

Appendix A

1. Campaign finance.

All candidates for the chief administrative office (mayor), any candidates who spend more than \$500, and candidates for other offices that pay at least \$100 a month are required to file campaign financial disclosure reports. Civil penalties of \$25 per day are authorized for late filings. Penalties up to the greater of \$10,000 or 15 percent of the amount in controversy may be levied for filings more than 35 days late. It is a Class E felony for a multicandidate political campaign committee with a prior assessment record to intentionally fail to file a required campaign financial report. Further, the treasurer of such a committee may be personally liable for any penalty levied by the Registry of Election Finance (T.C.A. § 2-10-101–118).

Contributions to political campaigns for municipal candidates are limited to:

- a. \$1,000 from any person (including corporations and other organizations);
- b. \$5,000 from a multicandidate political campaign committee;
- c. \$20,000 from the candidate;
- d. \$20,000 from a political party; and
- e. \$75,000 from multicandidate political campaign committees.

The Registry of Election Finance may impose a maximum penalty of \$10,000 or 115 percent of the amount of all contributions made or accepted in excess of these limits, whichever is greater (T.C.A. § 2-10-301–310).

Each candidate for local public office must prepare a report of contributions that includes the receipt date of each contribution and a political campaign committee's statement indicating the date of each expenditure (T.C.A. § 2-10-105, 107).

Candidates are prohibited from converting leftover campaign funds to personal use. The funds must be returned to contributors, put in the volunteer public education trust fund, or transferred to another political campaign fund, a political party, a charitable or civic organization, educational institution, or an organization described in 26 U.S.C. 170(c) (T.C.A. § 2-10-114).

2. Conflicts of Interest.

Municipal officers and employees are permitted to have an "indirect interest" in contracts with their municipality if the officers or employees publicly acknowledge their interest. An indirect interest is any interest that is not "direct," except it includes a direct interest if the officer is the only supplier of

goods or services in a municipality. A “direct interest” is any contract with the official himself or with any business of which the official is the sole proprietor, a partner, or owner of the largest number of outstanding shares held by any individual or corporation. Except as noted, direct interests are absolutely prohibited (T.C.A. § 6-2-402, T.C.A. § 6-20-205, T.C.A. § 6-54-107–108, T.C.A. § 12-4-101–102).

3. Disclosure conflict of interests.

Conflict of interest disclosure reports by any candidate or appointee to a local public office are required under T.C.A. §§ 8-50-501 *et seq.* Detailed financial information is required, including the names of corporations or organizations in which the official or one immediate family member has an investment of over \$10,000 or 5 percent of the total capital. This must be filed no later than 30 days after the last day legally allowed for qualifying as a candidate. As long as an elected official holds office, he or she must file an amended statement with the Tennessee Ethics Commission or inform that office in writing that an amended statement is not necessary because nothing has changed. The amended statement must be filed no later than January 31 of each year (T.C.A. § 8-50-504).

4. Consulting fee prohibition for elected municipal officials.

Any member or member-elect of a municipal governing body is prohibited under T.C.A. § 2-10-124 from “knowingly” receiving any form of compensation for “consulting services” other than compensation paid by the state, county, or municipality. Violations are punishable as Class C felonies if the conduct constitutes bribery under T.C.A. § 39-16-102. Other violations are prosecuted as Class A misdemeanors. A conviction under either statute disqualifies the offender from holding any office under the laws or Constitution of the State of Tennessee.

“Consulting services” under T.C.A. § 2-10-122 means “services to advise or assist a person or entity in influencing legislative or administrative action, as that term is defined in § 3-6-301, relative to the municipality or county represented by that official.” “Consulting services” also means services to advise or assist a person or entity in maintaining, applying for, soliciting or entering into a contract with the municipality represented by that official. “Consulting services” does not mean the practice or business of law in connection with representation of clients by a licensed attorney in a contested case action, administrative proceeding or rule making procedure;

"Compensation" does not include an "honorarium" under T.C.A. § 2-10-116, or certain gifts under T.C.A. § 3-6-305(b), which are defined and prohibited under those statutes.

The attorney general construes "Consulting services" to include advertising or other informational services that directly promote specific legislation or specifically target legislators or state executive officials. Advertising aimed at the general public that does not promote or otherwise attempt to influence specific legislative or administrative action is not prohibited. Op. Atty.Gen. No. 05-096, June 17, 2005.

5. Bribery offenses.

a. A person who is convicted of bribery of a public servant, as defined in T.C.A. § 39-16-102, or a public servant who is convicted of accepting a bribe under the statute, commits a Class B felony.

b. Under T.C.A. § 39-16-103, a person convicted of bribery is disqualified from ever holding office again in the state. Conviction while in office will not end the person's term of office under this statute, but a person may be removed from office pursuant to any law providing for removal or expulsion existing prior to the conviction.

c. A public servant who requests a pecuniary benefit for performing an act the person would have had to perform without the benefit or for a lesser fee, may be convicted of a Class E felony for solicitation of unlawful compensation under T.C.A. § 39-16-104.

d. A public servant convicted of "buying and selling in regard to offices" under T.C.A. § 39-16-105, may be found guilty of a Class C felony. Offenses under this statute relevant to public officials are selling, resigning, vacating, or refusing to qualify and enter upon the duties of the office for pecuniary gain, or entering into any kind of borrowing or selling for anything of value with regard to the office.

e. Exceptions to 1, 3, and 4, above include lawful contributions to political campaigns, and a "trivial benefit" that is "incidental to personal, professional, or business contacts" in which there is no danger of undermining an official's impartiality.

6. Official misconduct, official oppression, misuse of official information.

a. Public misconduct offenses under Tennessee Code Annotated § 39-16-401 through § 39-16-404 apply to officers, elected officials, employees,

candidates for nomination or election to public office, and persons performing a governmental function under claim of right even though not qualified to do so.

b. Official misconduct under Tennessee Code Annotated § 39-16-402 pertains to acts related to a public servant's office or employment committed with an intent to obtain a benefit or to harm another. Acts constituting an offense include the unauthorized exercise of official power, acts exceeding one's official power, failure to perform a duty required by law, and receiving a benefit not authorized by law. Offenses under this section constitute a Class E felony.

c. Under Tennessee Code Annotated § 39-16-403, "Official oppression," a public servant acting in an official capacity who intentionally arrests, detains, frisks, etc., or intentionally prevents another from enjoying a right or privilege commits a Class E felony.

d. Tennessee Code Annotated § 39-16-404 prohibits a public servant's use of information attained in an official capacity, to attain a benefit or aid another which has not been made public. Offenses under the section are Class B misdemeanors.

e. A public servant convicted for any of the offenses summarized in sections 2-4 above shall be removed from office or discharged from a position of employment, in addition to the criminal penalties provided for each offense. Additionally, an elected or appointed official is prohibited from holding another appointed or elected office for ten (10) years. At-will employees convicted will be discharged, but are not prohibited from working in public service for any specific period. Subsequent employment is left to the discretion of the hiring entity for those employees. Tennessee Code Annotated § 39-16-406.

7. Ouster law.

Some Tennessee city charters include ouster provisions, but the only general law procedure for removing elected officials from office is judicial ouster. Cities are entitled to use their municipal charter ouster provisions, or they may proceed under state law.

The judicial ouster procedure applies to all officers, including people holding any municipal "office of trust or profit." (Note that it must be an "office" filled by an "officer," distinguished from an "employee" holding a "position" that does not have the attributes of an "office.") The statute makes any officer subject to such removal "who shall knowingly or willfully misconduct himself in office, or who shall knowingly or willfully neglect to perform any duty enjoined upon such officer by any of the laws of the state, or who shall in any public place be in a state of intoxication produced by strong drink voluntarily taken, or who shall

engage in any form of illegal gambling, or who shall commit any act constituting a violation of any penal statute involving moral turpitude” (T.C.A. § 8-47-101).

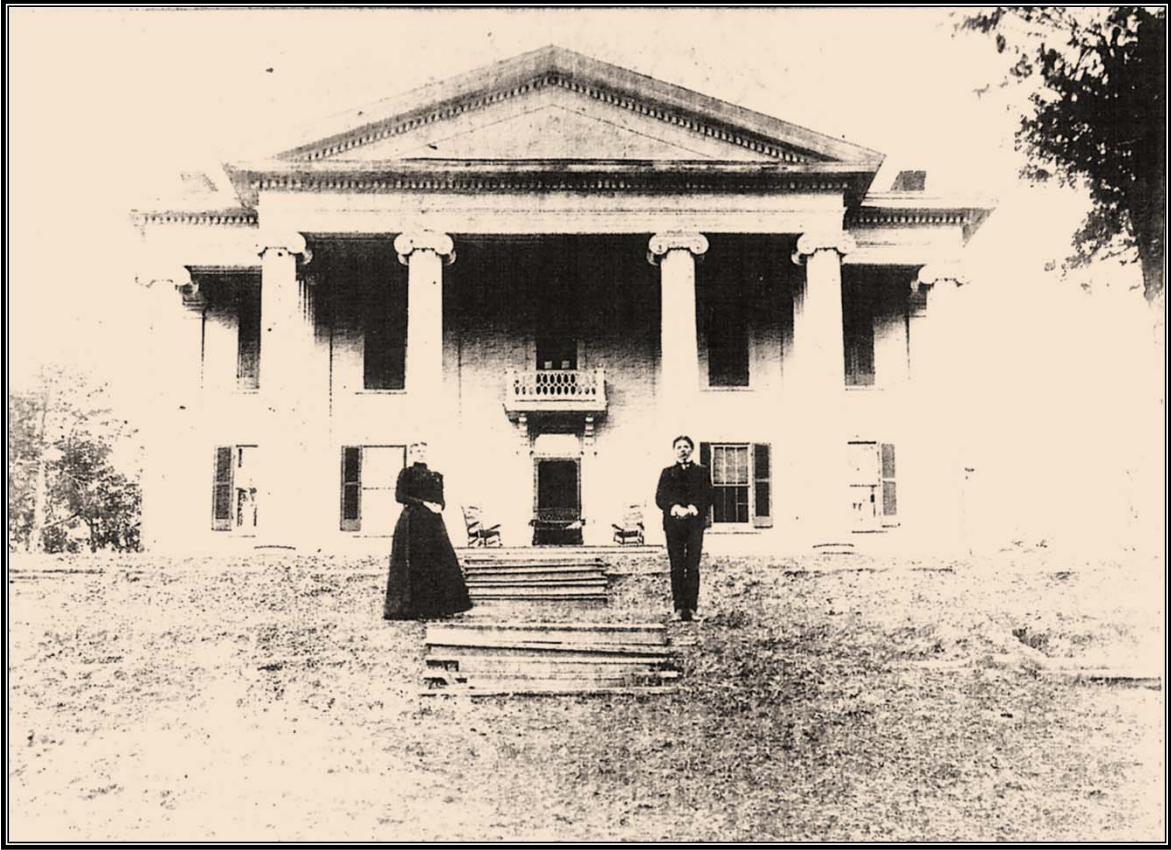
T.C.A. § 8-47-122(b) allows the taxing of costs and attorney fees against the complainant in an ouster suit if the complaint subsequently is withdrawn or deemed meritless. Similarly, after a final judgment in an ouster suit, governments may order reimbursement of attorney fees to the officer targeted in a failed ouster attempt (T.C.A. § 8-47-121).

The local attorney general or city attorney has a legal “duty” to investigate a written allegation that an officer has been guilty of any of the mentioned offenses. If he or she finds that “there is reasonable cause for such complaint, he shall forthwith institute proceedings in the Circuit, Chancery, or Criminal Court of the proper county.” However, with respect to the city attorney, there may be an irreconcilable conflict between that duty and the city attorney’s duties to the city, the mayor, and the rules of professional responsibility governing attorneys. Also, an attorney general or city attorney may act on his or her own initiative without a formal complaint (T.C.A. § 8-47-101–102). The officer must be removed from office if found guilty (T.C.A. § 8-47-120).

APPENDIX B

TOWN OF LA GRANGE

DESIGN GUIDELINES



History of
La Grange
Tennessee

DESIGN GUIDELINES



La Grange

T e n n e s s e e



La Belle Village

TABLE OF CONTENTS

<u>History of La Grange and Preservation in La Grange</u>	1
<u>Design Guidelines for the Historic District of the Town of La Grange, TN</u>	2
I. Introduction	2
II. Types of Work Reviewed	2
III. Types of Work Not Reviewed	2
IV. Design Assistance	3
V. Types of Project: Review Considerations	3
<u>What Are the Design Guidelines</u>	5
<u>Secretary of the Interior Standards for Rehabilitation</u>	6
<u>Standard 1: Uses</u>	7
<u>Standard 2: Retaining Historic Character</u>	7
I. Exteriors	
(1) Wood	7
(2) Masonry	7
(3) Roofing	8
II. Relocating Buildings	8
Building Site and Environment	8
<u>Standard 3: Recognition of Historic Elements</u>	9
<u>Standard 4: Modifications</u>	9
<u>Standard 5: Distinctive Features</u>	9
I. Entrances, Porches and Doors	9
II. Columns, Posts and Pillars	10
III. Exterior Stairs	11
IV. Lighting	11
<u>Standard 6: Repairs and Replacements</u>	11
I. Roofs	11
II. Gutters	11
III. Dormers	12
IV. Windows	12
V. Shutters	13
VI. Stained Glass	13

TABLE OF CONTENTS

VII.	Balustrades	13
VIII.	Awnings	14
IX.	Storefronts	14
X.	Exterior Paint	14
<u>Standard 7: Surface -Cleaning</u>		15
I.	Wood	15
II.	Masonry	15
<u>Standard 8: Protecting Archeological Resources</u>		16
<u>Standard 9: Additions, Alterations, & New Construction</u>		16
I.	Skylights	16
II.	Deck & Patios	16
III.	Swimming Pools	16
IV.	Ramps	16
V.	Air Conditioning Units	16
VI.	Vending Machines	17
VII.	Fences and Walls	17
VIII.	General Fences	17
IX.	Privacy Fences	18
X.	Handrails	18
XI.	Antennas and Satellite Dishes	18
XII.	Gazebos	18
XIII.	Gatehouses	18
XIV	Metal Carports	
XV	Signs	19
	A. Facade Signs (Flat Signs)	19
	B. Guidelines for Signs in the Historic District	19
	C. Sign Review Requirements	19
	D. Prohibited Signs	20
	E. General Provisions	20
XVI	Flags	20
XVII	New Construction in the Historic District	20
XVIII	New Addition to Historic Buildings	21
<u>Standard 10: Additions & New Construction Criteria</u>		21
I.	Criteria for New Construction	21
	A. Proportion, Scale, and Mass	21
	B. Roof Forms	

TABLE OF CONTENTS

C. Building Detail	21
D. Relationship of Materials, Textures, and Color	21
E. Compatibility	22
F. Height	22
II. General Criteria	22
A. Siting	22
B. Scale	22
<u>Savannah Criteria</u>	23
<u>Architectural Glossary</u>	25
<u>La Grange By-Laws and Procedures</u>	27
I. Purpose	27
II. General Rules	27
III. Jurisdiction	27
IV. Members, Officers, and Duties	27
V. Meetings	28
VI. Application Procedures	30
VII. Appeals Process	31
VIII. Amendments	31

HISTORY OF LA GRANGE and HISTORIC PRESERVATION IN LA GRANGE

“La Grange is a stately plantation village with the style and elegance of yesteryear.” It is unique because of its overall ambiance, especially the antebellum homes that we are fortunate enough to have retained as private residences.

In May of 1972 La Grange adopted a planning ordinance and also applied for recognition as a historical district. The Tennessee Historical Commission sent experts to review and prepare an inventory of the entire town of La Grange. Through the efforts of the townspeople, historical researchers, and historical architect, Edwin Keeble, the Town of La Grange, on April 4, 1975, was entered on the National Register of Historic Places by the United States Department of Interior.

With this coveted recognition comes a great responsibility. It is the duty of the residents of La Grange to protect, preserve, and maintain its priceless heritage for present and future generations. The Design Guidelines of the Historic District for the Town of La Grange have been adapted to serve this purpose.

THE HISTORIC ZONING DISTRICTS

The National Register of Historic Places is a federal program administered by the Department of the Interior. Listing on the national Register is purely honorary – a way to recognize the district as an intact and important part of Tennessee history and thus, America’s history.

The districts zoned as “Historic” are locally designated and the La Grange Historic Zoning Commission administers their design guidelines. Historic Zoning is an overlay zoning and the design guidelines apply in addition to the regulations described in the La Grange Municipal Zoning Ordinance, a part of the La Grange Municipal Code. There are three Historic District Zones designated in the La Grange Municipal Zoning Ordinance and Accompanying Zoning Map: Historic – Residential (H-R), Historic -- Commercial (H-C), and Historic – Agricultural (H-A).



History of
La Grange
Tennessee

Design Guidelines for the Historic District of the Town of La Grange, Tennessee

INTRODUCTION

Architectural guidelines serve the Historic Zoning Commission, HZC, the Town's architectural review board, in evaluating appropriate alterations, renovations, and rehabilitation efforts for the protection and preservation of historic resources in La Grange. The purpose of HZC is to maintain the town's unique architectural heritage and visual character.

The following Design Guidelines, based on the Secretary of the Interior's Standards for Rehabilitation, are designed to help property owners formulate plans for the new construction, rehabilitation, preservation, and continued use of old buildings consistent with the intent of the HZC. The Design Guidelines pertain to buildings of all occupancy and construction types, sizes, and materials.

The Design Guidelines describe items and materials traditional to La Grange architecture. They serve as a guide to the property owner in the historic district. The Design Guidelines are meant to simplify regulations that protect the historic district. The applicant's use of the items and materials in the manner described will generally result in the approval of a C.O.A.

Property owners or their legally designated agent (in writing) shall secure the approval of the HZC before a permit is issued and work is begun. Failure to acquire approval shall make the individual property owner liable for sanctions under Town of La Grange ordinances.

An application for the proper Certificate of Appropriateness, COA, will be made to the Historic Zoning Commission, the regulatory body that rules on the applications in an objective manner based only on our guidelines, which we have been charged to enforce.

The HZC's approval MUST be secured prior to:

- Alterations to buildings
- Removal of existing fabric or change of paint color
- Restoration or rehabilitation of buildings
- Addition to existing buildings
- New construction
- Demolition of any existing architectural fabric
- Fences, either new or replaced
- Alterations to streets, sidewalks, or street furnishings
- Installation of signs, awnings, or lighting
- Construction of swimming pools and/or decks
- Miscellaneous structures (i.e. towers, etc.)
- Improvements of a right-of-way, public and private
- Exposed utilities
- Any work that affects the aesthetic and/or historical integrity of the historic district

HZC approval NOT required:

- Routine maintenance

DESIGN ASSISTANCE

This document is not intended to be a substitute for professional design services. Commissioning of an architect or other design professional sensitive to and experienced in preservation and rehabilitation projects is encouraged as a means of achieving a project that is in harmony with the building's historic character and the historic environment of which it is a part.

TYPES OF PROJECTS: REVIEW CONSIDERATIONS

Projects within the historic districts shall be categorized as:

- Restoration or renovation with no apparent change to the appearance of a historic structure
- Additions and/or alterations to the appearance of a historic structure
- New Construction
- Demolition

1. Restoration or renovation with no apparent change to the appearance of a historic structure

If no architectural change to the external appearance of a building is made, the use of traditional materials to match what already exists is recommended. Some traditional materials are not available and alternate solutions are included in the Design Guidelines.

2. Additions and/or alterations to a historic structure

Some exterior and interior alterations to the historic building are occasionally needed to assure its continued use, but it is important that such alterations do not radically change, obscure, or destroy character-defining materials, features, or finishes. The construction of an exterior addition to a historic building may seem to be essential for the new use, but such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering interior space. The building's features should not be radically changed, obscured, damaged or destroyed. The HZC shall allow additions, if at all, preferably at the rear of a structure or where otherwise not visible from the street.

3. New Construction

Design guidelines cannot guarantee design excellence in a historic district or anywhere else, but they can focus attention on those special visual and spatial qualities that a historic district is established to protect. Elements of concern to HZC, as outlined in the *Savannah Criteria*, include:

- a) Height. As a general rule new buildings, or modifications to existing ones, should be to a height within 10 percent of the average height of existing buildings.
- b) Proportion of buildings' front facades. Consideration shall be given to the relationship between the width-height of the front elevation of the building.
- c) Proportion of openings within the facility. Consideration shall be given to the relationship of width to height of windows and doors.
- d) Rhythm of solids to voids in front facades. Consideration shall be given to an ordered recurrent alternation of strong-weak architectural elements so as to ensure appropriate rhythm of mass to openings.
- e) Rhythm of spacing of buildings on streets. Consideration shall be given to a rhythm of recurrent building masses to spaces between buildings or structures.
- f) Rhythm of entrance and/or porch projections. Consideration shall be given to entrances to sidewalks so as to provide a rhythm of entrances or porch or other projections at an intimate scale.
- g) Relationship of materials. Consideration shall be given to the predominant material utilized, such as brick and wood siding and their relationship to other structures adjacent.
- h) Relationship of textures. Consideration shall be given to the predominant texture, which is horizontal wood siding.
- i) Relationship of color. Consideration shall be given to the predominant color, white, and of the color of a natural material or a patina colored by time, insofar as the mass and details, such as trim, are concerned.

- j) Relationship of architectural details. Consideration shall be given to architectural details and their relationship to the structure in question and adjacent ones. Including but not limited to cornices, lintels, arches, quoins, balustrades and iron work, chimneys, etc.
- k) Relationship of roof shapes. Consideration shall be given so that buildings shall have compatible roof shapes, such as gables, hip, gambrel, or other kinds of roof shapes.
- l) Walls of continuity. Consideration shall be given to physical ingredients, such as picket fences, wrought iron fences, evergreen landscape masses, building facades, or combinations of these so that continuous cohesive walls of enclosure are provided along the street.
- m) Relationship of landscaping. Consideration shall be given to the predominance of quality and quantity of landscaping, although emphasis herein shall be with the amounts and continuity of landscaping.
- n) Ground cover. Consideration shall be given so that there will be predominance in the use of brick pavers, gravel, and washed concrete.
- o) Scale. Consideration shall be given to scale so that the size of units of construction and architectural detail relate to the size of man. In rendering this consideration, consideration shall also be given to building mass and how it relates to open space. The predominant element of scale may be brick or wood units, windows or door openings, porches, and balconies, etc.
- p) Directional expression of front elevation. Consideration shall be given to structural shape, placing of openings and architectural detail that may provide a predominantly vertical, horizontal or non-directional character to the buildings' front facades.

Specific criteria for "New Construction" are discussed in a later chapter.

4. Demolition

For a structure or building to be considered for demolition, an application for a Certificate of Appropriateness must be approved by the HZC. To evaluate a demolition request the HZC will consider the contribution of the building to its immediate surroundings and to the fabric or character of the district as a whole, the historical and architectural importance of the building, and the building's structural condition.

Demolition by Neglect Provision

If, in the course of reviewing applications for approval, the HZC becomes aware of conditions which appear to violate Town Code provisions regarding unsafe or dangerous buildings, public nuisances, buildings unfit for human habitation, minimum facilities, or similar conditions, the information shall be referred to the Chief Building Official.



History of
La Grange
Tennessee

WHAT ARE THE DESIGN GUIDELINES?

The La Grange Historic Zoning Commission (HZC) is the architectural review board, which reviews applications for proposed work on properties located within the historic districts. The HZC is comprised of seven members, who are appointed by the mayor. The HZC has a representative of a local patriotic or historic organization, an architect (if available), a member of the local planning commission and the remaining members are from the community at large. Design review is administered according to a set of design guidelines. The guidelines are criteria and standards, developed jointly by the HZC and the citizens of La Grange, which are used in determining the appropriateness and architectural compatibility of proposed projects. The guidelines provide direction for project applicants, as well as members of the HZC, to ensure decisions that are made upon applications are not arbitrary or based upon personal preferences.

The design guidelines protect the neighborhood from alterations to historic structures that would lessen the architectural significance, new construction or additions that are not in character with the neighborhood and for the loss of architecturally or historically significant buildings. The LaGrange Design Guidelines are based upon and in accordance with the *Secretary of the Interior's Standards for Historic Rehabilitation*, which have been developed by the National Park Service and are used by both private and public preservation organizations throughout the United States. Tennessee cities, towns and counties are given the right to establish historic zoning and issue certificates of appropriateness by state law, TN Code Annotated 13-7-4-1 – 13-7-410.

All applications for permits for construction, alteration, repair, rehabilitation, relocation or demolition of any building, structure, or other improvement to real estate situated within a historic zone or district shall be referred to the historic zoning commission...No construction, alteration, repair, rehabilitation, relocation or demolition of any building, structure, or other improvement to real property situated within a historic district or zone, for which the historic zoning commission...has been granted authority to review and to grant or deny a certificate of appropriateness, shall be performed without the issuance of a certificate of appropriateness.

TN Code Annotated 13-7-407



History of
La Grange
Tennessee

SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. 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.
3. 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 or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples or craftsmanship that characterizes a historic property shall be preserved.
6. 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.
7. 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.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, 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.
10. No additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STANDARD 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

GUIDELINES: See "Building Site and Environment" guidelines under Standard No. 2.

STANDARD 2

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.

The HZC discourages the alteration and/or expansion of a building in such a manner that the essential character defining features of the existing building are disguised or concealed.

GUIDELINES**EXTERIORS****Wood**

In La Grange wood is the most commonly used material for architectural features such as clapboards, cornices, brackets, entablatures, shutters, columns and balustrades. These wooden features are important in defining the historic character of the building and their retention, protection and repair are of particular importance in rehabilitation projects.

- The HZC recommends for building exterior:
 1. Lapped siding
 2. Wood, vertical board-and-batten siding with 1"x 2" or 1"x 3" battens
 3. Wood, horizontal novelty or drop siding
 4. Fiber-cement siding is allowed in new construction only if dimensions of exposed surface match the historic wood materials. This substitution does not apply to buildings that are contributing structures to the historic district.
 5. Square logs.
 6. Wooden shingles
- A combination of exterior siding materials is not recommended unless historical evidence indicates otherwise or additions were clad differently from the original structure.
- The HZC does not recommend introducing a new wood feature that is incompatible in size, scale, material and color.
- Neither pressed wood nor vinyl nor metal that imitates wood shall be allowed.

Masonry

Brick is the predominant masonry material. Though it should be noted that masonry is among the most durable of historic building materials, it is also the most susceptible to damage by improper maintenance or repair techniques and by harsh and abrasive cleaning methods.

- A. Brick structures must be constructed out of red brick with a finished texture approved by the commission. Brick may be painted.
 - B. Stucco structures must have a smooth finish. Patterns such as smooth stone or ashlar may be constructed in stucco.
- Neither sandblasting nor pressure washing with water shall be permitted.
 - The HZC recommends identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns.

- The HZC recommends repairing masonry features using recognized preservation methods and replacing in kind an entire masonry feature that is too deteriorated to repair, using physical evidence to guide the work.
- In the event that replacement of architectural features is necessary, the new feature should match the composition, design material color, texture, material and all other visual qualities of the original feature. Replacement features should be substantiated by historical, physical or pictorial evidence, rather than on conjectural design or the availability of salvage or new architectural elements.

Roofing

- Original roof pitch and shape shall be retained.
- The size and shape of original dormers shall be retained. Dormers generally should not be introduced where none existed originally.
- Original roof materials and color should be retained.
 - *Asphalt/fiberglass shingles may be substituted for original roofing when it is not economically feasible to repair or replace with original materials. The color and texture of asphalt/fiberglass shingles should not contrast with the architectural style and period of the house. Original roofing materials include wood, metal, and, on twentieth century buildings, asphalt shingles.*
 - *Roofing materials for residential structures shall be composition (asphalt or imitation slate), wood shingle, standing seam metal, metal shingles, or slate.*
 - *Roofing materials for commercial structures shall include the above list as well as corrugated metal.*
 - *The primary roof pitch should be a minimum (6/12) six over twelve and a maximum (12/12) twelve over twelve.*
- Skylights shall be located on portions of roofs not visible from public right-of-ways.

RELOCATING BUILDINGS

The National Register discourages the moving of historic structures because the significance of properties is embodied in their sites and settings as well as in the structures themselves. Any National Register building that is removed from its original foundation is removed from the National Register. After reconsideration, it may be placed back on the National Register if specific criteria are followed, but the National Register designation is not guaranteed.

- Improperly locating a building on its new site so that its orientation and front and side set-backs are incompatible with surrounding buildings is prohibited.
- Placing the building on a new foundation whose design and materials are incompatible with the original is prohibited.

Building Site and Environment

Features such as gardens, walkways, streets, alleys, plants, trees, fencing and building setbacks which have traditionally linked buildings to their environment and which reflect the property's development should be retained.

Sidewalks and Driveways

- For private walkways in residential areas, brick is preferred. Also allowed is pea gravel, crushed limestone, washed concrete, and flagging.
- Public sidewalks shall be compatible with original patterns and widths. Any other work undertaken in public spaces by any individual, group or agency shall be presented to the HZC for review of compatibility with the character of the district.
- Driveway materials used will be crushed limestone, pea gravel or chert. No asphalt, no concrete and no washed pea gravel.
- Concrete parking aprons are allowed behind the building line of the primary structure.

Landscaping

- Tree removal or major pruning is discouraged.
- Widening of existing streets, changing the paving materials, and introducing new streets and new

- parking lots should be done in a manner that is compatible with the character of the neighborhood and maintain the relationship of the buildings in the environment.
- Decisions for new site work around a historic building should be based on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, archeological surveys or government record. Any changes should be carefully evaluated regarding the past appearance of the property.

See GUIDELINES for Fences and Walls under **STANDARD No. 9**

STANDARD 3

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 or architectural elements from other buildings, shall not be undertaken.

GUIDELINES

See Building Site and Environment Guidelines under **STANDARD 2.**

- Original architectural details shall be retained.
- Where replacement is necessary, new architectural details shall match the design, dimension, materials and all other visual characteristics of the originals, based on physical or historical documentation.
- Architectural details of a period or style not original to the building shall not be introduced.

STANDARD 4

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

GUIDELINES

See Guidelines under **STANDARDS No. 5. and 6.**

STANDARD 5

Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

GUIDELINES

Entrances, Porches and Doors



- Identify, retain, and preserve entrances and their functional and decorative elements that are important in defining the overall historic character of the building, such as doors and door openings, fanlights,

sidelights, pediments, hardware, pilasters, columns, balustrades, and stairs.

- Doors shall be related to the historical style of the structure. Doors should be four or six paneled wood doors for most 19th century residential buildings. Two panel wood doors are appropriate for buildings with Greek revival detailing. Many late 19th and early 20th century buildings featured horizontal panel doors. French doors or doors with a single large light over one or two horizontal panels may be considered. Paired entry doors are appropriate for some larger dwellings or commercial structures.
- French doors are appropriate for side and rear entrances and are not acceptable as front entryways to residential structures.
- Full-view, painted storm doors are appropriate. Wooden screen doors should be appropriate to the style of the house.
- Full-view, painted security front doors are appropriate. Other similar publicly visible doors may be appropriate. Ornately designed security doors are appropriate for secondary facades.
- HZC does not recommend the addition of sidelights and entryway surrounds if they were not original to the entrance.
- Repair entrances and porches by replicating details and historic materials on contributing buildings.
- Repair includes limited replacement in kind or with compatible substitute materials.
- Replace in kind an entire entrance or porch that is too deteriorated to repair. If the form and detailing are still evident, use the physical evidence to guide the new work. If using the same kind of materials is not technically or economically feasible, then a compatible substitute material may be considered.
- In constructing a new entrance or porch, the design must be compatible in size, scale, material, and color with the historic character of the building.
- The HZC will not approve the removal or permanent enclosure of a historic entrance or front porch with non-operable closures. The existing exterior wall must still read as the exterior wall after any operable closures are installed.
- The removal of major and defining elements of a contributing historic building alters the structure's status as a contributing structure in the Historic District and undermines the National Register Historic District.

Columns, Posts and Pillars



- Retain and preserve the existing historic posts or columns that contribute to defining the historic character of the building.
- Replace columns, where necessary, with columns compatible in size, scale, and material.

- It is inappropriate to remove existing columns that have historically defined a building and to replace them with posts or pillars that are uncharacteristic of a building style.

For example, simple 4" x 4" wood *square* posts, not rounded, decorative columns, are generally appropriate for a shotgun style house.

Exterior Stairs

- Retain, preserve, and replace when necessary an exterior staircase with materials compatible with the individual structure and the historic district. The HZC will not approve replacing a historic wood staircase with concrete stairs.
- The balusters, newel posts, and rails of an exterior staircase should be constructed in like material, and proportional to the main structure.
- The HZC recommends upgrading historic stairways to meet health and safety codes in a manner that assures their preservation, i.e., so that they are not damaged.

Lighting

- Original light fixtures should be retained. New or replacement light fixtures should be appropriate to the style of the building and be in proper scale to the façade. Recessed or ceiling mounted lamps not visible from the street can be a good way to achieve desired lighting without introducing obvious light fixtures
- Ceiling fans should be appropriate to the style and period of the building.

STANDARD 6

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.

GUIDELINES

Roofs

- The roof with its shape, features such as dormers and chimneys, and the size, color, and patterns of the roofing material are extremely important in defining the building's overall historic character.
- The HZC recommends retaining and preserving the roof's shape, historic roofing material and features such as chimneys, scuttles, or roof porches.
- The HZC does not recommend changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.
- Shingle types and styles should be submitted for approval if there is a change from existing material.

Gutters

- Gutter style is reflective of the historic period of the structure in terms of appearance and technology. The half-rounded style of gutter is appropriate to structures erected **prior** to 1900. Either the half-round or "ogee" style may be installed on structures in the Town of La Grange.
- Downspouts will be reviewed for style and visual impact.

Dormers



- Dormers are gable projections of an attic room that allow for a vertical window opening.
- The HZC recommends that a dormer addition be in scale and harmony with the existing building, be placed on a less visible location, have a pitched roof and either a double hung window with shutters or casement windows. Dormers usually have gabled roofs but a shed roof may be appropriate on certain style of buildings (ex. bungalow). Juncture of a dormer roof with the main roof is to be below the ridgeline of the main roof. Oversized dormers are discouraged.

Windows



- Identify, retain, and preserve windows and their functional features that contribute to defining the architectural and historic character of the building. Such features can include frames, sash, muntins, glazing and sills, paneled or decorated jambs and moldings, and interior and exterior shutters and blinds.
- Replacement, when unavoidable, must be wood for a historic structure. Aluminum windows are discouraged. Deviations from traditional materials may be allowed on a case-by-case basis if historically accurate in detail.
- The HZC does not recommend changing the number, locations, size, or glazing pattern of windows by cutting new openings, blocking in windows, and installing replacement sash which does not fit the historic window opening.
- In La Grange, the most widely used window configuration is 6/6 double hung sash. However, 2/2 double-hung sash windows are also found in traditional La Grange houses. For 20th century buildings, 1/1 sash may be appropriate. Replacement windows may be an accurate restoration using historical, pictorial, or physical documentation; or a new design that is compatible with the window openings and the historic character of the building.
- The HZC recommends repairing window frames and sash by patching, splicing, consolidating, or otherwise reinforcing. Such repair also includes replacement in kind of those parts that are either extensively deteriorated or are missing where there are surviving prototypes.

- Awning or glass jalousie windows are not permissible in any wall of a historic structure that is visible from a public street, sidewalk or other public right-of-way.
- Plate glass windows are addressed in the Storefront section.

Because rehabilitation projects frequently include proposals to replace window sash or entire windows to improve thermal efficiency or to create a new appearance, it is essential that their contribution to the overall historic character of the overall building be assessed, together with their physical condition, before specific repair or replacement work is undertaken.

Shutters



- Wooden shutters are significant features that define the overall historic character of many La Grange buildings. Retain, repair, and preserve existing shutters and their functional and decorative elements.
- If the overall form and detailing are still evident, replace in kind a set of shutters that is too deteriorated to repair, using the physical evidence to guide the work.

Stained Glass

- A few of the more elaborate buildings erected in the late 19th and early 20th centuries exhibit small transom windows with etched cranberry or ruby glass over the main entry. Few pre-20th century structures in La Grange contain significant examples of stained glass.

Balustrades



- Retain and preserve wooden balustrades, which are significant in defining the historic character of frame structures.
- Replace, when necessary, with materials compatible with the structure. The HZC discourages the use of new designs in balusters.

- When replacing original balusters of a contributing historic structure, the new balusters should match the original balusters in size and height above the porch floor.

Awnings



Historically, the canvas awning was an important design element in the traditional storefront, providing cover and added color. Awnings served as a transition between the storefront and the upper facade.

- Awnings are discouraged on residences except where inconspicuous or not visible from the public street.
- Awnings shall be of a size, scale and shape appropriate to the specific building.
- Aluminum awnings or canopies detract from the historic character and shall not be erected.

Storefronts

Storefronts are often the focus of historical commercial buildings and can thus be very important in defining the overall historic character.

Because storefronts play a critical role in a store's advertising strategy to draw customers, they are often altered to meet the needs of a new business. Care is required when working on storefronts so that the building's historic character is preserved in the process of rehabilitation.

- Retain and preserve storefronts and their functional and decorative elements that are important in defining the historic character of the building, such as display windows, doors, transoms, corner posts, entablatures, cornices, signs, and bulkheads.
- The HZC does not recommend removing or radically changing storefronts and their features, which are important in defining the overall historic character of the structure, so that as a result, the character is diminished.
- The HZC does not recommend removing historical material from the storefront to create a recessed arcade or to create a false historical appearance.
- Buildings converted from residential to commercial use shall retain the historical features of the building.
- The HZC recommends using appropriately scaled signs and logos that do not obscure, damage, or destroy a building's historic features.
- The use of chaser lights is prohibited.

Exterior Paint (for all exterior materials and surfaces)

- The HZC recommends identifying, retaining, and preserving the paint colors and finishes that define the historic character of a building.

- The HZC recommends specified colors for standard approval and may approve others on a case-by-case basis.
- Murals: Murals are prohibited in the Historic District.

For STANDARD approval the following colors are specified:

- Exterior siding: White.
- House Trim: White.
- Porches: White.
- Porch ceilings: Light blue or white.
- Sash, windows and doorframes: White.
- Porch decking and steps: Gray or green.
- Railings and balusters: White.
- Shutters: Dark green.
- Wood fences and gates: White is most preferred; however, green, natural or natural stain may be used.
- Lattice: White.
- Doors: White, dark green or natural.
- Roofs (metal): Silver, red or green.
- Roofs (asphalt): Light gray, green, black, or weathered wood.

STANDARD 7

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.

GUIDELINES

Wood

- The HZC recommends the use of chemical strippers primarily to supplement other methods such as hand scraping, hand sanding and thermal devices. Detachable wooden elements such as shutters, doors, and columns may, with the proper safeguards, be chemically dip-stripped.
- The HZC will not permit exterior sandblasting or water blasting as these methods can irreversibly damage the historic woodwork.

Masonry

- The HZC recommends duplicating old mortar in strength, composition, color and texture and duplicating old mortar joints in width and in joint profile.
- The HZC recommends cleaning masonry only when necessary to halt deterioration or remove heavy soiling. Surfaces should be cleaned with the gentlest method possible, such as low-pressure water and detergents, using natural bristle brushes.
- The HZC recommends inspecting painted masonry surfaces to determine whether repainting is necessary, and removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible, prior to repainting.
- The HZC recommends repairing masonry walls and features by repointing the mortar joints where there is evidence of deterioration. Mortar that is deteriorated should be removed by carefully hand raking the joints.

STANDARD 8

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

GUIDELINES

Inspection of Excavations and Cisterns

Disclosure of the discovery of artifacts is to be promptly reported to the HZC. Excavation of utility trenches, cisterns and foundations require notification whenever artifacts become visible.

STANDARD 9

New additions, exterior alterations, or related new construction shall not destroy historical 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.

GUIDELINES

Skylights

- The HZC will approve flat roof windows, preferably located on the side least visible from a public street.
- The HZC will not approve modern, plastic dome scuttles.

Decks and Patios

- Wood decking or brick patios are appropriate at the side and rear yards. Important considerations are the proportion of decking to the lot, and the space allotted for planting.
- Wood decks are inappropriate in the front of a house.

See “Building Site and Environment” section under Standard No. 2. for additional information.

Swimming Pools

- The HZC recommends that swimming pools or hot tubs be located to the rear of a building and not be visible from the front sidewalk.
- In some cases, the HZC will approve the location of a pool at the side of a house, providing it is set to the rear half of the house and appropriately fenced.
- In no instance shall the HZC approve the location of a pool in the front of a pre-1915 structure.

Ramps

- Ramps, where required, should be concealed with landscaping as much as possible, and should harmonize with the scale and architectural features of the building.

Air Conditioning Units

- The HZC recommends installing air conditioning units in such a manner that the historic materials and features of a building are not damaged or obscured.
- The HZC does not recommend the installation of through-the-wall air conditioning units or window units in the facade (front) of a historic building.

- The HZC recommends that A/C units be placed in new openings that align with the existing historic window frame. HZC also suggests that molding be added as a trim element.
- Air conditioning units should be concealed by landscaping and placed in the rear or side of a lot so as not to be seen from the street.

Vending Machines (except newspaper vending)

- Vending machines may not be located where visible from the public way. ATMs are prohibited in buildings other than financial institutions.

Fences and Walls

- Fences and walls are important elements of the design and character of a structure and district. The scale and character of a fence and its posts and gates must be compatible with the house and neighboring structures. Fencing shall be constructed so the finished face is toward the street or neighboring property.
- The HZC must approve changes to existing elements or designs for new ones.
- Decorative wood fences (solid with patterns cut out of the top portion) are not historic and detract from the original balustrade patterns. Such fences will not be approved.

General Fences



Types of fences allowed in La Grange – Wrought or Cast Metal, Picket (wood) Fence, Horizontal Wood Fences, Decorative Woven Wire Fence, Net Wire (hog) Fence, Barbed Wire Fence and Chain Link Fence.

1. In the Commercial Core the appropriate fencing material or type shall be wrought or cast metal, picket or horizontal board.
2. In the gridded core area the appropriate fencing shall be wrought or cast metal, picket or decorative woven wire fence.
3. In the other areas all the above listed fence types are appropriate with the exception of areas in front of primary facades in which case only the wrought or cast metal, picket, horizontal board and decorative woven wire fence shall be used.
4. No solid or basket weave brick fences shall be allowed in the La Grange Historic District. Brick gateposts should be allowed around drives and sidewalks.
5. Vinyl fencing is not allowed in the historic district of La Grange.

Privacy Fences



1. Privacy Fences or board fences shall be used for enclosing or protecting elements in a rear or backyard, i.e. pool, deck, patio. The primary façade shall be protected and preserved. The secondary façade shall be similarly protected, however; the privacy fence can conceal between one fourth (1/4) to one half (1/2) of the secondary facades.
2. Board Fence pickets; either spaced or abutting, shall be no more than six (6) feet in height and shall be painted either white, green, natural or natural stain depending on location and situation.

Handrails

1. There shall be no wrought iron handrails in the La Grange Historic District.
2. Residents that may require a handrail may install a handrail of like material to the structure as long as it does not destroy the historic fabric of the structure.
3. On Public Buildings, if necessary, handrails shall be constructed of wood or metal depending on what is appropriate to the structure.

Antennas and Satellite Dishes

It is recognized that the HZC may not impose unreasonable restrictions upon or excessive costs upon antenna or satellite dish users or prevent reception of signals, and further that the HZC regulations must be crafted to reasonably accommodate amateur communications and to adopt the minimum practical regulation to accomplish the HZC's purpose. However, at the same time, the HZC has a permissible and reasonable aesthetic objective in regulating placement of satellite dishes and antennas within the Historic District. Therefore the following Guidelines shall apply:

- Residential and commercial building antennas and satellite dishes should, if possible, be mounted in the rear of a lot or behind landscaping or existing or approved fencing. It is preferable that antennas and satellite dishes not be visible from a street, sidewalk, or public right-of-way. If these preferable alternatives cannot be met because of excessive cost or inability to receive /excessive interference with signal, which must be documented by the applicant, HZC will determine and allow the least obtrusive placement.

Gazebos

- The design of gazebos or open out-buildings should be complementary in terms of scale, proportion, color finish and details to the main building.
- Siting on the lot is an important consideration.

Gatehouses

- The addition of "gatehouses" in conjunction with enclosing walls or fences is not historically appropriate to the historic districts of La Grange and is, therefore, discouraged in those areas.

Metal Carports

- The construction of metal carports is not allowed in the historic district of La Grange.

SIGNS

Facade Signs (Flat Signs)



- No more than 10% of the total square footage of a building's facade shall be devoted to signage.
- A flush mounted signboard may extend the width of the storefront but should not be more than 2 1/2 feet high. The sign should be mounted above the display windows and below the second floor windowsills or cornice.
- Generally, lettering should not exceed 12 inches in height and occupy no more than 65 % of the signboard.

Guidelines for Signs in the Historic District



- All signage requiring a permit in the Historic District shall be reviewed by the HZC which shall consider the proposed signage design, color, finish, letter style, material, lighting, location and appropriateness as an addition to the Historic District.

Sign Review Requirements

1. A scale drawing of the proposed sign(s) indicating dimensions, colors, letter style, support structure and lighting plan.
2. A scale drawing of the structure the sign will be attached to or adjacent to, indicating the location of the sign.
3. A scale drawing of the site plan to indicate signage locations if other than on the facade.
4. Photographs of the site and adjacent properties to indicate proposed locations of signage.

PROHIBITED SIGNS

The following signs are prohibited in the Historic District:

1. Temporary signs erected/located on any public street or right of way, curb, hydrant, utility pole, tree, or public fence.
2. Roof mounted signs
3. Interior illuminated signs
4. Animated signs with moving elements
5. Bus stop bench signs
6. Permanent fringed or pennant string banners
7. Neon tubing
8. Plastic signs
9. Chaser lights

GENERAL PROVISIONS

- All proposed signage should harmonize with its surroundings with respect to color, finish, materials, proportions and style.
- Creatively designed wooden painted signs are encouraged.
- A storefront should not have more than three signs, a primary and two secondary signs, unless located on a corner, in which case three signs are allowed for each street frontage.
- Signage requirements for large public or quasi-public facilities or properties that cannot be met within the Guidelines will be addressed as a special exception.

FLAGS

- All proposed flags should harmonize with their surroundings with respect to size and mountings. A storefront should not have more than three flags unless located on a corner in which case three flags are allowed for each street frontage.
- Flagpoles should be limited to height restrictions in the historic district.

NEW CONSTRUCTION in the HISTORIC DISTRICT

In order to preserve the integrity of the Historic District, a number of design criteria have been developed by which individual structures may be compared and evaluated. The intent in developing these criteria has been to identify specific design elements, which if used as a guide for design will assure the maintenance and preservation of the architectural character of the District.

With the identification of these criteria, they will become the working tools for the developer, architect and builder. Ideally, they should be studied and evaluated before design development work begins so that the desired relationships can be established as design objectives, properly relating individual buildings to the total environment.

These Design Guidelines are not intended to exclude good contemporary design, as new complementary

design is encouraged. Traditional design elements are encouraged, yet the distinction between historic and contemporary should be evident.

All new construction must be compatible with the existing Historic District (refer to the criteria for new construction). Building designs that do not incorporate a level of detail in such a manner that assures compatibility with surrounding historic structures are not appropriate. Buildings that follow an inappropriate style, such as Art Deco and Modern, and have no relationship to the Historic District will not be approved.

NEW ADDITIONS TO HISTORIC BUILDINGS

The guidelines for new construction shall also apply to additions. An attached exterior addition to a historic building expands its "outer limits" to create a new profile. Because such an expansion has the capability to radically change the historic appearance, an exterior addition should be considered only after it has been determined that the new use cannot be successfully met by altering non-character defining interior spaces. If the new use cannot be met in this way, then an attached exterior addition may be an acceptable alternative.

The HZC recommends constructing a new addition so that there is the least possible loss of historic materials and so that character defining features are not obscured, damaged or destroyed.

The HZC recommends locating the attached exterior addition at the rear or on an inconspicuous side of a historic building, and limiting size and scale in relationship to the historic building.

STANDARD 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

GUIDELINES See Guidelines under
STANDARD No. 9

Criteria for New Construction

• Proportion, Scale and Mass

Pedestrian scale, relationship of building mass to adjacent structures, relationship to existing architectural details, elements, and styles in the Historic District, and similarity of window and door proportions are all factors which work to blend new with old.

• Roof Forms

Roof forms that exist in the Historic District include gable, hip, flat with parapet and true mansard (French Second Empire). The roof form is important and character defining to the total architecture of a building. Roof pitch on new construction should not be less than 6 in 12 for gable or hip roofs and 3 in 12 for shed roofs. Flat roofs are discouraged.

• Building Detail

All new buildings shall incorporate a level of detail in such a manner that assures compatibility with the surrounding historic context.

• Relationship of Materials, Textures and Color

The predominant exterior finish in the Historic District is wood; weatherboard or clapboard, drop siding or board and batten. A secondary exterior finish that exists is masonry or painted stucco. The use of stucco or CBS (concrete block and stucco) construction is generally discouraged on residential buildings. Roofs are primarily sheet metal or asphalt shingles. New Construction can establish a relationship with existing historic structures by utilizing similar finishes.

- **Compatibility**

All New Construction must be compatible with the historic character of the District or neighborhood in terms of size, scale, design, materials, color and texture. Additions to contributing buildings are to align horizontally with the original building.

- **Height**

There must be a sympathetic relationship of height between new buildings and existing adjacent structures of the neighborhood.

The height shall not exceed thirty-five feet as outlined in Sections 3 and 4 of the Planning and Zoning Ordinance.

General Criteria

In tightly spaced blocks that predominate in the Historic District, the observer will see a wide variety of styles and facades; yet all seem well related. This is what constitutes the character of the Historic District. These relationships are to be found with the building heights, façade proportions, window and door similarities, roof forms and landscaping.

- **Siting**

No existing building shall be relocated and no new structure shall be placed closer to the sidewalk, street or visible alley, than that distance which has been predetermined by existing historic structures. Areas that have traditionally been reserved for parks or open spaces should remain. Criteria for building setback will be established either by studying original zoning permits and plat maps or by establishing a uniform setback or as provided in the Zoning Code.

- **Scale**

No existing historic structure shall be enlarged and no new structure shall be built so that its proportions, particularly height, are out of scale with its surroundings. On any given block or area where a variety of sizes and styles exist, no structure, either new or enlarged, shall outsize the majority of the structures in that area. If it is mandatory for any of a number of reasons that a private dwelling be enlarged, these alterations shall be made in such a manner as not to alter the scale of the streetscape. The height of all new construction shall be based upon the height of existing structures within the vicinity and generally shall not exceed a maximum height of thirty-five feet as outlined in the Planning and Zoning Ordinance, Sections three and four.



History of
La Grange
Tennessee

SAVANNAH CRITERIA

The La Grange Historic Zoning Commission will utilize the criteria commonly known as the *Savannah Criteria* in reaching decisions on the appropriateness of proposals presented for review. These criteria permit the use of modern fabrics. It does not encourage imitation or fake facades. It simply encourages the designers of new buildings or alterations to existing structures to consider the relationship of the proposed to that of the total character of the district. Essentially there are sixteen points to the *Savannah Criteria*. They are as follows:

1. New Buildings and Alteration to Existing Buildings
 - a. **Height.** As a general rule new buildings or modifications to existing ones should be to a height within 10 percent of the average height of existing adjacent buildings.
 - b. **Proportion of buildings' front facades.** Consideration shall be given to the relationship between the width and height of the front elevation of the building.
 - c. **Proportion of openings within the facility.** Consideration shall be given to the relationship between width and height of windows and doors.
 - d. **Rhythm of solids to voids in front facades.** Consideration shall be given to an ordered recurrent alternation of strong-weak architectural elements so as to ensure appropriate rhythm of mass to openings.
 - e. **Rhythm of spacing of buildings on streets.** Consideration shall be given to a rhythm of recurrent building masses to spaces between buildings or structures.
 - f. **Rhythm of entrance and/or porch projections.** Consideration shall be given to entrances to sidewalks so as to provide a rhythm of entrances of porch or other projections at an intimate scale.
 - g. **Relationship of materials.** Consideration shall be given to the predominant material utilized, such as brick and wood siding and their relationship to other structures adjacent.
 - h. **Relationship of textures.** Consideration shall be given to the predominant texture, which is horizontal wood siding.
 - i. **Relationship of color.** Consideration shall be given to the predominant color, white, and of the color of a natural material or a patina colored by time, insofar as the mass and details such as trim are concerned.
 - j. **Relationship of architectural details.** Consideration shall be given to architectural details and their relationship to the structure in question and adjacent ones, including but not limited to cornices, lintels arches, quoins, balustrades and iron work, chimneys, etc.
 - k. **Relationship of roof shapes.** Consideration shall be given so that all buildings shall have compatible roof shapes such as gables, hip, gambrel or other kinds of roof shapes.
 - l. **Walls of continuity.** Consideration shall be given to physical ingredients such as picket fences, wrought iron fences, evergreen landscape asses, building facades, or combinations of these so that continuous cohesive walls of enclosure are provided along the street.
 - m. **Relationship of landscaping.** Consideration shall be given to the predominance of a quality and quantity of landscaping, although emphasis herein shall be with the amounts and continuity of landscaping.
 - n. **Ground cover.** Consideration shall be given to ensure predominance in the use of brick pavers, gravel and washed concrete.
 - o. **Scale.** Consideration shall be given to scale so that the size of construction and architectural detail relate to the size of man. In rendering this consideration, consideration shall also be given to building mass and how it relates to open space.
 - p. **Directional expression of front elevation.** Consideration shall be given to structural shape, placing of openings and architectural detail that may provide a predominantly vertical, horizontal or non-directional character to the building's front façade.

2. Demolition of Existing Structures. La Grange characteristically has a sense of openness, which contributes so greatly to the general serenity and beauty of the town. There should always be open spaces; there should never be a sense of total closure. It is, therefore, advised that no buildings should be permitted to be demolished without at the same time a plan being made for replacement that would fill the gap caused by the demolition. Judgment should be used over any new construction that the rhythmic openness is maintained, but La Grange should never become regimented or take on the appearance of a subdivision. All structures proposed to replace demolished buildings should be closely reviewed in terms of the 16-point *Savannah Criteria* before approval is granted.
3. New and Replacement Signs. As for signs, there are at least six issues or decisions that should be resolved before approval is granted: size, type face, material, lighting, and placement.
 - a. **Size of sign.** No sign should be larger than any at present used. All signs should be in proportion to the structure to which it is attached. The number of signs in proportion to the whole street frontage should not be significantly changed.
 - b. **Typeface.** Typeface should be similar to those used in La Grange in the past.
 - c. **Material.** Since all indications are that the old signs in La Grange were either of metal or wood, these are the only materials that should be approved.



History of
La Grange
Tennessee

ARCHITECTURAL GLOSSARY

ARCH: A structural member shaped in the arc of a curve.

ARCHITRAVE: The lower part of a classical entablature, which rests on a column.

BALUSTER: A post or upright supporting a handrail, often vase shaped, a series of which makes up a balustrade.

BARGEBOARD: The decorative board attached to the projecting portion of a gable.

BRACKET: A support element under eaves, shelves or other overhangs.

CHAMFER: The surface formed by cutting off a corner of a board or post; a bevel.

COLUMN: A vertical support generally consisting of a base, circular shaft and capital.

CORNICE: The horizontal molded projection at the top of a building or wall.

CRESTING: A light repeated ornament, incised or perforated, carried along the top of a wall or roof.

CUPOLA: A spherical roof or dome roofed structure built on top of a roof.

DORMER: A vertical window set in a sloping roof or a roofed structure containing such a window.

EAVES: The projecting overhang at the lower edge of a roof.

ENTABLATURE: A horizontal art in a classical post and beam system composed of the cornice, frieze and architrave.

FACADE: The front or principal face of a building.

FINIAL: An ornament at the top of a spire, gable or pinnacle.

FRIEZE: The part of the entablature between the architrave and cornice; any sculptured or ornamented band in a building.

GABLE: The triangular portion of a wall between the enclosing lines of a sloping roof.

HIP ROOF: A roof with four uniformly pitched sides.

LATTICE: A structure consisting of strips of metal, or wood, crossed or interlaced to form regularly spaced openings.

LINTEL: A beam of any material used to span an opening (also known as an architrave).

LOUVER: A series of inclined slats in a vertical frame allowing ventilation without admitting rain.

MOULDING: A continuous decorative band that is either carved into or applied to the surface.

MULLION: A vertical member that divides a window or separates one window or door from another.

MUNTIN: The wood or metal strips that divide a multi-pane window.

PARAPET: A low solid protective wall or railing along the edge of a roof or balcony.

PEDIMENT: A wide, low pitched gable - above a portico or door.

PORCH: A covered structure or recessed space at the entrance of a building.

PORTICO: A major porch, with a pedimented roof supported by columns.

RAFTER: Part of a wooden roof frame sloping down from the ridge to the eaves and establishing the pitch.

RIDGE: The highest point of the roof, running from end to end.

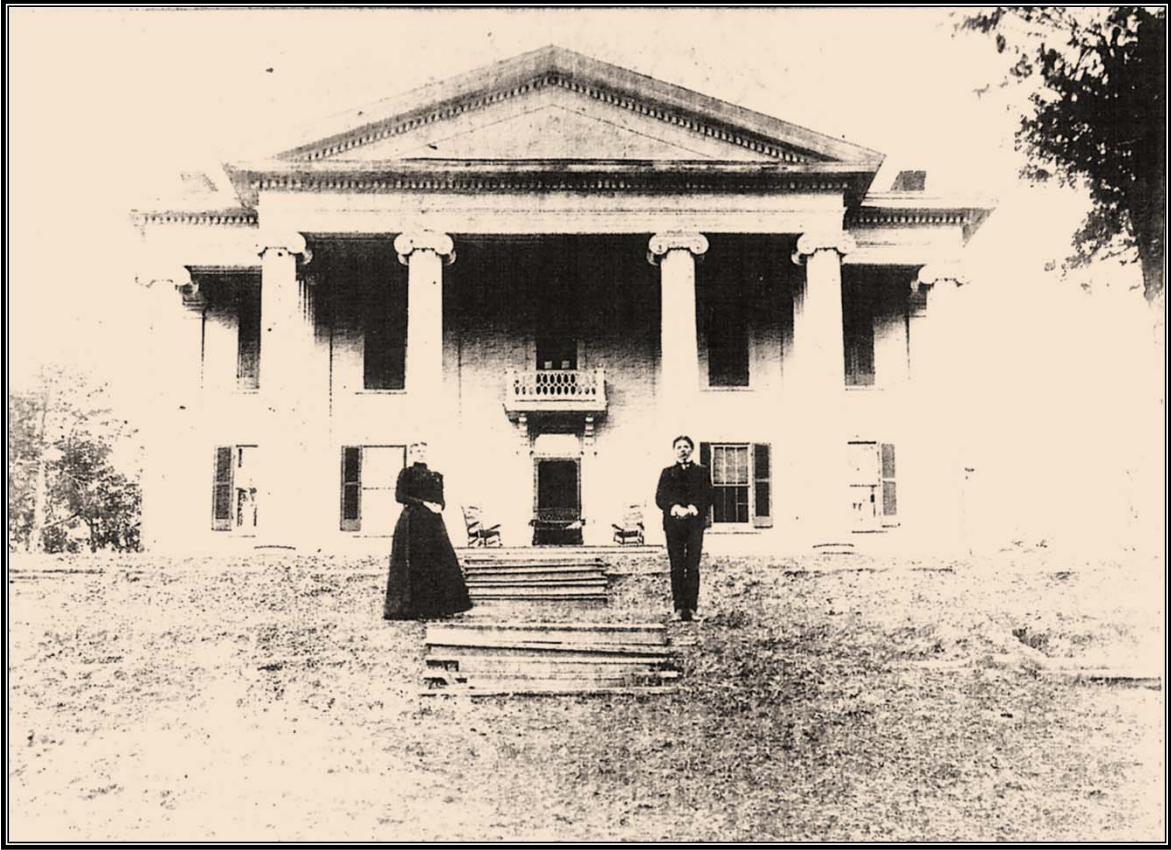
SASH: A frame or window in which glass is set.

SHUTTER TIEBACKS: Hardware used to secure open shutters.

STUCCO: A type of plasterwork, either coarse or fine, used for surfacing interior or exterior walls.

TRANSOM: A small window over a door or large window.

TURRET: A small slender tower usually set at the corner of a building, often containing a circular shaft.



History of
La Grange
Tennessee

LA GRANGE BY-LAWS AND PROCEDURES

(ADOPTED: August 1992 -- AMENDED: December 1995; January 2004; June 2005)

I. PURPOSE

To establish procedures for processing applications for certificates of appropriateness for (1) any changes in external appearance of existing structures; (2) design of new structures; and (3) for demolition of existing structures within the La Grange Historic District.

II. GENERAL RULES

The La Grange Historic Zoning Commission shall be governed by the terms of the La Grange Historic Zoning Ordinance as contained in the Zoning Ordinances of the Town of La Grange, Tennessee.

III. JURISDICTION

The Town's jurisdiction for requiring certificates of appropriateness as required by the La Grange Historic Zoning Ordinance shall be delineated on the official zoning map on file at the La Grange Town Office.

IV. MEMBERS, OFFICERS AND DUTIES

- A. General: The Commission shall be composed of seven (7) members, including an architect, if available, a member of the Planning Commission at the time of his/her appointment, and a member of a local historical group. The members shall be appointed by the Mayor and approved by the Board of Aldermen. The majority of the members shall have demonstrated special interest, experience or education in history or architecture. All members shall reside within the planning jurisdiction of La Grange.
- B. Chairman: A chairman shall be elected by the voting members of the Historic Zoning Commission. His/her term shall be for an unlimited period of time. The Chairman shall decide all points of order and procedure, subject to these rules, unless directed otherwise by a majority of the Commission in session at the time. The chairman shall appoint any committees found necessary to investigate any matters before the Commission.
- C. Vice-Chairman: A vice-chairman shall be elected by the Commission from among its members in the same manner as the chairman and shall be eligible for re-election. She/he shall serve as acting chairman in the absence of the chairman, and at such times she/he shall have the same powers and duties as the chairman.
- D. Secretary: A secretary shall be elected by the Commission from among its members in the same manner as the chairman and shall be eligible for re-election. The secretary, subject to the direction of the chairman of the Commission, shall keep all records and shall conduct all correspondence of the Commission. The secretary shall be responsible for minutes and taping of the Commission meetings for the permanent record.
- E. Committees: Committees may be created by the chairman with the approval of the Commission members. At least one Commission member must be appointed to a committee; however, members of the community may serve on a committee. The Commission may create a Design Review Committee to serve as a counsel to the public for the Commission to expedite questions in design review. Three (3) members of the Commission must be appointed to the Design Review Committee.

- F. Elections: Terms of officers shall begin in January. Members shall be notified of the election of officers at least thirty (30) days prior to the regular January meeting.
- G. Terms of Appointments: Members shall be appointed to serve terms of five (5) years. Vacancies shall be filled for the unexpired term only.
- H. Attendance at Meetings: Any member of the Commission who misses more than three (3) consecutive regular meetings or more than half the regular meetings in a calendar year shall lose his/her status as a member of the Commission and shall be replaced or reappointed by the Board. Absence due to sickness, death, or other emergencies of a like nature, shall be recognized as excused absences and shall not affect the member's status on the Commission except that, in the event of a long illness or other such cause for prolonged absence, the member shall be replaced. When a member has exceeded the maximum number of unexcused absences the secretary shall notify the full Commission and the Board of Aldermen.
- I. Applications Involving Members: No Commission member shall take part in the hearing, consideration or determination of any case in which she/he is a part or has a financial interest.
1. No Commission member shall vote on any matter deciding an application or request to reconsider unless she/he shall have attended the Commission's previous deliberations on such application, or shall otherwise have the approval of the Chairman to vote on such matter. The Chairman's approval shall be contingent on the assurance by the member that she/he has familiarized herself/himself with the application and the minutes of any meetings at which the application was discussed.
 2. No Commission member shall in any manner discuss any application with any parties prior to the Commission's deliberations on such application, except as specified elsewhere in the Commission's By-Laws and Procedures.
 3. Members of the Commission shall not express individual opinions on the proper judgment of any application with any person prior to the determination of that application except in accordance with these rules. Violation of this rule shall be cause for dismissal from the commission.
 4. Each member of the Commission shall thoroughly familiarize herself/himself with all statutes, laws, the ordinance, by-laws and procedures relating to Historic Zoning.
 5. Members of the Commission may be removed by the Board of Aldermen for just cause.

V. MEETINGS

- A. Regular meetings of the Commission shall be held in the Town Office on the 4th (fourth) Thursday evening of each month at the time stated on the public notice on the community bulletin board. Meetings may be held at some other convenient location in the Town if directed by the Chairman in advance of the meeting.
- B. A meeting can be cancelled by posting a notice on the bulletin board twenty-four (24) hours prior to the scheduled meeting.
- C. Special Meetings: Special meetings of the Commission may be called at any time by the Chairman. At least seventy-two (72) hours' notice of the time and place of special meetings shall be given, by the Secretary or by the Chairman, to each member of the Commission. This requirement may be waived by emergency request by action of a majority of the members; however, all notices must be posted on the bulletin board.

- D. Quorum: A quorum shall consist of five (5) members of the Commission. For issues requiring a vote, a simple majority, but not less than three (3) members of the Commission, shall suffice.
- E. Proxy: If a Commission member is unable to attend a Historic Zoning Commission meeting and has an excused absence, that same member shall be allowed to vote by a proxy vote as long as the following criteria have been met: The proxy must be specific as to the Certificate of Appropriateness and also specific as to the content of the Certificate of Appropriateness, i.e., materials, color, sizes, etc.
- F. Conduct of Meetings: All meetings shall be open to the public. The order of business at regular meetings shall be as follows:
- Call to order
 - Roll call
 - Reading and approval of the minutes of the previous meeting
 - Reports of committees
 - Unfinished/old business
 - New business
 - Motion to adjourn
- G. Review Criteria: In reviewing applications for certificates of appropriateness the Commission shall take into account the historic and architectural significance of the structure. The Commission shall also take into account the following elements to ensure the exterior form and appearance on the structure is consistent with the historic or visual character of the Historic District.
1. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.
 2. The setback and placement on lot of the buildings in relation to the average setback and placement of the nearest adjacent and opposite buildings.
 3. Exterior construction materials, including textures and patterns, especially color.
 4. Architectural detailing, such as lintel, cornices, brick bond and foundations materials.
 5. Roof shapes, forms, and materials.
 6. Proportions, shapes, positioning and locations, patterns and sizes of any openings in the facade.
 7. General form and proportions of buildings and structures.
 8. Appurtenant fixtures and other features such as lighting.
 9. Structural condition and soundness.
 10. Architectural scale.

The Commission may designate more formal design criteria as it deems necessary, such as shall be found in the La Grange Historic District Guidelines.

H. Consideration of Applications: Any party shall appear in person or have a designated agent or attorney at the meeting. The order of business for consideration of applications for Certificates of Appropriateness shall be as follows:

1. The Chairman, or such person as shall direct, shall give a preliminary statement concerning the application.
2. The applicant shall present the argument in support of his/her application.
3. Persons opposed to granting the application shall present the arguments against the application.
4. Statements or arguments submitted by any official, commission or department of the Town of La Grange shall be presented as directed by the Chairman.
5. The Chairman, or such person as she/he shall direct, shall summarize the evidence which has been presented giving all parties an opportunity to make objections or correction.
6. The Commission shall thereafter proceed to deliberate whether to grant the application or to deny it.

The Commission may, at its discretion, view the premises and obtain additional facts concerning any application before arriving at a decision. All decisions of the Commission shall be based on the La Grange Historic District Design Guidelines.

VI. APPLICATION PROCEDURES

- A. An application and eight (8) copies must be filed with any of the Commission, or turned in at the Town Office on or before the Friday prior to the Commission meeting. **NOTE: The Historic Zoning Commission does not need eight (8) complete sets of plans, only those showing the exterior of the structure.**

It is recommended that the applicant apply simultaneously for a building permit and an application for a Certificate of Appropriateness. It is the sole responsibility of the applicant to obtain a Certification of Appropriateness before applying for a building permit.

The applicant will be subject to fines for non-approved work.

- B. The agenda for the Commission meeting must be posted on the bulletin board three (3) days prior to the Commission meeting. The agenda must list all applications to be reviewed for the current Commission meeting. These serve as notification for property owners with adjoining properties.
- C. It shall be the policy of the Commission in regard to applications involving new structures or extensive alterations and/or additions to existing structures that a committee of the Commission shall be available to meet with representatives of the persons or organizations involved in the forthcoming application at some early stage in the design process in order to advise them informally concerning the Commission's guidelines, the nature of the area where the proposed construction is to take place and other relevant factors. This committee, collectively and individually, shall refrain from any indication of approval or disapproval, but shall not for that reason be barred from a reasonable discussion of the applicant's proposals. No advice or opinion given or reported as having been given by any member of the committee at such an informal meeting shall be in any way official or binding upon the La Grange Historic Zoning Commission at any time. Notice of the need for such a conference should be given future applicants by the Town at the earliest appropriate time.

- D. The Commission must issue or deny a Certificate of Appropriateness within thirty (30) days after the hearing of an application, except when the time limit has been extended by mutual agreement between the applicant and the Commission. Incomplete applications will not be considered for a Certificate of Appropriateness.
- E. The Secretary of the Commission shall notify the applicant of the disposition of the application by personal service or by certified mail and shall file a copy of the decision in the Town Office. If an application is denied such notice shall include the reasons for such actions as defined in the design guidelines.

VII. APPEALS PROCESS

The Commission shall have exclusive jurisdiction relating to historic matters. Anyone who may be aggrieved by any final judgment of the Commission may appeal to the General Sessions Court in Somerville for a review of the judgment as provided for in the Tennessee Code Annotated, Sections 27-9-102 and 27-9-103.

VIII. AMENDMENTS

These rules may, within the limits allow by law, be amended at any time by an affirmative vote of not less than five (5) members of the Commission, provided that such amendment shall have first been presented to the membership in writing at a regular or special meeting preceding the meeting at which the vote is taken.



History of
La Grange
Tennessee

La Belle Village



The Town of La Grange was listed on the National Register of Historic Places in 1974. All of the homes listed in this brochure currently are private residences and are not open to the public on a regular basis. The residents take a great deal of pride and satisfaction in the upkeep of their properties, and we ask that the visitor respect and observe their privacy and property when visiting our town. Most of the homes listed on this self-guided tour are able to be viewed from the town streetsides and sidewalks located throughout most of the Historic District. For purposes of space considerations in developing this brochure, we have listed those homes which have been built from antebellum days through the early 1900s only.

1 The La Grange General Store c. 1832
25 Main Street (corner of Hwy 57)
Nora and Wallace Witmer, Proprietors
 The General Store is a well known La Grange landmark established by C. L. Pankey. Ownership of Pankey's Store remained in the family for several generations with the last family owners being Mr. and Mrs. Lebert Baker of Chantilly. The store provides a flashback of rural, country store life when cotton was king and large, surrounding plantations depended on La Grange merchants to feed and supply the thriving community. The store is filled with these memories of the early 1890s through 1950s, and visitors are invited to spend time with us around the store and hoop cheese wheel. Although the Store is not



2 Cogbill's Store & Museum Rebuilt in 2000
14840 La Grange Road (corner of Hwy 57)
Lucy Cogbill, Proprietor
 George Alexander Lipscomb started selling construction materials and filling labor needs in La Grange and the surrounding area in the mid-1830s. After returning from the Civil War, his son William Peter Lipscomb opened a general merchandise business, which was lost to the 1900 cyclone. In 1901 Lipscomb rebuilt his store at the present location, having purchased the lot in 1889 from a Captain Hancock. The business passed through the family to his grandson Charles Lipscomb Cogbill, who operated it until the mid-1960s. A wide variety of goods from hardware to spices were sold to local farmers and citizens of the town. In 1991 Lucy Cogbill and Sherri Bruner-Osteen reopened the store for business, but tragedy struck for a second time and the building was destroyed by accidental fire in 1998. The store is being rebuilt and will contain historical items



3 Chantilly 1850
320 Fourth Street (corner of La Grange Road)
 Built by Hugh H. Falls, Chantilly possibly served as a summer home for this wealthy plantation owner. Over the years, the house was successively owned by the Mortons, Greens and Cowans until it was purchased by Mrs. Grace Pankey in 1941. This is one of the most photographed scenes in La Grange. The grounds are adorned with hundreds of



4 Tiara c. 1845
370 Fourth Street (corner of Chestnut Street)
 Tiara, the name derived from the cupola which sits like a crown at the top of the home, was built by Frank Cossitt. A beautiful, winding, solid walnut staircase leads from the entry hall to the upstairs. A large double parlor, typical of many antebellum homes, takes up the entire western part of the lower floor. This home, as well as several others in La Grange, served as a hospital during the Civil War. In 1900 the tornado which struck La Grange blew the beautiful cupola fifteen miles away to Hickory



5 Chez Soi En Fin (Home At Last) 1850
315 Fourth Street (corner of La Grange Road)
 This Greek Revival style home was owned by the McCracken family during the Civil War. Changing owners several times in the 1800s and 1900s, Chez Soi En Fin was purchased by Mr. and Mrs. Thomas Covington in 1964 and the restoration process began. Purchased in 1969 by Mr. and Mrs. John Stoll,



6 The La Grange Inn
240 Pine Street (see also #1, the La Grange General Store at 25 Main Street)
 Nestled in the heart of La Grange, the La Grange Inn is composed of three board-and-batten sided, tastefully restored, railroad overnight houses which were moved to La Grange from their original "stations" in Whiteville, Tennessee. The Inn is located appropriately along what is now the Norfolk-Southern Railway at 240 Pine Street. The three houses provide four private cottage accommodations, each with bedroom, bath, sitting room, woodburning fireplace, private entrance and porch. A gourmet/continental breakfast is a main event, as well as canoe trips down the Wolf River, biking and hiking throughout the scenic and historic countryside. The Inn is open only on a



7 Westover of Woodstock (Lucy Holcombe Picke Home) c. 1800
290 Pine Street (north of Norfolk-Southern Railroad Crossing)
 Records show that this house was purchased in 1829 as an "old house" by Colonel Philemon Holcombe, a Revolutionary War comrade of General Marquis de Lafayette. The beautiful and brilliant Lucy Holcombe was born here in 1832. After her marriage to Francis W. Pickens, Minister to Russia and later Governor of South Carolina during the Civil War, Lucy's portrait was printed on the Confederate one-dollar note of June 2, 1861, as well as three different one-hundred-dollar Confederate notes. She was the only woman so honored by the Confederacy, earning her the sobriquet "Queen of the Confederacy." After



8 Serenity c. 1858
15 Fourth Street (converges with Hwy 57)
 Charles R. Abbott bought the land and built Serenity in 1859. Abbott, a real estate salesman and mule trader, had a large barn for the carloads of mules he would purchase from Texas for re-sale in Memphis and nearby towns. Abbott did not acquire title to the land Serenity sits upon until he could obtain title to adjacent land next to the railroad in order to unload his mules. Mr. and Mrs. Dan Bushnell purchased the house from the Ann Isabella McNamee estate in 1970 and



9 Hillcrest c. 1840
22765 Hwy 57
 Built by James Abbott, Hillcrest is architecturally unusual with its Swiss Cottage architectural styling and is one of the few houses built of this style in this time period in Tennessee. The first floor has three levels and was built for coolness with two doors opening onto balconies on the upstairs levels, resulting in a cross ventilation or "southern-style air-conditioning". This architectural treasure was also



10 Nawoo Terrace c. 1917
85 Pine Street (corner of Hwy 57)
 This Dutch Colonial style home was built by Winbon Butler Cowan in 1917 from raw materials from the Cowan farm. The home sits atop a terraced hill with adjoining barn and pasture. Restoration work on the house was done in the 1930s and 1990s, and the home is still a part of



11 The La Grange United Methodist Church c. 1836
23105 Hwy 57 (corner of Poplar Street)
 Tradition has it that a meeting house built of logs was used for worship until 1836. On February 8, 1836, a warranty deed for Lot # 69 was made to the church by Mr. Booth Malone. A beautiful, pre-Civil War structure was built on the lot with 300-400 seating capacity. On November 20, 1900, a terrific cyclone struck La Grange, destroying the building. Another church was constructed on the site but destroyed again by the tornado of 1926. Church members held fundraisers once again to rebuild the church in



12 Lipscomb-McNamee House c. 1880
23125 Hwy 57 (corner of Poplar Street)
 Past owners of this home include William Peter Lipscomb, the Emmitt Stafford family, two generations of the J.T. McNamee family and the Taylor family. The small house in back was built for a housekeeper and cook for the Lipscomb family. Restored in 1992 by Davenport Bros. Construction, this one-



13 La Vita E' Bella (Life is Beautiful) 1908
10 Poplar Street (corner of Hwy 57)
 Records show that John Anderson, an influential citizen in the days of the town's early formation, owned this property. For many years the home was occupied by descendants of the Anderson family and became known to locals as "Miss Will's (Anderson) House." Restoration efforts began in the 1970s by Mr. and Mrs. Harry Martin. The beautiful, steeply gabled home has beveled, leaded glass in the front door and front sidelights, a



14 The Old Parsonage c. 1839
190 Second Street (corner of Poplar Street)
 The Old Parsonage is a good example of the Plantation Plain style home common in antebellum Tennessee. The land was bought and the house built by a La Grange citizen who became indebted and lost the property in 1843. The property was then acquired by George P. Shelton, a prominent La Grange merchant during the 1840s through the beginning of 1862, when commerce was suspended because of the Civil War. At the end of the 19th century, the Old Parsonage became the property of the Methodist Episcopal Church South to be used as a parsonage for the circuit-rider preacher who covered the La Grange, Moscow and



15 Immanuel Episcopal Church 1842
35 Second Street
 Early services for the Episcopal communicants were held in the home of Mr. John Anderson as early as 1827. In 1832 through the efforts of Mary Hayes Willis Gloster, the La Grange Immanuel Episcopal Church was formally organized. The present church was completed in 1842. Patterned after the Episcopal Church in Warrenton, North Carolina on land donated by Mrs. Gloster, her slaves made the brick and hewed the timbers for the building, which contains an upper slave gallery for her slaves to attend church services. During the Civil War, the church was first used as a hospital for Union soldiers. The church pews were taken to make coffins for those who died, and later the church was used as an ordnance storage facility. During the 1920s while under renovation, workmen removed wallpaper which revealed where hospital occupants had written their names, addresses and Bible verses from their beds. The



16 Hawthorn 1915
23280 Hwy 57 (corner of Chestnut Street)
 John Sion Hamill had this Victorian home built for his family and moved them in on September 20, 1915. In 1932, the upstairs addition was built. A distinctive part of the home is the many-windowed sleeping porch which can be seen on the back of the house.



17 The La Grange Civic Center c. 1921
14600 La Grange Road
 On this site once stood the La Grange Female College, founded c. 1854 and considered the most successful early educational facility ever built in the town. It was completed in 1856 and contained about 25 rooms. Its first president was Professor David Bancroft Johnson who died shortly after the college opened. The college closed during the Civil War, was reopened afterward and continued instructing ladies from all over the South in music, languages and other academic disciplines. Later, the building was used as a public school until it burned in 1921. The La Grange Elementary school was then built on this site and operated until the late 1960s. Currently, this municipal building serves as City Hall and is



18 Tyrone Place c. 1834
14400 La Grange Road
 Originally named Avenue of Cedars, this Greek Revival raised cottage style home was re-named Tyrone Place by Mr. and Mrs. James McNamee, whose ancestors hailed from Tyrone County, Ireland. The split-level construction has a formal living room upstairs, original heart pine floors, 14 foot ceilings and original trim molding and window panes. All of the doors and windows in the original, front part of the house are Greek or Egyptian key design. The "English basement", partially above ground, contains one of four fireplaces and the original brick floors are 2 feet below the existing handmade brick floors. Spared from destruction during the Civil War, Sherman's army reportedly used this basement to make bullets and soldiers' names were



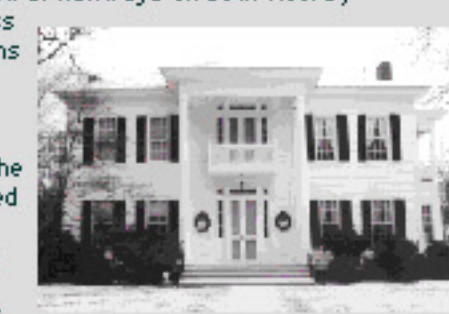
19 The Northross Home c. 1838
14320 La Grange Road
 This Tennessee Plan Dogtrot house in Greek Revival style is 1838. Owned by the McNamee family for most of that time, the home remained in its original form until 1916 when a kitchen, dining room and pantry were added to the house, replacing a separate, free-standing kitchen in back. Mr. and Mrs. James McNamee moved from this house in 1957 to Tyrone Place next



20 The La Grange Cemetery Early 1800's
La Grange Road (at north end of town limits)
 Charles Wills, an officer of the 103rd Illinois Infantry, describes the beauty of this cemetery in his memoirs, but also goes on to mention the destruction of the tombstones by Union soldiers who were encamped in the town. In his memoirs, Wills talks of the 160 Confederate graves that bear no more than a little wooden marker, containing the initials of the soldier buried beneath it. Undoubtedly, these markers were used for firewood during the severe winter of 1863-64 and the names of the soldiers buried there have been lost to history. The cemetery still serves the



21 The Allen Cogbill Home c. 1847
190 Walnut Street (facing west)
 According to Lucy Pulliam Williamson, who lived at Hancock Hall during the Civil War, this house is reputed to have been built by Alice Cotton, a granddaughter of Robert Cotton, who is listed in the earliest records of Fayette County, having arrived about 1823 from Halifax County, North Carolina. The two-story home is built with 12 foot ceilings and large central hallways on both floors, resulting in plenty of cross ventilation with four rooms off each hall. The front door entrance has Greek key details, which were replicated on corners of the screened back porch, added in the late 1800s by the Franklin family. The home suffered damage by the tornado of 1900, which is



22 La Petite Maison (The Little House) c. 1900
23350 Hwy 57 (corner of Walnut Street)
 This home has retained its exterior appearance since its approximate building date, according to a former long-time La Grange resident. Ownership has included the families of: Norman and Lavilla Pulliam and son Wheeler; Waverly and Dorothy Sims and daughter Dorothy Ann; Mr. and



23 Hatton Cottage c. 1828
23400 Hwy 57
 Hatton Cottage was built by Major Edmund Winston and might be the house referred to in a letter written from La Grange dated October 10, 1835, by James Gilmer and published by the American Philatelic Society in the November 1983 issue: "Six years ago there was but one house in La Grange, and now it is a beautiful and uncommonly flourishing village..." Sometime after 1855, the house was used as Mrs. Slade's School for Boys. The Hatton family purchased the house in



24 Green Hill c. 1911
23430 Hwy 57
 Named Green Hill by Mr. and Mrs. Emmett Stafford when the land was fertile, green farmland, the property was passed down to their daughter Lizzie upon her marriage to Harry McNamee. The newlyweds had the home built by Tom Griffin shortly after their marriage, and it



25 Hancock Hall 1857
23615 Hwy 57
 Built by Dr. J.J. Pulliam, Hancock Hall figured prominently in Civil War activities. According to Mrs. Lucy Pulliam Williamson, Dr. Pulliam's daughter, Yankee officers took possession of the house in 1861, leaving only three rooms for the Pulliam family, and remained in the house until after the close of the war. General U.S. Grant made note in his memoirs of a pleasant evening spent dining at Hancock Hall on his visit of June 23, 1862. Union General Hurlbut's head-quarters was located on the front lawn in 1862, and soldiers pitched their tents in the field in back



26 Twin Gables 1834
23840 Hwy 57
 The original two rooms of this house were built in 1834 by Thomas Gloster Anderson. At that time, the front entrance of the house faced east towards the old road to Holly Springs, later called the Michigan City Road, which was the beginning point of Colonel Benjamin Grierson's cavalry raid into the deep South. During the Civil War, Twin Gables was owned by Professor John Rennie Blake of the La Grange Presbyterian Synodical College and was occupied by Union soldiers. It was Professor Blake who added two bedrooms, a dining room, entrance hall and living room to the home. In 1892, the Swift family added the Victorian "gingerbread". Throughout the years,



27 Gable Villa c. 1850
24045 Hwy 57
 Gable Villa was originally built north of La Grange on a 640 acre tract of land given by John Walker Jones to his daughter Ann Eliza and her husband, William Alfred Turner, around 1850. John W. Jones arrived in Tennessee in 1827 and was successful in the management of a new settlement, now known as the Ames Plantation, which was begun by his father-in-law, Micajah Moorman. Having once stood empty and unused for many years on its original site, the house remained in the family until it was sold by Martha Turner Carter, great-granddaughter of John Walker Jones, and moved to its present location in La Grange. Much rehabilitation and



28 Woodlawn Plantation 1828
24545 Hwy 57
 A veteran of the War of 1812, Major Charles Michie, chose this site for his stately Greek Revival style home. When Federal troops occupied La Grange in 1862, Woodlawn became the Western Tennessee headquarters for General William T. Sherman and was used as an emergency hospital during the war. It is reputed that Ulysses S. Grant visited Woodlawn as well. In 1875 Dr. J. J. Pulliam, who built Hancock Hall, bought Woodlawn from Mrs. Olivia Michie Winston, and Dr. Pulliam practiced medicine from his office at Woodlawn for many years. The house contains nine large rooms, each with a





History of
La Grange
Tennessee

