

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

COMMERCIAL BUILDINGS:

1. **ORIGINAL STOREFRONTS AND FACADES:** Remaining original storefronts and facades should not be altered, but rather repaired and preserved. Restoration of storefronts and facades that have been altered is encouraged provided the restoration remains as much of the original detail and design as possible.
2. **INTERIM DESIGN STOREFRONTS AND FACADES:** In cases where the overall design dates from an interim remodeling and this remodeling enhances the historic character of the Abita Historic District, restoration should conform to the period of remodeling and not the date of construction.
3. **NEW STOREFRONTS AND FACADE DESIGNS:** New storefronts and façade designs should be sympathetic to the lines of the existing building, or to the lines and character of the adjacent buildings. A proposed storefront or façade can be contemporary as long as it respects the lines and scale of surrounding buildings and storefronts.
4. **STOREFRONT CONFIGURATIONS AND PROPORTIONS:** Abita storefronts dating from the turn of the century usually exhibit recessed entries. Recessed entries are encouraged, and the following proportions are suggested:
 - a) Façade Type A: The façade at storefront level is characterized by a center doorway, flanked by two obliquely placed display windows which form the funnel-like recessed area. Large display windows appear at either side of the entry area, and are positioned parallel to the street. (Refer to Rauch's Grocery)
 - b) Façade Type B: On buildings which face an intersection of two streets, the entry door is positioned at an oblique angle to the 90-degree angle of the intersection. (Refer to ABC Grocery Store-demolished)
5. **MATERIALS:** Traditional materials such as clear glass, brick, and wood shall be utilized. Alternative materials shall be submitted for purpose of review. (Owner shall demonstrate a specific reference to an Abita Historic Structure)
6. **WALL OPENINGS, WINDOWS AND DOORS:** All existing original sills, lintels, frames, sashes, glass of windows and transoms, and original doors and door frames, shall be preserved. If they must be replaced, the replacements shall duplicate the original items in design and materials. New construction shall also conform to the following:
 - a. MATERIALS
 - i. Windows:
 1. Glass: Glass shall be clear or stained glass.
 2. Sash and Frame Materials: Wood or simulated appearance shall be used.
 3. Existing Decorative Features: All brick, wood, stone or metal lintels shall be preserved and restored.
 - ii. Doors:
 1. Glass: Glass shall be clear or stained.
 2. Door and Frame Material: Doors and frames shall be wood or simulate appearance of wood.
 3. Existing Decorative Features: All existing decorative wood trim and glass shall be restored or replaced with a duplicate in design and materials.
 - b. SIZE AND PROPORTION
 - iii. Windows: Windows other than storefronts shall have a 2:1 proportion (minimum).

- iv. Transoms: Transom windows shall be used over storefronts and doors. Transoms shall not be obscured from outside view of building.
- v. Doors:
 - 1. Placement: Doors shall be at the center of the storefront, recessed from the front façade. (Refer to Rauch's Grocery)

7. AWANINGS, OVERHANGS, AND EXTERIOR WINDOW PROTECTION:

- a. **AWNINGS:**
 - i. **Scale:** The awning shall be in scale with the building. When placed over the storefront, the awning shall not exceed the width of the building façade.
 - ii. **Placement:** So as not to obscure design elements of the upper stories, the awning shall not extend over one foot above the top of the storefront and should hang no lower than seven and one half feet over the sidewalk.
 - iii. **Types:** Awnings placed over storefronts may be supported by metal or wood framing, or a gallery of wood or brick columns.
 - iv. **Materials:**
 - 1. Natural materials such as canvas type (nylon, acrylic) shall be encouraged.
 - 2. Curved metal awnings shall be permitted.
 - 3. Box style awnings shall NOT be permitted.
 - 4. Back-lit awnings are NOT allowed.
- b. **OVERHANGS:** Flat Solid material overhangs held by a metal chain or bar support shall be permitted. These overhangs shall be wood or simulate appearance of wood.
- c. **WINDOW PROTECTION:** Window protection shall be louvered shutters or awnings. (Shutters shall be wood or simulate appearance of wood.)

8. BALCONIES AND GALLERIES:

- a. **GALLERIES:** Galleries shall have a slightly sloping roof and on the sidewalk by thin wooden posts. The roofing material shall be standing seam metal.
- b. **BALCONIES:** Balconies at the upper story of the typical two story building shall be permitted.
- c. **COMBINATION OF GALLERIES WITH A SECOND STORY BALCONY:** This combination shall be permitted.

9. BRICK:

- a. **TREATMENT OF EXISTING BRICK:** Brick shall be preserved and not defaced, covered over, or treated in such a manner that will accelerate its deterioration.
- b. **CLEANING BRICK:** Sandblasting shall not be permitted on exterior brick.
- c. **TREATMENT OF UNPAINTED BRICK:** Excluding unpainted brick shall remain unpainted.
- d. **REPLACING BRICK:** Replacement brick should match the original brick in color, size texture, and coursing technique. The laying of the brick should match that of the original bond. The mortar between the joints should match the original in color and size of joint.

10. ROOFING:

- a. **TREATMENT OF EXISTING ROOFING:** Roofs retaining their original shape shall be maintained. Where roof shapes have been altered, restoration to the original shape shall be encouraged.
- b. **MATERIALS:** Owner shall make specific to an Abita Historical structure.
- c. **FUNCTIONAL APPURTENANCES:** All functional appurtenances located on the roof of the building shall be screened so as to be non-visible from the street.
- d. 8/12 minimum roof slope is required for new construction.

11. SIGNS:

- a. **OVERALL TREATMENT:** Individual building signage shall be placed under such restrictions as will allow for design unity in the overall district. Individual expression is encouraged, but will be made

more efficient and meaningful when the signs of the area complement each other and the design of the building to which they are attached.

- i. Size of Primary Signs: Historic District signs shall appeal primarily to pedestrians, but must also effectively reach customers traveling by automobile.
 1. **Single faced signs** attached flat against the wall shall be 30 x 60 inches maximum. (1/2 square foot not to exceed 40 square feet)
 2. **Double faced signs** suspended by brackets or arms perpendicular from the wall of a building shall be allowed 1 square foot of sign per linear front of lot frontage. The area of such a double faced sign shall be taken to find the sum of the area of each face. (In no case shall the sign exceed 40 square feet per face)
 - ii. Placement of Primary Signs: The primary sign for a building should complement the lines of the building upon which it is placed. Signs flush with the façade are preferred. The major sign may also appear on a cloth awning. Large, automotive-scale signs that project over the roof line, or are hung from poles not attached to the building, are prohibited.
 - iii. Placement and Number of Signs on Buildings Facing Intersections of Two Streets: Buildings in such situations may have one primary sign. However, each sign shall be considered according to their particular circumstances. Each sign should be placed on the surface of the building so as not to obstruct the view of any architectural features of the building.
 - iv. Projection of Primary Signs: Any primary sign projecting out from the building should clear the sidewalk by seven feet, and project no more than five feet. However, each sign shall be considered according to their particular circumstances. They shall be hung at least six inches from the vertical face of the wall. Hardware used in hanging the signs shall be inconspicuous.
 - v. Materials: The preferred material for primary signs is wood, which may be painted an appropriate color. Graphics may appear in the style seen during the original time of construction as long as it is kept with the architectural style of the building.
 - vi. Signs Painted Directly on Building Walls: The sign should be located so as to respect any architectural detail of the wall surface.
- b. ADDITIONAL SIGNS:
- i. Secondary Signs: In addition to the primary sign, each business may display a secondary sign. One of the following is appropriate:
 1. Signs on Posts: Such signs shall be no more than ten feet in height.
 2. Signs under Overhangs: Buildings that have overhangs may use, as secondary signage, a small sign suspended by chains from the bottom surface of the overhang. It shall hang at least seven feet from the sidewalk surface. The surface area shall not be over three square feet in size. However, each sign shall be considered according to their particular circumstances. Two sides shall be visible, therefore, the area of effective signage should be doubled. The preferred material shall be wood.
 3. Signs on Awnings: Signs may be painted directly on each side of an awning. Each sign shall be no more than two square feet in size.
 - ii. Tertiary Signs: A maximum of two additional signs are allowed for a business. This type shall be placed directly on larger plate glass of a storefront. Simple lettering is recommended, and a size of no more than two square feet per sign. If the doorway falls in the middle of two larger areas of glass, one small sign may be painted on each side of the glass. If the entry area is skewed to one side, only one sign may be placed on the larger portion of glass on the storefront.
- c. LIGHTING:
- i. Lighting of signs shall be subdued and indirect. If possible, the lighting source shall be hidden from view or designed so as to blend in with the lines of the building. Backlit, fluorescent, strobe and flashing light signs are prohibited. Backlit coke machines are

considered signage and are not permitted on exterior or buildings or shall not be visible from street. Such machines shall only be used if back light is not used.

- ii. No fluorescent lighting is permitted.
 - iii. All other exterior lighting fixtures must be approved.
 - d. **WHAT SIGNS MAY NOT ADVERTISE:** Signs advertising national brands that do not constitute the bulk of the business transacted (over %50 of sales) shall not be permitted unless of historical significance. Replica coke machines shall be permitted, but backlit Coke machines are not permitted if back light is utilized.
 - e. **TEMPORARY SIGNS:** Temporary signs play an important part in contributing to the day-to-day vitality of a commercial area, and should be encouraged.
 - i. Definition of "TEMPORARY": Temporary signs should be displayed no longer than six months.
 - ii. Materials: The signs should be made of materials that reflect their temporary nature.
 - iii. Placement: All temporary signs shall be placed on the interior surface of the storefront or windows.
 - iv. Content: Content of such signs should be limited to the advertisement of products sold within the business premises, and to civic and cultural events that will benefit the community. Signs displaying credit card companies such as Visa and MasterCard should be displayed inside the business premises.
 - f. **BANNERS:**
 - i. Banners on buildings and/or eaves shall be allowed for special advertisement or special events. These are to be displayed for no longer than 45 days. Size is limited to 30 x 60 inches. (Extension of time by application only)
 - ii. Street banners (not on buildings) shall be limited to 45 days, with extension of time by application only.
 - g. **DIRECTIONAL SIGNS:** For individual buildings, directional signs that give information, such as, "This Door Only," or the store's business hours, shall be displayed in a confined area of the building. The graphics shall be simple and bold. Street signage erected by the city should be uniform in style and color. The signs shall not unnecessarily obscure the view of surrounding buildings and land, and shall be no larger than necessary to be fully effective in giving vital information to visitors.
 - h. **SIGNS FOR SECOND STORY BUSINESSES:** Advertising signs for second story businesses shall be on one window. If the windows are protected by cloth awnings, the sign may be placed directly on the face of the awning, or two smaller signs may be painted on each side of the awning. The size of this sign shall not exceed the width of the window frame's width, nor shall it exceed two feet in height. Second story signs shall complement, not compete with, signs displayed by the first floor tenant.
12. **UTILITY SYSTEMS AND GARBAGE CONTAINERS:** All functional appurtenances, such as air conditioner and heater window units, solar collectors, gutters, down spouts, plumbing and power lines and garbage containers, shall be located on the rear (or other non-public side) of the building, or on roof surfaces not visible from adjacent public spaces. Central heating and air conditioning units, other energy devices not attached to the building and garbage containers shall be located in areas not visible from public spaces.
13. **FRANCHISE-MODERN COMMERCIAL BUILDINGS:** Owners shall demonstrate a specific reference to an Abita Historic structure. (Section 9-302 of this code)
14. **LANDSCAPING:** A comprehensive plan must be submitted for review and approval. This plan should follow landscaping guidelines established by the Landscape Committee.
15. **ACCESSORY BUILDINGS:** Accessory buildings should complement the main structure and match all exterior materials used.