Abbeville
Design Review Guidelines Manual

Prepared for the City of Abbeville, Louisiana

2011

Thomason&Associates
preservation planners

Contents

Introduction

- Intent and Purpose of Design Guidelines....3
- A Brief History of Abbeville....11
- Architectural Styles and Building Types....14

Commercial Design Guidelines

- Preservation, Rehabilitation, and Restoration
  - Architectural Features....15
  - Awnings....18
  - Doors and Entrances....20
  - Fire Escapes and Staircases....22
  - Gutters and Downspouts....23
  - Lighting....24
  - Masonry....25
  - Paint....27
  - Roofs....28
  - Signs....29
  - Storefronts....32
  - Windows....34
- New Construction
  - Decks....37
  - ADA Ramps....38
  - Rear and Lateral Additions....39
  - Roofline Additions....40
  - Infill Buildings....41
  - Streetscapes....44
  - Street Furniture....45
  - Landscaping....46
  - Parking Lots....47
  - Utilities....48
  - Moving Buildings and Demolition....49

Residential Buildings

Contents

Preservation, Rehabilitation, and Restoration

- Architectural Features....51
- Awnings....53
- Chimneys....54
- Doors and Entrances....55
- Fire Escapes and Staircases....57
- Foundations....58
- Gutters and Downspouts....59
- Lighting....60
- Paint....61
- Porches....62
- Roofs....64
- Signs....65
- Windows....68

New Construction

- Decks....69
- ADA Ramps....70
- Additions....71
- Infill Buildings....72
- Driveways. Sidewalks, and Walkways....74
- Fences and Walls....75
- Outbuildings....77
- Parking Lots....78
- Utilities....79

Appendices

- A - Secretary of the Interior's Standards for Rehabilitation....80
- B - Basic Maintenance Advice....81
- C - Definitions and Terms....84
- D - Bibliography....96
- E - Resources....98
- F - Incentives and Assistance for Rehabilitation....99

Intent and Purpose of Design Guidelines

The *Abbeville Commercial Design Review Guidelines Manual* is intended to provide specific criteria for appropriate rehabilitation work, new construction, and demolition for property owners in the Downtown Abbeville Historic District. Design guidelines assist property owners in maintaining and enhancing the appearance of their properties, keep up property values, and improve the livability of historic areas. Design guidelines help property owners understand the value and methods of preserving and maintaining the essential character of their property and methods for preservation and appropriate maintenance.

WHY PRESERVE ABBEVILLE'S HISTORIC BUILDINGS?

Historic Preservation Promotes Quality of Life

Quality of life is becoming the critical ingredient in economic development, and historic preservation is an important part of this equation. Consider:

- More than any other man-made element, historic buildings differentiate one community from all others. The Downtown Abbeville Historic District contains excellent examples of 19th and 20th century residential and commercial architecture.
- The quality of historic buildings and the quality of their preservation says much about a community's self-image. A community's commitment to itself is a prerequisite for nearly all quality-of-life elements.
- Any community can duplicate a community's water lines, industrial park, shopping mall, or tax rate. No community can duplicate another's historic resources.

The St. Mary Magdalen Catholic Church and Rectory are landmarks in the Downtown Abbeville Historic District.

Intent and Purpose of Design Guidelines

Historic Buildings Often Last Longer Than New Ones

The life expectancy of rehabilitated historic buildings may well be longer than that of new structures. Many buildings constructed thirty to forty years ago are of insufficient quality to justify their rehabilitation. Many buildings constructed today will also pose rehab problems in a few decades. The life expectancy of pre-1960 buildings is generally greater than those built in recent decades.

Historic Preservation Supports Taxpayers' Investments

Allowing downtown and inner-city neighborhoods to decline is financially irresponsible. Abbeville has made a significant investment in infrastructure such as sidewalks, lights, water and sewer lines, telephone and electrical lines, gutters and curbs, and roads and streets. If this infrastructure is underutilized it wastes taxpayer's dollars. Reusing historic buildings means reusing existing public infrastructure. Commitment to revitalization and reuse of historic neighborhoods may be the most effective act of fiscal responsibility a local government can make.

ECONOMIC BENEFITS OF HISTORIC PRESERVATION

In addition to enhancing the surrounding physical environment, how can the rehabilitation and preservation of older buildings help Abbeville? Numerous studies conducted over the past decade have demonstrated that historic preservation is an economically sound, fiscally responsible, and cost-effective strategy that produces visible and measurable economic benefits to communities.

Historic Preservation Creates Jobs

Rehabilitation and revitalization projects create thousands of construction jobs annually, and **historic preservation creates more jobs than new construction**. Rehabilitation projects are more labor intensive than new construction. In new construction generally half of all expenditures are for labor and half are for materials. In a typical historic rehabilitation project, between 60 and 70 percent of the total cost goes toward labor, which has a beneficial ripple effect throughout the local economy. Labor for preservation projects – carpenters, electricians, plumbers, sheet metal workers, painters – is nearly always hired locally. And local wages are spent locally. In addition to construction, historic preservation also generates jobs for architects, accountants, attorneys, engineers, preservationists, real estate brokers, and others. Also, the materials used in preservation projects are much more likely to be purchased locally, whereas materials for new construction are often purchased elsewhere.

Historic Preservation Increases Property Values

Studies across the country have shown that property values in designated National Register or local historic districts either stabilize or increase. Many times these increases are greater than surrounding neighborhoods which may have similar architecture but do not have protective overlays.

Intent and Purpose of Design Guidelines

Historic Preservation Encourages Tourism

Historic architecture attracts visitors to cities. Heritage tourism, or tourism which focuses on historic areas and sites, is one of the rapidly growing segments of the tourism industry. The quality and quantity of the historic architecture in Abbeville provides opportunities to enhance tourism in the city. Design guidelines encourage historic rehabilitation that is authentic and reinforces historic neighborhood character making them attractive to tourists.

HISTORIC PRESERVATION AND SUSTAINABILITY

Preserving and maintaining historic buildings is one of Abbeville's best opportunities for sustainability. Sustainability is defined as, "the practice of meeting the needs of the present without compromising the ability of future generations to meet their own needs." Historic preservation perpetuates the useful life of buildings and their original materials that embody energy and resources already expended. The continued use of existing buildings protects resources and conserves energy that have not been used. The continued use of sound older buildings makes much better sense than abandoning or demolishing them. In effect, preservation and re-use of Abbeville's historic resources is a community-wide recycling program.

Conserving buildings preserves embodied energy and reduces the need for new materials.

Embodied energy is the amount of energy associated with extracting, processing, manufacturing, transporting, and assembling building materials. As relates to historic buildings, embodied energy includes human and mechanical processes, such as the extraction and transformation of raw materials (i.e., rock, clay, wood, gypsum) into bricks, cut stone, lumber, and plaster, as well as their transportation. Buildings represent an enormous expenditure of energy. Demolishing and replacing older buildings with new energy-efficient ones would require decades to recover the energy lost in the demolition/construction process.

Conserving buildings is more environmentally friendly than new construction.

A life cycle assessment is a tool to analyze the environmental impacts of a building. An assessment analyzes each stage of the building process to determine the impacts of material and energy usage involved in replacing an existing building, including materials extraction, construction, use, and disposal. When completing an assessment, the cost of construction as well as the costs and energy required to operate the building during its life are examined. One of the key considerations in a life cycle assessment is the quality of materials used. Historic buildings were constructed with materials that are often able to last indefinitely with proper care. Most historic buildings in Abbeville have old-growth wood windows, brick-and-wood exteriors, and stone foundations that are at least a century old. Because of their high quality, these materials can easily last another century. Modern materials like vinyl and new-growth wood often require replacement after just 10 or 20 years.

Intent and Purpose of Design Guidelines

Historic buildings were designed to be energy efficient and can be upgraded to increase energy conservation.

Historic buildings are often as energy efficient as new ones. The United States Energy Information Agency found that until the past decade, when builders began to focus on energy efficiency, buildings older than 1920 have better energy efficiency than those built after that time. Common historic features that contribute to efficiency include tall ceilings that allow summertime heat to rise and brick and plaster walls that help insulate. This intrinsic efficiency can be boosted through upgrades like the addition of attic insulation, storm windows, and more efficient heating and cooling systems. Repairing historic wood windows and adding weather stripping and storm windows maximizes energy performance equal to new vinyl or aluminum windows and at a lower cost.

Preserving buildings reduces waste in landfills.

Another benefit of preserving existing buildings is the reduction of waste into landfills. Construction debris accounts for 35 percent of annual landfill waste. A single 2,000 square foot home equates with an average of 230,000 pounds of waste. Demolishing sound historic buildings creates waste that must be removed to landfills, straining their limited capacity.

Historic preservation is now recognized as part of a community's overall sustainability efforts.

Intent and Purpose of Design Guidelines

Protecting Abbeville's Historic Resources

In 1993, the City of Abbeville adopted a Historic Preservation Ordinance and created the Abbeville Community and Historic Preservation Commission (HCPC). The ordinance allows the HCPC to designate properties within the city as local historic districts. This designation is based upon criteria outlined within the ordinance. This criteria allows the designation of properties which have particular architectural or historical significance in the city's history. Upon adoption of the ordinance, the HCPC and the City of Abbeville approved the creation of the "Community and Historic Preservation District" which is more widely known as the Downtown Abbeville Historic District. In addition to its local district designation, the Downtown Abbeville Historic District was listed on the National Register of Historic Places in 1995. Listing on the National Register provides property owners with significant federal and state tax incentives.

What does Local Historic District Designation and Design Review Provide?

- Protects a community's significant historic properties and areas through a design review process.
- Protects the historic character and quality of the district with specific design controls.
- Designates historic areas on the basis of local criteria and local procedures.
- Sets district boundaries based on the distribution pattern of historic resources plus other preservation and community planning considerations.
- Does not restrict the use to which property is put in the district or require property owners to make improvements to their property.
- Requires HCPC review and approval, based on conformance to local design guidelines, before a building permit is issued for any "material changes" in appearance to the district.
- Does not affect federal, state or local government activities.

Locally designated historic districts empower the HCPC to review proposed work within the boundaries of the district. This includes a review of actions requiring building permits such as exterior rehabilitation and new construction, as well as actions not requiring building permits such as installation of fences and satellite dishes. Property owners must have their plans approved and receive a Certificate of Appropriateness (COA) from the HCPC prior to initiating work.

Intent and Purpose of Design Guidelines

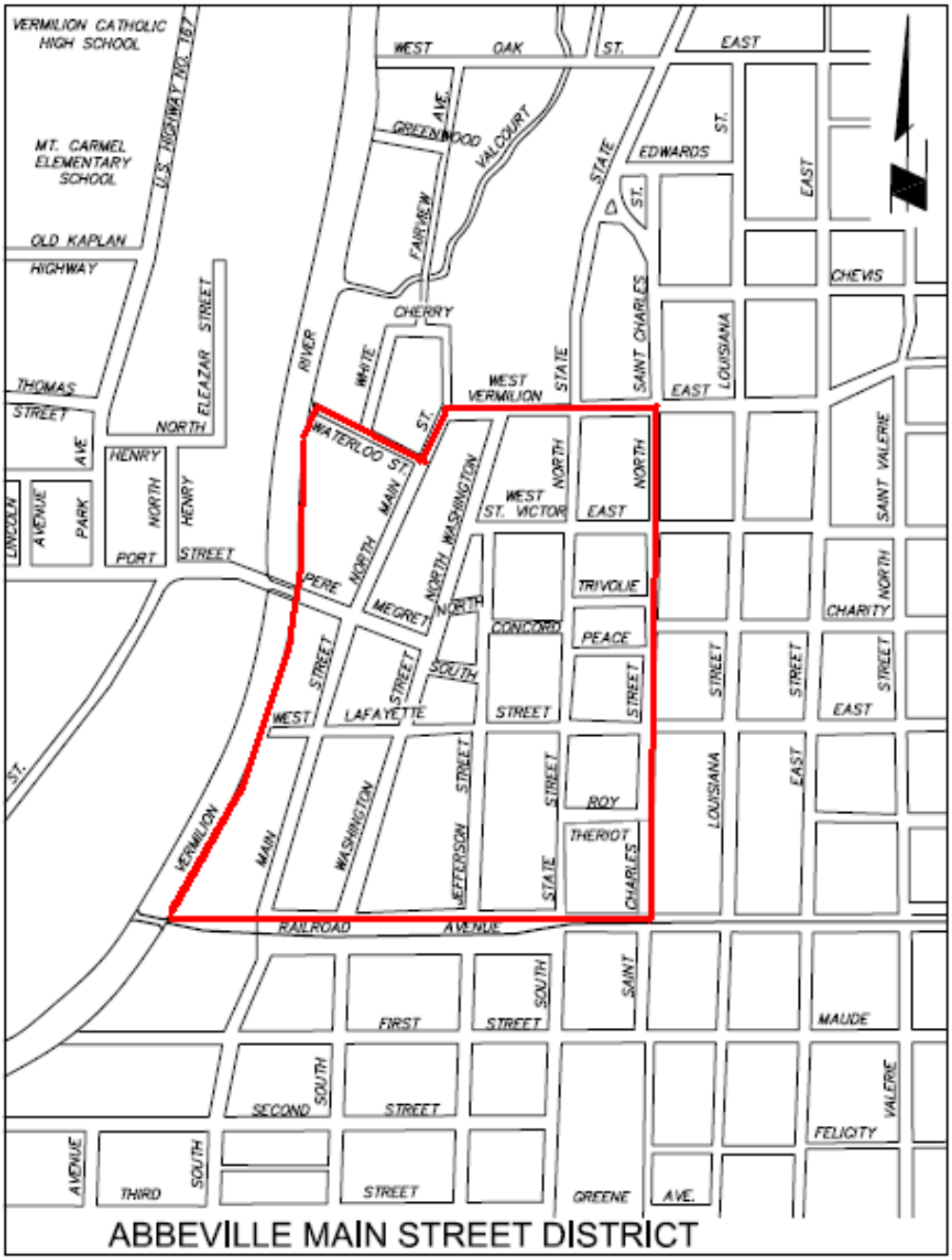
Procedures for Issuance of a Certificate of Appropriateness

In 1983, the City of Abbeville adopted a Historic Preservation Ordinance and created the Abbeville Community and Historic Preservation Commission (HCPC). The ordinance allows the HCPC to designate properties within the city as local historic districts. This designation is based upon criteria outlined within the ordinance. This criteria allows the designation of properties which have particular architectural or historical significance in the city's history. Upon adoption of the ordinance, the HCPC and the City of Abbeville approved the creation of the "Community and Historic Preservation District" which is more widely known as the Downtown Abbeville Historic District. In addition to its local district designation, the Downtown Abbeville Historic District was listed on the National Register of Historic Places in 1995. Listing on the National Register provides property owners with significant federal and state tax incentives.

Downtown Abbeville Historic District

The Downtown Abbeville Historic District includes commercial blocks of building constructed primarily between 1890 and 1910 (top) as well as residential buildings (middle). The city is also a Main Street community providing special funding and grants (bottom).

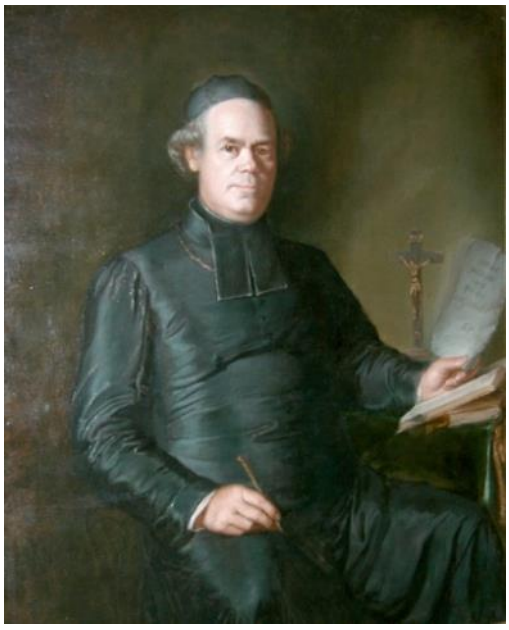
Downtown Abbeville Historic District



A Brief History of Abbeville

Abbeville is the parish seat of Vermilion Parish and has a population estimated at 12,257 residents in 2010. The community is thought to have been named in honor of Abbeville, France by its founder, Pere Antoine Desire Megret. Megret was a Capucian missionary and he purchased property in 1843 along the Vermilion River to build a church. In order to finance this endeavor he platted much of his property and sold town lots. Megret laid out Abbeville similar to small towns in France with narrow streets and small squares. The largest lot was set aside for the church, parsonage and cemetery. A number of families settled in Abbeville and it soon was large enough to be incorporated in 1850 and made the parish seat in 1854. Megret died of yellow fever in December of 1853 and was buried in St. John's Cathedral in Lafayette.

Over the next several decades Abbeville grew slowly with most inhabitants of French and Spanish descent. During the 1880s the Mt. Carmel Academy was built to serve as a high school for the community and following a courthouse fire in 1885, a new courthouse was built in 1891. Steamboats provided transportation on the Vermilion River and the completion of the Southern Railroad through Abbeville in 1892 spurred new growth and construction. Fires in 1900 and 1903 destroyed a number of wooden commercial buildings and much of the downtown was rebuilt with new one- and two-story brick buildings.



At left is a painting of Pere Megret who founded Abbeville and built the original St. Mary Magdalen Catholic Church. The church is shown on the right in 1884. The present church, built in 1911, is the fourth to be built on the site. (Photos courtesy of the Vermilion Parish Historical Society).

History

The Veranda Hotel was one of the first commercial buildings constructed in Abbeville and it stood at the corner of State and Concord Streets (Photo courtesy of the Vermilion Historical Society).

The completion of the railroad through Abbeville coincided with the rise of the rice industry in the parish and surrounding area. Abbeville became a center for rice milling and two large brick rice mills were built adjacent to the railroad. The prosperity of the community is evidenced by its population doubling from 1,200 residents to 2,500 from the years 1895 to 1907. During these boom years in the early 1900s a number of improvements were made in the downtown area including the installation of concrete sidewalks, construction of an electrical plant and the paving of several streets with oyster shells. A modern water and sewer system was built to serve the community as well. A substantial new public school was also completed in 1902. Abbeville became nationally known in these years after the construction of the Fenwick Sanitarium in 1898 which housed patients from across the country recovering from drug and alcohol abuse. The original building burned and was replaced in 1907 by a three-story building with large porches. This building was later converted into the Palms Hospital which lasted until 1965 when it was demolished.

The Wise and Company building was constructed on Pere Megret Street in 1894 and is pictured here ca. 1900 (Photo courtesy Vermilion Parish Historical Society).

The 1891 parish courthouse replaced an earlier cone destroyed by fire in 1885 (Photo courtesy Vermilion Parish Historical Society).

History

The public high school in Abbeville was completed in 1902 (Photo courtesy of the Vermilion Parish Historical Society).

The boom years of the early 1900s led to the construction of the majority of the buildings in the downtown area. Most of the commercial buildings along Concord, State and adjacent streets were built at this time. The construction boom continued over the next two decades with the completion of the new St. Mary Magdalen Catholic Church in 1911 and the Audrey Hotel in 1928. With the coming of the Depression in 1929 , little new construction occurred in the downtown area in the 1930s. Abbeville's population continued to rise however, and by 1940 reached 6,672 residents. After World War II, commercial districts arose along the highways leading to the downtown area but downtown retained much of its vitality and commerce. The most imposing building constructed since 1950 is the Vermilion Parish Courthouse which was designed in the Neo-classical style and completed in 1952. During the 1980s the Audrey Hotel was remodeled into city offices.

Because of its historical and architectural significance, the Downtown Abbeville Historic District was listed on the National Register in 1995. This district contains over 100 buildings reflecting the commercial and residential growth of the downtown area during this period. Much of the original character of Abbeville has been preserved and the design guidelines are intended to maintain and enhance these qualities in coming years.

The Audrey Hotel was built in 1928 and later remodeled into city offices (Photo courtesy of the Vermilion Parish Historical Society).

Architectural Styles and Building Types

Two-Part Commercial Block

The two-part commercial block is a common type for commercial buildings. Both buildings (left, 119 Concord Street and right, 319 Pere Megret) consist of a lower one-story section designed for public functions such as shopping, banking, or restaurants. Above are additional stories, generally one to two, used for more private purposes such as residential or office space or storage.

One-Part Commercial Block

The single story of this simpler commercial building type functions like the lower story of the two-part commercial block. The building on the left at 216 S. State Street is well preserved and the building on the right at 200 S. State Street is used as a community theater.

Architectural Features

Historic architectural features commonly found in Abbeville's commercial downtown include cast-iron, brick, or terra-cotta pilasters, columns, and capitals; brick cornices; brick window surrounds, and decorative tiled entryways. These features are important stylistic elements and should be retained, maintained, and, if needed, repaired.

1. Historic architectural features should be retained and maintained.
2. Historic architectural features should remain visible and not be concealed.

Both the decorative concrete panel on the left and the terra cotta panel on the right are historic and should not be altered or concealed (107 Concord Street and 108 S. Jefferson Street).

Details such as cast iron and entrance floor are also significant architectural features and should not be removed or concealed (119 Concord Street).

Architectural Features

3. Cleaning should only occur in response to serious staining. In general, water, detergent, and brushes are appropriate cleaning tools.
4. Deteriorated or damaged historic architectural features should be repaired using methods that allow them to retain their historic appearance and as much of their historic fabric as possible.
5. For decaying wood, using epoxy to strengthen damaged areas and fill in small openings is appropriate. For large areas of decay, cutting out damaged areas and piecing new wood into the gap is appropriate.

The Bank of Abbeville was completed in 1904 at 123 Concord Street and its architectural features and character have been well preserved.

6. For lightly rusted metal features, hand scraping or chipping or use of a wire brush are appropriate ways to remove rust and damaged paint. If rusting is heavy, alternative methods include low pressure grit or sand blasting, flame cleaning, and chemical treatment. These latter methods are more hazardous and should be undertaken with professional help. For their protection, adjacent materials such as brick, glass, and wood should always be covered during grit blasting. Metal pieces should be painted immediately following rust and paint removal. Epoxies may be used to fill small gaps.
7. Architectural features should not be added to buildings where none historically existed.
8. Owners are encouraged to replace missing or severely damaged historic architectural features with replacements that replicate the originals or other historic examples.

Architectural Features

Some buildings have distinctive architectural details which are important in defining their character. This leaded glass window is a significant decorative feature of the Bank of Abbeville building (123 Concord Street).

Should corbelled brick cornices or other architectural features become severely damaged, destroyed, or missing, their replacement to match the original as closely as possible is encouraged (200 S. State Street).

Awnings and Canopies

Historically, shopkeepers commonly used canvas or cloth awnings or wood and metal canopies on their storefronts. As air conditioning became more common after the 1940s, awning use declined. Awnings can add historic character to late-nineteenth and early-twentieth-century buildings, advertise, and conserve energy. Their use is encouraged in both commercial and residential settings.

1. Awnings may be added to buildings.

In addition to awnings, some buildings were designed with metal or wood canopies. Original canopies should be preserved and maintained (105 S. State Street).

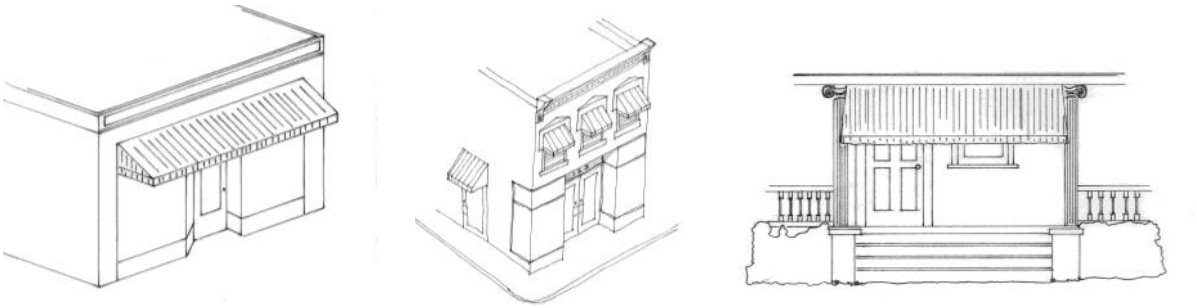
2. Awning installation should not damage the building or its architectural features.
3. Awnings may be fixed or operating.
4. Awnings should be constructed of canvas duck or cotton and polyester blends and

The materials used to construct this awnings are appropriate. Awnings may be either solid or use patterns typical of historic awnings, such as stripes (309 Pere Megret).

may be treated with acrylic.

5. Awnings should be located above windows, doors, or storefronts or attached to porches. They should not hide architectural features. If applied to storefronts, they should stop short of overlapping the outermost structural piers.

6. An awning's shape should mimic that of the opening to which it is attached. For rectangular openings, a shed form is appropriate; for arched openings, an arched form is appropriate. Bubble, concave, convex, and internally lit awnings are less appropriate than shed or arched awnings.



The installation of these awnings is appropriate. On the left, the awning fits within the storefront display area without overlapping the outer piers. In the center, upper windows and a secondary entryway have individual awnings that mimic the shape of their opening and fit within the openings. On the right, the awning fits between the porch columns without hiding them.

7. If cleaning is desired, sweeping the under side with a broom and hosing the upper side with clean water, then allowing it to dry completely, is an appropriate method. Twice annually, it is appropriate to clean awnings by scrubbing them with a soft brush and soap (not detergent), rinsing, and drying. Every two to three years awnings may require professional cleaning and waterproofing.

These awnings on the Bank of Abbeville building are of appropriate materials and design for the arched windows (123 Concord Street).

Doors and Entrances

Doors are often buildings' central visual elements, so are particularly important features. Historic entrances and doors should be retained, visible, maintained, and, if needed, repaired. Missing or severely deteriorated doors should be replaced with historically appropriate doors. Screen, storm, and security doors should not detract from the historic appearance of their building.

1. Historic doors should be retained and maintained.
2. Primary entrances to commercial buildings should be universally accessible. If this is not possible, alternative entrances should be available, clearly marked, and maintained to the same standards as the primary entrance.

These and other historic doors should be retained and maintained. They are also appropriate models should replacement doors be required (left: 315 Pere Megret. right: 130 S. Main Street).

3. If historic doors do not allow for universal access, they should be retrofitted to provide it.
4. Deteriorated or damaged historic doors should be repaired using methods that allow them to retain their historic appearance and as much of their historic fabric as possible. Epoxy is helpful in strengthening and replacing deteriorated wood.

Doors and Entrances

These historic doors are appropriate models for replacement commercial doors. Main entrances should have doors made of wood or dark anodized metal with clear-glass single-light openings and paneled wood such as those on the left (305 Pere Megret). At right is a well preserved example of a single-light glass and wood at 309 Pere Megret.

5. Owners are encouraged to replace missing or severely damaged historic doors with new doors that replicate the originals or other historic examples.
6. Clear-glass single-light painted wood doors with or without paneling are most appropriate for replacing primary doors in the district's commercial buildings. The opening in secondary entrances may be smaller or doors may be solid wood. Dark or bronze-anodized metal, though less appropriate, may be substituted for wood.
7. New screen doors should be sympathetic to the style of the building, have a wood frame, and be full view or have structural members that align with those of the door.
8. Storm doors should be full view and of baked-on enamel or anodized aluminum.
9. Security doors may be used on doors not visible from the street.

Fire Escapes and Staircases

Fire escapes are generally modern building components. However, when other means of upper-floor escape do not exist, they are important safety features. Fire escapes should not be visible from the street

1. Fire escapes and staircases should be located on rear elevations or otherwise located so that they are not visible from the street.
2. The addition of fire escapes should not damage architectural features.
3. Fire escapes may be either open or enclosed.
4. If enclosed, fire escape surfaces should be of wood siding, brick veneer, or stucco.
5. If open, fire escape surfaces should be of metal or wood.

This fire escape in another downtown commercial district is an appropriate model due to its location on the rear elevation, non-damaging construction, and its metal composition.

Gutters and Downspouts

Using well-maintained gutters and downspouts helps to protect buildings from water damage. If new gutters are required, half-round designs are the most appropriate.

1. Gutters, downspouts, and splashblocks should be used and maintained.
2. Existing boxed or built-in gutters should be retained.
3. Deteriorated or damaged boxed or built-in gutters should be repaired.
4. If new gutters are needed, the most appropriate design for hanging gutters is half round. For buildings dating from or influenced by designs from the 1940s or later, ogee gutters are also appropriate.
5. Downspouts should be located away from architectural features and on the least public building elevation.

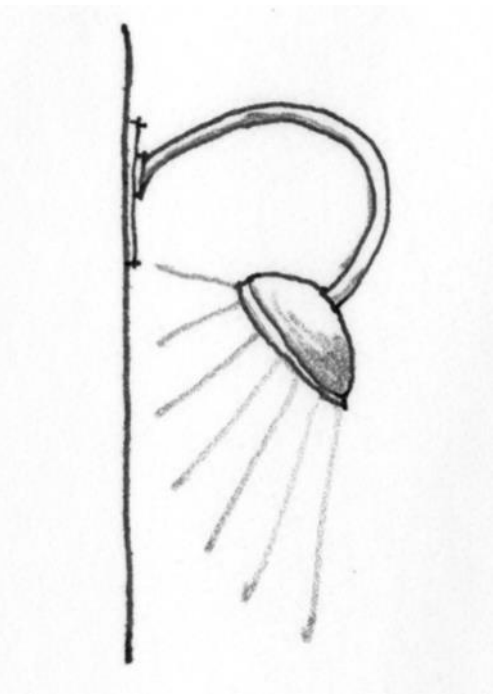
Gutters should be placed on rear elevations and be of a color to blend with the building such as at the rear of 214 S. State Street.

Lighting

Few historic light fixtures remain downtown; any that do should be retained and maintained. New light fixtures should be unobtrusive in design, materials, and placement.

1. Historic light fixtures should be retained and maintained.
2. Deteriorated or damaged historic light fixtures should be repaired using methods that allow them to retain their historic appearance.
3. Owners are encouraged to replace missing or severely damaged historic light fixtures with replacements that replicate the originals or other historic examples in appearance and materials.
4. If modern light fixtures are desired as replacements or where light fixtures previously did not exist, they should be unobtrusive, conceal the light source, and direct light toward the building.

Simple modern fixtures are appropriate for hanging lights or those mounted on storefronts. Historic reproduction light fixtures are also appropriate.



Swan-neck fixtures in dark metal are appropriate new light fixtures for commercial buildings.

5. Light fixtures should not damage or obscure architectural features or other building elements.

Masonry

Abbeville's downtown commercial buildings are almost exclusively of brick construction. Brick is used not only as a construction materials but also for decorative detailing such as window hood molding and corbelled brick cornices. Because it is such a defining construction element, historic examples of masonry should be retained, visible, maintained, and, if needed, repaired.

1. Historic masonry should be retained and maintained.

Brick is the most common building material for commercial buildings in the historic district and many of the buildings were designed with decorative corbelled brick cornices as at 120 Concord Street. Some buildings have had the original brick covered with stucco such as the Wise Building at 315 Pere Megret (right). Removal of the stucco and restoration of the original brickwork is encouraged.

2. Historic masonry should only be cleaned in response to severe staining or build up.
3. If cleaning is necessary, low-pressure water and detergent cleaners should be used. Abrasive or high-pressure cleaning methods are destructive and should never be used.
4. Historic masonry should remain visible and untreated. Exceptions are if bricks have lost their protective outer coating, in which case paint may be used for preservation, or if repairs have failed to stop water from getting into bricks, in which case water-repellant coatings might be used.
5. Masonry details such as corbelled brick cornices should not be covered or concealed.

Masonry

Historically unpainted brick should remain unpainted such as the Art Moderne style building at 200 N. Magdalen Square.

6. Should owners wish to remove paint from historically unpainted buildings, they should first insure that paint is not protecting bricks with damaged surfaces. Non-abrasive methods such as chemical cleaning, handscraping, or handsanding should be used in removal. Electric heat guns and heat plates may also be used; caution should be exercised when using these tools. Abrasive or high-pressure removal methods are destructive and should never be used.
7. Deteriorated or damaged masonry should be repaired and missing elements should be replaced. The materials used in repairs should replicate the masonry's historic appearance.
8. Hand tools should be used when mortar must be removed.
9. New mortar should match the historic mortar's width, depth, color, raking profile, composition, and texture.
10. If the original mortar composition is unknown, historic compounds such as one part lime and two parts sand should be used. Portland cement and other hard mortars are destructive in combination with historic masonry and should not be used.
11. The bonding pattern used in replacement masonry should match the historic pattern.

Paint

The HCPC does not regulate paint colors and these are left to the discretion of the property owner. However, the HCPC should be consulted for recommendations on appropriate paint colors. Paint application and removal should support the historic appearance of buildings and their preservation.

Paint colors should be used to highlight architectural details such as on the upper façade of the building at 105 S. State Street.

1. The painted surface of historically painted buildings or features should be maintained.
2. New building features of the type that were historically painted, such as metal or wood trim, should be painted and the painted surface maintained.
3. Historically unpainted buildings or features should remain unpainted. Exceptions are if the surface becomes mismatched or damaged and paint could conceal or protect the flawed surface.
4. Should owners wish to remove paint from historically unpainted buildings, they should first insure that paint is not protecting bricks with damaged surfaces. Non-abrasive methods such as chemical cleaning, handscraping, or handsanding should be used in removal. Electric heat guns and heat plates may also be used; caution should be exercised when using these tools. Abrasive or high-pressure removal methods are destructive and should never be used.

Roofs

Roofs help to determine building style and are important elements of historic appearance. Historic roof shapes should be retained. Public visibility of modern features should be limited.

1. The historic roof shapes of buildings should be retained.

The roofs of most downtown commercial buildings are typically flat or have a very slight slope. Buildings constructed for other purposes, such as manufacturing and government operations, often have gabled roof forms. Historic roof shapes should be retained.

2. Roof-related features such as parapet walls, cornices, and chimneys should be retained and maintained.
3. New roof elements such as skylights, solar panels, decks, balconies, and satellite dishes should not be visible from the street.

Several commercial buildings and warehouses in the district retain original crimped metal roofs which should be preserved and maintained as long as possible (115 Railroad Avenue).

Signs

Signs are important elements in the historic and commercial character of the downtown business district, and historic signage should be retained and maintained. Signs are also important means of advertising and establishing business identities.

1. Historic signs should be retained, maintained, and, if needed, repaired.
2. New signs should be of traditional materials such as finished wood, glass, copper, or bronze.
3. New signs should be installed in locations historically used for signs such as on awnings, on upper façade walls covering five percent or less of the wall surface, inside windows, or projecting from the building façade or elevation. Signs should not cover or obscure architectural features.
4. New signs should be properly proportioned relative to their buildings.
5. Letters should be eighteen or less inches high and should cover sixty percent or less of the total sign area.

Appropriate projecting sign at 316 S. State Street.

The front drape of an awning is a good location for business signage such as at 114 Concord Street.

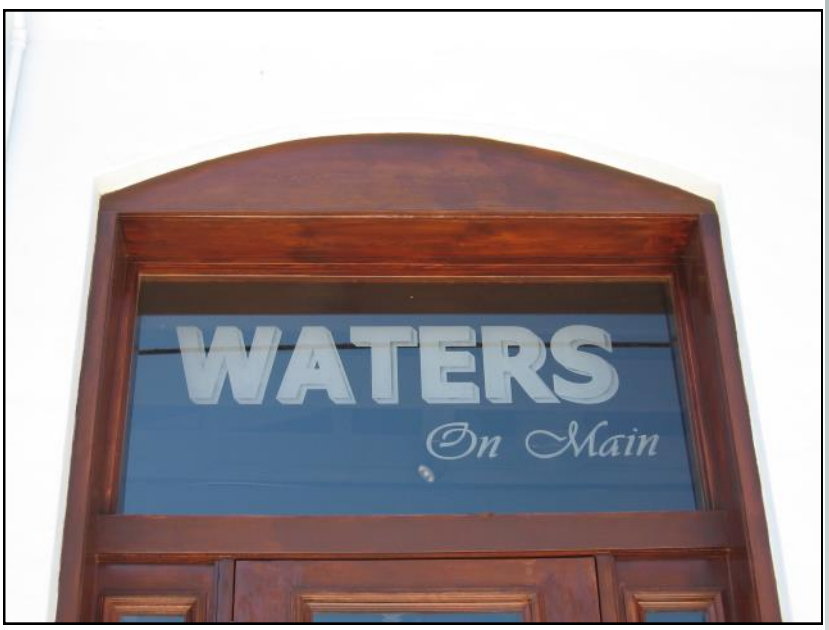
Signs

Shown above is appropriate signage placement on downtown commercial buildings.

6. Colors used in signs should be coordinated with their buildings. Three colors or less should be used per sign.
7. Mounting equipment should be anchored in mortar, not bricks or stones, and should avoid damaging the building.
8. Lighting sources for signs should be external and concealed. The exception is if historic or replica neon signs are used.

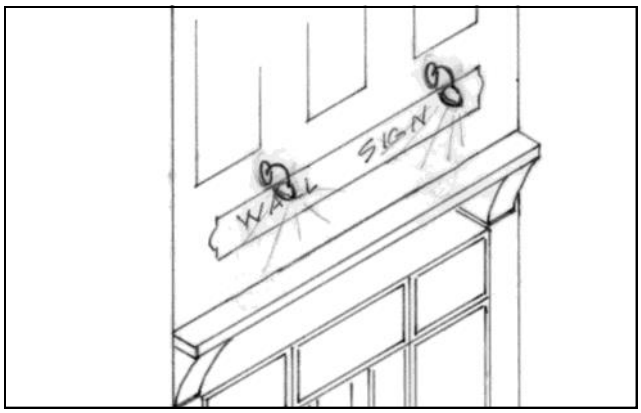
Appropriate wall sign at 114 S. State Street.

Signs



Window and transom glass are also appropriate locations for signage. The sign is in the transom at 108 S. Main Street.

At 118 S. State Street, the display window features a prominent sign.



The fixtures used here appropriately conceal the light sources and direct light toward the signs and buildings.

Storefronts

Storefronts are defining elements of the commercial and historic character of the downtown business district. Historic storefronts should be retained, visible, maintained, and, if needed, repaired.

1. Historic storefronts and their component elements, such as display windows, bulkheads, transoms, doors, cornices, pillars, and pilasters, should be retained and maintained.

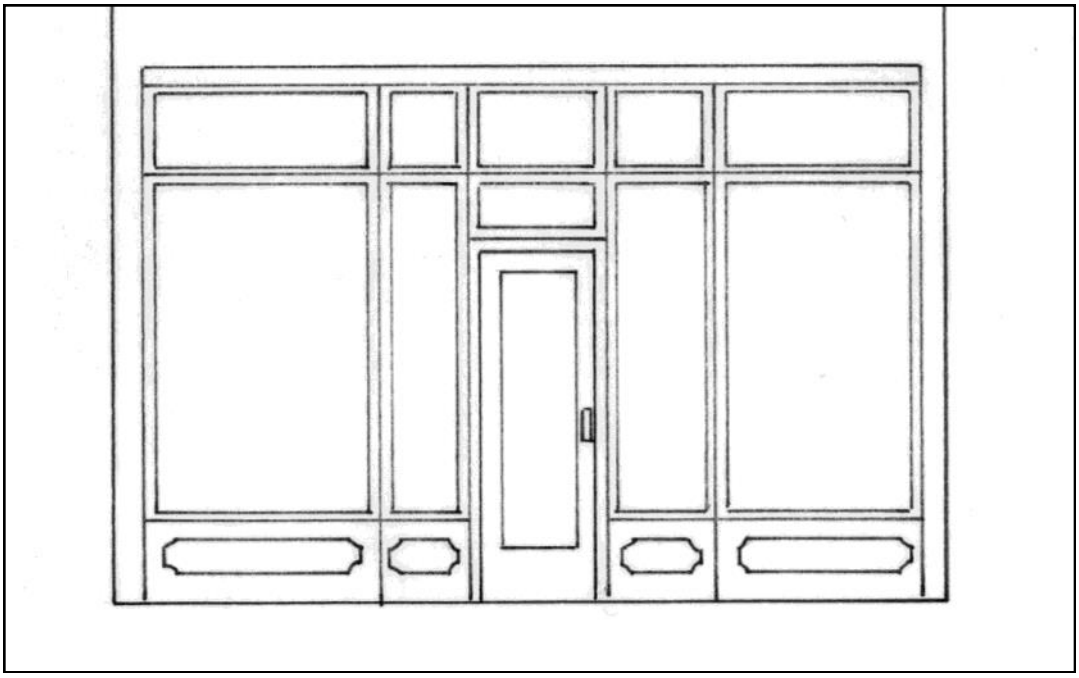
This historic storefront at 216 S. State Street possesses many typical elements; they include a recessed entryway, display windows, bulkheads (below the display windows), transoms (above the door and display windows), and cast iron pilasters. Replacement storefronts should possess elements typical of historic storefronts.

2. Historic storefronts and their component elements should remain visible.
3. Deteriorated or damaged storefronts or elements should be repaired so that the storefront retains its historic appearance.

Storefronts

New storefronts should be in traditional designs such as this rebuilt storefront at 119 Concord Street. It has appropriately designed wood bulkheads, display windows and transoms.

4. Missing storefronts or elements should be replaced so that they replicate the historic storefront or other historic examples.



This illustration is an appropriate model for reconstructed storefronts. They should contain elements such as outer piers, transoms, display windows, bulkheads, and single-light glass and wood doors.

Windows

Windows are prominent building components. They help to establish the rhythm of a building or streetscape. Historic windows should be retained, visible, maintained, and, if needed, repaired.

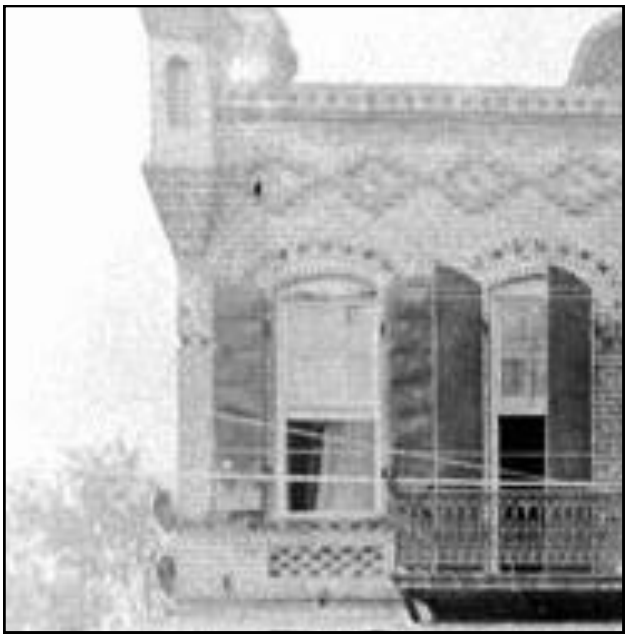
1. Historic windows should be retained and maintained.
2. Historic windows should remain visible and their openings transparent.

The windows in these historic buildings are important elements of their appearance. They should be retained and maintained (left: 119 Concord Street, right: 311 Pere Megret).

3. Deteriorated or damaged windows should be repaired so that the windows retain their historic appearances. Epoxy is helpful in strengthening and replacing deteriorated wood.
4. Missing windows or elements should be replaced so that they replicate the historic windows or other historic examples.
5. Replacement windows should be of wood to match the original. The use of vinyl or aluminum clad windows may also be appropriate if they match the original window.
6. Historic shutters should be retained and maintained.
7. Shutters should not be added unless the building historically had them and replacements replicate historic shutters, fit the window opening when closed, and are constructed of painted wood.
8. Screen and storm windows should be constructed of painted wood, baked-on enamel,

anodized aluminum, or painted-to-match-the-frames mill-finish aluminum.

9. Screen and storm windows should fit within the window frames.
10. Storm windows should be full-view design or have a central meeting rail that is placed in the same location as the window's.
11. If used, window bars should only appear on rear elevations.



This original six-over-six sash window remains on the Wise Building at 315 Pere Megret. The historic photo shows not only the window but also its original shutters. Replacing the shutters is encouraged to help protect the window from the elements.

New replacement windows should be of wood or aluminum clad wood design and with dimensions and profiles to match the original.

Windows

Why Preserving Original Windows is Recommended and Makes Economic Sense

The Abbeville Historic and Community Preservation Commission recommends the preservation and retention of historic wood and metal windows unless the windows are clearly proven to be deteriorated beyond repair. The reasons for preserving original windows include:

Rebuilding historic wood windows and adding storm windows makes them as efficient as new vinyl windows and more than offsets the cost of installation. A comprehensive window study in Vermont in 1997 found that a weatherstripped wood window with an added storm window was as energy efficient as most new vinyl thermo-pane windows. Several other studies since this time have supported these findings. (Sources: Home Energy Magazine Online, September/October 1997 "Creating Windows of Energy-Saving Opportunity" and APT Bulletin 36:4, 2005 "What Replacement Windows Can't Replace: The Real Cost of Removing Historic Windows."

In most cases, windows account for only about one-fourth of a building's heat loss. Insulating the attic, walls and basement is much better at reducing energy costs.

The old-growth lumber used in historic window frames can last indefinitely, unlike new-growth wood or vinyl. Old growth windows have a tighter grain and better quality than most new growth wood windows.

All windows expand and contract with temperature changes. However, vinyl expands more than twice as much as wood and seven times more than glass. This often results in failed seals between the frame and glass and a significant performance reduction. Vinyl windows have a high failure rate – more than one-third of all windows being replaced today are less than ten years old.

Any energy savings from replacing wood windows with aluminum or vinyl seldom justifies the costs of installation. For most buildings, it would take decades to recover the initial cost of installation and with a life expectancy of 25 years or less, installing new vinyl or aluminum windows does not make good economic sense.

Most vinyl windows don't look like historic wood windows; their texture and thinness are inappropriate for Abbeville's historic buildings. A more acceptable alternative if the original windows are beyond reasonable repair are aluminum clad wood windows with baked enamel finishes.

Historic wood and metal windows are sustainable. They represent embodied energy, are made of materials natural to the environment and are renewable.

New Construction - Decks

Decks are popular modern features. If added to district buildings, they should be constructed on a building's rear elevation or another location not visible from the street.

1. Decks should be located on the rear elevations of buildings. They may also be located on a side elevation if screened from view from the street through fencing or plants or on the roof if screened from view through placement or parapets.

Because decks do not have historical precedent, they should be kept from main pedestrian views and constructed on rear elevations or in other locations with limited visibility as this example shows.

2. Decks should be constructed of wood or metal.
3. Decks should be stained or painted so that their colors are compatible with those of their buildings.
4. Decks should be simple in design. Wood balusters should be less than three inches apart and less than two inches in width and depth.

New Construction - ADA Ramps

Most commercial entrances meet Americans with Disabilities Act (ADA) requirements because of their adequate door widths and do not require ramps. If they are needed, simple concrete ramps are recommended for main entrances. Wood ramps may be used on rear elevations.

1. Ramps should be constructed of concrete or wood and painted in colors sympathetic to those of the building.
2. Ramps should be simple in design.

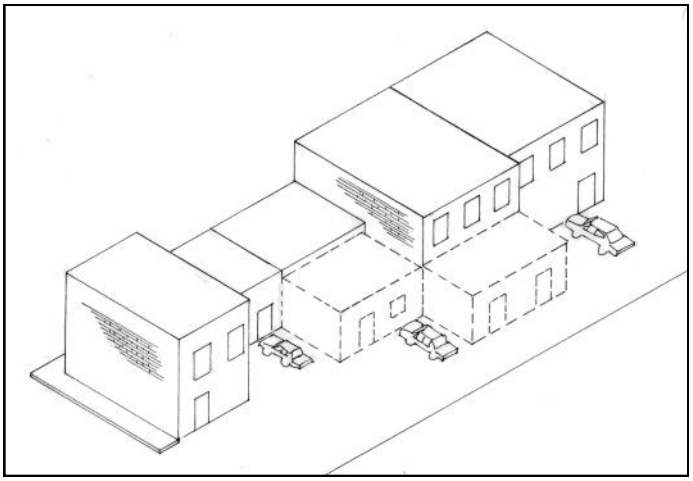
This ramp is appropriately designed for the front of this commercial building.

3. Ramps should be sited on rear elevations, if possible, rather than on primary façades.

New Construction - Rear Additions

Rear and lateral additions provide owners with flexibility in their building use. Additions should use design, materials, and placement that minimize their affect on the district's historic character.

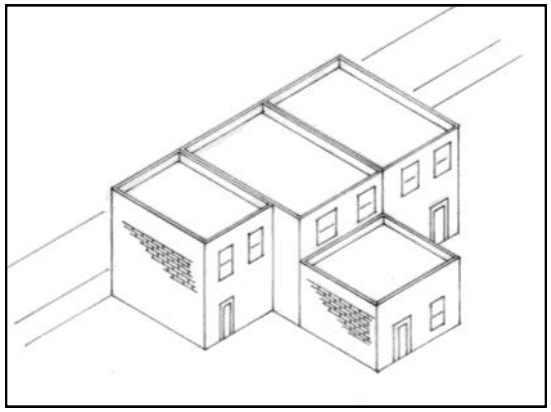
1. Additions should cause minimal damage or removal of historic walls, roofs, and features from historic buildings. Existing openings should be used to connect the building and the addition.
2. Additions should have little or no visibility from the primary street façade.



Shown is appropriate placement for ground level additions. Rear elevations are generally appropriate locations for additions, though lateral additions may also be made to side elevations with limited public visibility.

3. Additions should be compatible with the original building in scale, proportion, rhythm, and materials.
4. Additions should be distinguishable from the historic building: they should be smaller and simpler in design.

The location, scale, proportion, rhythm, materials, and size of this addition are all appropriate.

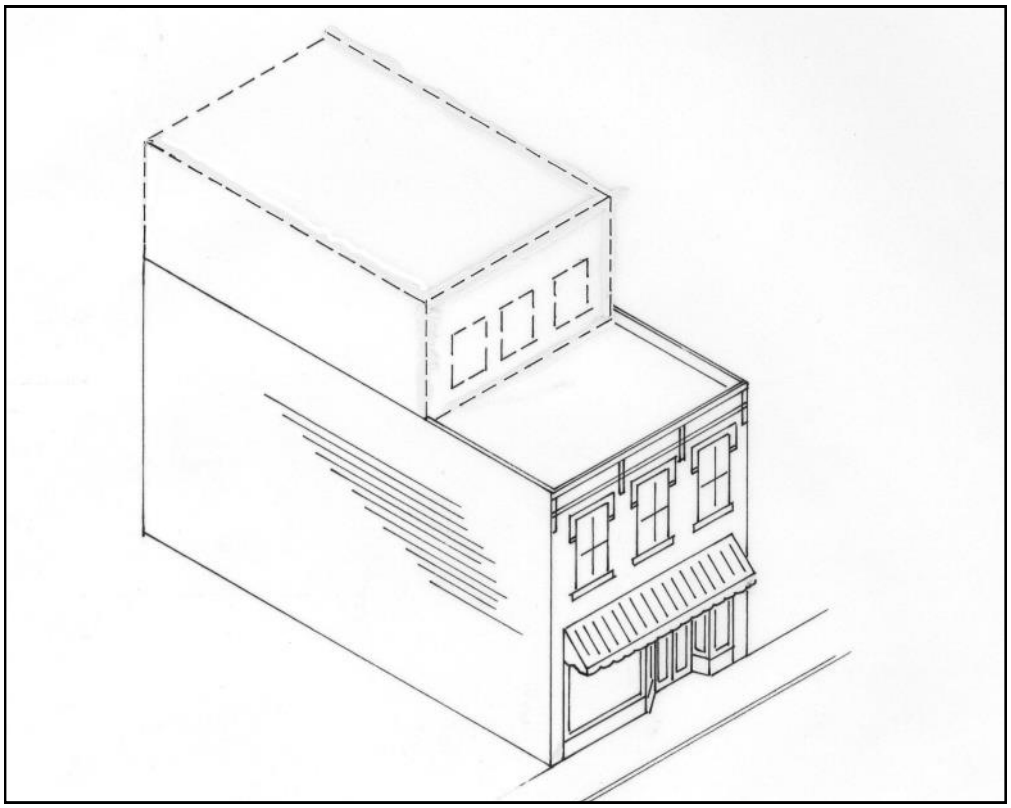


5. Additions should not imitate earlier architectural styles, but should be contemporary in design but compatible with adjacent buildings.

New Construction - Rooftop Additions

Rooftop additions provide owners with flexibility in their building use. Additions should use design, materials, and placement that minimize their affect on the district's historic character.

1. Rooftop additions should not be visible from the street.
2. Rooftop additions should use similar roof forms to the buildings to which they are attached.
3. Additions should allow character-defining materials and features to be retained.



Rooftop additions should be set back so that they are not visible from the street. Their roof forms should mimic the roof forms of the attached buildings.

New Construction - Infill Buildings

Infill buildings are important to the district. If historic buildings are lost, infill construction enables land uses to follow historical patterns and provides for visual continuity of the downtown Abbeville landscape.

1. New buildings should be compatible with adjacent buildings in terms of:

- height and width.
- materials.
- set back.
- roof form.
- scale and proportions.

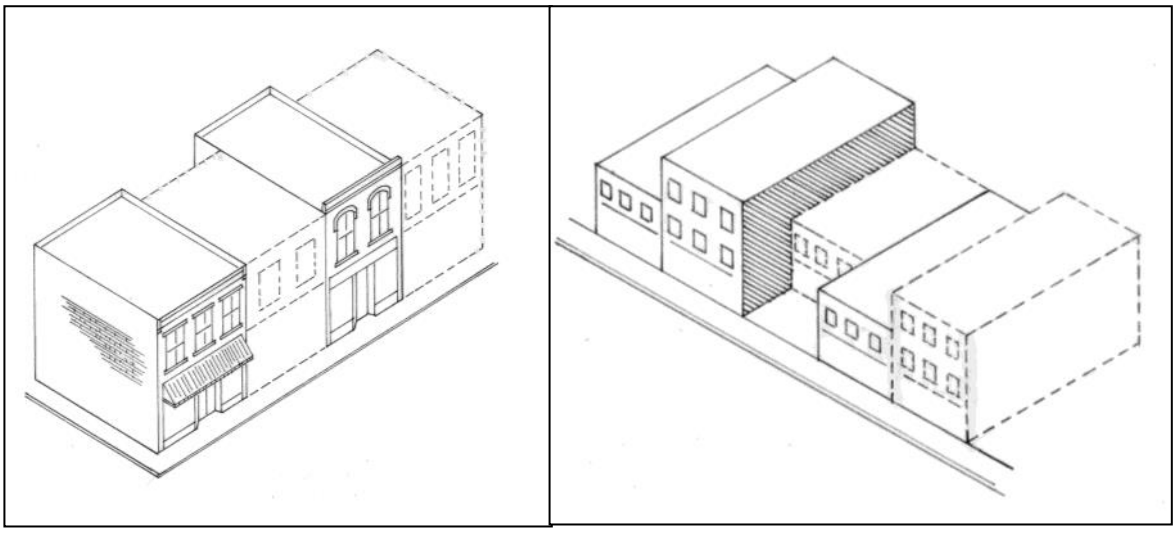
Throughout downtown Abbeville buildings are predominately one- and two-stories in height and of brick construction. Buildings are set back a uniform distance of several feet from the street to form a continuous wall of facades, and side walls are shared. Roofs are flat or very slightly sloped. These patterns of construction should continue for any new construction in the historic district.

New Construction - Infill Buildings

YES

NO

New construction should maintain traditional storefront and upper facade alignments.



YES NO

New buildings should be constructed flush with the sidewalk and in the same line as historic buildings.

New Construction - Infill Buildings

2. New construction should be oriented toward the major street.
3. New buildings should be contemporary but compatible in design to historic buildings.

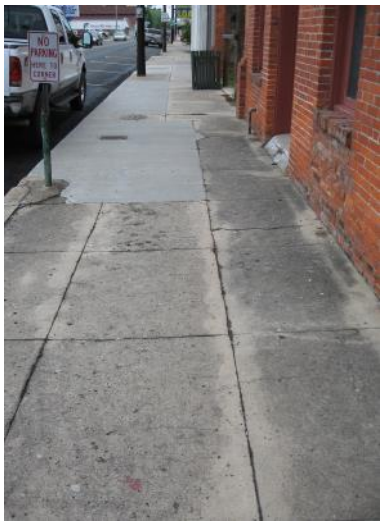
Several vacant lots are located downtown which provide opportunities for new construction such as at the corner of S. Washington and Lafayette Streets (left). Infill construction should be no more than three-stories in height and should be contemporary in design but compatible with adjacent historic buildings. The example on the right has appropriately sized windows and has traditional storefront designs.

This new commercial building replicates many traditional designs such as open storefronts, appropriately sized windows and cornice lines at the roof.

Streetscapes

Abbeville has invested in streetscape improvements in the downtown area including new lighting, planter boxes and ADA curb cuts. Continuation and expansion of this program is encouraged to create more uniform sidewalks, landscaping and street furniture.

1. Sidewalks in the commercial downtown have historically extended from building entryways to the street. This traditional placement should continue to be used.
2. Construction materials should continue to emphasize concrete and brick or similar materials.
3. The existing light standards are appropriate to the downtown area and future installation and maintenance should continue this design.
4. Major streetscape improvements considered in the future should be consistent with the historic character of downtown and follow traditional designs.



Period streetlights and signage helps to define the downtown area and enhances the historic character of the area. A uniform streetscape plan or improvements should continue to reinforce downtown's unique appearance. When replacing deteriorated sections of sidewalks, the new materials should match the existing in color and composition.

This curb on the corner of State and Lafayette Streets is not ADA-compliant. As Abbeville continues to make improvements to downtown streetscapes, infrastructure such as curbs should be updated to comply with ADA rules.

Street Furniture

Street furniture in the downtown area such as benches provides for pedestrian relaxation and socialization - trash receptacles help keep the area clean. Street furniture should not block pedestrian access and should have only a minimal affect on the historic landscape.

1. Furniture provided by the city should be uniform in appearance.

Period benches, such as this example on Concord Street, that are added to the downtown area should be consistent in appearance and placement. This type of street furniture makes clear their public nature. Historically common materials such as wrought iron and wood are appropriate for their construction.

2. Furniture should be unobtrusive in appearance.
3. Furniture should be constructed of historically common materials such as wrought iron and wood.
4. Furniture should be placed out of the way of pedestrian traffic.

Garbage receptacles should be uniform in appearance and screened from view such as this example on Concord Street.

Landscaping

Landscaping should follow historic patterns when possible. Landscaping should not damage historic buildings or other historic elements.

1. Trees and other plants were not historically common in downtown Abbeville. If their presence is desired, they should be of species with limited height and canopies.
2. The use of planter boxes and other landscaping features is encouraged. A consistent theme or designs promoted by the city should be considered for the future.

These planter boxes along Concord Street provide variety and attractiveness to the street. Consistent designs in the downtown area are encouraged.

The Veterans War Memorial on Concord Street is an amenity to downtown shoppers as well as providing an attractive and landscaped edge to the sidewalk.

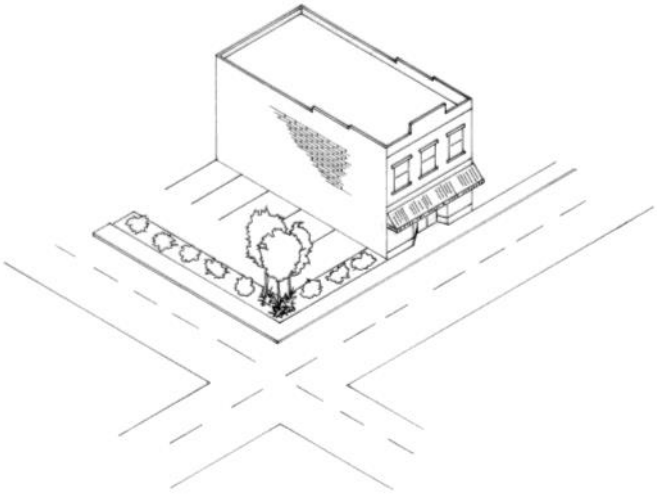
Parking Lots

Parking lots can affect the appearance of the district. Their construction should include planning to mitigate these affects by avoiding the demolition of historic buildings or the creation of large physical voids in the landscape.

1. In planning and constructing parking lots, historic landscape elements should be protected.
2. In the downtown area, the current pattern of street parking and locating parking lots behind historic buildings and out of pedestrian view should be continued.

Several parking lots in downtown Abbeville should be screened and enhanced with landscaping. Street parking should continue to be used downtown. Right: Rear parking lot on State Street.

3. Shared parking used by businesses or institutions with different peak use times should be utilized.



4. Parking areas should be screened with landscaping or fencing.

Parking lots should be screened from view through landscaping with the edges of the lot defined in line with adjacent buildings.

Utilities

Utilities such as heating and cooling units are important to the functionality of buildings and the district. They should be located out of public view, should have minimal physical affect on historic buildings, and remain accessible for pick up, reading, or servicing.

1. Garbage receptacles should be located behind buildings and be screened from view using fencing or plants.
2. Ground-mounted mechanical systems should be located behind or on top of buildings. If on the ground, they should be screened from view using fencing or plants. If on top of buildings, they should be set back or behind a parapet so that they are not visible from the street.
3. Window mechanical systems should be located on the side or rear elevations; their visibility should be as minimal as possible.

Heating and cooling units should be placed at rooflines where they are not readily visible (above) or at rear elevations. Mechanical units and garbage receptacles should be screened through fencing or landscaping (right).

4. Meters, conduits, and other equipment should be located on rear elevations.

Along the rear elevation is the appropriate placement for meters and other equipment. Painting them to blend with the building color is also appropriate treatment.

Moving Buildings and Demolition

Because much of a building's historic significance results from its relationship with other buildings and landscape elements, moving buildings is not a desired means of preservation. Demolition of buildings that contribute to the historic character of the district results in an irreversible loss to the physical fabric of the community. Demolition of such buildings is an outcome to be avoided.

1. Moving a building or feature from its historic location should only occur if all other alternatives for preservation have been explored.
2. Demolition is appropriate if the building does not contribute to the historic character of the district.
3. Applicants for demolition and the HCPC should explore possibilities for selling or reusing historic buildings, preferably onsite but also in other locations, as alternatives to demolition.
4. Demolition may be appropriate if the denial of the demolition will result in a demonstrable economic hardship on the owner as defined in the city's ordinance.

Preserving this façade on State Street and constructing a new building behind it is preferable to its demolition.

Residential Building Guidelines

Most of the buildings within the Downtown Abbeville Historic District and overlay zone are in commercial or industrial use. However, there are also a number of dwellings within the district along S. Main, Washington and Jefferson Streets. The majority of these dwellings were constructed between 1890 and 1925 during the city's boom years as a transportation and agricultural center. These dwellings are also subject to design review by the HCDC and this section addresses typical rehabilitation and new construction projects.

The oldest dwellings in the historic district date to the 1890s and early 1900s. Most were built in Folk Victorian forms and with decorative woodwork on the porches and eaves. This Gabled Ell dwelling at 207 S. Washington Street is representative of these types of dwelling.

By the early 1900s dwellings tended to be constructed with classically derived columns and in rectangular forms such as this Pyramid Square plan dwelling at 200 S. Washington Street.

Within the district are also several Bungalow style houses which were built in both side gable and front gable plans. This design at 208 S. Jefferson Street displays typical Bungalow features like tapered wood columns on brick piers and exposed eave rafters.

Architectural Features

Historic architectural features commonly found in Abbeville include brick, wood, or terra-cotta columns and capitals; wood pediments and trim; and window surrounds. These features are important stylistic elements and should be retained, visible, maintained, and, if needed, repaired.

1. Historic architectural features should be retained and maintained.
2. Historic architectural features should remain visible.
3. Cleaning should only occur in response to serious staining. In general, water, detergent, and brushes are appropriate cleaning tools.
4. Deteriorated or damaged historic architectural features should be repaired using methods that allow them to retain their historic appearance and as much of their historic fabric as possible. For decaying wood, using epoxy to strengthen damaged areas and fill in small openings is appropriate. For large areas of decay, cutting out damaged areas and piecing new wood into the gap is appropriate.
5. Owners are encouraged to replace missing or severely damaged historic architectural features with replacements that replicate the original features or other similar examples.

Features such as the milled and cut-out panels at the eaves and drop pendants at the corner are essential decorative features of the house at 211 S. Washington Street and should be preserved and maintained.

Architectural Features

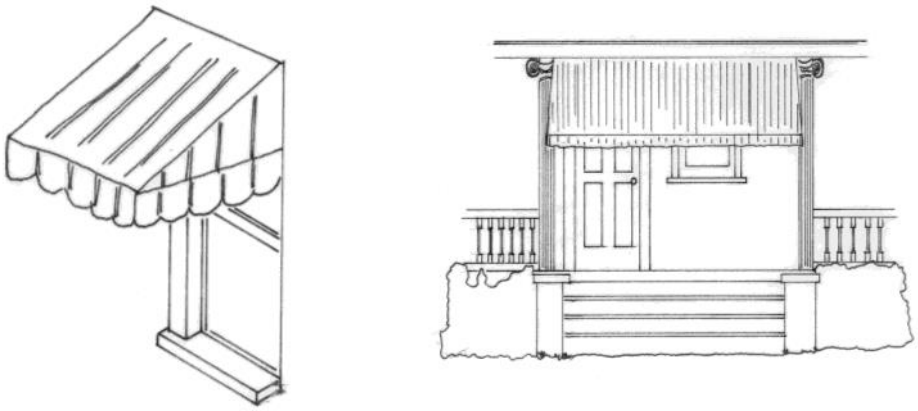
6. For lightly rusted metal features, hand scraping or chipping or use of a wire brush are appropriate ways to remove rust and damaged paint. If rusting is heavy, alternative methods include low pressure grit or sand blasting, flame cleaning, and chemical treatment. These latter methods are more hazardous and should be undertaken with professional help. For their protection, adjacent materials such as brick, glass, and wood should always be covered during grit blasting. Metal pieces should be painted immediately following rust and paint removal. Epoxies may be used to fill small gaps.
7. Architectural features should not be added to buildings where none historically existed.

The residential buildings in the historic district often feature distinctive detailing such as the bay window at 203 W. Lafayette Street (right) and the imposing stained glass window on the Queen Anne style house at 132 S. Main Street.

Awnings for Dwellings

Historically, residents commonly used awnings on their homes. As air conditioning became more common after the 1940s, awning use declined. Awnings can add historic character to late-nineteenth and early-twentieth-century buildings while conserving energy. Their use is encouraged.

1. Awnings may be added to buildings.
2. Awnings should not damage the building or its architectural features.
3. Awnings may be fixed or operating.
4. Awnings should be constructed of canvas duck or cotton and polyester blends and may be treated with acrylic.
5. Awnings should be located above windows or doors or attached to porches. They should not hide architectural features.
6. Awning shape should mimic that of the opening to which it is attached. For rectangular openings, a shed form is appropriate; for arched openings, an arched form is appropriate. Bubble, concave, convex, and internally lit awnings are less appropriate than shed or arched awnings.
7. If cleaning is desired, sweeping the under side with a broom and hosing the upper side with clean water, then allowing the awning to dry completely, is an appropriate method. Twice annually, it is appropriate to clean awnings by scrubbing them with a soft brush and soap (not detergent), rinsing, and drying. Every two to three years awnings may require professional cleaning and waterproofing.

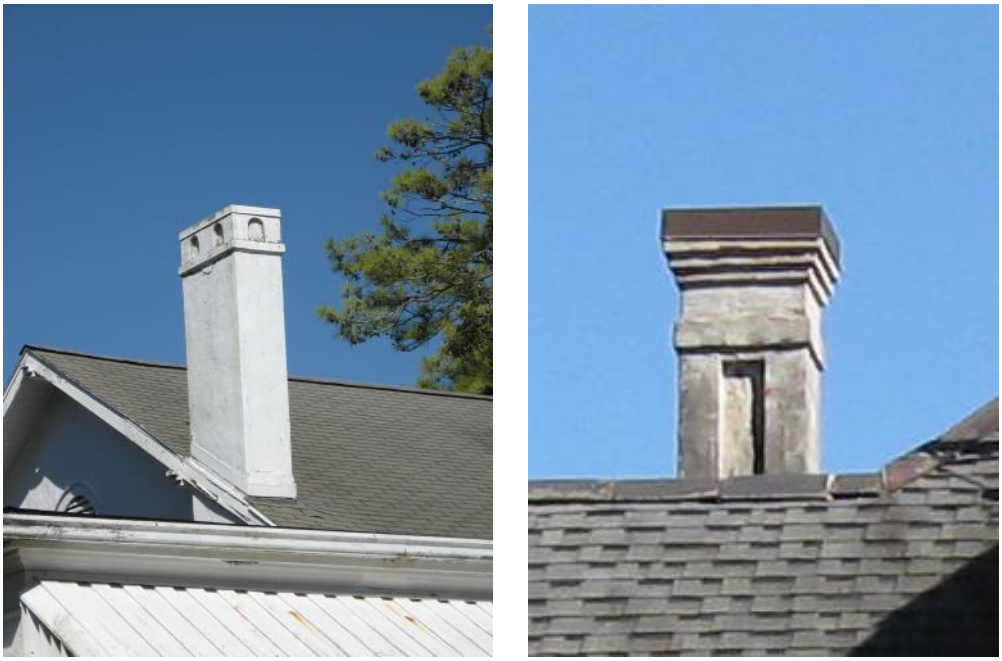


These awnings are appropriate. On the left, the awning fits within the window and reflects its form. On the right, the awning fits between the porch columns without hiding them.

Chimneys

Chimneys were historically common on dwellings and enhance the historic character of a building. They should be preserved even if no longer in use. Maintain chimneys according to guidelines for masonry.

1. Do not dismantle or alter a historic chimney.
2. Unstable chimneys should be rebuilt, ideally with their original components, such as brick. If the chimney must be reconstructed with new materials, it should match the design and materials appropriate for the age and style of the house.
3. Chimney caps may be of clay, slate, metal, or stone.
4. If a chimney was not historically covered with stucco, do not apply such a treatment to the chimney.



The chimneys at 210 (left) and 221 S. Main are well maintained. They are important features that help define the historic character of the building.

Doors and Entrances

Doors are often buildings' central visual elements and are particularly important features. Historic entrances and doors should be retained, maintained, and, if needed, repaired. Missing or severely deteriorated doors should be replaced with historically appropriate replacements. Screen, storm, and security doors should not detract from the historic appearance of their building.

1. Historic doors should be retained and maintained.
2. Deteriorated or damaged historic doors should be repaired using methods that allow them to retain their historic appearance and as much of their historic fabric as possible. Epoxy is helpful in strengthening and replacing deteriorated wood.
3. Owners are encouraged to replace missing or severely damaged historic doors with replacements that replicate the original or other similar examples.
4. Replacements for primary residential doors may appropriately be of painted paneled wood with or without a clear-glass single or multiple-light opening.
5. Historic screen doors and shutters should be retained.

Many of the front doors on Abbeville's Folk Victorian dwellings are single-light glass and wood design such as at 207 S. Washington at left. Bungalow dwellings often have vertical lights and sidelights as at 222 S. Washington at right. These doors should be retained and maintained. They are also appropriate models should replacement doors be required.

Doors and Entrances

6. New screen doors should be sympathetic to the style of the house, have a wood frame and be full view or have structural members that align with those of the door.
7. Storm doors should be full view and of baked-on enamel or anodized aluminum.
8. Security doors are appropriate for entrances not visible from the street. Security doors should have sufficient glass to view the historic door behind it.

Original screen doors should be preserved and maintained (209 S. Jefferson Street).

Full-view designs such as that shown on the right should be used for new screen and storm doors, so that the historic doors behind them remain visible (205 S. Washington Street).

Fire Escapes and Staircases

Fire escapes and exterior staircases should have minimal or no visibility from the street.

1. Staircases should be located on rear elevations or otherwise located so that they are not visible from the street.
2. Staircases should not damage architectural features or other building components.
3. Staircases may be either open or enclosed.
4. If enclosed, staircase surfaces should be of wood siding, brick veneer, or stucco.
5. If open, staircase surfaces should be of metal or wood.

This exterior staircase is appropriately sited at the rear of the house with limited visibility from the street. Its spiral form helps to minimize visibility and its metal construction is appropriate.

Foundations

Foundation materials in Abbeville include brick, brick piers, poured concrete, and rock-faced concrete block. Original foundation materials should be preserved and maintained. Foundations should be repaired and maintained in keeping with masonry guidelines. The installation of lattice panels between brick piers is more historically correct than infilling between the piers with concrete block or other materials.

1. Foundations should be preserved and maintained in their original design and with original materials and detailing.
2. Foundations with brick piers should be left open or filled in as traditional for the type and style of the house. Appropriate materials include wood lattice framed panels and decorative vertical wood boards. Lattice panels should be set back from the fronts of the piers.
3. Original materials should not be concealed with plywood panels, corrugated metal, wood shingles or similar materials.
4. Foundations of brick should be painted or stuccoed only if the brick and/or mortar is mismatched or inappropriately repaired.
5. Foundations which have been infilled with concrete block should be stuccoed or painted to match the brick or concealed beneath lattice panels.

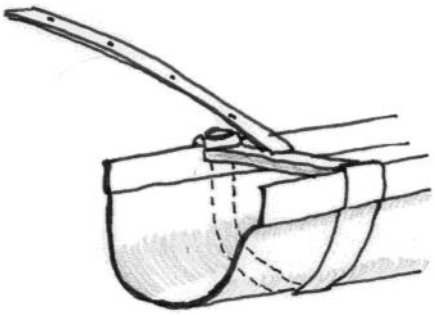
The use of frame lattice panels between brick piers is appropriate for most dwellings in Abbeville. They assist in ventilation and help secure the area beneath the house (207 S. Washington Street) .

Gutters and Downspouts

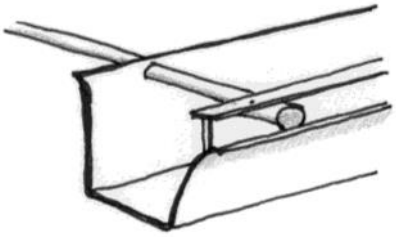
Using well-maintained gutters and downspouts helps to protect buildings from water damage. If new gutters are required, half-round designs are the most appropriate.

1. Gutters, downspouts, and splashblocks should be used and maintained.
2. Existing boxed or built-in gutters should be retained.
3. Deteriorated or damaged boxed or built-in gutters should be repaired.
4. If new gutters are needed, the most appropriate design for hanging gutters is half round. For buildings dating from or influenced by designs from the 1940s or later, ogee gutters are also appropriate.
5. Downspouts should be located away from architectural features and on the least public building elevation.

The gutter and downspout at 208 S. Washington Street directs water away from the foundation of the dwelling.



Gutters, downspouts, and splashblocks should be used. Half-round gutters, as shown above, are most appropriate. Ogee gutters, below, may also be appropriate.

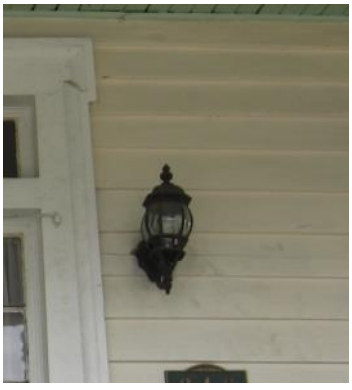


Lighting

Remaining historic light fixtures should be retained and maintained. New light fixtures should be unobtrusive in design, materials, and placement.

1. Historic light fixtures should be retained and maintained.
2. Deteriorated or damaged historic light fixtures should be repaired using methods that allow them to retain their historic appearance.
3. Owners are encouraged to replace missing or severely damaged historic light fixtures with replacements that replicate the originals or other historic examples in appearance and materials.
4. If modern light fixtures are desired as replacements or where light fixtures previously did not exist, they should be unobtrusive and constructed of traditional materials.
5. Light fixtures should not damage or obscure architectural features or other building elements.

This is an appropriate example of a combined light fixture and ceiling fan on the front porch of 222 S. Washington Street.



Replica or simple light fixtures are appropriate for residential porches.

Paint

Paint colors are not reviewed by the HCDC but application and removal should support the historic appearance of buildings and their preservation.

1. The painted surface of historically painted buildings or features should be maintained.
2. New or replacement building features of the type that were historically painted, such as wood siding or wood trim, should be painted and their surface maintained.

The longest lasting paint applications often results from removing the existing paint down to the wood, and then adding a primer and top coats as at 218 S. Washington Street (left). Paint is often used to highlight details such as the window shutters at 220 S. Washington Street (right).

3. Historically unpainted buildings or features should remain unpainted. Exceptions are if the surface becomes mismatched or damaged and paint could conceal or protect the flawed surface.
4. If existing paint is protecting damaged bricks or other surface materials from disintegration, it should not be removed.
5. If the removal of existing paint is desired, non-abrasive methods such as chemical cleaning, handscraping, or handsanding should be used. Electric heat guns and heat plates may also be used; caution should be exercised when using these tools.

Porches

Porches are one of the most defining characteristics of historic houses. Historic porches should be retained, maintained, and, if needed, repaired. New porches should be sympathetic to the historic appearance of building to which they are attached.

1. Historic porches visible from the street should be retained and maintained.
2. Deteriorated or damaged porches should be repaired and missing elements replaced. The materials used in repairs should allow the porch to maintain its historic appearance.

Porches are defining elements of character on district residences. Historic porches and their component elements, including roofs and heights, should be retained and maintained (221 S. Main Street, above). The screened porch at 212 S. Jefferson Street, below, maintains an open appearance.

Porches

3. If the historic porch is missing, it is appropriate to replace it. Replacement porches should use materials and styles that are compatible with the building to which they are attached.
4. Porches visible from the street should remain largely open and unenclosed; if enclosure is desired, lattice panels should be installed behind porch columns and railings and should cover no more than one third of the porch.
5. If screening is desired, minimal structural framework should be used in order to maintain an open appearance. Wood is the preferred material for framing; anodized or baked aluminum is also appropriate.
6. Wood plant trellises are appropriate for porches.

The primary porch designs in the historic district for Folk Victorian dwellings are milled columns as at 203 W. Lafayette Street (left) and tapered wood columns on brick or concrete piers for the Bungalow dwellings (right, 208 S. Jefferson Street)

Roofs

Roofs help to determine building style and are important elements of historic appearance. Many of the original roof materials in Abbeville have been lost due to hurricanes and storms but where original roof materials exist they should be preserved and maintained as long as possible. Public visibility of modern features on roofs such as solar panels or satellite dishes should be very limited.

1. The historic roof shape should be retained.
2. Roof-related features such as chimneys, shingles, tiles, finials, parapet walls, and cornices should be retained and maintained.
3. If localized damage or deterioration of historic roofing materials occurs, replacement with matching materials is preferred to wholesale removal.
4. If historic roofing materials are severely damaged or deteriorated or are missing and are prohibitively expensive to replace, dark grey, black, brown, dark green, or dark red asphalt or fiberglass shingles may be used.
5. New skylights, solar panels, decks, balconies, and satellite dishes should not be readily visible from the street.
6. Adding metal roofs to dwellings that never had them is not appropriate. If a dwelling originally had a metal roof and the owner wishes to add a metal surface back, it should be of traditional designs with appropriate crimping, spacing and seams.

Original side gable roof forms should not be altered as at the Bungalow dwelling at 213 S. Main Street. New metal roofs should be of appropriate crimping and spacing as shown at the right.

Signs

Some of the dwellings in the residential area of the district have been converted into offices and utilize signage on their property. The use of free-standing signs, hanging signs and other designs for residential buildings is appropriate.

1. Sign usage should be kept to a minimum. In residential areas no more than two signs should be placed on the property.
2. New signs should be of historically appropriate materials such as finished wood, glass, copper, or bronze.
3. New signs should be scaled to be in proportion to the property .
4. Simplicity in design and content is recommended.
5. Colors used in signs should be coordinated with their buildings. Three colors or less should be used per sign.

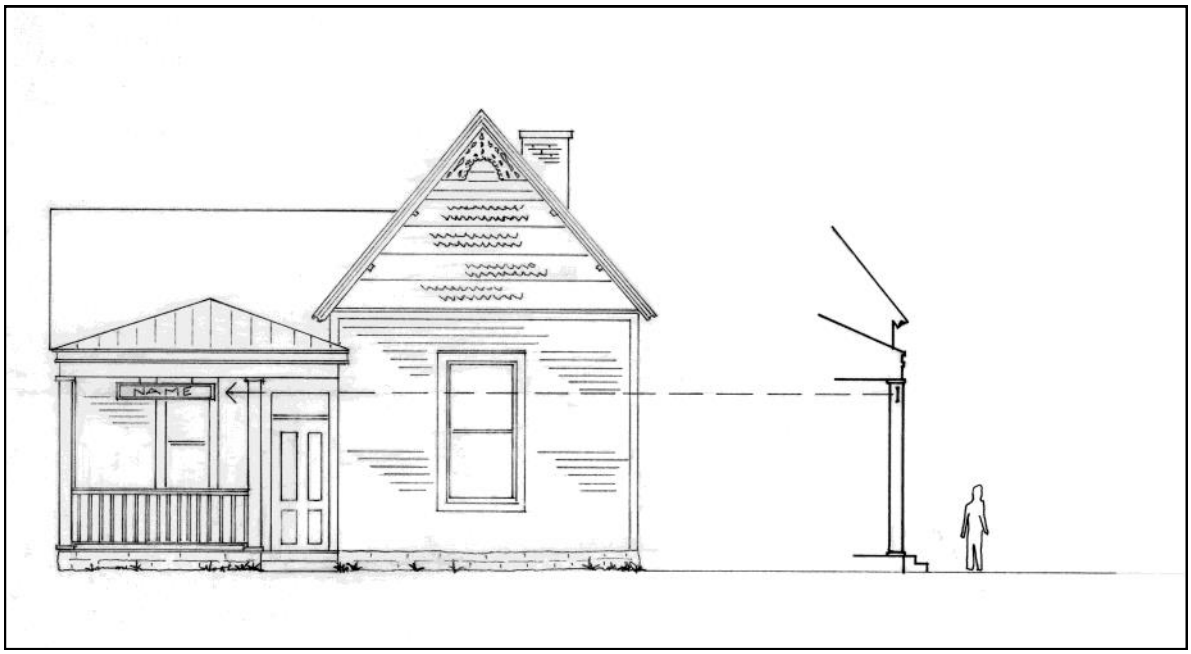
These free-standing signs at 207 S. Washington Street (left) and 200 S. Main Street (right) use appropriate designs, placement and materials for the residential sections of the district.

Signs

6. Lighting sources for signs should be external and concealed.

7. New signs should be installed in locations historically used for signs such as on awnings, on upper façade walls covering five percent or less of the wall surface, inside windows, or projecting from the building façade or elevation. Signs should not cover or obscure architectural features.

8. Signs should be placed on facades using methods which do not extensively re move or damage historic fabric such as brick or wood.



In addition to free-standing signs the installation of hanging signs on porches is another option for Abbeville's residential streets in the historic district.

Windows

Windows are prominent building components. They help to establish the rhythm of a building or streetscape. Historic windows should be retained, maintained, and, if needed, repaired.

1. Historic windows should be retained and maintained.
2. Historic windows should remain visible and their openings transparent.
3. Deteriorated or damaged windows should be repaired so that the windows retain their historic appearances.
4. The replacement of original windows with vinyl or aluminum windows is discouraged. If vinyl or aluminum windows are used they should match the original windows as closely as possible in dimensions and depth of meeting rails and muntin bars,
5. Missing windows or elements should be replaced so that they replicate the historic windows or other historic examples. Window openings should not be added or removed from locations visible from the street.

Historic windows should be retained and maintained such as the two-over-two sash at 207 S. Washington Street (left) and the one-over-one sash with border glass lights at 204 S. Jefferson Street (right). They should not be covered with paint or wood or any other material that destroys their transparency. Window openings are important in defining building rhythm. If window openings must be removed or added, this should not occur on the façade or on elevations visible from the street.

Windows

6. Historic shutters should be retained and maintained.
7. Shutters should not be added unless the building historically had them and replacements replicate historic shutters, fit the window opening, and are constructed of painted wood.
8. Screen and storm windows should be constructed of painted wood, baked-on enamel, anodized aluminum, or painted-to-match-the-frames mill-finish aluminum.
9. Screen, storm, and security windows should fit within the window frames and be full-view design or have a central meeting rail in the same location as the window.
10. Security windows and bars should not be visible from the street.

Historic shutters should be retained and maintained (right). Shutters should not be added to dwellings unless they had shutters historically. The shutters fit within the window openings when closed, and are constructed of painted wood (221 S. Main Street).

Screen, storm, or security windows should be designed with full view central portions or with a meeting rail that is in the same location as the window's. At left is an appropriate full view storm window at 208 S. Washington Street.

New Construction - Decks

Decks are popular modern features. If added to district buildings, they should be constructed on a building's rear elevation or another location not visible from the street.

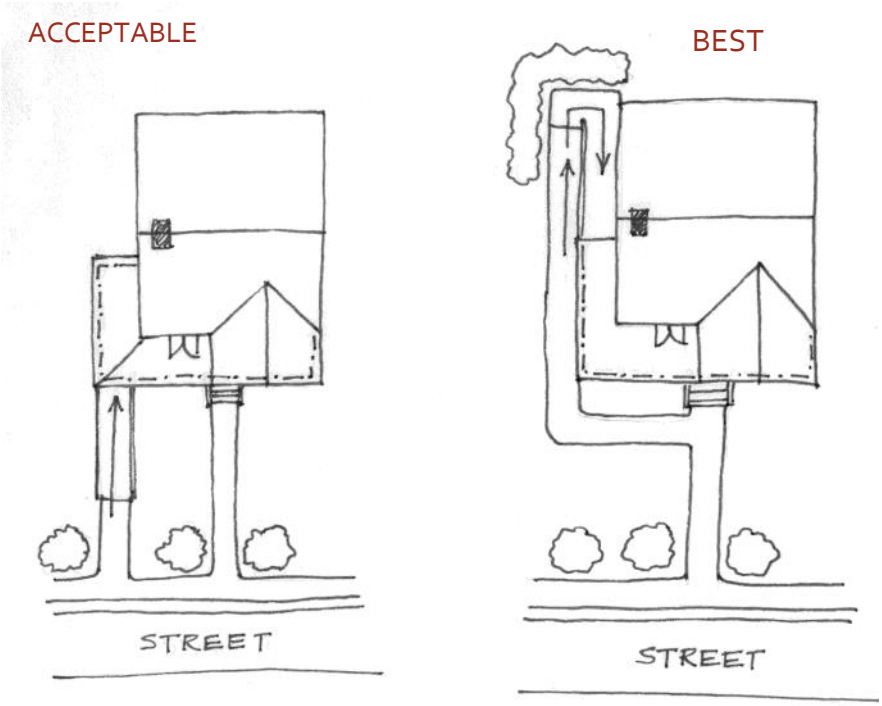
1. Decks should be located on the rear elevations of buildings. They may also be located on a side elevation if screened from view from the street through fencing or plants.
2. Decks should be constructed of wood or metal.
3. Decks should be stained or painted so that their colors are compatible with those of their buildings.
4. Decks should be simple in design. Wood balusters should be less than three inches apart and less than two inches in width and depth.

The deck at the rear of 132 S. Main Street is an appropriate example of a compatible deck addition (above). Decks should be added at rear elevations where they are not readily visible (below).

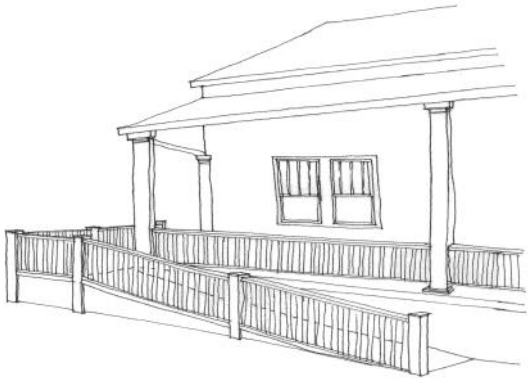
New Construction - ADA Ramps

If dwellings are remodeled into offices in Abbeville they may require access ramps meeting the Americans with Disabilities Act (ADA) requirements . Ramps are important means of providing access to buildings. Because they were not historically common, new ramps should be sited on rear or side elevations where they are not readily visible.

1. Ramps should be constructed of wood and painted in colors sympathetic to those of the building.
2. Ramps should be simple in design. They may be designed to match the porch railing.
3. The construction and placement of ramps should not destroy or obscure defining building features.



ADA ramps should be placed on side or rear elevations (above and be simple in design and construction (below).



New Construction - Additions

Additions to dwellings are appropriate as long as they are placed on rear elevations or non-readily visible side elevations. Additions should be designed to complement the historic qualities of the dwelling.

1. Additions should cause minimal damage or removal of historic walls, roofs, and features from historic buildings. Existing openings should be used to connect the building and the addition.
2. Additions should have no or limited visibility from the street. Generally, rear elevation are appropriate locations for additions.
3. Additions should be compatible with the original building in scale, proportion, rhythm, and materials.
4. Additions should be distinguishable from the historic building: they should be smaller and simpler in design.
5. Additions should not imitate earlier architectural styles, but should be contemporary in design.
6. Upper stories may be expanded through the addition of dormers on rear elevations.

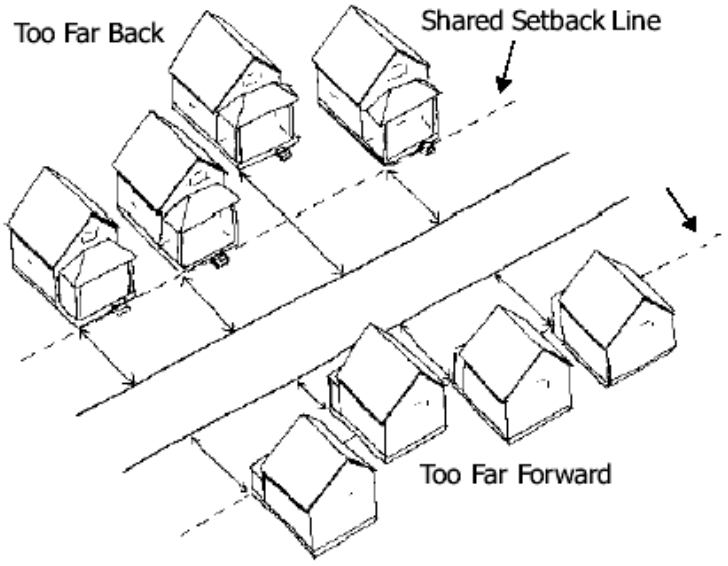
At left is an example of an appropriately scaled and designed addition at the rear of a historic dwelling. At right are appropriately placed and sized dormer additions on a rear elevation.

New Construction - Infill Buildings

New construction is welcome on vacant lots in the historic district. They enable land uses to follow historical patterns and provide for visual continuity of the district landscape. New dwellings should be designed to be contemporary but compatible with the district.

1. New buildings should be compatible with adjacent buildings in terms of height.
2. New buildings should be compatible with adjacent buildings in terms of materials.
3. New buildings should be compatible with adjacent buildings in terms of set back.
4. New buildings should be compatible with adjacent buildings in terms of width, scale, and proportions.
5. New buildings should be compatible with adjacent buildings in terms of roof form.
6. New construction should be oriented toward the major street.

The construction of new buildings should be consistent with setbacks between the historic dwellings on the block (above) as well as setbacks to the street (below).



New Construction - Infill Buildings

New infill construction in the residential sections of the historic district should avoid designs with garages on the primary façade (upper left) and designs which fail to replicate historic building scale and dimension (upper right). Below are examples of infill construction in historic districts which are compatible in materials, scale, setting and overall design.

Driveways, Sidewalks, and Walkways

Driveways, sidewalks, and walkways are common district features. Historic examples should be retained and maintained, and new construction should follow historic examples.

1. Historic driveways, sidewalks, and walkways should be retained and maintained.
2. Driveways should be of gravel, concrete ribbons, grass and dirt, or concrete. Blacktop and asphalt driveways were not historically features of the district, and should be avoided. Driveways should be located to the side of the house.
3. Residential parking areas larger than one car width should be screened and located behind the house or out of view from the sidewalk.
4. Sidewalks are typically concrete and located between a narrow strip of grass bordering the street and the yard. New sidewalks should follow these historic models.
5. Many district residences have narrow concrete walkways connecting the sidewalk or street to the main entrance. New walkways should follow these historic models.
6. The installation of footlights along walkways and sidewalks is appropriate.

Historic driveways of brick and concrete should be preserved and maintained as at 206 S. Washington Street. The use of small footlights along walkways and sidewalks is also an appropriate landscape feature (205 S. Washington Street).

Fences and Walls

Fences and walls have historically been used to define ownership or function and to separate public and private space. Historic fences and walls should be retained and maintained. New fences and walls should use design, materials, and placement that minimize their affect on the district's historic character.

1. Historic fences and walls should be retained and maintained.
2. Wood, wire and metal picket fences are appropriate new construction. If wooden, they should be painted using colors complementary to the adjacent house. They should be less than three feet tall, and the pickets should be set less than three inches apart and be less than four inches in width.
3. Wrought iron fences are less appropriate for 19th and early 20th century dwellings. If they are used these fences should be less than three feet tall.

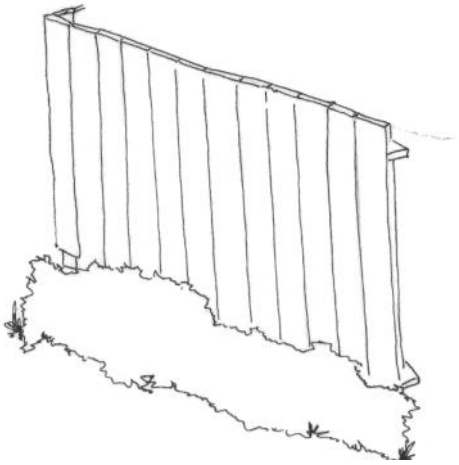
Historic fences in the district should be preserved and maintained such as the cast iron fence at 132 S. Main Street.

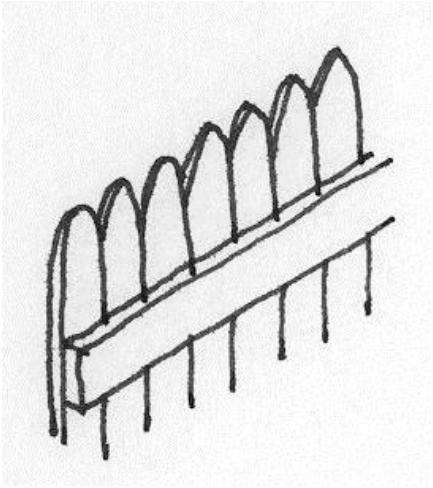
The installation of wood fences in traditional designs for front yards is appropriate for dwellings in the district.

Vinyl is not a sustainable or traditional material for fencing in historic districts and its use is discouraged.

Fences and Walls

4. Wood board fences may be located in back yards and should be less than six feet tall. Flat tops, dog-ear tops, or pointed tops are all appropriate designs. Fences should be painted to blend with the building.
5. Free-standing brick or concrete walls should only be added in back yards or, if not visible from the street, side yards. Vinyl fences are not a sustainable or traditional material and their installation is discouraged, but not prohibited.
6. Chain-link fences should be located in back yards or, if not visible from the street, side yards. Chain-link fences should be painted dark green or black, coated with green or black plastic, or screened with plants.
7. Split or horizontal rail, railroad tie, or timber fences may be located in rear yards but should be avoided on the fronts of houses.





Wood privacy fences are appropriate for the district as long as they are in traditional designs as shown above. Placement should be at rear and side yards as at 217 S. Main Street (left).

Outbuildings

Outbuildings contribute to the historic and residential character of the district. Historic outbuildings should be retained and maintained. New outbuildings should use design, materials, and placement that support the district's historic character.

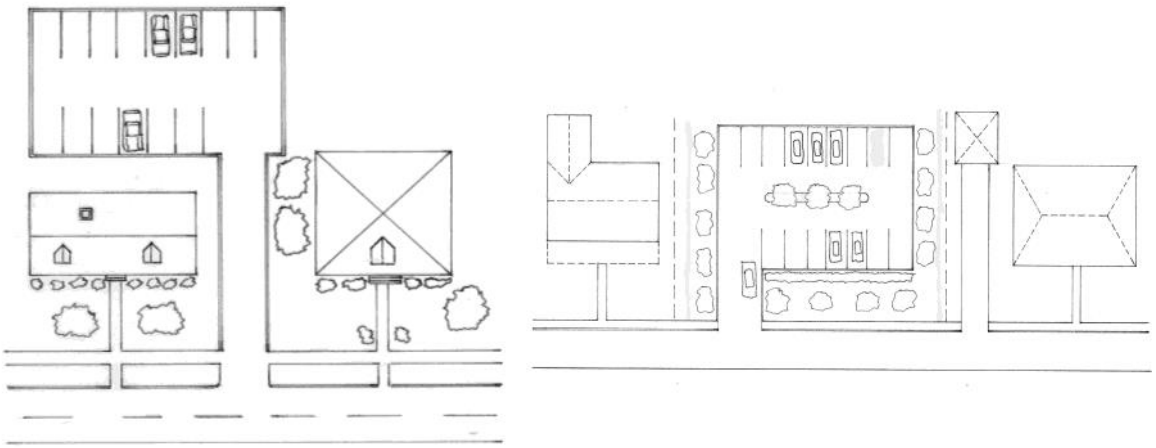
1. Historic outbuildings should be retained and maintained.
2. New outbuildings should be smaller than the adjoining main building.
3. New outbuildings should be simple in appearance.
4. New outbuildings should use building and roof forms compatible to those used in the adjoining main building.
5. New outbuildings should use materials compatible to those used in the adjoining main buildings. Outbuildings that are not visible from public vantage points or have very limited visibility may use modern synthetic siding materials.

Historic outbuildings are important elements in defining the residential character of the district. Remaining historic outbuildings should be retained and maintained. Outbuildings in the district include the shed behind 200 S. Washington Street (above) and the garage at 213 S. Main Street. (below)

Parking Lots

Parking lots can affect the appearance of the district through their materials and placement. Parking lots in the residential area of the district should be sited at side or rear yards and avoid placement in front of buildings.

1. Street parking is encouraged in the residential areas of the district.
2. Shared parking used by businesses, churches or other institutions with different peak use times should be employed.
3. Parking should be constructed behind or alongside historic buildings.
4. Parking areas constructed alongside historic buildings should be clearly differentiated from pedestrian areas and screened using plants or walls.
5. Parking areas constructed alongside historic buildings should use the same set back as the neighboring buildings.
6. Gravel and concrete are more appropriate surface materials for parking lots than asphalt.



Parking can be an issue especially for residential properties converted into offices that require high traffic. Shown are appropriate locations and screening for large parking lots in residential areas.

Utilities

Utilities such as trash containers and mechanical systems are important to the functionality of buildings and the district. They should be located out of public view, have minimal physical affect on historic buildings, and be accessible for pick up, reading, or servicing.

1. Garbage containers should be located behind buildings and be screened from view using fencing or plants.
2. Ground-mounted mechanical systems should be located behind buildings and screened from view using fencing or plants.
3. Window mechanical systems should be located on the side or rear elevations; their visibility should be as minimal as possible.
4. Meters, conduits, and other equipment should be located on rear elevations.

Mechanical systems, meters, conduits, and other equipment should be located along rear or side elevations and screened through fencing as at 219 S. Jefferson Street (above). The HVAC unit at 217 S. Jefferson (below) is appropriately located on a recessed side elevation, largely out of public view. Landscaping would further conceal the unit.

Appendix A - Secretary of the Interior's Standards for Rehabilitation

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

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

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

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

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

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

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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

Appendix B - Basic Maintenance Advice

MATERIALS

1. Prevent water from making contact with exterior wood siding. Of particular importance is keeping all gutters and downspouts in good repair to keep water from infiltrating the wood surface.

2. All exposed wood should be kept painted, stained or treated with preservatives.

3. Repairs for wood siding such as cracks can be made through the use of waterproof glue. Large cracks may be filled with caulk followed by putty. The surface should then be sanded, allowed to dry, and painted.

4. Where exterior siding has to be replaced the use of siding to match in dimension, size and profile is recommended.

5. Use paints consistent (oil or latex) with the existing paint surface for exterior siding.

6. Keep exterior brick clean of mildew, efflorescence and dirt. Also keep exterior brick clean of vines, ivy, and other plant materials. Washing with detergents and water are best for exterior masonry and mortar. Sandblasting, water-blasting and other abrasive cleaning methods are detrimental to historic buildings and should not be used.

7. Re-pointing of historic mortar should be with a mortar which matches the original in appearance and composition. Most mortar from before 1900 was composed of lime and sand and a mortar with similar content should be applied. The use of Portland cement is not appropriate due to the hardness of the mortar versus the softness of the brick.

8. Most silicone based or waterproof coatings have limited effectiveness and may actually add to moisture problems by not allowing the brick to breathe. The use of these products is not appropriate.

ROOFS, CORNICES, CHIMNEYS

1. Check the roof regularly for leaks, deterioration of flashing, and worn roof surfaces such as rolled or asphalt shingles. An inspection of the upper floor or attic space during or following a rainstorm can also assist in detection of water related problems.

2. Know what metals are used in the cornice or roof flashing and use only similar metals during replacement or repair. Different metals should not touch each other or a gal-

vanic reaction may occur leading to corrosion.

3. Metal roofs and cornices should be kept painted to prevent rust and deterioration. Appropriate paints include those with an iron oxide oil base. Asphalt based paints and aluminum paints should not be used on historic metals as they could accelerate the rusting process.

GUTTERS AND DOWNSPOUTS

1. Keep gutters and downspouts in good repair. Make sure they are properly connected, are clean of leaves and other debris, and channel water effectively away from the building. Seal all cracks in downspouts with silicone caulk or sealants.

2. The use of splash blocks to keep water away from the foundation is recommended.

3. Gutters and downspouts which are deteriorated should be replaced with new gutters and downspouts. Half-round gutters and round downspouts are preferable to corrugated designs.

FOUNDATIONS

1. All water should drain away from a building and should not enter the foundation.

2. Trees, shrubs, and other plants should be kept well away from the foundation to prevent damage from moisture and root movement. Typically a minimum distance of 2' between the plantings and the foundation wall is recommended.

PORCHES AND EXTERIOR ORNAMENTATION

1. Keep all porch and trim elements painted.

ENTRANCES

1. Doors, transoms, and sidelights should be kept clean.

2. Original locks and hardware should be kept oiled and in good repair. If original hardware is missing or is deteriorated, the use of reproduction locks and hardware suitable for the building is recommended.

3. Doors with a stained wood finish should be kept varnished; painting over the wood finish is not recommended.

Basic Maintenance Advice

WINDOWS

1. Windows should be kept clean and free of dirt and grime. Wood sash surfaces should be painted regularly.

2. Windows should be kept caulked and sealed to aid in energy conservation.

3. Shutters should be kept painted and in good repair.

AWNINGS

1. Canvas awnings should be washed periodically and kept in good repair.

2. Awning hardware should be regularly checked for rust or loose mechanisms.

3. Awnings which become torn or otherwise deteriorated should be replaced.

SIGNS

1. Abandoned signs and sign hardware should be removed from buildings, unless historic.

2. Signs should be kept painted and mounting bolts should be checked periodically to make sure they are secure.

3. Light fixtures, conduits, and wiring for signs should be inspected and replaced when necessary.

Appendix C- Definitions and Terms

A. Procedural Definitions

***Certificate of Appropriateness*:** A signed and dated document evidencing the approval of the Commission for work proposed by an applicant. The Commission may, in appropriate situations, limit the period for which a Certificate of Appropriateness is issued.

Certified Local Government: Any city, county, parish, township, municipality, or borough or any other general purpose subdivision enacted by the National Historic Preservation Act Amendments of 1980 to further delegate responsibilities and funding to the local level. Specific requirements for the program are published in Louisiana's "Guidelines for the Certified Local Government Program," available from the Louisiana State Historic Preservation Officer.

Due process: The established procedure by which legal action is carried out.

Normally Required*:* Mandatory actions, summarized in the guidelines, whose compliance is enforced by the HCPC.

Public notice: The classified advertisement of an event, such as a preservation commission meeting, that is published in the local newspaper and posted in the city government building in order to notify the general public of the upcoming event.

Recommended: Suggested, but not mandatory actions summarized in the guidelines.

B. Technical Definitions

Adaptive Use: Rehabilitation of a historic structure for use other than its original use such as a residence converted into offices.

Acceptable: Work that will be approved.

***Addition*:** New construction added to an existing building or structure.

Alteration: Any change to a resource because of construction, repair, maintenance, or other means. Alterations shall include, but not be limited to, repainting of brickwork, sandblasting, and the removal of paint by chemical or other means, repainting or painting a previously unpainted surface.

Appropriate: Especially suitable or compatible.

Building: A structure created to shelter any form of human activity, such as a house, garage, barn, church, hotel, or similar structure.

Definitions and Terms

Character: The qualities and attributes of any structure, site, street or district.

Configuration: The arrangement of elements and details on a building or structure which help to define its character.

Contemporary: Reflecting characteristics of the current period. Contemporary denotes characteristics which illustrate that a building, structure, or detail was constructed in the present or recent past rather than being imitative or reflective of a historic design.

Compatible: In harmony with location and surroundings.

Context: The setting in which a historic element, site, structure, street, or district exists.

Demolition: The complete or partial removal of buildings, structures, objects, or sites, including appurtenances.

***Demolition by Neglect*:** Improper maintenance or lack of maintenance of any resource which results in substantial deterioration of the resource and threatens its continued preservation.

Design Guidelines: Criteria developed to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated buildings and districts.

Element: A material part or detail of a site, structure, street, or district.

Elevation: Any one of the external faces or facades of a building.

***Fabric*:** The physical material of a building, structure, or community, connoting an interweaving of component parts.

Facade: Any one of the external faces or elevations of a building.

Harmony: Pleasing or congruent arrangement.

Height: The distance from the bottom to the top of a building or structure.

***Historic District*:** A geographically definable area with a significant concentration of buildings, structures, sites, spaces, or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historical and aesthetic associations. The significance of a district may be recognized through listing in a local, state, or national landmarks register and may be protected legally through enactment of a local historic district ordinance administered by a historic district board or

historic preservation commission.

Historic Imitation: New construction or rehabilitation where elements or components mimic an architectural style but are not of the same historic period as the existing buildings (historic replica).

Community and Historic Preservation Commission: The city's governmental board responsible for overseeing design review in locally designated districts.

Infill: New construction in historic districts on vacant lots or to replace existing buildings.

Landmark: A building, structure, object or site which is identified as a historic resource of particular significance.

Landscape: The totality of the built or human-influenced habitat experienced at any one place. Dominant features are topography, plant cover, buildings, or other structures and their patterns.

Maintain: To keep in an existing state of preservation or repair.

Material Change: A change that will affect either the exterior architectural or environmental features of an historic property or any structure, site, or work of art within an historic district.

New construction: Construction which is characterized by the introduction of new elements, sites, buildings, or structures or additions to existing buildings and structures in historic areas and districts.

Obscured: Covered, concealed, or hidden from view.

Preservation: Generally, saving from destruction or deterioration old and historic buildings, sites, structures, and objects and providing for their continued use by means of restoration, rehabilitation, or adaptive use.

Proportion: Harmonious relation of parts to one another or to the whole.

Reconstruction: The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as is appeared at a specific period of time.

Rehabilitation: The act or process of returning a property or building to usable condition through repair, alteration, and/or preservation of its features which are significant to its historical, architectural, and cultural values.

Restoration: The act or process of accurately taking a building's appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original.

Retain: To keep secure and intact. In the guidelines, "retain" and "maintain" describe the act of keeping an element, detail, or structure and continuing the same level of repair to aid in the preservation of elements, sites and structures.

Re-use: To use again. An element, detail, or structure might be reused in historic districts.

Rhythm: Movement or fluctuation marked by the regular occurrence or natural flow of related elements.

Scale: Proportional elements that demonstrate the size, materials, and style of buildings.

Setting: The sum of attributes of a locality, neighborhood, or property that defines its character.

Significant: Having particularly important associations within the contexts of architecture, history, and culture.

Stabilization: The act or process of applying measures essential to the maintenance of a deteriorated building as it exists at present, establishing structural stability and a weather -resistant enclosure.

Streetscape: The distinguishing character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture, and forms of surrounding buildings.

Style: A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also a general quality of a distinctive character.

C. GLOSSARY OF TERMS

Addition New construction added to an existing building or structure.

Alteration Work which impacts any exterior architectural feature including construction, reconstruction, or removal of any building or building element.

American bond A brickwork pattern where most courses are laid flat, with the long "stretcher" edge exposed, but every fifth to eighth course is laid perpendicularly with the small "header" end exposes, to structurally tie the wall together.

Definitions and Terms

Apron A decorative, horizontal trim piece on the lower portion of an architectural element.

Arch A curved construction of wedge-shaped stones or bricks which spans an opening and supports the weight above it. (see flat arch, jack arch, segmental arch and semi-circular arch)

Attic The upper level of a building, not of full ceiling height, directly beneath the roof.

Baluster One of a series of short, vertical, often vase-shaped members used to support a stair or porch handrail, forming a balustrade.

Balustrade An entire rail system with top rail and balusters.

Bargeboard A board which hangs from the projecting end of a gable roof, covering the end rafters, and often sawn into a decorative pattern.

Bay The portion of a facade between columns or piers providing regular divisions and usually marked by windows.

Bay window A projecting window that forms an extension to the floor space of the internal rooms; usually extends to the ground level.

Belt course A horizontal band usually marking the floor levels on the exterior facade of a building.

Board and batten Siding fashioned of boards set vertically and covered where their edges join by narrow strips called battens.

Bond A term used to describe the various patterns in which brick (or stone) is laid, such as "common bond' or "Flemish bond."

Bracket A projecting element of wood, stone or metal which spans between horizontal and vertical surfaces (eaves, shelves, overhangs) as decorative support.

Bulkhead The structural panels just below display windows on storefronts. Bulkheads can be both supportive and decorative in design. 19th century bulkheads are often of wood construction with rectangular raised panels. 20th century bulkheads may be of wood, brick, tile, or marble construction. Bulkheads are also referred to as kickplates.

Bungalow Common house form of the early twentieth century distinguished by horizontal emphasis, wide eaves, large porches and multi-light doors and windows.

Carrara Glass Tinted glass widely used for storefront remodeling during the 1930s and

1940s. Carrara glass usually came in black, tan, or dark red colors.

Capital The head of a column or pilaster.

Casement window A window with one or two sashes which are hinged at the sides and usually open outward.

Clapboards Horizontal wooden boards, thinner at the top edge, which are overlapped to provide a weather-proof exterior wall surface.

Classical order Derived from Greek and Roman architecture, a column with its base, shaft, capital and entablature having standardized details and proportions, according to one of the five canonized modes: Doric, Tuscan, Ionic, Corinthian, or Composite.

Clipped gable A gable roof where the ends of the ridge are terminated in a small, diagonal roof surface.

Colonial Revival House style of the early twentieth century based on interpretations of architectural forms of the American colonies prior to the Revolution.

Column A circular or square vertical structural member.

Corbel In masonry, a projection, or one of a series of projections, each stepped progressively farther forward with height and articulating a cornice or supporting an overhanging member.

Corinthian order Most ornate classical order characterized by a capital with ornamental acanthus leaves and curled fern shoots.

Cornice The uppermost, projecting part of an entablature, or feature resembling it. Any projecting ornamental molding along the top of a wall, building, etc.

Cresting A decorated ornamental finish along the top of a wall or roof, often made of ornamental metal.

Cross-gable A secondary gable roof which meets the primary roof at right angles.

Dentils A row of small tooth-like blocks in a classical cornice.

Doric order A classical order with simple, unadorned capitals, and with no base.

Dormer window A window that projects from a roof.

Double-hung window A window with two sashes, one sliding vertically over the other.

Definitions and Terms

Eave The edge of a roof that projects beyond the face of a wall.

Elevation Any of the external faces of a building.

Ell The rear wing of a house, generally one room wide and running perpendicular to the principal building.

Engaged column A column attached to a wall.

Entablature A part of a building of classical order resting on the column capital; consists of an architrave, frieze, and cornice.

Facade The face or front elevation of a building.

Fanlight A semi-circular window usually over a door with radiating muntins suggesting a fan.

Fascia A projecting flat horizontal member or molding; forms the trim of a flat roof or a pitched roof; also part of a classical entablature.

Fenestration The arrangement of windows on a building.

Finial A projecting decorative element, usually of metal, at the top of a roof turret or gable.

Fishscale shingles A decorative pattern of wall shingles composed of staggered horizontal rows of wooden shingles with half-round ends.

Flashing Thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and vertical surfaces.

Flat arch An arch whose wedge-shaped stones or bricks are set in a straight line; also called a jack arch.

Flemish bond A brick-work pattern where the long "stretcher" edge of the brick is alternated with the small "header" end for decorative as well as structural effectiveness.

Fluting Shallow, concave grooves running vertically on the shaft of a column, pilaster, or other surface.

Foundation The lowest exposed portion of the building wall, which supports the structure above.

Definitions and Terms

Frieze The middle portion of a classical cornice; also applied decorative elements on an entablature or parapet wall.

Gable The triangular section of a wall to carry a pitched roof.

Gable roof A pitched roof with one downward slope on either side of a central, horizontal ridge.

Gambrel roof A ridged roof with two slopes on either side.

Ghosts Outlines or profiles of missing buildings or building details. These outlines may be visible through stains, paint, weathering, or other residue on a building's facade.

Guardrail A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibilities of a fall from the walking surface to a lower level.

Handrail A horizontal or sloping rail intended for grasping by the hand for guidance or support.

Hipped roof A roof with uniform slopes on all sides.

Hood molding A projecting molding above an arch, doorway, or window, originally designed to direct water away from the opening; also called a drip mold.

Ionic order One of the five classical orders used to describe decorative scroll capitals.

Infill New construction where there had been an opening before, such as a new building between two older structures; or block infill between porch piers or in an original window opening.

Jack arch (see Flat arch)

Keystone The wedge-shaped top or center member of an arch.

Knee brace An oversize bracket supporting a cantilevered or projecting element.

Lattice An openwork grill of interlacing wood strips used as screening.

Lintel The horizontal top member of a window, door, or other opening.

Luxfer glass A glass panel made up of small leaded glass lights either clear or tinted purple. These panels were widely used for storefront transoms during the early 20th century.

Definitions and Terms

Mansard roof A roof with a double slope on all four sides, with the lower slope being almost vertical and the upper almost horizontal.

Masonry Exterior wall construction of brick, stone or adobe laid up in small units.
Massing The three-dimensional form of a building.

Metal standing seam roof A roof composes of overlapping sections of metal such as copper-bearing steel or iron coated with a terne alloy of lead and tin. These roofs were attached or crimped together in various raised seams for which the roof are named.

Modillion A horizontal bracket, often in the form of a plain block, ornamenting, or sometimes supporting, the underside of a cornice.

Mortar A mixture of sand, lime, cement, and water used as a binding agent in masonry construction.

Mullion A heavy vertical divider between windows or doors.

Multi-light window A window sash composed of more than one pane of glass.

Muntin A secondary framing member to divide and hold the panes of glass in multi-light window or glazed door.

Neo-classical Revival style Early twentieth century style which combines features of ancient, Renaissance, and Colonial architecture; characterized by imposing buildings with large columned porches.

Oriel window A bay window which emerges above the ground floor level.

Paired columns Two columns supported by one pier, as on a porch.

Palladian window A window with three openings, the central one arched and wider than the flanking ones.

Paneled door A door composed of solid panels (either raised or recessed) held within a framework of rails and stiles.

Parapet A low horizontal wall at the edge of a roof.

Pediment A triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.

Pier A vertical structural element, square or rectangular in cross-section.

Definitions and Terms

Pilaster A square pillar attached, but projecting from a wall, resembling a classical column.

Pitch The degree of the slope of a roof.

Portico A roofed space, open or partly enclosed, forming the entrance and centerpiece of the facade of a building, often with columns and a pediment.

Portland cement A strong, inflexible hydraulic cement used to bind mortar. Mortar or patching materials with a high Portland cement content should not be used on old buildings. The Portland cement is harder than the masonry, thereby causing serious damage over annual freeze-thaw cycles.)

Preservation The act of maintaining the form and character of a building as it presently exists. Preservation stops deterioration and stabilizes the structure.

Pressed tin Decorative and functional metalwork made of molded tin used to sheath roofs, bays, and cornices.

Pyramidal roof A roof with four identical sides rising to a central peak.

Quoins A series of stone, bricks, or wood panels ornamenting the outside of a wall.

Reconstruction The accurate recreation of a vanished, or irreplaceably damaged structure, or part thereof; the new construction recreates the building's exact form and detail as they appeared at some point in history.

Rehabilitation The act of returning a building to usable condition through repair, alteration, and/or preservation of its features.

Restoration The process of accurately taking a building's appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original.

Ridge The top horizontal member of a roof where the sloping surfaces meet.

Rusticated Roughening of stonework of concrete blocks to give greater articulation to each block.

Sash The moveable framework containing the glass in a window.

Segmental arch An arch whose profile or radius is less than a semicircle.

Definitions and Terms

Semi-circular arch An arch whose profile or radius is a half-circle the diameter of which equals the opening width.

Sheathing An exterior covering of boards of other surface applied to the frame of the structure. (see Siding)

Shed roof A gently-pitched, almost flat roof with only one slope.

Sidelight a vertical area of fixed glass on either side of a door or window.

Siding the exterior wall covering or sheathing of a structure.

Sill The bottom crosspiece of a window frame.

Spindles Slender, elaborately turned wood dowels or rods often used in screens and porch trim.

Stabilization The essential maintenance of a deteriorated building as it exists at present, establishing structural stability and a weather-resistant enclosure.

Streetscape The general appearance and configuration of the many buildings which define the street.

Stretcher bond A brickwork pattern where courses are laid flat with the long "stretcher" edge exposed.

Surround An encircling border or decorative frame, usually at windows or doors.

Swag Carved ornament on the form of a cloth draped over supports, or in the form of a garland of fruits and flowers.

Terra cotta Decorative building material of baked clay. Terra cotta was often glazed in various colors and textures. Terra cotta was widely used for cornices, inset panels, and other decorative façade elements from ca. 1880 to 1930.

Transom A horizontal opening (or bar) over a door or window. (see Overlight)

Trim The decorative framing of openings and other features on a facade.

Turret A small slender tower.

Veranda A covered porch or balcony on a building's exterior.

Definitions and Terms

Vergeboard The vertical face board following and set under the roof edge of a gable, sometimes decorated by carving.

Vernacular A regional form or adaptation of an architectural style.

Wall dormer Dormer created by the upward extension of a wall and a breaking of the roofline.

Water table A projecting horizontal ledge, intended to prevent water from running down the face of a wall's lower section.

Weatherboard Wood siding consisting of overlapping boards usually thicker at one edge than the other.

Appendix D - Bibliography

Carley, Rachel. *The Visual Dictionary of American Domestic Architecture.* New York: Henry Holt and Company, LLC, 1994.

Evans, Curtis J. *The Conquest of Labor: Daniel Pratt and Southern Industrialization.* Baton Rouge: Louisiana State University Press, 2001..

Evers, Christopher. *The Old-House Doctor*. Woodstock, New York: The Overlook Press, 1986.

Harris, Cyril M., ed. *Dictionary of Architecture and Construction.* District of Columbia: McGraw Hill, 2000.

Kangas, Robert. *The Old-House Rescue Book*. Reston, Virginia: Reston Publishing Company, 1982.

Labine, Clem, ed. *Clem Labine's Traditional Building*. Brooklyn, New York: Historical Trends Corporation.

Litchfield, Michael W. *Renovation: A Complete Guide*. New York: Wiley, 1982.

Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architec ture.* District of Columbia: The National Trust for Historic Preservation, 1987.

McAlester, Virginia and Lee. *A Field Guide to American Houses.* New York: Alfred A. Knopf, 2006.

Morton, W. Brown, III, Gary L. Hume, and Kay D. Weeks. *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. 1979. Rev. ed. Washington, D.C.: Technical Preservation Services. U.S. Department of the Interior, 1990.

Moss, Roger. *Century of Color*. Watkins Glen, N.Y.: The American Life Foundation, 1981.

Nash, George. *Old-houses, A Rebuilder's Manual*. Englewood Cliffs, N.J.: Prentiss-Hall, 1980.

"Old-House Journal". Monthly. Old-House Journal Corporation, 435 Ninth Street, Brooklyn, New York, 11215.

Park, Sharon D., AIA. *The Use of Substitute Materials on Historic Building Exteriors. Preserva-*

Bibliography

tion Brief no. 16. Washington, D.C.: Technical Preservation Services, U.S. Department of the Interior, 1989.

Phillips, Steven J. *Old-House Dictionary*. Lakewood, Colorado: American Source Books, 1989.

Rypkema, Donovan D. *The Economics of Historic Preservation*. Washington: The National Trust for Historic Preservation, 1994.

Technical Preservation Services, National Park Service, U.S. Department of the Interior. *Respectful Rehabilitation*. Washington, D.C.: The Preservation Press, 1982.

_____. *Preservation Briefs.* Published periodically. Washington, D.C.: Government Printing Office.

Appendix E - Resources

Louisiana Division of Historic Preservation

Capitol Annex Building

1051 North Third Street

Baton Rouge, LA 70804

(225) 342-8160

Email: hp@crt.la.gov

Foundation for Historical Louisiana

P.O. Box 908

Baton Rouge, LA 70821

(225) 387-2464

Email: info@fhl.org

National Park Service

Southeast Regional Office

100 Alabama Street NW

1924 Building

Atlanta, GA 30303

(404) 507-5600

National Trust for Historic Preservation Southern Field Office

William Aiken House

456 King Street

Charleston, SC 29403

(843) 722-8552

Email: sro@nthp.org

Louisiana Tax Incentives for Historic Buildings

	Federal Historic Rehabilitation Tax Credit	State Historic Commercial Tax Credit	Federal Historic Residential Tax Credit
Purpose	Encourages the preservation and rehabilitation of historic buildings and older buildings	Encourages the preservation and rehabilitation of historic buildings and older buildings	Encourages taxpayers to improve their homes through tax credit
What is eligible?	Building listed on the National Register individually or within a listed historic district; must produce income	Income-producing building in Downtown Development District (DDD) or Cultural District (CD), per the Division of HP	Owner-occupied building listed in a NR district, a local historic district, a DDD or CD, or a Main Street district; 50 years old if vacant or blighted.
% of credit	20% of construction costs and fees	25%	25%=AGI (adjusted gross income) $50K/less, then 20%=AGI up to $75K then 15%=AGI up to 100K then 10%=AGI over 100K
Minimum expenditure	Must exceed the adjusted basis of the building; $5,000 minimum	$10,000	$20,000
Fees	$250 + final fee based on size of rehabilitation	$250	$250
Recapture	If the owner sells within 5 years, he loses 20% of the earned credit for each year short of the full 5 years.	If the owner sells within 5 years, he loses 20% of the earned credit for each year short of the full 5 years.	If the owner sells within 5 years, all unused credit becomes void.

Please see http://www.crt.state.la.us/hp/tax_incentives_program.aspx for complete information table