

**KLEINERT TERRACE AND
ROSELAND TERRACE HISTORIC DISTRICT
LOCAL DESIGNATION REPORT
AND DESIGN GUIDELINES**

PREPARED BY THE OFFICE OF THE PLANNING COMMISSION

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PREFACE

A comprehensive framework to protect and preserve historic resources and develop architectural guidelines in East Baton Rouge was established with the adoption of the Historic Preservation Ordinance in August 2004. This ordinance established the Historic Preservation Commission (HPC), defined its responsibilities, and created a review procedure for the HPC. The Historic Preservation Commission is considered a part of the planning function of City-Parish Government, and is administrated by the office of the Planning Commission.

PURPOSE

Historic district design guidelines are intended to assist owners of historic buildings to maintain, preserve, and enhance the architectural character of the district. These guidelines are also intended to assist architects, contractors, and others involved in maintaining and preserving historic buildings to plan and implement rehabilitation and restoration projects that meet acceptable standards of design and treatments of historic properties. Design guidelines address issues important to maintaining and preserving the character of neighborhoods, such as designing additions or alterations to historic buildings, constructing new buildings, or demolishing historic buildings in historic districts.

After an area has requested local designation as a historic district, a historic resource survey will be completed of the area. This survey will assist in the creation of a local designation report and design guidelines. The report will be presented to the Historic Preservation Commission and Metropolitan Council during the nomination process. After designation by the Metropolitan Council, the design guidelines included in the report will assist homeowners and the HPC in preserving the architectural character of the district.

GOALS

The following Goals were established for the Historic Preservation Commission to help protect and enhance the valuable historic architectural character in the City of Baton Rouge and East Baton Rouge Parish.

1. Protect, enhance, and perpetuate resources that represent distinctive and significant elements of the city's historical, cultural, social, economic, political, archaeological, and architectural identity.
2. Insure the harmonious, orderly, and efficient growth and development of the City-Parish.
3. Strengthen civic pride and cultural stability through neighborhood conservation.
4. Stabilize the economy of the City-Parish through the continued use, preservation, and revitalization of its resources.
5. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided.
6. Promote the use of resources for the education, pleasure and welfare of the people of the City of Baton Rouge-Parish of East Baton Rouge.
7. Provide a review process for the preservation and appropriate development of the City-Parish's resources.

HISTORIC DISTRICTS

The success of the architectural review process and preservation of architectural and archaeological resources in the City of Baton Rouge – Parish of East Baton Rouge is primarily due to earlier efforts. These efforts represent the involvement of the city, state and federal governments, as well as private groups and organizations. The following is a partial list of significant events in Baton Rouge’s historic preservation efforts.

HISTORIC OVERVIEW

1835 Louisiana

The Louisiana Historical Society was chartered by the State of Louisiana. During the 19th century, the society was the official custodian of the colonial records of Louisiana. In 1906, the Society promoted a legislative act to create a Louisiana State Museum to be housed in the old *Cabildo* on Jackson Square. When the Museum opened in 1911, the Society deposited there the colonial archives in its care, as well as thousands of other documents, paintings, prints, and other museum objects from its own collection. Today, the Society remains dedicated to the writing, promotion and understanding of Louisiana history. It has sponsored eight public lectures each year for almost a century.

1963 Louisiana

The Foundation for Historical Louisiana was formed for the purpose of promoting local interest in the heritage of Baton Rouge and Louisiana. The mission of the Foundation for Historical Louisiana is to promote the preservation of the cultural and architectural heritage of Louisiana through education, advocacy, and stewardship. Today, the Foundation has grown into a preservation organization that uses the resources of today to preserve the treasures of yesterday and improve the quality of our tomorrow.

1966 United States

The Congress enacted the National Historic Preservation Act, creating the National Register of Historic Places and calling for the systematic appraisal of architectural, archaeological and cultural resources of each state. State Historic Preservation Offices were established to fulfill this mandate. In Louisiana, the State Historic Preservation Officer is the Director of the Division of Historical Resources.

The State Historic Preservation Officer is responsible for the National Register Program in Louisiana. This division prepares the State Historic Preservation Plan, distributes federal grants-in-aid for preservation and survey projects, and assists local governments and preservation organizations.

1971 United States

Executive Order 11593 was passed directing federal agencies to preserve, restore and maintain their cultural properties.

2004 Baton Rouge

Metropolitan Council establishes the East Baton Rouge Parish Historic Preservation Commission (HPC) by Ordinance 13045.

NATIONAL REGISTER HISTORIC DISTRICTS

The National Register of Historic Places is the official national list of those districts, sites, buildings, structures and objects which have been identified and documented as significant cultural resources that reflect the historical development of the nation. The National Register is maintained by the National Park Service, a division of the United States Department of the Interior.

Specific criteria are designed to guide states, federal agencies, and the Secretary of the Interior in evaluating entries for the National Register. The following evaluation criteria are used:

- The quality of significance in American history, architecture, archaeology, and culture present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, material, workmanship, feeling and association; and
- That are associated with events that have a significant contribution to the broad patterns of our history or;
- That are associated with the lives of persons significant in our past or;
- That embody the distinctive characteristics of a type, period, or method of construction, or that represents a significant and distinguishable entity whose components may lack individual distinction or;
- That have yielded or may be likely to yield information important in prehistory or history.

As a Certified Local Government, initial review of nomination to the National Register begins with the Historic Preservation Commission (HPC). The findings of the HPC are then transmitted to the Metropolitan Council for additional review. The recommendations of both the HPC and the Metropolitan Council are forwarded to the State Historic Preservation Office (SHPO).

Primary review of nominations at the state level is by the Louisiana Division of Historic Preservation, Louisiana Department of Culture, Recreation and Tourism and the Louisiana National Register Review Committee. After the application is approved and the SHPO signs it, the property becomes officially nominated to the National Register. Following favorable review and adoption by the keeper of the National Register in Washington, D.C., the property is listed on the National Register of Historical Places.

Baton Rouge contains eight National Register Historic Districts: 1) Spanish Town; 2) Beauregard Town; 3) Roseland Terrace; 4) Main Street; 5) LSU; 6) Drehr Place; 7) Kleinert Terrace and 8) Southern University.

SPANISH TOWN

Spanish Town was placed on the National Register on August 31, 1978. Spanish Town is significant in the area of architecture. Spanish Town was laid out in 1805 and is consequently the oldest neighborhood in the City of Baton Rouge. Its narrow intimate streets, its irregular block layout, and its high concentration of old buildings, give it the special character of a neighborhood which grew up before the age of the automobile. Spanish Town includes a continuum of styles dating back to 1823, including Greek Revival architecture (notably the Stewart-Dougherty House), Queen Anne, shotgun houses, and craftsman bungalows.

BEAUREGARD TOWN

Beauregard Town was placed on the National Register on October 14, 1980. Beauregard Town is significant in the areas of architecture, and community planning and development. The greater part of Beauregard Town is locally outstanding turn-of-the-century middle class residential area, certainly the finest surviving example in East Baton Rouge Parish. The designated area has an intimate scale, an unusual purity and an unusually high incidence of intact structures. There is almost no re-siding and almost no incidence of lost or removed architectural details. In addition, many of the structures are garnished with turned columns, brackets, barge boards, balustrades in various styles. Buildings of this type occur in sufficient quantity to characterize the district with a variety and richness which is unattainable in an area composed of simple workers houses. Beauregard Town enjoys a lesser degree of significance as an early 19th century community which was conceived as a Baroque City plan. All that survives of the plan are the diagonal radiating streets. Although their purpose is no longer apparent to the casual observer (except from the air) they do cut strong vistas through the townscape.

ROSELAND TERRACE

Roseland Terrace was placed on the National Register on March 11, 1982. Roseland Terrace is significant in the areas of architecture and community planning. The Roseland Terrace Historic District is significant in the area of architecture as an example of an early-twentieth century residential neighborhood. It retains 88% of its pre-1930 housing stock. Moreover, with close to 300 well developed bungalows in a concentrated area, Roseland Terrace is one of the best preserved early-twentieth century neighborhoods in Louisiana outside of New Orleans. The overwhelming majority of the structures in the district exemplify the classic bungalow style. Roseland Terrace is also significant in the area of community planning. It was Baton Rouge's first subdivision, and as such it began a trend in suburban growth which has come to characterize the sprawling city. It is also a fine representative example of the type of early-twentieth century bedroom suburb which sprang up around major eastern cities in the early-twentieth century.

MAIN STREET

Main Street was placed on the National Register on November 7, 1985. Main Street is significant in the area of architecture. The Main Street Historic District is locally significant in the area of architecture because it is an important grouping of historic commercial buildings within the context of the City of Baton Rouge. The previously mentioned Baton Rouge survey has identified some 122 50+ year old structures in the central business district. Unlike many other central business districts, downtown Baton Rouge remained prosperous after the Depression and into the 1950's and '60's. As a result, it suffered considerable alteration and demolition. The Main Street District is the only cohesive grouping of historic commercial buildings remaining in the city. Other areas contain older commercial buildings, sometimes in groups of two, three, or four, but they are scattered among newer buildings, badly altered historic buildings, and vacant lots. Thus the Main Street District is immensely important as a representative period townscape for the City of Baton Rouge.

LOUISIANA STATE UNIVERSITY

Louisiana State University was placed on the National Register on September 15, 1988. Louisiana State University campus is architecturally significant on the state level as a collective landmark in Louisiana's early twentieth century eclectic architecture. It is important both because of the number of consistently styled buildings and the unusual choice of style. The university campus is one of only two eclectic complexes in Louisiana to feature the Italian Renaissance style. Most other architectural groupings are either in some form of Gothic or else fairly conventional neo-classical. Of the two Italian Renaissance examples, LSU is by far the finer. In addition to being much larger, LSU incorporates a much greater variety of Renaissance derived forms and details to articulate the buildings.

DREHR PLACE

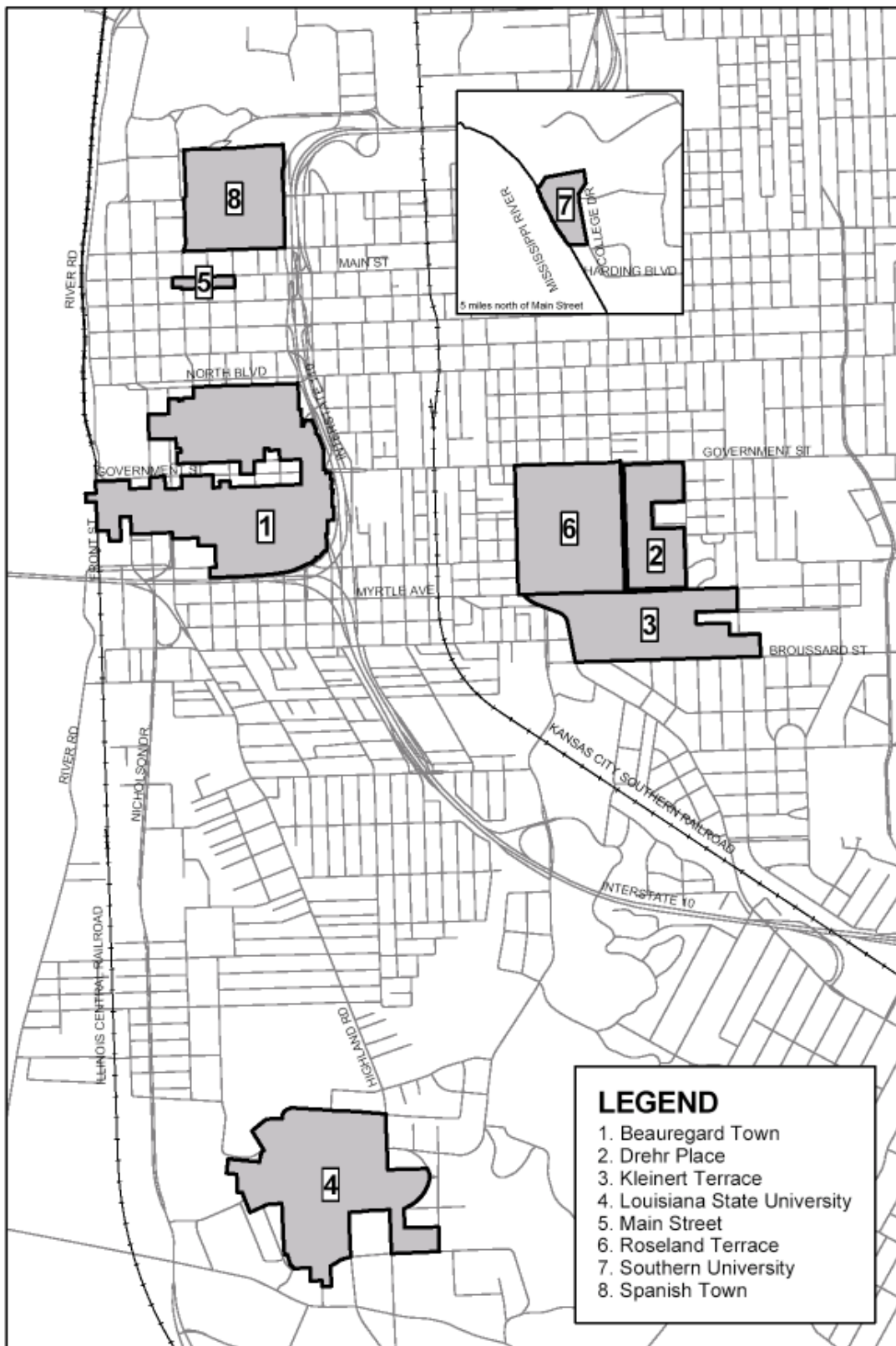
Drehr Place was placed on the National Register on November 13, 1997. Drehr Place is significant in the areas of architecture, and community planning and development. The Drehr Place Historic District is locally significant in the area of architecture because it is a well preserved, representative historic twentieth century neighborhood within the context of Baton Rouge. Stylistically, the subdivision illustrates very well the eclecticism of the early twentieth century. Classical Revival/ Colonial Revival and Craftsman/Bungalow appear in the greatest numbers, with a wide variety of examples in each category. Sprinkled into this already rich mixture are a few landmarks in more "exotic" styles such as Mediterranean/Spanish and Modernistic. Then there are striking eclectic houses which feature a mixture of styles and a handful of the ever popular English Cottage style. It is locally significant in the area of community development and planning because it helps tell the story of the early twentieth century growth and development of Baton Rouge.

KLEINERT TERRACE

Kleinert Terrace was placed on the National Register on March 3, 1998. Kleinert Terrace is significant in the areas of architecture, and community planning and development. The Kleinert Terrace Historic District is locally significant in the area of architecture because it is a well preserved, representative historic twentieth century neighborhood within the context of Baton Rouge. The subdivision illustrates very well the eclecticism of the early twentieth century. The Colonial Revival style appears in the greatest number and exhibits a wide variety of examples. Another popular style found within the district is the English Cottage mode, which is represented by examples of both the "Stockbroker Tudor" and smaller cottage types. Sprinkled into this already rich mixture are a few examples in more "exotic" designs such as the Renaissance Revival, Modernistic and Neo-Creole styles. In addition, there are four bungalows and a number of eclectic houses which feature a mixture of styles. It is locally significant in the area of community development and planning because it helps tell the story of the early twentieth century growth and development of Baton Rouge.

SOUTHERN UNIVERSITY

Southern University was placed on the National Register on May 20, 1999. Southern University is significant in the areas of education, and ethnic heritage. The Southern University Historic District is significant at the state level in the areas of education and ethnic heritage because its six buildings and bluff-side setting help tell the story of the early growth and development of one of only two African-American public institutions of higher learning in Louisiana. The district also illustrates an important late-nineteenth/early twentieth century approach to the education of African-Americans.



**NATIONAL REGISTER
HISTORIC DISTRICTS**

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HISTORIC ZONING DISTRICT

The Metropolitan Council created a Historic (H) zoning district to enhance and preserve significant historic buildings, objects, sites and structures, as well as important cultural resources. These districts serve to protect our architectural legacy, cultural heritage and built environment through education, planning and implementation of architectural guidelines.

Baton Rouge's historical heritage is one of our most valued and important assets. The purpose of the Historic Preservation zoning district regulations is:

1. To safeguard the heritage of the City of Baton Rouge by preserving the district(s) which reflect noteworthy elements of the cultural, educational, social, economic, political and/or architectural history;
2. To educate the citizen to realize, understand, and appreciate the city's rich heritage;
3. To stimulate a greater awareness and sense of pride in the founding of the city and the contributions it has made to the state and nation;
4. To develop an atmosphere and feeling of old, historic Baton Rouge by encouraging the preservation and restoration of historic structures within the districts;
5. To improve the environmental quality and overall livability of the historic sections of Baton Rouge;
6. To stabilize and improve property values in the district and to allow uses that encourage the restoration and conservation of historic sites and structures;
7. To promote the use and preservation of the district for the education, welfare and pleasure of residents of Baton Rouge and East Baton Rouge Parish – and of the state and nation as well.

APPLICATION PROCESS

Application forms and instructions may be obtained from the Office of the Planning Commission. Completed applications must be submitted to the Office of the Planning Commission on established deadline dates prior to the scheduled meeting date. Supporting documentation, such as drawings, sketches, photographs, material, samples and specifications, should be submitted at the same time as the application.

The HPC meets at 8:30 A.M. on the third Wednesday of each month in the Planning Commission Conference Room. Each application is reviewed at a public hearing. The applicant presents a brief overview of the proposed project and then the public is invited to comment. Following the close of the public hearing, the HPC may ask detailed questions related to the application. The HPC then votes to approve, deny or defer the application.

If approved, the applicant may obtain a building permit. If approved on the condition of modification of the plans, the applicant may accept the recommendation of the HPC and submit modified drawings to the Building Official to obtain a building permit. The applicant may not accept the recommendation of the HPC, which results in the denial of the application.

If denied, the applicant may revise plans and drawings based upon comments from the HPC and submit a new application. The decision of the HPC may be appealed to the Metropolitan Council within ten days.

The HPC may defer an application to allow the applicant to meet public notice requirements or to submit additional information. Any additional information must be submitted to the Planning Commission Office at least one week prior to the scheduled HPC meeting. This information is included in the staff reports to the HPC so that HPC members have sufficient time to review the project.

CERTIFICATE OF APPROPRIATENESS

After designation by the Metropolitan Council, the HPC will review applications for Certificates of Appropriateness for proposed changes in appearance to the exterior of historic properties. No material change in appearance to the exterior of a historic property shall be permitted until an owner or occupant has received a Certificate of Appropriateness (COA) from the HPC. A material change is a change that will affect either the exterior architectural or environmental features of a historic property visible from the public right-of-way, and may include any one or more of the following:

1. A reconstruction or alteration of the size, shape, or façade of a historic property, including any of its architectural elements or details;
2. Demolition of a historic property;
3. Commence excavation for construction purposes;
4. A change in the location of advertising visible from the public right-of-way on any historic property;
5. The erection, alteration, reconstruction, or removal of any building, structure, object or work of art within a historic property, including walls, fences, steps, and pavements, or other appurtenant features.

If work on the exterior of such a designated property is proposed, a COA must be issued by the HPC, in addition to the building permit issued by the Department of Public Works. Interior alterations will not be reviewed by the HPC. It is the intent of the HPC that any changes which occur to a designated property be in keeping with the historic character of the landmark or district. Historic district designation is designed to protect and enhance the existing character of a community, not to change it. If you have a question about work you are about to begin, you may call the Planning Commission to determine if your project is subject to a COA.

A Certificate of Appropriateness is a review of the final, complete project design. The HPC bases their decision on the criteria contained in the Architectural Guidelines for Historic Preservation for the specific district or landmark. A COA is required before a building permit may be issued. Only those drawings approved by the HPC may be reviewed by the Building Official during the building permit review process.

For a COA, provide a complete description of all work to be done. Specify the type, style, color, manufacturers' names, materials and hardware. Plans, elevations, detail drawings and schedules, photographs, paint chips, samples, catalogs and/or brochures should be submitted. Failure to provide sufficient detailed information may delay review of your application by the HPC.

With applications for new construction and additions, a site plan must be submitted. This site plan must indicate existing structures, proposed new work, lot lines, setbacks, etc. Site Plan Review must be conducted by the Planning Commission staff prior to review by the HPC.

OPINION OF APPROPRIATENESS

Some applicants request an Opinion of Appropriateness before completing final detailed drawings. An Opinion is a review of the general concept of the proposed project.

For an Opinion, provide a general description of the work to be done. Indicate the mass, scale and general characteristics of the proposed project. Plans, elevations, sketches, photographs and other pertinent information should be submitted.

With application for new construction and additions, a site plan must be submitted. If a waiver is required, an Opinion from the HPC is required before the Planning Commission will review the application.

PRE-APPROVED GUIDELINES

The Planning Commission staff may approve a material change in appearance to a contributing historic structure without the HPC issuing a certificate of appropriateness for emergency repair caused by fire, extreme weather or unforeseen accidents.

The Planning Commission staff may approve rehabilitations, alterations, maintenance, and additions to non-contributing structures in the historic district without the HPC issuing a certificate of appropriateness. These material changes in appearance must not detract from the overall historic character of the district and should conform in mass, scale, setback, orientation, spacing, height, size, and materials to the contributing buildings in the district.

ENFORCEMENT/PENALTY PROVISIONS

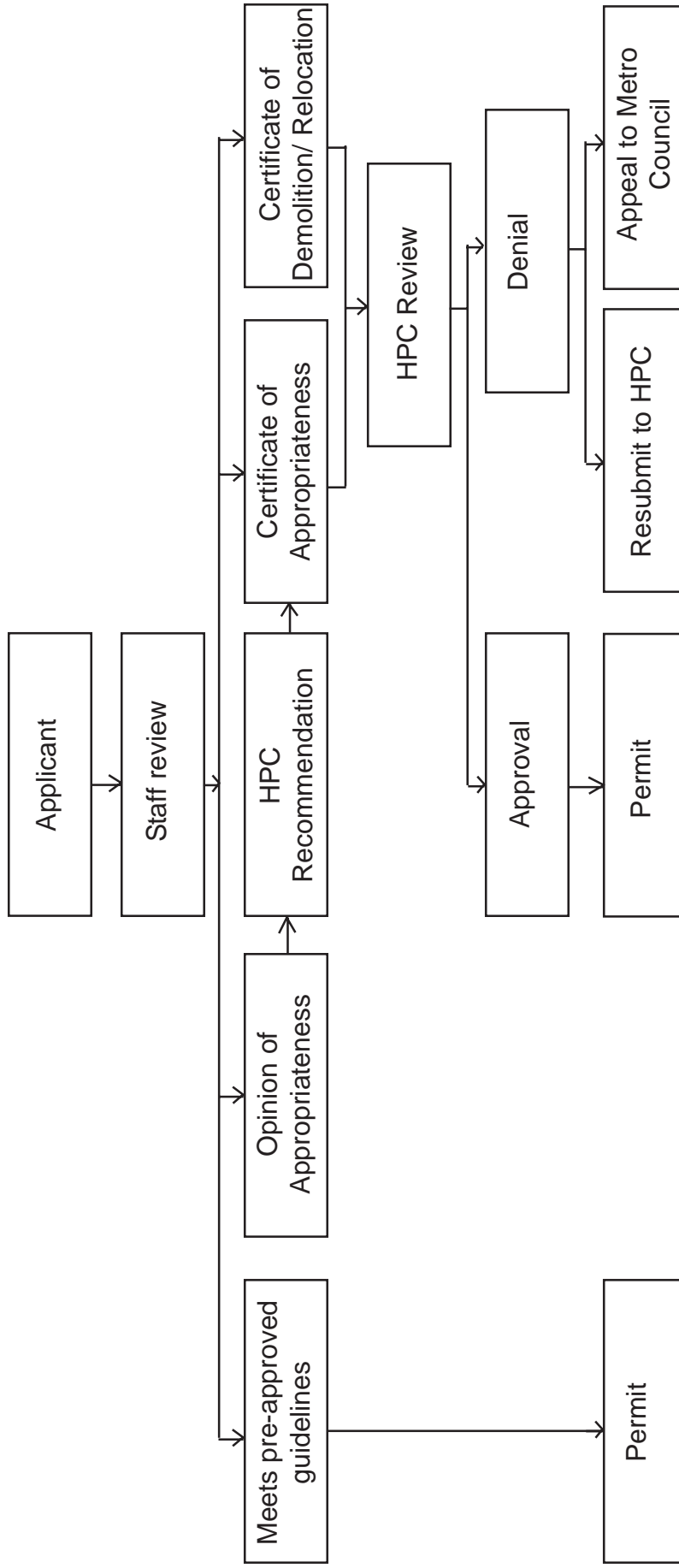
Whenever any person has engaged in or is about to engage in any act or practice which constitutes or will constitute a violation of this ordinance, the HPC may make an application to the appropriate court for an order enjoining such act or practice, or requiring such person to refrain from such prospective violation or to remedy such violation by restoring the affected property to its previous condition. Upon showing by the HPC or the city that such person has engaged or is about to engage in such act or practice, a permanent or temporary injunction, temporary restraining order, or other appropriate order shall be granted without bond.

Any owner, agent, lessee, or other person acting for or in conjunction with him, who violates the ordinance or law or rules, regulations, or decision of the HPC, shall for each offense be fined not less than \$100.

Any owner, agent, lessee, or other person acting for or in conjunction with him, who demolishes a structure or edifice without having been issued a COA, shall be fined a single fine of not less than \$5,000 nor more than \$100,000 based upon the historical significance of the structure or edifice as designated in the historic building survey of the district.

For violations other than demolition without a COA, each day that a violation continues constitutes a separate offense.

PROCESS TO OBTAIN A CERTIFICATE OF APPROPRIATENESS



APPLICATION PROCESS

KLEINERT TERRACE

A historical society, neighborhood association, group of property owners, the Mayor- President, or the Metropolitan Council may request designation of a local historic district by the HPC. The HPC will prepare a property inventory of the proposed historic district. The proposed historic district will be recommended to the Metropolitan Council for official designation.

Public comment is an important part of the designation process. Property owners and residents in a proposed local historic district will be notified of the proposal so that they may appear and comment during the public hearings of the Historic Preservation Commission and the Metropolitan Council.

BACKGROUND

Kleinert Terrace was placed on the National Register of Historic Places on March 5, 1998. The Kleinert Terrace Historic District is a moderately sized twentieth century urban neighborhood encompassing some 60 acres. Although Kleinert Terrace is the area's historic name, the subdivision is part of a larger neighborhood known as the Garden District by local residents and city officials. The Garden District is comprised of three early twentieth century subdivisions, Roseland Terrace, Drehr Place and Kleinert Terrace. Kleinert Terrace was nominated for designation as a local historic district by the Garden District Civic Association.

SIGNIFICANCE

Kleinert Terrace is of local significance in the area of community planning and development because it illustrates the early twentieth century expansion of Baton Rouge eastward from the Mississippi River. Although Baton Rouge is a very old community, having been settled in the colonial period, it remained relatively small until the early twentieth century. By the end of the nineteenth century, the city extended only a few blocks in (east) from the Mississippi River. The town experienced considerable growth and prosperity in the early twentieth century due to various factors, the most important being the arrival and expansion of the petrochemical industry (most notably, a huge Standard Oil plant). The city's population more than doubled between 1910 and 1930 (14,897 to 30,279), and Baton Rouge surpassed Shreveport as Louisiana's second largest city. All of this growth created a need for additional housing. Although Roseland Terrace, the first subdivision, was established in 1911, a July 1919 article in the local paper noted an "acute" shortage of homes in the city. It estimated that three or four hundred more were needed. Drehr Place (1921) was presumably a response to this need, as was College Town (1923), a South Baton Rouge subdivision founded to accommodate those working at the new and larger LSU campus. However, at least one family who moved to Baton Rouge in 1925 could not find a home and was forced to live in a hotel for two years until the father, a builder, constructed several homes in Kleinert Terrace.

Kleinert Terrace is also a fine representative example of the type of bedroom suburb which sprang up around major eastern cities in the early years of the twentieth century. These neighborhoods were designed to give working men in the cities a more rural domestic life. Kleinert Terrace exemplifies the early twentieth century "garden suburb" with its small lots, liberal planting of trees along streets, and rear alleyways. In addition, the subdivision is more attractive than most because utility poles were deliberately placed (and are still located) along the rear alleyways. Thus its bucolic atmosphere is preserved and enhanced.

LAND USE AND ZONING

The Horizon Plan designates the land use for Kleinert Terrace is Low Density Residential. Low Density Residential (LDR) includes areas where single-family detached housing will be the predominant land use.

Kleinert Terrace includes properties which are currently zoned A1 (Single Family Residential). A1 (Single Family Residential) District is to permit low density residential development with a maximum density of 4.1 units per acre. Conditional uses in the A1 District include bed and breakfast homes, cemeteries mausoleums, childcare center or preschools, and educational, religious, and philanthropic institutions.

ARCHITECTURAL STYLES AND PERIODS

Kleinert Terrace is architecturally significant because the neighborhood is, in effect, a window into the past, allowing people to view and understand the appearance of a period neighborhood. Stylistically, the subdivision illustrates very well the eclecticism of the early twentieth century. The Colonial Revival style appears in the greatest number and exhibits a wide variety of examples. Another popular style found within the district is the English Cottage mode, which is represented by examples of both the "Stockbroker Tudor" and smaller cottage types. Sprinkled into this already rich mixture are a few examples in more "exotic" designs such as the Renaissance Revival, Modernistic and Neo Creole styles. In addition, there are four bungalows and a number of eclectic houses which feature a mixture of styles.

ROSELAND TERRACE

A historical society, neighborhood association, group of property owners, the Mayor- President, or the Metropolitan Council may request designation of a local historic district by the HPC. The HPC will prepare a property inventory of the proposed historic district. The proposed historic district will be recommended to the Metropolitan Council for official designation.

Public comment is an important part of the designation process. Property owners and residents in a proposed local historic district will be notified of the proposal so that they may appear and comment during the public hearings of the Historic Preservation Commission and the Metropolitan Council.

BACKGROUND

Roseland Terrace was placed on the National Register of Historic Places on March 11, 1982. The Roseland Terrace Historic District is a 3 by 6 block area located approximately 1 mile east of the original town of Baton Rouge, which at the turn of the century extended only a few blocks in from the Mississippi River levee. In fact, Roseland Terrace was considered by many at the time as being “just too far out.” Today, the subdivision is part of a larger neighborhood known as the Garden District by local residents and city officials. The Garden District is comprised of three early twentieth century subdivisions, Roseland Terrace, Drehr Place and Kleinert Terrace. Roseland Terrace was nominated for designation as a local historic district by the Garden District Civic Association.

SIGNIFICANCE

The Roseland Terrace Historic District is significant in the area of architecture as an example of an early twentieth century residential neighborhood. It retains 88% of its pre 1930 housing stock. Moreover, with close to 300 well developed bungalows in a concentrated area, Roseland Terrace is one of the best preserved early-twentieth century neighborhoods in Louisiana outside of New Orleans. The overwhelming majority of the structures in the district exemplify the classic bungalow style. These houses are characterized by broad openness, elaborate transfer of weight, massing that hugs the ground, and the bold expression of structural members. Because of this, Roseland Terrace is an excellent representation of the bungalow period, which is an important chapter in the history of American domestic architecture.

Roseland Terrace is also significant in the area of community planning. It was Baton Rouge’s first subdivision, and as such it began a trend in suburban growth which has come to characterize the sprawling city. It is also a fine representative example of the type of early twentieth century bedroom suburb which sprang up around major eastern cities in the early twentieth century. These were designed to give working men in the cities a more rural domestic life. Roseland Terrace exemplifies the early twentieth century “garden suburb” with its small lots, liberal planting of trees along streets, and rear alleyways. In addition, it is finer than most because utility poles were deliberately placed (and are still located) along the rear alleyways. Thus the bucolic atmosphere is preserved and enhanced. Roseland Terrace was Baton Rouge’s first planned subdivision as well as its most significant reflection of the ideas and concepts which ultimately led to the Garden City Movement.

LAND USE AND ZONING

The Horizon Plan designates the land use for Drehr Place is Low Density Residential, Medium Density Residential, Neighborhood Office, and Light Commercial. Low Density Residential (LDR) includes areas where single-family detached housing will be the predominant land use. Neighborhood Office (NO) includes areas of small offices, professional offices and personal services to serve the needs of surrounding residential areas.

Drehr Place includes properties which are currently zoned A2 (Single Family Residential), A3.1 (Limited Residential), A4 (General Residential) and A5 (High Rise Residential). A2 (Single Family Residential) District is to permit low density residential development with a maximum density of 5.8 units per acre. Conditional uses in the A2 District include all conditional uses in A1 District, garage apartments and child care centers. A3.1 (Limited Residential) District is to permit multi-family residential development and institutional uses of a residential character with a maximum density of 11.4 units per acre. A4 (General Residential) District is to permit compact multi-family developments with a maximum density of 43.6 units per acre. A5 (High Rise Residential) District is to permit high-density residential developments with a maximum density of 87.1 units per acre. Conditional uses in the A3.1 District, A4 District and the A5 District include country clubs with alcohol, cemeteries and mausoleums, and fraternal lodges with alcohol.

Please refer to the map of Drehr Place to identify specific zoning for individual parcels. Private deed restrictions for the area prohibit commercial use of property in Drehr Place.

ARCHITECTURAL STYLES AND PERIODS

The earliest houses reflect the Queen Anne Colonial Revival influence of the late nineteenth century. These houses have features such as small fluted columns, curved galleries, semi-octagonal bays, and relatively elaborate rooflines. Building in Roseland Terrace underwent a boom between about 1917 and 1930. During this period large numbers of bungalows were constructed by builders using standard designs and different combinations of standard details. The basic bungalow is a raised, pitched roof, frame structure, two rooms wide and three rooms deep. The plan is hall less and has wide openings between the public rooms. In all but a few cases there is some sort of front porch, while some have half porches.

Despite the similarity of plans, the builders achieved a remarkable variety of exterior treatments by using different combinations of standard elements.

Typical architectural elements include:

1. exposed rafter ends (some shaped),
2. heavy splayed porch posts of various sizes (some of which are doubled),
3. large brackets and multiple brackets,
4. combinations of shallow gables,
5. large plate glass windows grouped in twos or threes,
6. hip and shed dormers (many of which serve no function),
7. wooden strapwork (found mainly on post capitals),
8. jerkinhead gables, and
9. oriental looking balustrades and extended beam ends.

Less common are Colonial Revival arches and columns. A few of the bungalows also feature mock half timbering. In contrast to the tract house tradition of most of Roseland Terrace, a few of the bungalows appear to have been custom built.

REHABILITATION AND MAINTENANCE

While specific guidelines reflecting the special nature of the district are outlined in the Rehabilitation and Maintenance section, such work must also conform with the more general federal standards.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES- REHABILITATION

When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.

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

RESIDENTIAL BUILDINGS

GENERAL CONSIDERATIONS

- Provide and maintain proper site drainage so water does not damage building walls and foundations or cause mildew and rot.
- Roof and site drainage must be directed away from adjacent properties.
- The provisions of the Old Town Redevelopment Overlay District do not apply to the Roseland Terrace Local Historic District.

BUILDING SITE

- Alignment, Orientation, and Spacing
 - Locate the structures within the range of alignments seen traditionally in the area, maintaining traditional setbacks at the front, side, and rear of the property.
 - In Roseland Terrace all structures must maintain a 5' sideyard setback. No part of the structure, including, but not limited to, eaves, cornices, brackets, awnings, or other ornamental or structural features may project more than 1' into the required 5' sideyard.
 - Building proportions should respect traditional patterns in the district.
 - The primary building entrance should be oriented toward to the street.
 - Preserve the original location of the main entry and walk.
 - In neighborhoods with alleys, garages should be located at the rear of the lot and accessed from the alley.
- Fences, Walls and Gates
 - Retain and preserve historic fences, gates and walls whenever possible. Repair deteriorated components rather than replace them.
 - Do not introduce new fences, gates, or walls in the front yard where these elements are not traditionally found. Chain-link, board fences, wire fences, and vinyl fences are inappropriate for front yards, but may be used in rear yards.
 - New fencing should reflect the character of the historic fences in height, openness, materials, and finish.
 - Fences in the front yard should be no more than four (4) feet in height. Fences may be higher and less open in the rear yard.
 - Front yard fences should have some degree of openness and spacing of slats so that the main structure is visible from the street. A view of the building's main architectural features should not be obstructed.
 - In many instances, planted hedges may be more appropriate than new fences or walls, especially in side yards.

- Walks and Pavement
 - Retain and preserve original sidewalk materials where they exist. The majority of sidewalks are concrete. Whenever reasonable, this continuum should be respected. The protection of a major tree is a possible reason for selecting a substitute material.
 - The consistent width of sidewalks in the district shall be adhered to.
 - New walkways should be compatible in location, pattern, spacing, dimensions, materials, and color. New walkways should be straight and perpendicular from the sidewalk to the main entrance.
 - Historically appropriate paving materials should be used for parking areas and driveways.
 - Parking and parking pads in the front yard are inappropriate.
- Landscaping
 - The HPC must issue a COA for the removal of trees that measure 18 inches or greater diameter at breast height.
 - Preserve the existing private tree stock as long as the trees are not damaging a historic structure or are not becoming a public nuisance.
- Lighting
 - Retain and preserve exterior lighting fixtures that contribute to the overall historic character of a building, site or district.
 - Lighting fixtures should not detract from the overall historic character of the building site, or streetscape.

BUILDING STRUCTURAL SYSTEMS

- Foundations
 - For alterations and additions, foundations and structural elements should be consistent with the existing and should meet or exceed requirements of the current building code. For pier and beam foundations, the design should provide for ventilation of crawl spaces. For slab-on-grade foundations, care should be taken to avoid damaging root systems of established trees.

BUILDING EXTERIOR FEATURES

- Materials
 - Original materials should be restored and reused whenever possible. Where necessary, missing or deteriorated materials should be replaced with recycled or new materials which match the original as closely as possible with regard to: type of material, size of unit, color, shape, composition, texture, style, type of joint, placement, and detailing.
 - Cleaning of existing materials should be done by the least damaging method possible. Sandblasting is not an acceptable method for cleaning.

- Architectural features such as cornices, brackets, window sills and architraves, and doorway pediments shall not be removed or obscured when resurfacing materials is applied.
- Siding should be applied horizontally, and all wood siding should be painted.
- Roofs and Roofing
 - The original roof form and architectural features of a historic structure should be retained and preserved, including the slope, height, orientation to the street, dormer windows, cornices, brackets, and chimneys.
 - Preserve the character of the original roofing and its detail. Skylights installed on a historic roof should be as unobtrusive as possible and not visible from the public right-of-way. Flay skylights that blend with the roof are most appropriate.
 - Rooftop utilities should not be visible from the public right-of-way or should be inconspicuously placed and screened. Utilities should be placed so as not to damage or obscure historic elements.
- Chimneys
 - Visually prominent chimneys should be retained and preserved. Original chimneys should not be removed from the structures.
 - New chimneys should be constructed of compatible materials.
- Doors
 - Retain and preserve all original doors. When replacement is necessary, the new door shall match the original as closely as possible in size, configuration, style and material.
 - Raw metal storm doors are not appropriate. Removable storm doors should be utilized wherever possible. Aluminum storm doors should be painted to match the trim.
 - Retain and preserve the functional, proportional, and decorative features of a primary entrance, including the door, its frame, sill, head, jamb, moldings, and any flanking windows.
 - Historic hardware, hinges, locketts, and knobs that are significant should be preserved.
 - Door trim should be similar in scale, proportion, finish, and character to those used traditionally on the structure.
 - Original door openings should not be reduced or enlarged in size.
- Windows
 - Retain and preserve existing historic windows, including their functional and decorative features, such as frames, sashes, muntins, sills, heads, moldings, surrounds and hardware.
 - Preserve original window locations. Original openings shall not be altered or filled in on the front of homes.

- Repair rather than replace the functional and decorative features of original window.
- If repair is not feasible, the window should be replaced to match the original window in size, configuration, style and material. Metal clad or vinyl clad window frames are generally unacceptable unless painted so as to resemble the original closely. Raw metal storm windows that obscure the original windows are unacceptable.
- Shutters
 - Original shutters shall be repaired, rather than replaced, whenever possible. When replacement is necessary, the new shutters shall match the original shutters as closely as possible in size, configuration, style and material. Vinyl shutters are generally unacceptable, unless painted to resemble the original closely.
 - Shutters should only be used if they are appropriate for the style of the house.
 - Shutters do not need to be operable, but must be sized to maintain the appearance of operability.
 - Shutters should be used in the place of exterior security devices such as bars or grilles.
- Awnings
 - Original awnings should be preserved and repaired.
 - Original awnings that are missing or too deteriorated to repair should be replaced to match the original awning as closely as possible in size, configuration, style, and material.
 - Awnings which were a latter addition to the home, and which conceal other, finer, architectural elements with the home, may be removed.
 - New awnings should be installed without damaging window trim or other architectural fabric.
 - Cooper awnings are generally acceptable if it can be shown that they are architecturally appropriate for the age and style of the home.
- Porches and Steps
 - Original porches and steps should be preserved.
 - Deteriorated original porches and porch elements should be repaired or replaced so that the character of the porch is not compromised. When replacement is necessary, the new porch shall match the original as closely as possible in size, configuration, style and material.
 - Front porches should not be enclosed.
 - Side porches visible from the street may be glassed in, if the basic look and structure of the porch is maintained.

- When replacement of steps is necessary, the new steps shall match the original as closely as possible in size, configuration, style and material. Replacement materials shall not depart from the original appearance of the steps; i.e. brick or concrete masonry steps may

not be replaced with wood. In some instances, wood steps may be replaced with brick or masonry, if the proposed change is in keeping with the overall style of the house.

- Pre-cast concrete steps are unacceptable and shall not be installed in the front of any house.

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- Loggias, Porticos, and Arches

- Original loggias, porticos, and arches should be preserved and maintained. If replacement is necessary, the new structure shall match the original as closely as possible in size, configuration, style and material.

- Balconies and Decks

- Balconies and decks should be located on the rear, not on the front, of the building. Front balconies or decks are appropriate only if recreating a historic element.
- Balconies should be integrated into the structure either by setting it into the building or by incorporating it into the roof structure.
- Balusters should be vertically placed not more than six (6) inches apart. Solid plank railing shall not be permitted. Railing heights should not exceed 42 inches. Screened or glass enclosed decks should be avoided if visible from the right-of-way.

EXTERIOR ORNAMENTATION

- Significant exterior architectural details should be preserved and maintained on historic properties to sustain the district's significance.

ENERGY AND UTILITY CONSIDERATIONS

- New mechanical systems should be installed so that it causes the least amount of alteration to the building's exterior façade, materials and site features.
- Mechanical equipment should be installed in the most inconspicuous area avoiding installation on the street façade whenever possible or should be screened from view.
- Mechanical equipment should not be in locations that compromise character-defining roofs that are prominently visible from the street.
- Mechanical equipment attached to the side or roof of a building should be kept as low as possible and covered or painted to blend with the background.
- Wall or window air conditioning units on the street façade should be avoided whenever possible.

SECONDARY BUILDINGS

- Retain and preserve garages and accessory buildings that contribute to the overall historic character of the individual building site or the district.
- Retain and preserve character-defining materials, features, and architectural details of historic garages and accessory buildings, including roofs, exterior materials, windows, and doors.

CONNECTIONS BETWEEN BUILDINGS

- Connections between buildings should be as inconspicuous as possible and such connections should be achieved by small hyphens or connectors.
- The connected buildings should continue to read as distinct and separate entities.

NEW CONSTRUCTION

- Primary Buildings- New Construction
 - New buildings should be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of setback, orientation, spacing, distance from adjacent buildings, and the proportion of built mass to open space on the individual site.
 - New buildings should be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of height, size, scale, massing, and proportions.
 - Materials should be similar in scale, proportion, texture, finish and color to those found on nearby historic structures.
 - A human scale should be maintained by avoiding large, featureless surfaces by using traditional sized building components and materials.
 - Spacing, placement, scale, orientation, proportion, size, and material of windows and doors in new buildings should be compatible with the surrounding buildings that contribute to the historic district.
 - New structures should utilize a roof form found in the historic district.
 - Porches should be compatible in massing and details to historic porches in the district, and should be appropriate to the style of the house.
 - Dormers should be secondary to the main roof. Oversized dormers are inappropriate.
- Primary Buildings- Additions
 - New additions should be constructed so that there is the least possible loss of historic fabric and so that character-defining features are not destroyed, damaged, or obscured.
 - An addition should be distinguished from the historic structure, but should also maintain visual continuity.
 - An addition should be subordinate to the historic building, limited in size and scale so that it does not diminish or visually overpower the historic structure.
 - An addition should be compatible in mass, scale, materials, and color. Columns, piers, and exposed structural elements should be compatible with the original design in style, proportion, and materials.
 - The overall character of the site, site topography, character-defining site features and trees should be preserved.
 - New additions should be on an inconspicuous elevation on the historic building, generally in the rear of the historic building. Additions should not obscure the historic façade of a building.

- Respect the established orientation of the original building and typical alignments in the area.
- Rooflines of additions should be lower and secondary to the roofline of the original building.
- Existing roof form, pitch, eave depth, and materials should be used on all additions.
- Maintain the proportion, general style, and symmetry or asymmetry of the existing window patterns.
- Materials and construction of windows should be similar to historic windows.
- Slab-on-grade additions are prohibited, unless the existing structure is also slab-on-grade.
- If the existing house has exposed rafter ends, any addition should also have exposed rafter ends.
- Site Plans
 - New buildings should conform to the guidelines for site design under “Residential Buildings-Building Site.”
- Secondary Buildings
 - New secondary buildings should be located at the rear of the lot, respecting the traditional relationship of such buildings to the primary structure and the site.
 - New secondary buildings should take design cues from the primary structure on the site, but should be subordinate to it in terms of massing and size.
 - Roof form and pitch should be complimentary to the primary structure.
 - Materials for new secondary buildings should be compatible with those found on the primary structure and in the district.
 - Two story secondary buildings are not permitted if the primary building is only one story. This includes, but is not limited to garages, carports, workshops, storage sheds, boat houses, and playhouses.

RESOURCES

ORGANIZATIONS AND AGENCIES

The following organizations and agencies may provide assistance and answer questions regarding historic architecture, preservation techniques and volunteer to help.

Louisiana Division of Historic Preservation
1051 North Third Street
Baton Rouge, LA 70804

Foundation for Historical Louisiana
502 North Boulevard
Baton Rouge, Louisiana 70802

Louisiana Preservation Alliance
263 North 3rd Street
Baton Rouge, LA 70801

AIA Louisiana
521 America Street
Baton Rouge, LA 70802

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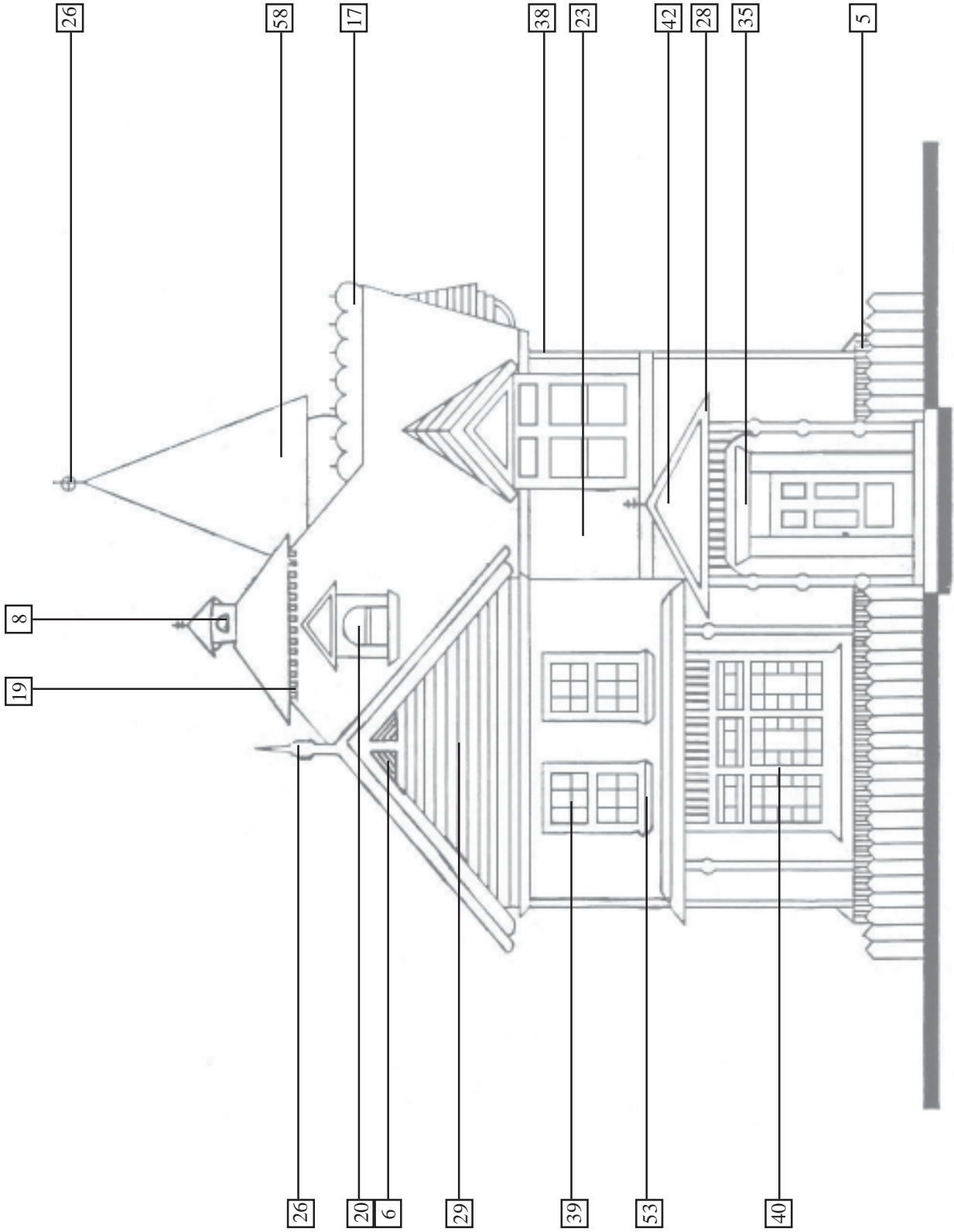
APPENDICES

APPENDIX A- ARCHITECTURAL TERMS

1. ARCH – A structure of wedge-shaped masonry blocks or formed concrete over an opening, constructed so as to hold together when supported only from the sides.
2. ASHLAR – Masonry utilizing cut, squared stone.
3. ASHLAR JOINT STUCCO – Grooves cut into stucco to create the appearance of ashlar stone, commonly in a running bond pattern.
4. ATRIUM – An open court within a building.
5. BALUSTER – A post or upright supporting a handrail.
6. BARGEBORD – The finish board (often decorative) covering the projecting and sloping portion of a gable roof.
7. BATTEN – A narrow strip of wood nailed over the vertical joints of boards to form board-and-batten siding.
8. BRACKET – A support element under eaves, balconies and other overhangs.
9. BUTT – A joint which fastens boards end to end or edge to edge; also, a type of hinge allowing the door edge to butt into the jamb.
10. BUTTRESS – A vertical masonry or concrete support which projects from a wall.
11. CANTILEVER – A projecting beam or structural member anchored at only one end, such as on a balcony.
12. CHAMFER – Beveled edge formed by removing the sharp corner of a material.
13. COLUMN – A vertical supporting member, generally consisting of a base, shaft and capital.
14. COPING – The cap or top course of a wall.
15. CORBEL – A stepped coursing bracket to support weight above; also, projection of masonry from the face of a wall.
16. CORNICE – Moulded projection of the roof overhang at the top of the wall.
17. CRESTING – A light, repeated ornament, incised or perforated, carried along the top of a wall, parapet or roof.
18. CRICKET – A small gable like roof structure used to divert water and debris from the intersection at sloping roofs and chimneys; also called a saddle.
19. CUPOLA – A spherical roof; a dome.
20. DORMER – A projection of a room built out from a sloping roof; “wall dormer” is the same place as the wall; a “roof dormer” rises from the slope of the roof.

21. EAVE – The lower edge or portion of roof that overhangs the walls.
22. ENTABLATURE – A beam or board carried by columns.
23. FAÇADE – The face or front elevation of a building.
24. FASCIA – Outside horizontal face or board on the edge of a roof or cornice.
25. FENESTRATION – The arrangement and sizing of doors and windows in a building.
26. FINIAL – An ornament at the top of a spike, gable or pinnacle.
27. FLASHING – Sheet-metal work used to prevent water from seeping into a building.
28. FRIEZE – A trim member or board below the cornice that is attached to the wall; also, any sculptured or ornamental band in a building.
29. GABLE – The triangular shaped end wall of a gable-roof building.
30. GALLERY – A covered area protected from and extending along the face of a building and enclosed by posts or columns; also, a long porch.
31. HIP ROOF – A roof with four pitched sides, usually uniform in slope.
32. JAMB – Vertical member of a door or window opening.
33. KNEE WALL – A low wall in an upper story resulting from one and one-half story construction.
34. LATTICE – Grill work made by crossing or intersecting small wooden strips.
35. LINTEL – A horizontal support over a window, door or gate opening.
36. LOGGIA – A covered area open on at least one side but enclosed within or a part of a building.
37. LOUVER – Slatted grill work that allows ventilation while providing privacy and protection from rain or light.
38. MOULDING – A continuous narrow surface that is either carved into or applied to a surface.
39. MULLION – A small bar separating the glass lights within the sash of a multi-pane window.
40. MUNTIN – A vertical structural support member between a series of windows.
41. PARAPET – A low wall or railing at the edge of a roof and extending above roof level.
42. PEDIMENT – A wide low-pitched gable above a portico or door.
43. PERGOLA – An open, structural framework over an outdoor area, usually covered with vines to form an arbor.

44. PIER – A masonry support to support the floor framing.
45. PILASTER – A rectangular pier attached to a wall to strengthen the wall; also, a decorative column attached to a wall.
46. PITCH – The slope of a roof, usually expressed as a ratio of vertical rise to horizontal distance.
47. PORCH – A covered structure at an entrance to the building.
48. PORTICO – A major porch, with a pedimented roof supported by columns, also, a roofed space enclosed by columns.
49. RAFTER – An inclined structural roof member sloping from the ridge to the eaves, establishing the pitch, the ends, or “tails”, of which may be left exposed or covered.
50. REVEAL – The side of an opening of a window or door visible from the outside.
51. RIDGE – The highest point or crest of a roof.
52. RISE – The vertical height of a roof or stairs.
53. SASH – An individual frame into which glass is set; also, the movable part of a double hung window.
54. SHAKE – A hand-split wood shingle.
55. SILL – The horizontal member below a window or door; also, the lowest structural member that rests on the foundation.
56. SOFFIT – The underside of an overhang such as the eave, a second floor, or stairs.
57. STILE – A vertical framing member of a panel door.
58. TURRET – A small, slender tower, usually set at the corner of a building and often circular in shape.
59. WATER TABLE – A horizontal band visually separating the building from the foundation; also, a horizontal member extending from a wall to throw rain water away from the surface.



ARCHITECTURAL TERMS

APPENDIX B- HISTORIC PLANT MATERIALS

The following list of plant materials is provided for those who desire to create an historic garden or landscape appropriate to the era of their building. This plant list is not a complete summary of historic landscape materials but provides sufficient information to create a period landscape. Independent research by interested individuals will produce additional plant materials as well as a better understanding of historic landscape design styles.

Those seeking to faithfully reproduce an historic landscape or setting are encouraged to make use of “heirloom” seeds and plants. Heirloom plants are the exact species and variety as those used by our ancestors. These plants are often hardier and tastier and may have a completely different appearance and habit of growth than modern varieties.

The 1920s and 30s marked a rise in economic growth in America. Residential subdivisions began to mimic the Estate style of landscape design, previously popular with only the very wealthy. Collaboration between architects and garden designers was becoming popular, with outdoor garden rooms and courtyard spaces becoming more and more common. In Louisiana, the plants and styles popular in the antebellum period returned to vogue.

Drehr Place gardens of the period reflected the character of old New Orleans gardens, with the exception that the strong reliance upon tropical foliage was not as common, given the cooler climate found in Baton Rouge, where tropicals tended to be of the hardiest varieties only. The typical Drehr Place garden of the day was composed primarily of traditional evergreens. Azaleas, Camellias, Sweet Olives, and other “old southern” plants were massed beneath the shade of Live Oaks, Magnolias and Crape Myrtles, where the seasonal interplay of colors, textures and scents provided constant variety.

TYPICAL PLANTS USED IN THE 20s and 30s

Trees:

Live Oak	<i>Quercus virginiana</i>
Southern Red Oak	<i>Quercus falcata</i>
Cherrybark Oak	<i>Quercus falcata</i> “ <i>Pagodaefolia</i> ”
Willow Oak	<i>Quercus phellos</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
Pecan	<i>Carya illinoensis</i>
Crape Myrtle	<i>Lagerstroemia indica</i>
Japanese Magnolia	<i>Magnolia soulangeana</i>
Windmill Palm	<i>Trachycarpus fortunei</i>

Shrubs:

Indica Azalea	<i>Rhododendron indicum</i>
Camellia	<i>Camellia japonica</i>
Sasanqua	<i>Camellia sasanqua</i>
Sweet Olive	<i>Osmanthus fragrans</i>
Banana Shrub	<i>Michelia figo</i>
Cherry Laurel	<i>Prunus caroliniana</i>
Burford Holly	<i>Ilex cornuta</i> “ <i>Burfordii</i> ”
Sago	<i>Cycas revoluta</i>
Philodendron	<i>Philodendron selloum</i>

Ground Covers & Vines:

Cast Iron Plant	<i>Aspidistra elatior</i>
Liriope	<i>Liriope muscari</i>
Monkey (or Mondo) Grass	<i>Ophiopogon japonicus</i>
English Ivy	<i>Hedera helix</i>
Louisiana Iris	<i>Iris "Louisiana"</i>
Ajuga	<i>Ajuga reptans</i>
Carolina Jasmine	<i>Gelsemium sempervirens</i>

APPENDIX C- LANDSCAPING

The Historic Preservation Commission does not regulate landscaping, except for the removal of trees that measure 18 inches or greater diameter at breast height. The following, however, are suggestions to aid property owners in retaining the character of the landscape of the historic district.

- Maintain the established spacing pattern of street trees.
- Preserve street trees whenever possible.
- Maintain the tree planting strip as a lawn area. The strip is traditionally simple, consisting of grass with perhaps a tree. Do not use paving or raised planting beds.
- Encourage the planting of large, quality trees on private property as long as they will not be detrimental to a historic structure, sidewalk, or street at maturity.
- Provide a front yard that is landscaped in a traditional manner with traditional materials. Do not replace sod or planting beds with hardscape.

APPENDIX D- PAINT COLORS AND PLACEMENT

The HPC does not regulate paint color. However, the following items may help property owners select an appropriate color scheme

- Original materials such as brick and stone that are unpainted should not be painted.
- Preserve and protect original exterior building surfaces and site features that were painted by maintaining a sound paint film.
- While color in itself does not affect the actual form of a building, it can dramatically affect the perception of the building and the district. A color scheme that reflects the historic style of the building is preferred.
- For a newer building in a historic district, a color scheme that complements the historic character of the district should be used.
- Consider using the original color scheme, which can be discovered by carefully scraping back paint layers with a pen knife or hiring professional help.
- An alternative is to use colors in ways that were typical in the past, and to create a new color scheme.
- Avoid using too many colors on a structure. No more than three major colors should be used.
- The color of trim and decorative detailing on a building should contrast with the wall paint color; i.e. light colored buildings should have darker trim, and dark colored buildings should have lighter trim. The detailing and the trim should not be painted the same color as the walls unless this was the original color scheme.
- For color suggestions, consult historic paint color collections available at many paint or hardware stores.

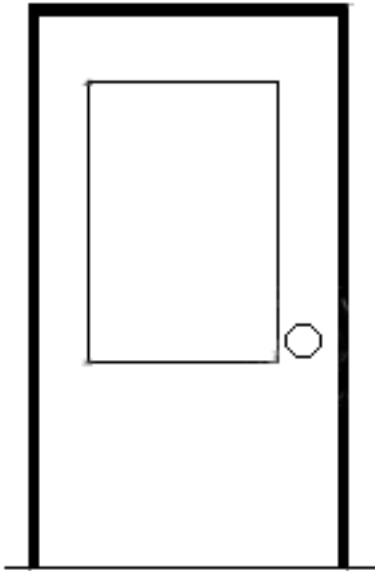
APPENDIX E- DESIGN ILLUSTRATIONS



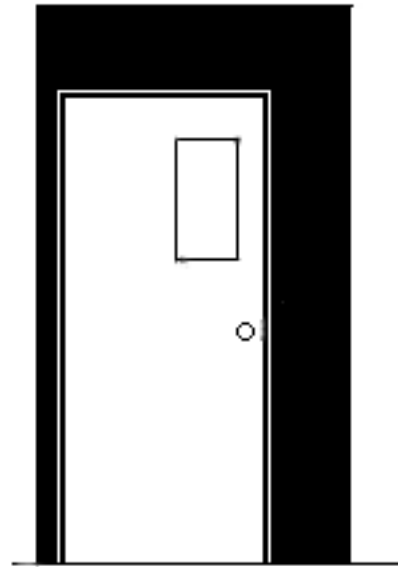
Appropriate Siding should be replaced with materials which duplicate the original in size, shape, and texture.



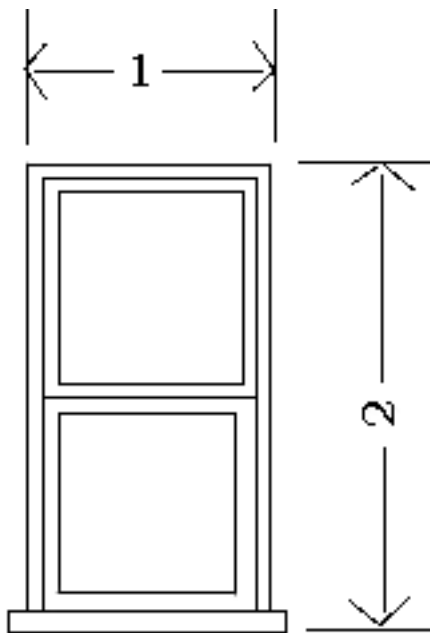
Inappropriate Siding should be applied horizontally.



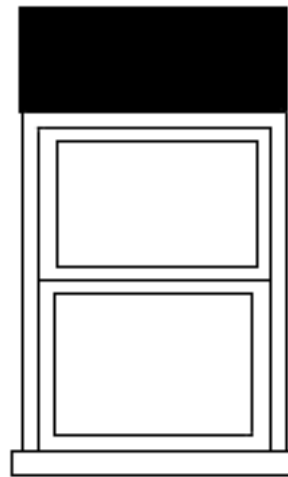
Appropriate The size, configuration, style and material have been retained



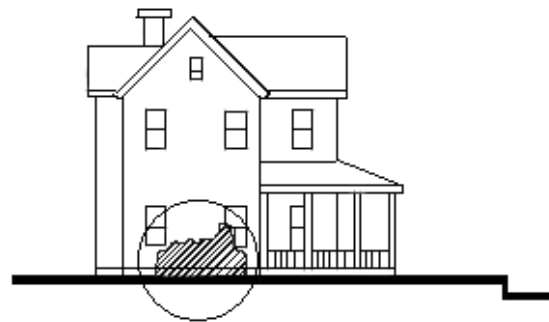
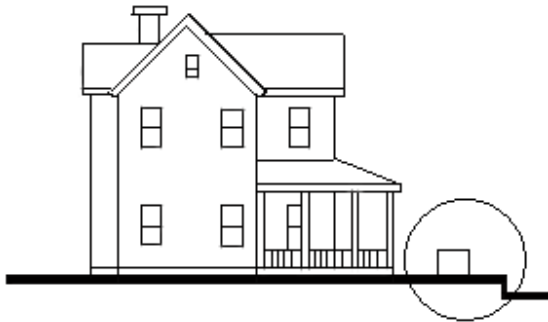
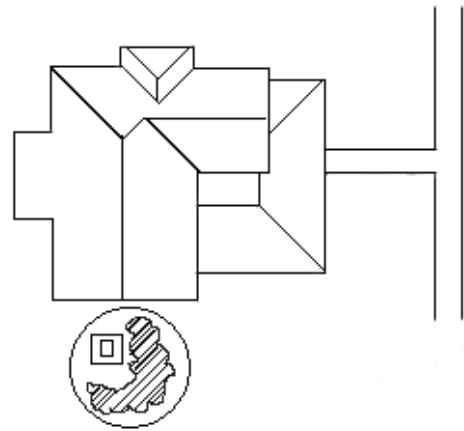
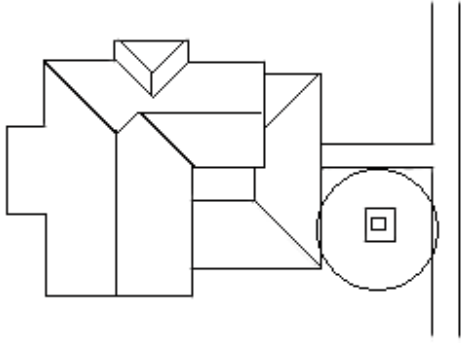
Inappropriate The original door has been blocked down.



Appropriate The original proportions and materials have been maintained.

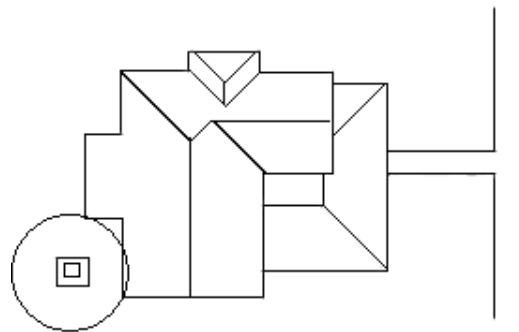


Inappropriate The original window opening has been blocked down.

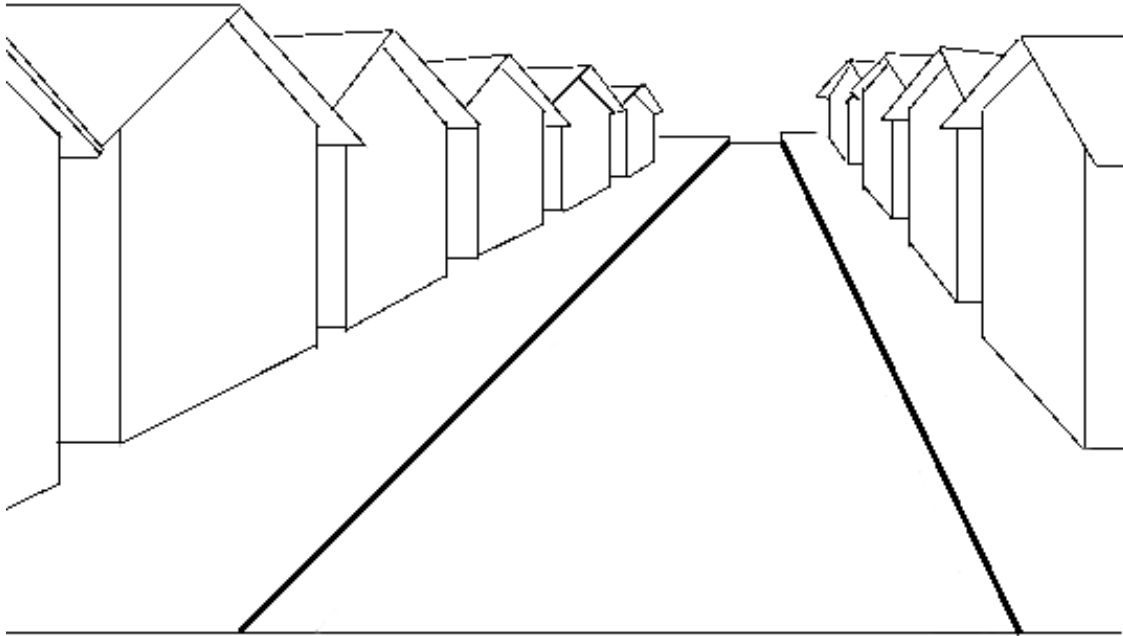


Appropriate: Mechanical equipment should be installed in an inconspicuous area.

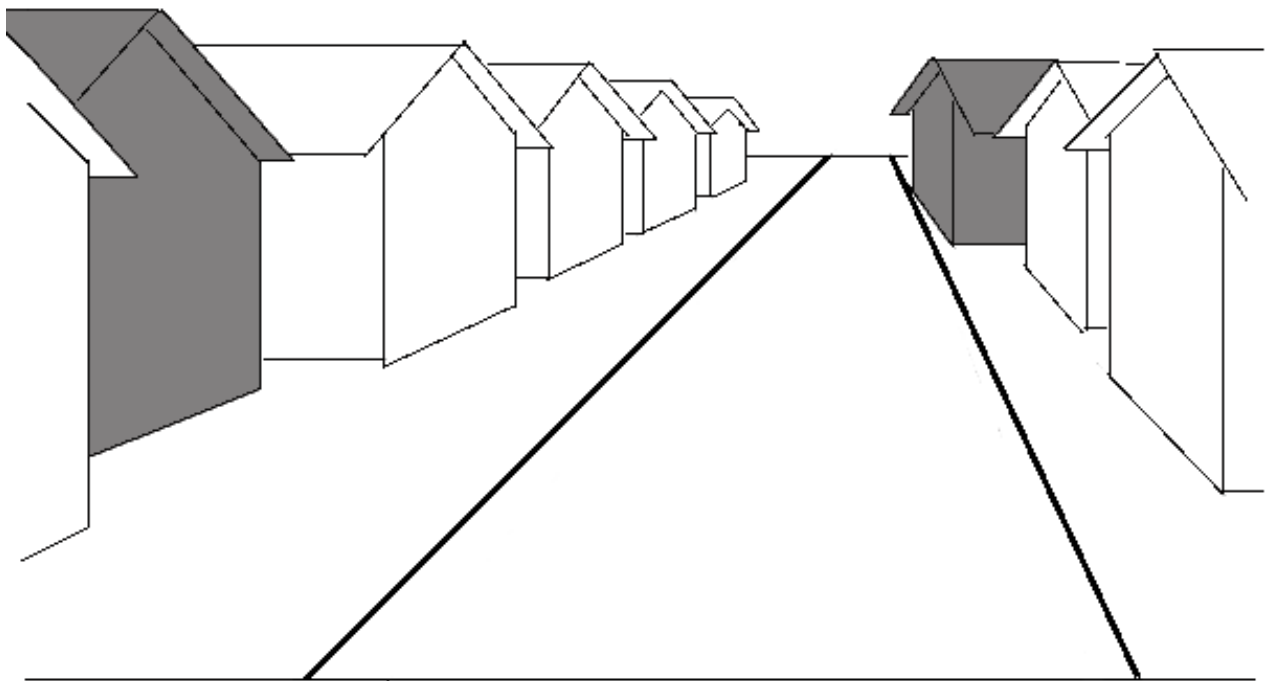
Appropriate Mechanical equipment installed on the street facade should be screened from view.



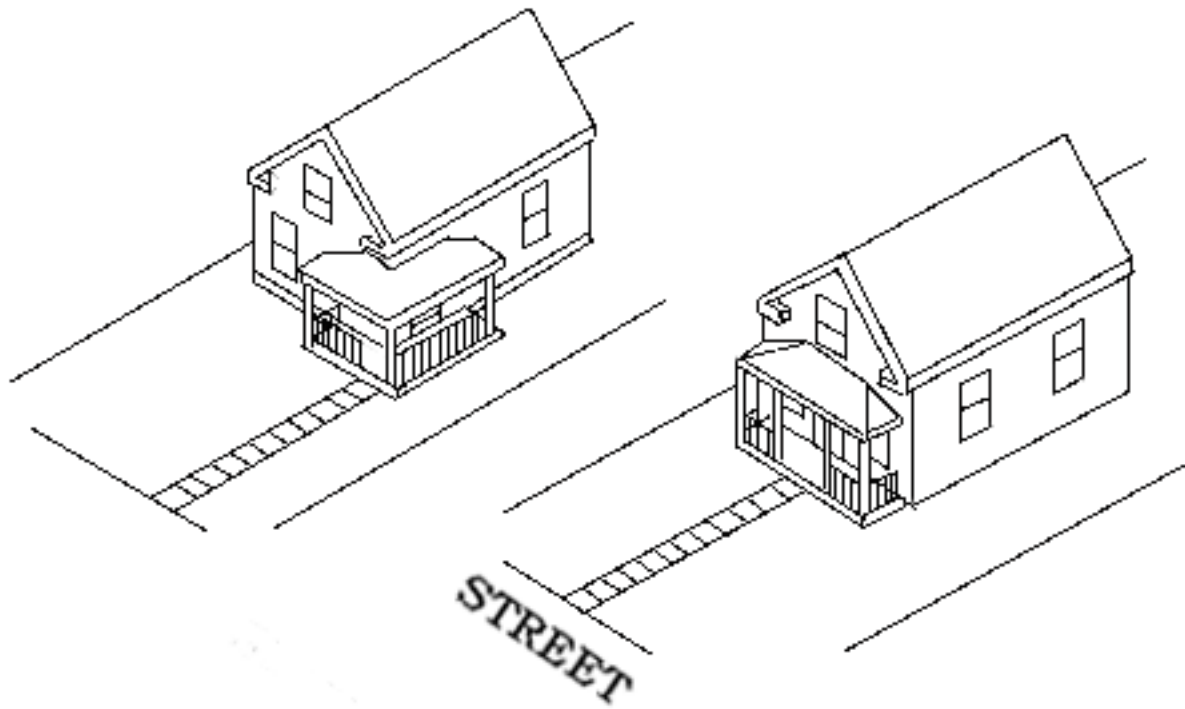
Inappropriate Avoid the installation of mechanical equipment on the street facade.



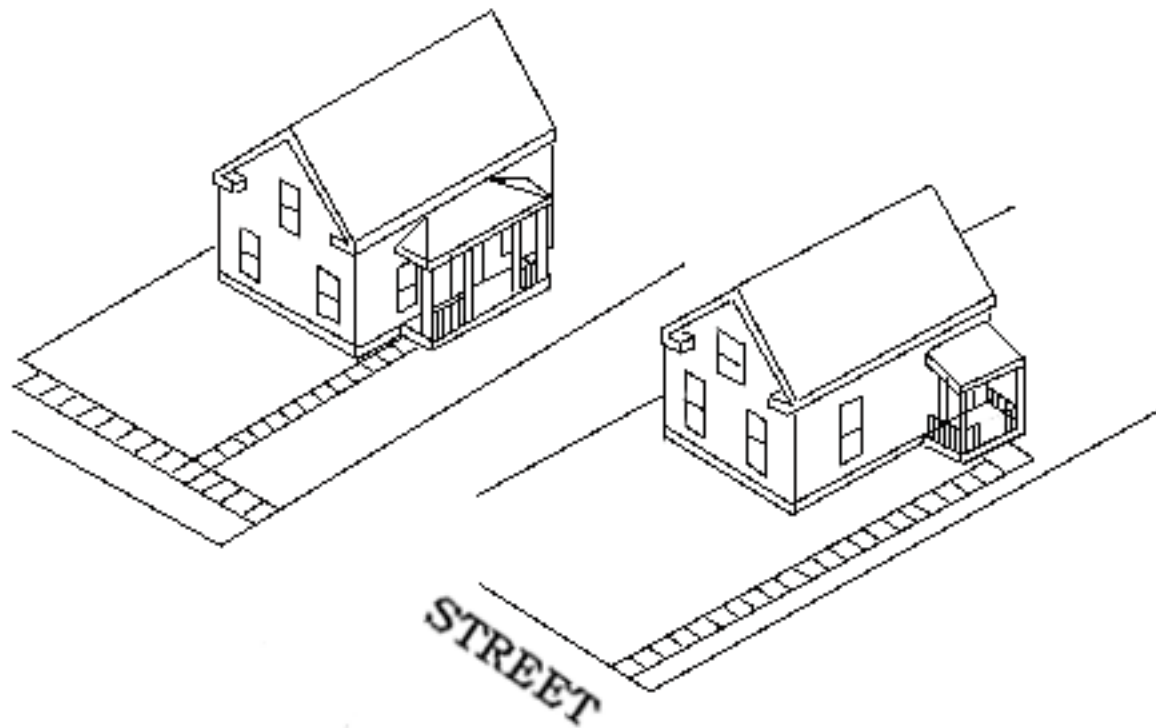
Appropriate Uniform setbacks and building spacing should be maintained.



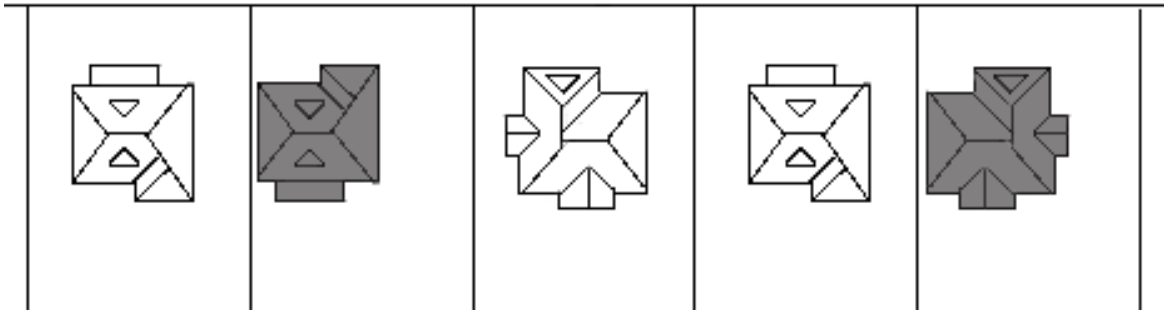
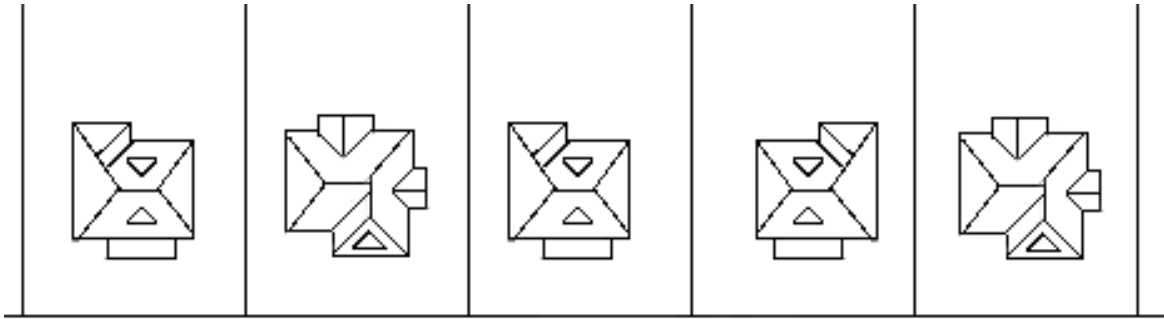
Inappropriate The setbacks are not compatible with the surrounding buildings.



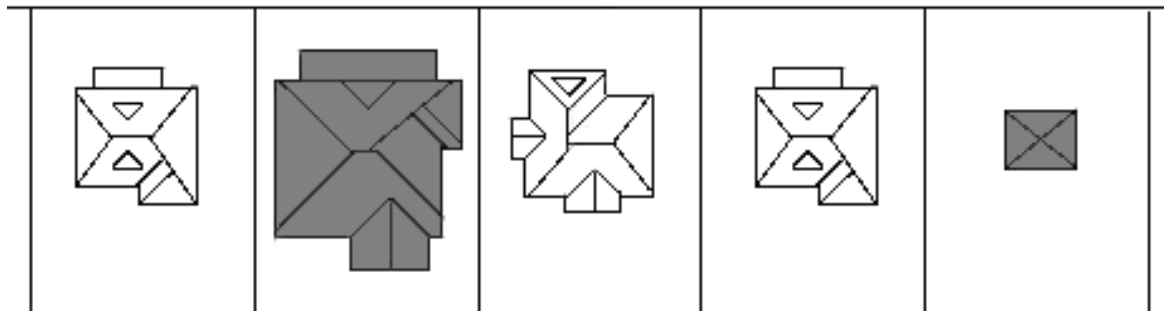
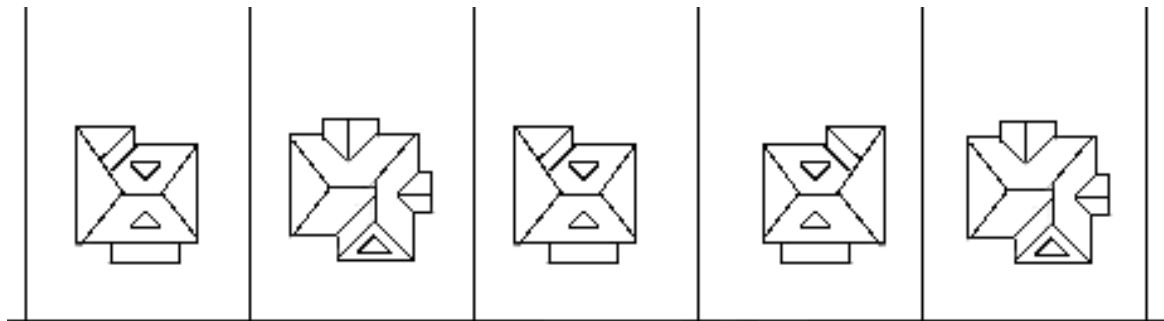
Appropriate Orient the front of a building to the street



Inappropriate The entrances of these two buildings do not orient to the street, and therefore are not compatible with the surrounding buildings.



Inappropriate Spacing for new buildings should be compatible with that of existing buildings.



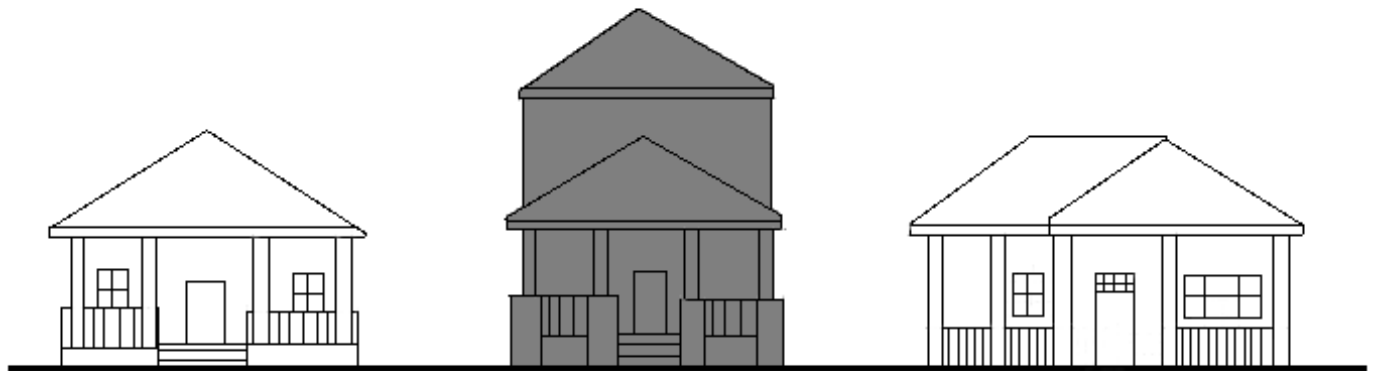
Inappropriate Lot coverage for new buildings should be similar to that of existing buildings.



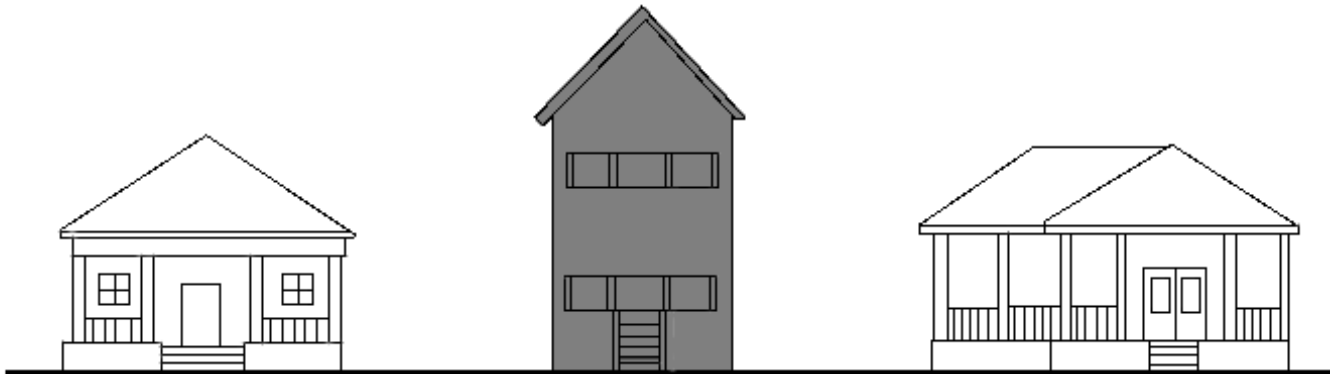
Appropriate Massing and form of the new building is compatible with that of the surrounding buildings.



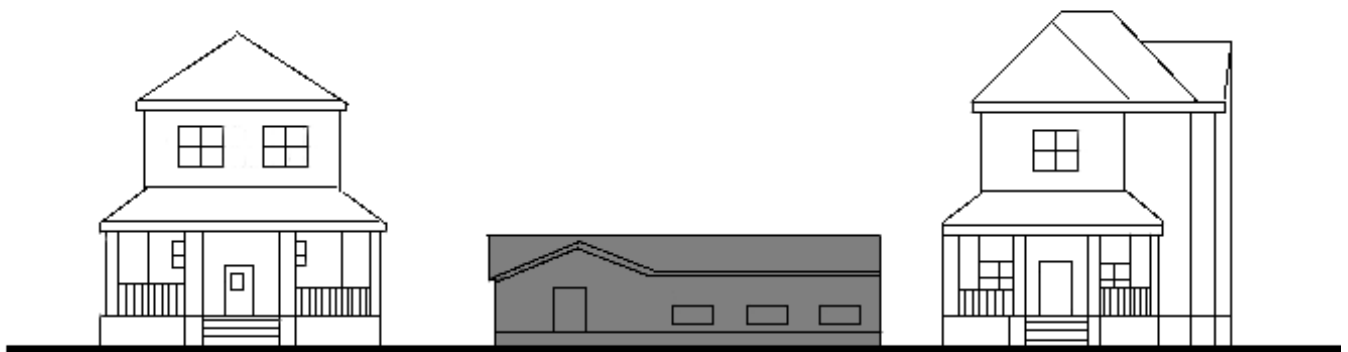
Inappropriate Massing and form of the new building is disproportionate from the surrounding buildings.



Appropriate The height and width of the new building is consistent with surrounding buildings.



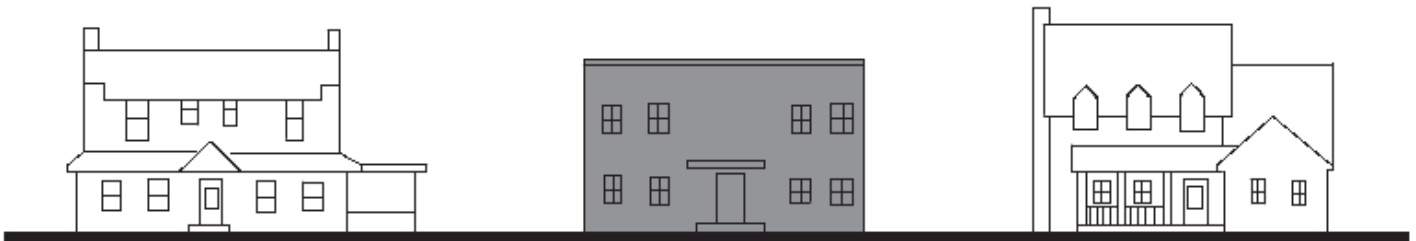
Inappropriate The new building is too narrow and tall, and therefore is not compatible with surrounding buildings.



Inappropriate The new building is too low and wide, and therefore is not compatible with surrounding buildings.



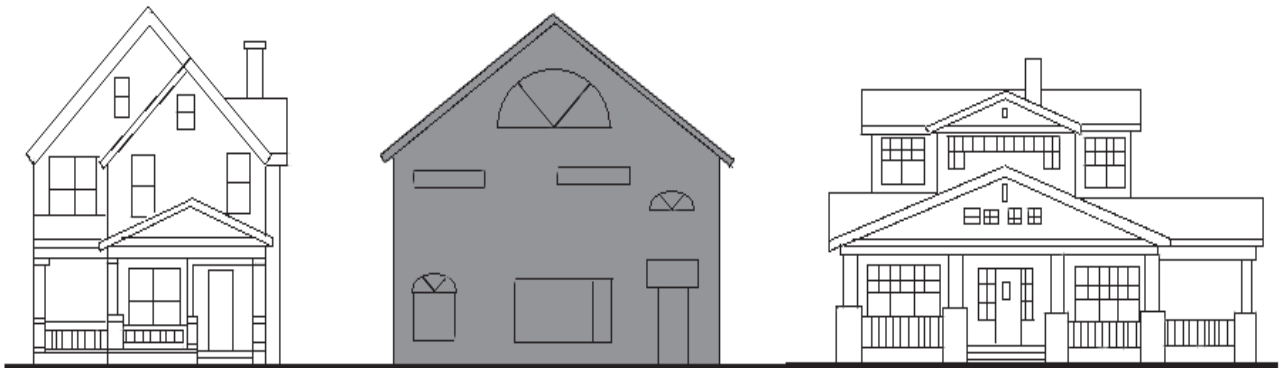
Inappropriate New construction should be compatible in basic shape and form with surrounding buildings.



Inappropriate Roof type and pitch for new construction should be similar to that of surrounding buildings.



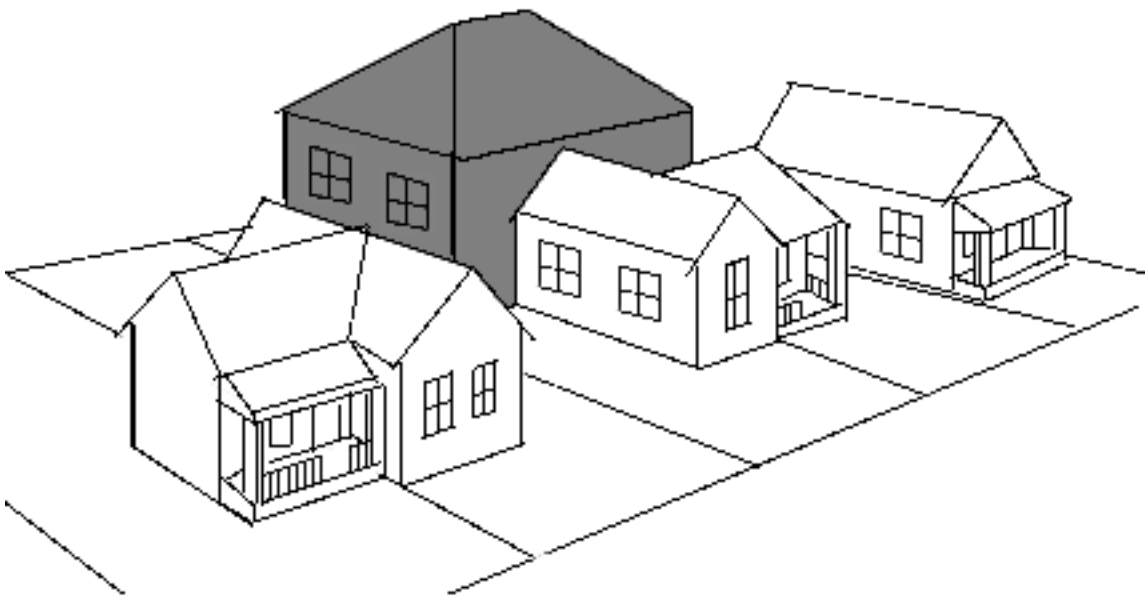
Appropriate Spacing, placement, scale, orientation and scale of windows in the new construction are compatible with the surrounding buildings.



Inappropriate The style of windows and the awkward placement of the windows and door in the new building are not compatible with the surrounding buildings.



Inappropriate The new addition is not compatible in mass or scale to the historic building.



Inappropriate Massing and form of the new building is disproportionate from the surrounding buildings.