

## HISTORIC DISTRICT GENERAL DESIGN GUIDELINES

### ROOFS

The new roof should have the same shape and visual appearance as what was on the house originally (if known).

#### *OTHER OPTIONS:*

- An “S” tile may substitute for barrel tile
- Dimensional asphalt shingles may substitute for wood shingles
- 3-tab shingles may substitute for asphalt shingle or “rolled slate”
- color for shingles should be neutral (light gray or similar,) unless otherwise indicated in historic photos

### WINDOWS

Window replacements should have the same visual appearance (size and type) as what was original to the house (if known). This means the proposed new windows should:

#### *OTHER OPTIONS:*

- single hung windows may substitute for double hung
- aluminum casements may substitute for metal casement
- new windows should be clear glass only, no dark tinted or colored windows

### AWNINGS

Awning replacement should follow original awning designs.

- If there were no awnings originally, awnings may be approved if they are a compatible design to the architecture, usually triangular shape
- Metal clam shutters are not recommended
- Awning shape must only cover the opening of window or door (cannot expand across front of house)
- Awning material should be fabric, not vinyl

### SECURITY BARS

Security bars may be installed on the inside of the window.

### HURRICANE SHUTTERS

Hurricane shutters with tracks and removable panels are recommended. The tracks must be painted the same color as the house.

#### *ADDITIONAL OPTIONS:*

- Accordion or roll down type may be allowed when not visible from the public right-of-way.
- Functioning wooden shutters may be replicated for other windows, or new ones may be allowed if consistent with the style of the building.
- If the house still retains the original windows, accordion or roll down may be permitted, with HEP Board approval.

DRIVEWAYS	<p>Driveway replacement which matches the original materials and locations (if known) is recommended.</p> <p><i>ADDITIONAL OPTIONS:</i></p> <ul style="list-style-type: none"> <li>• Brick, keystone or pavers may be approved administratively if design and color are compatible with the character of house.</li> <li>• New circular driveways require HEP Board approval.</li> <li>• Additional driveways or any expansion of a driveway must require HEP Board approval and must follow zoning regulations.</li> </ul>
WALKWAYS	<p>Walkway replacement which matches the original materials and locations (if known) is recommended.</p> <ul style="list-style-type: none"> <li>• New walkway material may be approved administratively if it is compatible with the style of the house.</li> <li>• New walkway locations or expansion of a walkway requires HEP Board approval.</li> </ul>
CARPORTS (NEW)	<p>New carports must be approved by the HEP Board; their design should be compatible to the existing structure.</p>
PORTE COCHERES	<p>Enclosing an existing porte cochere with gates, bars or solid walls is not recommended.</p>
LAWN ORNAMENTS	<p>Statuary, tires or tire swings, gazebos or other free standing structures, fountains, freestanding mailboxes, etc. are not permitted when visible from the public right of way** without HEP Board approval.</p>
PAINTING	<p>Most paint colors can be approved administratively, please provide a COA form and a paint chip sample to staff.</p> <ul style="list-style-type: none"> <li>• Paint samples are then compared with Benjamin Moore Classic Colors, if the desired paint color matches one of the top three colors on each strip, these can usually be approved (with the exception of some blues, greens, pinks, reds and fuchsias.)</li> <li>• Trim color may be a darker color than the body of the building.</li> <li>• The Preservation Officer has the right to defer any color request to the HEP Board.</li> </ul>
FENCES, WALLS and HEDGES	<p>There are separate guidelines for each historic district for fences, walls, gates and hedges.</p> <ul style="list-style-type: none"> <li>• Chain link fence is not allowed on property lines which face a street, or project in front of a home's facade. Chain link is allowed on side property lines and rear if minimally visible from public right of way.</li> </ul>

ADDITIONS	<p>Additions to historic buildings are generally not allowed in front of the house, except in unusual circumstances.</p> <ul style="list-style-type: none"> <li>• The design must be compatible with the architecture in design, massing and scale.</li> <li>• May be approved administratively if addition is in rear yard and not visible from right-of-way. **</li> </ul>
PORCH ENCLOSURES	HEP Board approval is required for enclosing a porch, and may be allowed if compatible with character of home.
POOLS/DECKS/PATIOS	Pools and other at-grade improvements, such as decks or patios may be approved administratively if not visible from the public right-of-way.
AIR CONDITIONING	Outside compressors should not be visible from right-of-way. If they are located on side of house, they should be screened from view by a wall, fence, landscaping, etc.

\*\* The presence of landscaping cannot be considered when determining whether something is visible from right-of-way.

***PLEASE NOTE:*** These are “guidelines” for items that may be approved administratively. Any homeowner may request an *EXCEPTION* to these guidelines. The HEP Board has the authority to allow variances to the guidelines if there are extreme or unusual circumstances, or if the owner can prove economic hardship according to Chapter 23-5, Section (6) of the Historic Preservation Ordinance.