

CITY OF HERNANDO

Article IX of the Hernando Zoning Ordinance

Historic Preservation Zone

Be It Ordained by the Mayor and Board of Aldermen;

That Article IX Hernando Zoning Ordinance is hereby amended to establish design guidelines for historic properties by adding the following as Section 7:

7. H-1 Historic Overlay Zoning District

A. Purpose and Intent

It is the intent of this district to preserve the historic sites and structures of the City of Hernando. The requirements of the district are designed to protect and preserve historic and/or architectural value; create an aesthetic atmosphere, strengthen the economy, protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided; and to promote education and patriotic heritage of the present and future citizens of the community.

B. Permitted Uses

1. Any use permitted by the existing zoning classification is also permitted by the H-1 Historic District.

C. Conditional Uses

1. Any use listed as a conditional use by the existing zoning classification is also permitted by the H-1 Historic District

D. Yard and Bulk Requirements

Each Site in the City of Hernando Historic District shall be subject to such bulk requirements are listed in the existing zoning classification

E. Additional Regulations

1. Any designated Historic Overlay Zone shall demonstrate a quality of significance in American history, architecture, archeology and culture and shall possess integrity of location, design, setting, materials, workmanship, feeling and association. Further, areas eligible for Historic Overlay District designation shall demonstrate all or some of the following characteristics:

A. Association with events that have made a significant contribution to the broad patterns of our history; or

B. Association with the lives of persons significant in our past; or

C. Embodiment of distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. Potential for yielding archaeological information.

2. Historic District Commission Recommendation

A. No Historic Overlay District shall be implemented without the recommendation of the Hernando Preservation Commission in accordance with the terms of the Hernando Preservation Ordinance as adopted on March 17, 1997.

3. Exterior Building Appearance and Quality

When there is construction, alteration or repair of any structure within the H-1 Historic Overlay Zone, the same shall be subject to review by the Hernando Preservation Commission in accordance with the duties, responsibilities, and procedures as set forth in the Hernando Preservation Ordinance.

4. Design Guidelines

The following Design Guidelines shall be observed when designing any new construction, alteration or repair of any structure within the H-1 Historic Overlay Zone. Design guidelines are criteria and standards which the Hernando Historic Zoning Commission must consider in determining the appropriateness of proposed work within a historic district.

A. General Guidelines for Rehabilitation of Existing Structure

1. Every reasonable effort shall be made to provide a compatible use for property which requires minimal alteration of the building, structure or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure or its site and its environment shall not be destroyed. The removal or alternation of any historic material or distinctive architectural feature should be avoided when possible.

3. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right and this significance shall be encouraged.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.
9. New design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
10. Where possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
11. The use of aluminum or vinyl siding or other such trim work is not expressly prohibited, but is discouraged. The use of such, however, should utilize materials which meet the character of the era in which said

structure was originally constructed in terms of color and other characteristics.

B. Alterations to Existing Buildings and Property

1. Definition - A change in building material; the addition or elimination of any architectural feature of a structure; a repair that reconstructs any part of an existing building; an addition that extends or increases floor area or height of any building; or construction of an appurtenance.

2. General Principles - These guidelines shall apply only to the exteriors of buildings and to areas of lots visible from public rights-of-way.

a. Proposals for exterior work to be done on public facades - front and street related elevations shall be more carefully reviewed than that the level of review given other facades.

b. Every reasonable effort shall be made to provide a compatible use for a property, requiring minimal alteration of the building, structure or site and its environment, or to use a property for its originally intended purpose.

c. The distinguishing original qualities or character of a building structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided.

d. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have historical basis and which seek to create an earlier appearance shall be discouraged.

e. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.

e. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.

f. Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the

new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. When no physical or pictorial evidence is available, design of features may be based on conjecture.

g. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that damage historic building materials shall not be undertaken.

h. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.

I. New design for alterations and additions to existing properties shall not be discouraged when such alterations or additions do not destroy significant historical, architectural, size, scale, color, material and character of the property, neighborhood or environment.

j. Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

3. Additions

a. Additions are areas that increase the living or working space of a structure. This does not include the addition of architectural elements.

b. Generally, an addition should be situated at the rear of the building in such a way it does not disturb either front or side public facades.

c. Additions should follow the guidelines for new conditions.

4. Roofs

a. Original roof pitch and configuration should be maintained.

b. The original size and shape of dormers should be maintained. Dormers generally should not be introduced where none existed originally.

c. Original roof materials and color should be retained. If replacement is necessary, original materials should be used. Asphalt shingles 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. The color and texture of asphalt shingles should be appropriate to the architectural style and period of the structure.

5. Porches

a. Original details and shape - outline roof height and roof pitch - should be retained.

b. Original porch materials and architectural details should be maintained. If different materials are substituted, they should be appropriate to the architectural style and period of the house.

c. The enclosing of front porches is inappropriate.

d. The enclosing of side porches may be considered appropriate if the visual openness and character of the of the original porch is maintained.

6. Windows

a. The original size and shape of windows should be maintained.

b. The original number and arrangement of panes should be maintained.

c. The characteristic window shape in the area is vertically rectangular higher than it is wide. Horizontal windows and picture windows are generally not appropriate.

d. New window openings should not be introduced unless they match the existing window configuration and their placement harmonizes with the existing rhythm of openings.

e. Original windows should not be filled in.

7. Doors

a. The original size and shape of door openings should be maintained.

b. Original transoms, side lights and doors should be maintained.

- c. Replacement doors should be compatible with original doors in terms of style and material. Flush doors are generally inappropriate.
- d. Generally, new door openings should not be introduced on facades visible from the street.
- e. Original door openings should not be filled in.

8. Architectural Details

- a. Original details should not be removed.
- b. The replacement of irreparable details should be close visual approximations of originals.
- c. 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.
- d. Architectural details of any period or style not original to the building shall not be introduced.
- e. 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; their significance should be recognized and respected.

9. Materials

- a. Original building materials include wood, brick, stone, terra cotta and stucco. Original roof materials include slate, metal and on twentieth century buildings, asphalt shingles.
- b. Original building and roofing materials should be retained. If replacement is necessary, it should be with original material appropriate to the architectural style and period of the house.

10. Masonry

- a. Masonry repainting should be done with care to match the original mortar color. The use of portland cement should be avoided when repointing old brick.

- b. Original tooling configuration and joint width should be maintained.
- c. Cleaning should be done with the gentlest means possible. Since sandblasting causes severe damage to brick and mortar, its use should be avoided.
- d. The painting of brick is inappropriate unless it is mismatched or so deteriorated that it can not withstand weather. If painting is necessary, original natural color should be used.
- e. Painting of stone is inappropriate.

11. Wood

- a. Wood siding should be retained if possible. Original siding should not be covered or replaced with a material or texture not original and not aesthetically compatible.
- b. Replacement wood siding should be consistent with the original in size, direction and lap dimension.
- c. Original wall shingles should be maintained.

12. Color

- a. The Hernando Preservation Commission shall approve appropriate historic paint colors in conjunction with requests for certificates of appropriateness.

C. Appurtenances

- a. Appurtenances related to a building (fence, walls, street lamps, steps, paving, sidewalks and signs) should be visibly compatible with the environment to which they are related.

D. Fences

- a. Low retaining walls in front yards should be kept where they exist. Introduction of retaining walls where none existed should be avoided.
- b. New or reclaimed iron fencing may be appropriate for properties with pre-1900 houses. Iron fencing is generally not appropriate for later houses.

- c. Wood picket fences are appropriate in front and /or rear yard of houses.
- d. Board fences, usually taller, with wider boards set close together, are appropriate only around rear yards.
- e. Chain link or woven fences are generally inappropriate for front or visible side yards. They may be used in rear yards. If a portion of a rear fence is visible from the street, it should be camouflaged.

E. Signs

- a. The appearance, size, position, method of attachment, texture of materials, color and design of signs shall be in keeping with the collective characteristics of the structure surrounding the property on which the sign will be located.
- b. Off-site signs shall not be permitted.
- c. Business signs shall comply with the Hernando Sign Ordinance except as modified as follows:
 - I. Buildings and signs may be illuminated by remote light sources, provided that these light sources are shielded to protect adjacent properties.
 - ii. Signs attached to the structure shall not cover any architectural detail.

F. Landscaping

- a. All aspects of site development should be sympathetic to the character of landscape development, type of plans and spatial treatment of adjacent properties.
- b. Wherever possible, healthy existing trees should be retained, as they are amenity requiring many years to replace. Grading and construction should avoid disturbance to such trees.
- c. To provide a consistent effect in residential areas, the preferred street trees are 2-2 ½" calliper oak, planted on average 50' on center.

- d. To provide a more immediate effect in commercial areas and offset the larger scale structures, the preferred street trees are 3-3 ½" caliper oak, planted no further apart than 50' on center.
- e. Evergreen species are desirable for screening views, such as views into parking or service areas.
- f. As an extension of the surrounding natural landscape, plant species should be native or well-adapted to the region.
- g. Suggested shade tree species include: Willow Oak, Pin Oak, Scarlet Oak, Bald Cypress, Tulip Tree, Honey locust and Red Maple.
- h. Suggested flowering tree species include: Magnolia, Crape Myrtle, Washington Hawthorne, Goldenrain Tree, Red Bud, Japanese Cherry, Crabapple and Bradford Pear.
- I. Suggested shrub species at 24" - 36" height include: Wax Leaf Ligustrum, Florida Jasmine, Variegated Privet, Elaeagnus, Golden Euonymus, Gold Spot Euonymus, Manhattan Euonymus, Japanese Cleyera, Burford Holly and Azalea.
- j. Suggested shrub species at 18" - 24" height include: Andorra Juniper, Pfizer Juniper, Mugho Pine, Dwarf Japanese Holly, Dwarf Chinese Holly, Variegated Privet, Manhattan Euonymus and Florida Jasmine.
- k. Suggested screening plants include: Lob Lolly Pine, White Pine, Virginia Pine, Savannah Holly, Foster Holly and Red Leaf Photinia.
- l. On site areas adjacent to streets, lawn areas must be established or be sodded prior to occupancy of the project.
- m. Planting plans approved by the Commission must be maintained as originally designed. Any diseased, dying or dead plants should be treated or removed by the property owner. Appropriate, durable plants should be installed.
- n. Where needed, irrigation must be provided to ensure robust planting areas.
- o. To prevent accidents, irrigation systems must be installed below ground, with spray heads flush with the ground surface.

G. New Construction

1. Definition - The construction of any freestanding structure on any lot.

2. General Principles

a. These guidelines shall apply only to the exteriors of buildings and to areas of lots visible from public rights-of-way.

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

c. Since construction in a historic district has usually taken place continuously from the late nineteenth and early twentieth centuries, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

d. Reconstruction may be appropriate when it reproduces facades of a building which no longer exists and which was located in the historic 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 material with the buildings immediately surrounding the lot on which the reproduction will be built; and if it is accurately based on pictorial documentation.

e. Because new buildings usually relate to an established pattern and rhythm of existing buildings, other on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.

f. New construction should be consistent with existing buildings along a street in terms of height, scale, setback and rhythm; relationship of materials, textures, details, color, roof shape, orientation and proportion and rhythm of openings.

3. Height

a. New buildings shall be constructed to a height which is compatible with the height of adjacent buildings.

4. Scale

a. 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.

5. Setback and Rhythm of Spacing

a. The setback 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, infill new buildings should maintain the rhythm.

b. All setbacks and yard requirements must have approval of the Hernando Zoning Appeals Board, if different from the current requirements of the Hernando Zoning Ordinance.

6. Relationship of Materials, Texture, Details and Material Color

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

7. Roof Shape

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

8. Orientation

a. 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 the surrounding building, whether that expression is vertical, horizontal or non-directional.

9. Proportion 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.

10. Additions to Existing Buildings

- a. New additions to existing buildings should be kept to minimum and should be compatible in scale, materials and texture; additions should not be visually jarring or contrasting.
- b. Addition should not be made to the public facades of existing buildings. Additions may be located to the rear of existing buildings in ways which do not disturb the public facades.
- c. The creation of an addition through enclosure of a front facade porch is inappropriate and should be avoided.

11. Outbuildings

- a. 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.

The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

12. Appurtenances

- a. 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.

13. Sidewalks

- a. Sidewalk additions and repair must be compatible with any existing sidewalk design and material.

H. Demolition

1. Definition - The tearing down of a building.

2. General Principles

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.

Guidelines

- a. Demolition is inappropriate:
- b. If a building is of such architectural or historical interest and value that its removal would be detrimental to the public interest;
- c. If a building is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense, or;
- d. If it proposed replacement would make a less positive visual contribution to the district, would disrupt the character of the district or would be visually incompatible.
- e. Demolition is appropriate:
 - I. 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;
 - ii. 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; or
 - iii. If the denial of the demolition will result in an economic hardship on the applicant as determined by the Hernando Preservation Commission.

I. Relocation

1. Definition - The moving of a building in a district from one site to another.

2. General Principles

- a. The moving of an existing building which retains architectural and historical integrity and which contributes to the architectural and historical character of the district should be avoided.
- b. The moving out of the district of 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 district.

3. Guidelines for Relocation

a. Relocated buildings must be carefully rebuilt to retain and maintain original architectural details and materials.

b. 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.

c. A building may be moved from one site to another in the district if:

i. the integrity of location and setting the building in its original location has been lost or is seriously threatened;

ii. the new location will be similar in setting and siting;

iii. the building will be compatible with the buildings adjacent to the new location in style, height, scale, materials and setbacks; and

ix. the relocation of the building will not result in a negative visual effect on the site and surrounding building from which it will be removed.

13. Exceptions

When the strict application of these design guidelines would result in severe hardship or injustice, the preservation commission may vary these guidelines so that a rehabilitation project may be conducted in a reasonable manner, but so that at the same time general intent and spirit of the design guidelines is preserved.