

**CITY OF PONCHATOULA, LOUISIANA
PONCHATOULA HISTORIC
PRESERVATION DISTRICT
DESIGN GUIDELINES**

May, 2012

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I.0 Introduction

The following Guidelines for the Ponchatoula Historic Preservation District were written by Quimby McCoy Preservation Architecture, LLP with Bayou Preservation for the City of Ponchatoula as part of a grant through the Road Home Project in 2012. The City of Ponchatoula 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 Ponchatoula's historic district play an important role in ensuring that Ponchatoula's historic resources are properly protected and preserved.

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. The Guidelines will be interpreted by Ponchatoula's Historic Preservation District Commission, hereafter referred to as the Commission.

Section 2: District Map: The map documents the outline of the historic district but does not show the properties that are contributing and non-contributing. Contributing properties are those properties that make a positive contribution to the historic character of the neighborhood, or have the potential to do so. Contributing and non-contributing properties that fall within Ponchatoula's National Register District boundaries have been defined in the National Register District Nomination, which was amended in 2012. Contributing and non-contributing properties that fall within the local, Ponchatoula Historic Preservation District, but which are not included in the National Register District, will be interpreted and defined by the Commission.

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 listed under Resources 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 generally 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 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 & Resource for convenient reference. The Appendix also includes Guidelines for Residential properties. Note that the Guidelines’ References & Resource materials listed are subject to revision and reprinting.

2.0 MAPS

MAP OF HISTORIC DISTRICTS



- City of Ponchatoula Historic Preservation District
- Ponchatoula National Register District Boundaries

The following Guidelines apply to all properties located within the City of Ponchatoula Historic Preservation District. The National Register District Boundaries are for reference. Contributing and non-contributing properties that fall within Ponchatoula's National Register District boundaries have been defined in the National Register District Nomination, which was amended in 2012. Contributing and non-contributing properties that fall within the local, Ponchatoula Historic Preservation District (but which are not included in the National Register District) shall be interpreted and defined by the Commission.

3.0 ARCHITECTURAL STYLE GUIDE

Architectural style is the overall appearance of a definitive 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

Ponchatoula is located in southern Tangipahoa Parish (originally part of Livingston Parish) in a heavily wooded region that was considered by the area's first surveyors to be the first dry land north of the Louisiana swamps. The

Choctaw people who originally lived in the area named a nearby river Ponchatoula, which means “hanging hair” – a reference to the abundance of Spanish Moss that hung from the trees. Louisiana’s earliest European settlers originally bypassed the area around Ponchatoula in favor of more valuable lands located along the nearby rivers. In the early 1850s, James Clark, a surveyor for the New Orleans, Jackson, and Great Northern Railroad Company saw potential for the development of a community located on the area’s high ground, and he began surveying the town and laying out the street grid along the newly-built railroad tracks. Clark named the town Ponchatoula after the Ponchatoula River, and the town began to grow in prosperity as of 1854. Ponchatoula’s proximity to the major railroad line attracted new settlers, and several small wooden stores, stables, and hotels were quickly built to accommodate the town’s growing number of visitors. Ponchatoula was officially incorporated in 1861 – just six weeks before the start of the Civil War.

Following the destruction of the Ponchatoula Train Depot by Union troops during the Civil War, economic growth slowed. The local economy was based on farming and lumbering of the abundant pine forests located near Ponchatoula. Around the turn of the century, Ponchatoula’s economic activity increased greatly with the growth of the strawberry industry. The invention of refrigerated railroad cars and the fact that Ponchatoula already had access to a major rail line allowed local strawberry growers to transport their perishable goods over much longer distances. New varieties of strawberry plants also allowed local farmers to produce a larger berry that could hold up better when transported long distances; the growth of the strawberry industry gave local farmers and Ponchatoula residents a cash income that they had not previously enjoyed. This led to the construction of a number of impressive brick buildings in Ponchatoula’s commercial district in the first part of the twentieth century, including a new city hall, fire station, and train depot.

Following World War II, the strawberry business began to slightly decline as local workers found better jobs working at nearby plants and industrial centers. Today, Ponchatoula still has a thriving strawberry industry along with prosperous mill and lumber businesses. More recently, Ponchatoula has become known as “America’s Antique City,” and several antique stores inside Ponchatoula’s historic brick buildings along with the annual Strawberry Festival attract scores of visitors to the area.

3.1 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 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 can include a variety of roof types and entry porches. The most common variations of a Greek Revival building in Louisiana includes 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



This small commercial building has elements of the Greek Revival style. Ponchatoula, 2011.

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.

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



Italianate commercial buildings, Ponchatoula 2011.



Simple, Italianate commercial building, Ponchatoula, 2011.

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.

3.2 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.

B. TUDOR REVIVAL (1890-1940)

When first utilized in the United States, the Tudor Revival style was used for large, architect-designed buildings, which copied historic English examples. These were in turn copied for use on more modest buildings in the 1920's and 1930's. This style was quite popular as it worked well for both small and large buildings. A variety of decorative elements make for an endless variety of Tudor Revival examples.

Both small and large examples are non-symmetrical in form and have steep side-gabled roofs, prominent cross gables, tall and narrow windows, dormers, cast stone trim, and small to no overhangs. Whimsical chimneys are common and they often have ornamental chimney pots. Smaller examples of the style are considered to be picturesque cottages.

Front entries have small to minimal porches and are often located under their own smaller steep gable.

Doors typically have simple designs and are often made out of heavy wood. Arched doorways are common and have either rounded or flattened Tudor arches.

Wood or metal casement and wood double-hung windows are typical and often arranged in groups of three or more. Also common are multi-pane double-



Tudor Revival train depot building.
Ponchatoula, 2011.

hung sash windows, leaded diamond lights, and stained glass.

Typical roofing materials are slate, concrete, and wood shingles. Most wood shingle roofing has been replaced with composition shingles.

Various exterior materials, such as brick, stone, timbers, and stucco infill, are common to the Tudor Revival style. Decorative half-timber framing, patterned and arched brickwork, and stone quoins are also typical.

C. ITALIAN RENAISSANCE OR 2ND ITALIAN RENAISSANCE REVIVAL (1890-1935)

The Italian Renaissance or 2nd Italian Renaissance Revival style became popular at the end of the nineteenth century, and was primarily used for architect-designed landmark buildings such as banks and courthouses in cities prior to World War I. The Italian Renaissance style attempted to mimic the “real” Italian architecture more so than the free, picturesque interpretation of the preceding Italianate style.

This newfound appreciation for authenticity was due to the fact that more Americans were traveling abroad to places like Italy at the turn of the century, and had the opportunity to see actual examples of Italian architecture. Improved photography at the turn of the century also provided Americans with better references to Italian buildings, while high quality masonry work and the availability of craftsman after World War I enabled the construction of larger buildings in the Italian Renaissance style.

The Italian Renaissance style typically includes a symmetrical façade with elaborate windows, widely overhanging eaves with decorative brackets, a low-pitch hipped roof, and a clay tile roof.

Some high-style variations of the Italian Renaissance style include flat roofs with a prominent, dentiled cornice, belt courses, quoins, and other elaborate detailing.

Wooden double hung sash or casement windows with multiple pane glazing are typical. Arches above doors and windows are also common features of the Italian Renaissance style.



Italian Renaissance commercial building, Ponchatoula, 2011

Typical materials include masonry and stucco; many Italian Renaissance buildings in Louisiana will include masonry with stucco that has been scored to resemble large blocks of stone.

3.3 VICTORIAN STYLES

“Victorian” refers to an era rather than a particular form or style, although the term became a popular description for several styles of architecture that were predominant in the United States between the 1870s and the 1910s.

Victorian architecture included several “sub-styles,” and Victorian commercial buildings could be either high style with complicated rooflines, art glass, and asymmetrical facades, or they could be more simple with rectangular plans, simple window arrangements, with some elements of ornamentation and cornice detailing. The simpler Victorian buildings are more often encountered in small towns throughout the southeastern United States, including south Louisiana.

A. VICTORIAN COMMERCIAL

Victorian Commercial buildings are defined by the presence of Victorian decorative detailing on more simple or vernacular building forms. During the 19th and 20th centuries, it became typical for building owners to take a simple, vernacular building 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 for wood-clad buildings that included porches and storefronts.

Victorian Commercial buildings are much less elaborate than the high-style Victorian buildings they imitated, have modest room sizes, double-hung sash windows, and high ceilings. Buildings could be either one or two-stories, and roof forms are steep and simple in form with front-facing gables. Other characteristics include front porches or stoops, simple wooden windows with vertical orientation, and decorative detailing along cornices and eaves.

Victorian Commercial buildings were both of the wood-clad and masonry varieties: masonry buildings typically included decorative, masonry detailing along the cornice.

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



Victorian commercial buildings, Ponchatoula, 2011.

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, and sometimes metal or slate roofs on larger buildings. Most wood shingle roofing has been replaced by composition shingles.

Exterior materials include horizontal wood siding or masonry.

3.4 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. 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



Simple, one and two story Commercial vernacular buildings, Ponchatoula, 2011.



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.

3.4 MODERN

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. POPULIST MODERN (1950-1980)

The Populist Modern style was a result of the adaptation of Modern and International architectural styles for mainstream use. Populist Modern style uses some elements of the popular Ranch style, but typically incorporates Modern elements such as simple profiles, emphasis on geometric shapes (including triangles), large expanses of glass especially on the rear, minimal ornamentation, and a connection with the surrounding landscape through a low horizontal emphasis. The buildings are often irregular in plan, and are one to one-and-one-half stories in height. Roofs are flat or low-pitched and can have no eaves or broad, deep eaves.

Doors are may be decorative and often have large amounts of glazing.

Large, single-pane aluminum or wood windows are typical, particularly on the front façade. Large expanses of glass are common. Other common window types include narrow vertical windows, horizontal windows, and clerestory windows.

Typical roofing materials include metal, built-up, and composition shingles. Roofs are sometimes flat.

Exterior materials include brick, stone, stucco, or concrete, and many also used rough wood planking or materials that became widely available in the 1950s such



Ponchatoula's Modern Town Hall, 2011.

as plate glass, stainless steel, and metal alloys. In many cases, exposed wood or steel supports are used. A combination of masonry and wood is also common.

4.0 GUIDELINES FOR REHABILITATION

4.0 APPLICABILITY

The Guidelines for rehabilitation apply to contributing properties only. Definitions for contributing and non-contributing properties can be found in Section 2.0. 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 4.0-1 for corner lots and Diagram 4.0-2 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.

4.1 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

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 decorative features.

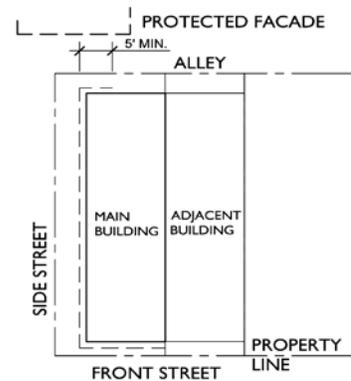


Diagram 4.0-1: Protected facades at corner lots

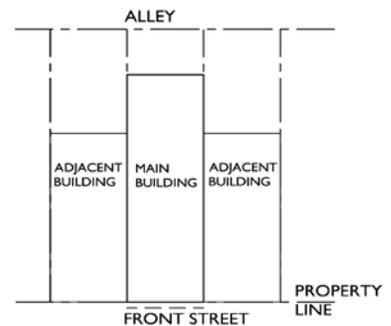


Diagram 4.0-2: Protected facades at interior lots



Walkways in downtown Ponchatoula, 2011.

2. GUIDELINES

- a. Historic walkways are protected.
- b. Historic walkways shall be repaired rather than replaced. However, if replacement is necessary due to severe deterioration or damage, the replacement shall match the historic size, form, location, and material of the historic walkway.
- c. Where changes to the historic walkways are necessary, the alterations and new walkways shall be similar to and compatible with the historic walkways.



Historic brick and concrete walkways provide character in the district, and help promote pedestrian activity. Ponchatoula, 2011.

B. FENCING, WALLS, SIGNAGE AND OTHER SITE CHARACTERISTICS

1. GENERAL

Historically, some properties included some form of simple wooden or cast iron fencing along side property lines that helped provide separation between neighboring properties. The district historically did not include site walls in the commercial areas. Today, the district includes some chain link, some picket fencing, and some cast and wrought iron fence elements that are used to block access to side yards or alleys, although chain link is not permitted.



This cast iron gate provides security and is still appropriate for the district. Ponchatoula, 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. Chain link fencing is not permitted along facades visible from the public street.
- d. Historic signage is protected, including painted “ghost” signs. Historic painted signs on masonry walls shall be preserved. New painted signs on masonry walls are permitted only on masonry walls that are already painted.

- e. Signage shall be appropriate for the historic district in material, size, scale, and color, and shall also be appropriate to the style of the main building. Painted glass signage is permitted. All signs and letters applied directly on windows must be located on the interior side of the window. Hanging signs must have a 7'-6" clearance above the ground and shall be attached with I-bolts if they are hung from canopies. For further information on signage, refer to the local zoning ordinances.



4.2 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 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.



Signage painted on windows and masonry walls in Ponchatoula, 2011.

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 shall 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 Diagrams 4.0-1 and 4.0-2 for the definition of protected and non-protected facades.

A. FORM AND STYLE

I. 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 4.0-3 for sight lines that shall be used to determine visibility.

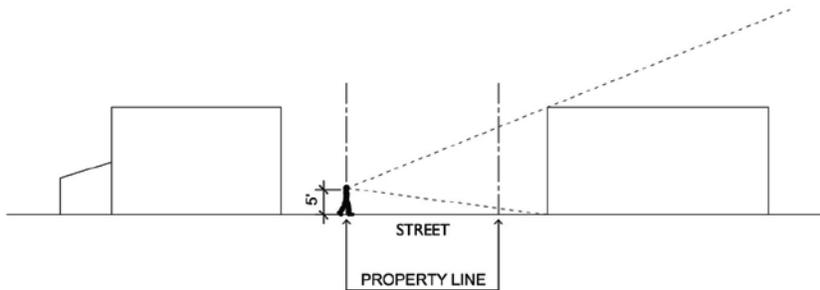


Diagram 4.0-3: Sight lines to determine visibility from the opposite side of the street

- 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.
- 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.
- d. In situations where zoning laws or insurance require that an existing property within the historic district be raised, the new foundation shall match the existing foundation in material and appearance along protected facades (see Diagram 4.0-1 and 4.0-2 for the definition of a protected façade). If concrete block or concrete masonry unit is used to construct a new or raised foundation, the concrete block or concrete masonry unit shall include a masonry veneer or stucco along the protected facades.



The unique form and style of this train depot add character to the district, and reveal the importance of the railroad to Ponchatoula’s history. Ponchatoula, 2011.

B. PORCHES, STOOPS, BALCONIES, AND STOREFRONTS

I. GENERAL

Depending upon the style of the building, porches, stoops, balconies, and storefronts may be character defining features.

2. GUIDELINES

- a. Historic storefronts, including tiled entryways, pressed metal ceilings, and trim are protected.
- b. Canopies and other permanent sun-shading devices are not permitted on balconies.
- c. The enclosure of historic porches, balconies, stoops, porte cochere, storefronts, or entryways that were not originally enclosed is not permitted where visible from a public street.
- d. Historic porches, stoops, and balconies, including railings, are protected.



The balcony and storefront on this building are two of the major character defining features that shall be preserved. Ponchatoula, 2011.

C. DOORS

I. 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.

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.

D. WINDOWS

I. GENERAL

Historic windows are one of the most important character defining features of a building. Each style of building uses characteristic styles of windows and it is important to maintain appropriate designs for these elements.

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).
- 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.



The placement of these narrow windows and the painted, arched lintels are character defining features of this commercial building. Ponchatoula, 2011.

- f. Replacement glazing shall match the historic glazing where possible.

E. ROOFING

I. GENERAL

Historic or typical roofing materials in the historic district include clay tile, slate, 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.

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.



This depot building roof was most likely wood shingles, since replaced with composition shingles – an appropriate alternative. Ponchatoula, 2011.

F. EXTERIOR LIGHTING

I. 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.

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.



Unique cast iron exterior lighting in downtown Ponchatoula. Ponchatoula, 2011.

G. MECHANICAL SYSTEMS

I. GENERAL

Mechanical equipment is generally located out of view from public streets and screened with landscaping. In sensitive 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 landscaping shall obscure 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.

H. ACCESSIBILITY

I. 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 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.
- 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.

I. ENVIRONMENTAL

I. 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



A ramp in downtown Ponchatoula, 2011.

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.** Exterior storm windows and doors are not permitted.
- c.** Awnings, canopies, and other permanent sun shading devices that are installed or attached to the building are not permitted.
- 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 not permitted. However, glass within a historic window sash may be replaced with low-e glass for environmental purposes with approval. Heavily tinted or reflective glass is not permitted.

J. ACCESSORY STRUCTURES

1. GENERAL

Historic accessory structures such as garages and other outbuildings are protected, where they are visible from a public street. 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, it may be permitted.
- 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.

4.3 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.



Wood elements on this historic shotgun are character defining features. Ponchatoula, 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. Painting, waterproofing, water repellent 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



The Dutch-inspired roofline on this masonry building includes both exposed and stuccoed brick. Ponchatoula, 2011.

are typically not a good match to historic mortars and shall not be used. Cement based mortars shall not be used to cover up historic brick.

- 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

I. 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 can be painted, or include integral color. 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

- 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

I. 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, pressed metal ceilings, and vents. Metal materials may include cast iron, wrought iron, aluminum, zinc, tin, and steel. Both structural and



Colorful stucco on the exterior of two masonry buildings. Ponchatoula, 2011.



A cast iron storefront. Ponchatoula, 2011.

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. When repairing pressed metal ceilings, repair shall include removal of all rust followed by an application of a rust-inhibiting primer, and then paint. Heavily pitted material will typically have to be replaced.

E. PAINT AND COLOR

I. 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.



Appropriate paint colors on these Victorian buildings enhance their form and style. Ponchatoula, 2011.

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.
- c. Paints and color choices on the exterior of a contributing structure shall be appropriate for the style of the building. Repainting is permitted without Commission approval only when using the exact same colors that are on the building for maintenance purposes. Otherwise, the Commission will review paint colors.

F. TILE

I. 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 entryway in a downtown storefront. Ponchatoula, 2011.

5.0 GUIDELINES FOR ADDITIONS AND NEW CONSTRUCTION

5.0 APPLICABILITY

The 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 5.0-1 for corner lots and Diagram 5.0-2 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.

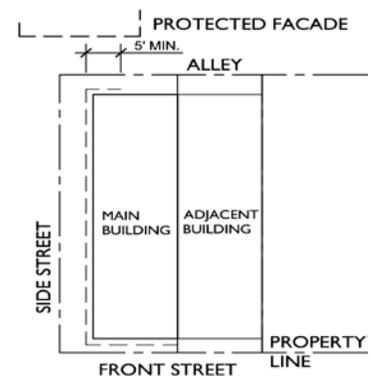


Diagram 5.0-1: Protected facades at corner lots

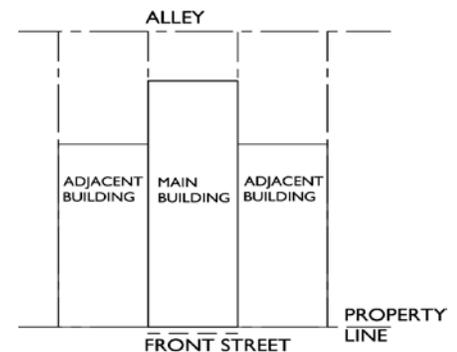


Diagram 5.0-2: Protected facades at interior lots

5.1 SITE

Typically, the main buildings in the district are zero-lot line or have a minimal set back from the street, but not consistently; the standard is therefore 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 district 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.

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. 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.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. 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 one block.



This historic building abuts the city sidewalk; any new construction that would potentially be built adjacent to this building shall follow this standard unless it is stated otherwise in the local zoning ordinance. Ponchatoula, 2011.

B. BUILDING HEIGHT

1. GENERAL

Building heights within the historic district are character defining features, and should be relatively consistent throughout the district. Building heights for commercial buildings are typically 1-2 stories tall. 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.

3. GUIDELINES FOR NEW CONSTRUCTION

a. The maximum building height of new construction shall be limited to the maximum height of the tallest historic building within sight from the main entrance of the proposed new construction within the historic district. New buildings and additions shall not be used to determine the maximum building height allowed for new construction. The maximum height shall be measured to the peak or ridge of the highest roof on the main building.

C. GARAGE, CARPORT, 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. Garages and carports shall be separated from the main building and under an independent roof.



This parking structure provides shaded parking while remaining appropriate for the district in building height, materials, and by using landscape to partially obscure the structure. Ponchatoula, 2011.

- b. An attached garage or carport is permitted at the rear of the main building when it is not visible from the street.
- d. A covered but open air walkway is permitted to connect a detached garage to the main building if it is open on all sides, except for the roof.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Parking lots and structures shall be separated from the main building and under an independent roof.

D. FENCING, WALLS, SIGNAGE 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 in size, placement, and material.
- b. Signage on additions shall be appropriate for the historic building, and similar to the historic signage in size, scale, color, materials, and placement. Painted glass signage is permitted. All signs and letters applied directly on windows shall be applied on the interior of the window. New painted signs on the new masonry walls of additions are permitted. Hanging signs must have a 7'-6" clearance above the ground, and be attached with l-bolts if they are hung from canopies. Refer to local zoning ordinances for further information on signage.

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.



This wood fence provides interest, and additions to it should match the existing fence in size and material. Ponchatoula, 2011.



This new signage is appropriate in size, scale, and material for the district. Ponchatoula, 2011.

- b. Signage on new construction shall be appropriate for the historic district and similar to historic signage in the district in size, color, materials, and placement. Painted glass signage is permitted. All signs and letters applied directly on windows shall be applied on the interior of the window. New painted signs on masonry walls of new construction are permitted. Hanging signs must have a 7'-6" clearance above the ground, and be attached with I-bolts if they are hung from canopies. Refer to local zoning ordinances for further information on signage.

5.2 FEATURES

A. FORM AND STYLE

I. GENERAL

Refer to Section 3.0 (Architectural Style Guide), other style guides, and other properties 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 is also meant to preserve the look and feel of the district by ensuring that new construction is appropriate and 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.
- c. Vertical additions are limited by the height of the existing building within sight lines visible from the street. Refer to Diagram 4.0-3 to define sight lines for visibility.
- d. Additions shall not destroy, damage, or obscure character defining historic features that are visible from the street.



The back addition is appropriately sized and located, and incorporates similar building materials as the main building. Ponchatoula, 2011.

- 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.
- 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.



This historic building includes a porch overhang and large glass windows that act as a storefront – two elements which are considered character defining features of the building. Ponchatoula, 2011.

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 AND STOREFRONTS

I. GENERAL

Porches, stoops, balconies, including railings and storefronts 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. Storefronts are meant to attract pedestrians into shops by allowing for optimum glass surface area, and opportunities for signage.

2. GUIDELINES FOR ADDITIONS

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

3. GUIDELINES

- a. Porches, stoops, and balconies are encouraged in new construction.

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.



This new glass door incorporates the historic opening, side light placement, and wood elements. Ponchatoula, 2011.

- 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.
- 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.



The roofing on the addition towards the back of the building is similar in pitch and form to the historic roof, yet it is still appropriately possible to differentiate the historic roofing material. Ponchatoula, 2011.

- c. 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, it shall not cause damage to historic windows and it shall be located as discretely as possible.

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 4.0. For guidelines regarding an addition for a lift or elevator, refer to the standards 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.

- 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 neighborhood.

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. Exterior storm windows and doors are not permitted.
- c. Awnings, canopies, and other permanent sun shading devices that are installed or attached to the building are not permitted. Furniture is permitted.
- 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 not permitted.
- f. Green roofs, defined as planted roof areas, are permitted where they are not visible from the street.
- g. Rainwater harvesting is permitted where it is not visible from the street.

3. GUIDELINES FOR NEW CONSTRUCTION

See the 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.

5.3 MATERIALS

The predominant materials in the district are described in Section 4.0.3 and in Section 3.0 (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.

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. The stucco comes in a variety of colors ranging from white, to tan, to red, and brown. Stucco can be painted, or the color can be integral. Stucco is a character defining feature within the district.



Any additions to this masonry building should incorporate the same brick materials in order to be appropriate. Ponchatoula, 2011.

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, pressed metal ceilings, 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 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.



The paint colors on the historic building and the addition are close enough to make the addition look appropriate, yet different enough to allow the viewer to differentiate between the new and the historic. Ponchatoula, 2011.

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 shall be appropriate for the historic building.

3. GUIDELINES FOR NEW CONSTRUCTION

a. Paint and color choices on the exterior of new construction shall be appropriate for the historic district.

F. TILE

1. GENERAL

Historic tile should be repaired rather than replaced. Historic tile includes different shapes, colors, and sizes, and sometimes serves as a signage element when located within a storefront or entryway.

2. GUIDELINES

a. Tile choices on the exterior of an addition shall be appropriate for the building, and shall be similar to the historic tile in size, color, and material.

b. Tile choices on the exterior of new construction shall be appropriate for the building, and shall be similar to the historic tile in the district in size, color, and material.

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 guidelines for additions and new construction.

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 have a zero-lot line or a minimal setback, but not consistently; therefore, there is no consistent dimension for front setbacks and the standard is based on that established by local zoning ordinances. Historically, minimum side and rear yard



This building is within the boundaries of the local historic district, yet is considered a non-contributing property and therefore subject to the guidelines in this section. Ponchatoula, 2011.

requirements were not in place, so accessory buildings, for example, are sometimes placed on or very near the side or back property line. These characteristics of the historic district are intended to be protected by the guidelines below. Where a property is non-contributing, and by definition does not have historic attributes protected by these guidelines, the minimum standard shall apply.

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.

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 the maximum height of the existing historic main buildings within sight. Non-historic construction and non-contributing properties shall not be used to determine the maximum building height. The existing height shall be measured to the peak or ridge of the highest roof on the main building.

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 and under an independent roof.
- c. Garages shall be set back from the front of the main building by a minimum of twenty feet.
- d. Carports are not permitted.
- e. A covered but open air walkway is permitted to connect a detached garage to the main building if it is open on all sides, except for the roof.

F. FENCING, WALLS, SIGNAGE AND OTHER SITE CHARACTERISTICS

I. 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 shall not encroach on the front yard or cornerside yard; however, in the event that a window, door or other character defining feature occurs at the required fencing setback line, the fence shall be located further away from the street to avoid such features.
- b. Permitted fencing materials include wood, metal, stone, cast iron, or wrought iron.
- c. Permitted site wall materials include concrete, stone, or brick.
- d. Site walls shall be limited in height to that required for retaining earth.

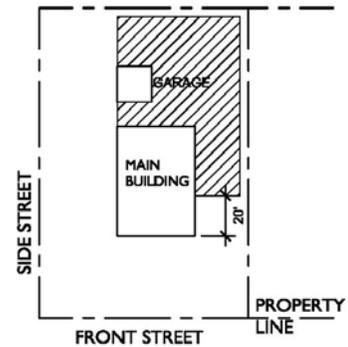


Diagram 6.0-1: Area of permitted garage locations for corner lots

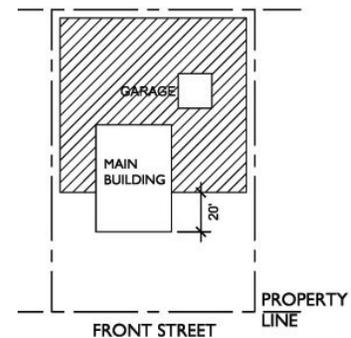


Diagram 6.0-2: Area of permitted garage locations for interior lots

- e. Plastic, vinyl and sheet metal fencing is not permitted. Chain link is not permitted.
- f. For height limitations, refer to local zoning ordinances.
- g. Fencing style shall be appropriate to the style of the main building.
- h. Signage shall be appropriate for the historic district in size, scale, color, material, and placement. Painted glass and painted masonry signage is permitted. Hanging signs shall have a minimum 7'-6" clearance above the ground. Refer to local zoning ordinances for further information on signage.

6.2 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 properties 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 6.0-4 for corner lots and 6.0-5 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 6.0-6 to define sight lines for visibility.

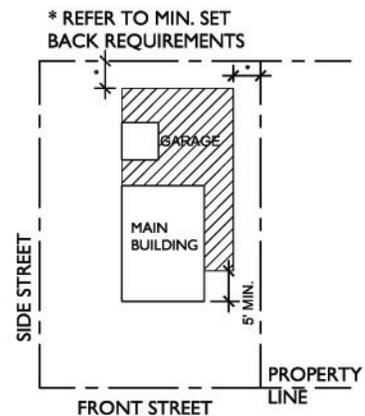


Diagram 6.0-4: Area of permitted addition locations at corner lots

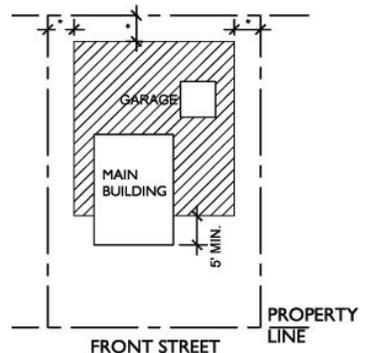


Diagram 6.0-5: Area of permitted Addition locations at interior lots

- 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.

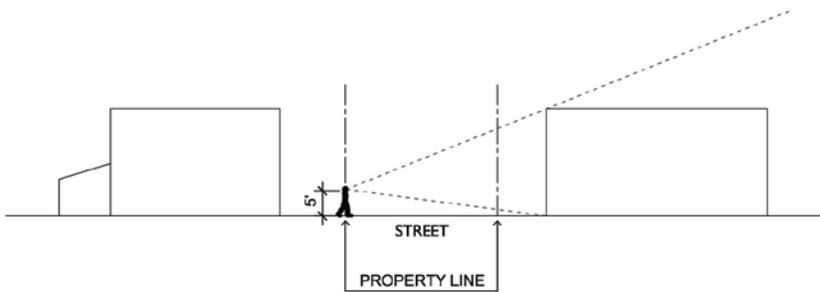


Diagram 6.0-6: Sight lines to determine visibility from the opposite side of the street

B. PORCHES, STOOPS, AND BALCONIES

I. GENERAL

Historic porches, stoops, and balconies 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.

2. GUIDELINES

- a. Additions to porches, stoops, and balconies may be permitted.

- b. The addition of a porch, stoop, or balcony may be permitted.

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.
- c. 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.
- 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.

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 they are 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.

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 3.0 (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.

B. GUIDELINES

1. Materials shall be compatible with the materials of the historic buildings of the district.
2. Materials shall be appropriate to the style of the building.
3. The following substitute materials are not permitted:
 - a. Simulated stone.
 - b. Vinyl and aluminum siding.
 - c. Veneer brick consisting of a thin cementitious material scored and colored to simulate brick.
 - d. Plastic and vinyl and chain link fencing is not permitted.
 - e. Plastic divider strips applied to the interior face of glass to simulate divided light windows.

- f.** Reflective metal materials such as polished sheet metal.
- g.** 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 canti-levered, 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 Ponchatoula, specifically the Ponchatoula Historic Preservation District.
- 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 or commercial 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 RESIDENTIAL GUIDELINES FOR REHABILITATION

8.3.0 APPLICABILITY

The Guidelines for the rehabilitation of residential properties apply to contributing properties only. Definitions of contributing and non-contributing properties can be found in Section 2.0. 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 8.3-1 for corner lots and Diagram 8.3-2 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.

8.3.1 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.

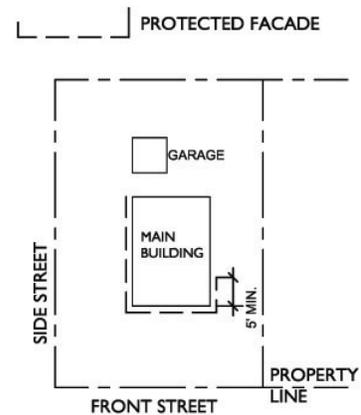


Diagram 8.3-1: Protected facades at corner lots

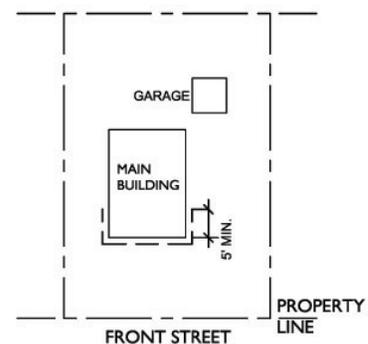


Diagram 8.3-2: Protected facades at interior lots

A. WALKWAYS

1. GENERAL

Residential properties have varying setbacks from the street, and therefore a variety of walkway conditions.

2. GUIDELINES

- a. Historic walkways are protected.
- b. Historic walkways shall be repaired rather than replaced. However, if replacement is necessary due to severe deterioration or damage, the replacement shall match the historic size, form, location, and material of the historic walkway.
- c. Where changes to the historic walkways are necessary, the alterations and new walkways shall be similar to and compatible with the historic walkways.

B. DRIVEWAYS

1. GENERAL

Simple concrete and gravel driveways lead to concrete and gravel parking areas. Driveways and parking areas are usually located directly in front of or next to each property, and each parking area or driveway is typically the width of one vehicle. Street parking is also available throughout the historic district. Driveways on adjoining residential properties are typically not located side-by-side, and instead have green spaces or landscaping between them.

2. GUIDELINES

- a. Historic driveways are protected.
- b. Historic driveways shall be repaired rather than replaced. However, if replacement is necessary due to severe deterioration or damage, the replacement shall match the historic driveway in form, width, location, and material.
- c. Green spaces and landscaping between driveways and parking areas are protected, and should not be paved or covered to serve as an additional driveway or parking area.

C. 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.

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.

D. 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. 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 residential area shall be appropriate to the style of the historic building.
- c. The addition or use of chain link fencing is not permitted.

8.3.2 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 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 Diagrams 8.3-1 and 8.3-2 for the definition of protected and non-protected facades.

A. FORM AND STYLE

I. 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 8.3-3 for sight lines that shall be used to determine visibility.

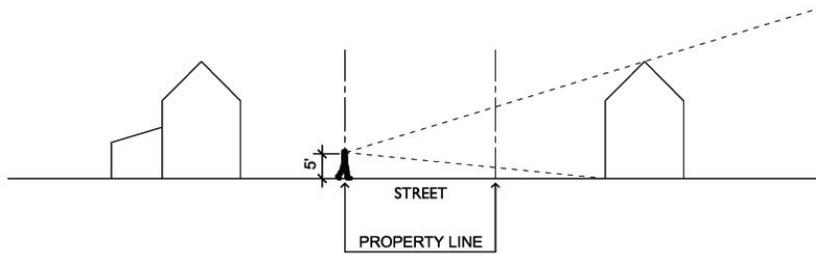


Diagram 8.3-3: Sight lines for visibility

- 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.

B. PORCHES, STOOPS, BALCONIES, AND PORTE COCHERE

I. 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. Historic porches, stoops, balconies, and porte cochere are protected, and shall not be enclosed.

C. DOORS

I. 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.

D. WINDOWS

I. GENERAL

Historic windows are one of the most important character defining features of a building. Each style of building uses characteristic styles of windows and it is important to maintain appropriate designs for these elements.

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.

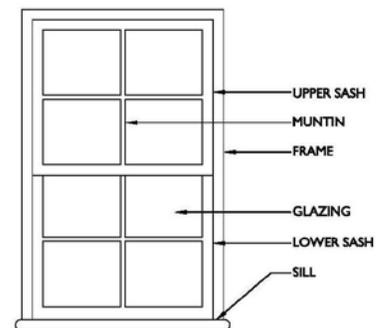


Diagram 8.3-3: Window components

- 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).
- 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.
- f. Replacement glazing shall match the historic glazing where possible.

E. ROOFING

1. GENERAL

Historic or typical roofing materials in the historic district include clay tile, slate, 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.

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.

F. EXTERIOR LIGHTING

I. 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.

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.

G. MECHANICAL SYSTEMS

I. 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 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 8.3-1 and 8.3-2 for information on protected facades.

H. ACCESSIBILITY

I. 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

- 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.

I. ENVIRONMENTAL

I. 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 not permitted.
- c. Awnings, canopies, and other sun shading devices that are attached to or installed on the building are not permitted.
- 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 not permitted.

J. ACCESSORY STRUCTURES

I. GENERAL

Historic accessory structures such as garages and other outbuildings are protected, where they are visible from a public street. 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.** A historic accessory structure may be permitted to be removed due to extreme structural instability or other hazardous conditions.
- 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.

8.3.3 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.

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. Painting, waterproofing, water repellent 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 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

I. 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 8.3.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 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

I. 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.
- c.** Paints and color choices on the exterior of a contributing structure are encouraged to be appropriate for the style of the building. However, paint colors will not be reviewed.

8.4 RESIDENTIAL GUIDELINES FOR ADDITIONS AND NEW CONSTRUCTION

8.4 APPLICABILITY

The Guidelines for Residential 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 8.3-1 for corner lots and Diagram 8.3-2 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.

8.4.1 SITE

Typically, the main buildings in the district are set back 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.

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. 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.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. 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 one block.

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.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. The maximum building height of new construction shall be limited to the maximum height of the tallest historic building within view of the new construction. New buildings shall not be used to determine the maximum building height allowed for new construction. The maximum height shall be measured to the peak or ridge of the highest roof on the main building.

C. GARAGE, CARPORT, 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. Garages and carports are permitted within the hatched area indicated on Diagram 8.4-1 for corner lots and Diagram 8.4-2 for interior lots.
- b. Garages and carports shall be separated from the main building and under an independent roof.

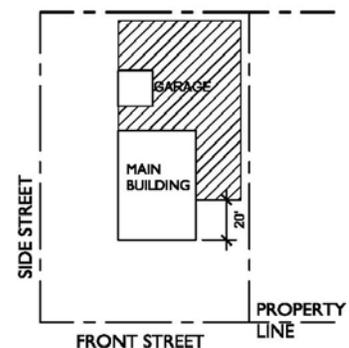


Diagram 8.4-1: Area of permitted garage locations for corner lots

- c. An attached garage or carport is permitted at the rear of the main building when it is not visible from the street.
- d. A covered but open air walkway is permitted to connect a detached garage to the main building if it is open on all sides, except for the roof.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. Parking lots and structures are permitted within the hatched area indicated on Diagram 8.4-3 for corner lots and Diagram 8.4-4 for interior lots.

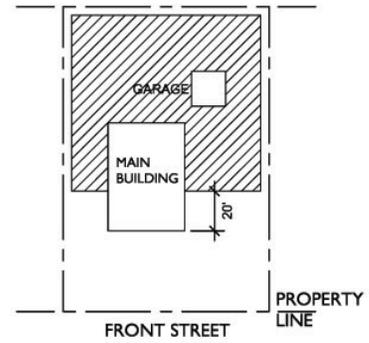


Diagram 8.4-2: Area of permitted garage locations for interior lots

D. 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 not permitted.
- 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.
- d. Additions to driveways shall match the historic driveway in size, material, and scale.

3. GUIDELINES FOR NEW CONSTRUCTION

See Guidelines for Additions above.

E. 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

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.

3. GUIDELINES FOR NEW CONSTRUCTION

- a. New fencing and site walls shall be compatible with historic fencing and site walls in the district.

8.4.2 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. Horizontal additions shall be set back a minimum of five feet from the adjacent front façade.
- c. Vertical additions are limited by the height of the existing building within sight lines visible from the street. Refer to Diagram 4.1-3 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, 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 not permitted.
- b. The addition of a porch, stoop, balcony, or porte-cochere on a main building that did not originally have this feature is not permitted.
- 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 or a true divided light on the interior and the exterior of the glass.
- 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 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.
- 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.
- 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.

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 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 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 4.1-1 and 4.1-2 for information on protected facades.

3. GUIDELINES FOR NEW CONSTRUCTION

See Guidelines for Additions above.

H. 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 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.

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.
- e. The replacement of windows solely for environmental or energy efficiency reasons is not permitted.
- f. Green roofs, defined as planted roof areas, are permitted where they are not visible from the street.
- g. Rainwater harvesting is permitted where it is not visible from the street.

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.

8.4.3 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

I. 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.

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 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 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 city.

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.

8.5 National Register Nomination

8.5 See the following pages for National Register Nomination for the Commercial Historic District.

Describe the present and original (if known) physical appearance

The Ponchatoula Commercial Historic District comprises an area of three streets of predominantly early twentieth century commercial and commerce-related buildings as well as the Illinois Central Railroad corridor. There is also a railroad spur which is surrounded largely by warehouses. There are 67 structures within the district. Most of the buildings are of brick, and the majority are one story high.

The only exception to this one story scale is the West Pine Street corridor from Railroad Avenue to 6th Street where two story buildings dominate the streetscape. Approximately one-third of the length of the sidewalk in this area is covered by galleries. At the ground level these galleries shade the shopfronts and provide covered access from building to building. On the upper level they provide covered balcony space for the second story apartments. In many small towns of the early twentieth century, two story commercial buildings had residential space on the upper level. In most cases these areas are now vacant, but in Ponchatoula most of these second story spaces are still kept up and lived in.

Although most of the wooden shopfront galleries are modern, they are not contemporary in character. They are innocuous and duplicate the basic shape, massing and bay pattern of the original galleries. They are the best modern replacements that could be expected and are far better than the usual fixed metal awnings suspended on wires. It should be noted that they are easily removable.

On the whole, the streetscapes are tightly packed with relatively few open lots facing the street. Virtually all of the district's buildings are set flush with the inner edge of the sidewalk. This, together with the closely packed character, yields a closed rather than open streetscape even in areas where single story buildings predominate.

The only exception to this is the railroad corridor which is the width of two normal streets. There the open area is so wide that the space is no longer dominated by the buildings. A double railroad line runs through the center of the corridor raised on a two foot embankment. The railroad line has a strong visual presence which is enhanced by the 1894 Illinois Central railroad station. It is appropriate that the railroad should have such a strong presence because it made the economic development possible which led to the construction of the district's buildings.

Contributing Elements

Categories of contributing elements were selected according to the relationship between the various types of buildings in the district and the district's 3 major areas of significance - commerce, agriculture and architecture.

c.1890-c.1910 Commercial Buildings (11 buildings)

This early category of contributing commercial buildings was singled out for two reasons:

1. Much of the documentary evidence, including a Sanborn Map, focuses upon the end of the first decade of the twentieth century. Hence 1910 was a convenient cut-off date.

2. In Ponchatoula there is a noticeable architectural distinction between the c.1890-c.1910 commercial buildings and those which were built later. On the whole, the earlier commercial buildings are two stories high, have more elaborate ornamentation, and retain something of a

nineteenth century feeling. The later buildings are generally one story high and more severe in character.

Specific historic features generally associated with the c.1890-c.1910 commercial buildings:

1. two story height;
2. shallow arched fenestration (Bldg.#33);
3. the extensive use of brick dentils and corbel tables (Bldg. #38);
4. the use of parapets, several of which have pedimented or gabled tops;
5. open work, plate glass shopfronts with ornamental cast-iron columns (Bldg. #43A).

All of the district's early commercial buildings are clustered along West Pine Street between Railroad Avenue and Sixth Street. It is these buildings which give this stretch of Pine Street its pretentious two-story character (Streetscape Views 7 and 11).

Historically speaking, these early commercial buildings represent a modicum of economic prosperity which was dependent upon the local coniferous lumber industry and upon the early growth of truck farming (especially strawberries).

c.1911-c.1931 Commercial Buildings (30 buildings)

With few exceptions the commercial buildings of this period are no more than one story. Evidently second story residential space was no longer sought in new commercial buildings after about 1910. It is quite possible that this reflected the increasingly urban character of the downtown area. (Prior to that time there were many residences downtown.) It is also possible that it reflected the growing affluence in the area due to the growth of the strawberry industry and the 1920's cypress boom. Undoubtedly more and more merchants could afford a separate house in a residential neighborhood.

On the whole, the later commercial buildings are more severe than the earlier ones. Molded brick cornices are used in place of corbel tables and most of the window openings have square heads(Bldg #20) Shopfronts are also plainer without ornamental cast-iron columns(Bldg.#20). Many of the later commercial buildings have shaped parapets (Bldg. #58).

Historically speaking, the later commercial buildings represent simultaneous local booms in the strawberry and in the cypress cutting industry.

The period 1890 to 1931 was chosen as the district's historic period of commercial prosperity for the following reasons:

1. The strawberry industry began in the 1890's, grew substantially in the early 20th century, and boomed in the twenties. It peaked in 1931 and thereafter declined rapidly.
2. In the early 1920's local swamps were first tapped for their cypress trees. It became a prosperous local industry, but it was short-lived. The native cypress was soon exhausted, and the last tree was cut in 1931.

The district's later commercial buildings represent an impressive period of prosperity which was dependent mainly upon the strawberry boom and to a lesser extent prosperity generated by the cutting of local cypress trees.

c.1911-c.1931 Warehouses (7 buildings)

These reflect the same period of prosperity as the later commercial buildings. Most are located near the Illinois Central Railroad spur. Most were built as strawberry packing houses and are closely linked to the strawberry boom. Architecturally they vary from parapeted brick structures which look like simplified versions of the later commercial buildings (Bldg.#17) to greatly enlarged tin sided frame sheds (Bldg.#7). The area of warehouses is the most densely packed in the district.

Integrity

The district's warehouses have suffered little changes because there has been no need to update their appearance. On the whole minor repairs have been all that were necessary.

The commercial buildings are a different matter, however. The issue of the replacement of the original galleries has already been addressed. In all but a few cases the upper part of each commercial building is intact; however, in most cases the shopfront has suffered at least some modification. In some cases this has meant the complete replacement of the shopfront level facade (Bldg. #44). In some cases, however, only the window glass has been replaced (Bldg. #42). Despite the many alterations which have occurred at the shopfront level, it should be noted that there is no other period central business district whose shopfronts are in any better general state of originality in the entire Florida Parishes area. Hence the district's architectural value to the area has not been significantly diminished by shopfront modification. In addition, it should be noted that the district's commercial buildings are still easily recognizable as such (Bldg.#15). Hence modification of the shopfront level has not diminished their power to convey the commercial history of Ponchatoula.

Non-contributing Elements (19 buildings)

For purposes of this nomination, non-contributing elements are defined as structures which do not fit into the district's three categories of contributing elements (c.1890-c.1910 commercial buildings, c.1911-c.1931 commercial buildings, c.1911-c.1931 commerce related warehouses).

There are three categories of non-contributing elements:

(1) old commercial buildings which have been so modified that they no longer convey their original construction date and their historical associations (Bldg.#55);

(2) post-1931 commercial buildings (Bldg.#57);

(3) two structures which never experienced commercial use (one an old schoolhouse that was moved into Ponchatoula in 1976 and the other a residence tucked behind one of the commercial buildings).

All but a handful of the non-contributing elements are in the second category (post-1931 commercial buildings). Overall, about 25% of the buildings in the district fall into categories 1 and 2, which is about average for a small town central business district in Louisiana. It should be noted that these buildings are low in scale, are similar in design to the older buildings, and are scattered throughout the district. In no place do they dominate the streetscape.

Breakdown by Periods:

c.1890-c.1910 contributing elements	11	16.4%
c.1911-c.1931 contributing elements	37	55.2%

non-contributing elements

19
67 buildings

28.4%

NB: Although the last inventory number is 66, there are actually 67 buildings in the district. There is one instance in which 2 buildings have the same inventory number (#43) and "A" and "B" are used to distinguish them.

PONCHATOULA COMMERCIAL HISTORIC DISTRICT INVENTORY

1. 109 N. E. Railroad Ave. 1929. Contributing element. One-story brick commercial building with shaped parapet.
2. 105 E. Hickory St. 1929. Contributing element. One-story stucco over brick commercial warehouse with stepped parapet.
3. 113 E. Hickory St. Strawberry Packing Plant. 1928. Contributing element. One-story brick commercial warehouse with pediment shaped parapet and loading platform.
4. 117 E. Hickory St. c.1930. Contributing element. One-story brick commercial building with shaped parapet. Doors and windows replaced c.1970.
5. 115 Rear N. Fifth St. c.1930. Contributing element. One-story brick commercial warehouse featuring a pitched roof with wooden gable.
6. 111 N. Fifth St. Berry Packing Shed. 1923. Contributing element. Large one-story tin-sided frame shed with pitched roof.
7. 111 N. Fifth St. Office, Ponchatoula Farm Bureau. 1923. Contributing element. One-story tin-sided frame warehouse/office with loading dock and storage area.
8. 176 E. Pine St. Formerly service station, now appliance warehouse. 1927. Contributing element. One-story brick and concrete block service station. Windows and garage bay doors replaced c.1970.
9. 170 E. Pine St. Ponchatoula Feed and Seed Store Inc. c.1930. Contributing element. Large two-story brick commercial building with fixed awning and two-story attached tin-sided frame warehouse.
10. 130-32 E. Pine St. c.1930. Contributing element. One-story brick commercial building with pediment shaped parapet and cement trim. Colored glass facade and modern fixed awning added c.1950.
11. 126 E. Pine St. c.1940. Non-contributing element. Sympathetic one-story brick commercial building with false front, recessed store front entry, transoms, and fixed awning.
12. 114 E. Pine St. c.1950. Non-contributing element. One-story concrete block and brick commercial building with recessed storefront entry and fixed awning.
13. 112 E. Pine St. 1952. Non-contributing element. One-story wooden sided concrete block commercial building with overhanging shingled roof. Present appearance dates from c.1970.

14. 1GO E. Pine St. Paul's Cafe, with offices upstairs, formerly drug store. 1927. Contributing element. Two-story brick commercial building with molded cornice and corner entry. Lower windows and front door replaced and new gallery constructed c.1970.

15. 110 N. E. Railroad Ave. c.1930. Contributing element. Two-story brick commercial building with residence upstairs. Pediment shaped parapet. Lower facade altered c.1960. Windows and door replaced and fixed awning added.

16. 112 N. E. Railroad Ave. c.1940. Non-contributing element. One-story brick commercial building with pediment shaped parapet.

17. 114 N. E. Railroad Ave. c.1920. Contributing element. One-story brick commercial warehouse with shallow arched fenestration, gabled parapet, and loading platform.

18. Railroad Right-of-Way between E. Pine St. and E. Hickory St. Formerly railroad depot and freight depot, now Ponchatoula Country Market. Built 1894, remodeled in 1920's. Contributing element. One-story frame and stucco over brick depot with gabled roof.

19. Railroad Right-of-Way between E. Pine St. and E. Hickory St. Formerly Ponchatoula Police Station, now Ponchatoula Chamber of Commerce Office. 1954. Non-contributing element. Small one-story brick office with flat roof.

20. 195 E. Pine St. Law Office. c.1925. Contributing element. One-story brick commercial building with gable shaped parapet, decorative brick courses, and transoms above fixed awning. Shopfronts original.

21. 187 E. Pine St. 1960. Non-contributing element. Small one-story brick commercial building.

22. 179 E. Pine St. c.1920. Contributing element. Two-story brick and stucco commercial building with residence upstairs. Decorative brick courses. Shopfront windows replaced c.1960.

23. 165 E. Pine St. c.1920. Contributing element. One-story brick and stucco commercial building with shaped parapet, recessed storefront entry, and sidewalk gallery. (Present sidewalk gallery is c.1960 replacement of the original one.)

24. 159 E. Pine St. c.1920. Contributing element. One-story brick commercial building with pediment shaped parapet and fixed awning. Shopfront windows and door replaced c.1955.

25. 157 E. Pine St. c.1930. Contributing element. One-story brick commercial building with shaped parapet, transoms above fixed awning, and recessed store front entry. Entire lower shopfront replaced c.1960.

26. 135 E. Pine St. c.1920. Contributing element. Two-story brick commercial building with residence upstairs. Decorative brick courses, transoms above fixed awning, one recessed storefront entry, and one entry at sidewalk. Shop fronts are original. Fixed awning added c.1950.

27. 101 E. Pine St. Formerly Collingswood School. Built in 1876, now museum, moved to this site 1976. Non-contributing element. One-story frame school building with front gable and front porch.

NB: This structure is classified as non-contributing for two reasons:

(1) It was moved to its present location in 1976 and hence is not historically related to the district.

(2) It has never known commercial use.

28. 195 S. W. Railroad Ave. c.1930. Contributing element. One-story brick service station with brick cornice, shallow arch fenestration, and frame canopy on brick piers.
29. 185 s. W. Railroad Ave. c.1930. Contributing element. One-story tin-sided frame commercial garage with shaped parapet. Sash windows replaced c.1975.
30. 165 S. W. Railroad Ave. Built c.1930 but extensively altered c.1970. As a result, listed as a non-contributing element. One-story brick commercial building with altered front facade.
31. 145 S. W. Railroad Ave. Built c.1900 but extensively altered c.1950. As a result, listed as a non-contributing element. One-story concrete block facade with shaped parapet added to two-story frame residence in rear.
32. 135 S. W. Railroad Ave. Built 1903 but extensively altered c.1970. Non contributing element. Plain one-story brick and stucco commercial building with fixed awning and modern stucco facade.
33. 101 W. Pine St. 1903. Contributing element. Large two-story brick commercial building with residences upstairs. Recessed storefront entry with transoms, and balcony/gallery. Shaped parapet with brick trim, brick dentils and coursing, and shallow arched fenestration on second floor. Two windows added on side c.1960. Present wooden gallery replaced original, which was of similar design.
34. 119 Rear W. Pine St. c.1895. Non-contributing element (residence which never saw commercial use). Small one-story brick residence with slate gabled roof.
35. 105 W. Pine St. c.1940. Non-contributing element. Small one-story brick commercial building with colored glass facade and corner entry.
36. 121 W. Pine St. c.1940. Non-contributing element. One-story brick commercial building.
37. 139 W. Pine St. c.1930. Contributing element. One-story brick commercial building with pediment shaped parapet and cement trim, recessed storefront entry, and fixed awning. Shopfront windows and sign replaced c.1970.
38. 145 W. Pine St. c.1905. Contributing element. Two-story brick commercial building with residence upstairs. Shaped parapet with double corbel table. Upper residential windows feature hood molds. Lower shopfront windows replaced and cast iron columns covered c.1970. Original columns still visible at transom level.
39. 153 W. Pine St. c.1920. Contributing element. Two-story stucco over brick commercial building with residence upstairs. Dentilated cornice panel and label molds. Present frame gallery and balcony duplicates design of original.
40. 157 W. Pine St. c.1920. Contributing element. Two-story brick commercial building with residence upstairs. Dentilated cornice panel. Present frame gallery and balcony duplicates design of original.
41. 165 W. Pine St. c.1930. Contributing element. One-story stucco over brick commercial building with stepped parapet and cornice trim. Original shopfront completely replaced, but shape and style of overall building remain.
42. 169 W. Pine St. c.1920. Contributing element. One-story brick commercial building with stepped parapet and cornice trim, recessed storefront entry, and transoms above fixed awning. Fixed awning, present sign, and shopfront fenestration date from c.1950.

43A&B. 177 W. Pine St. c.1908. Contributing element. Two-story double brick commercial building with residence upstairs. Building on left has a recessed storefront entry with transoms and elaborate cast-iron ornamentation on pilasters, pedimented second story doorway, ornamented label molds, and cornice trim. Building on right has shallow arch fenestration. Present frame gallery and balcony duplicates design of original.

44. 195 W. Pine St. c.1908. Contributing element. Two-story brick commercial building with residence upstairs. Brick dentils on upper story. Lower front facade modernized c.1970 with marbleized facing. Shopfront windows replaced as is the door and the facing material. Present frame gallery and balcony duplicate design of original.

45. 145 and 155 S. Sixth St. c.1930. Contributing element. One-story brick commercial building with shaped parapet, cement cornice trim, and fixed awning. Windows replaced c.1950. One-story brick side extension apparently more recent.

46. 135 S. Sixth St. 1923. Contributing element. One-story concrete block commercial building. Signs removable.

47. 201 W. Pine St. 1921. Contributing element. Large one-story brick commercial building with shopfront and transoms. Modern false parapet and fixed awning added c.1960, but both are easily removable. Below fixed awning original facade still visible. Old facades on side and rear completely exposed.

48. 245 W. Pine St. 1965. Non-contributing element. Large one-story modern plate glass and concrete block commercial building.

49. 265 W. Pine St. 1920. Contributing element. One-story rusticated concrete block commercial building with shaped parapet. Modern awning added c.1965.

50. 275 w. Pine St. 1925. Contributing element. Two-story stucco over masonry commercial building with residence upstairs. Front shutters and fixed awning added c.1960.

51. 240 W. Pine St. 1931. Contributing element. One-story brick commercial building with shaped parapets. Front facade resurfaced c.1960. Retains original shape and original fixed awning. Sign added and shopfront windows replaced c.1965.

52. 232 and 230 W. Pine St. c.1960. Non-contributing element. Sympathetic one-story brick commercial building with double shopfront. 4230 has recessed storefront entry and shaped parapet. #232 is unornamented.

53. 220 W. Pine St. 1956. Non-contributing element. One-story brick commercial building with recessed storefront entry and modern gallery.

54. 202 w. Pine St. c.1930. Contributing element. One-story masonry and stucco service station with Mission details. Garage bays enclosed c.1970.

55. 160 W. Pine St. Non-contributing element. Built c.1930, but extensively remodeled c.1970. One-story brick commercial building with shaped parapet. Old front completely obliterated with Colonial style gallery and board and batten siding.

56. 156 W. Pine St. c.1920. Contributing element. One-story brick commercial building with shaped parapet, dentilated cornice panel, and transoms (partially covered) over fixed awning.

57. 152 W. Pine St. 1961. Non-contributing element. Plain one-story brick commercial building with recessed entry and fixed awning.

58. 150 W. Pine St. c.1920. Contributing element. Matches building #56, except entry was modernized c.1965.

59. 140 W. Pine St. c.1910. Contributing element. Two-story brick commercial building with residence upstairs. Recessed storefront entry and ornamental cast-iron columns. Brick dentils and corbel tables on cornice, label molds, and decorative brickwork. Second floor balcony removed and windows boarded c.1965. Shopfront doors replaced c.1970.

60. 138 W. Pine St. c.1910. Contributing element. Matches bldg. #59, but without label molds and board and batten facing added to lower facade c.1970. Cast-iron columns still visible. Present frame gallery and balcony duplicates design of original.

61. 128 W. Pine St. c.1910. Contributing element. Two-story brick commercial building with residence upstairs. Gabled parapet, corbel table, ornamental cast iron columns, and replaced gallery/balcony. Lower facade modernized c.1970 's, but original cast-iron columns still visible.

62. 124 W. Pine St. c. 1910. Contributing element. Matches bldg. #61, but with shallow arched fenestration and original recessed shopfront entry. Modern gallery added c.1970's.

63. 100 W. Pine St. 1904. Contributing element. Large two-story brick commercial building with residence upstairs. Original corner shopfront entry with ornamental cast-iron columns. Elaborate arched fenestration with transoms and corbel table on second floor. Present frame gallery and balcony duplicates design of original. Some first floor alteration (for example, transoms covered and resurfacing of part of one side).

64. 105 N. W. Railroad Ave. 1965. Non-contributing element. Small one-story concrete block commercial building with false front.

65. 145 N. W. Railroad Ave. c.1920. Contributing element. One-story brick commercial building with decorative brickwork and transoms (covered by sign) over fixed awning (which was added c.1950).

** 66. 280 W. Pine St. Himel Auto Parts 1929. Contributing element One-story tapestry brick commercial building with three "ransomed shopfronts and a molded brick cornice.

67. Although the last inventory number is 66, there are actually 67 buildings in the district. There is one instance in which 2 buildings have the same inventory number (#43) and "A" and "B" are used to distinguish them.

Specific dates c.1890-c.1931
Builder/Architect N/A

Statement of Significance (in one paragraph)
Criteria A and C

The Ponchatoula Commercial Historic District is locally significant in the areas of architecture, commerce, and agriculture in the following respects:

- (1) The Pine Street corridor between Railroad Avenue and Sixth Street is, within the context of the Florida Parishes, a superior example of a small town, turn-of-the-century commercial zone. In fact, it is one of the two finest examples in the Florida Parishes.* (The other is the Hammond Historic District, which is already on the National Register.)
- (2) The district is significant within the context of Tangipahoa Parish in the areas of commerce and agriculture because its contributing elements reflect Ponchatoula's role as a center of strawberry production, an industry of crucial importance in the agricultural and commercial history of the parish. The buildings in question contributed to and were a reflection of the prosperity generated by "King Strawberry."

Background for Architectural Significance

In order to establish the Pine Street corridor between Railroad Avenue and Sixth Street as an architectural type worthy of comparative study, it is important to first discuss the background of this kind of commercial development in Louisiana. In many rural Louisiana communities, one and two story, masonry, false front commercial buildings began to replace older frame commercial building in about 1880. Single story examples had open, broad, mainly glass shopfronts with some ornamental brickwork above in the parapet. Two story examples had this treatment plus an intervening second story with several sash mounted plate glass windows and additional ornamental brickwork. Today these structures are seen as remote, builder vernacular descendants of pretentious Victorian false front commercial buildings. At the time they were fashionable, being more like urban commercial buildings, and, more importantly, they were fireproof. They were constructed throughout the first few decades of the twentieth century and occurred so often in so many towns that today they are rightly regarded as a distinct phase in Louisiana commercial architecture.

Architectural Significance of Pine Street Corridor

Against this background, the Pine Street corridor between Railroad Avenue and Sixth Street is a superior example of a turn-of-the-century commercial zone within the context of the Florida Parishes. This can be seen in the following elements:

- (1) This one block strip, which consists of a total of 21 structures, is dominated by its 10 largest structures, all of which are first-rate examples of c.1890-c.1910 commercial buildings.
- (2) These 10 buildings dominate because of their size and the fact that they are all two stories high, while all but two of the later buildings within the block are only one story.
- (3) As a group, these ten buildings are first-rate examples of their type because:
 - (a) All have fully developed parapets.
 - (b) Five have shaped parapets.
 - (c) Nine have corbel tables or brick cornices.
 - (d) Nine have ornamental window tops.

- (e) Six have ornamental brickwork panels.
 - (f) Seven have ornamental cast-iron columns still visible.
- (4) The grand effect which they create is supported by two c.1920 two-story commercial buildings.

There are approximately 30 major towns in the Florida Parishes, most of which have some 1920's commercial buildings and a few of which have a scattering of earlier, more richly ornamented commercial buildings. Only one other commercial zone can boast the rich and impressive turn-of-the-century commercial concentration and character found along the Pine Street corridor between Railroad Avenue and Sixth Street. (The other, as mentioned previously, is the Hammond Historic District, which is already listed on the National Register.)

*The context for evaluation of architectural significance is an eight parish (county) area known as the Florida Parishes. This region, which lies east of the Mississippi and north of Lakes Maurepas and Pontchartrain, was originally West Florida. It covers an area of 5,117 square miles, making it slightly smaller than Connecticut and Rhode Island combined.

Importance of the Strawberry Industry to Tangipahoa Parish

The rise of the strawberry industry is of outstanding importance in the agricultural and commercial history of Tangipahoa Parish. In the 1880's Tangipahoa Parish was considered one of the state's most economically depressed parishes. Strawberries had been grown there since before the Civil War, but at that time strawberry production was not significant and cotton production dominated the parish as it did most of the state. (The rest of the state was dominated by sugar production. It should be noted that in the late nineteenth century "King Cotton" was plagued by perennial low prices.)

It was against this background of a depressed state and a particularly depressed parish that strawberry production began to flourish. Its development was more or less limited to Tangipahoa Parish. It began to become an important economic factor in about 1900, and by 1910 it had displaced cotton as the "money crop" of the parish. For example, in 1909 Tangipahoa Parish's cotton crop was valued at only \$60,000, while the strawberry crop was valued at over \$1.1 million. In the late teens and early '20's, strawberry production precipitated an economic boom in the parish. During this period Tangipahoa Parish strawberries supplied the entire midwestern market. Despite the fact that production was largely limited to one parish, Tangipahoa Parish's strawberries enabled Louisiana to become the nation's leading strawberry producing state for most of the 1920's.

Role of Ponchatoula in the Strawberry Industry

Strawberries began to be grown in Ponchatoula for commercial purposes in about 1890. By 1901 there were enough growers to warrant the organization of a strawberry association called the Ponchatoula Farmers Association. Its purpose was to market the strawberries on a cooperative basis. It held its first auction in 1906. In 1923 the present Ponchatoula Farmers Bureau Association was established.

Ponchatoula was a center of strawberry production for the parish apparently from the beginning and rose during the later years of the strawberry boom period to dominate the market. From 1924 to the end of the period (c.1931), the Ponchatoula Farmers Association was the largest producer of strawberries in the parish.

It should be noted that the Ponchatoula central business district is linked to the strawberry boom by more than just general commercial associations. Unlike many other "money crops," strawberry production owed its very existence to a nearby marketing and shipping center (like Ponchatoula). It was a highly perishable crop which needed to be marketed, sold, and shipped quickly. All of this took place in the commercial area of Ponchatoula. For example, the old berry packing sheds and warehouses in the district are direct visual links with the town's history as a strawberry marketing center. The railroad station, which was at the center of the transportation network which delivered the berries to the Midwest, is another example. In short, the present Ponchatoula commercial district was a direct and integral part of the Tangipahoa Parish strawberry industry.

In addition to these direct connections, its buildings in a more general sense reflect the prosperity generated by the strawberry industry. In short, the old commercial sector in Ponchatoula was to a large extent dependent upon this prosperity for its very existence.

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