

The following are residential architectural guidelines for the abita springs historic district. In requestng an exception to these guidelines, the owner must demonstrate a specific reference to an abita rated historic structure. The historic district commission shall determine whether the reference is in compliance.

(SECTION 9-307)

RESIDENTIAL BUILDINGS:

1. HEIGHT:

- a. The height of any building or structure shall not exceed 35 (thirty-five) feet.
- b. Buildings shall be no greater than two stories, not including story within roof.

2. YARDS: Excepting those situations covered by Section 9-222 of the Code of Ordinances of the Town of Abita Springs, the following setbacks shall be as follows:

- a. The minimum depth of front yards, side yards and rear yards of a two-storied building (not including story within roof) shall not be less than the total height of the structure to the highest ridge of the roof.
- b. Attached garages and accessory buildings shall be set back from the front façade of the main building at least 1/3 of the total depth of that building.

3. ATTACHED GARAGES AND ACCESSORY BUILDINGS:

- a. The exterior finish of attached garages and accessory buildings shall be wood or simulate appearance of wood, and shall complement the main residential building (see: COLUMNS, SIDING, ROOFS, DOORS and WINDOWS). 8/12 pitch is required for roofs. If garage and/or accessory building is not visible from street, each request will be reviewed on a case-by-case basis. Screened landscaping is also an option.

4. RAISED STRUCTURES: New buildings excepting garages and accessory buildings shall be raised as follows:

- a. New buildings on concrete slab shall be raised 2'- 0" minimum above finished grade at edge of slab. Porch foundations shall have 2'- 0" minimum piers (porch shall have a 2'- 0" minimum crawl space from finished grade to bottom of floor joists).
- b. New buildings on piers shall have 2'- 0" minimum piers. Crawl space shall be 2'- 0" minimum (from finished grade to bottom of floor joists).
- c. Lattice may be placed between or behind piers, but shall not cover the face of the piers.

5. MASONRY (BRICK, CONCRETE and STUCCO)

- a. Brick, concrete or stucco shall be permitted at:
 - i. Foundation
 - ii. Foundation piers
 - iii. Chimneys
 - iv. Half-columns on Bungalow Style structures

6. SIDING: Siding material shall be wood or simulate the appearance of wood. Siding shall not protrude beyond the face of door and window frames, or frieze boards. Types of siding shall be as follows:

- a. Beveled or lap siding: 6" maximum lap.
- b. Board & Batten: 1"x 2" (nominal) battens with 1"x 12" boards. (Refer to specific Abita "rated" historic structures for size and spacing. Section 9-302 of the Code of Ordinances of the Town of Abita Springs.)

- c. Reverse Board & Batten or Board & Board: 1"x 12" boards. Plywood Reverse & Batten is not permitted.
 - d. Others: Owner shall demonstrate specific references to an Abita "rated" historic structure. Section 9-302 of the Code of Ordinances of the Town of Abita Springs.
7. **WINDOWS AND DOORS:** Building materials for windows and doors shall be wood or simulate the appearance of wood. Window types shall be as follows:
- a. Hung windows (double, single, etc.) with a 2:1 height to width ratio minimum.
 - b. Others: Owner shall demonstrate specific reference to an Abita "rated" historic structure. Section 9-302 of the Code of Ordinances of the Town of Abita Springs.
8. **PORCHES:** New buildings (except garages and accessory buildings) shall have front porches. Porches shall be 2/3 minimum of total width of front façade, or owner shall demonstrate a specific reference to an Abita "rated" historic structure. Section 9-302 of the Code of Ordinances of the Town of Abita Springs. Other requirements are:
- a. Front porch shall have a minimum depth of 7'0".
 - b. Any side/back porches shall have a minimum depth of 4'0".
9. **COLUMNS:** Columns shall be wood or simulate the appearance of wood. Column types shall be as follows:
- a. Turned or rounded.
 - b. Rectangular or square- may have chamfered (beveled) corners.
 - c. Fluted.
 - d. Others: Owner shall demonstrate specific reference to an Abita "rated" historic structure. Section 9-302 of the Code of Ordinances of the Town of Abita Springs.
10. **CHIMNEYS:** Building materials shall be masonry (brick, stucco, etc.) or the same material as house exterior. Chimneys that are not masonry shall be finished with the same material as house exterior, up to, but not beyond, point of roof penetration. Above that point, a properly installed galvanized stove pipe type chimney shall be required.
11. **ROOFS:** Building materials shall be metal (low-profile strong back, corrugated, V-crimp), slate, or asphalt composition shingles. Roof pitch shall be 8:12 minimum, or owner shall demonstrate specific reference to an Abita "rated" historic structure. Section 9-302 of the Code of Ordinances of the Town of Abita Springs. Roof types shall be as follows:
- a. Boston Hip, West Indies.
 - b. Gable.
 - c. Hip roof with a dormer at front façade.
 - d. Others: Owner shall demonstrate specific reference to an Abita "rated" historic structure. Section 9-302 of the Code of Ordinances of the Town of Abita Springs.
12. **HISTORIC RENOVATIONS AND ADDITIONS:** Renovations and additions shall respect the lines and integrity of the original historic building type. Original lines shall not be camouflaged or covered.
- a. Porches: If owner chooses to enclose a porch (or a portion thereof), the floor fascia board and columns shall not be covered, and every effort shall be made to express the original intent of the porch with glass or screen. The fact that the addition was once a porch shall be made obvious.
 - b. "Lean-to" Additions: Owner shall demonstrate a specific reference to an Abita "rated" historic structure. Section 9-302 of the Code of Ordinances of the Town of Abita Springs.

13. **METAL BUILDINGS:** Metal buildings, pre-engineered metal structures or metal siding is not permitted if visible from street.

14. **FENCING:** Fences shall be:

- a. Wood picket.
- b. Wood privacy fence shall be set back from the front façade of the main building at least 1/3 of the total depth of that building. Exceptions: Corner lot privacy fencing shall be reviewed on a case-by-case basis.
- c. Metal Garden (scallop or square grid), or metal picket.
- d. Wrought iron
- e. Chain link fences shall be permitted only on sides of structure not visible from street.
- f. Vinyl or simulated wood to match wood profiles.

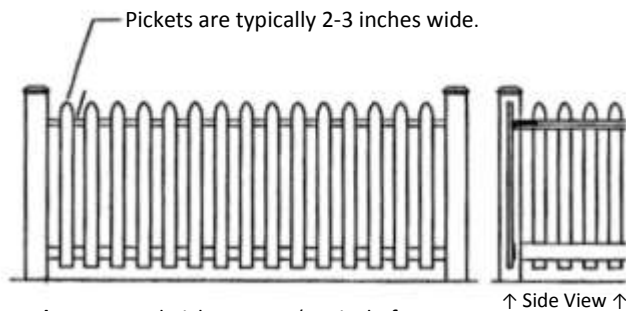
*****CLARIFICATION ON FENCE REGULATIONS:**

FRONT YARD:

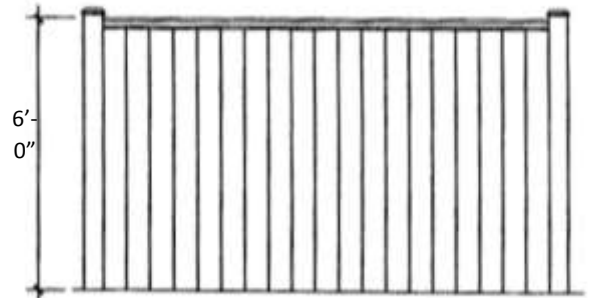
-48" wood or wood simulated picket fence. Spear, gothic & pointed tops allowed. Wood supports only (4x4) with 2" spacing of 1x4 or less typical.

REAR YARD:

-7' high 100% privacy fence, or, 6' with 2' framed lattice top. Wood 4x4 supports or metal pipe approved.



Above: Wood Picket Fence (Typical of the Colonial Revival style)



Above: Vertical board/flat cap fence (Typical of the Greek Revival style)

15. **RAILINGS:** BALUSTERS ARE TYPICALLY SPACED AT 4" ON CENTER. PORCHES 30" ABOVE GRADE REQUIRE A RAILING. RESIDENTIAL RAILING HEIGHT- 36", COMMERCIAL- 42".



Above: Appropriate. Balusters at appropriate distance; typically spaced at 4" on center.

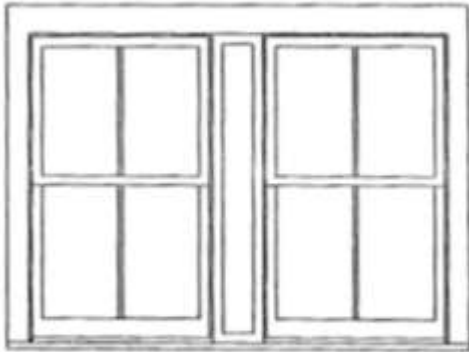


Above: Inappropriate. Balusters are too far apart.

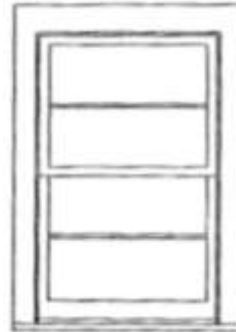
NOT PERMITTED WITHIN THE HISTORIC DISTRICT:

- NO BRICK OR STUCCO FACADES (WALLS)
- NO FLOURESCENT LIGHTS
- NO HORIZONTAL PROPORTION WINDOWS
- NO SIDING AROUND CHIMNEY
- NO SIDING ON PORCH FLOOR FASCIA
- NO CHAIN LINK FENCES

EXAMPLES:



Above: Appropriate. Original wood windows with two over two panes.



Above: Inappropriate. Horizontal without vertical muntins.

*WINDOWS MUST BE OF VERTICLE PROPORTION. A SOLID GLASS PANE IS ALSO ALLOWED. WOOD AND VINYL COATED ARE ALLOWED.