that are readily visible from the street.

6. Match the style and appearance of the porch in replacement railings. Simple painted wood railings with balusters between the top and bottom rail are generally appropriate.

These replacement porch stairs at 1326 Chesapeake Avenue are appropriate models for most district houses.

The replacement railings at 1530 Jackson Avenue are appropriate models for most district houses.

7. If desired, add wooden or metal handrails in keeping with the style and design of the building.
Public vs. Private Space
Half-Timbering & Stucco

Wood Shingles
Synthetic Sidings – Concealment of Original Materials – Issues of “Breathability”
Synthetic Sidings – Concealment of Original Materials – Issues of Economics
Positives of Vinyl

- Short-term cost savings over wood or brick.

Negatives of Vinyl

- Lack of permeability and potential for moisture problems.
- Does not resemble traditional wood appearance.
- Highly toxic material and poses dangers in off-gassing and smoke inhalation in fires.
- Petroleum Based and Not a Sustainable Material.
- Difficult to recycle.
- Often warps or fades after ten to fifteen years.
- Expensive to paint.
Cement/Wood Products
**POSITIVES**

✓ Less expensive than wood or masonite.

✓ Smooth finish provides some visual compatibility with traditional wood.

✓ Potential longevity with some warranties guaranteed for 50 years.

✓ Good moisture permeability.

✓ Considered environmentally friendly and a “green” material.

✓ Bonds well with paint.

**NEGATIVES**

➤ Narrow dimensions sometimes do not match visual appearance of traditional wood.

➤ When applied to historic buildings original wood siding must be removed.
Aluminum Porch Columns
Fiberglass Columns
Fiberglass Columns
Vinyl Columns
Windows and Household Energy Loss

WINDOWS
Retaining historic windows is often more environmentally friendly than replacement with new thermally resistant windows.
Window Replacement - Economics

**Let the Numbers Convince You: Do the Math**

- **$50**
  - **U-Value 1.10**
  - Storm window over single-pane original window
  - **(combined) U-Value 0.50**

- **$450**
  - **U-Value 0.58**
  - Double-pane thermal replacement of single-pane window

- **$550**
  - **U-Value 0.35**
  - Low-e glass double-pane thermal replacement of single-pane window

- **$550**
  - **U-Value 0.35**
  - Low-e glass double-pane thermal replacement of single-pane window with storm window

**TUNE-UP STRATEGIES**

- Storm window over single-pane original window

**ANNUAL ENERGY SAVINGS**

- **722,218 Btu**

**ANNUAL SAVINGS PER WINDOW**

- **$13.20**
  - **$11.07**
  - **$16.10**
  - **$2.29**

**SIMPLE PAYBACK**

- **4.5 Years**
  - **40.5 Years**
  - **34 Years**
  - **240 Years**
Historic Wood Windows with Added Storm and Weatherstripping = U-Value of Most Replacement Windows
Much Better Payback – Weatherizing Historic Wood Windows
...It Would Take 30 – 40+ Years to Recoup the Cost of Replacement Windows
One-over-One Wood Sash Windows

Added Storm Windows
Replacement Window with True Divided Lites
Recent Window Studies

Saving Windows, Saving Money:
Evaluating the Energy Performance of Window Retrofit and Replacement

A REPORT BY:

FUNDED BY:

IN PARTNERSHIP WITH:
SIZE AND SCALE OF ADDITIONS
Additions – Minimal Impact to Original Design and Fabric
Use of “Green” Materials
Additions – Minimal Impact to Original Design and Fabric
Use of “Green” Materials
Additions – Minimal Impact to Original Design and Fabric
Use of “Green” Materials
APPROPRIATE

NEW CONSTRUCTION
Compatible Infill “Green” Materials and Traditional Design
Compatible Infill “Green” Materials and Traditional Design
Compatible Infill “Green” Materials and Traditional Design
Compatible Infill “Green” Materials and Traditional Design
Developing Sustainability Guidelines for Historic Districts

By Nasa V. Winter

NATIONAL TRUST FOR HISTORIC PRESERVATION
Efficient and Economical Options -  
Solar Powered Footlights
Freestanding Solar Panels in Rear Yard with Screening
Rear Roof Line Solar Panels (Above) and Solar Shingles (Right)
Residential - Rear Roof Line Solar Panels
Residential – Reflective Roof Shingles
Residential – Reflective Roof Shingles
Use of Geo Thermal Heating and Cooling
Permeable Paving Surfaces
Permeable Paving Surfaces
LEED Certification for New Construction

- **LEED for Homes** (Leadership in Energy & Environmental Design), is governed by the US Green Building Council.

- A LEED certified home is designed and constructed in accordance with the rigorous guidelines of the LEED for Homes green building certification program.

- LEED for Homes is a consensus developed, third party verified, voluntary rating system which promotes the design and construction of high performance green homes.
Recycled Materials

Promote the use of recycled building materials to replace existing materials or for additions/new construction: recycled pavers, cementitious siding, recycled roof shingles, fly-ash in concrete and masonry, denim insulation, recycled ceramic tiles...
Rapidly Renewable Materials
Promote the use of rapidly renewable building materials in construction: bamboo, straw, linseed oil, jute...
Materials with Low VOC Volatile Organic Compound

Promote the use of materials with low volatile organic compounds (VOCs). VOCs can have short and long-term adverse health effects. Examples include: paints, lacquers, pesticides, building materials, glues, adhesives, etc.
FSC Wood Volatile Organic Compound

Promote the use of wood that is approved by the Forest Stewardship Council (FSC) for Responsible Forestry. This includes timber, plywood, wood trim, cabinets, wood fencing, etc.
What Level of Review?

- Historic District Zoning
  - Exterior Alterations Visible from the Street
  - Streetscape Elements
  - New Construction and Additions
  - Demolition

- Conservation Zoning
  - Demolition
  - New Construction
  - Additions
Summary

- Design Guidelines Reinforce Historic and Architectural Character
- Historic Districts Stabilize or Increase Property and Resale Values
- Final Product will be a User-Friendly and Illustrated Manual for Property Owners