

**PASS CHRISTIAN HISTORICAL PRESERVATION COMMISSION**

**GUIDELINES**

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## CRITERIA FOR EVALUATION

### Historical and Cultural Significance

#### 1. National Register Properties/National Importance

Buildings and sites of national importance are exceptional examples of architectural types or styles. The buildings are listed on The National Register of Historic Places.

#### 2. Local/Neighborhood Significance

Those buildings that are a unique example or a good example of a particular architectural type of style which is significant to the town's history and cultural heritage.

#### 3. Identified with Historic Events or Personages

Those buildings that have attracted famous people to choose to live there or have been the place of an historic happening.

#### 4. Architectural and Landscape Values

The architectural and landscape's value to the historic district and to the entire community is to support rather than compete with the established visual character of the area.

#### 5. Historical Property Rating

Both the National Register and the local historic inventories recognize that there are some resources that have a greater historical and/or architectural significance than others.

To recognize the range of levels of historical and/or architectural significance, all of the designated Landmarks and every property within the City of Pass Christian's Historic District are classified into one of three categories:

**S** - Significant: Resources that are of national importance or major state, regional or local significance. *Significant Properties retain the highest degree of architectural and historical merit.*

**C** - Contributing: Resources which are integral components of the City they are historically or architecturally significant. *Contributing Properties contribute to the overall District and city character.*

**N** - Non-Contributing: Resources which are not historically or architecturally significant. *Non-Contributing Properties do not contribute to the overall District character.*

The level of review established in the GUIDELINES is based on the building's historical and/or architectural significance.

### **INTENT OF THE GUIDELINES**

These Guidelines are incorporated to direct new construction as well as modifications to existing buildings in the respective Historic Districts. The Guidelines are to maintain the character and quality of the architectural tradition of the area and to promote those qualities which impart its special character.

The Guidelines will allow and encourage creativity, innovation and variety, while respecting the special character of the architectural heritage of the city. The terms "creativity," "innovation," and "variety" as used above, are specifically intended to encourage enhancement of the Historic District's architectural tradition and should not be interpreted by designers or builders as license to introduce any structures into the District which conflict with that tradition. The existence of any such "Non-Contributing" structures presently located within the District, shall not constitute an acceptance by the Commission of any precedence that is contrary to the overriding intent of the Guidelines, which is to "... maintain the character and quality of the architectural tradition of the area ..."

A building that is a "good neighbor" supports rather than competes with the established visual character of the block. It contributes to an overall design unity and conveys a strong sense of belonging in its setting, blending harmoniously with the structures around it.

In an effort to guide revitalization efforts, property owners in the Historic Districts of Pass Christian are required to submit plans for all exterior changes to existing buildings, demolition, relocation of existing buildings, signs and all new construction or site alteration to the Historic Preservation Commission for review and approval.

While the jurisdiction of the Commission includes the exterior of all buildings, the main emphasis shall be on the principal facade and the two flanking sides of the buildings. However, the scope of the Historic Districts Commission powers covers the exterior and grounds of any property within the boundaries. Constituents of a Historic District are encouraged to help the Commission members monitor the District.

All applications for construction or modifications to structures in the Historic District must contain a "Certificate of Appropriateness" (COA) which is issued and approved by the Historic Preservation Commission under the provisions described under Article VIII of the Historical Ordinance.

Work executed within the Historic District under approved permits must comply with the standards and conditions approved under the COA. Willful disregard or intentional non-compliance by the COA applicant may result in Penalties as authorized under Article XI of the Historical Ordinance.

## DESIGN PRINCIPLES

**The specific styles and types of compatible new construction or additions will vary at each site depending on its specific context. Recognizing that what might be appropriate at one property is not appropriate at another, no specific design “solutions” for new construction or additions are mandated. However, in making determinations regarding the appropriateness of new construction or additions, the Historical Commission is guided by the *Secretary of the Interior’s Standards for Rehabilitation* and general design principles when reviewing the compatibility of a proposal within the property’s specific context. When reviewing applications, the Historical Commission will consider the following design principles:**

### DESIGN PRINCIPLES FOR NEW CONSTRUCTION AND ADDITIONS

**Scale: Height and Width.** The proportions and size of the new building/addition compared with neighboring buildings/existing building.

**Building Form and Massing:** The three-dimensional relationship and configuration of the building/addition footprint, its walls, and roof compared with neighboring buildings/existing building.

**Setback:** The distance of the new building/addition to the street or property line when compared with other buildings on the block/existing building.

**Site Coverage:** The percentage of the site that is covered by building/addition, when compared to nearby sites of compatible size.

**Orientation:** The location of the front of the new building/addition and principal entrance relative to other buildings on the block.

**Architectural Elements and Projections:** The size, shape, proportions and location of entrances, porches, galleries, balconies, chimneys, dormers, parapets and elements that contribute to an overall building’s shape and silhouette relative to neighboring buildings.

**Alignment, Rhythm, and Spacing:** The effect the new building/addition will have on the existing patterns on its block

**Facade Proportions: Window and Doors Patterns.** The relationship of the size, shape and location of the new building/addition facade and building elements to each other, as well as when compared to other buildings on the block/existing building.

**Trim and Detail:** The moldings, decorative elements and features of a building that are secondary to major surfaces such as walls and roofs.

**Materials:** The substance of which something is composed or constructed.

## NOTES

**The Ordinance creating the Pass Christian Historic Preservation Commission did so for the public welfare and in order that the quaint and distinctive character of the Historic District may not be injuriously affected.**

**The policy of the Commission is to base its decisions upon its Guidelines during open meeting so as to give the widest publicity to its objectives and decisions.**

**The goal of the Commission is to preserve not only a few isolated landmarks but also to conserve and enhance the buildings and neighborhoods that give this community its unique flavor and beauty, and to adapt them to the needs of the present so that they may lend dignity, continuity, and variety to the future.**

**The Commission wants to ensure that all improvement plans will respect the character and integrity of the entire area, as well as, its buildings. This is not to say that the District must remain static. Well designed new amenities and buildings can be compatible with and enhance the old, adding vitality to a Historic neighborhood.**

**Description of Scenic Drive given by the National Trust for Historic Preservation: “Scenic Drive” remains the largest architecturally intact major nineteenth-century resort area in the South and one of only a few in the nation like Cape May, New Jersey, and Newport, Rhode Island, (both of which are National Historic Landmarks) that have managed to retain most of their original character.”**

**The Scenic Drive Historic District is a noncontiguous district the core of which is composed of antebellum structures built or restored to their present appearance before 1912. Later structures built within the District have been designed and constructed to compliment the architectural style and presentation of these core structures to structures originally located on the beach but subsequently moved to the southern side of Second Street are included, as is one commercial property on Davis Avenue and a row of vernacular cottages on Seal Avenue. In both instances architectural significance and visual access from the beachfront warrant their inclusions.**

**Originally, part of a nearly five-mile cohesive stretch of important seaside residences, the West Beach area, was devastated by Hurricane Camille in 1969 and again by Hurricane Katrina in 2005. The majority of the buildings were completely destroyed, and the continuity is severely impaired. Any architecturally significant properties along the Western portion of Scenic Drive that survived are included on an individual basis, with their boundaries following the lines of the lot fronting West Scenic Drive.**

**Due to the substantial destruction of numerous structures in the contiguous Historic District in the Downtown Business District being bounded on the East by Davis Avenue and the West by the property situated at 230 West Beach Blvd. and the City's need to promote orderly economic development within such area, the Commission will only have jurisdiction over the exterior design, including colors, of the commercial structures within that portion of the Downtown Business District. Given these extraordinary circumstances and to promote these objectives, it is understood that for new construction these Historic Guidelines concerning the exterior design of these buildings will not strictly apply. Developers will not be discouraged from submitting designs that would be compatible with the current state of the Downtown Business District, much of which is vacant property. Furthermore, the Commission will not have jurisdiction over the following elements of any proposed commercial project within such area:**

**Landscaping, swimming pools (including location of same), driveways and parking areas, fencing, exterior and security/decorative lighting, height, width, setbacks, site coverage, bulk, scale, placement, alignment, rhythm, spacing or orientation of buildings, ancillary equipment and improvements.**

**In 2009 the City was compelled by FEMA to adopt new DFirm floodplain prevention maps placing many properties within the contiguous and noncontiguous Historic Districts within High Velocity (V) or other Special Flood Hazard Zones for the first time. As a result, these properties and new construction to be built hereafter and alterations of existing structures thereon are now subject to the more restrictive "Free of Obstruction" Flood Regulations. By substantially increasing the flood insurance premiums for non-compliance these new Flood Regulations limit the type of construction that may take place in such Flood Zones, particularly regarding the elevation and placement of such buildings and ancillary/accessory equipment and improvements, including but not limited to, artificial screening of areas below such buildings when elevated. Therefore, when these Flood Regulations or Guidance or any Life Safety provision of any Building Code conflicts with these Historic Guidelines, such that strict compliance with the Historic Guidelines shall unnecessarily cause significant increases in the owner's flood insurance premiums or would violate any Building Code, then the affected Historic Guidelines will not apply. Some examples follow:**

- 1. New Flood Regulations restrict the installation of certain types of privacy lattice screening for parking and access areas below elevated buildings in Velocity Flood Zones. However, natural screening with shrubs and plants would be acceptable under these circumstances.**
- 2. Exterior HVAC equipment must be elevated to the required Base Flood Elevation often times requiring the equipment to be more visible from the street. The equipment can still be screened where appropriate and the placement of such exterior HVAC equipment may be required to be placed in the rear of the building if not**

significantly impractical for the proposed design of the building, the size, and location of the property, and relation to other neighboring landowners.

**THE SECRETARY OF THE INTERIOR'S**  
**STANDARDS FOR REHABILITATION**

- 1. Every reasonable effort shall be made to provide a compatible use of a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.**
- 2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.**
- 3. All building structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.**
- 4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.**
- 5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, a structure, or a site shall be treated with sensitivity.**
- 6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, a reasonable effort should be made to use new materials that closely match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of the feature, substantiated by historic physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.**
- 7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.**
- 8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.**
- 9. Contemporary design for alterations and additions to existing properties shall be discouraged when such alterations and additions destroy significant historical, architectural**

or cultural material. When such design is incompatible with the size, scale, color, material and character of the property, neighborhood or environment, that alteration or addition design shall not be allowed.

10. Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

### **BACKGROUND**

Historically buildings constructed on the front beach were constructed with a strong sense of “front” which faced the beach. These front facades were most frequently enhanced with broad galleries.

The buildings of Pass Christian were residential structures generally constructed of wood frame with wood siding, one or two stories in height, raised above the ground 3 to 10 feet on brick piers. They had pitched roofs, a strong sense of a “front” that faced the water and broad galleries or porches.

Residential structures (up until the 1950's) were almost always constructed of wood frame, raised approximately 2' to 3' above grade on brick piers. This is a very common characteristic throughout the city.

Commercial structures were generally constructed on grade, often of brick. Historically, buildings in the business district were constructed on the front property line. Buildings in other areas of the district were in most cases constructed about 15 feet from the front property line.

Pitched roofs were the most prevalent roof type in Pass Christian.

Porches are traditional characteristics of Pass Christian architecture. They functioned to provide shade on windows and to shelter an outdoor space from sun and rain. Porches were generally raised (as was the rest of the building) approximately 2' to 3' on brick piers.

Glass has traditionally been clear glass. Tinted glass and/or reflective glass are recent technological developments.

Residential buildings in the district traditionally had double-hung windows constructed of wood, proportioned with a vertical emphasis.

Traditionally shutters were used on buildings functionally rather than as ornament. Consequently, the sizes of the shutters were always such that when closed they completely fill the full width and height of the adjacent window or door opening. Shutters were typically constructed of wood in a louvered design or a flat vertical board and batten design.

Canvas awnings were common in the turn-of-the-century. Metal awnings are a more recent introduction and do not convey the historical ambiance of the Historic District.

The majority of fences in the Historic District were constructed of wood pickets, generally painted white, located on the property line. These fences were in varying designs. To a lesser extent, fences were constructed of cast iron. The fences were traditionally between 3 and 4 feet in height.



Special Property Border Fencing is usually found along parcels of residential or commercial property separated by a public thoroughfare. This fencing is permanent in nature and is generally employed to restrict vehicular intrusion onto those property segments separated from the main residential or commercial property or to define an area of permitted commercial parking available on the parcel separated from the building.

Temporary Fencing is intended to restrict access or define an exposed parcel of residential or commercial property. The fencing is not permanent in nature and is permitted under the conditions outlined in the Historic District Guidelines.

### **BUILDING FACADES**

Buildings are encouraged to present a strong entrance “front to the street (addressing the waterfront).” Steps, walks, rails, etc. should accentuate the frontal qualities of the buildings.

### **BUILDING/GROUND RELATIONSHIP**

New construction should be raised above the ground at a minimum to comply with the existing building code.

On the south side of Scenic Drive and in the Business District, elevation shall be no higher than forty (40) feet from the adjacent elevation of Scenic Drive. This rule shall also apply anywhere within the Historic District.

### **BUILDING LOCATION**

New structures in the business zone shall be constructed a maximum distance from the front property line not to exceed the median distance from the front property line of all structures on the same side of that particular block.

### **BUILDING BULK**

The building size of a structure shall comply with current planning and zoning codes. Two units per building shall be maximum allowed for residential uses in a commercial district.

The maximum height for new construction shall be 40 feet measured from the adjacent elevation of Scenic Drive to the top of the ridge of the highest major roof form.

### **SCALE OF THE DISTRICT**

The scale of a building is determined by its absolute height and width, and their relationships or proportion to each other. As buildings in Historic Districts usually are similar in scale, it is important that new buildings respect that existing scale. While a new building may not be different in terms of square footage, if the scale is much different, the building takes on an intrusive presence.

The elements within the building are part of the overall composition and changes to the element's proportions can affect the overall proportions. Change in the size of the windows or of the siding are two examples of elements whose dimensions define the proportions.

### **EXTERIOR MATERIALS**

Exterior wall surface material is encouraged to be wood, brick, stone, stucco, glass or weatherboard siding.

Vinyl or metal siding is prohibited. Also, buildings clad in metal panels are prohibited.

Additionally, plywood siding is prohibited.

### **ROOFS**

All new construction is encouraged to have visible roofs with a minimum pitch of 6 on 12.

Sheet metal roofs are acceptable; however, the form and color must be approved by the Commission

Minor roof forms such as porticos, turrets, dormers, etc., are encouraged. They should be secondary to the dominant roof form and used to vary silhouette patterns and heights of buildings.

Applied roofs, such as mansard appendages to a structure with a flat roof, are prohibited.

Brightly colored roofs are prohibited.

### **PORCHES**

Porches and galleries are encouraged on all new construction. The replacement of a wood porch with a concrete porch shall be prohibited on all buildings. Replacement porches having a concrete substructure may be constructed provided that the porch surface is covered by wood decking, or other approved materials and all substructure members are adequately concealed.

Buildings, especially residential buildings, are encouraged to be raised from the ground plane a minimum of 2 feet. The areas between piers and raised buildings are encouraged to be enclosed with a solid brick chain wall, lattice work or other decorative screening. Exposed wood pilings and/or exposed non decorative structural steel or steel pipes are not permitted.

Brick or stucco covered piers will be permitted.

### **GLASS**

Reflective or mirrored glass is prohibited. Tinted glass is subject to approval by the Commission.

### **WINDOWS**

*See Appendix, page 16-18*

Wooden windows on new or existing construction are encouraged.

Mill finished aluminum windows, or black/or bronze anodized aluminum windows on existing structures is prohibited.

Double-hung, casement, triple-hung, slip-head, vitrine and entresol windows, French doors, as well as, frieze windows and transoms, are permitted. These windows may be constructed of wood or wood clad materials.

**Types of Acceptable Windows:**

**a) Casement Windows**

Casement sashes are always hung on the inner face of an exterior wall and made to swing inward. In no case should they be hung on the outside or swing to the outside on existing 19<sup>th</sup> century buildings.

**b) Double-hung Windows**

Because hung sash is so closely identified with past-French colonial styles (after 1825), its use should be limited to buildings of that period. Double hung sash are usually two equal sized sash, each with multi-lighted glass panes, with a window sill approximately 24" to 36" above the floor level.

**c) Triple-hung windows**

Because triple hung windows are so closely identified with a particular style/period, they should be preserved and/or restored whenever possible for the appropriate building involved. Also, their use should be limited to buildings where they are stylistically appropriate. Triple hung windows contain three (3) equally sized multi-lighted sash which could all open to the top of the frame to allow passage through the window.

**d) Slip-head Windows**

Slip head windows serve the same purpose as triple hung windows but superceded them. Their distinguishing characteristic is a pocket in the head section of the frame into which part of the bottom sash can slip. This allows the check rail to be located above the midpoint of the opening so that when the lower sash is in the fully raised position, people can walk through the opening.

**e) Transoms**

Transom windows are usually found in association with doors (either single or pairs). A transom is simply a multi-lighted glazed sash located above the transom bar (horizontal element above a door or window) and it is generally operable.

**f) Entresol Window**

Entresol windows were adapted for a building that has a floor level just above the ground floor (usually a shop) with a ceiling height of only a little over 6 feet. To get light and air into the entresol level, the transoms of the first floor openings (usually round headed) opened into the entresol, with the floor level between the shop and the entresol level corresponding with the transom bar.

**g) Frieze Windows**

This is a type of small window located in the frieze below the main exterior cornice in buildings of the Green Revival style or others having a similar condition at the top of the front wall of the building. Their purpose is to give light and air to an attic floor. Glazed sash (similar to transoms) is employed, but occasionally, ornamental grilles are placed over the openings to make them more decorative.

**h) Vitrine Windows**

A vitrine is a display window, generally projecting from the first floor street elevation of a commercial building.

**SHUTTERS**

*See Appendix, page 18-20*

Wooden louvered, operable shutters are encouraged. When shutters are used, they must be constructed of the property size in relationship to the window so that they will completely cover the window (both in width and height) is they are closed.

If shutters are installed and are not operable, they must be installed with a space between the back of the shutter and the exterior wall surface and must overlap the door or window trim identical to an original operable installation. The use of shutter hardware is encouraged.

On renovation projects of existing historic buildings, it is recommended that shutters not be installed unless they were original to the structure. Requests for installation of permanent shutters for storm protection will be considered however.

If shutters were original to the structure, then new shutters must match the original in design, material, and installation details.

If shutters are being installed on new construction, it is recommended that they be fabricated from wood.

Shutters must be given a paint finish. Typically, paint colors for shutters contrasted with the paint color on adjacent walls.

The following shutter types are permissible: Batten, vertical board, stile and rail, paneled, louvered, half paneled, half louvered, breaking and half paneled/half louvered shutters.

**AWNINGS**

*See Appendix, page 20-21*

Canvas, wood or copies of old wood awnings are encouraged.

Metal, valance, skirt or fringe type awnings are prohibited.

Awnings proposed for advertising or contrived decorative uses are also prohibited.

Fixed (non-retractable) awnings are strongly discouraged. All applications for fixed awnings must be approved by the Commission.

## **DOORS**

*See Appendix, page 21-22*

Solid wood paneled doors and French doors are permitted. Side lights and transom lights are encouraged.

Any other type of doors, including storm doors or wrought iron security doors must be approved by the Commission.

## **FENCING**

*See Appendix, page 22-23*

**Primary fencing-** Located along street edge or public sidewalks

White wood picket fences with a minimum transparency of 25% (current 2014 Smart Code standard) are encouraged along the street edge of all parcels of land.

New fences may be constructed of wood, brick and wood, brick and iron, cast iron, wrought iron, or other metal fencing that has the appearance of wrought iron.

Where wood or iron fences are used, they should be painted. A wire fence is appropriate in the first tier of a residence if it is concealed by landscaping. The wire fence can be an English woven wire with a round top, or a 14-gauge steel welded wire with a 2" or 4" mesh. The fence is to be supported by either treated 4x4's, unpainted, or green metal "U" or "T" posts. The landscaping is to conceal the wire fence on the street side from the ground to the top of the fence.

The maximum height of primary fences shall not exceed 4 feet in height except where a precedent has been set on adjacent properties.

On corner lots, primary fencing along the side street may exceed 4 feet in height once a depth of 20 feet beyond the front wall of the residence is reached.

**Secondary fencing** -Separating parcels alongside lot lines

Secondary fencing is encouraged and should be of the same character and height as primary fencing that encloses a property front. The secondary fence should be extended to a depth of 20 feet beyond the front wall (First Layer) of the residence.

Secondary fencing beyond 20 feet from the front wall of the structure shall not exceed 6 feet in height.

Privacy wood fencing is acceptable for secondary fencing provided that the fence boards do not exceed 6 feet.

Barbed wire, chain link, concrete block, stockade, plywood, hardwood, or asbestos boards, and electrified fences are prohibited.

## **Driveway Gates**

Driveway fencing must be aligned with border fencing along the sidewalk or street edge or setback approximately 5-6 feet to provide ease of access.

Where no front edge border fencing is installed, Driveway Access Gates may be installed as part of the Secondary Fencing but must be setback a minimum of 20 feet from the front wall of the structure.

### **Special Property Border Fencing**

This type of property fencing is for both residential and commercial properties and generally assumes two forms.

**Embedded Posts:** Usually 4"-6" square or round located approximately 6 feet apart and setback from the street pavement and on private property a minimum of 3 feet along the property line bordering the street. Fence height above the ground is generally 3' or less. The fence may be constructed of wood, metal, or the appearance of metal. If metal posts are used, the posts must be painted with corrosion resistant paint. If "optic" or reflective paint is used, the color must be white.

**Swag Fencing:** The same as described above but incorporates a corrosion resistant metal or plastic chain, rope, or cable that is suspended in a relaxed or swag fashion between the posts.

**Temporary Fencing:** For "special events" such as festivals, parades or other types of activities that may result in public intrusion onto residential or commercial parcels of land in close proximity to the scheduled event, this type of fencing is allowed. Temporary wooden or metal posts may be utilized to suspend rope, tape, plastic mesh or other border defining material. Permitting is not required under this type of condition, however, all of the fencing components must be removed within one week of the conclusion of the special event or event period.

### **EXTERIOR LIGHTING**

*See Appendix, page 23-24*

Post mounted lights should not exceed twelve (12') feet in height. The use of a pole mounted high pressure sodium utility/security light or other type of high intensity lighting is prohibited.

The Pass Christian Historical District shall not be illuminated by privately controlled floodlights or other illumination except as approved by the Commission or as permitted specifically by the Ordinance.

### **SECURITY/DECORATIVE LIGHTING**

Single and double swivel floodlight fixtures, if permitted, should not exceed 75 watts in total strength and must be adjusted so as not to cast light directly into the openings of neighboring buildings.

As each floodlight casts sufficient light to illuminate a 20-foot long area, the spacing of double swivel fixtures shall not be less than 40 feet on center and single swivel fixtures shall not be less than 20 feet on center. In no case shall a floodlight fixture be closer than 10 feet from the front facade.

In certain instances the illumination of pathways with small down light fixtures mounted no higher than 3 feet above the pathway may be acceptable provided that the installation can be accomplished without the use of exposed exterior conduits.

**All lighting on front elevations must be approved by the Commission.**

### **LANDSCAPING**

**Existing planting patterns have been strongly influenced by storm damage. As a result, many lots and parcels of land are vacant. Tree locations and other planting patterns reflect this condition. New building sites should respect these historic patterns and all healthy, mature trees and shrubs should be preserved and maintained.**

**Existing trees shall be protected and retained wherever possible and new trees planted whenever necessary to comply with the City's Tree Ordinance. Landscaping requirements for the City are mandated as well by the Tree Ordinance; therefore, those specific requirements will also apply. In addition the planting of new trees over and above the minimum requirements is encouraged.**

**Planting of flowering trees and shrubs is encouraged. Encouraged landscaping includes proper maintenance through mowing, weeding, pruning, fertilizing and watering.**

**Landscape elements are part of the streetscape and play an important role in establishing and maintaining the District's character. The lot is a continuation of the building and its presence should be considered part of the building. This includes any furniture, lamps, benches, trash receptacles, planters, sculpture, pools, or any other object or site development features such as plantings, walks, steps, walls, fences, parking facilities and ancillary structures. These landscape elements take on an even greater importance in a Historic District where the elements are repeated many times.**

**Swimming pools are prohibited in the front of the houses in the Historic District. Adequate fencing around swimming pools is required. Consult current Building codes.**

**Air conditioning condensing units or other HVAC equipment that are mounted on the ground shall be located in either side yards or rear yards. No equipment shall be installed in a front yard.**

**Visual screening, consisting of ornamental fencing or landscaping, shall be installed around all air conditioning compressor units to conceal them from view from the street.**

**Air-conditioning compressor units mounted on any roof where they are visible from any street are prohibited.**

**Items used to screen mechanical equipment shall be of materials or designs that are typical to the District. Whenever possible, landscaping should be used as the screening element.**

**Exercise or play ground equipment should be located in the back yard.**

**All commercial and industrial developments with a frontage on U.S 90 and/or Scenic Drive shall provide a landscape buffer within the property boundary abutting the public right-of-way. Trees or shrubs shall be planted at the rate of one tree or shrub per each 25-**

linear foot of street frontage, either in the ground or in containers.

A strip of shrubs approximately 3 feet in height shall be planted across the entire front facade against the building of all new commercial construction except where a building is constructed on the front property lines.

### **DRIVEWAYS/SIDEWALKS/PARKING LOTS**

#### **Residential and Commercial**

The construction of parking lots shall be to the rear of the building whenever possible. When necessary, parking will be allowed in a side yard, but no closer to the front than the front wall of the building. Parking in the front yard is totally discouraged.

The layout of the parking shall be designed to retain as many trees as possible and to present the least amount of detraction from the building and the maximum amount of screening from the street.

All parking on the north side of the highway is encouraged to be screened from the road and/or adjacent residential parcels with dense landscaping or fences of an appropriate design.

The South side of Scenic Drive to the east of Davis Avenue are, in almost all cases, privately owned parcels and belong to the beach front homes located on the north side of Scenic Drive.

#### **AERIALS, ANTENNAS, ETC.**

The construction of aerials, antennas, or satellite dishes of any type within the Historic District is prohibited without the express approval of the Commission.

#### **FLAG POLES, PENNANTS, BANNERS, STREAMERS, ETC.**

Flag poles must be approved by the Commission. Only one (single arm) flag pole is encouraged on each property.

Pennants, banners, streamers and all other fluttering, spinning or similar type signs and devices are prohibited except for national flags and flags of political subdivisions of the United States.

Exceptions can be made for bona fide civic, charitable, fraternal and religious organization's display of the above listed devices provided it is during nationally recognized holiday periods or during a special civic event. These devices must pertain to said periods or events and may be displayed on a temporary basis to be defined by the Commission.

#### **SKYLIGHTS**

Skylights shall not be visible from the street and shall be located for the least visibility from any location. There shall be a minimum number of skylights on a roof, with minimum alteration to original roof structure. Skylights shall be placed on roof slopes with dormers. Long axes of skylights shall be parallel to the rafters. In all cases, skylights must be approved by the Commission.

### **TRASH RECEPTACLES AND MECHANICAL EQUIPMENT**



**Items used to screen mechanical equipment shall be of materials or designs that are typical to the District. Whenever possible, landscaping should be used as the screening element.**

**All storage sheds (or houses) and all refuse storage shall be screened from pedestrian view by an opaque screen of an appropriate height and should be located in the rear yard.**

**Commercial dumpsters located within the Historic District must be screened in accordance with existing City of Pass Christian requirements.**

**Window air-conditioning units are not allowed on street facades. On other facades, units may be mounted in double hung windows provided that the sill, frame and shutters are not modified.**

**All equipment and accessories, such as door bells, mail boxes, intercom systems, etc. should be as compact and unobtrusive as possible.**

### **COLORS**

**All colors, for new construction as well as renovation of existing buildings, shall comply with the approved colors of the Commission.**

**All proposed colors shall be submitted to the Commission for review and approval.**

**The Commission has available a chart of historic paint colors for use as a guide in the selection of appropriate colors.**

**ALL color selections must be presented to the Commission with the appropriate color samples for approval before a Certificate of Appropriateness is issued.**

## APPENDIX

### WINDOWS

#### a) Casement Windows

Casement windows, hinged on the side and mounted singly or in pairs, were typical in French influenced architecture as the use of vertical sliding (up and down) sash was not common until after 1830. Thus, the introduction of hung sash into buildings which predate 1830 should be avoided. Because the use of casements is associated with the early years of the 19<sup>th</sup> century, each window is usually multi-lighted with generally small light sizes. Casement windows are only rarely found on later buildings and then only in special cases.

Because casements are associated with early styles, they must not be added to a building of a later date, as this is inconsistent and has the effect of “earlying up” the building.

#### b) Double Hung Windows

Double hung (Vertical sliding) windows were derived from a window form invented in Holland in the 17<sup>th</sup> century. Their use spread to England but was not widely adopted in France. Consequently, the early French influenced architecture of New Orleans did not use hung windows. When American colonial and national style trends began in local buildings, the use of hung sash became widespread.

#### c) Triple Hung Windows

Triple hung windows evolved from the double hung windows, but they differ in that open to the floor. With no notable exceptions, the use of triple hung windows was limited to the 1830's.

#### d) Slip-head Windows

#### e) Transoms

This feature allows the doors to be kept locked while permitting ventilation through the open transom. Transom designs vary according to date and style, from simple rectangular sash with vertical muntins to elaborate designs. Round, segmental and elliptical transoms are also common.

#### f) Entresol Windows

#### g) Frieze Windows

#### h) Vitrine Windows

Occasionally, vitrines were conceived as integral parts of an original building design, but more often they were added at a later date by taking out the sash and shutters of the original ground floor opening and filling it with a three sided glazed projection having a sheet metal roof and paneled base. Some vitrines are supported by heavy, ornamental wooden brackets

projecting from the building face. Because of their high level of craftsmanship and detailing, vitrines are among the most charming of accretions.

## **SHUTTERS**

### **a) Batten Shutters**

The simplest form of shutter consists of vertical boards with battens nailed crosswise (horizontally) to hold them together. The outer surface of the boards is usually divided by vertical flush beads run onto the edges or flat surfaces at 4" to 5 1/2" on center. Batten shutters invariably hang on wrought iron strap hinges which are about two-thirds as long as the shutter is wide.

### **b) Vertical Board/Rail and Stile Shutters**

From the exterior side, this type of shutter looks like the simple batten shutter ...it has vertical beaded boards. On the other side, the battens are replaced by a frame of rails and stiles. These have the effect of dividing the back side into panels and create a finer, more finished shutter. These shutters are usually hung on strap hinges. As is true of the edges of battens, the edges of these rails and stiles are molded, or a separate panel molding is added at the joint between the frame of the rail and stiles and the flat, recessed rear surface of the vertical boards that make up the front of the shutter. In some instances, the interior paneled area is filled in with a single flat panel which covers the interior surface of the vertical exterior boards or with diagonal boards flush with the surrounding stiles and rails.

### **c) Paneled Shutters**

Paneled shutters consist of a frame of rails and stiles which support panels of wood that are held in place by panel moldings. In general, they look like small paneled doors. The size, profile and scale of each element is related to the style of the building. Shutters of this type may be hung on strap hinges or various types of butt hinges, depending upon the style and date of the building involved.

### **d) Louvered Shutters**

Louvered shutters are most useful items because they afford privacy and a measure of security without preventing the free motion of air through openings whose sash have been left open. They also block the direct rays of the sun and can be closed up tightly to resist hurricanes and intruders.

The more common early type of louvered shutter had fixed blades. Later, adjustable blades became common. Different types of butt hinges, depending upon the style and date of the building, were used to hang the shutters.

### **e) Breaking Shutters**

A type of shutter that came into use the second, third and fourth decades of the 19<sup>th</sup> century is now known as the "breaking shutter" as no historical name is known. These solid shutters protect the large, arched openings on the first floor street facades of shop/residences

of the Post-Colonial style. Their distinguishing feature is the fact that they employ a special strap hinge that has an extra knuckle (joint) about a foot from the main pintle (hinge) which is driven into the frame of the door. This allows the face of the frame to be set almost a foot behind the front face of the exterior wall. A small section of shutter (about 10 inches wide) is attached to the section of hinge between the pintle and the knuckle. When the shutter is opened, this section folds flat against the jamb (or reveal) of the opening. The larger portion of each shutter can then be folded back flat against the face of the wall. This detail gives expression to the thickness of the masonry wall, even when the shutters are closed. Therefore, while frames were ordinarily only relieved (set back) about two inches from the face of the wall through the use of breaking shutter frames could be set eight to twelve inches in from the wall face.

This type of shutter (or blind) invariably had vertical beaded boards on its outer surface with a heavy frame of rails and stiles on the inside. Usually, the space created between the rails and stiles was filled solidly with beaded boards set diagonally, although a few examples with panel moldings and recessed flat panels may be found. The breaking shutters are only found on structures predating 1840.

### **AWNINGS**

The following types of awnings are acceptable for indicated openings:

- a) For single opening-square headed window or door: California type (rope pull) awning
- b) Hung from curb edge of gallery: Drop (roll-up) awning, minimum height above sidewalk is 6'8".

Separate awnings between column bays: each awning must be consistent in color, material and other details.

Single awnings covering multiple bays shall be determined by the Commission on an individual case by case.

Gable end awnings and barrel types are not recommended as they are fixed.

### **DOORS**

Examples of Paneled and French Doors which are highly recommended.

Also examples of additional architectural style doors, all of which serve as an important feature of any building design.

### **FENCES**

There are a variety of fence styles and types in historic neighborhoods. Wood picket fences, with either a pointed or gothic top are often found in front yards and are generally 3'-4' in height. Vertical or horizontal wood board fences are typically about 5-6 feet tall and are generally located in rear and side yards.

### **EXTERIOR LIGHTING**

Ground Floor Facade: Balcony Above

- 1) Wall mounted fixtures
- 2) Surface mounted, down light fixtures

**Gallery Above, Shed type overhand and Overhand with soffitt:**

**Upper floor facades only wall mounted fixtures are permitted except on galleries with a roof or gallery above in which case hanging fixtures are also permitted.**

**Wattages: Based on a regular spacing of 6' to 8', either between openings or centered on openings, the following are acceptable wattages:**

- 1) Lanterns with clear or white glass- 60 watt maximum**
- 2) Surface mounted down lights and recessed lights- 75 watt maximum.**