

**CITY OF SLIDELL, LOUISIANA
SLIDELL OLDE TOWNE
PRESERVATION DISTRICT
DESIGN GUIDELINES**

May, 2012

CITY OF SLIDELL, LOUISIANA SLIDELL OLDE TOWNE PRESERVATION DISTRICT DESIGN GUIDELINES

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I.0 Introduction

The following Guidelines for Slidell Olde Towne Preservation District (aka “Olde Towne Slidell”) were written by Quimby McCoy Preservation Architecture, LLP with Bayou Preservation for the City of Slidell as part of a grant through the Road Home Project in 2012. The City of Slidell was chosen by the State of Louisiana as a recipient of this grant following an application process. As a city that is still in recovery following Hurricane Katrina, these Guidelines for the historic preservation of Olde Towne play an important role in ensuring that Slidell’s historic resources are properly protected and preserved. As a result of Hurricane Katrina, Slidell has new flood base levels, FEMA mitigation requirements, and insurance rate concerns. These concerns affect how the district is changing in terms of building heights and other actions to protect life and property in the face of future disasters. These Guidelines have taken those concerns into account.

The Guidelines are organized similarly to the Secretary of the Interior’s Standards and are intended to be used jointly with this document and with the City’s local zoning ordinances.

The Guidelines are principles that are intended to protect the historic character of the district. The priorities for protection are based upon features that were identified by a team of local preservationists and preservation architects as significant and by the community as desirable to maintain. The Guidelines protect the character by requiring the preservation of certain features and materials and by guiding the design of additions and new construction to be appropriate. Ultimately, the Guidelines will be interpreted by the City.

The classification of a building as commercial or residential within the Design Guidelines references the original use and construction type of the building: if the building was built as a house and now includes a business, the building would still be considered residential; if the building was originally built with commercial on one level and apartments above, that building will be considered commercial.

Section 2: District Map: The map documents the boundaries of the historic district. Contributing and non-contributing are not defined on the Map and must be defined prior to application of these Guidelines. Contributing properties are those properties that make a positive contribution to the historic character of the neighborhood, or have the potential to do so; non-contributing properties are generally considered to be properties that are less than 50 years old. Since the City of Slidell does not currently have a survey that indicates which properties within the Slidell Olde Towne Slidell Preservation District are contributing and non-contributing, it is the

Commission's responsibility to indicate whether or not a property is contributing or non-contributing at the start of the review process.

Section 3: Architectural Style Guide: The Style Guide is intended as a quick reference that summarizes the character defining features associated with each style that is found within the district in summary form. This Guide is meant to be used with more detailed style guides, which are included in the Appendix.

Section 4: Guidelines for Rehabilitation: The Guidelines address existing historic features and materials and their repair and replacement as well as alterations to these elements. The Guidelines focus on the retention and protection of the historic fabric of the district. Making a determination as to whether an element is historic or not is necessary before applying these Guidelines.

The Guidelines define "protected" facades, typically the front and side street façades plus a distance of five feet along the side yard. A "protected" façade is one that should be preserved and not altered or covered by an addition. The bulk of the guidelines apply to these "protected" facades. However, the entire building is part of the review process and any preservation work, alteration or addition to any part of the site or building must be appropriate.

Section 5: Guidelines for Additions and New Construction: The Guidelines address the appropriateness of the development of property within the district with respect to site standards for hardscape and landscape features and the placement of additions and new construction and the appropriateness of new design to a contributing property in the district.

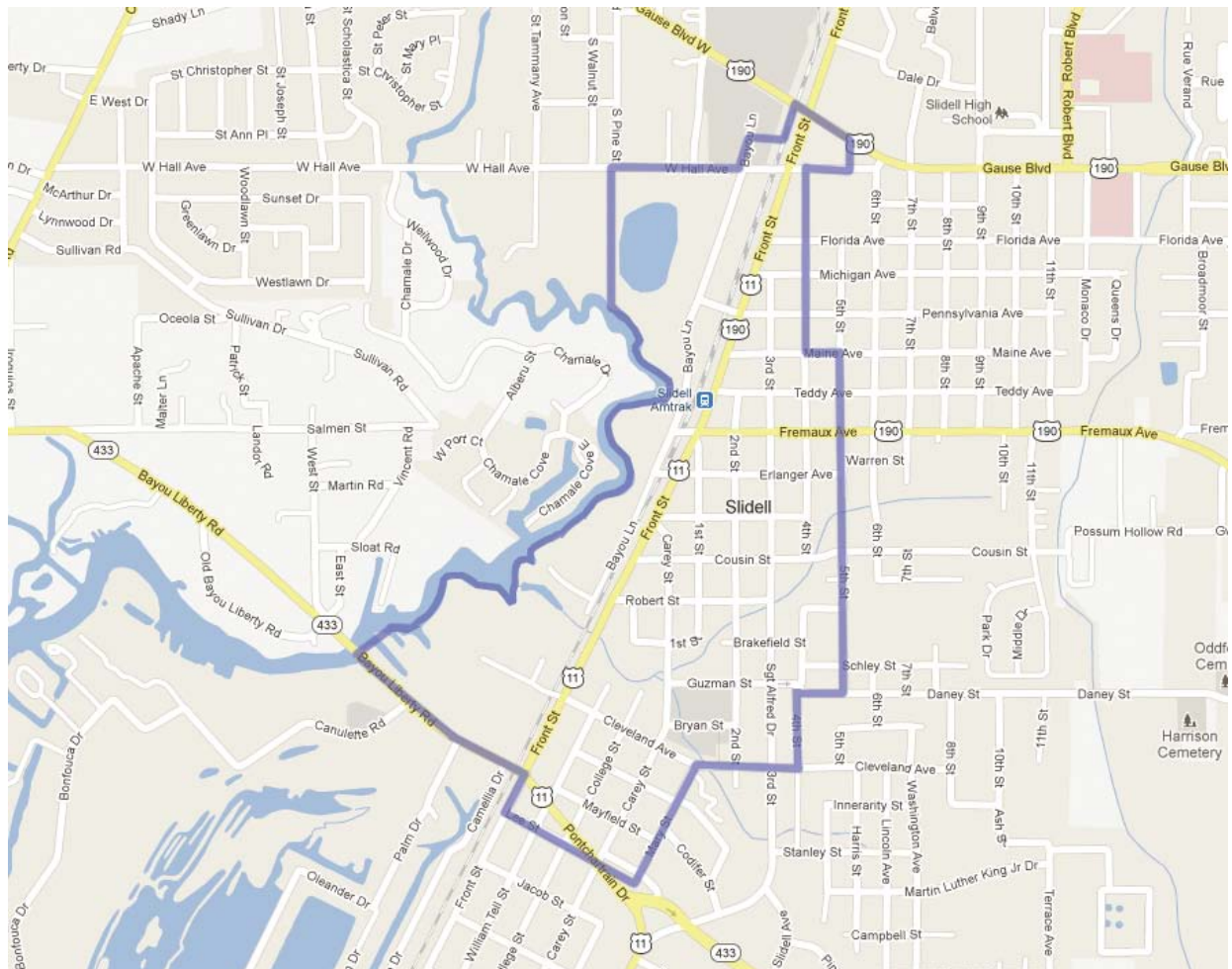
Section 6: Guidelines for Non-Contributing Properties: The Guidelines for non-contributing properties are the same as for new construction; changes to these properties must be appropriate to the character of the district. There are no specific guidelines governing the rehabilitation of non-contributing properties as these properties are not protected by this ordinance and can be demolished and replaced by more appropriate new construction.

Section 7: Definitions: The definitions of architectural terms and terms used in the guidelines are provided here.

Section 8: Appendix: the Appendix provides the Secretary of the Interior's Standards for Rehabilitation and reference and resource materials for convenient reference. The appendix also includes extra recommendations on the raising of a historic house: these recommendations are advisory, not regulatory. The regulatory guidelines are found in Sections 4.0 – 6.0. Local zoning ordinances also apply. Note that the Guidelines' References & Resource materials listed are subject to revision and reprinting.

2.0 MAPS

MAP OF HISTORIC DISTRICTS



Slidell Olde Towne Preservation District

Olde Towne includes both contributing and non-contributing properties. Contributing properties are properties that make a positive impact on the historic district, or have the potential to do so. Non-contributing properties are generally defined as properties that are less than fifty years old. However, since the City of Slidell does not at this time have a survey that clearly defines which properties are contributing or non-contributing to the district, it will be decided by the Commission whether or not a building is considered a contributing or non-contributing property at the beginning of the review process. Contributing and non-contributing properties have different sets of Guidelines. The Commission will review changes to contributing properties based on the Guidelines in Sections 4.1, 4.2, 5.1, and 5.2. The Commission will review changes to non-contributing properties based on the Guidelines in Section 6.0.

3.0 ARCHITECTURAL STYLE GUIDE

Architectural style is the overall appearance of a definite type of architecture, distinguished by special characteristics and ornament. The style names provided or commonly used to describe distinct architectural styles have several sources: reference to historical or political periods (Colonial or Victorian), descriptive of the building or house itself (Shotgun), a building's heritage (Folk or Vernacular), or its form (Bungalow). Regardless of a house's particular architectural style, understanding its style is an important first step to not only appreciating it, but critical when considering modifications to the house. The most successful modifications are those that compliment the house's style instead of subjugating or fighting it.

Some of the earlier architectural styles found in the United States were imported directly from Europe by settlers, and are considered to be Colonial Styles, such as French Colonial and Spanish Colonial. Many other architectural styles that are found in the United States are considered Revival styles – styles that are based on historical styles, some of which occurred centuries or even millennia ago. Examples of such styles include Greek Revival, which borrows architectural elements such as columns and porticos from the architecture of Classic Greece, or Tudor Revival, which borrows elements from 16th century England. The architectural style of some buildings cannot be classified due to the uniqueness of the building; this includes buildings that do not incorporate any traditional elements or form or are considered “transitional,” with one style bleeding into another. Buildings that have suffered major alterations that disguise the original style and newer buildings are also difficult to classify. The classification process benefits from perspective as well as time for review and consideration for new styles—it can take several decades for this process to reach completion and a style to be named.

While several style guides were referenced in the preparation of this document, *A Field Guide to American Houses*, by Virginia & Lee McAlester, remains the best source for stylistic information. A list of other useful style guide resources can be found in the Appendix.

The most widely used architectural styles found throughout the historic district are described on the following pages. Please note that the years in which each style was commonly used in the United States are shown next to the style name.

3.0 BRIEF HISTORY OF THE DISTRICT

Slidell is located on high-ground on the northeast shore of Lake Pontchartrain in St. Tammany Parish, Louisiana. Slidell was founded in 1882 during the construction of the New Orleans and NE Railroad that linked New Orleans to New

York City, and was named for John Slidell, the Confederate ambassador to France. Slidell's streets were first laid out around 1888, and street names such as Cousin, Erlanger, and Fremaux were named for prominent, local families and politicians. In 1910, Slidell began a period of economic growth during which several of its residential and commercial areas expanded. The development of the country's largest creosote plant, a shipyard, and a lumber mill contributed significantly to Slidell's growth, as well as to the WWII war effort.

Slidell also became home to the Fritz Salmen Brickyard, which was a major producer of the locally-famous bricks later known as "St. Joe bricks." Following a fire that burned down the creosote plant in 1915 along with decades of environmental problems associated with the plant, Slidell worked hard with the EPA to improve conditions in its city, and developed Heritage Park. Slidell is now a large, suburban area within the New Orleans metropolitan area, and home to new prominent businesses and offices that include the National Weather Service. As a community that suffered extensive damaged from Hurricane Katrina in 2005, Slidell looks towards improving their community for future generations by preserving their built heritage.



Historic Slidell Train Station, demolished.

Photo Courtesy of Louisiana Digital Resource Library

3.1 COLONIAL STYLES

Colonial styles in Louisiana date predominantly from the French and Spanish colonial eras that began in the late 1600s, and extended through the early 1800s. French settlers introduced French building techniques that they paired with local building traditions from Native Americans, and in doing so created French Colonial and Creole style architecture. The Spanish, German, and other European settlers that arrived in Louisiana also introduced building styles from their native countries to shape colonial architecture that often looked European yet also worked with the local climate. Even after the French and Spanish Colonial eras had ended, elements of their colonial architecture continued to be used in Colonial Revival styles.

A. FRENCH COLONIAL *(1600S - 1803)*

French Colonial architecture was introduced in the colonies of the New World beginning in the late 1600s, and predominantly influenced areas along the Mississippi River. Due to extensive trading throughout the colonies, settlements located near any port or major body of water also received French architectural influences, and

this influence was especially rich in French-occupied Louisiana.

There are two subtypes of French Colonial architecture: the urban and rural traditions, both of which typically included a rectangular plan, multiple door and window openings with paired shutters, a steeply pitched hipped roof, and stucco walls over a half-timbered frame. Like Spanish Colonial buildings, French Colonial buildings typically faced inward towards courtyards, and it was the Anglo influence that introduced extensive porches and balconies onto French Colonial architecture.

While wrought and cast iron balconies are usually associated with French Colonial or “New Orleans” style architecture, these iron elements were typically added at a later date, and should be interpreted as historic, but not necessarily original design elements.

French Colonial buildings also include narrow casement windows, a raised ground or floor level, and simple, round columns supporting a porch or gallery.

French Colonial buildings in the Slidell area are rare, but the architectural patterns of the French Colonial style have inspired other, local and vernacular architectural styles.

B. SPANISH COLONIAL *(1600s – 1845)*

The Spanish began settling in areas east and west of Louisiana in the late 1600s, and continued expanding their New World colonies until 1845. The Spanish controlled New Orleans and areas in Louisiana at different points, and significantly influenced building traditions. Based on architectural forms found in Spain, the Spanish Colonial style includes two subtypes: the pitched roof type and the flat or parapet roof type. Spanish Colonial houses are typically of solid masonry construction, while some examples include a system of half-timbering with a thatched-roof that was inspired by Native American building traditions.

Spanish Colonial buildings are typically rectangular in plan, have a flat or parapet roof, and include some ornamental or corbelled brick along the cornice. Ornamentation on Spanish Colonial buildings (with the exception of churches) was typically very simple.

Spanish Colonial buildings are also defined by multiple doorways and openings – a characteristic based on a system used throughout Spain where each individual room had its own door leading to an exterior courtyard. Buildings typically included small or few rectangular windows that originally had wooden shutters, and no glass.

Although true Spanish buildings from the seventeenth and eighteenth centuries typically included internal courtyards, Anglo influences in Spain's American colonies popularized the front porch and balcony. It is therefore typical that Spanish Colonial buildings also include full-façade porches supported by simple wood columns with vernacular, Greek Revival inspirations, or cantilevered second-floor balconies with delicate wood or wrought-iron balustrades.

Spanish Colonial buildings in the Slidell area are rare, but the architectural patterns of the Spanish Colonial style have inspired other, local and vernacular architectural styles.

3.2 ROMANTIC STYLES

The Romantic styles are based on the romanticism of the American identity and American architecture, which for the first time began to separate itself from the European styles that had defined colonial architecture. Following the War of 1812, Americans began rejecting traditional ties to England, and focused instead on creating a uniquely American identity by celebrating architectural styles with gothic, Italian, and Greek influences. Architectural models evocative of Greek democracy were considered especially appropriate for the American republic.

A. GREEK REVIVAL (1825-1860)

Greek Revival was one of the most popular styles in American architecture during the early to mid nineteenth century. This was due in large part to the fact that archaeological investigations in the early part of the nineteenth century led to renewed interest in Greek architecture. The fact that Greece was the birthplace of democracy and that Greece was involved in a war for independence around 1825 aroused sympathy in the newly independent United States, and Greek architecture soon then became popular.



Greek Revival House in Olde Towne, Slidell, 2011.

Greek Revival architecture was modeled on the buildings of Classical Greece, and included clear references to Greek architecture with emphasized cornices and entablatures, prominent square or rounded columns, elaborate door surrounds, and large porticos. The style became so popular between 1825 and 1860 that it came to be called the “National Style,” and can be seen throughout the United States, including Louisiana. Greek Revival houses vary in form, and have a variety of roof types and entry porches. The most common variations of a Greek Revival building in Louisiana include the single or two-story house with square massing and a full-façade porch and large columns. A front door surrounded by narrow sidelights and a rectangular transom that is incorporated into a prominent door surround is also common. Classical Doric or Ionic columns for the support of porch roof are also a prominent feature of the Greek Revival style in Louisiana. The porch roof on a Greek Revival house is typically flat, but can also be a shed-style extension from the main house, which is a common variation found throughout the southern states.

Wooden double hung sash windows with multiple pane glazing of 6-over-6 or 9-over-9 configuration are typical. Occasionally in Louisiana, triple hung windows with multiple pane glazing of 6-over-6-over-6 were used.

Wood shingles or tiles were traditionally the most common roofing material, but have largely been replaced with composition shingles.

Exterior materials typically include horizontal wood siding, painted brick, and stucco. Many times in Louisiana, a Greek Revival building will include masonry walls with stucco that has been scored to look like large, stone blocks.

B. ITALIANATE (1840-1885)

The Italianate style was extremely popular in American architecture between 1850 and 1880, but is a less common style in the southern states where the Civil War, Reconstruction, and a series of recessions slowed building progress during the style’s heyday. The Italianate style is loosely based on the architecture of informal Italian farmhouses or villas, and was a style first popularized in Europe as part of the Picturesque Movement that rejected the formal ideas of Classicism.



Italianate Commercial Building
in Olde Towne, Slidell, 2011.

The Italianate style largely became popular in America through pattern books produced by authors such as Andrew Jackson Downing. These pattern books were published in the 1840s and 1850s, and allowed people to choose a building plan and architectural style out of a catalog, and then construct that building based on a prototype or pattern. Pattern books by authors such as Downing encouraged the use of the Italianate style predominantly for houses located in rural or suburban settings, for those settings related directly to the idea of the picturesque Italian villa, although some simple elements of the Italianate style were also used to ornament typical, commercial buildings. The Italianate style was ultimately a rejection of the classical, the formal, and the imposing, and also related to the romanticism of the American identity.

The Italianate style typically includes elements such as tall, narrow windows with elaborated window woods, a low pitched roof, widely overhanging eaves supported by decorative brackets, bay windows, and door surrounds with columns or pilasters. Both simpler and more elaborate examples of the Italianate style are common throughout cities in the South, including Louisiana. Wooden double hung sash windows with single pane glazing of 1-over-1 configuration are typical; sometimes double hung sash windows with multiple pane glazing of 4-over-4 or 6-over-6 configuration are used.

Wood shingles were traditionally the most common roofing material, but have largely been replaced with composition shingles.

Exterior materials include horizontal wood siding, brick, or stucco.

3.3 REVIVAL STYLES

The historic district features both the grand-scale and small-scale houses built in various Revival styles, generally with small setbacks and native landscaping. Revival styles recall elements from previous, historic architectural traditions for stylistic inspiration. The trend in favor of Revival styles began largely with the Columbian Exposition of 1893 in Chicago and other such expositions, which stressed relatively pure interpretations of European architectural styles. Many historic houses within the district are excellent examples of the different Revival styles.

A. COLONIAL REVIVAL

(1880-1955)

The Philadelphia Centennial Exposition of 1876 is credited with first influencing American architects to look towards the country's own architectural roots for inspiration. Based on the straightforward design of 17th and 18th century residential architecture, Colonial Revival houses are defined by their simple form and decorative detailing.

Colonial Revival houses are typically rectangular in plan, one- to two-stories tall, have steep side-gabled roofs, dormers, minimal eaves, and a front porch supported by classical columns. One story side wings that are either open or enclosed also occur. Colonial Revival facades are usually symmetrical with equal numbers of windows on either side of the centrally-located door.

Small entry porches consisting of an extended triangular or flat pediment supported on slender columns are also common.

Colonial Revival houses are known for their accentuated front doors which often have a decorative pediment, pilasters, fanlights, sidelights. Typical pediment shapes include flat, triangular, arched, and broken. While front doors are normally centrally-located on the front façade, some examples of the style have entrances that are off-center.

Wooden double-hung sash windows with multi-pane glazing, usually of 4-over-4 or 6-over-6 configuration, are typical. Windows can occur in adjacent pairs and usually have wooden shutters.

The typical roofing materials are composition shingles, as most historic roofing and wood shingles have been replaced.

Exterior materials include horizontal wood siding or brick.



Colonial Revival House in Olde Towne, Slidell, 2011.

3.4 VICTORIAN STYLES

A. FOLK VICTORIAN

(1870 – 1910)

The Folk Victorian style is defined by the presence of Victorian decorative detailing on more simple, folk, or vernacular house forms. During the 19th and 20th centuries, it became typical for homeowners to take a



Folk Victorian house, 2011.

simple, folk or vernacular house and “dress it up” with pre-fabricated Victorian detailing that could be ordered out of a catalog and shipped by rail. This was particularly true of front façade and porch detailing.

Folk Victorian houses are much less elaborate than the Victorian buildings they imitated, have modest room sizes, front and rear porches, rooms with windows on two sides for natural ventilation, and high ceilings.

Typically, one-story Folk Victorian houses have asymmetrical plans that are often L-shaped, sometimes T-shaped, I-shaped, shotgun, or have a center passage. Roof forms are steep and simple in form with gable-front and gable-front-and-wing arrangements, often with have boxed wall-roof junctions; hipped roofs are used at the rear of the house. Other characteristics include front porches (few wrap-arounds), simple wooden windows with vertical orientation, and decorative detailing along porches, cornices, and eaves.

Front porches with spindle-work and turned columns as well as ornate porch railings and supports are common on Folk Victorian style houses. Some gable ornamentation is also common.

Doors are typically simplistic in design, made of wood, and have large amounts of glazing; large oval shaped panes of glass are typical.

Wooden double hung-sash windows with panes in 1-over-1 or 2-over-2 arrangements are typical. These windows are often grouped together in groups of two or three.

Typical roofing materials are wood shingles. Most wood shingle roofing has been replaced by composition shingles.

Exterior materials include horizontal wood siding, often in a variety of shapes and styles. Some Folk Victorian examples include wood shingles in the gables.

B. QUEEN ANNE *(1880-1910)*

The Queen Anne style first began in England, and was in some ways a revival of Medieval architectural forms. The Queen Anne style is defined by steeply pitched roofs with irregular shapes, front-facing gables, patterned shingles, bay windows, spindlework, and other details

that aim to break up the front façade. The Queen Anne style was first popularized in the late part of the nineteenth century with the widespread adoption of balloon framing techniques that allowed for cheaper and rapid construction of more complicated forms. The expanding railroad system in the United States also helped spread the style's popularity by making pre-cut architectural details like spindlework become readily available; people from around the country could order architectural details from a catalogue, have them shipped by rail, and then apply those details directly to their own houses.



Queen Anne house in Olde Towne, Slidell, 2011.

The two most prevalent subtypes of the Queen Anne style include the Free Classic and the Spindlework styles. In both sub-styles, the floor plans are open and free-flowing while large front porches, towers or turrets, and fanciful details define the exterior facades. The Queen Anne Free Classic included elements of Classical architecture such as Doric columns, Palladian windows, and a dentilled cornice. The Queen Anne spindlework house typically included “gingerbread” details like roof cresting, gable ornaments, delicate wood work or spindles around the porch, and corner brackets.

Wood double-hung windows are typical and often arranged in groups of three or more. Also common are multi-pane double-hung sash windows with leaded art or stained glass.

Typical roofing materials included slate and wood shingles. Most roofing has been replaced with composition shingles.

Various exterior materials, such as brick, stone, timbers, and stucco infill, are common to the Queen Anne style. Decorative half-timber framing, patterned brickwork, patterned shingles, and the use of a variety of paints and colors are also common features.

3.5 VERNACULAR ARCHITECTURE

The term vernacular means “language of the people.” These buildings are designed by someone without formal training, are based on traditional or regional forms, and almost exclusively use locally-available materials. Vernacular buildings typically have a simple plan and design based on those handed down through generations (such forms include the Shotgun, Dog Trot, and [in some regions] the Igloo). These designs address local environmental concerns and reflect cultural and historical traditions of the area. In many

cases, vernacular architectural traditions have roots in early attempts at building that were perfected to local conditions and requirements through trial and error.

A. RESIDENTIAL VERNACULAR

(any time period)

Due to the nature of Vernacular buildings and the fact that they are built without any the use of architects or any formal designs, Vernacular buildings typically include locally available materials such as horizontal wood siding, and occasionally brick masonry. Wood shingle roofs (now largely replaced by composition shingles) were common, as well as metal roofs. These materials were inexpensive and easily available.

Simple wood sash windows, doors with simple transoms, and small columns are also common features of Vernacular buildings encountered in Louisiana.

Sometimes, owners of a Vernacular building would add elements of the Italianate or Victorian styles in order to “dress up” their building, and in doing so would create a new style such as the Folk Victorian.

One type of Vernacular building that can be found throughout Louisiana, and especially in towns that were near railroads, is the National or Railroad Vernacular residential form; this building type was literally shipped in a kit-of-parts (sometimes from major distributors like the Sears & Roebucks Co.) around the United States by rail. Customers could order a simple house form from a catalog, pick up the kit-of-parts from the nearby train depot, and assemble their house in town. Examples of these houses typically include horizontal wood siding, small inset front porches, a cross gabled roof, an L-shaped plan, and simple one-over-one wood sash windows. These National or Railroad houses are examples of a Vernacular building type that are named “National” or “Railroad” because they became a building form that was common on the National level and made available by railroad.

Another specific type of residential vernacular architecture that can be found throughout the southern part of Louisiana is the Acadian cottage. The Acadian cottage typically includes a steeply-pitched side gabled roof with an inset front porch. Dormer windows are sometimes found along the roofline. The building footprint is typically simple, and the house is usually rectilinear in its massing. Acadian cottages grew out of



Residential vernacular - shotgun house with side hall in Olde Towne, Slidell, 2011.



A National or Railroad House in Olde Towne, Slidell, 2011.



Acadian cottage style house in Olde Towne, Slidell, 2011.

the French Colonial building traditions and the building traditions brought by Acadian immigrants from Canada. The steeply pitched roofs were originally used in France and Canada because they shed snow easily; there was no need for such a steep pitch in southern Louisiana, but the building tradition was used nonetheless. Acadian cottages typically have horizontal wood siding, narrow windows, and very simple detailing. Throughout most areas of Louisiana, the Acadian cottage has a symmetrical façade with a central door; with closer proximity to New Orleans and a greater Creole influence, some Acadian cottages included an asymmetrical façade with a side door. The tradition of building Acadian cottages continued long past the time of Acadian immigration into Louisiana.

B. COMMERCIAL VERNACULAR

(any time period)

Commercial vernacular buildings are typically one or two-story buildings located in the historic downtown or central business district. Also known as one-part or two-part block commercial buildings, these buildings typically have very simple floor plans, basic exterior ornamentation, and were constructed of inexpensive and locally available materials. These buildings typically housed businesses such as grocery and general stores, taverns, drug stores, etc. Occasionally, building owners would add pre-fabricated decorative elements such as brackets to “dress up” their commercial vernacular buildings.

Some commercial vernacular buildings included cast iron store fronts and tiled entryways that were meant to attract customers into the business. Commercial vernacular structures in Louisiana were typically constructed of simple, brick masonry or included horizontal wood siding. Simple porches or galleries were typically used to provide shade for customers, while colorful signage that was either directly painted onto the building or hung near the front door often provided an interesting focal point for the otherwise simple structure.

Simple, large wood sash windows, doors with simple transoms, and small columns are also common features of commercial vernacular buildings in Louisiana.



Commercial vernacular structure
In Olde Towne, Slidell 2011.

3.6 MODERN STYLES

The term ‘modern’ is used to denote architectural styles that evolved in the early 20th century that combines functionalism with aesthetic ideals that rejected historical design precepts and styles that were common in the preceding centuries. In addition to the styles listed below that are represented in Louisiana, other modern styles include Art Deco, Art Moderne, International Style, organic architecture and local variations.

A. CRAFTSMAN (1905-1930)

The Craftsman style first began in California around the turn of the century, and was the dominant style for smaller houses built throughout the country until about 1930. Architects Gustave Stickley, Charles S. Greene, and Henry M. Greene are credited with first developing the style, although several influences including the English Arts and Crafts movement and America’s renewed interest in the craftsmanship of wood working and furniture making helped inspire the style’s overall development.

Through publications such as pattern books, the Craftsman style became the most popular and fashionable smaller house in the country during the first decades of the twentieth century. One-story vernacular examples of the Craftsman style are referred to as Craftsman bungalows, and are very common throughout Louisiana.

The Craftsman style is typically defined by low-pitched, gabled roofs with wide overhanging eaves, exposed roof rafters, and decorative or false beams or braces added under the roof gables. Craftsman style houses also usually include porches supported by tapered square columns, multiple roof planes, and groups of multiple windows.

Doors are typically wood with simple glazing, often a series of glass panels in the upper portion of the door. Glass sidelights with either stained or beveled glass to match the front door are occasionally used.

Windows on Craftsman style houses are typically double hung sash windows, and can either be simple, 1-over-1 windows, 6-over-1 sash windows, or include art glass in the upper sash.



Craftsman Bungalow in Olde Towne, Slidell, 2011.

The most common wall cladding material is horizontal wood siding. Brick and wood shingles are also sometimes used.

4.1 GUIDELINES FOR RESIDENTIAL REHABILITATION

4.1.0 APPLICABILITY

The Guidelines for the rehabilitation of residential properties apply to contributing properties only. Guidelines for non-contributing properties can be found in Chapter 6.0.

The Guidelines are intended to preserve the historic, character defining features of the contributing properties by retaining as much historic material as possible, by repairing rather than replacing, and by protecting the historic features that give a property its character. Determining what features and materials are historic is the first step of any rehabilitation effort.

The Guidelines prioritize the preservation of building facades that are visible from public streets; these are designated as “protected” facades, and are defined by Diagram 4.1-1 for corner lots and Diagram 4.1-2 for interior lots. Protected facades should be preserved or restored, and should not be altered unless there is no reasonable alternative. Non-protected facades are the remaining facades of the building. Work to these facades must be appropriate, but the guidelines recognize that change will occur and that alterations and additions may be required to these facades.

This chapter on the rehabilitation of residential properties addresses all buildings within the historic district that were designed as residential buildings, including those residential buildings that are now used for commercial purposes.

4.1.1 SITE

Site and context are critical to the character of a historic building and district. The relationship of buildings and structures to their respective sites and to the adjacent sites is an important character defining feature of the district. Avoid rearranging the site by moving or removing buildings and site features, such as walks, drives, fences, walls, and light posts which help define the historic value of the district.

A. WALKWAYS

I. GENERAL

Residential properties have varying setbacks from the street, and therefore a variety of walkway conditions. Walkways in the district are typically concrete and sometimes include brick pavers in a running bond pattern, or as decorative features

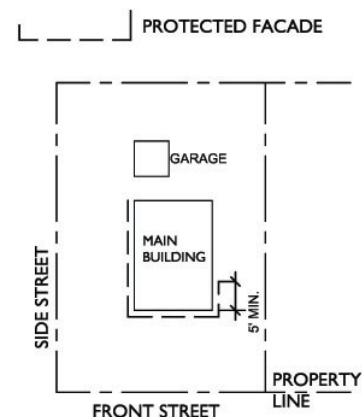


Diagram 4.1-1: Protected facades at corner lots

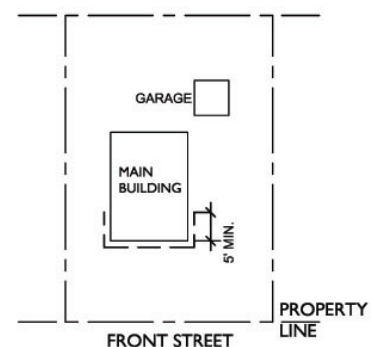


Diagram 4.1-2: Protected facades at interior lots

around the border. Walkways are not considered a character defining feature of the historic district.

2. GUIDELINES

- a. Historic walkways can be repaired or replaced. However, if replacement of a historic walkway occurs, the replacement sidewalk shall include concrete with a brick paver border.

B. LANDSCAPE

1. GENERAL

Landscaping varies, but the predominant features include native landscaping such as palmettos, crepe myrtle trees, oak trees with Spanish Moss, pine trees, azalea bushes, and colorful flowers. Landscaping gives the historic district a lush, colorful atmosphere that is a character defining feature of the district. Grassy areas also line the streets and are used between parking areas.

2. GUIDELINES

- a. Landscaping that is native to south Louisiana, including, but not limited to, healthy trees, shall be maintained.
- b. Grass and vegetation shall be mowed, trimmed, and generally maintained.

C. FENCING, WALLS, AND OTHER SITE CHARACTERISTICS

1. GENERAL

Historically, some properties included some form of simple, low fencing along property lines that helped provide separation between neighboring properties. Historic fencing typically included cast or wrought iron fences, wooden picket fences, and in some cases, small masonry site walls. Fences that lined a front property line also included a small gate. Today, the district includes some cast and wrought iron fence elements, along with some picket fencing. Some chain link fencing is also found in the district, although this is considered inappropriate.

2. GUIDELINES

- a. Historic fencing and site walls shall be repaired rather than replaced with the exception of chain link fences. If replacement is necessary due to severe deterioration or damage, the replacement



Mature trees in Olde Towne, Slidell, 2011.



This low, wood picket fence is appropriate for the style of the building, and is a character defining feature. Olde Towne, Slidell, 2011.

shall be similar to the historic fencing in size, placement, and material.

- b. A new fence or site wall that is installed in the historic residential area shall be appropriate to the style of the historic building. Low fences are encouraged.
- c. The addition or use of chain link fencing is prohibited.
- d. Signage and sandwich boards located outside of residential properties that serve a commercial purpose shall be appropriate for the style of the historic building. Painted wood signs, smaller signs, and signs that can be removed without damaging the historic building are encouraged. Signage shall not detract from the historic building in any way.

4.1.2 FEATURES

The character defining features of an individual property and the neighborhood at large shall be preserved and protected. Determining which features are character defining for a given property involves understanding the history of that property and the condition of the features. The elements listed below, when historic and in repairable condition, are character defining features that are protected by where they occur on protected facades. However, individual properties may have additional features that are imbued with significance due to their unique design or due to an association with an important person or event, and these features need to be identified, recognized, and then protected as well.

Protection of these features does not prohibit changes that may be required to achieve accessibility, life safety provisions, mandated code requirements, or in some cases, energy efficiency. These necessary changes need to be made in a manner that minimizes their impact and effect on the character defining features of the site or building.

Preservation work and alterations to features on non-protected facades shall be approved. See Diagram 4.1-1 and 4.1-2 for the definition of protected and non-protected facades.

A. FORM AND STYLE

1. GENERAL

The form of a building is defined by its shape, roof line, and footprint on the property. The style is defined by both the form and the design of the features and materials that make up the building. Refer to the Style Guide in Chapter 3 for more information about the characteristics of the style of the buildings in the neighborhood and for examples of what is appropriate design within each style.

2. GUIDELINES

- a. The historic form of the building to the extent that it is visible from the opposite side of a public street is protected. Refer to Diagram 4.1-3 for sight lines that shall be used to determine visibility.

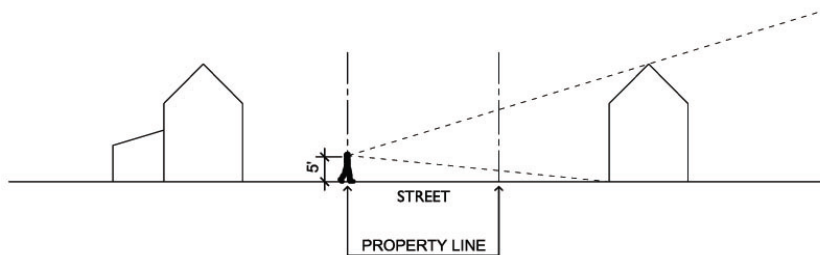


Diagram 4.1-3: Sight lines to determine visibility

- b. The historic style of a building is protected. Where the style of a building has been altered, repairs and alterations shall serve to “bring back” the historic style of the building. Therefore, repairs and alterations shall be compatible with the historic style of the building.
- c. A historic shotgun may be modified with a second story addition to become a Camelback only if that second story addition has the appropriate setback from the front façade, in keeping with the style of other historic Camelbacks in the historic district. Sidehalls are also permitted.

B. RAISED FOUNDATIONS

1. GENERAL

Due to flooding that occurred as a result of Hurricane Katrina, new FEMA and insurance regulations require new buildings and buildings where more than 50% of the building must be

repaired to have a raised finish floor located several feet above the base flood elevation. This typically causes one or two story buildings to become two and three story buildings, with an unfinished space used for parking and/or storage located on the first story. These guidelines attempt to protect the historic integrity of a building in the case where it must be raised.

2. GUIDELINES

- a. Parking areas or unfinished spaces located below a raised building that are exposed to the public right-of-way shall be maintained and generally “kept up”; temporary camps are not permitted.
- b. Parking areas or unfinished spaces located below a raised building may include a breakaway wall or other appropriate barrier to obscure parking and storage areas. These barriers shall include materials that are similar or appropriate to the materials of the historic building.
- c. Exposed concrete block or CMU is not permitted along protected facades. See Diagrams 4.2-1 and 4.2-2 for the definition of protected facades. Concrete block or CMU columns located along protected facades shall have a stucco or brick veneer finish.

C. PORCHES, STOOPS, BALCONIES, AND PORTE COCHERE

1. GENERAL

Porches, stoops, balconies, and porte cochere are considered character defining features. Porches, stoops, balconies, and porte cochere are special, and provide interest and variety to the neighborhood. Each style of building uses these features in different ways and it is important to maintain appropriate designs for these elements.

2. GUIDELINES

- a. Additions to historic porches, balconies, stoops, and porte-cochere are discouraged.
- b. The addition of a porch, stoop, balcony, or porte-cochere on a main building that did not originally have this feature is discouraged.



A raised house in Olde Towne, Slidell, 2011.



This front porch is a character defining feature of this Victorian house. Olde Towne, Slidell, 2011.

- c. The reconstruction of a porch, stoop, balcony or porte-cochere based on adequate documentation of the historic appearance is encouraged.

D. DOORS

1. GENERAL

Historic doors are an important character defining feature of a building. Door design typically provides an accent and may incorporate a special material, finish, or design that provides variety and interest to the neighborhood. Each style of building uses characteristic door styles and it is important to maintain appropriate designs for these elements. For example, a Craftsman style door is not appropriate on an Italianate building.

2. GUIDELINES

- a. Historic doors, including the frame, transoms, sidelights, and hardware, are protected.
- b. Historic doors shall be repaired rather than replaced. However, if replacement is necessary due to severe deterioration or damage, the replacement shall match the historic door size, material, finish (painted or stained), and other design characteristics.
- c. Replacement doors for non-historic doors shall be based either on:
 - i. A design to match the historic door based on adequate documentation
 - ii. A design that is appropriate to the style of the building
- d. The retention of historic screen doors is encouraged.

E. WINDOWS

1. GENERAL

Historic windows are one of the most important character defining features of a building. Windows in the district vary according to the style of buildings from simple single hung, one-over-one light windows to decorative leaded glass casement windows. Typically windows within a building are of one or two types with occasional accent windows that may

include special designs. Some windows are arched or include arched surrounds that serve as important character defining features. Each style of building uses characteristic styles of windows and it is important to maintain appropriate designs for these elements. For example, a Folk Victorian style window is not appropriate on a Craftsman style building.

2. GUIDELINES

- a. Historic windows, including the sash, frame, glazing, and sill are protected. Historic shutters are also protected.
- b. Historic windows and shutters shall be repaired rather than replaced. However, if replacement is necessary due to severe deterioration or damage, the replacement shall match the historic window size, material, finish (painted or stained), window pane number and configuration, and other design characteristics. When there is severe deterioration of windows such that repair is not practical, this condition shall be documented in written and photographic form before alterations are made.
- c. Replacement windows or shutters for non-historic windows shall be based either on:
 - i. A design to match the historic window based on adequate documentation, or
 - ii. A design that is appropriate to the style of the building
- d. Replacement windows shall incorporate true divided lights (real window panes). Plastic divider strips on the interior side of the glass are not permitted as a means of simulating divided lights.
- e. Glazing shall be clear, without tint or reflectivity, except that where glazing must be replaced and an insulated glass unit is appropriate, a clear Low E coating is permitted upon review by the City.
- f. Replacement glazing shall match the historic glazing where possible.

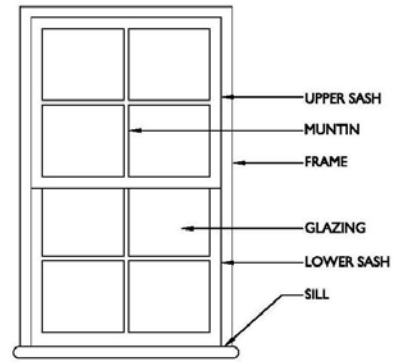


Diagram 4.1-4: Components of a window



This double hung, wood window is a character defining features that includes the historic glass and some Victorian “gingerbread” detailing. Olde Towne, Slidell, 2011

- g. The restoration of specialty glass, art glass, stained glass, and leaded glass is encouraged to be treated by an artisan or specialist in this area.

F. ROOFING

1. GENERAL

Historic or typical roofing materials in the historic district include clay tile, slate, metal, and composition shingle where wood shingles once existed. Roofing is the single most important component of a building envelope, protecting other materials as well as the building interior from the damaging effects of water and moisture. Therefore, the maintenance of a roof is critical to the preservation of the building. Roof forms and materials are character defining features of a building.



A National or Railroad house with a metal roof in Olde Towne, Slidell, 2011.

2. GUIDELINES

- a. Historic roofing, including eaves, soffits, cornices, parapets, coping, dormers, and decorative elements, such as cresting, and roof forms are protected.
- b. Historic roofing shall be repaired rather than replaced. However, if replacement is necessary due to severe deterioration or damage, the replacement shall match the roofing material, texture, color, and shape where possible, or be similar in appearance to the historic roofing.
- c. Replacement roofing for non-historic roofing shall be based either on:
 - i. Roofing that matches or is similar in appearance to the historic roofing based on adequate documentation.
 - ii. Roofing that is appropriate to the style of the building.
 - iii. Substitute materials that simulate historic roofing materials are permitted where their design is appropriate.

G. EXTERIOR LIGHTING

1. GENERAL

Historic light fixtures are typically accent features that may incorporate a special material, finish, or design that provides variety and interest to the neighborhood. Each style of building uses characteristic styles of lighting and it is important to maintain appropriate designs for these elements. For example, a Folk Victorian style light fixture is not appropriate on a Craftsman style building.

2. GUIDELINES

- a. Historic light fixtures are protected.
- b. Historic light fixtures shall be repaired rather than replaced.
- c. Replacement light fixtures shall be of a design that is appropriate to the style of the building, and shall match any existing historic light fixtures in material, size, shape, and design when possible.

H. MECHANICAL SYSTEMS

1. GENERAL

Mechanical equipment is generally located out of view from public streets and screened with landscaping. Insensitive installation of mechanical equipment and other site or building accessories, such as satellite dishes and television receivers, can cause damage to historic materials and alter the visual qualities of a building.

2. GUIDELINES

- a. Mechanical equipment, including satellite dishes and other building accessories, shall not be visible from a public street, or landscape or other appropriate screening shall obscure the visibility of the equipment.
- b. Window heating and air-conditioning units are discouraged. However, if window units are necessary, they shall be located on a non-protected façade, and shall not be visible from the street. Reference Diagrams 4.1-1 and 4.1-2 for information on protected facades.

I. ACCESSIBILITY

1. GENERAL

Accessibility to a building by those with disabilities is sometimes needed with a residential building. Care must be taken not to damage or make inappropriate alterations to the visual qualities of a building and site. Most historic buildings in the historic district are built with a pier and beam foundation that raises the first floor off the ground; this requires an accessible ramp of some length. The presence of a porch or raised entryway might also require the presence of an accessible ramp. The intent of the guidelines below is to minimize the impact of accessibility on the protected facades of the main building.



This ramp includes a simple, painted wood balustrade or railing that makes the ramp appear appropriate for the style of the historic building. Olde Towne, Slidell, 2011

2. GUIDELINES

- a. Locating ramps or other accessibility related elements on the side or rear of the main building is encouraged.
- b. The installation of a ramp or other accessibility related elements shall not damage or obscure the character defining features of the main building. Where a ramp must be added to the front façade of a residential building that includes a character-defining feature like a stoop or porch, the accessible ramp shall be as subtle or non-obtrusive as possible, and shall be reviewed by the City for appropriateness.
- c. The use of gently sloped ground and sidewalks to avoid the construction of ramps is encouraged, where possible.
- d. The design of ramps and other accessibility related elements shall be appropriate to the style of the building, but without accurate period details.

J. ENVIRONMENTAL

1. GENERAL

Making environmentally sustainable choices and improving the energy performance of a building are necessary but they can also cause damage or alter the visual qualities of a building and site. Historic buildings typically already incorporate many environmentally sustainable design features such as cross ventilation as well as shading on south and

west sides of the building. Reuse of existing buildings is a sustainable act in and of itself. The intent of the guidelines below is to minimize the impact of environmental-driven improvements on the protected facades of the main building.

2. GUIDELINES

- a.** Solar panels located on roofs facing front or side streets are not permitted. Solar panels located on flat or parapet roofs, or in areas that are not visible from the street are permitted.
- b.** Storm windows and doors are permitted and may be approved if they are easily removable and do not damage the historic windows and doors.
- c.** Awnings, canopies, and other removable sun shading devices are permitted. These elements shall match the historic awnings, canopies, and sun shading devices where possible.
- d.** Shutters that operate are permitted where appropriate to the style of the building as a means of improving energy efficiency and protecting windows during storms.
- e.** The replacement of windows solely for environmental or energy efficiency reasons is permitted, but only if the replacement windows are compatible with the original window design and material. Replacement windows shall also have at least 130 m.p.h. wind rating.

K. ACCESSORY STRUCTURES

1. GENERAL

Historic accessory structures such as garages and other outbuildings are protected on all sides. Historic accessory structures shall maintain their historic integrity.

2. GUIDELINES

- a.** When removal of an historic accessory structure is necessary due to extreme structural instability or other hazardous conditions, the removal must be approved.
- b.** Replacement or new accessory structures shall be of a design that is appropriate to the style of the building, and shall compliment the historic

main structure in size, shape, and design when possible.

4.1.3 MATERIALS

Historic materials provide individual properties and the neighborhood or district at large with authenticity and integrity. Historic materials are protected, and should always be repaired rather than replaced whenever possible. The historic district includes several types of historic materials, and each imparts a unique quality and sense of character to the district as a whole. The maintenance of historic building materials is a vital part of preserving character defining features in the historic district.

A. WOOD

1. GENERAL

Wood is used for clapboard, weatherboard, wall shingles, doors, windows, and trim. In addition, door and window surrounds, transoms, exposed rafter ends, sun screening elements, porch elements, brackets, balustrades, and decorative elements are also typical character defining features built of wood.

2. GUIDELINES

- a. Historic wood features are protected.
- b. Historic wood features shall be repaired rather than replaced. However, if replacement is necessary due to severe deterioration or damage, the replacement shall always match the historic element in appearance, dimension, form, and texture. The replacement shall match the original material where possible.
- c. Exposed wood shall be painted, stained, or otherwise protected from deterioration, except for shingles and other elements that were historically unpainted.
- d. Paint removal methods that involve thermal devices, failure to neutralize chemical strippers, stripping over a prolonged period such that the grain is raised and the surface is roughened, and mechanical abrasive methods to remove paint are not permitted.



Wood spindles, columns, shutters, and window elements on a Victorian house in Olde Towne, Slidell, 2011.

B. MASONRY

1. GENERAL

Masonry includes brick, stone, cast stone, mortar, and concrete. These materials are typically used as either the primary façade material or as accent materials. Masonry is typically considered a character defining feature.

2. GUIDELINES

- a. Historic masonry and features such as texture, tooling, bonding patterns, and joint treatment are protected.
- b. Historic masonry features shall be repaired rather than replaced. However, if replacement is necessary due to severe deterioration or damage, the replacement shall match the historic material, size, form, texture, bonding pattern, joint size, shape, appearance, and mortar.
- c. Cleaning of masonry should only be undertaken when necessary to stop deterioration and should employ the gentlest means possible, such as low pressure water and soft bristle brushes. Cleaning with chemical cleaners or micro-abrasive systems shall be tested on a hidden area of the building to determine if damage will occur and to ensure an appropriate cleaning treatment.
- d. Mechanical abrasive methods of cleaning such as grit or sand-blasting are not permitted.
- e. Repointing of masonry should be undertaken only where joints are deteriorated—when mortar is missing, loose, or otherwise failing. Cutting out of joints shall be undertaken with care not to damage the masonry unit. Mortar for repointing masonry shall match the historic mortar in material compressive strength, appearance, joint profile, and dimension. Ready-made gray cement mortars are typically not a good match to historic mortars and shall not be used.
- f. The removal of paint and other coatings that were not historically part of the building is permitted where testing has confirmed that the removal methods will not do harm to the masonry. The use of mechanical abrasive

methods such as grit or sand blasting to remove paint or other coatings is not permitted.

C. STUCCO

1. GENERAL

The historic district includes several building styles that include stucco as an exterior finish material. Stucco textures range from a smooth to rough finish. The stucco comes in a variety of colors ranging from white, to tan, to red, and brown. Stucco can be painted, or include integral color. Stucco is a character defining feature within the district.

2. GUIDELINES

- a. Historic stucco is protected, and shall be repaired rather than replaced.
- b. The finish, color, and texture of historic stucco is also protected.
- c. Where removal of historic stucco is necessary due to severe damage or deterioration, new stucco shall match the historic material in texture and color.

D. METALS

1. GENERAL

The historic district includes a variety of metal features that range from metal roofing to cast iron and wrought iron architectural features. Metal roofing is addressed separately in the Design Guidelines, under the "Roofing" section in 4.I.E. Some of the cast iron and wrought iron features that are addressed here are structural, while other features are purely decorative. Metal is found in the historic district typically as porch or gallery elements, railings, fencing, decorative screens, brackets, grillwork, and vents. Metal materials may include cast iron, wrought iron, aluminum, zinc, tin, and steel. Both structural and decorative metal features on historic buildings are considered character defining features.

2. GUIDELINES

- a. Historic metal in accent elements is protected.
- b. Historic metal shall be repaired rather than replaced. However, if replacement is necessary due to severe deterioration or damage, the replacement shall match the historic element in all respects.
- c. Retaining historic metal components such as gutters, down spouts, mailboxes, and hardware is encouraged.
- d. Historic metal patina shall be retained. The patina may be protected with a clear coating, if desired.
- e. Metals subject to corrosion such as steel, wrought iron, and cast iron shall be painted.
- f. Cleaning of metals shall be undertaken using the gentlest means possible and with testing in obscure areas to determine if any damage will occur.
- g. Mechanical abrasive cleaning and paint removal methods such as grit or sand blasting and harsh chemicals are not permitted.

E. PAINT AND COLOR

2. GENERAL

The preservation of a paint record for historic properties and appropriate paint color selections for repainting campaigns are important to the record and character of a historic neighborhood. Today, most of the historic paint has been painted over and often in very different colors. Paint color, particularly for buildings made primarily of painted wood, is a character defining feature.

3. GUIDELINES

- a. Historic paint shall be preserved in place where possible beneath new paint. It is recommended that where removal of all paint is necessary to achieve a proper bond for new paint, retain a small area with the full record of paint layers.



The yellow field color and white trim are appropriate colors for this Craftsman Bungalow in Olde Towne, Slidell, 2011

- b.** Paint removal, where necessary, shall be undertaken without causing damage to the historic wood, metal, or other substrate material.
- c.** Paints and color choices on the exterior of a contributing structure are encouraged to be appropriate for the style of the building, in accordance with the approved color pallet. However, the Commission will consider paint colors that vary from the pallet.

4.2 COMMERCIAL GUIDELINES FOR REHABILITATION

4.2.0 APPLICABILITY

The Guidelines for the rehabilitation of commercial properties apply to contributing properties only. Guidelines for non-contributing properties can be found in Chapter 6.0. Contributing and non-contributing properties are explained in Section 2.0.

The Guidelines are intended to preserve the historic, character defining features of the contributing properties by retaining as much historic material as possible, by repairing rather than replacing, and by protecting the historic features that give a property its character. Determining what features and materials are historic is the first step of any rehabilitation effort.

The Guidelines prioritize the preservation of building facades that are visible from public streets; these are designated as “protected” facades, and are defined by Diagram 4.2-1 for corner lots and Diagram 4.2-2 for interior lots. Protected facades should be preserved or restored, and should not be altered unless there is no reasonable alternative. Non-protected facades are the remaining facades of the building. Work to these facades must be appropriate, but the guidelines recognize that change will occur and that alterations and additions may be required to these facades.

While the commercial area also includes residential buildings that house businesses, the commercial guidelines will only address buildings that were designed as commercial buildings; residential buildings included in the commercial area or that serve a commercial purpose are addressed under the residential guidelines.

4.2.1 SITE

Site and context are critical to the character of a historic building and district. The relationship of buildings and structures to their respective sites and to the adjacent sites is an important character defining feature of the district. Avoid rearranging the site by moving or removing buildings and site features, such as walks, drives, fences, walls, and light posts which help define the historic value of the district.

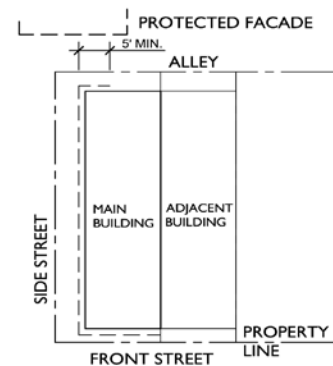


Diagram 4.2-1: Protected facades at corner lots

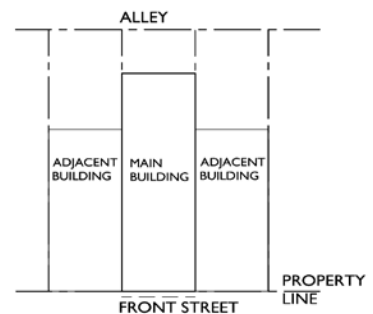


Diagram 4.2-2: Protected facades at interior lots

A. WALKWAYS

1. GENERAL

Commercial properties have varying setbacks from the street, and therefore a variety of walkway conditions. Walkways in the district are typically concrete and sometimes include brick pavers in a running bond pattern, or as a border.

2. GUIDELINES

- a. Historic walkways can be repaired or replaced. However, if replacement of a historic walkway occurs, the replacement sidewalk shall include concrete with a brick paver border.



Concrete walkways with a brick border in Olde Towne, Slidell, 2011.

B. LANDSCAPE

1. GENERAL

Landscaping varies, but the predominant features include native landscaping such as palmettos, crepe myrtle trees, oak trees with Spanish Moss, pine trees, azalea bushes, and colorful flowers. Grassy areas also line the streets and are used between parking areas. Potted plants located along the walkways are also common.

2. GUIDELINES

- a. Landscaping that is native to south Louisiana, including but not limited to healthy trees, shall be maintained as character defining features.
- b. Grass and vegetation shall be mowed, trimmed, and generally maintained.

C. FENCING, WALLS, AND OTHER SITE CHARACTERISTICS

1. GENERAL

Historically, some properties included some form of simple, wooden fencing along side property lines that helped provide separation between neighboring properties and offered an easy location for horses to be tied-up. The district historically did not include site walls in the commercial areas. Today, the district includes some picket fencing, and some cast and wrought iron fence elements that are used to block access to side yards or alleys. Some chain link fencing can also be found in the district, although this is considered inappropriate.



Masonry site wall in Olde Towne Slidell; appropriate walkways and native landscaping also visible. Olde Towne Slidell, 2011.

2. GUIDELINES

- a. Historic fencing and site walls shall be repaired rather than replaced. However, if replacement is necessary due to severe deterioration or damage, the replacement shall be similar to the historic fencing in size, placement, and material.
- b. A new fence or site wall that is installed in the historic commercial area shall be appropriate to the style of the historic building.
- c. The addition or use of chain link fencing is not permitted.
- d. Signage and sandwich boards located outside of commercial properties shall be appropriate for the style of the historic building. Painted wood signs, smaller signs, and signs that can be removed without damaging the historic building are encouraged. Signage shall not detract from the historic building in any way.



Appropriate signage examples in Olde Towne, Slidell, 2011.

4.2.2 FEATURES

The character defining features of an individual property and the district at large shall be preserved and protected. Determining which features are character defining for a given property involves understanding the history of that property and the condition of the features. The elements listed below, when historic and in repairable condition, are character defining features that are protected by the Guidelines where they occur on protected facades. However, individual properties may have additional features that are imbued with significance due to their unique design or due to an association with an important person or event, and these features need to be identified, recognized, and then protected as well.

Protection of these features does not prohibit changes that may be required to achieve accessibility, life safety provisions, mandated code requirements, or in some cases, energy efficiency. These necessary changes need to be made in a manner that minimizes their impact and effect on the character defining features of the site or building.

Preservation work and alterations to features on non-protected facades shall be approved. See Diagram 4.2-1 and 4.2-2 for the definition of protected and non-protected facades.

A. FORM AND STYLE

1. GENERAL

The form of a building is defined by its shape, roof line, and footprint on the property. The style is defined by both the form and the design of the features and materials that make up the building. Refer to the Style Guide in Chapter 3 for more information about the characteristics of the style of the buildings in the neighborhood and for examples of what is appropriate design within each style.

2. GUIDELINES

- a. The historic form of the building to the extent that it is visible from the opposite side of a public street is protected. Refer to Diagram 4.2-3 for sight lines that shall be used to determine visibility.

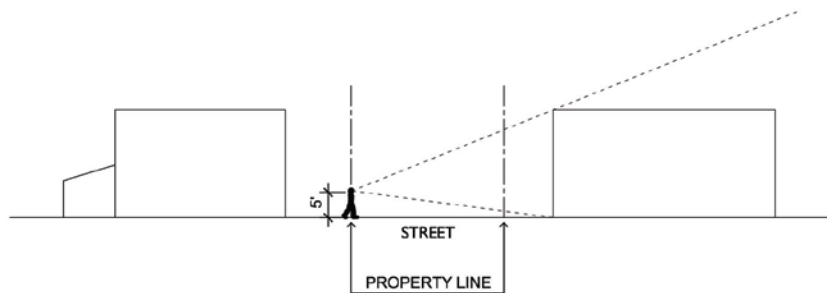


Diagram 4.2-3: Sight lines used to determine visibility from the opposite side of the street

- b. The historic style of a building is protected. Where the style of a building has been altered, repairs and alterations shall serve to “bring back” the historic style of the building. Therefore, repairs and alterations shall be compatible with the historic style of the building.

B. RAISED FOUNDATIONS

1. GENERAL

Due to flooding that occurred as a result of Hurricane Katrina, new FEMA and insurance regulations require new buildings and buildings where more than 50% of the building must be repaired to have a raised finish floor located several feet above the base flood elevation. This typically causes one or two story buildings to become two and three story buildings, with an unfinished space used for parking and/or storage located on the first story. These guidelines attempt to protect the historic integrity of a building in the case where it must be raised.

2. GUIDELINES

- a.** Parking areas or unfinished spaces located below a raised building that are exposed to the public right-of-way shall be maintained and generally “kept up”; temporary camps are not permitted.
- b.** Parking areas or unfinished spaces located below a raised building may include a breakaway wall or other appropriate barrier to obscure parking and storage areas. These barriers shall include materials that are similar or appropriate to the materials of the historic building.
- c.** Exposed concrete block or CMU is not permitted along protected facades. See Diagrams 4.2-1 and 4.2-2 for the definition of protected facades. Concrete block or CMU columns located along protected facades shall have a stucco or brick veneer finish.

C. PORCHES, STOOPS, BALCONIES, PORTE COCHERE, AND STOREFRONTS

1. GENERAL

Depending upon the style of the building, porches, stoops, balconies, porte cochere, and storefronts may be character defining features. Porches, stoops, balconies, porte cochere, and storefronts are special, and provide interest and variety to the district. Each style of building uses these features in different ways and it is important to maintain appropriate designs for these elements.

2. GUIDELINES

- a.** Additions to historic porches, balconies, stoops, storefronts, and porte-cochere are discouraged.
- b.** The addition of a porch, stoop, balcony, storefront, or porte-cochere on a main building that did not originally have this feature is discouraged.
- c.** The reconstruction of a porch, stoop, balcony, storefront, or porte-cochere based on adequate documentation of the historic appearance is encouraged.

D. DOORS

1. GENERAL

Historic doors are an important character defining feature of a building. Door design typically provides an accent and may incorporate a special material, finish, or design that provides variety and interest to the neighborhood. Each style of building uses characteristic door styles and it is important to maintain appropriate designs for these elements. For example, a Craftsman style door is not appropriate on an Italianate building.

2. GUIDELINES

- a. Historic doors, including the frame, transoms, sidelights, and hardware, are protected.
- b. Historic doors shall be repaired rather than replaced. However, if replacement is necessary due to severe deterioration or damage, the replacement shall match the historic door size, material, finish (painted or stained), and other design characteristics.
- c. Replacement doors for non-historic doors shall be based either on:
 - i. A design to match the historic door based on adequate documentation
 - ii. A design that is appropriate to the style of the building
- d. The retention of historic screen doors is encouraged.

E. WINDOWS

1. GENERAL

Historic windows are one of the most important character defining features of a building. Windows in the district vary according to the style of buildings from simple single hung, one-over-one light windows to decorative leaded glass casement windows. Typically windows within a building are of one or two types with occasional accent windows that may include special designs. Some windows are arched or include arched surrounds that serve as important character defining features. Each style of building uses characteristic styles of windows and it is important to maintain appropriate designs for these elements. For example, a Folk



Wood windows and cast iron elements on a storefront in Olde Towne, Slidell, 2011.

Victorian style window is not appropriate on a Craftsman style building.

2. GUIDELINES

- a.** Historic windows, including the sash, frame, glazing, and sill are protected. Historic shutters are also protected.
- b.** Historic windows and shutters shall be repaired rather than replaced. However, if replacement is necessary due to severe deterioration or damage, the replacement shall match the historic window size, material, finish (painted or stained), window pane number and configuration, and other design characteristics. When there is severe deterioration of windows such that repair is not practical, this condition shall be documented in written and photographic form before alterations are made.
- c.** Replacement windows or shutters for non-historic windows shall be based either on:
 - i.** A design to match the historic window based on adequate documentation, or
 - ii.** A design that is appropriate to the style of the building
- d.** Replacement windows shall incorporate true divided lights (real window panes). Plastic divider strips on the interior side of the glass are not permitted as a means of simulating divided lights.
- e.** Glazing shall be clear, without tint or reflectivity, except that where glazing must be replaced and an insulated glass unit is appropriate, a clear Low E coating is permitted upon review by the City.
- f.** Replacement glazing shall match the historic glazing where possible.
- g.** The restoration of specialty glass, art glass, stained glass, and leaded glass is encouraged to be treated by an artisan or specialist in this area.

F. ROOFING

1. GENERAL

Historic or typical roofing materials in the historic district include clay tile, slate, metal, and composition shingle where wood shingles once existed. Roofing is the single most important component of a building envelope, protecting other materials as well as the building interior from the damaging effects of water and moisture. Therefore, the maintenance of a roof is critical to the preservation of the building. Roof forms and materials are character defining features of a building.



Clay tile roofing on a commercial building in Olde Towne, Slidell, 2011

2. GUIDELINES

- a. Historic roofing, including eaves, soffits, cornices, parapets, coping, dormers, and decorative elements, such as cresting, and roof forms are protected.
- b. Historic roofing shall be repaired rather than replaced. However, if replacement is necessary due to severe deterioration or damage, the replacement shall match the roofing material, texture, color, and shape where possible, or be similar in appearance to the historic roofing.
- c. Replacement roofing for non-historic roofing shall be based either on:
 - i. Roofing that matches or is similar in appearance to the historic roofing based on adequate documentation.
 - ii. Roofing that is appropriate to the style of the building.
 - iii. Substitute materials that simulate historic roofing materials are permitted where their design is appropriate.

G. EXTERIOR LIGHTING

1. GENERAL

It is recognized that exterior lighting is important and necessary in the commercial areas of the district. Historic light fixtures are typically accent features that may incorporate a special material, finish, or design that provides variety and interest to the neighborhood. Each style of building uses characteristic styles of

lighting and it is important to maintain appropriate designs for these elements. For example, a Folk Victorian style light fixture is not appropriate on a Craftsman style building.

2. GUIDELINES

- a. Historic light fixtures are protected.
- b. Historic light fixtures shall be repaired rather than replaced.
- c. Replacement light fixtures shall be of a design that is appropriate to the style of the building, and shall match any existing historic light fixtures in material, size, shape, and design when possible.

H. MECHANICAL SYSTEMS

1. GENERAL

Mechanical equipment is generally located out of view from public streets and screened with landscaping. Insensitive installation of mechanical equipment and other site or building accessories, such as satellite dishes and television receivers, can cause damage to historic materials and alter the visual qualities of a building.

2. GUIDELINES

- a. Mechanical equipment, including satellite dishes and other building accessories, shall not be visible from a public street, or landscape shall obscure the visibility of the equipment.
- b. Window heating and air-conditioning units are discouraged. However, if window units are necessary, they shall be located on a non-protected façade, and shall not be visible from the street. Reference Diagrams 4.2-1 and 4.2-2 for information on protected facades.

I. ACCESSIBILITY

1. GENERAL

Accessibility to a building by those with disabilities is necessary. Care must be taken not to damage or make inappropriate alterations to the visual qualities of a building and site. Most historic buildings in the historic district are built with a pier and beam foundation that raises the first floor off the ground; this requires an accessible ramp of some length. The presence of a cast



A copper light fixture on a commercial building in Olde Towne, Slidell, 2011

iron storefront or raised entryway might also require the presence of an accessible ramp. The intent of the guidelines below is to minimize the impact of accessibility on the protected facades of the main building.

2. GUIDELINES

- a. Locating ramps or other accessibility related elements on the side or rear of the main building is encouraged.
- b. The installation of a ramp or other accessibility related elements shall not damage or obscure the character defining features of the main building. Where a ramp must be added to the front façade of a commercial building that includes a character-defining feature like a raised entry or storefront, the accessible ramp shall be as subtle or non-obtrusive as possible, and shall be reviewed by the City for appropriateness.
- c. The use of gently sloped ground and sidewalks to avoid the construction of ramps is encouraged, where possible.
- d. The design of ramps and other accessibility related elements shall be appropriate to the style of the building, but without accurate period details.



This ramp in Olde Towne Slidell is partially obscured by landscaping so that it has a minimum impact on the look of the historic building. Olde Towne, Slidell, 2011

J. ENVIRONMENTAL

1. GENERAL

Making environmentally sustainable choices and improving the energy performance of a building are necessary but they can also cause damage or alter the visual qualities of a building and site. Historic buildings typically already incorporate many environmentally sustainable design features such as cross ventilation as well as shading on south and west sides of the building. Reuse of existing buildings is a sustainable act in and of itself. The intent of the standards below is to minimize the impact of environmental-driven improvements on the protected facades of the main building.

2. GUIDELINES

- a. Solar panels located on roofs facing front or side streets are not permitted. Solar panels located on flat or parapet roofs, or in areas that are not visible from the street are permitted.



This masonry building is a sustainable structure, and also uses sun shading devices. Olde Towne, Slidell, 2011.

- b. Storm windows and doors are permitted and may be approved if they are easily removable and do not damage the historic windows and doors.
- c. Awnings, canopies, and other removable sun shading devices are permitted. These elements shall match the historic awnings, canopies, and sun shading devices where possible.
- d. Shutters that operate are permitted where appropriate to the style of the building as a means of improving energy efficiency and protecting windows during storms.

K. ACCESSORY STRUCTURES

1. GENERAL

Historic accessory structures such as garages and other outbuildings are protected. Historic accessory structures shall maintain their historic integrity.

2. GUIDELINES

- a. The removal of historic accessory structures that are visible from the street is not permitted. Historic accessory structures shall be repaired rather than replaced.
- b. When removal of an historic accessory structure is necessary due to extreme structural instability or other hazardous conditions, the removal must be approved by the City.
- c. Replacement or new accessory structures shall be of a design that is appropriate to the style of the building, and shall match any original historic accessory structure in size, shape, and design when possible.

4.2.3 MATERIALS

Historic materials provide individual properties and the district at large with authenticity and integrity. Historic materials are protected, and should always be repaired rather than replaced whenever possible. The historic district includes several types of historic materials, and each imparts a unique quality and sense of character to the district as a whole. The maintenance of historic building materials is a vital part of preserving character defining features in the historic district.

A. WOOD

1. GENERAL

Wood is used for clapboard, weatherboard, wall shingles, doors, windows, and trim. In addition, door and window surrounds, transoms, exposed rafter ends, sun screening elements, porch elements, brackets, balustrades, and decorative elements are also typical character defining features built of wood.

2. GUIDELINES

- a. Historic wood features are protected.
- b. Historic wood features shall be repaired rather than replaced. However, if replacement is necessary due to severe deterioration or damage, the replacement shall always match the historic element in appearance, dimension, form, and texture. The replacement shall match the original material where possible.
- c. Exposed wood shall be painted, stained, or otherwise protected from deterioration, except for shingles and other elements that were historically unpainted.
- d. Paint removal methods that involve thermal devices, failure to neutralize chemical strippers, stripping over a prolonged period such that the grain is raised and the surface is roughened, and mechanical abrasive methods to remove paint are not permitted.



This historic building in Olde Towne includes wood siding, wood gallery elements, exposed wood rafters, and wood window and door trim. Olde Towne, Slidell, 2011

B. MASONRY

1. GENERAL

Masonry includes brick, stone, cast stone, mortar, and concrete. These materials are typically used as either the primary façade material or as accent materials. Masonry is typically considered a character defining feature.

2. GUIDELINES

- a. Historic masonry and features such as texture, tooling, bonding patterns, and joint treatment are protected.
- b. Historic masonry features shall be repaired rather than replaced. However, if replacement is necessary due to severe deterioration or damage,



This masonry building includes masonry detailing along the cornice that is a character defining feature. Olde Towne, Slidell, 2011

the replacement shall match the historic material, size, form, texture, bonding pattern, joint size, shape, appearance, and mortar.

- c. Painting, waterproofing, water repellant treatments and other coating of historic brick, stone, and cast stone is not permitted, except if it can be shown that the material was painted at the time the building was constructed or if it can be demonstrated that the masonry is unable to perform and is causing water penetration problems.
- d. Cleaning of masonry should only be undertaken when necessary to stop deterioration and should employ the gentlest means possible, such as low pressure water and soft bristle brushes. Cleaning with chemical cleaners or micro-abrasive systems shall be tested on a hidden area of the building to determine if damage will occur and to ensure an appropriate cleaning treatment.
- e. Mechanical abrasive methods of cleaning such as grit or sand-blasting are not permitted.
- f. Repointing of masonry should be undertaken only where joints are deteriorated—when mortar is missing, loose, or otherwise failing. Cutting out of joints shall be undertaken with care not to damage the masonry unit. Mortar for repointing masonry shall match the historic mortar in material compressive strength, appearance, joint profile, and dimension. Ready-made gray cement mortars are typically not a good match to historic mortars and shall not be used.
- g. The removal of paint and other coatings that were not historically part of the building is permitted where testing has confirmed that the removal methods will not do harm to the masonry. The use of mechanical abrasive methods such as grit or sand blasting to remove paint or other coatings is not permitted.

C. STUCCO

1. GENERAL

The historic district includes several building styles that include stucco as an exterior finish material. Stucco textures range from a smooth to rough finish. The stucco comes in a variety of colors ranging from white, to tan, to red, and brown. Stucco can be painted, or include integral color. Stucco is a character defining feature within the district.

2. GUIDELINES

- a. Historic stucco is protected, and shall be repaired rather than replaced.
- b. The finish, color, and texture of historic stucco is also protected.
- c. Where removal of historic stucco is necessary due to severe damage or deterioration, new stucco shall be applied that matches the historic material in texture and color.

D. METALS

1. GENERAL

The historic district includes a variety of metal features that range from metal roofing to cast iron and wrought iron architectural features. Metal roofing is addressed separately in the Design Guidelines, under the "Roofing" section in 4.2.3.E. Some of the cast iron and wrought iron features that are addressed here are structural, while other features are purely decorative. Metal is found in the historic district typically as porch or gallery elements, railings, fencing, decorative screens, brackets, grillwork, and vents. Metal elements also include pressed tin ceilings. Metal materials may include cast iron, wrought iron, aluminum, zinc, tin, and steel. Both structural and decorative metal features on historic buildings are considered character defining features.

2. GUIDELINES

- a. Historic metal in accent elements is protected.
- b. Historic metal shall be repaired rather than replaced. However, if replacement is necessary due to severe deterioration or damage, the replacement shall match the historic element in all respects.

- c. Retaining historic metal components such as gutters, down spouts, mailboxes, and hardware is encouraged.
- d. Historic metal patina shall be retained. The patina may be protected with a clear coating, if desired.
- e. Metals subject to corrosion such as steel, wrought iron, and cast iron shall be painted.
- f. Cleaning of metals shall be undertaken using the gentlest means possible and with testing in obscure areas to determine if any damage will occur.
- g. Mechanical abrasive cleaning and paint removal methods such as grit or sand blasting and harsh chemicals are discouraged.
- h. Pressed metal ceilings shall be repaired by removing rust, coating with a rust-inhibiting primer, and then painting. Where pressed metal ceilings include heavy pitting, replacement may be necessary.

E. PAINT AND COLOR

1. GENERAL

The preservation of a paint record for historic properties and appropriate paint color selections for repainting campaigns are important to the record and character of a historic neighborhood. Today, most of the historic paint has been painted over and often in very different colors. Paint color, particularly for buildings made primarily of painted wood, is a character defining feature.

2. GUIDELINES

- a. Historic paint shall be preserved in place where possible beneath new paint. It is recommended that where removal of all paint is necessary to achieve a proper bond for new paint, retain a small area with the full record of paint layers.
- b. Paint removal, where necessary, shall be undertaken without causing damage to the historic wood, metal, or other substrate material.



The paint color choices on this building are colorful and also appropriate for the district. Olde Towne, Slidell, 2011

- c. Paints and color choices on the exterior of a contributing structure are encouraged to be appropriate for the style of the building, in accordance with the approved color pallet. However, the Commission will consider paint colors that vary from the pallet.

F. TILE

1. GENERAL

The historic district includes a variety of tiled storefronts and entryways that are character defining features of the district. The historic tile includes different shapes, colors, and sizes, and sometimes serves as a signage element when located within a storefront or entryway. Historic tile includes ceramic and porcelain tile, and is protected.

2. GUIDELINES

- a. Historic tile is protected.
- b. Historic tile shall be repaired rather than replaced. However, if replacement is necessary due to severe deterioration or damage, the replacement shall match the historic material in material, size, shape, location, and color.



A tiled stoop with cast iron features in Olde Towne, Slidell, 2011.

5.1 RESIDENTIAL GUIDELINES FOR ADDITIONS AND NEW CONSTRUCTION

5.1.0 APPLICABILITY

The Residential Guidelines for Additions and New Construction apply to alterations and additions to contributing properties in the historic district as well as new construction built within the historic district. Contributing and non-contributing properties are identified in Section 2.0.

It is recognized that changes to and the expansion of historic buildings are a necessary part of a building's evolution. These guidelines are intended to manage that change in a way that protects the character defining features of the district.

Additions shall be designed to minimize their impact on the historic design and materials of the main building. Additions shall be compatible with the main building in massing, size, scale and material. Whenever possible, new additions to buildings should be done in such a manner that, if removed in the future, the essential form and integrity of the historic building and site would be unimpaired. Additions shall also be designed to be distinct from the original historic building, clearly not historic, and shall not create false history by adding conjectural features.

The Guidelines are intended to protect the protected facades of the main building as defined by Diagram 5.1-1 for corner lots and Diagram 5.1-2 for interior lots. Protected facades are those facades that are typically visible from public streets.

Additions to non-protected facades shall also be appropriate.

New construction shall be designed to be compatible with the district's historic buildings in massing, size, scale, and materials. New construction shall be designed to be appropriate, yet also distinct from the historic buildings: new construction shall not create false history by attempting to exactly copy or replicate historic buildings.

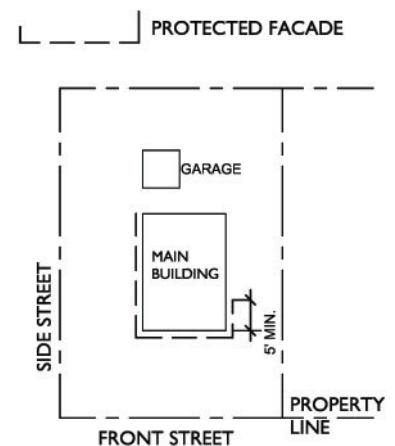


DIAGRAM 5.1-1: Protected façade for corner lots

5.1.1 SITE

Typically, the main buildings in the district are set back more than twenty-five feet from the street, but not consistently; therefore, there is no consistent dimension for setbacks, and the standard is based on that established by local zoning ordinances. Historically, accessory buildings were sometimes placed on or very near the side or back property line. These characteristics of the historic development are intended to be protected by the following guidelines.

A. SETBACK

1. GENERAL

Setback is the distance between a building's façade and the building's property line, and is used by local zoning ordinances to ensure that the historic district maintains a cohesive look and feel. Setbacks should be cohesive within the historic district, and maintained as a character defining feature. Setback calculation does not include stairs, porches needed for access, elevators, lifts, or awnings.

2. GUIDELINES FOR ADDITIONS

- a. Refer to local zoning ordinances for further information on setbacks.
- b. The historic front yard setback is protected; additions shall not encroach onto historic front yards.
- c. Additions shall be set back from the front face of the historic main building by a minimum of five feet and shall be limited to the area defined in Diagram 5.1-3 and 5.1-4.
- d. Reconstructed features of historic buildings, including additions, shall be constructed based on documentary evidence of their historic appearance and location. When additions must be reconstructed due to poor condition or damage, the addition shall be permitted to be constructed in the same location and with the same size, scale, and massing as the historic addition.
- e. In circumstances where a building shall be elevated according to FEMA requirements, the additions of porches, stairs, elevators, and lifts may be approved. Cases of encroachment by

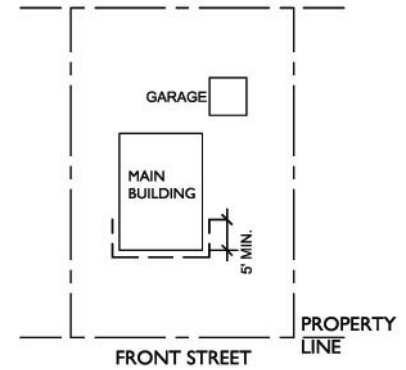


DIAGRAM 5.1-2: Protected façade for interior lots

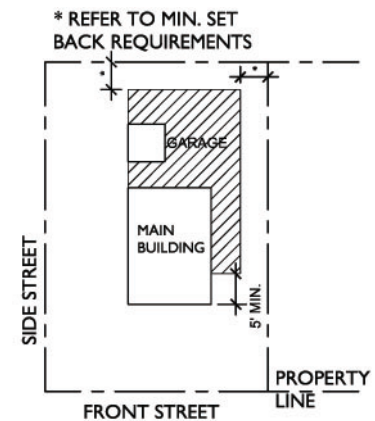


Diagram 5.1-3: Area of permitted addition location on corner lot

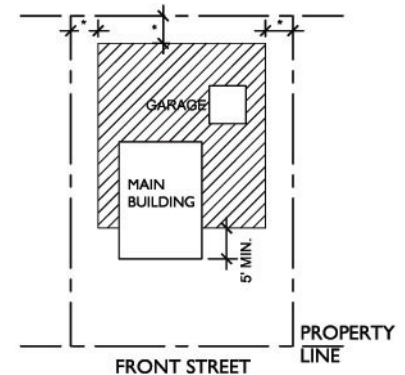


Diagram 5.1-4: Area of permitted addition on interior lot

porches for access, stairs, elevators, and lifts may be approved.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Refer to local zoning ordinances for further information on setbacks.
- b. New construction setbacks shall be consistent with the historic buildings in the district. If the setbacks for the historic buildings are inconsistent within the district, then the new construction shall use the same setbacks as the historic buildings within the city block, unless otherwise specified by local zoning ordinances.
- c. New construction shall comply with new building height and raised foundation requirements; refer to local zoning ordinances, insurance, and FEMA requirements.

B. BUILDING HEIGHT

1. GENERAL

Building heights within the historic district are character defining features, and should be consistent throughout the district. Maintaining cohesiveness between minimum and maximum building heights is important to protecting the look and feel of the district. Building heights for additions and new construction may be approved.

2. GUIDELINES FOR ADDITIONS

- a. The maximum building height of additions shall be limited to the maximum height of the existing historic main building. Additions shall not be used to determine the maximum building height allowed for additions. The existing height shall be measured to the peak or ridge of the highest roof on the main building.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. The maximum building height of new construction shall be limited to 40 feet. Anything over 40 feet is discouraged but can be reviewed.

C. MAXIMUM LOT COVERAGE

Refer to local zoning ordinances for maximum lot coverage of buildings and additions.



This new construction is a 3 story building due to the new building height and BFE requirements, and uses features and materials that are compatible with Olde Towne, Slidell. 2011.

D. GARAGE, CARPORT, AND PARKING AREAS LOCATION AND ORIENTATION

1. GENERAL

Parking garages, carports, and large, paved driveways were not historically part of the district; parking was available on the street, in smaller gravel driveways, and in the form of carriage houses and stables. Today, it is recognized that off-street parking and separate parking structures are necessary. Additions to garages, carports, or off street parking areas shall not detract from the historic district in any way.

2. GUIDELINES FOR ADDITIONS

- a. Garages and carports are permitted within the hatched area indicated on Diagram 5.1-5 for corner lots and Diagram 5.1-6 for interior lots.
- b. Garages and carports shall be separated from the main building.
- c. Garages and carports shall be set back from the main building.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Garages and carports are permitted within the hatched area indicated on Diagram 5.1-5 for corner lots and Diagram 5.1-6 for interior lots.
- b. Garages and carports shall be separated from the main building.
- c. Garages and carports shall be set back from the main building.

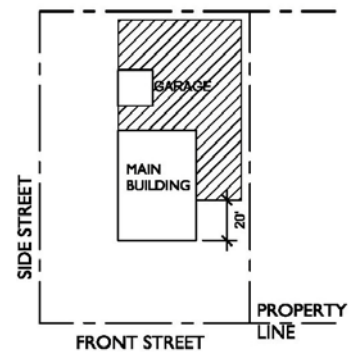


Diagram 5.1-5: Area of permitted garage location on corner lot

B. WALKWAYS

1. GENERAL

Walkways are typically concrete, brick, or concrete with a brick border, and run perpendicular to the street. Walkways help promote pedestrian activity.

2. GUIDELINES FOR ADDITIONS

- a. Walkways shall be uniform throughout the historic district. Additions to walkways shall be concrete with a brick border.
- b. Secondary walkways are permitted.

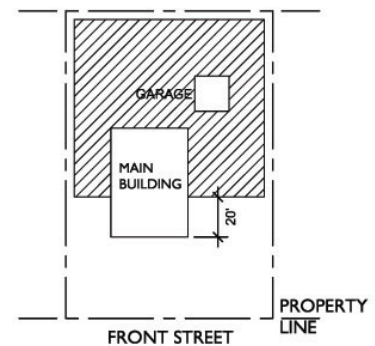


Diagram 5.1-6: Area of permitted garage location on interior lot

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Walkways shall be uniform throughout the historic district. New construction shall use walkways that are concrete with a brick border.
- b. Secondary walkways are permitted.

C. DRIVEWAYS

1. GENERAL

Driveways are typically concrete or masonry, and run perpendicular to the street.

2. GUIDELINES FOR ADDITIONS

- a. Driveways shall be located perpendicular to the street with a straight or curvilinear connection to a parking lot or parking structure.
- b. Circular driveways are discouraged.
- c. Side-by-side driveways, where a driveway is placed next to a neighboring property driveway, are not permitted unless there is no reasonable alternative.

3. GUIDELINES FOR NEW CONSTRUCTION

See Guidelines for Additions above.

D. LANDSCAPE

1. GENERAL

Landscaping varies, but the predominant features include, but are not limited to, native landscaping such as palmettos, crepe myrtle trees, oak trees with Spanish Moss, pine trees, azalea bushes, and colorful flowers. Landscaping gives the historic district a lush, colorful garden-like atmosphere that is a character defining feature of the district. Grassy areas also line the streets and are used between parking areas. Landscaping can be used to help obscure garages, unsightly mechanical equipment, or additions to a historic building.

2. GUIDELINES FOR ADDITIONS

- a. Landscaping that is native to south Louisiana, including, but not limited to, healthy trees, shall be maintained as character defining features.
- b. Grass and vegetation shall be mowed, trimmed, and generally maintained.



This property includes healthy and native landscaping that has been appropriately maintained. Olde Towne, Slidell, 2011

- c. Landscaping that is used to obscure garages, carports, mechanical equipment, and additions to historic buildings is encouraged.

3. GUIDELINES FOR NEW CONSTRUCTION

See Guidelines for Additions above.

E. FENCING, WALLS, AND OTHER SITE CHARACTERISTICS

I. GENERAL

Historically, some properties included some form of simple wooden fencing along property lines that helped provide separation between neighboring properties. The district historically included cast or wrought iron fences, wooden picket fences, and the occasional masonry site wall. Since fencing is commonly found within the residential area, it is considered a character defining feature.

2. GUIDELINES FOR ADDITIONS

- a. Historic fencing and site walls shall be repaired rather than replaced. An addition to an existing fence shall be similar to the historic fencing in size, placement, and material, except for chain link fencing.
- b. Chain link fencing is not permitted.
- c. Signage and sandwich boards located outside of residential properties that are used for a commercial purpose shall be appropriate for the historic district. Signage that is included on an addition to a residential property shall be appropriate for the style of the historic building.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. New fencing and site walls shall be compatible with historic fencing and site walls in the district.
- b. Chain link fencing is not permitted.
- c. Signage and sandwich boards located outside of residential properties that are used for a commercial purpose shall be appropriate for the historic district. Signage shall not detract from the historic district in any way.

5.1.2 FEATURES

A. FORM AND STYLE

1. GENERAL

The form and style of a historic building is one of the most important building features that gives the historic district its character. Additions to historic building should be completed very carefully, taking the form and style of the main building into consideration at all times. Refer to Section 3 (Architectural Style Guide), other style guides and other property in the neighborhood for appropriate design precedents.

2. GUIDELINES FOR ADDITIONS

- a. Additions located at the rear of the property, where they are not visible from the street, are encouraged.
- b. Additions shall not destroy, damage, or obscure character defining historic features that are visible from the street.
- c. Additions shall be designed to be appropriate to the style of the historic building.
- d. Additions shall be compatible in form, scale, materials, and workmanship, and shall not result in the diminution or loss of historic character of the historic building or the neighborhood.
- e. Additions shall be constructed in such a manner that, if removed in the future, the essential form and integrity of the historic building should be unimpaired.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. New construction shall be compatible with the scale and form of the historic main buildings in the district.

B. RAISED FOUNDATIONS

1. GENERAL

Due to flooding that occurred as a result of Hurricane Katrina, new FEMA and insurance regulations require new buildings and buildings where more than 50% of the building must be repaired to have a raised finish floor located several

feet above the base flood elevation. This typically causes one or two story buildings to become two and three story buildings, with an unfinished space used for parking and/or storage located on the first story. These guidelines attempt to protect the historic integrity of a building in the case where the addition to a historic building or new construction must be raised.

2. GUIDELINES FOR ADDITIONS

- a. Parking areas or unfinished spaces located below a raised building that are exposed to the public right-of-way shall be maintained and generally “kept up”; temporary camps are not permitted.
- b. Parking areas or unfinished spaces located below a raised building may include a breakaway wall or other appropriate barrier to obscure parking and storage areas. These barriers shall include materials that are similar or appropriate to the materials of the historic building.
- c. Exposed concrete block or CMU is not permitted along protected facades. See Diagrams 4.2-1 and 4.2-2 for the definition of protected facades. Concrete block or CMU columns located along protected facades shall have a stucco or brick veneer finish.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Parking areas or unfinished spaces located below a raised building that are exposed to the public right-of-way shall be maintained and generally “kept up”; temporary camps are not permitted.
- b. Parking areas or unfinished spaces located below a raised building may include a breakaway wall or other appropriate barrier to obscure parking and storage areas. These barriers shall include materials that are similar or appropriate to the materials of the historic building.
- c. Exposed concrete block or CMU is not permitted along protected facades. See Diagrams 4.2-1 and 4.2-2 for the definition of protected facades. Concrete block or CMU columns located along protected facades shall have a stucco or brick veneer finish.



The rear façade of a new construction Project in Olde Towne, Slidell that includes a raised foundation; parking is obscured from the street with a breakaway wall. 2011.



CMU columns with brick veneer on a new construction project with a raised foundation in Olde Towne, Slidell, 2011.

C. PORCHES, STOOPS, BALCONIES, AND PORTE-COCHERE

1. GENERAL

Historic porches, stoops, balconies, and porte-cochere are features that provide interest and character to a building which helps to make new construction more compatible with the historic district. The district includes a wide variety of size and types of porches (first story only), balconies (second story only), and galleries (two stories) from attached, covered structures to inset types that are housed under the main roof of the building. Stoops are used to accentuate an entrance walk or the entrance to the building in a subtle way while porte-cochere provide a covered passage for automobiles while shielding the garage structure from the street.

2. GUIDELINES FOR ADDITIONS

- a. Additions to historic porches, balconies, stoops, and porte-cochere are discouraged.
- b. The addition of a porch, stoop, balcony, or porte-cochere on a main building that did not originally have this feature is discouraged.
- c. The reconstruction of a porch, stoop, balcony or porte-cochere based on adequate documentation of the historic appearance is encouraged.

3. GUIDELINES

- a. Porches, stoops, balconies, and porte-cochere are encouraged in new construction.
- b. Porte-cochere are not permitted to be located directly in front of the main building entrance.

D. DOORS

1. GENERAL

Entrance doors are often used to create interest and a focal point for a front façade, through the use of moldings, porches, stoops, decorative surrounds, and special door designs and color. Front doors often include screen doors as well.



Front porches on these historic houses in Olde Towne Slidell are character defining features that should not be altered with an addition or enclosure. Olde Towne, Slidell, 2011

2. GUIDELINES FOR ADDITIONS

- a. Doors on an addition shall be compatible in style, form, size, and material with the historic building.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. One primary front door or pair of doors shall be provided. Additional entrances may be provided but their design shall be less prominent than that of the primary entrance.
- b. Doors shall be compatible in size and material with the historic buildings in the district.

E. WINDOWS

1. GENERAL

Windows are one of the most important character defining features of a building. Windows shall maintain consistency in style, dimension, and material with historic windows. Historically, windows included screens on the exterior, or interior for some types of windows. Some historic windows included leaded art glass or stained glass that provides additional interest. Historic windows are typically made of one sheet of glass per light, while today's more energy efficient windows typically employ two sheets of glass with a divider strip between them that creates an air space.

2. GUIDELINES

- a. Windows on an addition shall be compatible in style, form, size, and material with the windows of the historic building.
- b. The proportion of windows and the ratio of window to wall shall be similar to that of the historic building.
- c. Windows with multiple panes shall use true divided lights or simulated divided lights that include a muntin with a dimension similar to that of a true divided light on the interior and the exterior of the glass. Muntins that are flat and applied on the interior of the window are not permitted to simulate divided lights.
- d. Window screens that match the historic window screens are encouraged.

- e. Window shutters, where appropriate to the style of the building are encouraged.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. The proportion of windows and the ratio of window to wall shall be similar to that of the historic buildings in the district.
- b. Windows with multiple panes shall use true divided lights or muntins with a dimension similar to true divided light windows. Muntins that are flat and applied on the interior of the window are not permitted to simulate divided lights.
- c. Window screens are encouraged.
- d. Window shutters, where appropriate to the style of the building are encouraged.

F. ROOFING

1. GENERAL

Roofs that are visible from the street are character defining features of a building and one of the most important components to maintain in good condition in order to preserve other historic features and materials. Roofs include drainage components such as gutters and downspouts, chimneys and flashing, and sometimes decorative features such as cresting, dormer windows, and special trim elements.

2. GUIDELINES FOR ADDITIONS

- a. Roofing on an addition shall match or be similar to the roofing on the historic building.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Roofing shall be compatible in scale and material with the historic buildings in the neighborhood.

G. EXTERIOR LIGHTING

1. GENERAL

Historic lighting at primary entrances and porches is a character defining feature. Supplemental lighting may be required to meet current expectations for light levels and for security purposes.

2. GUIDELINES FOR ADDITIONS

- a. Exterior lighting on additions shall be compatible with the exterior lighting on the historic building.
- b. The addition of exterior lighting shall be compatible with the historic lighting.
- c. Extensive exterior lighting that increases the light level at the addition beyond the light level at the front door of the building is discouraged.
- d. Locating utilitarian security lighting out of view from the street is encouraged.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Lighting shall be compatible in scale and material with the exterior lighting on the historic buildings in the neighborhood.



H. MECHANICAL SYSTEMS

a. GENERAL

Mechanical equipment such as condensing units or large ventilation fans can be inappropriate additions to protected facades. In all cases, mechanical equipment should be concealed as much as possible from the street.

b. GUIDELINES FOR ADDITIONS

- i. Mechanical equipment shall be located where it is not visible from a public street or where it can be shielded from view by landscaping.
- ii. Large mechanical vents shall be located where it is not visible from a public street.
- iii. Window heating and air-condition units are discouraged. However, if window units are necessary, they shall be located on a non-protected façade, and shall not be visible from the street. Reference Diagram 5.1-1 and 5.1-2 for information on protected facades.

c. GUIDELINES FOR NEW CONSTRUCTION

See Guidelines for Additions above.



An elevator addition on a new construction project in Olde Towne, Slidell; elevator is appropriately located at the rear façade, and includes materials that are compatible with the historic district. 2011.

I. ACCESSIBILITY

1. GENERAL

Accessibility to a building by those with disabilities is sometimes needed with a residential building. Care must be taken not to damage or make inappropriate alterations to the visual qualities of a building and site. Most historic buildings in the historic district are built with a pier and beam foundation that raises the first floor off the ground; this requires an accessible ramp of some length. The presence of a porch or raised entryway might also require the presence of an accessible ramp. The intent of the guidelines below is to minimize the impact of accessibility on the protected facades of the main building.

2. GUIDELINES FOR ADDITIONS

- a. Refer to Chapter 4.1 for guidelines associated with the addition of a ramp.
- b. A lift or elevator addition shall be located where it is not visible from a public street, where possible.
- c. A lift or elevator shall be compatible in style, scale, and material with the historic main building.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Elements associated with accessibility shall be compatible in scale and material with the historic buildings in the district.

J. ENVIRONMENTAL

1. GENERAL

Reducing energy costs, designing sustainable buildings and protecting our environment are important goals that sometimes conflict with preservation of historic buildings. These guidelines intend to encourage energy efficient and sustainable design wherever there are no adverse effects on the historic building.

2. GUIDELINES FOR ADDITIONS

- a. Solar panels located on roofs facing front or side streets are not permitted. Solar panels located on flat or parapet roofs, or in areas that are not visible from the street are permitted.

- b. Storm windows and doors are permitted and maybe approved if they are easily removable and do not damage the historic windows and doors.
- c. Awnings, canopies, and other removable sun shading devices are permitted. These elements shall match the historic awnings, canopies, an sun shading devices where possible.
- d. Shutters that operate are permitted where appropriate to the style of the building as a means of improving energy efficiency and protecting windows during storms.

3. GUIDELINES FOR NEW CONSTRUCTION

See Guidelines for Additions above.

K. ACCESSORY STRUCTURES

1. GENERAL

Accessory structures are generally smaller in size and simpler in detail than the main building, and are often garage buildings. Some properties in the district have more than one accessory building.

2. GUIDELINES FOR ADDITIONS

- a. Additions to accessory buildings shall follow the historic setback patterns of other accessory buildings on the property where they are visible from the street.
- b. Additions to accessory buildings shall be lower in height than the main building.
- c. Additions to accessory buildings shall be compatible in style, form, and materials where they are visible from the street.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. New accessory buildings shall follow the historic setback patterns of other accessory buildings on the property where they are visible from the street.
- b. New accessory buildings shall be compatible with other accessory buildings in the district in size, scale, and materials.



The accessory structure located to the right of this building is appropriately separated from the main building and includes similar materials as the main building. Olde Towne, Slidell, 2011.

- c. The reconstruction of replacement accessory structures in the same location and in the same design as the original is encouraged, where adequate documentation is available.

5.1.3 MATERIALS

I. GENERAL

The predominant materials in the neighborhood are described in Section 4.3 and in Section 3 (Architectural Style Guide). It is the intent of these Guidelines to maintain consistency in the choice of and quality of materials for additions and new construction with the historic materials. Substitute materials in many respects can achieve the same effect as the historic material, sometimes with improved performance. In some instances, substitute materials do not provide equivalent quality and craftsmanship and thus are not compatible with historic materials; these materials are not permitted. In all cases, materials that are used in additions and new construction shall be compatible with the materials of the historic building, and should be appropriate to the style of the building.

A. WOOD

1. GENERAL

Wood is used for clapboard, weatherboard, wall shingles, doors, windows, and trim. In addition, door and window surrounds, transoms, exposed rafter ends, sun screening elements, porch elements, brackets, balustrades, and decorative elements are also typical character defining features built of wood.

2. GUIDELINES FOR ADDITIONS

- a. Wood elements used on additions shall match the wood elements on the historic building in appearance, dimension, form, and texture. The wood elements shall match the original material where possible.
- b. Exposed wood shall be painted, stained, or otherwise protected from deterioration, except for shingles and other elements that were historically unpainted.
- c. Plastic or vinyl materials are not considered appropriate alternatives to wood materials.



Wood detailing on a new construction building in Olde Towne, Slidell, 2011

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Wood materials that are used in new construction shall be compatible with the materials of the district's historic buildings.
- b. Materials that are appropriate to the style of the building shall be used.
- c. Plastic and vinyl fencing, plastic divider strips applied to the interior face of glass to simulate divided light windows, and vinyl and aluminum siding are not considered appropriate alternatives for wood materials.

B. MASONRY

1. GENERAL

Masonry includes brick, stone, cast stone, mortar, and concrete. These materials are typically used as either the primary façade material or as accent materials. Masonry is considered a character defining feature.

2. GUIDELINES FOR ADDITIONS

- a. Masonry elements on additions shall match the masonry elements on the historic building in material, size, form, texture, bonding pattern, joint size, shape, appearance, and mortar.
- b. Simulated stone is not an appropriate alternative to masonry.
- c. Veneer brick consisting of a thin cementitious material scored and colored to simulate brick is not an appropriate alternative to masonry.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Materials that are used in new construction shall be compatible with the materials of the district's historic buildings.
- b. Materials that are appropriate to the style of the building shall be used.
- c. Simulated stone and veneer brick consisting of a thin cementitious material scored and colored to simulate brick are not considered appropriate alternatives to masonry.

C. STUCCO

1. GENERAL

The historic district includes several building styles that include stucco as an exterior finish material. Stucco textures range from a smooth to rough finish. Stucco color can be applied, or can be integral. The stucco comes in a variety of colors ranging from white, to tan, to red, and brown. Stucco is a character defining feature within the district.

2. GUIDELINES FOR ADDITIONS

- a. Stucco used on the addition to a historic building shall match the historic material in texture and color.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Stucco used in new construction shall be compatible with the stucco used on historic buildings in color and texture.

D. METALS

1. GENERAL

The historic district includes a variety of metal features that range from metal roofing to cast iron and wrought iron architectural features. Metal roofing is addressed separately in the Design Guidelines, under the "Roofing" section in 5.2.E. Some of the cast iron and wrought iron features that are addressed here are structural, while other features are purely decorative. Metal is found in the historic district typically as porch or gallery elements, railings, fencing, decorative screens, brackets, grillwork, and vents. Metal elements also include pressed tin ceilings. Metal materials may include cast iron, wrought iron, aluminum, zinc, tin, and steel. Both structural and decorative metal features on historic buildings are considered character defining features.

2. GUIDELINES FOR ADDITIONS

- a. Metal elements used in additions shall match the corresponding metal elements on the historic building element in all respects.
- b. Metals subject to corrosion such as steel, wrought iron, and cast iron shall be painted.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Metal elements used in new construction shall be compatible with the corresponding metal elements on the historic buildings.
- b. Metals subject to corrosion such as steel, wrought iron, and cast iron shall be painted.
- c. Highly reflective metal elements including sheet metal are discouraged.

E. PAINT AND COLOR

1. GENERAL

The paint record for historic properties and appropriate paint color selections for repainting campaigns are important to the record and character of a historic neighborhood. Today, most of the historic paint has been painted over and often in very different colors. Paint color, particularly for buildings made primarily of painted wood, is a character defining feature, and additions should always have compatible paint colors.

2. GUIDELINES FOR ADDITIONS

- a. Paint and color choices on the exterior of an addition are encouraged to be appropriate for the historic building. However, paint colors will not be reviewed by the Commission.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Paint and color choices on the exterior of new construction are encouraged to be appropriate for the historic district. However, paint colors will not be reviewed by the Commission.

5.2 COMMERCIAL GUIDELINES FOR ADDITIONS AND NEW CONSTRUCTION

5.2.0 APPLICABILITY

The Commercial Guidelines for Additions and New Construction apply to alterations and additions to contributing properties in the historic district as well as new construction built within the historic district. Contributing and non-contributing properties are identified in Section 2.0.

It is recognized that changes to and the expansion of historic buildings are a necessary part of a building's evolution. These guidelines are intended to manage that change in a way that protects the character defining features of the district.

Additions shall be designed to minimize their impact on the historic design and materials of the main building. Additions shall be compatible with the main building in massing, size, scale and material. Whenever possible, new additions to buildings should be done in such a manner that, if removed in the future, the essential form and integrity of the historic building and site would be unimpaired. Additions shall also be designed to be distinct from the original historic building, clearly not historic, and shall not create false history by adding conjectural features.

The Guidelines are intended to protect the protected facades of the main building as defined by Diagram 5.2-1 for corner lots and Diagram 5.2-2 for interior lots. Protected facades are those facades that are typically visible from public streets.

Additions to non-protected facades shall also be appropriate.

New construction shall be designed to be compatible with the district's historic buildings in massing, size, scale, and materials. New construction shall be designed to be appropriate, yet also distinct from the historic buildings: new construction shall not create false history by attempting to exactly copy or replicate historic buildings.

5.2.1 SITE

Commercial properties have varying setbacks from the street, and therefore a variety of walkway conditions. The standard is based on that established by local zoning ordinances. Walkways in the district are typically concrete and sometimes

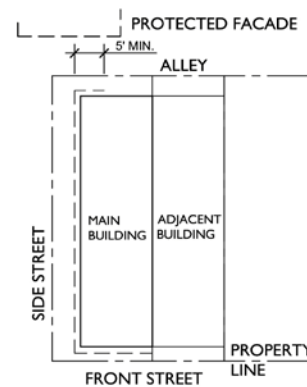


Diagram 5.2-1: Protected facades at corner lots

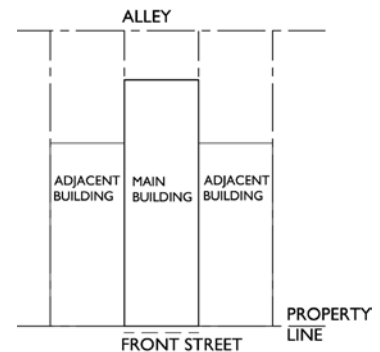


Diagram 5.2-2: Protected facades at interior lots

include brick pavers in a running bond pattern, or as a border.

A. SETBACK

1. GENERAL

Setback is the distance between a building's façade and the building's property line, and is used by local zoning ordinances to ensure that the historic district maintains a cohesive look and feel. Setbacks should be cohesive within the historic district, and maintained as a character defining feature. Setback calculation does not include stairs, porches needed for access, elevators, lifts, or awnings.

2. GUIDELINES FOR ADDITIONS

- a. Refer to local zoning ordinances for further information on setbacks.
- b. The historic front yard setback is protected; additions shall not encroach onto historic front yards.
- c. Additions shall be set back from the front face of the historic main building by a minimum of five feet and shall be limited to the area defined in Diagram 5.2-3.

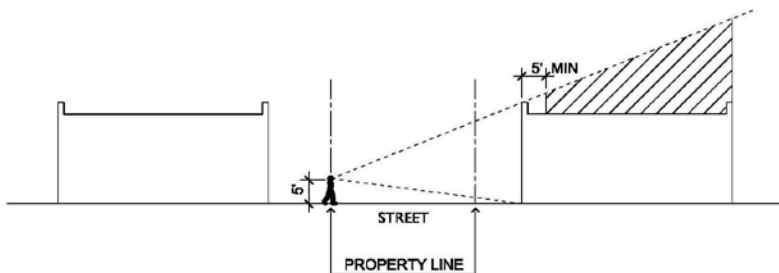


Diagram 5.2-3: Sight lines used to determine visibility for additions

- d. Reconstructed features of historic buildings, including additions, shall be constructed based on documentary evidence of their historic appearance and location. When additions must be reconstructed due to poor condition or damage, the addition shall be permitted to be constructed in the same location and with the same size, scale, and massing as the historic addition.
- e. In circumstances where a building shall be elevated according to FEMA requirements, the

additions of porches, stairs, elevators, and lifts may be approved. Cases of encroachment by porches for access, stairs, elevators, and lifts may be approved.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Refer to local zoning ordinances for further information on setbacks.
- b. New construction shall use the same setbacks as the historic buildings in the district. If the setbacks for the historic buildings are inconsistent within the district, then the new construction shall use the same setbacks as the historic buildings within the city block, unless specified otherwise by local zoning ordinances.

B. BUILDING HEIGHT

1. GENERAL

Building heights within the historic district are character defining features, and should be relatively consistent throughout the district. Maintaining cohesiveness between minimum and maximum building heights is important to protecting the look and feel of the district.

2. GUIDELINES FOR ADDITIONS

- a. The maximum building height of additions shall be limited to the maximum height of the existing historic main building. Additions shall not be used to determine the maximum building height allowed for additions. The existing height shall be measured to the peak or ridge of the highest roof on the main building. Alternative building heights for additions and new construction may be approved.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. The maximum building height of new construction shall be limited to 40 feet. Anything over 40 feet is discouraged but can be reviewed.

C. MAXIMUM LOT COVERAGE

- a. Refer to local zoning ordinances for maximum lot coverage of buildings and additions.



Consistent, 1-2 story building heights in Olde Towne help define the district. Olde Towne, Slidell, 2011

D. PARKING STRUCTURES AND PARKING LOT LOCATION AND ORIENTATION

1. GENERAL

Parking garages, carports, and large, paved driveways were not historically part of the district; parking was available on the street, in smaller gravel driveways, and in the form of carriage houses and stables. Today, it is recognized that off-street parking and separate parking structures are necessary. Additions to garages, carports, or off street parking areas shall not detract from the historic district in any way.

2. GUIDELINES FOR ADDITIONS

- a. Parking structures are permitted within the hatched area indicated on Diagram 5.1-5 for corner lots and Diagram 5.1-6 for interior lots.
- b. Parking structures shall be separated from the main building.
- c. Parking structures shall be set back from the main building.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Parking structures are permitted within the hatched area indicated on Diagram 5.1-4 for corner lots and Diagram 5.1-5 for interior lots.
- b. Parking structures shall be separated from the main building.
- c. Parking structures shall be set back from the main building.

E. WALKWAYS

1. GENERAL

Walkways are typically concrete or masonry, and run perpendicular to the street. Walkways connect commercial building entrances to the public sidewalk, and help promote pedestrian activity within the district. Walkways are considered character defining features.

2. GUIDELINES FOR ADDITIONS

- a. Walkways shall be uniform throughout the historic district. Additions to walkways shall be concrete with a brick border.



This new construction project in Olde Towne Slidell incorporates landscaping features in the parking area. Olde Towne, Slidell, 2011

- b. Secondary walkways are permitted.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Walkways shall be uniform throughout the historic district. New construction shall use walkways that are concrete with a brick border.
- b. Secondary walkways are permitted.

F. DRIVEWAYS

1. GENERAL

Driveways are typically concrete, masonry, or loose gravel, and run perpendicular to the street. Driveways provide access to parking areas and parking structures, and are considered character defining features.

2. GUIDELINES FOR ADDITIONS

- a. Driveways shall be located perpendicular to the street with a straight or curvilinear connection to a parking lot or parking structure.
- b. Circular driveways are discouraged.
- c. Side-by-side driveways, where a driveway is placed next to a neighboring property driveway, are not permitted unless there is no reasonable alternative.

3. GUIDELINES FOR NEW CONSTRUCTION

See Guidelines for Additions above.

G. LANDSCAPE

H.

1. GENERAL

Landscaping varies, but the predominant features include, but are not limited to, native landscaping such as palmettos, crepe myrtle trees, oak trees with Spanish Moss, pine trees, azalea bushes, and colorful flowers. Grassy areas also line the streets and are used between parking areas. Landscaping can be used to help obscure garages, unsightly mechanical equipment, or additions to a historic building. Landscaping is considered a character defining feature.



Landscaping at this new construction project includes some native species, and is well maintained. Olde Towne, Slidell, 2011

2. GUIDELINES FOR ADDITIONS

- a. Landscaping that is native to south Louisiana, including, but not limited to, healthy trees, should be maintained as a character defining feature.
- b. Grass and vegetation shall be mowed, trimmed, and generally maintained.
- c. Landscaping that is used to obscure parking lots and structures, mechanical equipment, and additions to historic buildings is encouraged.

3. GUIDELINES FOR NEW CONSTRUCTION

See Guidelines for Additions above.

I. FENCING, WALLS, AND OTHER SITE CHARACTERISTICS

1. GENERAL

Historically, some properties included some form of simple wooden fencing along property lines that helped provide separation between neighboring properties. The district historically included cast or wrought iron fences, wooden picket fences, and the occasional masonry site wall. Since fencing is less consistent within the commercial area, it is not considered a character defining feature.

2. GUIDELINES FOR ADDITIONS

- a. Historic fencing and site walls shall be repaired rather than replaced. It is encouraged that an addition to an existing fence shall be similar to the historic fencing is size, placement, and material, except for chain link fencing.
- b. Chain link fencing is not permitted.
- c. Signage and sandwich boards shall be appropriate for the style of the historic building. Painted wood signs, smaller signs, and signs that can be removed without damaging the historic building are encouraged. Signage shall not detract from the historic building in any way.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. New fencing and site walls are encouraged to be compatible with historic fencing and site walls in the district.
- b. Chain link fencing is not permitted.

- c. Signage and sandwich shall be appropriate for the historic district in size, color, material, and scale. Signage shall not detract from the historic district in any way.

5.2.2 FEATURES

A. FORM AND STYLE

1. GENERAL

Refer to Section 3 (Architectural Style Guide), other style guides and other property in the neighborhood for appropriate design precedents. The form and style of a historic building are two of the most important features that give the historic district its look and feel. Additions to historic buildings should be completed very carefully, taking the form and style of the main building into consideration at all times. New construction in the district are also meant to preserve the look and feel of the district by ensuring that new construction is appropriate for the district, and is mindful of the historic building features within the district.

2. GUIDELINES FOR ADDITIONS

- a. Additions located at the rear of the property, where they are not visible from the street, are encouraged.
- b. Horizontal additions shall be set back a minimum of five feet from the adjacent front façade and within the area or permitted addition locations indicated in Diagram 5-8 for corner lots and Diagram 5-9 for interior lots.
- c. Vertical additions are limited by the height of the existing building within sight lines visible from the street. Refer to Diagram 5.2-3 to define sight lines for visibility.
- d. Additions shall not destroy, damage, or obscure character defining historic features that are visible from the street.
- e. Additions shall be designed to be appropriate to the style of the historic building.
- f. Additions shall be compatible in form, scale, materials, and workmanship, and shall not result

in the diminution or loss of historic character of the historic building or the neighborhood.

- g. Additions shall be designed such that they are visually distinct from the historic building and in a manner that makes clear what is historic and what is new.
- h. Additions that accurately replicate or imitate the historic style of the historic building are not permitted.
- i. Where possible and where an addition is of sufficient size to warrant this approach, additions shall be separated from the historic building by a recessed, lowered roof or otherwise distinguished “link” or “hyphen” that creates a visual distinction between the form of the historic building and the addition. Where appropriate, this pause may be constructed primarily of glass. In this way, the form of the historic building may remain unaltered while the addition retains a form of its own.
- j. Additions shall be constructed in such a manner that, if removed in the future, the essential form and integrity of the historic building would be unimpaired.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Historically accurate replicas or imitations of buildings not originally on the property are not permitted; however, accurate reconstructions of buildings or portion of buildings that once existed on the property, where there is adequate documentation to support reconstruction, is permitted.
- b. New construction shall be compatible with the scale and form of the historic main buildings in the district.

B. PORCHES, STOOPS, BALCONIES, STOREFRONTS, AND PORTE-COCHERE

I. GENERAL

Porches, stoops, balconies, storefronts, and porte-cochere are features that provide interest and character to a building which helps to make new construction more compatible with the historic

district. The district includes a wide variety of size and types of porches (first story only), balconies (second story only), and galleries (two stories) from attached, covered structures to inset types that are housed under the main roof of the building. Stoops are used to accentuate an entrance walk or the entrance to the building in a subtle way while porte-cochere provide a covered passage for automobiles while shielding the garage structure from the street.

2. GUIDELINES FOR ADDITIONS

- a. Additions to historic porches, balconies, stoops, and porte-cochere are discouraged.
- b. The addition of a porch, stoop, balcony, or porte-cochere on a main building that did not originally have this feature is discouraged.
- c. The reconstruction of a porch, stoop, balcony or porte-cochere based on adequate documentation of the historic appearance is encouraged.

3. GUIDELINES

- a. Porches, stoops, balconies, and porte-cochere are encouraged in new construction.
- b. Porte-cochere are not permitted to be located directly in front of the main building entrance.

C. DOORS

1. GENERAL

Entrance doors are often used to create interest and a focal point for a front façade, through the use of moldings, porches, stoops, decorative surrounds, and special door designs and color. Front doors often include screen doors as well.

2. GUIDELINES FOR ADDITIONS

- a. Doors on an addition shall be compatible in style, form, size, and material with the historic building.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. One primary front door or pair of doors shall be provided. Additional entrances may be provided but their design shall be less prominent than that of the primary entrance.

- b. Doors shall be compatible in size and material with the historic buildings in the district.

D. WINDOWS

1. GENERAL

Windows are one of the most important character defining features of a building. Windows shall maintain consistency in style, dimension, and material with historic windows. Historically, windows included screens on the exterior, or interior for some types of windows. Some historic windows included leaded art glass or stained glass that provides additional interest. Historic windows are typically made of one sheet of glass per light, while today's more energy efficient windows typically employ two sheets of glass with a divider strip between them that creates an air space.

2. GUIDELINES

- a. Windows on an addition shall be compatible in style, form, size, and material with the windows of the historic building.
- b. The proportion of windows and the ratio of window to wall shall be similar to that of the historic building.
- c. Windows with multiple panes shall use true divided lights or simulated divided lights that include a muntin with a dimension similar to that of a true divided light on the interior and the exterior of the glass. Muntins that are flat and applied on the interior of the window are not permitted to simulate divided lights.
- d. Window screens that match the historic window screens are encouraged.
- e. Window shutters, where appropriate to the style of the building are encouraged.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. The proportion of windows and the ratio of window to wall shall be similar to that of the historic buildings in the district.
- b. Windows with multiple panes shall use true divided lights or simulated divided lights that include a muntin with a dimension similar to that

or a true divided light on the interior and the exterior of the glass. Muntins that are flat and applied on the interior of the window are not permitted to simulate divided lights.

- c. Window screens are encouraged.
- d. Window shutters, where appropriate to the style of the building are encouraged.

E. ROOFING

1. GENERAL

Roofs that are visible from the street are character defining features of a building and one of the most important components to maintain in good condition in order to preserve other historic features and materials. Roofs include drainage components such as gutters and downspouts, chimneys and flashing, and sometimes decorative features such as cresting, dormer windows, and special trim elements.

2. GUIDELINES FOR ADDITIONS

- a. Roofing on an addition shall match or be similar to the roofing on the historic building.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Roofing shall be compatible in scale and material with the historic buildings in the neighborhood.

F. EXTERIOR LIGHTING

1. GENERAL

Historic lighting at primary entrances and porches is a character defining feature. Supplemental lighting may be required to meet current expectations for light levels and for security purposes.

2. GUIDELINES FOR ADDITIONS

- a. Exterior lighting on additions shall be compatible with the exterior lighting on the historic building.
- b. The addition of exterior lighting shall be compatible with the historic lighting.
- d. Extensive exterior lighting that increases the light level at the addition beyond the light level at the front door of the building is discouraged.

- e. Locating utilitarian security lighting out of view from the street is encouraged.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Lighting shall be compatible in scale and material with the exterior lighting on the historic buildings in the district.

G. MECHANICAL SYSTEMS

1. GENERAL

Mechanical equipment such as condensing units or large ventilation fans can be inappropriate additions to protected facades. In all cases, mechanical equipment should be concealed as much as possible so that it is not visible from the street.

2. GUIDELINES FOR ADDITIONS

- a. Mechanical equipment shall be located where it is not visible from a public street or where it can be shielded from view by landscaping.
- b. Large mechanical vents shall be located where it is not visible from a public street.
- c. Window heating and A/C units are discouraged, especially along protected facades. If the installation of a window unit is absolutely necessary, no unit shall be visible from the street.

3. GUIDELINES FOR NEW CONSTRUCTION

See guidelines for additions above.

H. ACCESSIBILITY

1. GENERAL

For guidelines regarding alterations to a historic building, including the construction of a new ramp, refer to Section 4.1 and 4.2. For guidelines regarding an addition for a lift or elevator, refer to the guidelines below.

2. GUIDELINES FOR ADDITIONS

- a. A lift or elevator addition shall be located where it is not visible from a public street, where possible.



An enclosed porch addition and a ramp are slightly obscured by landscaping at this historic building in Olde Towne, Slidell. 2011

- b. A lift or elevator shall be compatible in style, scale, and material with the historic main building.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Elements associated with accessibility shall be compatible in scale and material with the historic buildings in the district.

I. ENVIRONMENTAL

1. GENERAL

Reducing energy costs, designing sustainable buildings and protecting our environment are important goals that sometimes conflict with preservation of historic buildings. These guidelines intend to encourage energy efficient and sustainable design wherever there are no adverse effects on the historic building.

2. GUIDELINES FOR ADDITIONS

- a. Solar panels located on roofs facing front or side streets are not permitted. Solar panels located on flat or parapet roofs, or in areas that are not visible from the street are permitted.
- b. Storm windows and doors are permitted and maybe approved if they are easily removable and do not damage the historic windows and doors.
- c. Awnings, canopies, and other removable sun shading devices are permitted. These elements shall match the historic awnings, canopies, an sun shading devices where possible.
- d. Shutters that operate are permitted where appropriate to the style of the building as a means of improving energy efficiency and protecting windows during storms.

3. GUIDELINES FOR NEW CONSTRUCTION

See guidelines for additions above.

J. ACCESSORY STRUCTURES

1. GENERAL

Accessory structures are generally smaller in size and simpler in detail than the main building, and are often garage buildings. Some properties in the district have more than one accessory building.

2. GUIDELINES FOR ADDITIONS

- a. Additions to accessory buildings shall follow the historic setback patterns of other accessory buildings on the property where they are visible from the street.
- b. Additions to accessory buildings shall be lower in height than the main building.
- c. Additions to accessory buildings shall be compatible in style, form, and materials where they are visible from the street.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. New accessory buildings shall follow the historic setback patterns of other accessory buildings on the property where they are visible from the street.
- b. New accessory buildings shall be compatible with other accessory buildings in the district in size, scale, and materials.
- c. The reconstruction of replacement accessory structures in the same location and in the same design as the original is encouraged, where adequate documentation is available.

5.2.3 MATERIALS

The predominant materials in the neighborhood are described in Section 4.3 and in Section 3 (Architectural Style Guide). It is the intent of these Standards to maintain consistency in the choice of and quality of materials for additions and new construction with the historic materials. Substitute materials in many respects can achieve the same effect as the historic material, sometimes with improved performance. In some instances, substitute materials do not provide equivalent quality and craftsmanship and thus are not compatible with historic materials; these materials are not permitted. In all cases, materials that are used in additions and new construction shall be compatible with the materials of the historic building, and should be appropriate to the style of the building.

A. WOOD

1. GENERAL

Wood is used for clapboard, weatherboard, wall shingles, doors, windows, and trim. In addition, door and window surrounds, transoms, exposed rafter ends, sun screening elements, porch elements, brackets, balustrades, and decorative elements are also typical character defining features built of wood.

2. GUIDELINES FOR ADDITIONS

- a. Wood elements used on additions shall match the wood elements on the historic building in appearance, dimension, form, and texture. The wood elements shall match the original material where possible.
- b. Exposed wood shall be painted, stained, or otherwise protected from deterioration, except for shingles and other elements that were historically unpainted.
- c. Plastic or vinyl materials are not considered appropriate alternatives to wood materials.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Wood materials that are used in new construction shall be compatible with the materials of the district's historic buildings.
- b. Materials that are appropriate to the style of the building shall be used.
- c. Plastic and vinyl fencing, plastic divider strips applied to the interior face of glass to simulate divided light windows, and vinyl and aluminum siding are not considered appropriate alternatives for wood materials.

B. MASONRY

1. GENERAL

Masonry includes brick, stone, cast stone, mortar, and concrete. These materials are typically used as either the primary façade material or as accent materials. Masonry is considered a character defining feature.

2. GUIDELINES FOR ADDITIONS

- a. Masonry elements on additions shall match the masonry elements on the historic building in material, size, form, texture, bonding pattern, joint size, shape, appearance, and mortar.
- b. Simulated stone is not an appropriate alternative to masonry.
- c. Veneer brick consisting of a thin cementitious material scored and colored to simulate brick is not an appropriate alternative to masonry.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Materials that are used in new construction shall be compatible with the materials of the district's historic buildings.
- b. Materials that are appropriate to the style of the building shall be used.
- c. Simulated stone and veneer brick consisting of a thin cementitious material scored and colored to simulate brick are not considered appropriate alternatives to masonry.



This new construction project in Olde Towne, Slidell includes masonry, stucco, and wood elements. 2011.

C. STUCCO

1. GENERAL

The historic district includes several building styles that include stucco as an exterior finish material. Stucco textures range from a smooth to rough finish. Stucco color can be applied, or it can be integral. The stucco comes in a variety of colors ranging from white, to tan, to red, and brown. Stucco is a character defining feature within the district.

2. GUIDELINES FOR ADDITIONS

- a. Stucco used on the addition to a historic building shall match the historic material in texture and color.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Stucco used in new construction shall be compatible with the stucco used on historic buildings in color and texture.

D. METALS

1. GENERAL

The historic district includes a variety of metal features that range from metal roofing to cast iron and wrought iron architectural features. Metal roofing is addressed separately in the Design Guidelines, under the “Roofing” section in 5.2.E. Some of the cast iron and wrought iron features that are addressed here are structural, while other features are purely decorative. Metal is found in the historic district typically as porch or gallery elements, railings, fencing, decorative screens, brackets, grillwork, and vents. Metal elements also include pressed tin ceilings. Metal materials may include cast iron, wrought iron, aluminum, zinc, tin, and steel. Both structural and decorative metal features on historic buildings are considered character defining features.

2. GUIDELINES FOR ADDITIONS

- a. Metal elements used in additions shall match the corresponding metal elements on the historic building element in all respects.
- b. Metals subject to corrosion such as steel, wrought iron, and cast iron shall be painted.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Metal elements used in new construction shall be compatible with the corresponding metal elements on the historic buildings.
- b. Metals subject to corrosion such as steel, wrought iron, and cast iron shall be painted.
- c. Highly reflective metal elements including sheet metal are discouraged.

E. PAINT AND COLOR

1. GENERAL

The paint record for historic properties and appropriate paint color selections for repainting campaigns are important to the record and character of a historic neighborhood. Today, most of the historic paint has been painted over and often in very different colors. Paint color, particularly for buildings made primarily of painted wood, is a character defining feature, and additions should always have compatible paint colors.

2. GUIDELINES FOR ADDITIONS

- a. Paint and color choices on the exterior of an addition are encouraged to be appropriate for the historic building. However, paint colors will not be reviewed by the Commission.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Paint and color choices on the exterior of new construction are encouraged to be appropriate for the historic district. However, paint colors will not be reviewed by the Commission.

F. TILE

1. GENERAL

The historic district includes a variety of tiled storefronts and entryways that are character defining features of the district. The historic tile includes different shapes, colors, and sizes, and sometimes serves as a signage element when located within a storefront or entryway. Historic tile includes ceramic and porcelain tile, and is protected. Additions and new construction that include tile shall include tile that is appropriate for the main building (in the case of an addition) and the district.

2. GUIDELINES FOR ADDITIONS

- a. Historic tile is protected and shall be repaired rather than replaced.
- b. Additions shall include tile that is similar to the historic tile in size, shape, material, and color.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. New construction shall incorporate tile that is appropriate for the district in size, shape, material, and color.

6.0 GUIDELINES FOR NON-CONTRIBUTING PROPERTIES

6.0 APPLICABILITY

The Guidelines for Non-Contributing Properties apply to non-contributing properties within the historic district. Contributing and non-contributing properties are identified in Section 2.0.

It is recognized that the district includes historic buildings with alterations and additions that have diminished the historic integrity of the original building, as well as buildings built that are less than 50 years old; these properties have been defined as non-contributing to the historic character of the district. It is not the intent of these guidelines to preserve these non-contributing properties. However, when changes are proposed, it is the intent of these guidelines to guide these non-contributing properties toward a more appropriate design that is consistent with the character of the district.

Non-contributing properties may be demolished. The new construction that will take the place of the demolished building shall meet the site standards for additions and new construction and the standards for additions and new construction in this section.

Additions to non-protected facades shall be appropriate for the district.

New construction replacing non-contributing properties shall be appropriate for the neighborhood.

6.1 SITE

Site and context are critical to the character of a historic district. The relationship of buildings and structures to their respective sites and to the adjacent sites is an important character defining feature of the district. Avoid rearranging the site by moving or removing buildings and site features, such as walks, drives, fences, walls, and light posts which help define the historic value of the district.

A. SETBACK

I. GENERAL

Typically, the main buildings in the neighborhood are set back more than twenty-five feet from the street, but not consistently; therefore, there is no consistent dimension for front setbacks and the standard is based on that established by local zoning

ordinances. Where a property is non-contributing, and by definition does not have historic attributes protected by these guidelines, the minimum standard shall apply. Setback calculation does not include stairs, porches needed for access, elevators, lifts, or awnings.

2. GUIDELINES

- a. Refer to local zoning ordinances.
- b. Reconstructed historic buildings or features of buildings, including accessory buildings, that are proposed to be reconstructed based on documentary evidence of their historic appearance and location, due to poor condition or damage, shall be permitted to be constructed in the same location as the historic building.
- c. In circumstances where a building shall be elevated according to FEMA requirements, the additions of porches, stairs, elevators, and lifts may be approved. Cases of encroachment by porches for access, stairs, elevators, and lifts may be approved.

B. LOT SIZE

Refer to local zoning ordinances.

C. BUILDING HEIGHT

1. GENERAL

The building height is measured to the peak or ridge of the highest roof point.

2. GUIDELINES

- a. The maximum building height shall be limited to 40 feet. Anything over 40 feet is discouraged but can be reviewed.

D. MAXIMUM LOT COVERAGE

Refer to local zoning ordinances.

E. GARAGE AND CARPORT LOCATION AND ORIENTATION

1. GENERAL

Garage, carports, and other parking structures and parking areas are often necessary within a historic district. However, they must be introduced carefully so as to not negatively affect the character of the district.

2. GUIDELINES

- a. Garages are permitted within the hatched area indicated on Diagram 6.0-1 for corner lots and Diagram 6.0-2 for interior lots.
- b. Garages shall be separated from the main building.
- c. Garages shall be set back from the front of the main building.

F. WALKWAYS

1. GENERAL

Walkways are typically concrete, brick, or concrete with a brick border, and run perpendicular to the street. Walkways help promote pedestrian activity.

2. GUIDELINES

- a. Walkways shall be uniform throughout the historic district. Additions to walkways shall be concrete with a brick border.
- b. Secondary walkways are permitted.

G. DRIVEWAYS

1. GENERAL

Driveways are typically concrete or masonry, and run perpendicular to the street.

2. GUIDELINES FOR ADDITIONS

- a. Driveways shall be located perpendicular to the street with a straight or curvilinear connection to a parking lot or parking structure.
- b. Circular driveways are discouraged.
- c. Side-by-side driveways, where a driveway is placed next to a neighboring property driveway, are not permitted unless there is no reasonable alternative.

H. LANDSCAPE

1. GENERAL

Landscaping varies, but the predominant features include, but are not limited to, native landscaping such as palmettos, crepe myrtle trees, oak trees with Spanish Moss, pine trees, azalea bushes, and colorful

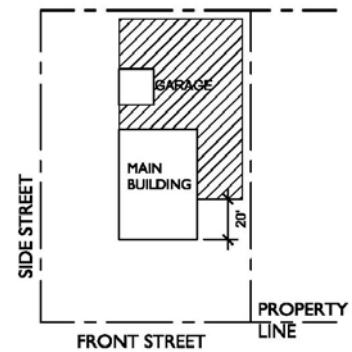


Diagram 6.0-1: Permitted parking structure location for corner lots

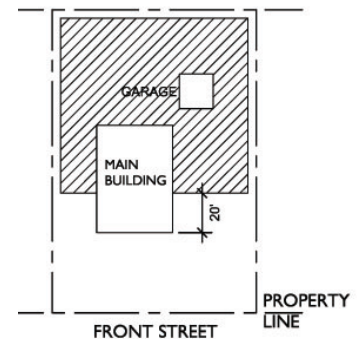


Diagram 6.0-2: Permitted parking structure location for interior lots

flowers. Landscaping gives the historic district a lush, colorful garden-like atmosphere that is a character defining feature of the district. Grassy areas also line the streets and are used between parking areas.

2. GUIDELINES

- a. Landscaping that is native to south Louisiana, including, but not limited to, healthy trees, shall be maintained.
- b. Grass and vegetation shall be mowed, trimmed, and generally maintained.
- c. Landscaping that is used to obscure garages, carports, mechanical equipment, and additions to historic buildings is encouraged.

I. FENCING, WALLS, AND OTHER SITE CHARACTERISTICS

1. GENERAL

Historically, some properties included some form of simple fencing along property lines that helped provide separation between neighboring properties. Historic fencing typically included cast or wrought iron fences, wooden picket fences, and in some cases, small masonry site walls. Fences that lined a front property line also included a small gate. Today, the district includes some cast and wrought iron fence elements, along with some picket fencing. Some chain link fencing is also found in the district, although this is considered inappropriate. Fencing in the historic district is considered a character defining feature.

2. GUIDELINES

- a. Fencing and site walls shall be compatible with historic fencing and site walls in the district.
- b. Chain link fencing is not permitted.
- c. Signage and sandwich boards located outside of non contributing properties shall be appropriate for the historic district in size, material, color, and scale. Signage shall not detract from the historic district in any way.

6.2 BUILDING FEATURES

For non-contributing properties that were constructed fifty years ago or more, it is recommended that earlier features and construction be uncovered and exposed to view to

determine if the property could be contributing. The removal of later construction would allow for an evaluation of the historic significance and potentially identification of a style. When additions to an existing, non-contributing building with the historic district are made, the following guidelines apply.

A. FORM AND STYLE

1. GENERAL

Refer to Section 3 (Architectural Style Guide), other style guides and other property in the neighborhood for appropriate design precedents.

2. GUIDELINES

- a. Additions located at the rear of the property, where they are not visible from the street, are encouraged.
- b. Horizontal additions shall be set back a minimum of five feet from the adjacent front façade and within the area or permitted addition locations indicated in Diagram 6.0-3 for corner lots and 6.0-4 for interior lots.
- c. Vertical additions are limited by the height of the existing building within sight lines visible from the street. Refer to Diagram 4.3 to define sight lines for visibility.
- d. Additions shall be designed to be appropriate to the style of the building.
- e. Additions shall be compatible in form, scale, materials, and workmanship, and shall not result in the diminution or loss of historic character of the neighborhood.
- f. Additions shall be designed such that they are visually distinct from the historic buildings in the neighborhood and in a manner that makes clear what is historic and what is new.
- g. Additions that accurately replicate or imitate the historic style of historic buildings in the district are not permitted.

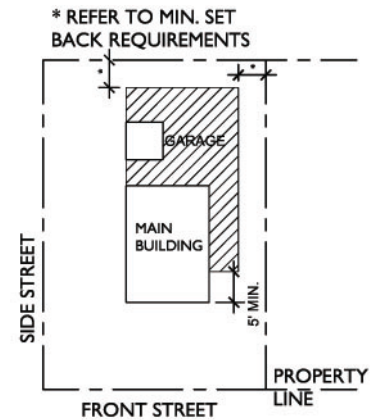


Diagram 6.0-3: Area of permitted addition location on corner lot

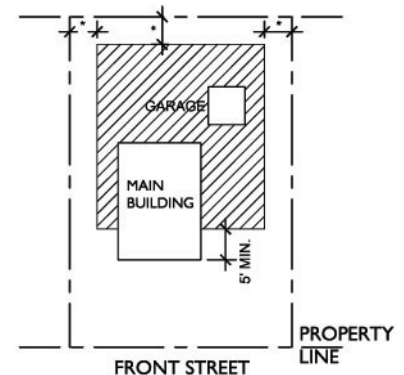


Diagram 6.0-4: Area of permitted addition on interior lot

B. PORCHES, STOOPS, BALCONIES, STOREFRONTS, AND PORTE-COCHERE

1. GENERAL

Historic porches, stoops, balconies, storefronts, and porte-cochere are features that provide interest and character to a building which helps to make new construction more compatible with the historic character of the district. The district includes a wide variety of size and types of porches (first story only), balconies (second story only), and galleries (two stories or more) from attached and covered to inset types that are housed under the main roof of the building. A stoop is used to accentuate an entrance walk or the entrance to the building in a subtle way while a porte-cochere provides a covered passage for automobiles while shielding the garage structure from the street.

2. GUIDELINES

- a. Additions to porches, stoops, balconies, and porte-cochere are discouraged.
- b. The addition of a porch, stoop, balcony or porte-cochere on a main building that did not originally have this feature is discouraged.

C. DOORS

1. GENERAL

Entrance doors are often used to create interest and a focal point for a front façade, through the use of moldings, porches, stoops, decorative surrounds, and special door designs and color. Front doors often include screen doors also.

2. GUIDELINES

- a. Doors shall be compatible in style, form, size, and material with the main building, and fit appropriately within the historic district.

D. WINDOWS

1. GENERAL

Windows are one of the most important character defining features of a building. Historically, windows included screens on the exterior, or interior for some types of windows. Historic windows are typically made of one sheet of glass per light, while today's more energy efficient windows typically

employ two sheets of glass with a divider strip between them that creates an air space.

2. GUIDELINES

- a. Windows shall be compatible in style, form, size, and material with the historic windows in the district.
- b. The proportion of windows and the ratio of window to wall shall be similar to that of the historic buildings in the neighborhood.
- c. Windows with multiple panes shall use true divided lights or simulated divided lights that include a muntin with a dimension similar to that of a true divided light on the interior and the exterior of the glass. Muntins that are flat and applied on the interior of the window are not permitted to simulate divided lights.
- d. Window shutters, where appropriate to the style of the building are encouraged.

E. ROOFING

1. GENERAL

Roofs that are visible from the street are character defining features of a building and one of the most important components to maintain in good condition in order to preserve other features and materials. Roofs include drainage components such as gutters and downspouts, chimneys and flashing, and sometimes decorative features such as cresting, dormer windows, and special trim elements.

2. GUIDELINES

- a. Roofing shall match or be similar to the historic roofing in the district.

F. EXTERIOR LIGHTING

1. GENERAL

Lighting at primary entrances and porches is encouraged. Supplemental lighting may be required to meet current expectations for light levels and for security purposes.

2. GUIDELINES

- a. Exterior lighting shall be compatible with historic exterior lighting of the district.

- b. Extensive exterior lighting that increases the light level at the addition beyond the light level at the front door of the building is discouraged.
- c. Locating utilitarian security lighting out of view from the street is encouraged.

G. MECHANICAL SYSTEMS

1. GENERAL

Mechanical equipment such as condensing units or large ventilation fans can be inappropriate additions to front facades.

2. GUIDELINES

- a. Mechanical equipment shall be located where it is not visible from a public street or where it can be shielded from view by landscaping.
- b. Large mechanical vents shall be located where it is not visible from a public street.
- c. Window heating and air-conditioning units are discouraged. However, if window units are necessary, they shall not be visible from the street.

H. ACCESSIBILITY

1. GENERAL

Accessibility is an important building feature, although it should not take away from the character of the main building or the district. The following guidelines seek to minimize the impact of accessibility structures and additions to non-contributing buildings within the district.

2. GUIDELINES

- a. A lift or elevator addition shall be located where it is not visible from a public street, where possible.
- b. A lift or elevator shall be compatible in style, scale, and material with the main building.

I. ENVIRONMENTAL

1. GENERAL

Reducing energy costs, designing sustainable buildings, and protecting our environment are important goals that sometimes conflict with

preservation of historic buildings. These guidelines intend to encourage energy efficient and sustainable design wherever there are no adverse effects on the historic character of the district.

2. GUIDELINES

- a. Green roofs, defined as planted roof areas, are permitted where they are not visible from the street.
- b. Rainwater harvesting is permitted where it is not visible from the street.
- c. Solar panels may be permitted where they are not visible from a public street.

J. ACCESSORY BUILDINGS

1. GENERAL

Accessory buildings are generally smaller in size and simpler in detail than the main building, and are often garage buildings. Some properties in the district have more than one accessory building.

2. GUIDELINES

- a. Accessory buildings shall follow the historic setback patterns of other accessory buildings on the property where they are visible from the street.
- b. Accessory buildings shall be lower in height than the main building.
- c. Accessory buildings shall be compatible in style, form, and materials where they are visible from the street.

6.3 MATERIALS

A. GENERAL

The predominant materials in the district are described in Section 4.3 and in Section 3 (Architectural Style Guide). It is the intent of these guidelines to maintain consistency in the choice of and quality of materials between the non-contributing buildings and the historic buildings in the district. Substitute materials in many respects can achieve the same effect as the historic material, sometimes with improved performance; however, in some instances, substitute materials do not provide equivalent quality and craftsmanship and thus are

not compatible with historic materials; these materials are not permitted.

I. GUIDELINES

- a.** Materials shall be compatible with the materials of the historic buildings of the district.
- b.** Materials shall be appropriate to the style of the building.
- c.** The following substitute materials are not permitted:
 - i. Simulated stone.
 - ii. Vinyl and aluminum siding.
 - iii. Veneer brick consisting of a thin cementitious material scored and colored to simulate brick.
 - iv. Plastic and vinyl fencing.
 - v. Plastic divider strips applied to the interior face of glass to simulate divided light windows.
 - vi. Reflective metal materials such as polished sheet metal.
 - vii. Reflective and heavily tinted glass.

7.0 DEFINITIONS

1. **ACCESSORY BUILDING** means a structure, such as a detached garage, shed, gazebo, or other building that supports the function of the principal building on the site and that is subordinate to this principal building.
2. **ADDITION** means construction that increases the size of the original structure by building outside of the existing walls and/or roof. Additions can be either horizontal or vertical.
3. **ALTERATION** means an act that changes one or more of the exterior architectural features of a structure or its appurtenances, including but not limited to the erection, construction, reconstruction, or removal of any structure or appurtenance.
4. **APPROPRIATE** means typical of the historic architectural style, compatible with the character of this property or district, and consistent with these preservation criteria.
5. **ARCHITECTURAL STYLE** means a category of architecture of similar buildings distinguished by similar characteristics of construction, design, materials, etc.
6. **AWNING** means a roof-like cover extending over a window or door, intended to provide the pedestrian protection against sun, rain, and wind. Awnings are usually made of soft canvas or other fabric and may be fixed or adjustable.
7. **BALCONY** means a second story projection from a building's facade into the exterior space, either with or without a roof. A balcony can be supported by columns below (in which case it becomes a GALLERY), it can be cantilevered, or supported from below by brackets.
8. **BOARD AND BATTEN** means a type of wall cladding for wood frame houses where applied boards are closely spaced, usually placed vertically, the joints of which are covered by narrow wood strips.
9. **CANOPY** means a projecting roof structure that shelters an entrance to a building.
10. **CHARACTER DEFINING FEATURE** means those important architectural materials or features that constitute the building's historic significance as determined by the local Historic Preservation Officer or the local Landmark Commission. Character defining features may include a historic building's form, materials, features, craftsmanship, decorative details, as well as its site environment.
11. **COLUMN** means the entire column, including the base, shaft and capital.
12. **COMPATIBLE** means a design or use that maintains the historical appearance of a building and does not require irreversible alteration.
13. **CONSTRUCTION** means the act or business of building a structure or part of a structure.

- 14. CONTRIBUTING PROPERTY (BUILDING/STRUCTURE/SITE)** means a building, structure, or site which reinforces the visual integrity or interpretability of a historic district. A contributing property is not necessarily “historic” (50 years or older). A contributing property may lack individual distinction, but may add to the historic district’s status as a significant and distinguishable socio-cultural entity.
- 15. DEMOLITION** means an act or process that destroys or razes a structure or its appurtenances in part or in whole, or permanently impairs its structural integrity, including its ruin by neglect of necessary maintenance and repairs.
- 16. DISTRICT** means a historic district within the City of Slidell, specifically the Slidell Olde Towne Preservation District (aka “Olde Towne Slidell”).
- 17. DOUBLE-HUNG SASH WINDOW** means a window with two parts (sashes) that overlap slightly and slide up and down within a frame.
- 18. ENTRY** means a door, gate, or passage used to enter a building.
- 19. ERECT** means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.
- 20. FAÇADE** means any exterior face or elevation of a building.
- 21. FENCE** means a structure or hedgerow that provides a physical barrier, including a fence gate.
- 22. FENESTRATION** means the proportion and size of window and door openings and the rhythm and order in which they are arranged.
- 23. FORM** means the size, shape, and massing of a building.
- 24. GALLERY** means a two or three-level extension from a building’s façade into the exterior space. A gallery forms a covered porch or storefront space on the first floor, and a balcony space above on the second or third floors. A gallery includes columns.
- 25. HEIGHT** means the vertical distance from the average grade level to the average level of the roof.
- 26. HISTORIC DISTRICT** means a definable geographic area that contains a number of related historic structures, features, or objects united by past events or aesthetically by plan or physical development and that has been designated by a local or state governing body, or is listed on the National Register of Historic Places.
- 27. HISTORIC** means a property, building, element or material that dates either to the original construction date or to some later but important alternation date that is consistent with the historic designation significance for the historic district.
- 28. INFILL CONSTRUCTION** means construction on property between or adjacent to existing buildings.

- 29. INTEGRITY** means a measure of the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period in comparison with its unaltered state.
- 30. INTERIOR SIDE FAÇADE** means a façade not facing a street or alley.
- 31. INTERIOR SIDE FENCE** means a fence not adjacent to a street or alley.
- 32. INTERIOR SIDE YARD** means a side yard not abutting a street or alley.
- 33. LANDSCAPE** means the whole of the exterior environment of a site, district, or region, including landforms, trees, and plants.
- 34. LOT** means a surveyed parcel of land that fronts on a public street, especially of a size to accommodate an individual building.
- 35. MAIN BUILDING** means the primary residential building on the site.
- 36. MODIFY or MODIFICATION** means to make changes to an existing structure.
- 37. MULLION** means a wide upright bar dividing two window units within a frame.
- 38. MUNTIN** means a strip of wood or other material that separates lights or panes of glass within a window sash.
- 39. NEW CONSTRUCTION** means the act of adding to an existing structure or erecting a new principal or accessory structure or appurtenances to a structure, including, but not limited to, buildings, extensions, outbuildings, fire escapes, and retaining walls.
- 40. NON-CONTRIBUTING PROPERTY (BUILDING/STRUCTURE/SITE)** means a building, structure, or site which detracts from the visual integrity or interpretability of a historic district.
- 41. ORDINARY MAINTENANCE AND REPAIR** means work meant to remedy damage to deterioration of a structure or its appurtenances, which will involve no change in materials, dimensions, design, configuration, color, texture, or visual appearance.
- 42. PORCH** means a covered and floored area of a building, especially a house that is open at the front and usually the sides.
- 43. PORTE COCHERE** means a roofed structure covering a driveway at the entrance or side of a building to provide shelter to those entering or leaving a vehicle.
- 44. PRESERVATION** means the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property.

- 45. PROPORTION** means the dimensional relationship between one part of a structure or appurtenance and another. Façade proportions involve relationships such as height to width, the percent of the façade given to window and door openings, the size of these openings, and floor-to-ceiling heights. Often described as a ratio, proportions may be vertical (taller than wide), horizontal (wider than tall), or non-directional (equally tall and wide).
- 46. PROTECTED** means an architectural or landscaping feature that must be retained and maintain its historic appearance, as near as practical, in all aspects.
- 47. REHABILITATION** means the act or process of making possible a compatible use for a historic property thru repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.
- 48. REPAIR** means fixing a deteriorated part of a building, structure, or object, including mechanical or electrical systems or equipment, so that it is functional; may involve replacement of minor parts.
- 49. REPLACEMENT** means to interchange a deteriorated element of a building, structure, or object with a new one that matches the original element as closely as possible.
- 50. REPLICATION** means to accurately reconstruct an element of a building, structure or object using the original element as a model or mold.
- 51. REPOINTING** means repairing existing masonry joints by removing defective mortar and installing new mortar.
- 52. RESTORATION** means the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time.
- 53. RIGHT-OF-WAY** (also known as the Public Street) means the land used for a transportation corridor such as a street, alley, or railroad; typically owned by the government.
- 54. SCALE** means the relative proportion of a building to neighboring buildings, or of a building to a pedestrian observer.
- 55. SETBACK** means the horizontal distance between a structure's vertical planes and a reference line, usually the property line.
- 56. SITE** means the land on which a building or other feature is located.
- 57. SOLID-TO-VOID RATIO** means the proportion of window and door openings to wall surface area in the exterior wall of a building.
- 58. STOOP** means a small porch, platform, or staircase leading to the entrance of a house.

59. STRUCTURE means anything constructed or erected, on the ground or attachment to something having a location on the ground, including but not limited to buildings, gazebos, billboards, outbuildings, and swimming pools.

60. VISIBILITY FROM A PUBLIC WAY OR PUBLIC STREET means able to be seen from any public right-of-way, or other place, whether privately or publicly owned, upon which the public is regularly allowed or invited to be.

8.0 APPENDIX

8.1 SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The ten standards below comprise the Secretary of the Interior's Standards for Rehabilitation, developed to guide work undertaken on historic buildings; the intent is to assist with the long-term preservation of a property's significance through the preservation, restoration, rehabilitation or reconstruction of historic materials and features. These standards are incorporated in the City of College Station's enabling ordinance for the Historic Preservation Program as the standards that govern historic districts and properties. These standards are subject to changes by the U.S. Department of the Interior and are reproduced here for convenience.

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

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

8.2 REFERENCES & RESOURCES

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8.3 HOW TO RAISE (ELEVATE) YOUR HISTORIC HOUSE

Introduction

The following information on how to raise (elevate) a historic house serve as additional recommendations to property owners who are raising their historic house. These recommendations are advisory (strongly recommended), but not regulatory (not required).

As the owner of a historic structure in a disaster-prone area, you have many considerations when altering, improving, and/or repairing your property. Historic properties in Louisiana have been subject to repeated flooding, storm water surges, and hurricanes due to their proximity to natural waterways and bodies of water, the Mississippi River and the Gulf of Mexico. Consequently, a building tradition has evolved to include elevated or raised residences and smaller commercial structures above grade (above the ground). While some structures were elevated during their original construction, others have been elevated after suffering from flood damage.

The preservation approaches recommended by the Secretary of the Interior's Standards for the Treatment of Historic Properties (<http://www.nps.gov/history/hps/tps/standguide/>) and the National Register of Historic Places (<http://www.nps.gov/nr/>) can make it seem as though the elevation of historic structure is difficult from a preservation-friendly perspective. However, recognizing the critical need to mitigate historic properties against future damages, the Federal Emergency Management Agency (FEMA), in consultation with various local, national and federal historic preservation partners have developed the following recommended methods for elevating historic structures, while preserving their historic character as much as possible.

How High is Too High?

Determine the Advisory Base Flood Elevations (ABFE) for your neighborhood. The ABFE's are provided in FEMA's Katrina Recovery Maps. These maps and the ABFE determine the flood level of protection, which, in turn, approximate the measurements for elevation. While the ABFE's provided by FEMA are accurate, they are not property-specific. Therefore, it is important that you consult a surveyor or engineer who can determine the exact ABFE for your property. The ABFE determination process is explained in greater detail on the FEMA Web site at <http://www.fema.gov/hazard/flood/recoverydata/katrina/index.shtm>.

From a preservation perspective, it is recommended that your house be raised no higher than what is required by ABFE. Plan on investigating the maximum and minimum height regulations of your property while minimizing the potential effect on your historic building and its surroundings. This includes exercising consideration of neighboring structures and/or local neighborhood or district standards.

Elevation is the most common way to protect your house from a flood hazard. However, this process could be detrimental to a historic property if not executed properly. Consider the following approaches to integrate historic preservation into your elevation plan:

- * Use in-kind materials (the original types of materials).
- * Replicate or approximate the original scale (size of a structure) and/or setting (its place in its environment).
- * Introduce landscape features, such as bushes and trees, to minimize visible changes when possible.
- * Exercise special care and attention to the structure's immediate surroundings (other historic structures or landscape features).
- * Consider the effects your alterations might have on the general aesthetic of a neighborhood and/or streetscape.

The Treatment of Historic Properties

The Secretary of the Interior's Standards for the Treatment of Historic Properties (the Standards) define appropriate approaches to preserving, rehabilitating, and reconstructing historic properties. Because the goal of your elevation mitigation project is to reduce future damages and losses, it will more than likely incorporate elements of preservation, rehabilitation, and reconstruction, as defined below. These definitions related to the Standards are followed by specific examples that you can use for elevating structures.

If elevating to ABFE raises your house up to four feet above grade:

1. **PIERS**: Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research. (EXAMPLE: The design of new piers and/or foundation walls will match in kind the existing materials and treatment of the existing piers and/or foundation.)
2. **INTERSTITIAL SPACES**: The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided. (EXAMPLE: The interstitial spaces (spaces between piers) must be filled with proper landscaping elements).
3. **STAIRS**: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. (EXAMPLE: A minor example would be using in-kind materials and aesthetics considerations when extending a stairway. Obviously, if a house is raised 3 feet from its original elevation its stairway will need 3 feet more of steps leading to its front door. In this case, the steps would need to be constructed in the same fashion and using the same materials as the original stairway.)
4. **DESIGN & MATERIALS**: Designs that were never executed historically will not be constructed. (MORE INFORMATION: Again, when elevating a historic house or business, the materials and design of the structures needed to raise the property should be treated, as much as possible, as

an extension of what is already present so that it does not deviate from the historic materials and design.)

If elevating to ABFE raises your house up to seven feet above grade:

1. **PIERS:** Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research. (EXAMPLE: The design of new piers and/or foundation walls will match in kind the existing materials and treatment of the existing piers and/or foundation. If a house is elevated using cinder blocks, the width of the piers must be proportionate in scale to the house and covered in brick/stucco to maintain the original material and/or esthetics.)
2. **INTERSTITIAL SPACES:** The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided. (EXAMPLE: The interstitial spaces (spaces between piers) are filled with historically appropriate screening materials (i.e., shutter panels, infill panels, and proper landscaping elements).)
3. **STAIRS:** Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. (EXAMPLE: A minor example would be using in-kind materials and aesthetics considerations when extending a stairway. Obviously, if a house is raised 4 feet from its original elevation its stairway will need 4 feet more of steps leading to its front door. In this case, the steps would need to be constructed in the same fashion and using the same materials as the original stairway.)
4. **DESIGN & MATERIALS:** Designs that were never executed historically will not be constructed. (MORE INFORMATION: Again, when elevating a historic house or business, the materials and design of the structures needed to raise the property should be treated, as much as possible, as an extension of what is already present so that it does not deviate from the historic materials and design.)
5. **ADDITIONS:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
6. **TREATMENTS:** Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. (MORE INFORMATION: If your historic house or business is being elevated, it is important to employ a company that is experienced with the appropriate treatment of historic properties.)

If elevating to ABFE raises your house above seven feet above grade:

1. **PIERS:** Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research. (EXAMPLE: The design of new piers and/or foundation walls will match in kind the existing materials and treatment of the existing piers and/or foundation. If a house is elevated using cinder blocks, the width of the piers must be

- proportionate in scale to the house and covered in brick/stucco to maintain the original material and/or esthetics.)
2. INTERSTITIAL SPACES: The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided. (EXAMPLE: The interstitial spaces (spaces between piers) are filled with historically appropriate screening materials (i.e., shutter panels, infill panels, and proper landscaping elements).
 3. STAIRS: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. (EXAMPLE: A minor example would be using in-kind materials and aesthetics considerations when extending a stairway. Obviously, if a house is raised 4 feet from its original elevation its stairway will need 4 feet more of steps leading to its front door. In this case, the steps would need to be constructed in the same fashion and using the same materials as the original stairway.)
 4. DESIGN & MATERIALS: Designs that were never executed historically will not be constructed. (MORE INFORMATION: Again, when elevating a historic house or business, the materials and design of the structures needed to raise the property should be treated, as much as possible, as an extension of what is already present so that it does not deviate from the historic materials and design.)
 5. ADDITIONS: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. (EXAMPLE: If a house is elevated using cinder blocks, the width of the piers must be proportionate in scale to the house and covered in brick/stucco to maintain the original material and/or esthetics.)
 6. TREATMENTS: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. (MORE INFORMATION: If your historic house or business is being elevated, it is important to employ a company that is experienced with the appropriate treatment of historic properties.)