Mandeville Design Guidelines
Historic Preservation District

City of Mandeville, Louisiana






Adopted
September 19, 2019

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Historic Preservation District Commission
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Prepared for the Historic Preservation District Commission
City of Mandeville Louisiana

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Historic Photographs courtesy the Louisiana State Library

Table of Contents

CHAPTER 1: INTENT AND PURPOSE

The Mandeville Design Guidelines are intended to provide guidelines for the preservation, conservation, restoration, and rehabilitation of historically and architecturally significant areas and individual buildings of historical significance located within the Mandeville Historic Preservation District. The Historic Preservation District Commission (Commission) considers the effects of proposed projects in the Historic District with potential for impact on the historic character of the district, while balancing the contemporary concerns of property owners. The Guidelines assist the Commission in its responsibility to preserve the Historic District's individual resources and collective character.

Following these Guidelines, the Commission upholds the historic integrity of the original architecture of the buildings in the Historic District while considering the modern needs of the community. The Guidelines aim to preserve the character of historic resources in the context of functionality, allowing for their evolution in terms of the practical needs of residents and property owners. The Commission must ensure that the rights of property owners are recognized and respected, and full use of private property is guaranteed within the bounds of these Guidelines.

The Guidelines assist the Commission, staff, and property owners in making appropriate decisions in the maintenance and preservation of historical properties. The Guidelines delineate reasonable recommendations for the maintenance of historic properties and exterior site elements such as landscaping, streetscape elements, streets, and other outside features.

The purpose of the District is to promote the educational, cultural, economic, and general welfare of the City of Mandeville. The District is composed of historical architecturally worthy buildings, structures, sites, monuments, streetscapes, and neighborhoods of the District. In particular, this District seeks:

To maintain neighborhood character and integrity by focusing special attention on the maintenance of the built environment and the enhancement of physical, social and economic resources and the accommodation of desirable change.

To promote reinvestment in the neighborhood by fostering stable property values and enhancing the economic viability of the District and the City as a whole.

To preserve the mature architectural character of the District.

To set standards for the maintenance of the eclectic architectural quality of the District by guiding new construction on parcels to be compatible with existing scale and architectural styles.

To foster the harmonious, orderly, and efficient growth, development, and redevelopment of the District and City as a whole.

What Design Guidelines Do and Do Not Do

Using the Guidelines, property owners can apply specific criteria to determine whether a project is appropriate for the Historic District. These criteria are usually a simple list of design elements or general statements developed to ensure that the specifications of the project conform with, and do not detract from, the existing special character of the area.

These Guidelines are intended to:

- Provide guidance to property owners undertaking changes or planning additions to their building or lot.
- Provide guidance to property owners seeking to elevate their buildings.
- Assist the Commission by providing minimum guidelines to guide decision making.
- Result in more appropriate changes which reinforce the distinctive character of the district.
- Help identify and resolve specific design concerns frequently raised in the district.
- Assist the local building industry, including architects, contractors, and suppliers, as well as city officials such as building inspectors and public works officials, in understanding the nature of these historic areas and how to reinforce their special character.
- Improve the design quality of future developments and growth within the district.
- Protect current property values and public investment in the district by discouraging poorly designed and inappropriate projects.
- Increase the overall public awareness of the unique character of the district.
- The Guidelines assist the Commission in its responsibility to preserve the Historic Preservation District's individual resources and collective character, but are not intended to be viewed as prescriptive design requirements nor are they intended to discourage individual design expression

These Guidelines are <u>not</u> intended to:

- Require involuntary rehabilitation or restoration of existing buildings or structures in the district.
- Regulate the amount of growth and development within the district.
- Regulate changes to the interior of any building within the district.
- Dictate a particular style within the district.

The purpose of design guidelines is to assist property owners. Therefore, guidelines are intended to be flexible and allow a certain level of decision making by the property owner, which in turn facilitates administration of the guidelines by the Commission and acceptance by property owners. This factor is especially important in new construction guidelines where overly specific criteria can encumber architectural creativity.

The Guidelines which follow are those which the Commission has regulatory oversight and generally require a COA prior to receipt of a Building Permit. A separate section in this manual describes "Best Practices" for historic rehabilitation projects. The "Best Practices" section provides information on the most appropriate methods for preserving, maintaining and rehabilitating building features which are generally not subject to the Commission's regulatory review.

Benefits of Preserving Mandeville's Heritage

In 2013, the Mandeville City Council adopted Ordinance 12-32, creating the Mandeville Historic Preservation District.

Historic Preservation Promotes Quality of Life
The built environment is composed of buildings and landscape, as well as their spatial arrangement and inter-connection. These resources and characteristics define a community, distinguishing it from other places. Individual buildings and sites within a historic district may not be distinct, but it is their collective sum that expresses the character of the historic district. The quality and condition of buildings and landscape reflect a community's self image; well-maintained and unique historic sections make a place more inviting to visitors and improve life for its residents. Historic buildings often have turn-over of occupants. As businesses move out, the space invites new use, often for cultural amenities like museums, theaters, and libraries.

Historic Buildings Often Last Longer than New Ones
As new building materials have come on the market, quality of construction has declined since the 1960s, in general. Buildings from before 1970 are superior in materials and construction than those built in the past 50 years. Pre-1970 buildings are quite adaptable to retrofits and upgrades in energy conservation and may outlast new buildings.

Historic Preservation Supports Taxpayers' Investments
Mandeville has invested in infrastructure like sidewalks, lights, water and sewer lines, telephone and electrical service, gutters and curbs, and roads and streets. This concentration of investment represents tax-payers' money. Sprawl demands residents expend more money on new infrastructure. Allowing downtown and neighborhoods to decline is financially irresponsible. Commitment to revitalize and reuse historic neighborhoods is among local government's most effective acts of responsibility.

Historic Preservation Creates Jobs
Rehabilitation and revitalization projects create thousands of construction jobs annually, and historic preservation creates more jobs than new construction. In a typical new construction project, about half of the expenses are for labor and half for materials. In a rehabilitation initiative, between 60 and 70 percent of expenditures are usually for labor. Because labor is often local, the economic benefits of rehabilitation are more likely to stay within the community, benefitting workers and the local businesses where they spend their money. Supplies for rehabilitation projects are also likely purchased locally, whereas new construction materials are usually bought elsewhere.

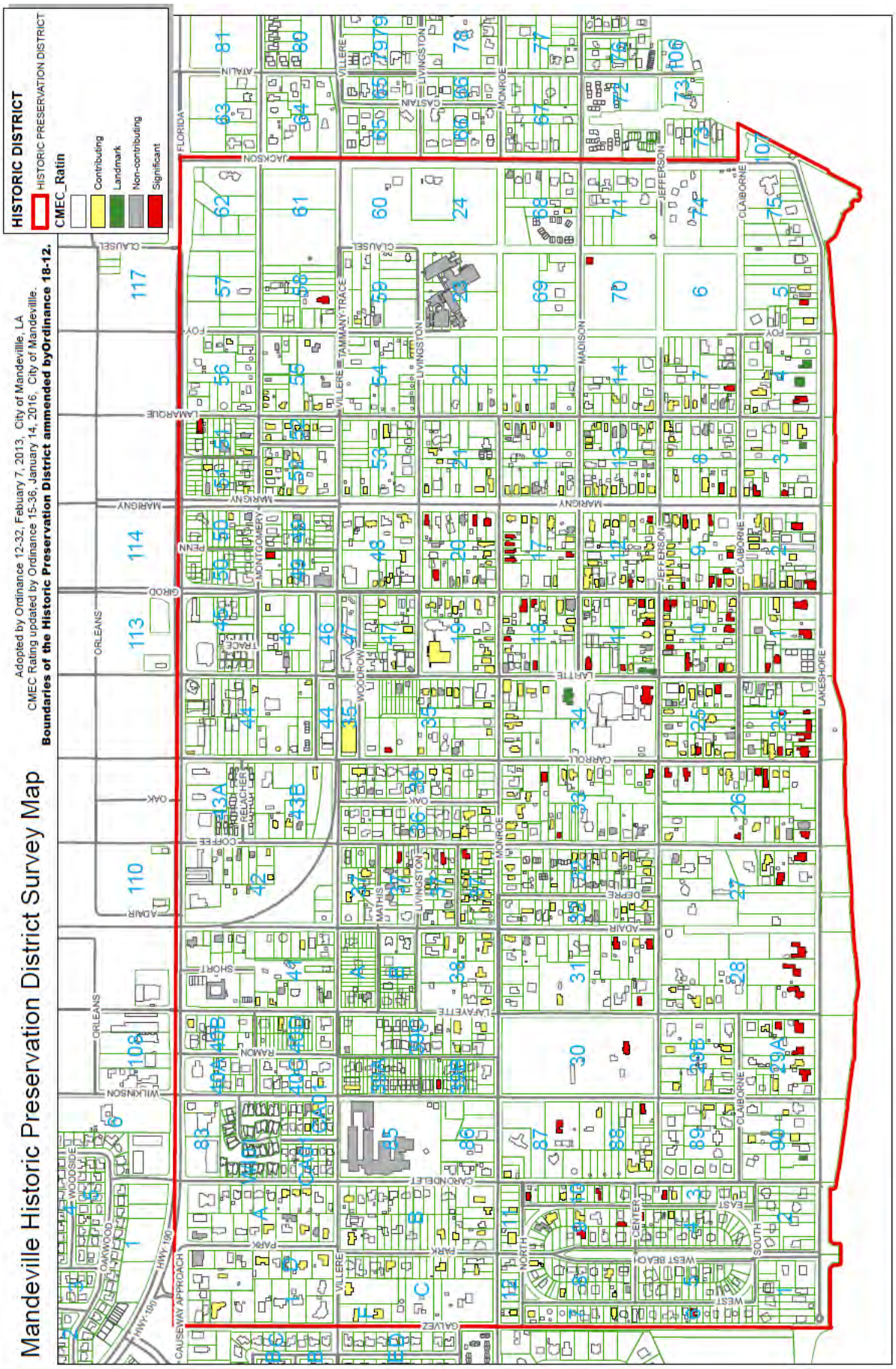
Historic Preservation Increases Property Values
Nationally, studies consistently illustrate that National Register and local overlay listings benefit homeowners by increasing property values. Neighborhoods within National Register or local historic districts tend to have higher property values than adjoining neighborhoods not designated as historic, even with similar architecture.

Historic Preservation Attracts Visitors to Cities and Towns
Heritage tourism, which focuses on historic areas and sites, is a rapidly growing segment of the tourism industry. Heritage tourists tend not to encumber their travels or visits with a precise schedule, instead allowing ample time to immerse themselves in the setting. The longer they stay, the more money they spend in the community, bringing economic benefit to merchants in the communities they visit. Mandeville's historic district provides opportunities to enhance tourism by promoting rehabilitation that reinforces the city's history and sense of place.

Historic Preservation Benefits Property Owners
Design standards help to ensure that owners' investments in a historic area are protected from inappropriate new construction or remodeling. Because the value and character of each property is influenced by the actions of its neighbors, design review helps protect the overall value and character of a neighborhood by providing consistent and proven guidance for treatment of properties.

Historic Preservation Provides Financial Benefits
Property owners in the Mandeville Historic District may be eligible for federal and state tax credits for building rehabilitation projects as well as other financial incentives. Information on the available financial incentives is located in Appendix E.

Design review by the Commission helps to reinforce compatible new construction in the Historic District.



Map of the Mandeville Historic Preservation District and historic properties.

CHAPTER 2: THE MANDEVILLE HISTORIC PRESERVATION DISTRICT, A BRIEF HISTORY

Mandeville occupies an ancient shelf of high ground formed along the north shore of Lake Pontchartrain during the last Ice Age. This unusual geography and its rich ecological diversity made settlement inevitable. The Tchefuncte People are generally credited as the earliest inhabitants dating from 500 BC. Later Indigenous Peoples followed; the Marksville culture and later the tribes of the Acolapissa and Choctaw. During the Choctaw period this area, known as West Florida, was under French(1682-1763) and Spanish rule (1783-1810). During a brief period between1763-1783, British control resulted in the arrival of British land grant families. They set up charcoal and brick kilns along Bayou Castain and trade with New Orleans began to flow.

The Marigny de Mandeville family was prominent in the colonization of Louisiana. The grandson of the original Marigny de Mandeville, Bernard Xavier de Marigny de Mandeville(1785-1868), acquired the Antonio Bonnabel tract of approximately 5000 acres on the north shore of Lake Pontchartrain, east of Bayou Castain, and named it Fontainebleau (1829). This was a working plantation with over 100 slaves farming sugarcane and working a sugar mill and brick kilns. Fontainebleau provided Marigny de Mandeville an introduction to the land grant families: Morgans, Spells, Faircloths, Bertels, and Smiths to the west and their unusual high ground.

His acquisition of these properties began in the early 1830s. To support his vision for a new town, Marigny de Mandeville hired Louis Bringier, Surveyor General of Louisiana, to survey and create a plan, which was filed in the New Orleans Notarial Office of Felix d'Armas in January,1834. The street names, so carefully selected after heroes of America's founding (e.g. Jefferson, Monroe, Lafayette), Napoleonic heroes (e.g. Foy, Colbert, Gerard, Lamarque), heroes of the Battle of New Orleans (e.g. Lafitte, Jackson, Coffee, Adair) are a window into the life and times of one of Louisiana's most significant figures, Bernard Xavier de Marigny de Mandeville.

Included in this plan (and in the text of property transfers until the late 1800s) is specific language, amounting to covenants, providing for a market square and a Catholic church. The document describes how the roads would be laid out, how open spaces and water courses would be protected, bridges constructed, and what obligations Marigny de Mandeville would undertake in terms of supporting transport to and from New Orleans (a wharf). Most importantly, the view of the lake was to remain unobstructed and the lake front open space was to be protected from construction "by any individual or corporation" and to be held in perpetuity as a public space for the common use. These covenants continue to be viewed as essential guidance to the management and protection of Old Mandeville today.

There were several auctions for lots. Marigny de Mandeville and his partner, Impresario John Davis, provided passage on the steamship *Blackhawk,* for $1 for interested parties. These potential buyers were met at the new pier, at the end of Gerard Street, by agent, Louis Coquillon. The properties moved quickly with many sales to free people of color. There was speculation and rapid turnover. However, many sales resulted in the construction of summer homes. The new town offered a respite from the heat and disease common to New Orleans summers. The wealthy lined up for large lakefront lots and lake breezes. Many of these homes, built in the 1830s-40s, grace the lakefront today.

The *Blackhawk* continued weekly service from New Orleans stopping at Madisonville, Lewisburg and Mandeville. Here Davis' hotel (2000 Lake Street) offered a casino and well reviewed restaurant. The economic bust of 1837 created a swift downturn in Mandeville's development. However, the economy soon rebounded.

Marigny de Mandeville sold Fontainebleau in 1853 and returned full time to his home in New Orleans. He would die from head injuries in a fall on Royal Street in 1868.

The Civil War (1861-1865) created dire conditions in Mandeville. The Union held New Orleans and the north shore stayed in Confederate hands. Trade was blockaded between the two with regular patrols in the lake. Owners of the wharfs in Mandeville were told to dismantle them or Union soldiers would burn them. They complied. In a letter to his commander, a Union soldier sent to forage supplies on the north shore writes he hadn't the heart to take what little there was from the desperate people in Mandeville. By any measure, times were tough.

After the war, Mandeville began to rebound with increased lake traffic and reestablished trade with the New Orleans. Men swore their Loyalty Oaths to the Republic and it was business as usual. Lumber companies took notice of the valuable resources of the parish and arrived in earnest in the 1880s. This brought the railroads. The Poitevent-Farve Lumber Company constructed a line between New Orleans and Mandeville in 1892. They relocated their headquarters from Pearlington, Mississippi to Mandeville in 1913. The company town they constructed between Lewisburg and Mandeville employed hundreds and included extensive housing and three churches. The lumber company ceased operations in the 1920s.

Poitevent & Fauvre Company train at Mandeville in 1913.

Paul Arceneaux's casino and restaurant on the lakefront, ca. 1910.

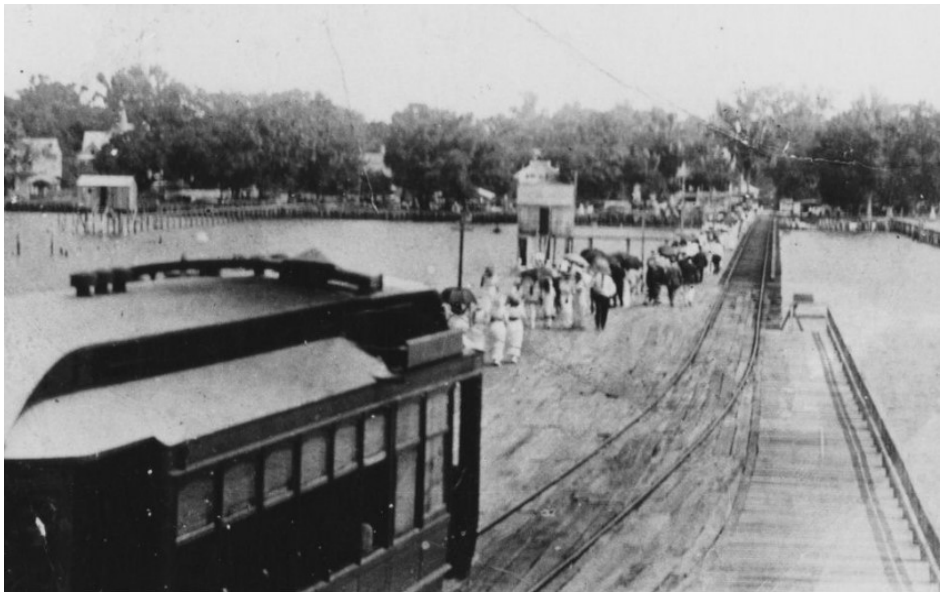
The population, particularly during the hot summers, boomed and services grew in response with hotels, restaurants, casinos, schools, charitable organizations, churches, bakeries, and bars. The steamboats were filled with passengers and musicians to entertain them during the crossing. Music venues and organizations flourished. Regular dances were held outdoors at Jackson Park (corner of Jefferson Street and Coffee Street). The Pythians hosted balls at their hall on Coffee Street. The International Order of the King's Daughters and Sons, at their location called Rest Awhile in the former Frappart Hotel, held balls, maypole celebrations and picnics on their expansive lakefront property in the 2100 block. This organizations' work with the poor lasted for over a century until the sale of the property in 2011. Paul's Exchange, 2025 Lake Street, held a yearly Bastille Day celebration, complete with cannon fire.

The Dew Drop Social and Benevolent #2, established in 1895, continues to host concerts as a city owned venue at 430 Lamarque Street. It began as a benevolent society for the African-American community raising money through dances and events and providing for its members when in need. This venue also created a platform for African-American musicians to perform. This was Mandeville's Golden Age (1880-1920).

Here is how New Orleans notable, Grace King, described the town writing in 1920:

> "It is not surprising that the little town of Mandeville is as redolent of good cooking as some other little towns elsewhere are of religion and piety, for Fontainebleau had begotten the most beautiful, most charming, picturesque little lake shore town without doubt in the United States. The weary citizen of New Orleans can still find there seclusion, cool breezes, green shade of century-old oaks draped with moss, a lovely view, and liberty of enjoyment..."

Ferry service between New Orleans and Mandeville ended by 1936. Marigny de Mandeville's former plantation became Tchefuncte State Park in 1938. The Civilian Conservation Corps (CCC) in the development of the park, destroyed Marigny de Mandeville's old home, the slave village and countless sites of activity of early indigenous peoples.



Train on the lake pier at Mandeville, ca. 1910.

Train service continued until the 1980s. A Rails-to-Trails conversion replaced the Illinois Central RR line with the Tammany Trace. Mandeville's former Depot on Lafitte Street is a cultural-interpretive center with museum, concerts and outdoor weekend market.

Construction of the sea wall in 1937.

Another New Deal project was the construction, under the auspices of the Works Progress Administration in 1937, of the Mandeville seawall. The seawall created a 'first line of defense' against storm surge and steady erosion. It would become one of many attempts to hold back the fury of Mother Nature.

No 'brief history' of Mandeville can be told without mentioning the effects of the many tropical storms and hurricanes that have menaced the town and its occupants. There is a long list, however, the hurricane of 1915 was particularly damaging with heavy losses to the tree canopy and property. Hurricane Katrina in 2005 is the storm that forever changed the face and feel of the town. Many historic properties disappeared in the winds and the 9' storm surge on that fateful day in late August. New FEMA requirements resulted in the elevation of historic homes and all new construction.

The construction of the Lake Pontchartrain Causeway, first span completed in 1956, created a direct path into the unspoiled north shore for suburban development. The longest bridge over water at 23.87 miles, the Causeway ignited a population and construction boom that has not ended. A second span was completed in 1959.

The Old Mandeville Historic District encompasses the core of Louis Bringier's 1834 plan reflecting Marigny de Mandeville's original vision. With special protections, limited real estate and its 'off the beaten path' location, historic district residents continue to enjoy a relatively quiet village lifestyle. The pedestrian friendly community celebrates its historic architecture, its unparalleled tree canopy, its bike paths and enviable proximity to Lake Pontchartrain. Its the coveted natural setting that attracted the earliest settlers thousands of years ago that continues to charm today.

CHAPTER 3: THE MANDEVILLE HISTORIC PRESERVATION DISTRICT - COMMISSION & DESIGN REVIEW PROCESS

In 2013, the Mandeville City Council adopted Ordinance 12-32, creating the Mandeville Historic Preservation District. In 2015, a comprehensive survey of the District was conducted identifying approximately 1,520 parcels within the historic district. Among these parcels are 597 historic-age (from 1965 or earlier) resources: seven Landmark properties, 375 Contributing resources, 104 Significant resources, 108 Non-contributing properties, and one Undetermined property. In this inventory, seventeen individual properties and three historic districts were determined eligible for listing in the National Register of Historic Places, an honorary designation distinct from the local overlay historic district.

The boundaries of the District are the center lines of Galvez Street, Florida Street, Jackson Avenue, and Lake Pontchartrain. Properties that are deemed Historic or Landmarks and lie outside of the District boundaries may be included as District satellites and shall be considered to be within the District and shall be subject to the regulations of the District.

The Duties of the Historic Preservation District Commission

The Director of Planning of the City shall serve as the administrator (Administrator) to the Commission and shall act as liaison between the Commission and the Office of the Mayor. The recording secretary for the Commission shall be designated by the Mayor, and files, records, and minutes of the Commission shall be maintained by the Planning Department. The City Attorney shall be the ex officio attorney for the Commission. The Commission shall also rely on other appropriate City Departments, Agencies and consultants in carrying out its duties and responsibilities. The Commission:

⇒ shall serve as the City's Landmarks Commission under the Laws of Louisiana.

⇒ is authorized to conduct public hearings on matters provided for in the City's Historic Preservation ordinance.

⇒ shall hold public hearings to make recommendations to the City Council to adopt and amend the classifications of properties, including landmarks and the designation of satellites, which shall be designated on the Historic Survey.

⇒ may recognize significant buildings, structures or landmarks as Historic and advise the owners of such properties of the physical and financial benefits of a historic designation.

⇒ may recommend amendments to this ordinance to the City Council for the Council's adoption.

⇒ shall have the power to vary or modify adherence to this Ordinance, providing such modification insures harmony with the general purposes hereof, and will not adversely affect the District as a whole.

Classification of Structures

The District's buildings, structures and landmarks (including satellites) shall be surveyed, classified and designated into one of the following classifications:

Significant: A structure or landmark having the highest degree of architectural or historical merit, possessing national, statewide and/or local importance.

Contributing: A structure or landmark not itself *Significant*, but its presence in the streetscape or neighborhood contributes to the overall character or ambiance of that area.

Non-contributing: Buildings and structures not classified as *Significant*, *Contributing* or *Landmark*, without a contributing effect to the overall District character.

Landmark. An unimproved parcel of ground (landmark site), or such parcel with improvements or such improvements without grounds (landmark), wheresoever located in the City, subject to the jurisdiction of the Commission.

The Regulations of the District shall apply to:

Exterior architectural features related to buildings or structures that are classified as *Contributing, Significant*, or *Landmark* on the Historic Preservation District Survey; and

Demolition and relocation of buildings and structures that are 50 years old or older or buildings and structures that are classified as *Contributing, Significant,* or *Landmark* on the Mandeville Historic Preservation Survey; and

Exterior architectural features related to new construction; and

Elevation of any existing structure located within the District; and

Exterior architectural features related to additions and renovations to those buildings or structures that are classified as *Contributing, Significant*, or *Landmark* on the Historic Preservation District Survey.

Landmarks and satellites located wheresoever in the City fall within the purview of the Commission. District regulations do not prevent routine maintenance, repairs or activities regarding paint color, exterior hardware and light fixtures. Detached accessory buildings shall be excluded from the regulations of the District unless specifically identified as *Contributing, Significant*, or *Landmark* on the Historic Preservation District Survey.

Definitions

The following is a list of terms and their definitions specific to the City of Mandeville and the local Historic District:

Administrator. The Director of the Department of Planning & Development.

Applicant. The record owner of the site and/or buildings located thereon, or a person holding a "bona fide" contract to purchase same.

Building. Any structure, or any other construction built for the shelter or enclosure of person, animals or chattels, or any part of such structure when subdivided by division walls or part walls extending to or above the roof and without openings in such separate walls. The term "a building" shall be construed as if followed by the words "or any part thereof."

Certificate of Appropriateness (COA). A document produced through administrative or Commission action evidencing applicable approval of work in the District proposed by an applicant.

Commission. The Mandeville Historic Preservation District Commission.

Construction. The erection of any building or structure on any parcel of ground located within an historic district or on a landmark site, whether the site is presently improved, unimproved, or hereafter becomes unimproved by "demolition," "demolition by neglect," destruction of the improvements located thereon by fire, windstorm, or other casualty, or otherwise.

Demolition. The partial or complete removal of a building on or from any site.

Exterior. All outside surfaces of any building.

Historic. Any building or structure classified as Significant, Contributing or Landmark on the Historic Preservation District Survey.

Mandeville Historic Preservation District (District). An area designated by the City Council of Mandeville as an historic preservation district and declared to be subject to jurisdiction of the Commission.

Historic Preservation District Survey. A listing that catalogs and classifies buildings, structures and landmarks

Historic Preservation District Survey Map. A graphical depiction of the Historic Preservation District Survey.

Landmark and Landmark Site. An unimproved parcel of ground (landmark site) or parcel with improvements, or such improvements without grounds (landmark), wheresoever located in the City of Mandeville, subject to the jurisdiction of the Commission, of particular historic, architectural, or cultural significance, such parcel or parcels, plus improvements, if any, (1) exemplify or reflect the broad cultural, political, economic, or social history of the nation, state or community; or (2) are identified with historic personages or with important events in national,

state, or local history; or (3) embody distinguishing characteristics of an architectural type, specimen, inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship; or (4) are representative of the notable work of a master builder, designer, or architect whose individual ability has been recognized.

Non-Substantive. The following shall be considered Non-Substantive changes if in compliance with the Mandeville Design Guidelines and design standards outlined in this ordinance:

New Construction under four thousand (4,000) square feet. Square footage shall be calculated as any construction that is regulated by the building code and shall include any covered space below the structure when the finished floor elevation exceeds 8' above grade.

Ordinary Repairs and Maintenance. Work done on a building in order to correct any deterioration, decay of, or damage to, a building or any part thereof in order to restore same as nearly as is practical to its condition prior to such deterioration, decay or damage.

Satellite. A Building, structure or landmark located outside the boundaries of the District that has been determined to come under the jurisdiction of the Commission.

Certificate of Appropriateness Process

An application for a Certificate of Appropriateness may be handled concurrently with an application for a building permit.

The Administrator shall refer applications for Certificates of Appropriateness to the Commission for approval except those applications meeting the definitions of Non-Substantive.

The Administrator shall have the authority to determine when a filed application is complete and contains all required information. An application deemed incomplete shall not be considered to have been filed for the purposes of this ordinance.

The applicant shall have the right to a preliminary conference with the Administrator for the purpose of learning whether changes or adjustments to the application could make it more consistent with the standards for a Certificate of Appropriateness.

The Administrator may refer any application that does not appear to meet the applicable standards required herein to the Commission for a decision on the issuance of a Certificate of Appropriateness after a preliminary conference as required herein, whereupon a public hearing shall be scheduled.

Notice of the time and place of a scheduled public hearing on an application for a Certificate of Appropriateness which has been referred by the Administrator to the Commission shall be given by publication in a newspaper having general circulation in the City at least four (4) days before such hearing and by complying in all other ways with notification procedures and the open meeting laws of the State of Louisiana.

At the scheduled public hearing, the applicant for a Certificate of Appropriateness shall have the right to present any relevant information pertaining to the application. Likewise, the City, the Commission and its staff, and members of the public shall have the right to present any additional relevant information pertaining to the application.

The issuance of a Certificate of Appropriateness shall not relieve an applicant of the requirement to obtain a building permit, special use permit, variance, or other authorization from compliance with any other requirement or provision of any ordinances of the City concerning zoning, construction, repair, or demolition.

Applications for Certificates of Appropriateness for a non-substantive change within the District or to a Satellite may be granted by the Administrator, who shall consult with any design professionals provided by the City for consulting services, after the review of the standard for a Certificate of Appropriateness listed below. Such approvals shall be granted under procedures established by and not in conflict with the ordinances of the City of Mandeville.

Certificates of Appropriateness for Demolitions, Relocations and Other Applicable Changes.

The owner of any property within the District shall apply for a Certificate of Appropriateness (COA) by the Commission before the commencement of any work as provided under Section

1.) Standards for Certificate of Appropriateness

In evaluating Certificates of Appropriateness the following documents may provide guidance:

A. The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings.

B. Louisiana Speaks Pattern Book

C. Mandeville Design Guidelines

2.) Standards for New Construction

Proposals for new construction in the District shall seek compatibility with existing structures through the appropriate use of site planning, materials, decorative details, architectural elements, and scale. A proposed new construction should not draw unnecessary attention to itself in any one of these characteristics. However, a new construction should not necessarily duplicate or copy historic styles and periods. The architectural context is of primary concern as described by the guidelines below.

- ⇒ All new construction shall be visually compatible with the buildings and environment with which they are related.
- ⇒ The general design, scale, gross volume, arrangement of site plan, texture, material and exterior architectural features of new construction shall be in harmony with its surroundings and shall not impair the collective character and function or "tout ensemble" of the neighborhood.
- ⇒ No one architectural style shall be imposed, and individual expression should be encouraged.
- ⇒ Quality and excellence in design should be the major determinants.
- ⇒ Vehicular oriented design shall be discouraged.

3.) Standards for Preservation, Rehabilitation, Restoration, and Reconstruction

A. Preservation places a premium on the retention of historic fabric through conservation, maintenance and repair. Respect is shown to the building's continuum over time, through successive occupancies, and the respectful changes and alterations that have been made.

B. Rehabilitation emphasizes the retention and repair of historic materials, with more latitude for replacement. Both Preservation and Rehabilitation standards focus attention on those materials, features, finishes, spaces, and special relationships that together give a property its historic character.

C. Restoration focuses on the retention of materials from the most significant time in the properties history, while permitting the removal of materials from other periods.

D. Reconstruction establishes limited opportunities to re-create a non-surviving structure, site, or object in all new materials.

E. Relative importance in history and physical condition shall be the determining factor in which of the above treatments should be used on individual properties that are deemed "Significant" or "Contributing". Proposed use and mandated code requirements shall also be taken into consideration in determining the extent of preservation.

F. "Significant" and "Contributing" properties that are to be elevated shall maintain as much of their historic context and architectural integrity as is reasonable, and compatible with buildings with which it is related.

G. Additions to "Significant" and "Contributing" properties may be contemporary or may reference design motifs from the historic property, shall be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids and voids, color, and texture. New additions shall not obscure, damage, or destroy character defining features of the historic building.

4. Demolition and/or Relocation of Buildings Located Within the Mandeville Historic Preservation District

A. Demolition or relocation of Landmark, Significant, and Contributing buildings and structures as identified on the Mandeville Historic Survey requires the approval of the Commission. In considering an application for the demolition or relocation of such building, landmark or structure in the District, the following shall be considered:

1.) In general, the demolition or partial demolition of a building or structure that is of historic importance or adds to the overall character of the property or district is not allowed unless there is no prudent alternative. The commission will adhere to the following guidelines:

2.) Buildings or structures that are representative of a particular historic style, that retain their defining architectural and historic features, and/or that contribute to the overall character of the property or district, shall be preserved unless there is not prudent alternative. 3 .) Buildings or structures that are less well preserved but that remain representative of the features and character of the property or historic district shall be preserved unless there is no prudent alternative.

4.) Buildings or structures of any age that lack or have lost their defining architectural or historic features, or contribute little to the character of the property or historic district may be considered for demolition or partial demolition.

B. In evaluating application for demolition or partial demolition the Commission will consider the following:

1.) The historic and/or architectural significance of the building or structure.

2.) The importance of the building to the collective character and function "tout ensemble" of the District.

3.) The special character and aesthetic interest that the building adds to the District.

4.) The difficulty or impossibility of reproducing such a building because of its design, texture, material or detail.

5.) The future utilization of the site.

6.) The degree to which the building or structure contributes to the character of the property and of the Mandeville Historic Preservation District.

7. The condition and integrity of the defining historical and architectural features of the building or structure.

8.) In the case of a secondary building or structure, the significance of this building or structure to the principal building or structure and its importance and relationship to the site and/or to the Mandeville Historic Preservation District.

9.) The condition and structural viability of the building or structure. The economic feasibility of rehabilitating or upgrading the building or structure according to modern standards and codes.

C. The historic and aesthetic integrity of a building or structure is sometimes compromised by unsympathetic additions. The Commission will consider the demolition or partial demolition of such additions following the criteria outlined above. The replacement of such additions with new construction will likewise be considered bearing in mind the following:

1.) All applications for replacement construction shall comply with Commission guidelines. A copy of which shall be made available in the Department of Planning and Development.

2.) Applications for demolition and replacement construction will be considered in two phases: the appropriateness of demolition and the appropriateness of the new construction. Approval of demolition will be contingent upon approval of replacement construction.

D. In the application for a Certificate of Appropriateness for demolition, the applicant shall submit evidence that the following have been considered:

1.) Expanding the building or structure with minimal damage to the original features.

2.) Moving it from its present location (allowing for a new addition) and relocating it at another position on the site.

3.) Disassembling and rebuilding on another property.

E. In the case that demolition is approved, the Commission may request that the building or structure be documented prior to demolition with photographs, scale plans, and/or elevations with measurement.

5. Demolition or relocation of Contributing buildings, structures and landmarks is discouraged and every effort should be made to restore historic context that might have been altered.

Appeals

Any person or persons aggrieved by any decision, act or proceedings of the Administrator shall have the right to appeal in writing to the Commission for reversal thereof; and the Chairman of the Commission shall have the right to stay all further actions until the Commission shall have had an opportunity to rule thereon. Any such appeal shall be taken no more than 10 days from the date of the written decision of the Administrator, and the Commission may consider said appeal at its next general or special meeting, but in any event, not more than 45 days thereafter.

The Commission shall affirm, reverse, or modify any decision of the Administrator by a majority vote of all its members.

Any person or persons aggrieved by any decision, act or proceedings of the Commission shall have a right to apply in writing to the City Council for reversal or modification thereof, to be heard under the rules and procedures established by the City Council. The Mayor shall have the right to stay all further action until the City Council shall have had an opportunity to rule thereon. Any such appeal shall be taken no more than ten days from date of the written decision, and the City Council may consider said appeal at its next general or special meeting, but in any event, not more than 45 days thereafter. The City Council may affirm a decision of the Commission by majority vote of all its members. The City Council shall affirm, reverse or modify any decision of the Commission by a majority vote of all its members.

Any person or persons aggrieved by any decision of the City Council affecting the District shall have the right to file a civil suit within thirty days from date of decision in a court of competent jurisdiction under the usual rules of procedure governing same, with the right to stay order and injunctive relief provided the situation warrants it.

Recurring flooding in Mandeville has led to the hardening or elevation of many buildings within the Historic District.

CHAPTER 4: THE MANDEVILLE HISTORIC PRESERVATION DISTRICT - RESIDENTIAL ARCHITECTURAL STYLES

Mandeville contains an impressive collection of 19th-, and 20th-century residential architectural styles. This architectural character was documented in 2009 in the *Historic Survey of Mandeville., Louisiana* and the *Historic Resources Survey of the Mandeville Historic Preservation District* survey report completed in 2015. These survey documents include a historical overview of the growth and development of Mandeville and how this history is reflected in its built environment. These surveys examined 1,520 parcels in the Mandeville Historic Preservation District and classified them by architectural styles and their significance.

The oldest remaining buildings in the city date to ca. 1830-1840 and are one- and one-half story frame dwellings reflecting the French Creole influence. The "Creole Cottage" type is a vernacular form native to Louisiana and influenced by French, Spanish, and Caribbean traditions. The Creole Cottage is characterized by a hipped or side-gabled roof and a symmetrical façade with fenestration in various combinations of double doors and windows, often lacking a dominant entry. In Mandeville the typical Creole Cottage is one to one-and one-half stories, two rooms wide, two rooms deep and has a porch on one or more elevations. Most porches are integral to the house and supported by wood posts, columns, or balusters. After 1870, this house form is often decorated with stylistic detailing such as Queen Anne woodwork, Classical Revival door surrounds, and Italianate brackets. The National Register-listed Bertus-Ducatel House built in 1839 and the More-Nott House from ca. 1840 are examples of the Creole Cottage style.

The Jean Baptiste Lang House at 605 Carroll Street is a notable example of the Creole Cottage style.

By the late 19th century, the vernacular and regional approach to house construction was superseded by the influences of popular national styles. The Greek Revival and Italianate styles were widely built by the South's middle and upper classes and these house forms influenced some of the dwellings in Mandeville. The Greek Revival style featured large porticos or verandas with classical columns with Doric or Ionic capitals. At the roofline, dentils and modillion blocks were added as decorative elements. The Italianate style was distinguished by arched windows, large bracketed eaves, and milled porch columns.

Mandeville grew steadily in the late 1800s with many new dwellings built as summer homes or as rural retreats or "camps." The north shore of Lake Pontchartrain with its lake breezes and woodlands was an attractive alternative to the summer heat, diseases and pollution of New Orleans. Houses built during this period were of wood construction with individual rooms opening onto large wraparound porches. These types of houses represent Folk Vernacular forms and this term applies to localized types or simple interpretations of more elaborate late-19th and early 20th century styles. Typically, these houses are one- or one-and-one-half-stories in height. These frame dwellings are modest in scale and decoration, which may include detailed woodwork such as milled wood posts, railing, and spindles. Examples of Folk Vernacular dwellings are often referred to by their plan or form. The forms include gabled ell, front gable, and pyramidal square. In Louisiana, the shotgun plan is a popular form, and specifically in Mandeville, the "North Shore" form is a shotgun variation with a wrap-around porch on two or three sides.

The dwelling at 222 Marigny Avenue is a gable-front Folk Vernacular form common on the north shore of Lake Pontchartrain.

By 1910, the Victorian-era styles dropped out of popularity and revival styles began to dominate house design. One of the most common of these was the Colonial Revival style which marked a return back to the influences of Colonial America. These homes were generally rectangular or square in plan and featured porch columns and detailing reflective of classical designs. Advances in transportation, marketing, and prefabrication led to the rise of mail-order houses at the turn of the century. The success of large department stores such as Sears and Montgomery Ward led to these company's designing and shipping entire houses by truck or rail to customers throughout the country. All of the lumber, nails, roofing materials, and interior finishes were shipped to a property owner along with the house plans. Following the completion of the foundation, the house could then be built on site. Mail-order houses were available in a wide variety of designs and costs and it is likely that several houses in Mandeville have this heritage.

The influence of the Colonial Revival style is evident on the house at 200 Girod Street with its Ionic porch columns on the second floor.

Many of the houses in the historic district were constructed in the 1910s and 1920s in the Craftsman or Bungalow style which was the most common architectural style in America during this period. The Craftsman style is characterized by square plans with low-pitch gable or hipped roofs, often with shed dormers. Windows are double hung-sash with three or more vertical lights in the top sash and a single-light bottom sash. Craftsman dwellings have large broad porches which usually extend across the front facade and are supported by tapered columns resting on stone, frame or brick piers. In contrast to the vertical emphasis in Victorian styles, Craftsman dwellings emphasized the horizontal, with wide windows and wide roof eaves. In many examples, rafter ends and knee braces are visible below the eaves. The popularity of the Craftsman style corresponded with the early 20th century growth and development of Mandeville and many dwellings reflect this style.

Bungalow style dwelling at 504 Marigny Avenue.

This Bungalow dwelling features a full-width porch with original wood columns (276 East Street).

With the onset of the Depression, house construction declined significantly across America and few dwellings were built in Mandeville during these years. Houses built in the 1930s and early 1940s tended to reflect simplified versions of the Tudor Revival and Colonial Revival styles in a style known as "Minimal Traditional." This style was especially popular for low-cost, federal-assisted houses built to help relieve the nation's housing shortage after World War II. Built in mass numbers, the unadorned Minimal Traditional style represented the converse of the design principle of the Craftsman movement. Some elements of the Colonial Revival style, such as a symmetrical façade, or of the Tudor Revival style, such as arched openings, were borrowed in the design of Minimal Traditional-style dwellings. The latter was a stripped down version of revival styles. Minimal Traditional homes exhibit traditional design elements including side-gable or gable-and-wing roof configurations with little or no overhang and simple exterior designs with little variation in materials.

During the 1950s a number of Minimal Traditional style dwellings were built in the historic district. These were typically designed with restrained detailing and one-story in height (547 Marigny Avenue).

In the 1950s the Ranch style came to dominate residential architecture in Louisiana. The Ranch style was a horizontal form which featured large windows, minimal decoration, rear porches and patios and attached or integral garages and carports. Numerous Ranch style houses were built in Mandeville's historic district. Ranch style plans were designed with families in mind, opening the interior space and creating a more casual environment for family use. Ranch plans are typically rectangular in shape, with the long side oriented towards the street. This layout differed sharply from earlier traditional urban neighborhood planning when large yards were not common. Further, the wide porches of the Bungalow style was eliminated in Ranch designs, as families gravitated to the back yard and patio for outdoor time. Ranch-style houses often feature large picture windows, oversized chimneys and the application of wood siding and brick and stone veneers.

Ranch style dwelling at 628 Marigny Avenue.

From the 1960s to the present, Mandeville has been impacted by numerous hurricanes and high water events causing extensive flood damage to the Historic District. Hurricane Katrina in 2005 was a particular noteworthy event and this storm destroyed a number of historic homes and damaged many others. In response, the City of Mandeville has encouraged homeowners to elevate their buildings as a means of flood protection and preservation. Changes in flood zone mapping, rising insurance rates and other factors have also spurred elevation of buildings in the district. The architectural character of the Mandeville Historic Preservation District reflects both contexts of its history—its pre-1965 growth and development and the response to high water events and rising sea levels.

CHAPTER 5: DESIGN GUIDELINES FOR RESIDENTIAL AND COMMERCIAL REHABILITATION

Guiding Principles

Historic preservation is a set of methods and treatments that can help you, as the owner of an older home or commercial building, maintain the historic appearance of the house you live in and appreciate. The historic appearance of your building may be the first thing that drew you to it. Whenever you take steps to maintain the original appearance of your historic property, you are practicing historic preservation.

Historic preservation offers your community the means to retain its historic and architectural integrity. History has occurred, and still occurs, everywhere. The founding and development of Mandeville did not stop at some point in the past - it continues to unfold every day. The shared experience of people in the city contributes to its ever-evolving story. Mandeville's history is made tangible through its buildings, structures, and landscapes.

As the owner of an older home or commercial building you might be wondering about remodeling your property in the context of historic preservation. Historic preservation's "best practices" recognize that buildings must evolve with the people who use them and with their changing needs. If you live or own property in the Mandeville Historic Preservation District, the Mandeville Historic Preservation Commission (Commission) will only be reviewing exterior changes, not interior. It is the intent of design review to preserve the exterior while allowing the owner to remodel the interior as they desire. As you begin a remodeling project it is helpful to consider how to achieve the right balance between keeping or restoring original features while providing updates for modern living.

The most important character-defining features on a building is its public face, the one facing the street. Here you find the architectural details, porches, storefronts, windows and doors that especially define its style and character. These are some of the most important qualities that make properties significant for their architectural character. Therefore, the emphasis of historic preservation and design review is to maintain the essential character of a building on its front, and readily visible side elevations. The Commission does not require any review of interior remodeling unless it has some visual effect to the exterior. If you seek to remodel your property and claim the state and federal tax credits for rehabilitation there could be review of your interior work. While there is a great deal of flexibility with interior remodeling, the guidelines for the tax credits may require preserving interior character-defining features such as staircases, pressed metal ceilings, original plaster walls, etc.

If you desire new living space, the guidelines generally allow for additions on the backs or rear of buildings. Such additions are usually not readily visible from the street and can be designed to be both contemporary and complementary to the original building. Rear additions are commonplace in our historic districts and allow for remodeling projects such as attached garages, porches and outdoor decks.

The guidelines also allow for the elevation of buildings to protect the property owner's investment and meet federal insurance requirements. The degree of elevation will depend upon the owner's preference and location within flood zones. The Commission allows buildings to be elevated but typically requires appropriate stair design, foundation piers, screening and landscaping.

Before initiating a home improvement project affecting the exterior of a building, the owner must secure a Certificate of Appropriateness (CoA) from the Commission. During the review process, the Commission considers a set of criteria to determine if the proposed project adheres to the Guidelines, in order to issue a CoA. The following documents may provide guidance in the Certificates of Appropriateness process:

1. The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings.
2. Louisiana Speaks Pattern Book
3. Mandeville Design Guidelines

National Standards Followed by the Commission

Like historic district bodies in other municipalities, the Commission follows the guidelines set forth in the Secretary of the Interior's Standards for Rehabilitation. These guidelines provide detailed information on best practices for rehabilitation and new construction, a document created in 1978 and revised in 2017. The Standards represent the ten basic principles for rehabilitating a historic building and its site, while allowing for reasonable changes to meet new needs. The Secretary of the Interior uses the Standards when reviewing projects involving federal funding or requiring federal licenses or permits. The Mandeville Design Guidelines expand on these general principles to provide guidance specific to the city's character.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

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

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

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

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

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

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

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

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

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

The design guidelines followed by the Commission are intended to preserve and maintain Mandeville's notable collection of late 19th and early 20th century dwellings and commercial buildings (230 Marigny Avenue).

RESIDENTIAL PROPERTIES–REHABILITATION
1.0 ARCHITECTURAL DETAILS & FEATURES

BACKGROUND

Decorative elements such as eave brackets, dentils, cornices, moldings, trimwork, and shingles all contribute to the historic and architectural character of a building. Architectural features reflect the prevalent styles, construction methods and materials, and general trends in architecture of the given time and place. Intricate woodwork, for example, characterized popular, ostentatious styles of the Victorian era, when mass production and rail transportation enabled extensive use of these flamboyant decorative accents. After 1900, American tastes shifted towards Colonial and Classical principles, as seen in a more orderly, restrained sense of ornamentation. Preserving architectural features helps connect a building to its historic period.

POLICY

Decorative architectural details are significant to a building's historic character in their location, pattern, repetition, proportion, shape, and size. These features are accents that often help define the architectural style of the building. Whether made of wood, metal, or masonry, maintenance of architectural features is key to their preservation. When deterioration is observed, repair should occur promptly. If architectural features are beyond repair, they may be replaced with materials matching the original.

GUIDELINES

1.1 When making repairs to historic architectural features, it is important to maintain the original shape, scale, materials, and design of the original elements.

1.2 If deterioration requires replacements of a historic architectural feature, use in-kind materials, size, shape, and design that match the original characteristics as closely as possible.

1.3 Never remove, conceal, or alter original decorative architectural features from the dwelling.

1.4 Adding architectural features to a dwelling is discouraged, as inauthentic introductions compromise the building's architectural integrity. If there is historic evidence indicating original architectural features have been removed in the past, use the physical, pictorial, or historical evidence to match accurately their location, size, design, and materials.

1.5 The covering or concealing of original architectural details should not occur. Do not apply new siding such as vinyl, aluminum, exterior insulation finishing systems (EIFS) or similar materials over original decorative elements.

1.6 If deterioration cannot be reversed, alternative materials may be considered for non-contributing structures.

Architectural details such as the gable and porch decoration at 523 Carroll Street (above) and the wood shingles, eave trim, and Palladian window in the gable field at 212 Lafitte Street (below) are essential components of the dwelling's style and should not be removed or concealed.

RESIDENTIAL PROPERTIES–REHABILITATION
2.0 AWNINGS

BACKGROUND

Before the modern use of air-conditioning, property owners utilized awnings to help shade and cool their homes. Depending on the period, awnings made of canvas or metal were placed over porches and windows, especially on a southern elevation. Awnings declined in use with the mid-twentieth-century availability of air conditioning units and HVAC systems. Today, homeowners may elect to enhance their dwelling's energy conservation with the addition of awnings.

POLICY

The installation of awnings is appropriate as long as they are correctly sized to the opening and of fabric or canvas materials. While metal awnings became used in the mid-twentieth century these are not appropriate on primary or readily visible side elevations. However, metal awnings may be added on rear elevations or those not readily visible. The installation of awnings should be with the least amount of anchor hardware possible to minimize damage to historic materials and be as reversible as possible. Awnings are historically appropriate for the district and can add a design element to a dwelling as well as assist in energy conservation.

GUIDELINES

2.1 Select awnings of traditional material and design. Shed awnings are the most appropriate design for window or porch awnings. Arched awnings are appropriate only for an arched opening. Canvas awnings are appropriate for late 19th- and earlier 20th-century dwellings. Metal awnings are appropriate on mid-century dwellings.

2.2 Select awning colors that blend with the building. Avoid garishly bright colors that detract from the historic building.

2.3 Repair existing awnings with in-kind materials.

2.4 If existing awnings require replacement, select appropriate materials, design and dimensions.

2.5 Add new awnings at traditional locations - over windows and doors and attached to porches. Awnings may be retractable or fixed in place. Use the least amount of hardware as possible to anchor the new installation.

2.6 Do not install awnings in a manner that covers or conceals significant architectural details. Awnings should fit their openings rather than span over intermediate porch columns or wall surface.

2.7 Metal awnings may be added on rear or non-readily visible side elevations.

These examples of appropriate porch awnings are of shed design and of canvas material. They fit the porch opening and do not conceal architectural details. (Right, 538 Girod Street)

These examples of appropriate window awnings are of canvas material and of shed design.. The awning pictured above left (1918 Claiborne Street) is designed to cover the paired connecting windows while the other is correctly sized to the window opening.

<u>Technical Information</u>
NPS Preservation Brief #44
The Use of Awnings on Historic Buildings: Repair, Replacement and New Design
www.nps.gov.history/hps/tps/briefs/brief44.htm

RESIDENTIAL PROPERTIES–REHABILITATION
3.0 FENESTRATION–DOORS AND WINDOWS

BACKGROUND

A dwelling's fenestration helps define its style. Shape, size, pane configuration, number, and spacing of doors and windows contribute to the overall historic appearance of a dwelling. Many of Mandeville's historic dwellings retain their original glass and wood doors and windows. Historically, the façade entrance of a dwelling was the main entrance of a house. Residents and visitors entered through the front yard typically to the dwelling's porch. The dwelling's entrance was a focal point drawing visual attention and inviting visitors into the home. Even from the public sidewalk or street, the entrance stood out visually due to many components, including door, transom, sidelights, shutters, pediment, and surround. Each element is itself an architectural detail that helps define the character and style of the building.

Windows are also important character defining features. In the 19th century, glass manufacturing techniques allowed for larger pane size, resulting in the use of four-over-four, two-over-two and one-over-one, wood-sash designs. The use of colorful stained glass in windows enhanced the bold paint colors of Victorian-era dwellings. In the early 20th century, Bungalow/Craftsman homes might have multi-light wood-sash designs, while Colonial Revival style homes typically had uniform one-over-one, or six-over-six, wood-sash windows. Tudor Revival style homes from the period utilized both wood sash and steel casement windows. The use of shutters to protect windows from the elements was common in Mandeville. Early houses might have solid wood panel shutters, while later examples were louvered designs. When opened, shutters were held in place against the exterior wall surface with metal hardware known as "shutter dogs" or "holdbacks." The introduction of home air conditioning resulted in a decline in the use of shutters. Similarly, cheesecloth used to keep out insects gave way to metal screen panels after the Civil War. The installation of storm windows in the past century provided additional protection from the elements in addition to shutters and also provided energy savings. The earliest storm windows had wood frames but aluminum frames became popular after World War II.

POLICY

Preserve and maintain original entrance components. An entrance is a collective composition of several elements, each important to the overall appearance and character of the dwelling's façade. Entrance components include doors, transoms, sidelights, shutters, pediments, and surrounds. They are significant features in identifying the building's architectural style. Damaged features should be repaired to match the original. Missing or severely damaged components should be replaced with in-kind materials. The addition of full-view storm or screen doors is appropriate. These additions should be full-view as not to diminish the visibility of the original door. Their framing should be minimal, and they should not have cross-members of divisions that would block the view of the historic doors behind them. Likewise, if security doors are desired, their design should be as minimal as possible on the main façade of the dwelling. Security doors which have extensive frame or grill work should only be added to entrances at rear or non-readily visible side elevations. Storm doors should be of baked-enamel aluminum or wood and in a color that blends with the door frame and is as unobtrusive as possible.

Preserve, maintain, or repair historic windows. Do not cover or enclose original windows. If original windows are deteriorated beyond repair, install replacements of the same dimensions, fitting into the original window opening. Replacement windows should also match the originals in number and configuration of panes, or lights and material, such as wood or metal. Do not introduce new window openings on primary facades readily visible from the public right-of-way.

The addition of screens and storms windows to historic windows is appropriate if they are full-view, without cross-members that would obscure visibility of the historic window. The use of security bars on the exterior of windows is not appropriate on primary facades. They may be added on the exterior of windows on rear or side elevations not readily visible.

Economic and Environmental Reasons for Preserving Historic Windows

- Nationally-accepted recommendations for preservation of historic wood and metal windows call for retaining these important features except in cases of extreme deterioration. The reasons for preserving original windows include:

- Studies show that windows typically account for only 10% to 15% of a home's energy loss, and the payback for installing new windows can take decades.

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

- Vinyl windows can never match the appearance of historic wood windows; their texture and thinness are inappropriate for Mandeville's Historic District. A more acceptable alternative, if the original windows are beyond reasonable repair, are wood windows with aluminum cladding with a baked enamel finish. The aluminum protects the wood frames, and the finish softens the glossy appearance of the aluminum.

- Historic wood and metal windows are sustainable. These features represent embodied energy, already extracted from raw materials natural to the environment. The old-growth lumber used in historic window frames can last indefinitely, unlike new-growth wood or vinyl.

- Vinyl windows cannot be recycled and harm the environment when they are discarded.

GUIDELINES—DOORS

3.1 Do not remove or alter historic entrances, their doors, original hardware, surrounds, sidelights, transoms, shutters, sidelights, or detailing. Retain and maintain original framing such as jambs, sills, and headers of openings. Do not introduce inauthentic trim or surrounds for the period and style of the dwelling.

3.2 For repairs to deteriorated or damaged historic doors, match original materials, staying true to the design and dimensions. Use epoxy to strengthen deteriorated wood.

3.3 Do not add a new door on the main façade where there has not been a historic precedence. A new opening to meet life and safety codes may be added in a location not visible from public view. The new entrance should be in keeping with the scale, size, proportion, placement, and style of historic openings.

3.4 Replace missing historic or extensively damaged doors with new doors that match the in materials and size. The new doors should be in keeping with the style and period of the building. Use historic photographs or extant examples from similar dwellings as a guide for appropriate door design. Match the original door's materials, pane configuration, panel arrangement, and dimensions. Salvage companies may also have historic doors available.

3.5 Retain and maintain original screen doors. Screen doors may be added to the dwelling's main entrance, as these features have historical precedence Their design should have minimal framing (i.e., full-view or two-panel) to allow the viewing of the original door behind it.

3.6 Added storm doors on the primary façade must also be a full-view design. Baked-enamel aluminum or wood are appropriate materials for storm doors on historic dwellings. Select a color compatible with the door frame and dwelling.

3.7 The use of anodized aluminum for security and storm doors is not appropriate for primary entrances on main facades but may be added at rear or side elevations not readily visible.

Many of the oldest dwellings in the historic district display original single-light glass wood doors with detailed designs and transoms such as at 229 Lafitte Street (left), paired multi-light glass and wood doors such as at 2017 Jefferson Street (center), and entrances with decorative surrounds such as this Classical entrance at 149 Coffee Street (right).


Entrances with original sidelights and transoms should be preserved (left, 1932 Jefferson Street). The wood-panel door at 317 Girod Street features a single-light with a multi-light stained-glass border (center). An appropriate screen door for a porch entrance is at 219 Lafitte Street (right).

The addition of full-view storm doors with baked enamel finishes are appropriate for entrances and may assist with energy savings. Examples of appropriate full-view storm doors are at left.

GUIDELINES—WINDOWS

3.8 Preserve and maintain original windows. Window openings, windows, window details, and the size and shape of these elements help establish rhythm, scale, and proportion of buildings and reflect architectural style and character.

3.9 Repair deteriorating wood windows as needed. Replace missing panes or deteriorated sashes rather than entire windows. Retain as much of the historic window material and detail as possible. Use epoxy to strengthen deteriorated wood.

3.10 Preserve original steel and aluminum windows of the mid-20th century. Their original designs and details help convey a sense of time and architectural style. Make repairs with materials that match the original as closely as possible. If replacement is necessary, the installation of new metal windows to match the original as closely as possible is encouraged.

3.11 If wood windows are beyond repair, the preferred replacement material is wood. Aluminum-clad wood or aluminum products may be appropriate. Most major window manufacturers have appropriately sized wood windows for historic residential buildings.

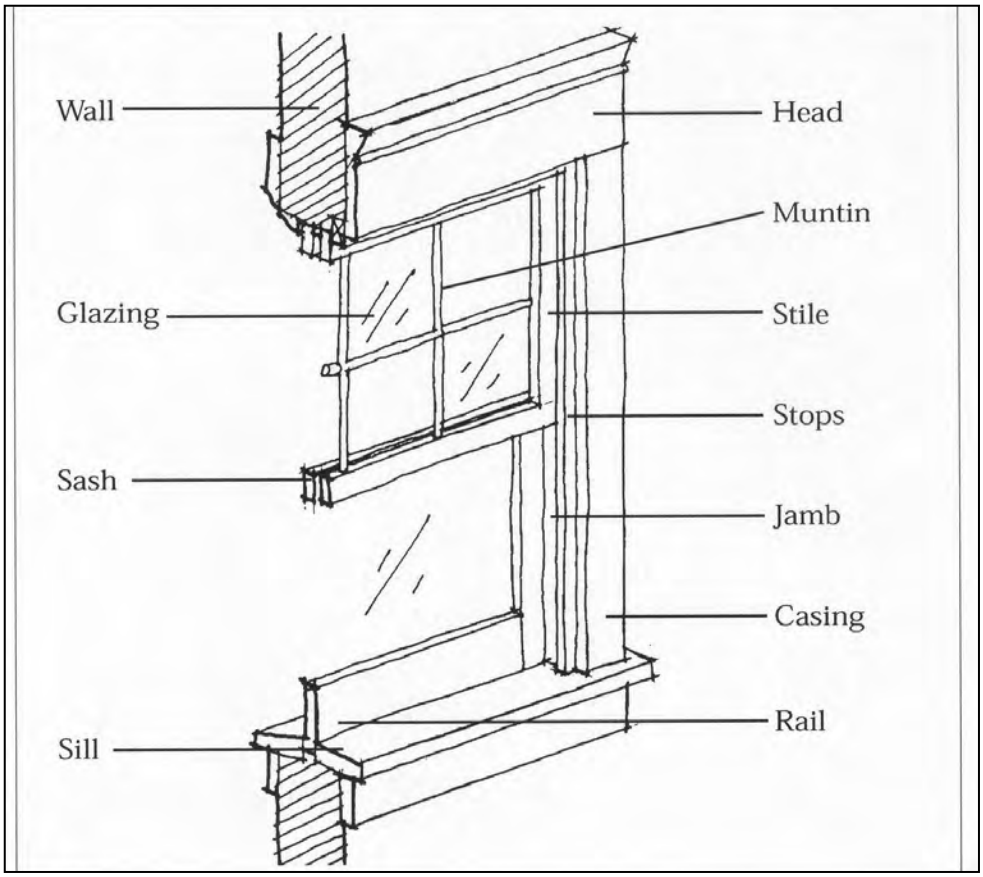
3.12 Replacement windows should not have snap-on, flush, or simulated divided muntins. False muntins between layers of glass, snap-on muntins, and surface-applied muntins are not appropriate and shall not be approved.

3.13 Protect historic windows and increase energy conservation in the home with the installation of storm windows. Select wood, baked-on enamel, or anodized aluminum designs. Storm windows should fit within, not overlap the window frames. Use full-view designs with the central meeting rail at the same location as that of the historic window.

3.14 Preserve and repair historic wood shutters following the guidelines for wood. New shutters shall be of louvered or paneled wood construction. They must be either operable shutters or shutters that appear to be operable with appropriate hardware. A pair of shutters should be sized to match the window dimensions.

3.15 Bahama shutters are not traditional shutter designs for historic dwellings and are discouraged.

3.16 Newly-added shutters should be constructed of wood and sized and installed like authentic operable examples.



This illustration shows the basic parts of a historic wood sash window.

Windows from the 19th century include nine-over-nine wood sash as at 276 East Street (left) and six-over-six wood sash as at 1931 Jefferson Street (right).

By the early 20th century window designs included the three-over-one vertical sash type as at 211 East Street (above left) and six-light casement design at 263 East Street (above right). By the mid-20th century two-over-two horizontal sash designs were common for Minimal Traditional and Ranch style houses as at 547 Marigny Avenue (below left). Original window screen panels are also found on many dwellings and these should be pre-served as at 647 Marigny Avenue (below right).

Window shutters should be sized to cover the exact dimensions of their windows, as at 317 Girod Street .

Full-height louvered shutters at 211 Girod Street.

In addition to wood sash windows, steel casement design windows were widely used in the twentieth century (Jefferson Street).

Technical Information
NPS Preservation Brief #09
The Repair of Historic Wooden Windows
Www.nps.gov.history/hps/tps/briefs/brief09.htm

Technical Information
NPS Preservation Brief #13
The Repair and Thermal Upgrading of
Historic Steel Windows
www.nps.gov.history/hps/tps/briefs/brief09.htm

RESIDENTIAL PROPERTIES–REHABILITATION
4.0 FOUNDATIONS

BACKGROUND

Most nineteenth and early twentieth century dwellings in Mandeville have foundations of brick or brick piers. In some cases these foundations were of solid brick with vent openings while others had wood or brick lattice panels between piers. By the early twentieth century, foundation materials varied with poured concrete or concrete block widely used. The foundation materials and their designs are important components in the style and design of a dwelling.

POLICY

Preserve and maintain original foundations. Maintain original foundation materials, design and detailing. Do not cover original foundations with concrete block, plywood panels, corrugated metal, or wood shingles. Follow masonry guidelines for cleaning, care, and repair of masonry foundations.

GUIDELINES

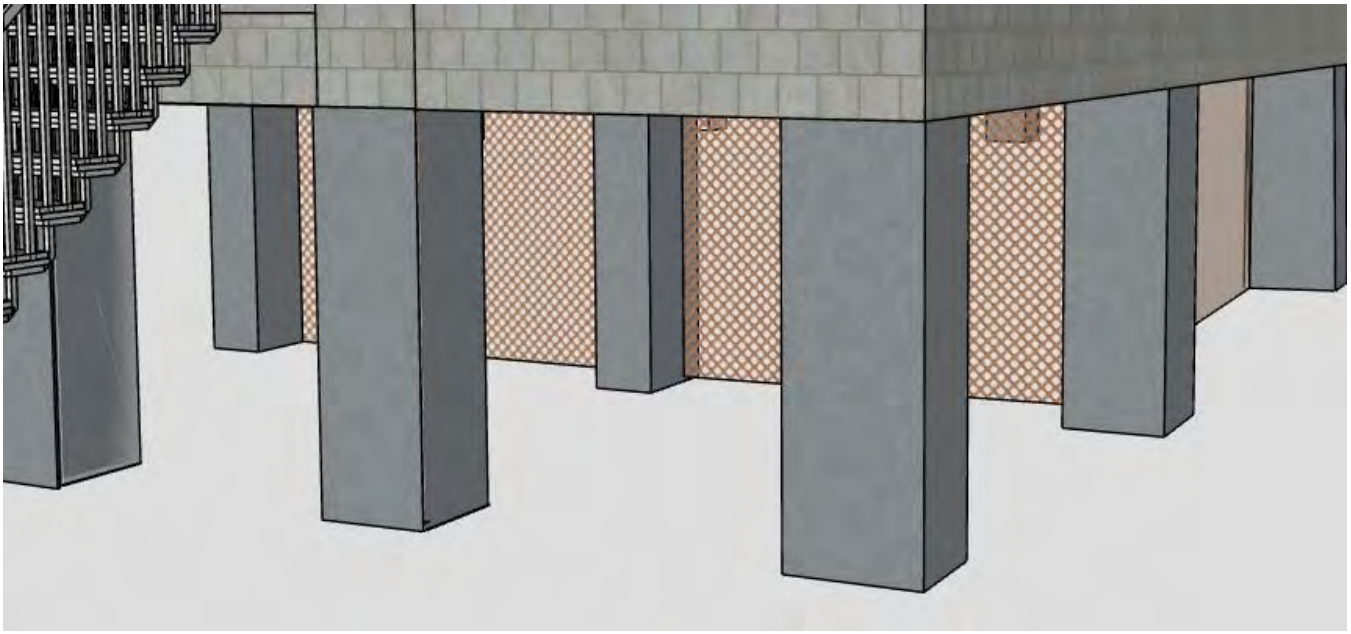
4.1 Follow masonry guidelines for cleaning, care, and repair of masonry foundations. Repairs should be made with materials matching those of the original foundation.

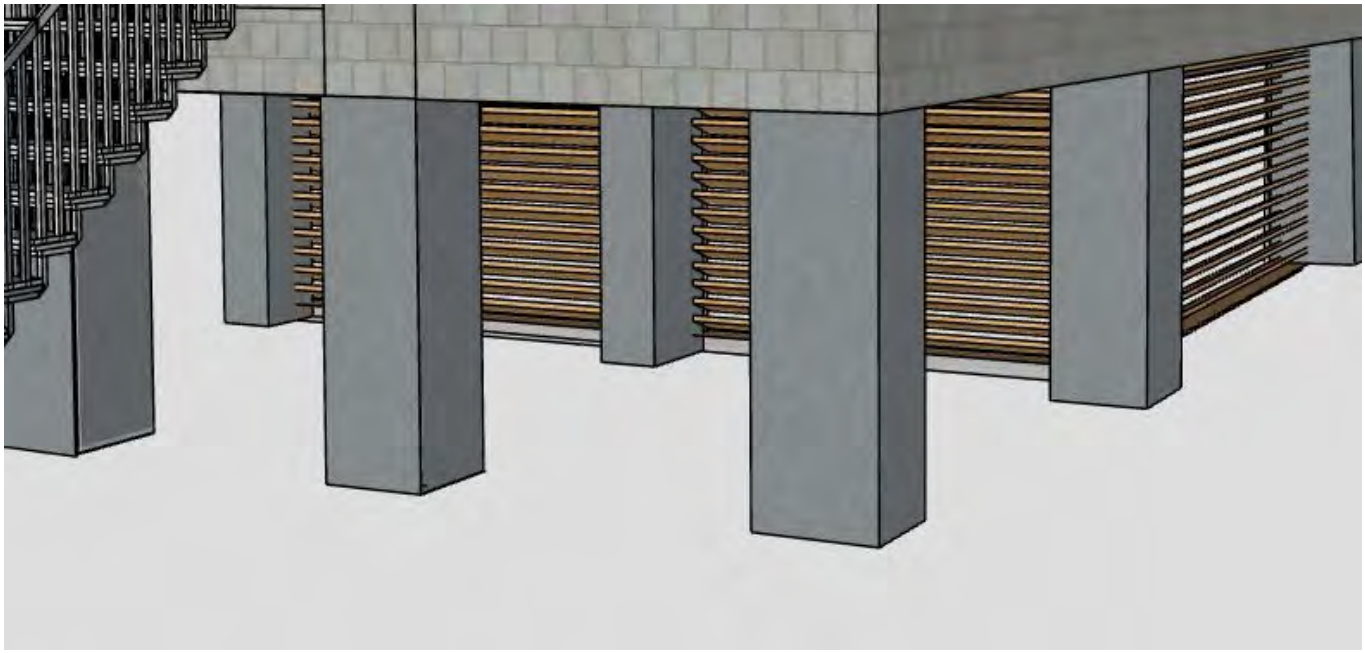
4.2 If replacement foundations are necessary, match the original as closely as possible. Match replacement materials for foundations to the historic foundation and install using similar construction techniques. Repoint masonry with an appropriate mortar mix which closely resembles the original mortar composition.

4.3 Repaint previously painted masonry foundations. Do not paint or cover masonry foundation with stucco that has not been historically painted or stuccoed. If a previous repointing project has resulted in mismatched color or texture, the application of paint or stucco to the foundation may be appropriate.

4.4 Do not conceal historic pier foundation. For houses with pier foundations, lattice sections may be installed between the pier, not covering them. Repair frame lattice panels as necessary. If brick piers have been infilled with brick during the dwelling's historic period, this addition should remain in place. Do not conceal or enclose foundations with concrete block, plywood panels, corrugated metal, or wood shingles.

4.5 Always direct water away from a dwelling's foundation. Drain downspouts away from foundations using splash blocks, site grading, in-ground pipe, etc. Plant woody shrubs and trees well off the dwelling's perimeter to prevent capturing moisture near the foundation. Direct irrigation sprinklers away from foundations.





Foundations may be open, screened with lattice panels, or with horizontal slats between brick or stuccoed concrete piers. The screening should be placed in line with the front wall of the house.

The dwelling at 551 Carroll Street is on a brick pier foundation. Brick pier foundations can be both open or enclosed with lattice panels.

The dwelling at 138 Marigny Avenue has lattice panels which are placed in line with the front wall of the house and behind the porch.

RESIDENTIAL PROPERTIES—REHABILITATION
5.0 HISTORIC ACCESSORY BUILDINGS

BACKGROUND

Historically, Mandeville's residential area included a wide variety of outbuildings such as horse stables, carriage houses, detached kitchens, servant quarters, storage sheds, well houses, and privies. Many of these structures became obsolete with the availability of autos and indoor plumbing in the early 20th century. The rise in automobile ownership led to the construction of garages to house vehicles and these were built of frame, brick and concrete block. Some 19th century outbuildings remain extant in the historic district and many 20th century garages continue to be used.

POLICY

Preserve and maintain original outbuildings such as garages and sheds when possible following rehabilitation guidelines used for dwellings. Repair original outbuilding with in-kind materials.

GUIDELINES

5.1 Original garages, carriage houses, sheds, and outbuildings that retain their historic architectural character should be preserved and maintained. Garages too small for modern vehicles can be converted for storage or other uses.

5.2 Original outbuildings should be repaired with materials to match the original. If original garage doors on contributing buildings are missing or damaged, sectional overhead roll-up doors and side-hinged doors of wood in historic designs are appropriate. These designs are also appropriate for non-contributing buildings. Doors of metal, composite, and other alternative materials will be considered.

5.3 Replace damaged or deteriorated sections of historic garages and accessory structures, only if deteriorated beyond repair and with in-kind materials to match the original. Where possible, replace only the damaged or deteriorated portions rather than the entire feature.

5.4 For reconstruction of a missing or replacement garage or outbuilding, use accurate evidence of the original configuration, form, massing, style, placement and detail and supplemented with photographs or other documentation of the original building.

5.5 The design of new garages and outbuildings should be complementary to that of the primary historic dwelling in size, scale, proportion, spacing, texture, setbacks, height, materials, color and detail to the primary dwelling and should relate to similar secondary buildings along the block.

5.6 If mechanical equipment, skylights or solar panels are placed on the roof of a garage or other outbuilding, they should be set back or screened so that they are not readily visible from the public right-of-way.

Many automobile garages from the twentieth century remain in Mandeville. At left is a ca. 1920 garage with a shed addition at 337 East Street and at right is a ca. 1930 garage at 276 East Street.

If replacement garage doors are needed on contributing buildings, sectional roll-up doors (371 East Street, above left) and side-hinged doors (above right, 125 Coffee Street) in traditional designs are appropriate.

Another example of appropriate side-hinged replacement double doors is at right.

RESIDENTIAL PROPERTIES - REHABILITATION
6.0 MATERIALS - WOOD, MASONRY AND CONCRETE

BACKGROUND

The Mandeville Historic Preservation District is largely composed of frame construction, but houses with brick, brick veneer, concrete and stucco exteriors are also present. Wood siding materials are character-defining elements. Many 19th century dwellings display clapboard, weatherboard, drop, and board and batten siding designs. Milled wood features provide accents on many of the historic district's dwellings, including as porches, wall shingles and eave decoration. Local timber provided lumber for inexpensive wood products which dominated building construction. During the 1930s, the use of asbestos shingles were introduced as an exterior wall material.

Brick dwellings began to appear in the early 20th century, most notably for Bungalow style houses. Brick has also been an historical material for constructing chimneys and brick foundation piers. Stucco applied over brick was also popular. Masonry is used on cornices, pediments, lintels, sills, and decorative features as well as for wall surfaces. Color, texture, mortar joints, and patterns of the masonry define the overall character of a building.

Stucco is a type of plaster historically applied to the exterior of brick or frame buildings. The composition of stucco was lime, sand, and water, and natural fibers such as horse hair might be added. The mixture was applied wet and left to dry and harden. After 1900, concrete block became a common building material for foundations and walls. To enliven the appearance of the flat surface, textures were added to simulate stone. Rock-faced concrete block and smooth concrete block were widely used for foundations. Foundations of poured concrete were common during this period as well.

POLICY

Original wood siding is a significant part of the fabric of a structure and should be maintained and preserved. Wood siding provides scale, texture and shape, expressing a particular architectural style. Loss of original siding results in a major compromise of a building's integrity. Only if original wood siding is beyond repair will its removal and replacement be approved. Where asbestos shingle siding is the historic exterior surface, it should be kept painted. In this encapsulated state, the asbestos is not hazardous. If a property owner desires to remove and replace original asbestos siding, a professional contractor should be consulted, and an appropriate alternative material matching the dwelling's original appearance should be installed.

Water penetration is the main cause of masonry, concrete and stucco deterioration. Diverting water away from historic brick features is the key to preservation. Also, when repair is needed, using a soft mortar is historically appropriate. Hard mortars like Portland cement were developed as the composition and firing methods of bricks evolved. The use of hard mortar with historic brick can lead to brick damage when temperature fluctuations push moisture through the brick rather than the mortar. Brick is also susceptible to erosion from abrasive cleaning methods such as sandblasting, which therefore should not be used. Low-pressure water cleaning is advisable as needed. Masonry that has not been painted historically should remain unpainted. Maintain and repair original stucco and concrete surfaces when damage is observed. Match the original texture of the stucco and concrete when making repairs.

GUIDELINES—WOOD

6.1 Maintain and preserve original wood siding and wood details. Routine painting ensures the longevity of wood components.

6.2 Clean siding with the gentlest means possible. Do not use destructive, dangerous, and/or abrasive cleaning methods, such as propane torching and sand- or water-blasting.

6.3 Repair, rather than replace, damaged original wood elements. Original wood siding should be replaced only if it can be demonstrated that the siding is beyond repair.

6.4 Repair and replace historic wood siding and wood elements with in-kind materials. Repair or replace non-historic siding materials with similar or compatible materials.

6.5 Repair, rather than replace, original wood shingles. If replacement is necessary due to deterioration, the new shingles should be in-kind.

6.6 If regular painting of original wood siding has lapsed, old paint can flake and should be removed to the last sound layer. Remove paint by scraping, heat (heat guns and plates), or chemical methods, never through sandblasting or other abrasive methods. Do not use circular grinders or sanders to remove paint.

6.7 Keep original asbestos shingles stained or painted. If individual shingles are missing or cracked, replace them with matching new shingles of cement-wood material or fiberglass.

6.8 Property owners are encouraged to remove asbestos shingles that were added over original wood siding and restore the siding beneath. Removal will require qualified professionals with disposal meeting hazardous material requirements.

Wood shingles were widely used in Mandeville as exterior siding materials for upper floors and gables (413 Girod Street).

Wood siding from the 19th and early 20th centuries are significant features of these Mandeville dwellings (left, 2027 Monroe Street, right, 374 East Street).

Asbestos shingles were applied in the mid-20th century over wood siding on several houses in the historic district such as the dwelling at 2036 Monroe Street.

GUIDELINES—MASONRY

6.9 Preserve and maintain brick, stone, terra cotta, cast concrete, mortar, and other masonry original to a building. Masonry provides texture, finishes, and patterns that contribute to a building's distinct appearance. Do not cover or conceal original masonry surfaces with non-historic materials such as stucco, metal, or vinyl.

6.10 Generally, masonry requires infrequent cleaning - only when deterioration is observed or to remove graffiti and stains. Use the gentlest means possible, including a mild detergent to remove dirt or grime from masonry. Dilute the detergent with water, and use a natural bristle brush. Restrict water pressure to less than 600 pounds per square inch.

6.11 If the original mortar requires repointing, use a soft mortar with a high ratio of lime. Traditionally, mortar prior to the 1930s was a mixture of one part lime to parts sand. Portland cement and other harder mortars are more commonly used in modern buildings. Match new mortar to the original mortar in width, depth, color, joint profile, and texture.

6.12 Care should be taken to not damage the brick when using power tools to remove and repoint historic masonry.

6.13 Painting masonry that has never been painted is discouraged since it can obscure details and original brick contrasts. Water-repellent coatings can be applied to protect historic masonry. Silicone-based sealants can trap moisture with masonry walls and therefore their application is not recommended.

6.14 Applying stucco to brickwork is discouraged unless there is existing precedence of stucco covering the brickwork or to conceal mismatched or damaged brick.

6.15 If a historic brick surface is missing bricks, replace them with bricks as similar to the original ones as available. Salvage companies may have molded or decorative bricks to match those missing on a dwelling.

Our Lady of the Lake Church is one of the largest historic masonry buildings in Mandeville (312 Lafitte Street).

GUIDELINES—CONCRETE AND STUCCO

6.16 Always use the most gentle means possible when cleaning stucco and concrete using, such as low-pressure water wash and a soft bristle brush.

6.17 If the use of chemical agents it necessary for removing paint from stucco and concrete, test the product in a small patch in an inconspicuous location first to ensure that no etching or staining of the wall surfaces will occur.

6.18 Remove loose or flaking stucco that has lost its bond to the sub-surface of a frame building. Damage may extend to wood lath on frame construction. Repair may therefore include replacing rotted wood, as well as re-installing existing or new wire mesh.

6.19 Do not remove historic stucco surfaces from masonry walls unless more than fifty percent of the stucco has lost its bond with the masonry behind it. Repair of stucco on masonry surfaces does not involve the use of wire mesh.

6.20 When repairing stucco or concrete walls and features, use a stucco mix similar in strength, composition, texture and color to the original surface. Exterior Insulation Finishing System (EIFS) is not approvable in the historic district

6.21 Original rock-faced or textured concrete block should be repaired with materials to match as closely as possible in dimensions, design and texture.

The Bungalow dwelling at 532 Girod Street has original stucco in the gable field which is an important part of its character.

Stucco was applied as a protective coating over the brick on this ca. 1850 commercial building at 1951 Lakeshore Drive.

Technical Information

NPS Preservation Brief #1
Assessing Cleaning and Water Repellent Treatments for Historic Masonry Buildings
Www.nps.gov.history/hps/tps/briefs/brief1.htm

NPS Preservation Brief #2
Repointing Mortar Joints in Historic Masonry Buildings
Www.nps.gov.history/hps/tps/briefs/brief2.htm

NPS Preservation Brief #6
Dangers of Abrasive Cleaning to Historic Buildings
Www.nps.gov.history/hps/tps/briefs/brief6.htm

NPS Preservation Brief #15
Preservation of Historic Concrete
Www.nps.gov.history/hps/tps/briefs/brief15.htm

NPS Preservation Brief #22
The Preservation and Repair of Historic Stucco
Www.nps.gov.history/hps/tps/briefs/brief22.htm

RESIDENTIAL PROPERTIES–REHABILITATION
7.0 MATERIALS–ALTERNATIVES AND SYNTHETICS

BACKGROUND

An alternative material is a material that differs from that of the original. Terms used to describe alternative materials also include "non-original," "imitation," "synthetic," "substitute" and "replacement." Where a historic feature is entirely missing or damaged beyond repair, the Commission may consider an alternative material visually identical and physically compatible for contributing structures and will consider the same for non-contributing structures.

POLICY

Preservation of character-defining exterior materials is possible through regular maintenance. Repair original materials as needed and replace with appropriate materials only when their condition is beyond repair. Replace only the damaged or missing portions of exterior materials, including masonry, wood, concrete, stucco, stone, and metal. These elements are contributing to the historic and architectural character of a building. When replacing deteriorated materials, aim to retain as much of the historic fabric as possible and use in-kind materials as necessary.

Some alternative materials do not integrate satisfactorily with historic materials. For example, some alternative siding or window materials do not possess equivalent properties of contraction and expansion as original elements and therefore be deficient in their weather-protection ability and diminish future appearance. Alternative materials age differently than original historic materials and the appearance of pre-finished and painted materials differ as they age, often substantially. For these reasons, the Commission is careful to consider both immediate and future appearances of alternative material.

In considering alternative materials, the Commission may review:

1. Samples of the material;
2. Product literature, including information on the expected lifespan, durability of the material, and long term life cycle costs;
3. Ability to accurately replicate the visual and aesthetic characteristics of the historic material in the specific application requested;
4. The level of detail, significance and characteristics of the feature being replaced;
5. Ability to expand and contract with historic materials ; and,
6. Where economic hardship is a consideration, the cost of the alternative material relative to the original material.

The Commission may request a mock-up of the product installed in the requested location to determine how it will appear on site.

These Guidelines allow for the further development and acceptance of alternative materials that meet the visual guidelines that are ultimately the most important aspect of rehabilitation and the retention of historic character. However, while the National Park Service guidelines recommend the replacement of entire character-defining features under certain well defined circumstances, they never recommend removal and replacement with an alternative material of a feature which, although deteriorated or damaged, could reasonably be repaired and thus preserved. Repair of deteriorated historic features is always the most appropriate treatment, followed by in-kind replacement.

GUIDELINES—ALTERNATIVE MATERIALS FOR REHABILITATION

7.1 Removing and replacing historic material will generally diminish a building's historic integrity; retaining original or historic materials is always preferred. If an applicant proposes to remove historic material and replace it with an alternative material, it is incumbent on the applicant to demonstrate to the Commission the action is necessary. The degree of the importance of the feature as character-defining will be considered in determining whether an alternative material is an acceptable substitute.

7.2 The alternative material must demonstrate durability, longevity and repairability.

7.3 An alternative material shall have a similar profile, texture, detail and finish as the historic material. Products with simulated wood graining or a bright sheen are generally incompatible with historic materials. Visual appearance on close inspection is a good baseline standard. Replacement of an original architectural element made of painted wood shall occur only with an alternative material that is paintable, painted upon installation, and maintained as a painted feature, so that it appears like other painted wooded features on the exterior of the property and those properties around it. In some instances, such as windows with baked enamel finishes, unpainted alternative materials may be considered.

7.4 Alternative materials are more appropriate for rear or non-readily visible side elevations than for primary elevations. The distance of alternative materials from the casual observer on the street or sidewalk is also important. An alternative material may be appropriate for roof cornices or other parts of a building where the material cannot be observed up close.

7.5 The sustainability of alternative materials may also be considered including assessing the amount of recycled product content, and use of non-renewable resources. A material's manufacturing process, transport, and ability to be recycled may also be considered.

7.6 The cost of an alternative material versus an in-kind historic material will also be considered. When evaluating alternative materials, include cost factors such as life cycle cost and payback over time. Front-end cost saving sometimes can be misleading.

Cementitious siding is an alternative material that may be appropriate in some circumstances.

Technical Information
NPS Preservation Brief #8
Aluminum and Vinyl Siding on Historic Buildings
Www.nps.gov.history/hps/tps/briefs/brief8.htm

NPS Preservation Brief #16
The Use of Substitute Materials on
Historic Building Exteriors
Www.nps.gov.history/hps/tps/briefs/brief16.htm

RESIDENTIAL PROPERTIES - REHABILITATION
8.0 PORCHES AND STAIRS

BACKGROUND

Porches are traditionally places of gathering and socializing. Symbolically, the porch connects people to the place. Architecturally, the front porch helps convey the dwelling's style. The design of the porch, columns, and railings are often key elements in identifying the age and style of a house. Porches are found on the majority of the dwellings in the historic district. Numerous "North Shore" dwellings in Mandeville were designed with a porch which wrapped around three sides of the dwelling. Later house styles display classical columns of the Doric, Ionic, or Tuscan type. Victorian-era houses are characterized by elaborate wood trim and milled columns and balusters. The Craftsman and Bungalow styles had large wide porches with tapered wood columns on brick piers. Colonial Revival and Tudor Revival often have small entry porches.

Steps and staircases are also contributing elements to a dwelling's historic character. In the historic district, staircases and steps of 19th century porches and entrances were traditionally of wood or brick construction. Steps of poured concrete or brick were used in the early 20th century for Bungalow and Colonial Revival dwellings.

POLICY

Porches and their components are significant in identifying the historic character and architectural style of a dwelling. Preserve and maintain original porch materials. Keep porches and their components in good repair. Front porches should not be enclosed with glass. Screening for porches may be appropriate if the framing is kept to a minimum. If repair of porch elements is required, use materials to closely match those which exist. If porch elements such as columns, balusters or floor boards are deteriorated and need replacement, alternative materials may be considered.

Stairs are exposed to the elements, often resulting in deterioration and replacement of historic examples. Original wood steps may have been replaced with steps of brick or concrete. Replacement of deteriorated wood steps with wood is preferable to replacement with brick, pre-cast concrete, or wrought iron. Retain historic porch steps and railings. Keep replacement railings simple and in kind with original. New porch railings must have appropriate height and dimensions.

GUIDELINES—PORCHES

8.1 Retain, maintain, and repair wooden and masonry porches. Follow the guidelines for wood and masonry materials, to maintain and preserve porches and their elements.

8.2 Replace when necessary. Replacement of a porch element may be required if it is damaged or deteriorated beyond reasonable repair. Use a design that matches the historic design. The new materials should also match that of the original.

8.3 Ceiling fans may be installed on porches.

8.4 If an original porch has been removed, use photographic or physical evidence to re-construct a new porch, or use a design from a dwelling of similar style and age. If an older porch was replaced with Craftsman/Bungalow style porches in the 1920s and 1930s, the new porch reflects the historical evolution of the property and may be considered historic itself.

8.5 Original porches on front facades should be maintained in their original configuration and with original materials and detailing. Do not remove original porches or their original components. Original porches on side elevations may be modified depending on their architectural character and visibility from public right-of-ways.

8.6 Enclosing a historically open porch is discouraged. If enclosing a porch is desired, the materials should be of screen panels with minimal structural elements. The screen sections should fit within the porch's columns, posts, or other original divisions. Do not use solid materials such as glass that will obscure the original openings.

8.7 Lattice panels compatible with the style of the house may be added for privacy. The panels should not exceed one-third of the porch area in order to maintain its traditional open appearance. Place the lattice panels behind the porch columns and railings., so that these features remain unobscured from the street view.

8.8 If a wood porch floor on the primary façade is deteriorated beyond repair, replace it with wood tongue and groove flooring or boards running perpendicular to the facade. The use of alternative porch floor materials may be considered on rear elevations.

8.9 Wood and plastic composites may be appropriate substitutes for historic wood porch floors. These non-traditional materials may be appropriate under some circumstances. If a substitute material is used, choose a product that resembles wood and matches typical dimensions of wood floor boards. The porch floor should be painted to blend with the house colors.

8.10 Replacement balusters, or spindles, should be sized according to the house style. Milled spindles measuring 3' high and 2" in diameter are best for Georgian, Federal, Queen Anne, and Folk Victorian dwellings. Square balusters which are 3' high and 2" to 3" in width and depth are best for Craftsman/Bungalow dwellings.

Porches are important character defining features and should not be enclosed on primary facades with glass or other materials (276 East Street).

The dwelling at 228 Marigny Avenue is highly defined by its full-length porch with detailed wood trim (above). Likewise, the porch on the ca. 1915 Johnson House at 402 Lafitte Street is distinguished by its unusual columns and connecting arches which were a later addition (below).

Mandeville's dwellings from the nineteenth and early twentieth centuries have distinctive wooden valances like the lattice design at 319 Lafitte Street (above) and the milled and jigsawed wood details at 330 Marigny Avenue (below).

Mandeville's "North Shore" house type is defined by its gable-front plan and wrap-around porch as at 222 Marigny Avenue (left). These attributes are preserved in the elevated example at 209 Marigny Avenue (right).

By the early twentieth century classical columns were widely like this Ionic example at 240 Girod Street (left). Tapered wood posts on brick piers are signature porch column design for Bungalow houses as at 371 East Street (right).

Enclosing porches with screen panels is appropriate as long as the framing is kept to a minimum and the dwelling's features are visible behind the panels. Appropriate examples of screened porches include the front porch at 321 East Street (above) and 2715 North Street (below).

GUIDELINES—STAIRS

8.11 Retain historic porch steps and railings whenever possible. Replace individual sections of porch stairs and railings, rather than a complete replacement. Use materials that match the porch's materials.

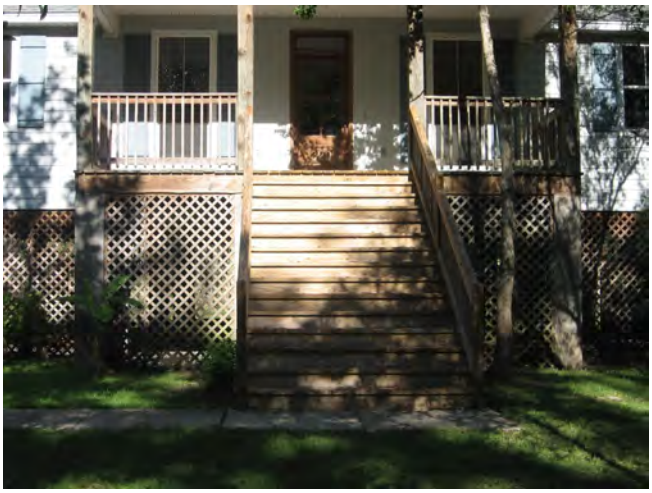
8.12 Replacement railings should match the style and appearance of the original railing. Simple painted wood railings with balusters between the top and bottom rail are appropriate.

8.13 Porches 30" above grade are required to have a porch railing installed which is at least 36" above grade. Dimensions of balusters should be at least three inches by three inches and generally spaced four inches on center.

8.14 When adding or rebuilding a staircase consider adding a landing rather than a straight run to the porch or entrance.

8.15 In the case of elevation of dwellings, new staircases should follow the guidelines outlined in the elevation chapter.

This wood stair is an appropriate design with its square newel posts and balusters (604 Marigny Avenue).



These rebuilt staircases are appropriate examples of wood construction with simple handrails and balusters (left, 320 W. Beach Parkway, and right, 310 Lamarque Street).

This rebuilt staircase is an appropriate example of wood construction with simple handrails and balusters (306 East Street).

<u>Technical Information</u>
NPS Preservation Brief #45
Preserving Historic Wooden Porches
www.nps.gov.history/hps/tps/briefs/brief45.htm

RESIDENTIAL PROPERTIES–REHABILITATION
9.0 ROOFS , CHIMNEYS AND GUTTERS

BACKGROUND

Roofs contribute to the historic appearance of a building through their material and pitch. The most common roof types on dwellings in the Mandeville Historic Preservation District are gable and hipped. Original roof materials were wood shingles or crimped metal, though slate might also be used. Rolling mills in the 19th century were able to produce large metal sheets for roofs and these were crimped together to form standing seam roof surfaces. These became widely used and some of these may remain extant. Other historic roof materials include clay tile and cement tile. Many original Mandeville roofs have required replacement due to hurricane damage and other storms. Today, most dwellings have modern asphalt or fiberglass shingle roofs.

Chimneys may display brick corbelling, protruding and/or angled brick units that provide ornamental accents. These designs enhance the building's historic appearance, especially on 19th century homes. Chimneys in Craftsman/Bungalow dwellings may also be character-defining components. Ranch houses often have oversized chimneys that complement their horizontal form. Chimneys should be maintained and preserved according to guidelines for masonry.

Most of Mandeville's 19th and early 20th century dwellings were not originally built with any type of gutter or downspout. More ornate homes might have been installed with "box gutters," metal-lined wooden boxes attached at the eaves of a house. They are lined with lead, tin, or copper and channel water to a metal flange at the end of the gutter trough and into a downspout. By the late 19th century, wood and metal gutters became more widespread and half-round designs were widely used. Today, "K" crimped or "ogee" gutters are also widely available.

POLICY

Retain historic roof shapes, materials, and features. Roof maintenance is essential to preservation of the dwelling. Replacement of an entire roof may be appropriate if demonstrated to be beyond repair. New roof materials may be metal, slate or asphalt. Install and maintain gutters, downspouts, and splash blocks. Do not introduce new roof elements that are not in keeping with the building's historic character. The introduction of new dormers or skylights should occur at rear or side rooflines that are not readily visible.

Retain and maintain original chimneys. Even a chimney no longer in use imparts historic character to the dwelling. Removal of an original chimney is highly discouraged except in cases where an unstable chimney is a liability. Maintain and preserve chimneys in accordance with the primary materials guidelines.

Preserve and maintain original boxed gutters through regular cleaning and inspection for faulty attachment. New gutters should be half-round designs, as they are the most historically accurate. "K" or ogee design gutters of aluminum are also approvable.

GUIDELINES—ROOFS

9.1 Preserve roofs in their original size, shape, and pitch, with original materials and features as parapets, cornices, dormers, and chimney flues. Original slate roofs should be repaired and maintained.

9.2 Clean, maintain, and repair leaking roofs, gutters, and downspouts. Anchor roofing materials solidly to prevent wind and water damage. Check seams of metal roofs, and keep metal surfaces painted.

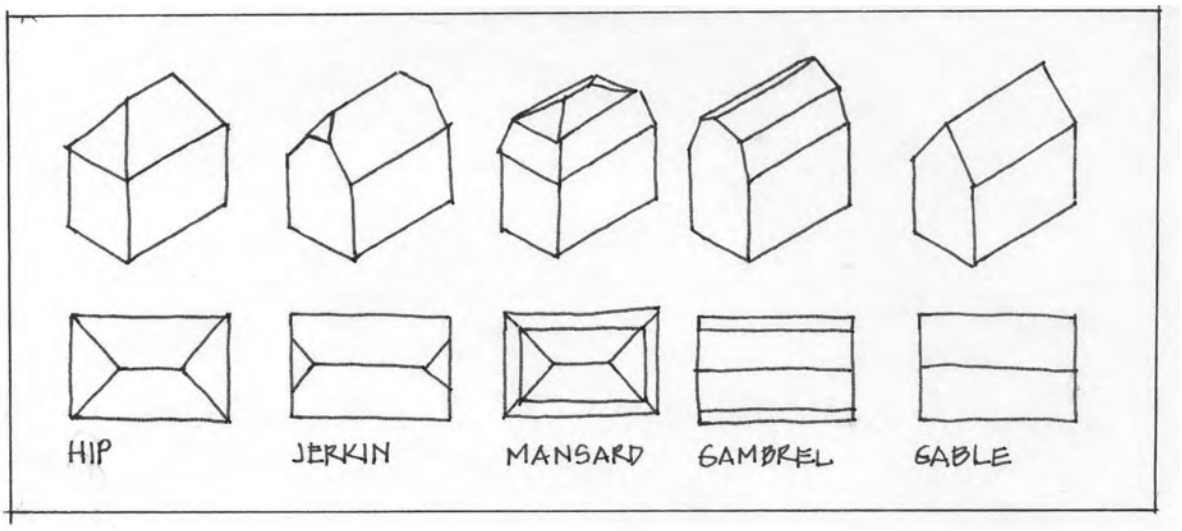
9.3 If a roof is deteriorated beyond repair, select substitute materials in keeping with the historic character of the building and the district. Match original materials as closely as possible. New metal roofs should match the original in crimping design and seam spacing. Historically metal roofs were not colored and new roofs should have a similar natural metal finish. If a colored metal roof is used, choose a color that matches the existing two- or-three-hue paint color palette of the building.

9.4 Modern installations such as skylights, solar panels, balconies, and satellite dishes must not be visible from the street or obstruct or obscure original features. Installation of these features at rear roof lines may be appropriate.

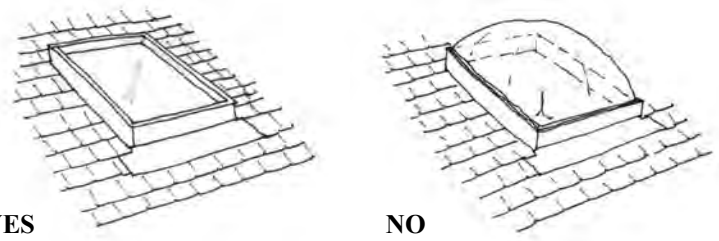
9.5 When re-roofing dwellings in the district, the roof may be of metal (low-profile strong back, corrugated, V-crimp), slate, or asphalt composition shingles. Roof pitch shall be 8:12 minimum unless the original historic pitch of the house is evident.

9.6 Retain existing boxed or built-in gutters and keep them cleared of debris and in good working order. Repair deteriorated or damaged gutters. If original gutters are beyond repair, install replacement gutters of an appropriate type. The most appropriate design for hanging gutters is half round. For buildings dating from or influenced by designs from the 1940s or later, ogee gutters are also appropriate.

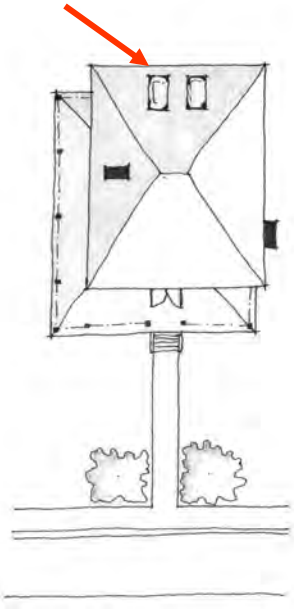
This original slate roof is a significant feature of the dwelling at 402 Lafitte Street and should be preserved.



Common roof forms in the Mandeville Historic District.



YES **NO**



Skylights may be added on rear rooflines or those not readily visible (right). Low-profile skylights are most appropriate for the Historic District (above left) and not concave or "bubble" designs (above right).

Technical Information
NPS Preservation Brief #04
Roofing for Historic Buildings
Www.nps.gov.history/hps/tps/briefs/brief04.htm

These dwellings in the historic district have replacement metal roofs of appropriately sized crimping and spacing in traditional metal roof designs 501 Marigny Avenue (left), 321 Girod Street (right).

Example of an appropriate corrugated metal roof at 2001 Lakeshore Drive.

New standing seam metal roofs should be in traditional designs and spacing as at 132 Carroll Street.

Metal roofs such as this design at left or those with exaggerated seams are strongly discouraged.

GUIDELINES—CHIMNEYS

9.7 Original chimneys on primary facades should not be removed or altered. Do not remove chimneys above the roofline.

9.8 Regularly inspect a chimney for signs of chipping of mortar. Follow the guidelines for masonry to repoint and clean brick chimneys. Use gentle cleaning methods as needed. When repointing is necessary, apply soft, historic mortar compounds that match the original.

9.9 Do not paint or cover brick chimneys with stucco unless these applications occurred during the dwelling the building's historic period. Also, if a previous repointing project has resulted in mismatched colors or textures, painting of the chimney may be appropriate.

9.10 Retain and preserve original clay, slate, brick or stone chimney caps.

9.11 Chimneys no longer in use should be retained for their historical character. Non-functioning chimneys can be closed to prevent the entrance of animals and loss of interior heat or cold air. The top of the chimney can be fitted with a flat, unobtrusive metal cap. Inside the flue, an inflatable chimney stop can be inserted above the fireplace.

9.12 Consult a structural engineer if leaning is observed in a chimney. Evidence of chimney movement may be surface cracks in plaster or sheetrock near of covering the chimney inside the dwelling or separation of a mantel from the brick surface.

Most chimneys in Mandeville are built of brick and offer a textural contrast to frame dwellings (203 Girod Street).

GUIDELINES—GUTTERS

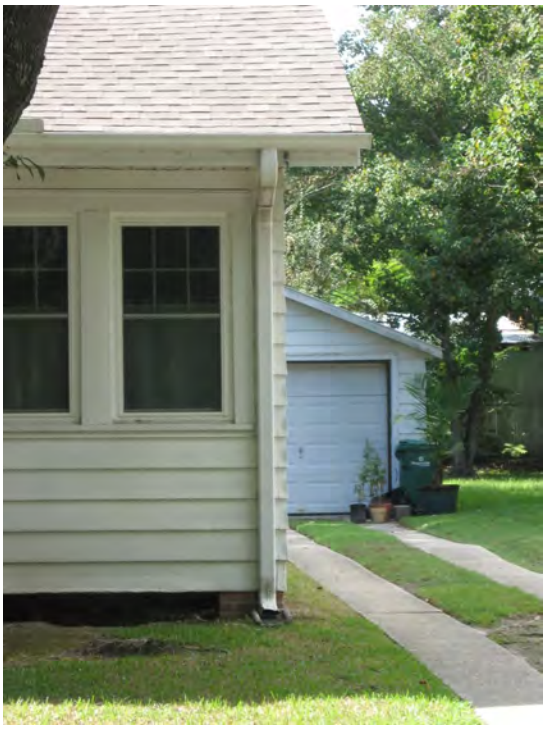
9.13 Preserve original box gutters. Keep existing gutters and downspouts in good repair. Check for solid attachment and clean out leaves and debris that collects in gutters.

9.14 Replace existing or install new gutters and downspouts with minimal hardware as to avoid damage to historic fabric.

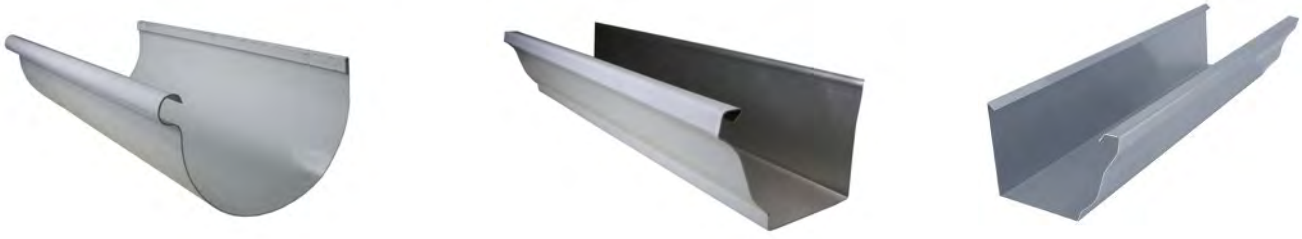
9.15 Locate downspouts at unobtrusive locations, concealing them as possible behind porch columns and building corners.

9.16 Select gutters and downspouts of colors that blend with the dwelling's main body or trim colors.

9.17 The use of conductor heads, where appropriate, is encouraged.



Example of appropriate gutters and downspouts at 326 Marigny Avenue (left) and 316 Girod Street (right).



Half round gutters (left) are preferred to "K" crimped gutters (middle) and ogee gutters (right.

COMMERCIAL PROPERTIES–REHABILITATION
10.0 GENERAL GUIDELINES

BACKGROUND

The Mandeville Historic Preservation District consists primarily of dwellings although there are a number of concentrations of commercial buildings along Lakeshore Drive, Girod Street and Florida Street (U.S. Highway 190). The St. Tammany Bank at 201 Carroll Street is the most traditional early 20th century commercial building in Mandeville. It retains its original storefront and much of its overall design. Another notable property is the National Register-listed Griffin's Bakery at 301 Lafitte Street which is representative of frame commercial buildings of the turn of the 20th century. Other commercial buildings are generally modest in details and one-story in height with remodeled storefronts. Several dwellings along Girod Street have been converted into commercial use but maintain their residential character.

The Mandeville Historic Preservation District extends north to include properties along the post-1965 commercial strip along Florida Street (U.S. Highway 190). While there are no older commercial buildings along this highway, it serves as a gateway into the historic district and properties along the south side of the highway are therefore subject to design review.

POLICY

Commercial buildings are reviewed by the Commission using the relevant residential guidelines in terms of repair and replacement of original details and materials.

GUIDELINES

10.1 Repair in-kind of architectural features with materials, form, scale and design which match the original.

10.2 Replace architectural features to match the original as closely as possible in materials, form, scale and design.

10.3 Do not remove or alter original architectural details from the building.

10.4 Do not add inauthentic details to the building. Added architectural details to a property must be accurately based on physical, pictorial, or historical evidence in materials, scale, location, proportions, form, and detailing.

10.5 Do not cover or conceal architectural details with synthetic materials such as vinyl, aluminum, exterior insulation finishing systems (EIFS) or similar materials.

10.6 The replication of details with alternative materials may be considered if the material matches closely in texture, design and overall appearance.

10.7 Retain and maintain historic storefronts and their components Remaining original storefronts and facades should not be altered, but rather repaired and preserved. Restoration of storefronts and facades that have been altered is encouraged provided the restoration remains as much of the original detail and design as possible. Maintain storefront components, including display windows, bulkheads, transoms, doors, cornices, and pilasters. Do not cover or conceal these historic storefront components with modern materials.

10.8 Repair deteriorated or damaged storefronts or components so that the storefront retains its historic appearance. Replace missing components to replicate the original storefront. Match replacement components to the original in size, material, texture, and detail. Historic photographs can help business owners determine the design and style of missing components.

10.9 New storefronts should be in traditional designs. Storefronts dating from the turn of the 20th century usually exhibited recessed entries and are encouraged.

10.10 Use traditional materials for storefronts. Traditional materials such as clear glass, brick, and wood shall be utilized for new commercial storefronts.

The St. Tammany Bank built in 1907 at 201 Carroll Street is the most traditional early twentieth century commercial building in Mandeville.

10.11 Preserve and maintain original metal awnings

10.12 New awnings should be consistent with historic designs. Awnings added to commercial buildings in the downtown area should reflect traditional designs and placement. This includes the following:

- Scale: The awning shall be in scale with the building. When placed over the storefront, the awning shall not exceed the width of the building façade.
- Placement: So as not to obscure design elements of the upper stories, the awning shall not extend over one foot above the top of the storefront and should hang no lower than seven and one half feet over the sidewalk.
- Types: Awnings placed over storefronts may be supported by metal or wood framing, or a gallery of wood or brick columns.
- Materials: Natural materials such as canvas type (nylon, acrylic) are encouraged.
- Overhangs: Flat solid material overhangs held by a metal chain or bar support shall be permitted.

The National Register-listed Griffin's Bakery at 301 Lafitte Street is a notable vernacular commercial building of the early 1900s.

Girod Street has a series of commercial buildings including the one-story frame vernacular building at 149 Girod Street (above) and the converted residence at 302 Girod Street (below).

10.13 Preserve and maintain original doors and entrances. Retain and preserve original doors, surrounds, transoms, and sidelights, unless they are deteriorated beyond repair. Original framing components such as jambs, sills, and headers of openings contribute to the entrance and should also be maintained. Preserve primary doors, or those on the main façade, as they are especially important to a building's historic appearance. Do not fill or partially block historic door openings.

10.14 Repairs to deteriorated or damaged historic doors should be consistent with historic materials. When repairing historic doors, use methods to retain their historic fabric and appearance as much as possible. Epoxy may be used for strengthening and replacing deteriorated wood.

10.15 Replace historic doors that are beyond repair or missing with new doors that replicate the originals. Replacement doors should match historic door in materials and size; ensure they are consistent for the style and period of the building.

10.16 Do not install new door openings where none existed. Installing new door openings on the primary façade is not recommended. When new openings are permitted, ensure new doors are compatible in scale, size, proportion, placement, and style to historic openings.

Preserve and maintain original design elements such as display windows (left) and storefront doors (right) such as 301 Lafitte Street.

CHAPTER 6—NEW RESIDENTIAL AND COMMERCIAL CONSTRUCTION

BACKGROUND

The majority of the original lots in Mandeville were developed and built upon by the late twentieth century. Flooding and hurricanes have resulted in the loss of a number of historic properties and vacant lots are scattered throughout the historic district. New construction on vacant lots is appropriate with careful consideration of the existing development pattern, natural setting, and continuity of streetscapes. Construction of new dwellings must follow the regulations set forth in the city's Comprehensive Land Use Regulations Ordinance (CLURO).

POLICY

The general approach to new construction in the Mandeville Historic Preservation District calls for compatibility with adjacent buildings. Compatible means reinforcing typical features that buildings display along the block such as similar roof forms, materials, window and door sizes and placement, porch size and location, and foundation heights. Building styles are not dictated by the Commission and architects and property owners are encouraged to design buildings compatible with the context of the lot and the historic buildings along the block. Replications or reproductions of historic designs are also appropriate and acceptable for Mandeville's historic district. New construction must also be in compliance with FEMA requirements and the foundation heights and elevation will depend on the lot and its relevant flood zone.

If you are planning to construct a new building or a new outbuilding there are guiding principles and a check list to follow. The basic approach is for new construction in the historic district to be compatible with existing buildings through the appropriate use of site planning, materials, decorative details, architectural elements, and scale. A proposed new construction should not draw unnecessary attention to itself in any one of these characteristics. However, new construction should not necessarily duplicate or copy historic styles and periods. The architectural context is of primary concern as described by the guidelines.

⇒ All new construction shall be visually compatible with the buildings and environment with which they are related.

⇒ The general design, scale, gross volume, arrangement of site plan, texture, material and exterior architectural features of new construction shall be in harmony with its surroundings and shall not impair the collective character and function or "tout ensemble" of the neighborhood.

⇒ No one architectural style shall be imposed, and individual expression should be encouraged.

⇒ Quality and excellence in design should be the major determinants.

⇒ Vehicular oriented design shall be discouraged.

NEW CONSTRUCTION—GUIDELINES FOR RESIDENTIAL BUILDINGS

Building Orientation

1. Building entries shall face the street on which the building fronts.

2. Walkways shall be provided from the sidewalk to the front door or base of the steps leading to the front door.

3. On corner lots: Buildings shall face the street faced by abutting lots.
   If both streets are faced by buildings on lots for residential buildings, the entry may be on either side.

4. Non-residential buildings shall have an entry facing the corner and/or entry points facing each abutting street.

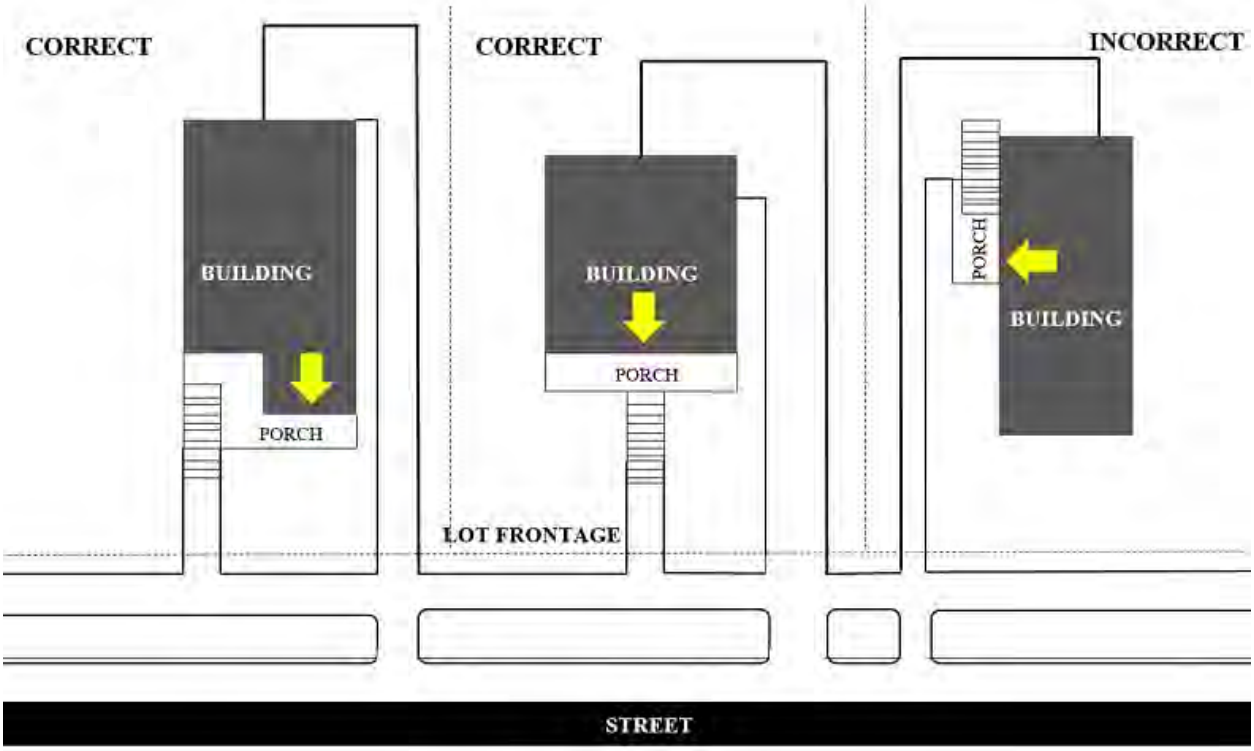
5. On buildings with multiple street frontage, each façade shall exhibit comparable design treatments on each Street. Non-residential buildings should have entries oriented to the corner.

Building Design

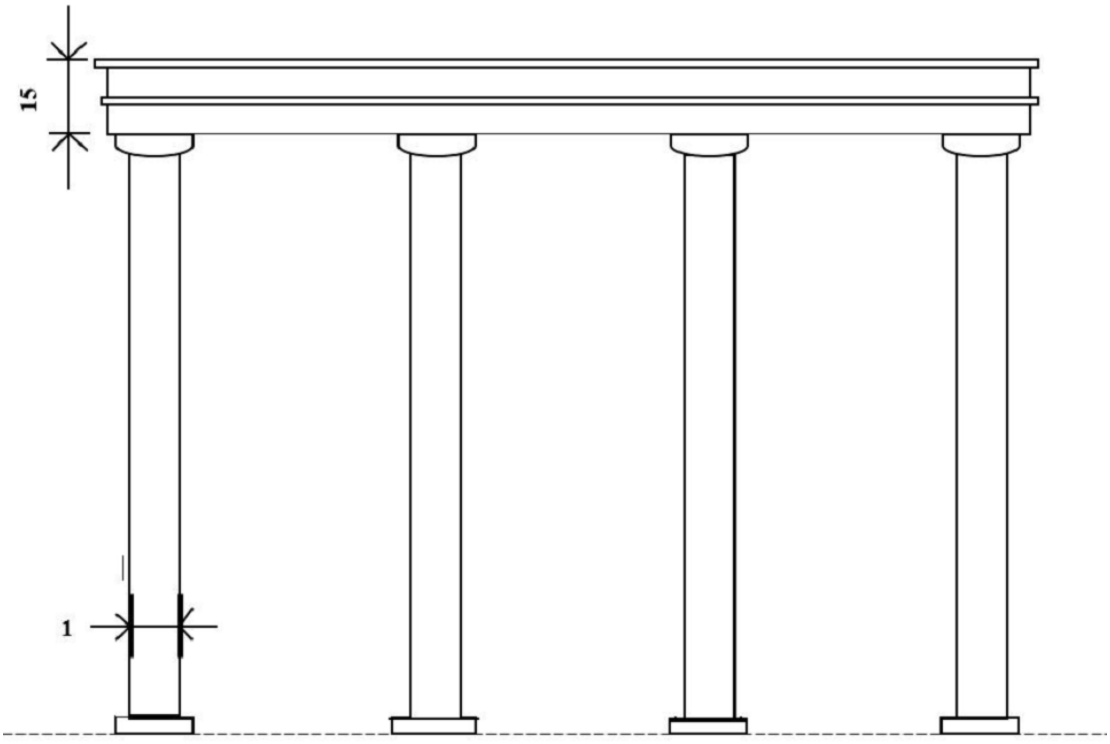
1. **Base Detailing:**
   - The alignment of exterior support columns or piers shall be consistent with the spacing of columns supporting upper level porches.
   - Proportions of columns and piers should be consistent with a base, shaft and capital and follow appropriate size and scale. Shutters, screens, brackets and filigree may be used to mitigate deviations from these proportions.

2. **Exterior Stairs:** Stairways shall be set back at least 5 feet from property lines. Any portion of a stairway that is covered or is elevated six (6) feet or more above grade shall comply with required setbacks.

3. **Porches:**
   - Front entry porches are required.
   - Required porches shall measure at least eight (8) feet in depth and extend along the front of the building for at least sixty (60) percent of the length of the building frontage.
   - All porches shall be designed as integral parts of the building using compatible materials, colors and proportions.
   - All covered porches and uncovered porches or decks that are more than three (3) feet above grade shall comply with minimum building setback requirements.

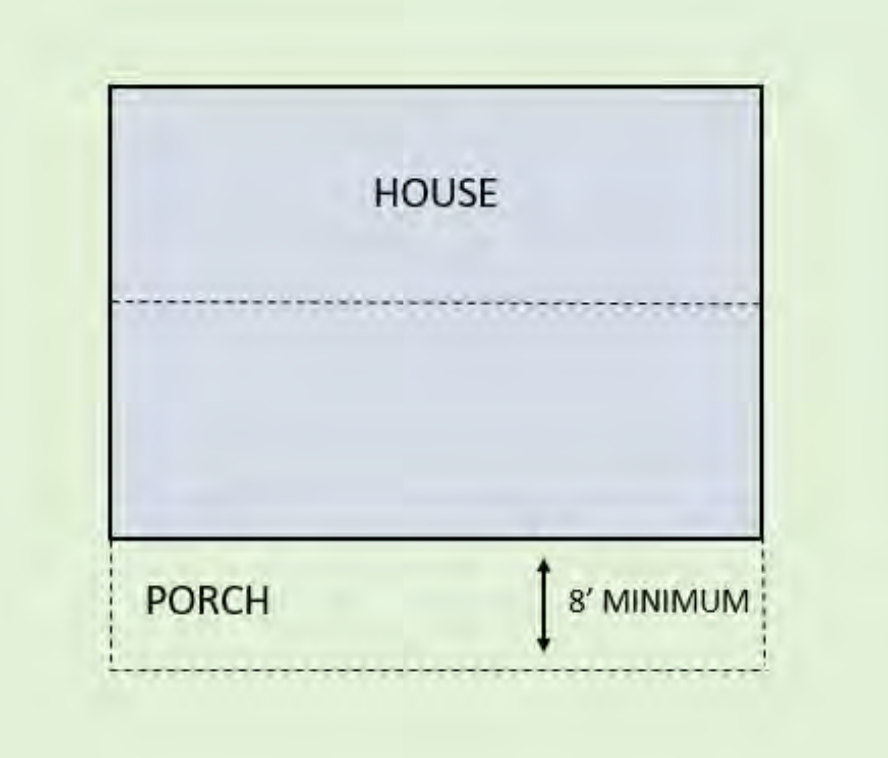


New construction shall be oriented towards the street.

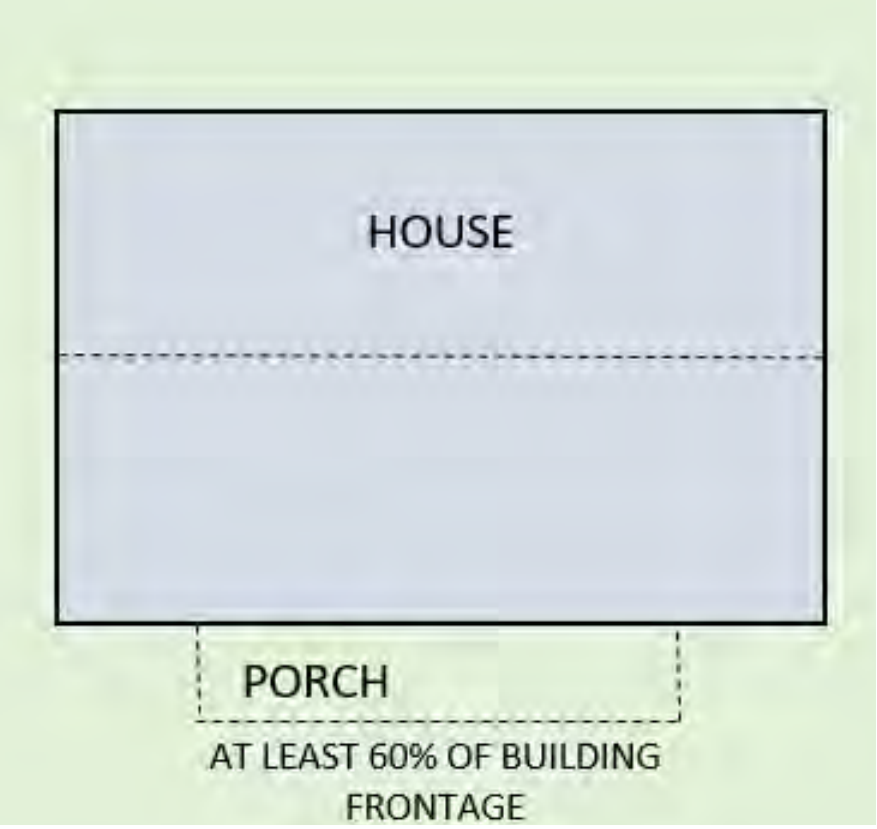


Foundation columns and piers shall have a base, shaft and capital.

The dwelling at 2610 Jefferson Street illustrates appropriate alignment of the porch columns with the foundation piers below as well as recessed lattice panels and screening.



On new construction porches shall have a minimum depth of eight feet.



For new dwellings, porches shall extend at least 60% across the primary elevation facing the street.

4. **Building Design Details**

* Pier Construction - chain wall footings shall be below grade allowing piers to sit at grade.

* Exterior finish of piers shall be either stucco, natural cement finish or brick, with finish visible from public view.

* House corners shall be marked with corner boards having a dimension of not less than three inches (3") each.

* Exterior Siding - Materials. The following materials are allowed:
  Vinyl siding- three inch (3") minimum width.
  Hardiplank
  Wood
  Brick
  Cement finish stucco

* Windows: All windows shall be wrapped with a trim board of not less than three inches (3") wide or shutters. Shutters, when used, shall be equal to the width of the window. Windows shall be held a minimum of twelve inches (12”) below the soffit.

* Roof: Materials shall be either a dimensional shingle, 3-tab shingle, wood shakes, slate, copper, or a galvanized, V-crimp or corrugated metal roof. Roof pitch shall be not less than 7/12 and all entry points of residence shall have appropriate roof configurations so that water will be shed away from entrance.

Example of an appropriate corrugated metal roof (1725 Lakeshore Drive.

These infill dwellings at 307 W. Beach Parkway (left) and 250 Marigny Avenue (right) illustrate the variety of contemporary and replica house styles in the historic district.

Further from the lake front infill construction can be at-grade or a few feet above grade. At left, a Bungalow infill dwelling at 311 Lamarque blends with historic dwellings on the street. The house at 650 Lamarque Street (right) is based on the North Shore type with a lateral rear wing.

This elevated new dwelling has appropriately sized porch columns with bases and capitals, an interior staircase, full-width porch and dark screening placed behind the fascia board (349 West Street).

5. **Scale and Façade**

* Multiple Buildings: When multiple buildings are on a site, a complementary quality, design and materials should be used.

* Lakefront Development: On Lakeshore Drive where front setbacks are at least twenty-five (25) feet, the dominant building element shall not exceed forty-five (45) feet, measured horizontally parallel to the front lot line. The cumulative length of facades of secondary elements shall not exceed the length of the dominant building element, and no single element shall exceed two-thirds (2/3) of the width of the dominant building element. Buildings should not exceed ninety (90) feet in width unless setbacks are increased significantly beyond twenty-five (25) feet.

* Buildings along other streets in the B-3 district should be broken into building elements that appear to be a collage of individual dwellings that are consistent with the predominant widths of facades of nearby structures.

6. **Large Buildings:** Multi-family structures should be designed to resemble single-family structures through the use of common exterior entries.

7. **Use Transitions:** Deed or condominium restrictions shall not preclude the establishment of offices. All structures shall be designed so they do not preclude future use for non-residential purposes.

8. **Mechanical Appurtenances.** All mechanical appurtenances elevated more than three (3) feet above grade shall comply with required building setbacks and shall be screened in accordance with Article 9 if located in front or side yard, regardless of elevation.

9. **Building Design Considerations:**

* Buildings shall exhibit the ability to provide protection from rain, sun, and high humidity.

* Entrances - each principle building shall have a clearly defined, distinguishing features such as canopies, galleries, and porticos.

* Facades of buildings visible to the public shall maintain the same standard of design as the front facade, including:
  Screening of utilities, equipment, and building services.
  Continuation of building design elements such as the quality of materials, galleries, cornices, and treatment of openings.

* Disruption of horizontal planes with vertical elements is required. This may include significant interruption by change in plane, material, opening, or design element, such as a tower or gable.

* Disciplined visible structural vocabulary must be maintained. Arcades, galleries, and roofs shall not appear to levitate in space, but shall have a visible means of support with columns and/or brackets. No overhangs in excess of three (3) feet are allowed without a visible means of support. Rafter tails are encouraged on smaller overhangs. Consistent design vocabulary for multiple structures on one property will be employed. A unifying design element such as material, color, or form should be used for all structures.

* Service bays shall be oriented away from the principal street or screened.

* Smaller buildings should reflect the design of the historic styles, and larger buildings should be divided into smaller elements in order to incorporate historic design context.

* Fascias of buildings not to exceed sixteen (16) inches in depth, including gutters; except for fascias used as a unifying element for multi-tenant buildings and for placement of signage for tenants. No backlit fascias. For purposes of this ordinance, fascia is defined as the horizontal plane just below the roof or coping and above the wall and/or supports.

* Mansard roofs used in conjunction with canopies, covered walkways and entries shall have a roof-like slope not greater than 12:12 or less than 4:12.

* Buildings should have substance - the design should include base, intermediate and cap. Changes in materials should have a clear line of demarcation either by offset, reveal, or border.

* Shadows shall be considered as a design element.

10. Building Colors: Colors shall be reviewed for compliance with historic context.

* Facade colors shall be low reflective and subtle. The use of primary, high intensity or metallic color is prohibited outside of the sign face.

* Any activity that involves changing color or refreshing color shall require a permit and shall be reviewed by the Design Consultants and Commission**.**

* Accurate color drawings with a list of paint numbers and elevations of every building will be required to be submitted prior to any modification.

11. Canopies:

* Free (or semi-free) standing canopies, such as those used as shelters for pump islands in gas stations and porte cocheres, shall be of similar style and materials as the building. Canopies are not considered the principle structure.

* Unless site conditions preclude, canopies shall be attached to and made an integral part of the main building.

* Canopies shall have columns, beams, or brackets of sufficient scale to give a visible means of support.

* Clearance under canopies shall not exceed 16', and cantilevered overhangs shall not exceed 15 feet.

* Task lighting shall be utilized to reduce light spillage. Intense general lighting under canopies is not allowed.

* Fascias - refer to building design elements.

* Disrupt long horizontal planes with vertical elements.

12. **Parking**

* Parking spaces shall be located behind the building or in a side yard behind the front building facade.

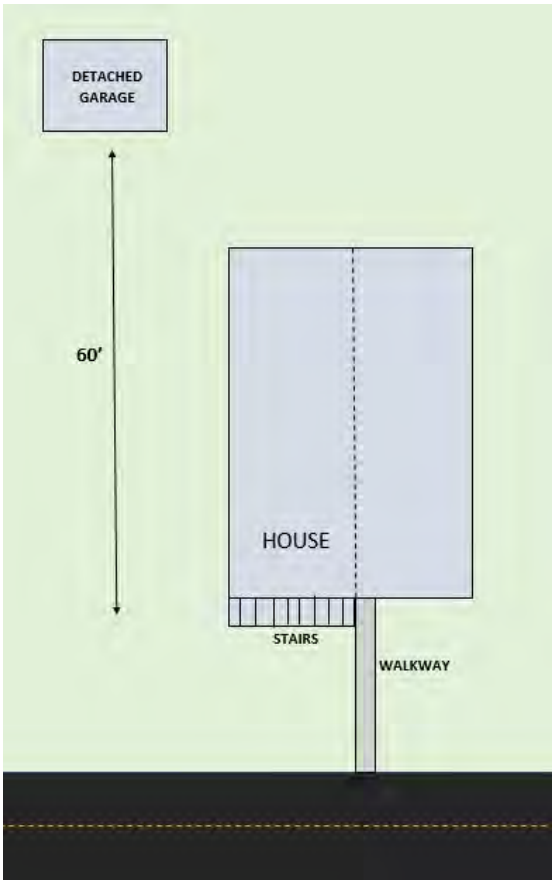
* Parking spaces may be located under the building, provided that the spaces are screened from the street and the entry is from the interior side yard or rear yard of the structure. If landscaping is used, the required height and opacity shall be achieved within three (3) years of planting.

* Garages may face any direction, provided that:

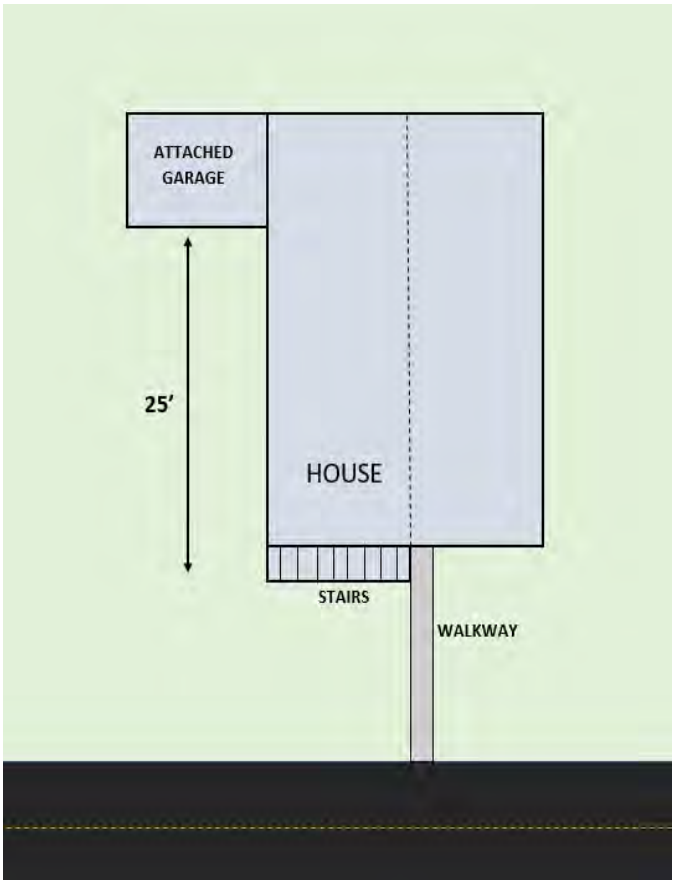
  ⇒ attached garages that face a street shall be located at least 25 feet behind the building facade.

  ⇒ detached garages shall be located at least 60 feet behind the front property line.

* On corner lots, required parking shall be located at least 25 feet behind the building facade; in no case shall required parking areas or parking lots be allowed without a principal structure for single family, non-residential or mixed use buildings at the corners of intersections along Girod and Lafitte Streets.



Detached garages shall be at least 60' from the front property line.



Attached garages shall be recessed at least 25' behind the building façade.

NEW CONSTRUCTION—ADDITIONS

Additions to contributing dwellings and commercial buildings are permissible as long as they minimally affect historic materials, are not readily visible, are secondary in size and scale to the footprint of the original building, and maintain the dominance of the original building. The new addition should be distinguishable from the character of the original building while blending with the overall design. An addition should be designed and constructed in a manner that would allow its potential removal in the future with minimal effect to the historic building. For non-contributing buildings there may be additional flexibility in the design and size of rear additions.

GUIDELINES

1. Additions should be appropriate to the architectural style of the existing building and must be blend with those characteristics of the subject building and adjacent buildings and streetscapes.

2. New additions should be constructed on the rear elevation or on a non-character-defining elevation of an existing building and not readily visible. Character-defining features of buildings should not be radically changed, obscured, damaged, or destroyed by an addition. The existing historic building fabric should not be damaged by the installation of a new addition.

3. The design of an addition to a historic building should be compatible with the original historic building.

4. For additions and/or alterations to the primary building façade, the main entrance should be oriented towards the street.

5. Additions shall respect the scale and massing of neighboring historic buildings. Large additions may be required to be divided into smaller components similar in scale to the original building and neighboring historic buildings.

6. Additions should be designed to respect the established front and side yard setbacks present in the historic district.

7. Commercial buildings may have both rear and rooftop additions. Rear additions should be secondary in size and scale to the original building and of compatible materials. Rooftop additions should be of limited scale, recessed from the front plane of the building and not readily visible from the street.

Additions should be placed at the rear of dwellings and be smaller in scale and

An addition on the rear elevation is attached by a connecting wing at 544 Girod Street.

<u>Technical Information</u>
NPS Preservation Brief #14
New Exterior Additions to Historic Buildings: Preservation Concerns
Www.nps.gov.history/hps/tps/briefs/brief14.htm

NEW CONSTRUCTION—GARAGES AND ACCESSORY BUILDINGS

The general approach to new construction for garages and accessory buildings is to be secondary in scale and compatible with adjacent buildings. Compatible means reinforcing typical features that the primary building on the lot as well as other buildings and outbuildings along the block. Outbuilding styles are not dictated by the Commission and architects and property owners are encouraged to design outbuildings compatible with the context of primary buildings on the lot and adjacent properties. Replications or reproductions of historic designs are also appropriate and acceptable. The erection of ancillary outdoor features may be appropriate if they are sited in rear or side yards not readily visible from the street and adequately screened.

GUIDELINES

1. New garages and accessory buildings should follow the historic setback for an outbuilding or garage on the property or patterns of other garages and outbuildings in the streetscape or historic district.

2. Reconstruction of a missing or replacement garage or accessory building should be based on accurate evidence of the original configuration, form, massing, style, placement, and detail and confirmed with photographs or other documentation of the original building.

3. The design of new garages and accessory buildings should be secondary to that of the primary building.

4. New garages and accessory buildings should be compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color, and detail to the primary building and should relate to similar secondary buildings along the block.

5. Carports may be appropriate on rear elevations if they are not readily visible from the public right-of-way and are in a size and scale compatible with the primary building.

6. New garages and accessory buildings should be located as traditional for Mandeville's lots. Most historic outbuildings were sited along rear or side lot lines or in rear yards.

7. Two-car garages should have two single garage doors rather than one larger, double door.

8. Pre-fabricated storage units less than six feet in height may be appropriate for back yards if not visible from the public right-of-way.

9. If documentation of a historical outbuilding at the site is not available, the size, design and location of a new outbuilding should be in keeping with other outbuildings in the block and historic district, and compliment the design of the main structure.

10. If mechanical equipment, skylights or solar panels are placed on the roof of a garage or other outbuilding, they should be set back or screened so that they are not readily visible from the public right-of-way.

At the top are examples of appropriate new two-bay garages added at the rear of the primary dwelling. Above are new one-bay garages designed to compliment the adjacent historic dwelling. At right is a detached compatible carport.

NEW CONSTRUCTION—COMMERCIAL BUILDINGS

Commercial buildings in the Mandeville Historic Preservation District are located primarily along Girod Street, Carroll Street and Florida Street (U.S. Highway 190). Typically these buildings are adjacent to residences or in small concentrations of commercial structures. New commercial construction along Girod and side streets should maintain typical setbacks, materials, scale, and massing as adjacent properties. These properties should have traditional pedestrian orientation on the street. Along Florida Street (U.S. Highway 190) businesses should have orientation for the automobile but on the south side of the street in the historic district references to traditional commercial and vernacular designs are encouraged.

New commercial construction in the historic district should be compatible with adjacent buildings primarily in scale, mass, and height, and secondarily in materials, orientation, shape, placement, and rhythm and proportion of openings. New construction which references historical styles but is clearly identifiable as contemporary is appropriate.

GUIDELINES

Building Orientation

1. Orient new construction toward the major street. Traditionally primary entrances are oriented to the street, which encourages pedestrian traffic.

2. New construction should respect uniform setbacks along a block.

Mass and Scale

3. Construct new buildings to be compatible with adjacent buildings in terms of scale and proportion. Evaluate the existing pattern established along the block for compatibility to provide visual continuity and uniform scale.

4. Construct new buildings so they are compatible in scale with historic buildings, as to not overwhelm the streetscape. While new buildings may be larger than historic ones, ensure they do not compromise the visual continuity of the street. New buildings of a larger mass may be subdivided into smaller visual sections that are similar in size to historic structures in the area.

5. Large new buildings should be constructed to appear similar in width to adjacent historic buildings—separate sections to give the appearance of traditional building widths through vertical divisions.

Height

6. Construct new buildings so their height is compatible with that of adjacent historic buildings. Ensure new construction is compatible in height with the block and general surroundings on which it is sited.

The new construction at 821 Marigny Avenue was designed with a a stepped parapet wall and traditional storefront appropriate for the district.

Solid to Void Ratio

7. Ensure that window size and proportion of openings are consistent with adjacent historic buildings. Design new buildings to have similar amounts of wall space and openings for windows and doors as adjacent historic buildings. Create patterns in rhythm, size, and spacing of window and door openings similar to adjacent historic buildings.

Building Form

8. Construct new buildings of forms that are similar to those of existing historic buildings along the blocks on which they are sited. Typically, commercial buildings in Mandeville have been constructed in simple rectangular forms of varying heights.

9. Ensure the roof form of new commercial buildings are compatible with adjacent historic buildings.

10. Maintain the traditional separation between storefronts and upper facades. Typically, ground floor storefronts are visually separated from upper floors through design patterns and window placement. This traditional pattern is encouraged for new construction.

Rhythm and Spacing

11. Ensure proportions of window and door openings are similar to those of adjacent historic buildings. Similarity in rhythm and spacing of window and door openings strongly contributes to the visual appearance and character of the district.

This drug store on Florida Street was designed with a brick exterior, stepped roofline, bracketed awning and traditional storefront for compatibility with the district.

Materials

12. Use of traditional building materials that are compatible with adjacent buildings is preferred. Common building materials such as wood, brick, and metal help to provide a sense of visual continuity and flow to the street.

13. New materials that are similar in character to traditional materials may be acceptable with appropriate detailing. Alternative materials may be approved if they appear similar in scale, proportion, texture and finish to materials used historically. Alternative materials must have a proven durability for Mandeville's climate.

Architectural Character

14. The scale of decorative elements similar to that of surrounding historic examples is preferred. These include ornamental elements such as cornices, moldings, or other decorative elements.

15. Contemporary designs for infill may be appropriate provided that the building has compatibility with adjacent historic buildings in scale, materials, proportion, fenestration, storefront arrangement and vertical divisions.

16. If new construction is in a flood zone area the ground floor may not be able to be occupied by retail or office use. If a ground floor is used for parking the exterior must maintain the resemblance and character of traditional storefronts.

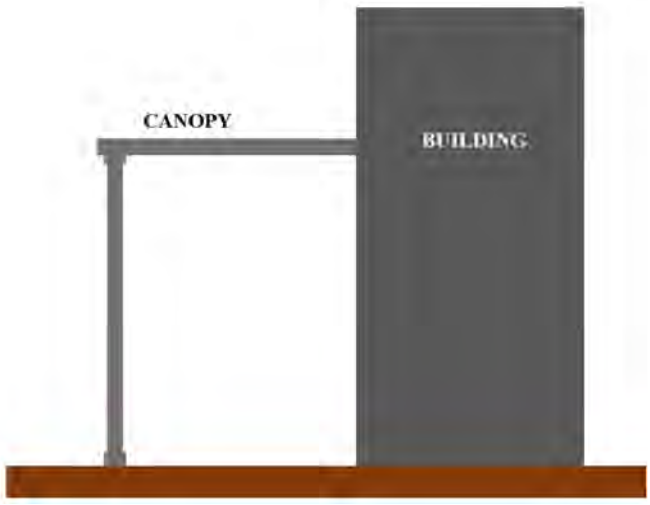
17. If parking is utilized on the ground floor or any floor of a new commercial building the vehicles shall be appropriately screened by a wall or other visual barriers compatible with the architectural styles of adjacent buildings.

Awnings and Canopies

18. Use traditional materials in awnings and canopies. Cloth, canvas, or metal awnings or canopies are best for the traditional commercial buildings.

19. Install awnings that fit the opening(s) to which they are attached. Use rectangular awnings for rectangular openings, and curved awnings for arched openings.

***NO**—On new commercial construction canopies should not be detached from the face of the building.*



***YES**—Canopies should be attached and designed to compliment the architectural design of the primary building.*

Datestones/Cornerstones

20. In order to help distinguish new construction from historic buildings, the addition of datestones or cornerstones with the building's date of construction is encouraged.

These new commercial buildings on Florida Street are compatible with the district through their scale, roof forms, materials and use of canopies at entrances.

CHAPTER 7.0 ELEVATING STRUCTURES –GUIDING PRINCIPLES

BACKGROUND

Properties within the Mandeville Historic Preservation District are between two and fourteen feet above sea level. Due to repeated flooding issues and storms such as Hurricane Katrina in 2005, the City of Mandeville has been proactive in working with property owners to elevate their buildings to the required FEMA height. The elevation design guidelines seek to allow for increased height while resulting in the least disruption possible to a structure's original design and context within the streetscape.

POLICY

Many coastal communities such as Mandeville have a tradition of elevating houses In the past, raising a house on concrete block piers was not an uncommon response to occasional flooding. However, the intensity of recent storms and rising sea levels makes elevation a significant factor for homeowners faced with repeated flooding and rising insurance rates. By applying standardized guidelines, the Commission encourages a consistent approach to elevation. These elevation design guidelines are intended to assist property owners with appropriate designs and not as a list of steps for codes compliance. Property owners and other stakeholders should consult Mandeville's National Flood Insurance Program (NFIP) rating, and therefore, the flood insurance rates and local floodplain regulations and requirements when determining the best approach for each historic property.

Congress passed the Homeowner Flood Insurance Affordability Act in 2014 to implement reforms to the National Flood Insurance Program (NFIP). Many properties in high-risk flood zones such as the Mandeville Historic Preservation District were constructed prior to the adoption of the community's first Flood Insurance Rate Map (FIRM). Several provision of the 2014 law apply to these "pre-FIRM" properties. Homeowners can access this NFIP information at the Mandeville government website under Floodplain Management. Within the Mandeville Historic District the lowest floor shall be elevated twenty-four inches above the base flood level. Property owners can use fill in accordance with the city's Comprehensive Land Use Regulations Ordinance (CLURO).

In consultation with local building code officials and Commission staff, a property owner can determine an appropriate elevation level and related methods to mitigate associated impacts on historic buildings. **Additionally, if the owner of a historic property is seeking federal or state historic tax credits or grants, it is essential to engage in early discussions with the State Historic Preservation Office pertaining to those requirements**.

GUIDELINES FOR ELEVATION

1. Structures in the Mandeville Historic Preservation District may be elevated through the addition of pier foundations.

2. Raised brick foundations may be solid, pierced, or piers, and screening with landscaping is encouraged. The addition of stucco may be an appropriate surface treatment for brick foundations. Screening is to be placed between piers. Plastic or metal panels or other inappropriate materials may be inappropriate.

3. The top of foundation piers and columns should not extend beyond the walls of the dwelling.

4. Appropriate size and scale of foundation piers to be consistent in size and scale with the porch columns above.

4. Consider placement of new stair landings with at the original porch location height and most appropriate level for scale of height of structure.

5. New stairs are encourage to be a minimum of five feet in width.

6. Lattice and other screening panels may be hinged to retract or “breakaway” during high water. Dark colors for screen panels are encourage to light colors.

7. Concrete block or other concrete block materials are to be finished with suitable treatment.

8. New stairs and landings to accommodate elevation changes should complement the design of the existing façade, which may already include porch structures and related details.

9. Porch columns should align with foundation piers below.

10. Fascia boards at least 4” and a maximum of 12” should be provided.

11. HVAC units or any other exterior equipment should be screened and placed as inconspicuously as possible. .

Elevation Guidelines—Overall Approach Low Elevation

306 East Street Before and After Elevation

YES: *Porch columns and foundation piers align.*

YES: *Wide fascia board divides porch and piers.*

Stair landing is at the level of the original porch.

Elevation Guidelines—Overall Approach Low Elevation

YES: *Porch columns and brick foundation piers align.*

YES: *Fascia board divides porch and piers.*

Elevation Guidelines—Overall Approach Low Elevation

YES: *Side driveway and rear parking.*

YES: *Porch columns and foundation piers align.*

YES: *Wide staircase leads to front porch to house with double entrances.*

YES: *Wide fascia board between porch floor and pier foundation.*

Elevation Guidelines—Overall Approach High Elevation

2525 Lakeshore Drive; Before and After

***YES**: Craftsman style - porch columns extend as unified element to piers.*

***YES:** Open risers on stairs with a Craftsman porch railing.*

***YES:** Lattice panels are appropriately placed behind and between the brick piers and painted a dark color.*

***YES:** Appropriately sized fascia board between the porch*

Elevation Guidelines—Overall Approach High Elevation

2303 Lakeshore Drive; Before and After

Compatible color scheme unifies entire house.

YES: *New stair railing matches the original porch railing.*

YES: *Stair landing has appropriate placement.*

YES: *Original Craftsman columns integrated into the new design.*

Elevation Guidelines—Overall Approach High Elevation

***YES**: Side loaded parking underneath structure.*

***YES:** Porch columns and foundation piers are in alignment.*

***YES:** Vertical lattice panels are appropriately placed and painted a dark color.*

***YES:** Concrete foundation piers have a smooth stucco finish.*

Elevation Guidelines—Overall Approach High Elevation

YES: *Porch columns and foundation piers are in alignment.*

YES: *Well proportioned wide stair leads to front entrance.*

YES: *Lattice panels are a dark color and appropriately placed at fascia..*

YES: *Driveway leads to side loaded parking under the house.*

Elevation Guidelines—Overall Approach High Elevation

YES: *Porch columns and foundation piers are in alignment and painted similar color.*

YES: *Well proportioned wide stair leads to front entrance.*

YES: *Lattice panels are a dark color and appropriately placed behind foundation pier.*

Elevation Guidelines—Foundations

Raised foundations may be solid, pierced, or piers, and screening with landscaping is encouraged. The addition of stucco may be an appropriate surface treatment for brick foundations. Lattice or other appropriate panels may be placed between piers. The top of foundation piers and columns should not extend beyond the walls of the building. Lattice and other wood screening panels may be hinged in order to retract during high water. Dark colors for screen panels are preferred to light colors. Concrete block or other concrete block materials are to be finished with appropriate treatment.

***YES**: This elevated Bungalow dwelling at 120 Carroll Street illustrates appropriate stuccoed brick piers, lattice panels, screening and a stair divided by a landing.*

YES: *Landscaping between the piers of an elevated foundation creates a screening effect.*

YES: *Breakaway wood lattice panels appropriately placed within the piers of this elevated foundation.*

YES: *These breakaway lattice panels are appropriately placed between the brick piers.*

NO: *This*

NO: *The lattice panels are inappropriately placed .*

Elevation Guidelines—Porch Columns and Piers

Porch columns should align with foundation piers below and not be offset. Fascia boards at least 4” and a maximum of 12” should be provided.

***YES**: The porch columns and piers are in appropriate alignment on these dwellings (311 Lamarque Street (above) and 1709 Lakeshore Drive (below).*

***NO**: The porch columns and foundation piers on these structures do not align.*

Elevation Guidelines—Chimneys

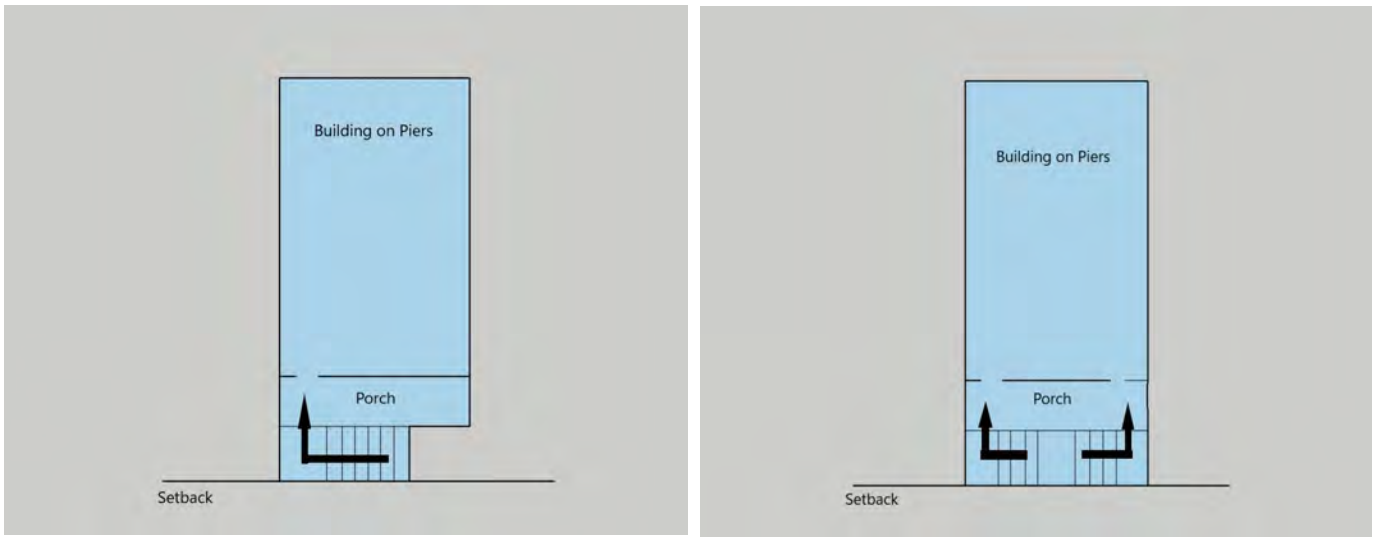
Interior brick chimneys should be retained, elevated along with the house and be at the original height above the roofline. Exterior wall brick chimneys should be retained in place but extended above the roofline to the original height. Match any new brick as closely as possible. If matching brick is not possible, the application of a consistent stucco surface is appropriate.

***YES**—When elevating a dwelling a preferred option for an exterior wall chimney is to keep the chimney intact and to extend the chimney to match the existing height above the roof (1801 Lakeshore Drive.*

***YES**—When elevating a dwelling a preferred option for an interior chimney is to retain the chimney and elevate it with the dwelling (121 Marigny Avenue).*

Elevation Guidelines—Stairs

New stairs and landings to accommodate elevation changes should complement the design of the existing façade, which may already include porch structures and related details.



There are various options for accessing elevated dwellings through rebuilt staircases. These examples include a side/linear stair at left and a split staircase at right.

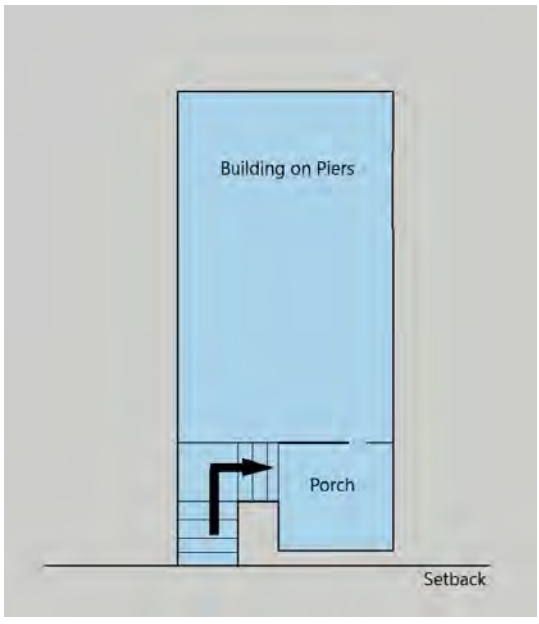
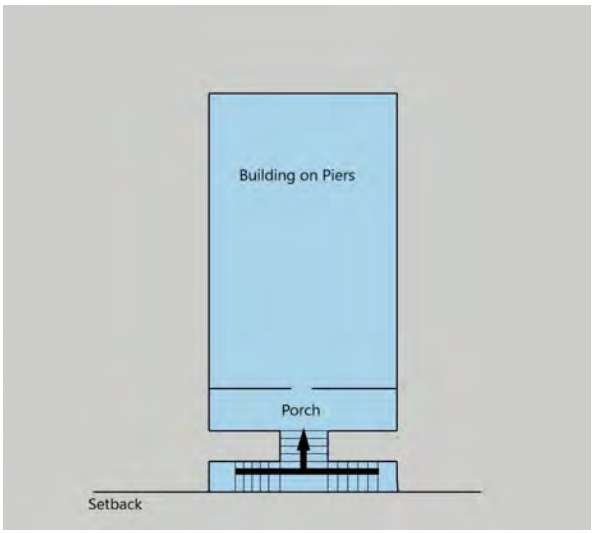


Illustration of an L-plan staircase at 122 Marigny Avenue.



Example of a center/linear split staircase at 276 West Street.

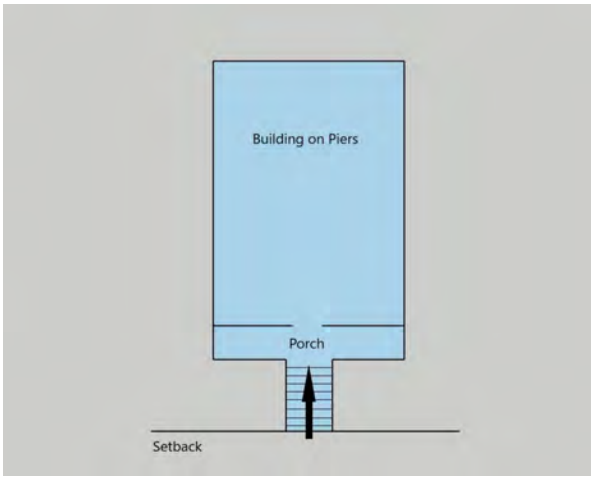
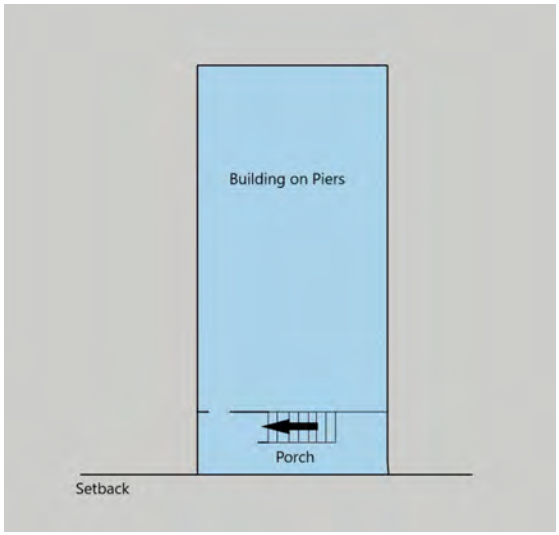


Illustration of a straight-run staircase at 2143 Lakeshore Drive.



An interior staircase at 138 Carroll Street.

Elevation Guidelines—HVAC Units

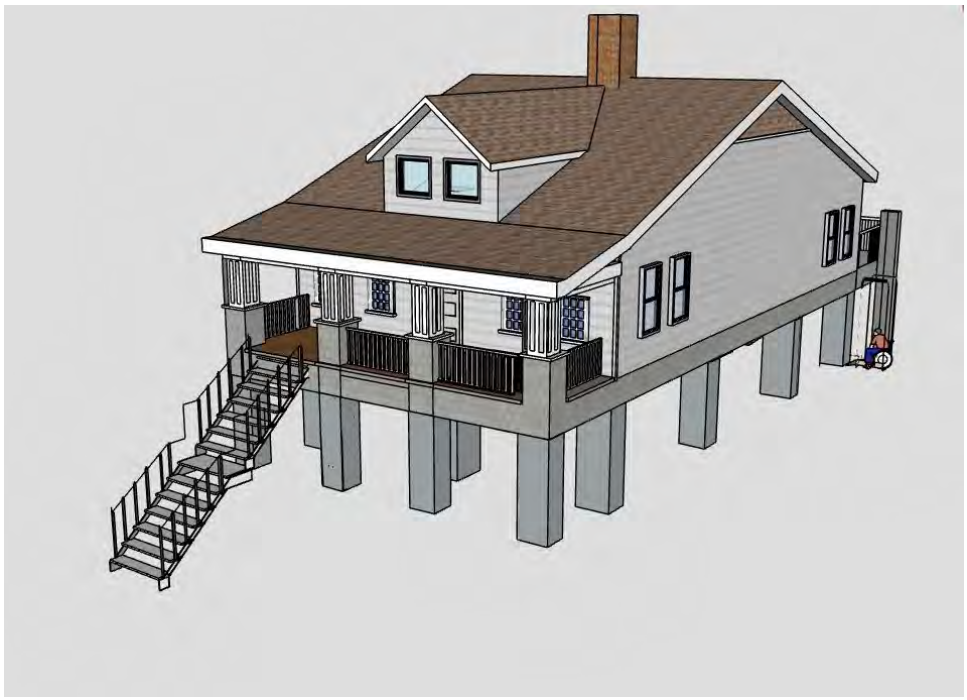
Elevate HVAC units or any other exterior equipment as inconspicuously as possible.

In Mandeville, many property owners have built platforms to elevate the HVAC units out of flood zones. These structures should sited on rear or out of side setbacks and inconspicuously as possible such as at 215 East Street (top). HVAC units should be screened with landscaping, lattice panels or railings as at 340 Girod Street (bottom).

Elevation Guidelines—Accessibility

Elevation of structures above five feet or more make it difficult to utilize an ADA compliant ramp. Alternatives for access include chair stairs and chair lifts. These should be sited on rear elevations or on side elevations not readily visible from the street and screened.

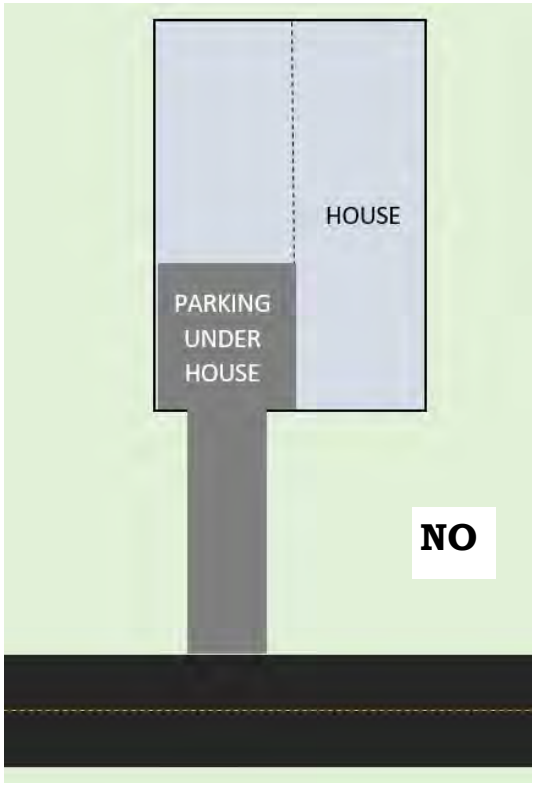
***NO**—Chair lifts should not be added at primary elevations.*

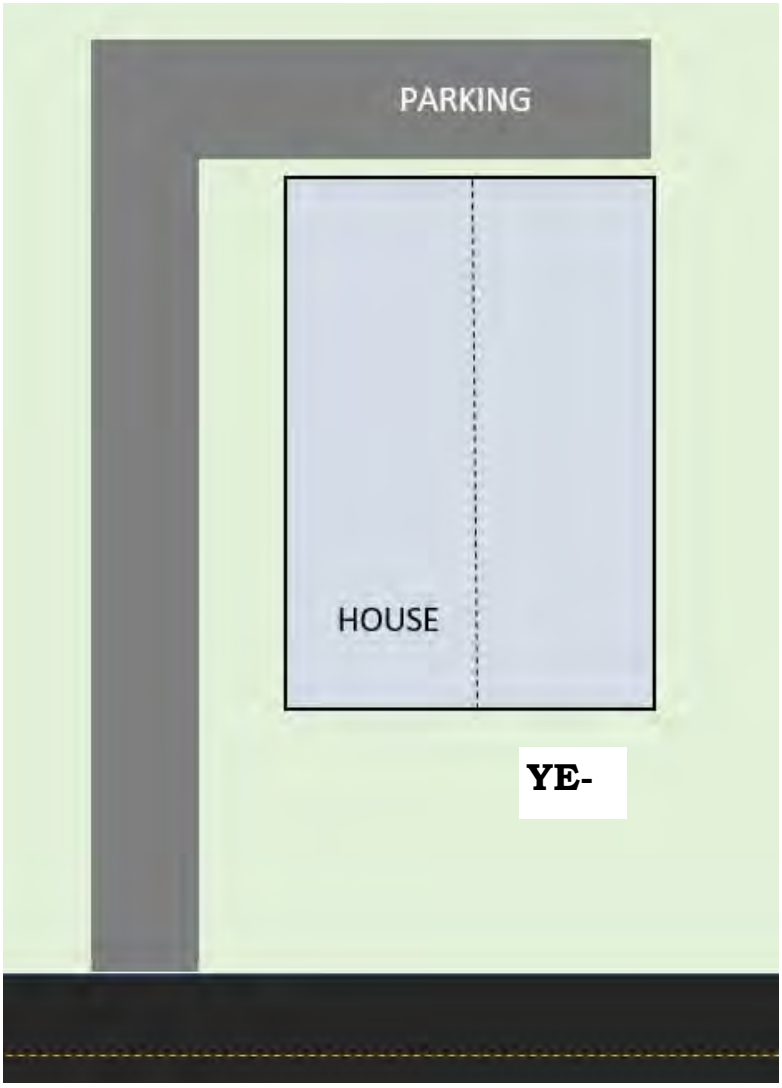


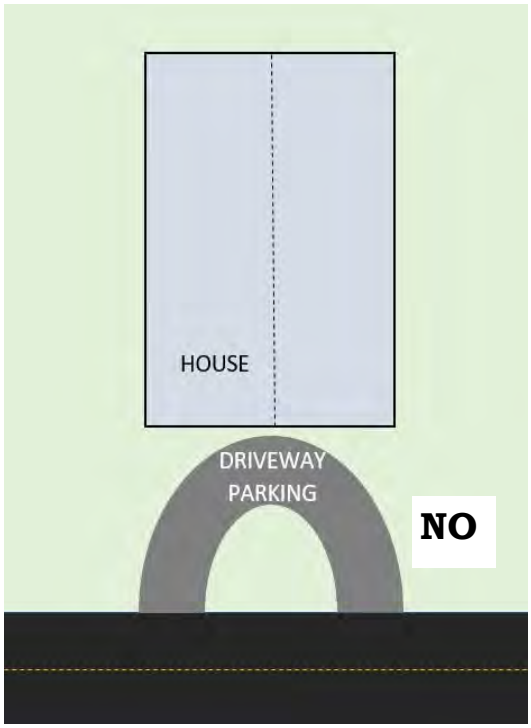
***YES**—Place chair lifts on side elevations not visible from the public right-of-way.*

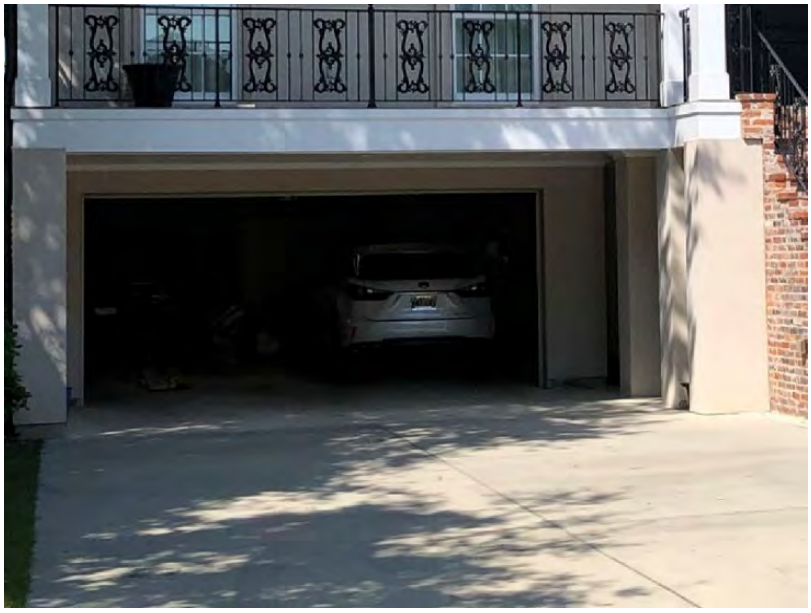
Elevation Guidelines—Parking

Front loaded parking beneath an elevated structure is not allowed. Driveways and access should be sited at the side and rear of the structure. Parking beneath a house must be side loaded and not directly from the front of the house.

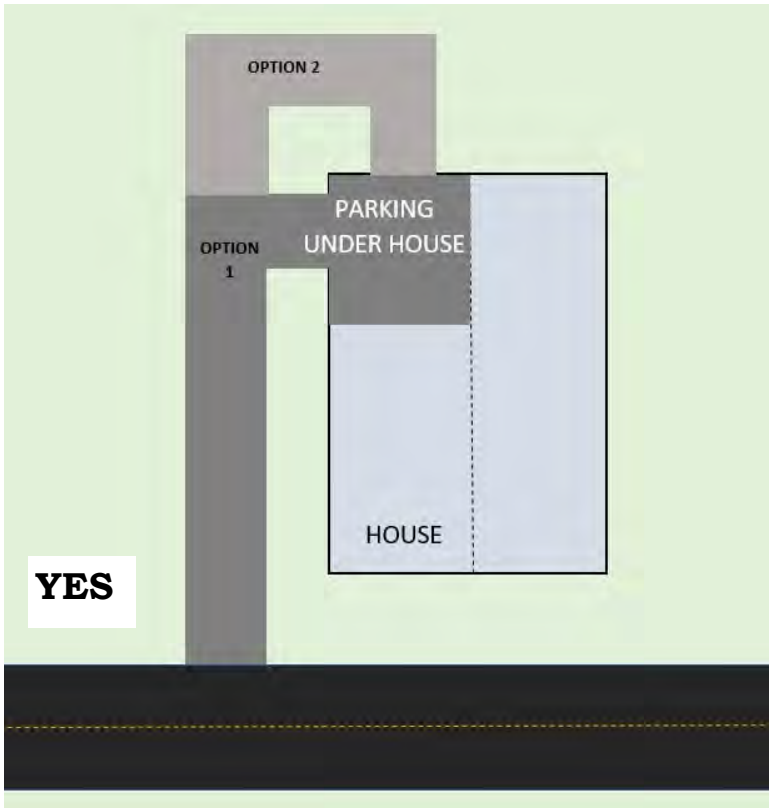




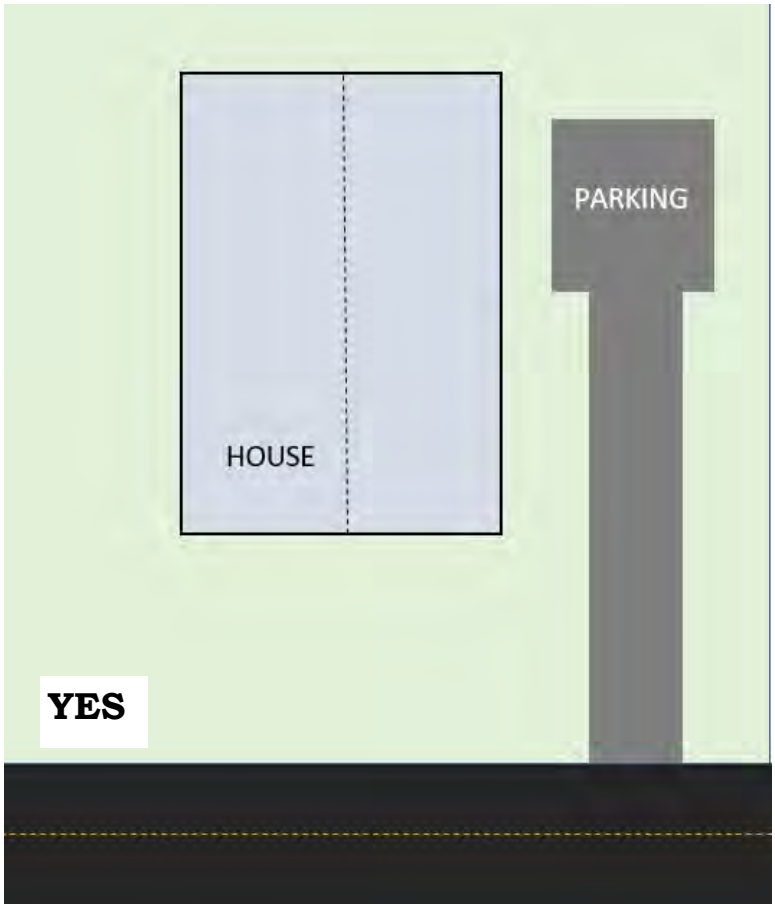




NO: *Front loaded parking is not appropriate for elevated dwellings in the Mandeville Historic Preservation District.*



Parking under the house is appropriate if accessed from a side or rear driveway.



Parking setback behind the front façade on the side of the structure is appropriate.

Elevation Guidelines—Elevating with Slab Foundations

After World War II, many houses in Mandeville were built in the Ranch style or Mid-Century Modern designs. Typically these dwellings were often built on concrete slab foundations with the exterior walls tied directly into the foundation surface. When elevating these types of dwellings, most will require the slab foundation to be elevated along with the rest of the house. These foundations were not meant to be visible and are often rough and unfinished in appearance. When slab on grade houses are elevated, the exposed foundations are to be finished with appropriate materials.

YES: *This slab on grade dwelling at 2312 Monroe Street was elevated and the foundation slab was covered and finished with a smooth concrete surface.*

YES: *The concrete block piers were also finished with a smooth surface.*

YES: *A simple porch and staircase were added on the primary elevation.*

YES: *This slab on grade dwelling at 243 Carroll Street was elevated by four feet and has a finished foundation.*

YES: *The concrete block piers were also finished with a smooth surface.*

YES: *A simple porch and staircase were added on the primary elevation.*

<u>Technical Information</u>
Elevating Historic Dwellings
Www.msdisaterrecovery.com/documents /historic_prop_grant_app.pdf
Www.fema.gov/pdf/rebuild/mat/sec5.pdf

Elevation Design Guidelines for Historic Homes in the Mississippi Gulf Region
Www.n.j.gov/dep/npo/hrrcn_sandy_pdf%20files/ mississippi.pdf

Elevation Design Guidelines for Historic Buildings in the Louisiana GO Zone
Www.crt.state.la.us/Assets/OCD/hp/Uniquely-Louisiana

CHAPTER 8: DEMOLITION & RELOCATION

BACKGROUND

Mandeville's historic areas retain many of their nineteenth- and early twentieth-century dwellings and other structures, and most are well maintained. The loss of a historic building can occur by fire or storm or by neglect and deterioration. However, demolitions present the greatest threat to the integrity and significance of the historic district. A demolished building is not only irreplaceable, the historic district loses a contributing component of its significance.

POLICY

Demolition can have an effect of continual erosion which adversely affects a historic district's architectural character. Demolition of buildings that contribute to the historic or architectural significance of the district should only be an action of last resort. Relocation of an existing historic building to a compatible location in the historic district is always preferred to demolition. Demolition of existing structures within the historic district must be approved by the Commission. The owner of any property within the district shall apply for a Certificate of Appropriateness before the commencement of demolishing or relocating any existing building or structure designated as Significant or Contributing in the Historic Preservation District Survey.

GUIDELINES

Demolition or relocation of Landmark, Significant, and Contributing buildings and structures as identified on the Mandeville Historic Survey requires the approval of the Commission. In considering an application for the demolition or relocation of such building, landmark or structure in the District, the following shall be considered:

(1) In general, the demolition or partial demolition of a building or structure that is of historic importance or adds to the overall character of the property or district is not allowed unless there is no prudent alternative. The commission will adhere to the following guidelines:

(2) Buildings or structures that are representative of a particular historic style, that retain their defining architectural and historic features, and/or that contribute to the overall character of the property or district, shall be preserved unless there is not prudent alternative.

(3) Buildings or structures that are less well preserved but that remain representative of the features and character of the property or historic district shall be preserved unless there is no prudent alternative.

(4) Buildings or structures of any age that lack or have lost their defining architectural or historic features, or contribute little to the character of the property or historic district may be considered for demolition or partial demolition.

In evaluating application for demolition or partial demolition the Commission will consider the following:

(1) The historic and/or architectural significance of the building or structure.
(2) The importance of the building to the collective character and function “tout emsemble” of the District.
(3) The special character and aesthetic interest that the building adds to the District.
(4) The difficulty or impossibility of reproducing such a building because of its design, texture, material or detail.
(5) The future utilization of the site.
(6) The degree to which the building or structure contributes to the character of the property and of the Mandeville Historic Preservation District.
(7) The condition and integrity of the defining historical and architectural features of the building or structure.
(8) In the case of a secondary building or structure, the significance of this building or structure to the principal building or structure and its importance and relationship to the site and/or to the Mandeville Historic Preservation District.
(9) The condition and structural viability of the building or structure.
(10) The economic feasibility of rehabilitating or upgrading the building or structure according to modern standards and codes.

The historic and aesthetic integrity of a building or structure is sometimes compromised by unsympathetic additions. The Commission will consider the demolition or partial demolition of such additions following the criteria outlined above. The replacement of such additions with new construction will likewise be considered bearing in mind the following:

(1) All applications for replacement construction shall comply with Commission guidelines. A copy of which shall be made available in the Department of Planning and Development.
(2) Applications for demolition and replacement construction will be considered in two phases: the appropriateness of demolition and the appropriateness of the new construction. Approval of demolition will be contingent upon approval of replacement construction.

In the application for a Certificate of Appropriateness for demolition, the applicant shall submit evidence that the following have been considered:
(1) Expanding the building or structure with minimal damage to the original features.
(2) Moving it from its present location (allowing for a new addition) and relocating it at another position on the site.
(3) Disassembling and rebuilding on another property.

In the case that demolition is approved, the Commission may request that the building or structure be documented prior to demolition with photographs, scale plans, and/or elevations with measurement.

Demolition or relocation of Contributing buildings, structures an landmarks is discouraged and every effort should be made to restore historic context that might have been altered.

CHAPTER 9: RESIDENTIAL PROPERTIES BEST PRACTICES—DECKS

BACKGROUND

Historically, the front porch was the outdoor gathering place for dwellings. Beginning in the mid-twentieth century, outdoor activities often shifted to the back yard of homes, and rear decks became quite common on homes built in the Minimal Traditional and Ranch styles. The porches on the main façades of these dwellings were therefore minimized in importance and use. Unlike porches, decks are not covered or enclosed. Following the trend of backyard leisure space, homeowners of nineteenth and early twentieth century dwellings may wish to add decks on rear elevations.

POLICY

Decks are typically not historic elements. As modern features, they should be designed and placed to minimize their impact on a dwelling's appearance. As in the case of adding rooms, wood decks should only be built at the rear of dwellings or on non-readily visible side elevations for both contributing and non-contributing buildings. Decks should be screened from the street by fencing or landscaping. Installation of decks should not result in the loss of historic fabric and should be reversible.

GUIDELINES

1. Decks, patios and other outdoor spaces should be located at the rear of dwellings. If built on the side of a dwelling the deck should be screened from street view with fencing and/or landscaping.

2. If of wood, decks should be stained or painted to match or blend with the colors of the dwelling if visible.

3. Decks should be simple rather than ornate and of a design that does not detract from the house, adjacent properties or the historic district. If visible, wood decks are recommended to have wood balusters set no more than three inches apart. Balusters should be no more than two inches in width and depth.

4. Decks of wood construction are recommended. Alternative materials may also be considered if the deck is not readily visible and if compatible with traditional materials in texture, design and overall appearance.

Above is an example of an appropriately placed and sized rear deck. Second floor decks may be appropriate on rear elevations where the deck is not in public view (200 Girod Street , below).

RESIDENTIAL PROPERTIES—BEST PRACTICES DRIVEWAYS AND PARKING

BACKGROUND

Mandeville's earliest houses were constructed before the age of the automobile. Some properties might have included a carriage house, located behind the dwelling. Typically, a a straight walkway ran from the street to the main entrance on the primary façade of the dwelling. With increased auto ownership, residential lots were planned to include a driveway from the street to a free-standing garage at a rear corner of the house. Early driveways were of sand, gravel, or brick pavers. By the early twentieth century, concrete was widely used and after World War II asphalt was popular as a paving material. Mid-century house styles, especially Ranch-style houses, incorporated a carport or garage under the integral roof of the dwelling. Driveways to these homes in urban settings still generally were located along the side of the property and followed the traditional linear plan directly to the side of the house. Historic driveway materials such as concrete and tabby concrete should be preserved, and new driveways should be designed with traditional materials and placement.

POLICY

Preserving original driveway materials and location is important to the historic appearance of the individual property, as well as that of the streetscape. Neighborhoods typically were developed as a group of residences within a small time frame of a couple years. There was consistency and repetition of driveway spacing, placement, dimensions and materials. These characteristics helped make a cohesive streetscape. Parking areas should only be on side and rear elevations of a dwelling and not in front yards. Traditional paving materials such as sand, brick and concrete are encouraged over black asphalt and similar modern materials. The use of permeable paving materials for driveways and parking areas is encouraged to allow water absorption into the ground and reduce flooding.

1. Preserve original driveway materials such as sand, tabby concrete, crushed limestone, adding more materials as needed to cover dirt patches. Original concrete "ribbon" designs should be preserved. Non-historic materials such as asphalt may be considered.

2. Preserve the historic driveway dimension of one car width. For new driveways traditional "ribbon" designs with grass flanked by narrow concrete bands are encouraged.

3. Screen and minimize the visual impact of parking areas in rear or side yards with hedges, shrubs, or fences.

4. New curb cuts to driveways and parking lots should be kept to a minimum, as they usually result in the removal of historic sidewalk materials, curbs, and retaining walls.

5. At commercially-used houses, churches, apartment buildings, or schools, driveways and parking areas should be located in rear yards if possible, but when necessary in a side yard.

6. Parking areas on vacant lots between buildings should be fully screened with privacy fencing or landscape hedges as to block view of the lot from each building. On corner parking lots, there should be screening on both the primary and secondary street.

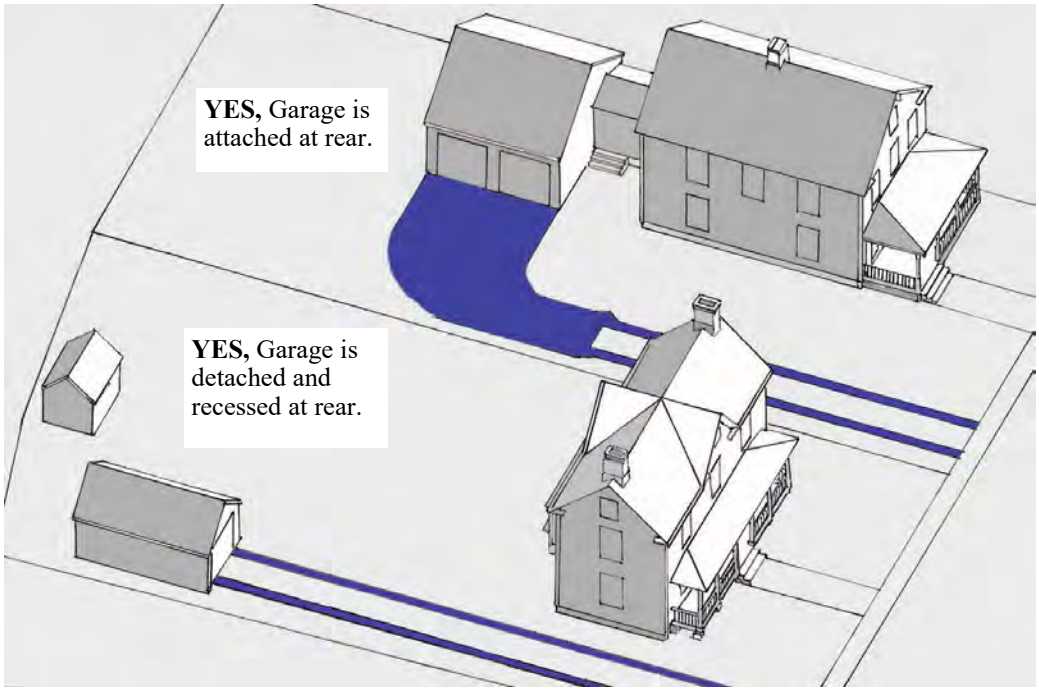
7. Preserve the historic perpendicular orientation of sidewalks and driveways to the street. If historical documentation of curvilinear designs exists, such shapes may be considered.

8. Maintain the continuity of existing driveways and the curb cut radius or curved approach in the districts when introducing new driveways.

9. New driveways and sidewalks should be planned in a manner that retains the existing site grade and prominent landscape features, such as mature trees. Protect these features from soil compaction and root damage by construction equipment.

The concrete "ribbon" driveway at 1928 Monroe Street is a traditional design for driveways.

Historic concrete ribbon driveway at 306 Marigny Avenue.



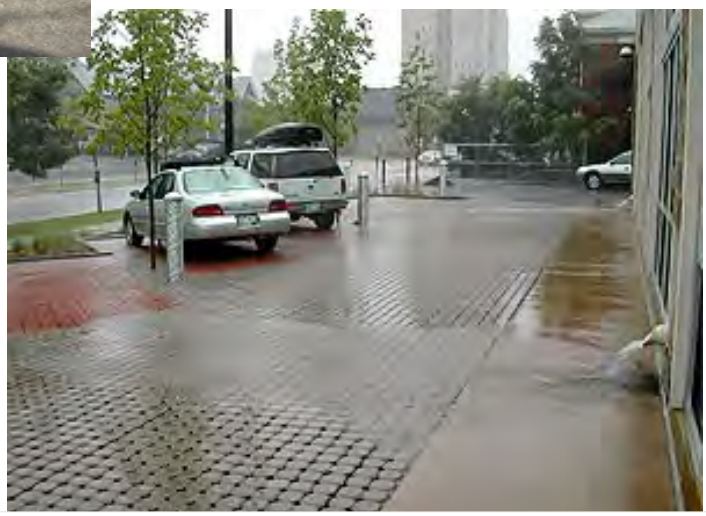
Driveways should connect with rear garages with a minimum of paving materials and visual impact..

Parking lot edges should be defined with landscaping as at this parking area.

Landscaping introduced into this parking lot would help define the parking spaces and reduce water runoff.

The addition of landscaping between the parking lot and sidewalk would assist in separating vehicle and pedestrian spaces.

When installing new parking lots or repaving existing ones, the use of permeable paving materials is encouraged to permit water absorption and help limit ponding on surfaces.



RESIDENTIAL PROPERTIES–BEST PRACTICES ENERGY RETROFITS

BACKGROUND

Property owners are often concerned with energy conservation and improving overall energy efficiency. It is important that such concerns be addressed in ways that do not compromise the character of the buildings, the sites or the district as a whole. Traditionally, older dwellings were constructed with wide eaves, large floor-to-ceiling heights, transoms and other methods for natural heating and cooling. Taking advantage of energy-efficient historic assets and responsibly retrofitting historic buildings can maximize their potential for energy conservation.

POLICY

The Commission encourages property owners to retrofit their dwellings with added insulation, reflective roof materials, wrapped ductwork and other actions which have minimal impact to the historic appearance of a dwelling. The addition of solar panels, wind turbines and similar structures may be approvable depending on their location and visual effects to the property. The addition of full-view storm doors and windows which allow the viewing of the historic door or windows behind them is appropriate.

GUIDELINES

1. Retain and preserve the historic energy-conserving features and materials that contribute to the overall character of a building or site, including projecting front canopies, shutters, operable windows and transoms.

2. Protect and maintain historic energy-conserving features and materials using methods and treatments according to appropriate guidelines (i.e., wood, metal, etc.)

3. Repair historic energy-conserving features and materials using methods and treatments according to appropriate guidelines (i.e., wood, metal, etc.)

4. Replace missing historic energy-conserving features only if deteriorated beyond repair, in kind.

5. Increase the thermal efficiency of historic buildings through appropriate, traditional practices, including the installation of weatherstripping and caulking, storm windows and doors, insulation in attics, floors, and walls, and, if appropriate, awnings and operable shutters.

6. Install new energy upgrades in areas and spaces that will require the least amount of alteration to the building exterior, historic building fabric and site features. Screen them from view.

7. Property owners may consider the installation of solar panels on roofs. Solar panels may be appropriate as long as they are not readily visible from the public right-of-way.

8. Property owners may consider the use of reflective roofing surfaces to increase energy efficiency in warmer months. Most commercial buildings have flat roofs and this retrofit would not be visible.

9. Install fabric awnings over storefronts, window, and door openings, if desired and where historically appropriate, so that historic features are not damaged or obscured.

10. Property owners may consider the installation of geothermal heating and cooling systems. Installation of such a system, involving drilling of holes in the ground, does not effect the exterior of a building and offers significant energy savings.

11. Property owners may consider the installation of solar panels on roofs. Solar panels may be appropriate as long as they are not readily visible from the public right-of-way.

12. Property owners may consider the use of reflective roofing surfaces to increase energy efficiency in warmer months. Most commercial buildings have flat roofs and this retrofit would not be visible.

13. Install fabric awnings over storefront, window, and door openings, if desired and where historically appropriate, so that historic features are not damaged or obscured.

14. Property owners may consider the installation of geothermal heating and cooling systems. Installation of such a system, involving drilling of holes in the ground, does not effect the exterior of a building and offers significant energy savings.

At left is an example of inappropriate mounting of solar panels on the front roofline of a dwelling due to its visibility from the street.. At right are solar panels appropriately mounted on a rear roof line.

Solar panels should not be added on prominent roof locations readily visible from the street but instead be placed towards rear rooflines or free-standing in yards.

RESIDENTIAL PROPERTIES–BEST PRACTICES FENCES, GATES AND WALLS

BACKGROUND

Traditionally, front yards were framed with low fences of cast iron, wood pickets, or brick. Wood board fences to outline side and rear yards have also been used for centuries. In the twentieth century a variety of fence and wall materials have been used such as brick, concrete, woven wire and chain link. Shrub hedges may also serve as a privacy screen.

POLICY

Preserve and retain historic site features of residential buildings, including metal and wood fences, walls and landscaping. Install new fences, walls, and site and landscape features that blend with the historic setting of the building and area. Vinyl and similar synthetic fencing materials are incompatible and not approvable.

GUIDELINES

1. Preserve original fences gates, and walls, and do not cover, remove, or obscure them. Repair or replace fence or wall materials with in-kind materials including concrete bases of metal fences.

2. Wood fences can be maintained with regular painting. Repair, or if necessary, replace individual pickets rather than replacing the entire fence. Repair masonry retaining walls using proper mortar mixes and compatible materials. Clean metal fences with the gentlest means possible to remove paint buildup and corrosion. If hand-scraping and wire brushing have proven ineffective, low-pressure, dry-grit blasting (less than 100 pounds per square inch) may be appropriate as long as it does not damage the surface.

3. New fences and walls should be constructed of traditional or similar materials that visually match authentic examples. New wood fences located in a front yard may not exceed 4.0’ (48”) in height. Fences may have flat, spear, gothic, or pointed tops.

4. For front yards wood fences are recommended, but these may also be of wrought iron, metal garden (scallop or square grid) or metal picket. Vinyl fences are discouraged if they are visible from the street. Chain link fences are permitted on side and rear yards - vinyl coated fences are preferred to blend in with the landscape.

5. Cast iron fences may be added to buildings constructed in the mid- to late-nineteenth and early twentieth centuries. These fences are not appropriate for dwellings built after the mid-twentieth century. Preserve historic metal fences on a lot even if the dwelling no longer exists.

6. For privacy in back yards, wood fences may be installed up to 7’ in height. Wood 4” by 4” posts or metal pipe are recommended. Maintain the fence with regular painting. Living fences, such as hedges or other landscaping, are attractive alternatives to chain-link or privacy fences.

7. Fence gates should be designed to be compatible with the overall fence design and consistent with the age and style of the dwelling.

Preserve historic cast and wrought iron fences and gates (119 Girod Street).

Several dwellings retain early twentieth century wire fences (504 Marigny Avenue).

Examples of appropriate picket fence designs and height in the front yards of 402 Lafitte Street (left) and 328 East Street (right).

At left is an example of an appropriate modern fence close to the street that is taller than three feet but allows for visibility through the fence for driving safety at 263 East Street.

Privacy fences should be set back from the street and be of appropriate height and materials (left, 220 East Street, right, 301 W. Beach Parkway).

RESIDENTIAL PROPERTIES–BEST PRACTICES LIGHTING

BACKGROUND

Mandeville's nineteenth-century dwellings were built without the inclusion of light fixtures. By the early 1900s, light fixtures were installed near entrances and under porches. Light fixtures emphasized the dwelling's entrance visually during night hours. Twentieth-century Bungalow, Tudor Revival, Colonial Revival and other styles of the period were designed with light fixtures that complemented the dwelling's architectural style. By the mid-twentieth century, installation of light fixtures extended into the yard with lamp-posts and walkway lighting, as well as security lights.

POLICY

Historic light fixtures add to the historic character of a building; preserve them if possible. Maintain historic light fixtures, whether they are original to the building or are additions during the historic period If repair is not possible, match replacement fixtures to original ones. New introductions should also complement existing historic designs.

GUIDELINES

1. Retain, preserve and keep in good repair light fixtures original to the dwelling. These features enhance the historic character of the dwelling and help convey the sense of time and place.

2. Repair or replace missing or severely damaged historic light fixtures with examples that match the originals. Use photographic or physical evidence as a guide for replacement design. If no such evidence exists, select a design that blends with the style of other historic features of the historic building. The use of modern, low-wattage bulbs is recommended.

3. Select simple designs appropriate to the character of the building, especially if a modern design is preferred. Conceal ground lighting in landscaping with the light directed toward the building. Light fixtures should be added only at traditional locations such as at porch ceilings and to each side of or above entrances.

4. When installing new light fixtures, do not damage masonry, siding, or other historic materials. Lighting should enhance visibility without detracting from the building's historic character. Floodlights for security should be mounted on rear or side elevations of buildings rather than on the front.

5. Small footlights along sidewalks and front yards should be of compatible with the primary structure.

For Bungalow and Craftsman dwellings there are many appropriate replacement fixtures available.

Gooseneck light fixtures are appropriate for dwellings converted into commercial use such as at residential properties at 347 Girod Street.

The installation of small footlights along walkways is appropriate for the historic district (right) as well as pole mounted light fixtures (above).

RESIDENTIAL PROPERTIES–BEST PRACTICES MECHANICAL SYSTEMS

BACKGROUND

Heating and air conditioning units for dwellings were new amenities of the twentieth century. The portable window unit, invented in 1945, could be inserted into an existing window opening. While the first residential air cooling system with duct work was installed in a private home in the 1910s, HVAC units were not prevalent in home design until the mid-twentieth century. These mechanical systems reflect advancements in technology in heating and cooling and influenced home design. Passive heating/cooling principles and features such as door transoms and high ceilings became unnecessary. Fixed windows of mid-century Ranch houses were made practical with the availability of central heat and air. Functional mechanical systems, even if originally installed during home construction, have no architectural value and should be kept unobtrusive.

POLICY

Mechanical systems such as window air conditioning units and exterior HVAC system components should be placed at rear elevations or non-readily visible side elevations. Mechanical systems should not be installed on primary or readily visible side elevations unless they are effectively screened by landscaping or fencing.

GUIDELINES

1. Mechanical systems should be located where they do not detract from the historic appearance of the building. Rear or side elevations not readily visible are recommended.

2. The installation of mechanical systems on primary facades or side elevations in public view is discouraged but may be considered. These systems should be screened using effective landscaping design or fencing or lattice panels. Refer to the guidelines for site features in this manual regarding fences on primary façades.

3. Window units are not appropriate on the primary façade. They may be installed on side and rear elevations and should not cause alteration of any manner to the original window openings.

4. Electrical and gas meters should be also be placed as unobtrusive as possible on side elevations and screened with effective landscaping design.

5. Roof-mounted equipment should be placed so that they are set back from roof edges beyond public view on front and corner side elevations.

HVAC units should be sited at rear or side yards as at 276 East Street (above) and 335 Marigny Avenue (below). Both units are elevated above grade to avoid flooding.

<u>Technical Information</u>
NPS Preservation Brief #24
Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
Www.nps.gov.history/hps/tps/briefs/brief24.htm

RESIDENTIAL PROPERTIES—BEST PRACTICES
PAINT AND PAINT COLORS

BACKGROUND

Exterior paint color has historical precedence, linked to popular styles and their respective period. American tastes in architectural designs evolved with shifting principles in national identity. The Creole Cottage and Greek Revival period (ca. 1820-ca. 1870) utilized light colors except for darker window trim. Victorian-era house displayed a wide variety of colors and details were highlighted through the use of bold and contrasting color schemes. Bungalows and Craftsman houses, on the other hand, part of the wider Arts and Crafts movement representing craftsmanship of the individual, versus mass production. Earth tones of brown, green or gray with contrasting dark trim conveyed the more grounded house designs and philosophy. Ranch-style houses also follow a minimalistic color palette appropriate for their limited ornamentation. Many dwellings in the Mandeville Historic District have been repeatedly painted in a variety of colors since their construction.

POLICY

Paint colors are not regulated by the Commission, however, homeowners are encouraged to use paint colors in keeping with their dwelling's style and period of construction. Colors or combinations atypical of the Historic District should be approved prior to beginning work. Paint colors can contribute to the overall character of a dwelling and highlight significant details.

GUIDELINES

1. Keep historically painted buildings or features painted. Masonry buildings that have not been previously painted, should remain unpainted unless the surface is so deteriorated that paint would help strengthen the masonry.

2. Remove peeling or chipping paint using non-abrasive methods - hand-scraping, hand-sanding, or chemical cleaning. Using a heat gun can soften paint for removal. Do not use high-pressure methods that can damage surfaces. Remove deteriorated paint to the next sound layer.

3. Use an oil-based or latex paint that is compatible and will adhere to the previously painted surface. Do not use elastomeric paints, which lack permeability and can trap moisture.

4. Traditionally, most historic dwellings had no more than four colors - wall, trim and various accents - and this approach to exterior paint colors is encouraged.

5. Unpainted masonry should be left unpainted unless the brick is stained or mismatched.

The ca. 1920 Craftsman Bungalow at 203 Girod Street has a light grey color on the main body and white porch piers with red accents.

Three different paint colors are used at 211 Girod Street for the siding, door, and porch elements (left) and the siding, shutters and porch elements at 546 Marigny Avenue (right).

Bright paint colors highlight the detailed wood trim of 19th century Victorian-era dwellings such as the dwelling at 317 Girod Street.

<u>Technical Information</u>
NPS Preservation Brief #10
Exterior Paint Problems on Historic Woodwork
Www.nps.gov.history/hps/tps/briefs/brief10.htm

RESIDENTIAL PROPERTIES–BEST PRACTICES
RAMPS, LIFTS AND ELEVATORS

BACKGROUND

Ramps, chair lifts and elevators are recent installations following the enactment of the Americans with Disabilities Act (ADA) in 1990. Properly designed and installed wheelchair accommodations on homes or dwellings used commercially will be required to follow ADA regulations. The Secretary of the Interior has developed guidelines for implementation of ADA requirements with the least effect to historic buildings. A number of dwellings along Girod and adjacent streets have been converted to commercial or office use and have added ADA ramps.

POLICY

The addition of new ramps, wheelchair lifts, and elevators to historic dwellings may be required to provide access meeting the needs of residents and visitors. The ADA Act provides flexibility in compliance for historic dwellings. The Commission will base its review of such proposed new construction on whether the external modifications will compromise the architectural integrity of the building or the historic character of the building and site. Property owners should contact the City staff early in the planning stages for professional assistance on such projects and to work with building code officials in investigating alternative methods of meeting requirements for historic dwellings. Add ramps, lifts and elevators to rear elevations and side elevations not readily visible from the public right-of-way. Adding ramps and lifts on primary facades will not be approved unless this is the only feasible alternative for access. If the need for access is only occasional, consider temporary ramps rather than permanent ones.

GUIDELINES

1. Install ADA ramps, chair lifts, or elevators on side or rear elevations to minimize their visual impact.

2. Keep designs simple and minimal in size and compatible with the scale, materials and details of the building.

3. Chair lifts may also be appropriate if they are sited at side or rear elevations not readily visible. Chair lifts should be screened and installed in such a way to be reversible and with the least impact to the historic building as possible.

4. Elevators can sometimes be sensitively installed inside a house without affecting rooms, features, or details.

Examples of appropriate ramps at 200 Girod Street (left) and 223 Girod Street (right). These ramps are located

For residential properties converted to commercial or offices use, ramps should be sited on rear or side elevations such as this ramp at 419 Girod Street.

This chair lift design provides access from a dedicated parking space, is screened by landscaping and required only a small section of the porch to be removed.

<u>Technical Information</u>
NPS Preservation Brief #32
Making Historic Properties Accessible
Www.nps.gov.history/hps/tps/briefs/brief32.htm

RESIDENTIAL PROPERTIES–BEST PRACTICES WALKWAYS

BACKGROUND

Traditionally, walkways spanned from the main entrance of the dwelling to the public sidewalk. Various materials were used for historic walkways, including sand, oyster shell, and brick. Today, some dwellings retain their brick walkways laid in the nineteenth and early twentieth centuries, while others have concrete walkways original to the dwelling. Paving stones and modern brick materials are also widely used. Public sidewalks are owned by the City of Mandeville or the Louisiana Department of Transportation.

POLICY

Preserve historic walkway materials as possible. If replacement is needed, materials should be match the original as closely as possible. Homeowners may elect to substitute traditional materials such as crushed oyster shells or sand. The installation of brick or concrete to replace existing materials is appropriate. New walkways with these materials are also appropriate. Asphalt is not a traditional material for walkways and is discouraged.

GUIDELINES

1. Repair historic walkway materials with in-kind materials. It is better to make spot repairs than to replace the entire walkway.

2. Replace non-historic walkways with traditional or compatible materials.

3. If a historic walkway is beyond repair, use in-kind or traditional materials to replace it. Brick, concrete, oyster shells and sand. Are appropriate materials.

4. Retain existing historic brick or concrete walkways.

5. Avoid bright white or colored concrete, asphalt, and other non-traditional materials and colors.

The installation of brick pavers laid in traditional patterns is appropriate for new walkways (212 Lafitte Street).

Original concrete walkway at 402 Lafitte Street.

Brick walkways and concrete sidewalks are some of the most common designs in the historic district.

CHAPTER 10: COMMERCIAL PROPERTIES BEST PRACTICES—FLOOD-PROOFING

BACKGROUND

Mandeville began as a lake-side resort town, and its natural setting remains an alluring attribute for the city. Its area ranges from two to fourteen feet above sea level, exposing buildings to flooding. Historically, it was not uncommon for vernacular homes to be placed on piers to avoid flooding issues. Commercial buildings by their very nature as street-level structures, however, are not adaptable to pier foundations. Business owners of existing and builders of new commercial buildings must consider other options for flood proofing.

POLICY

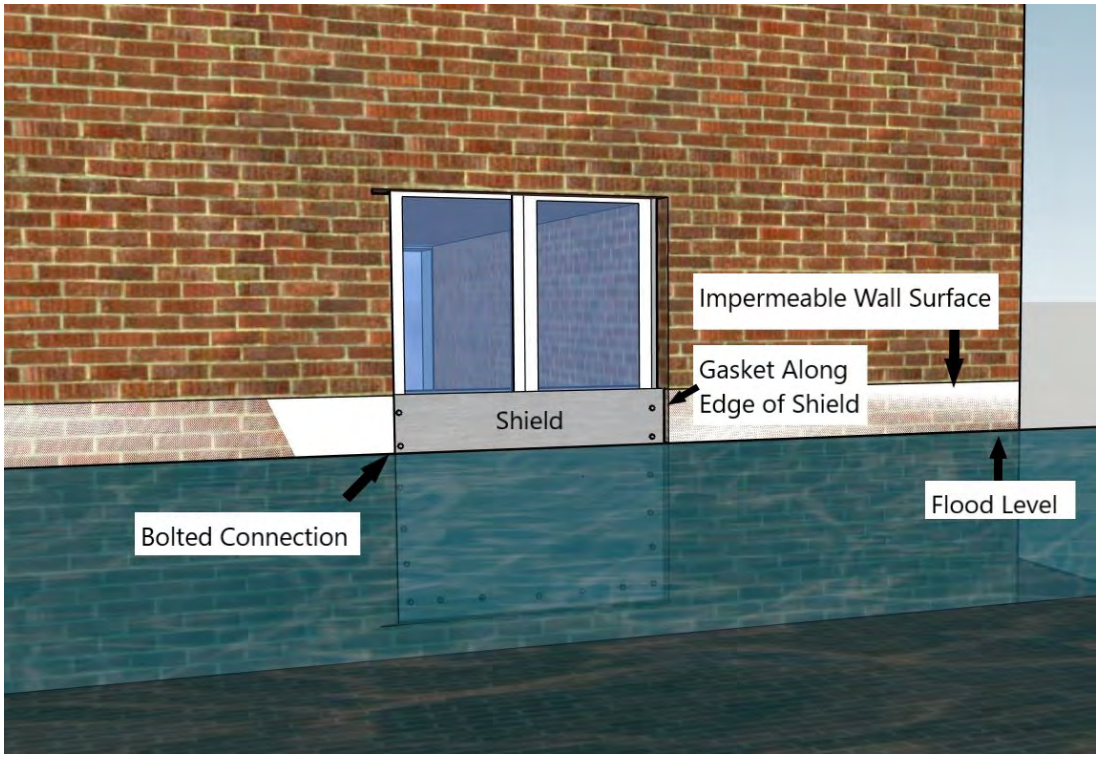
As Mandeville continues to draw new residents, new businesses are anticipated to accommodate consumers' needs. It is important for city planners and the Commission to work together with developers in formulating design policy to help protect commercial buildings from nominal and potentially disastrous weather events.

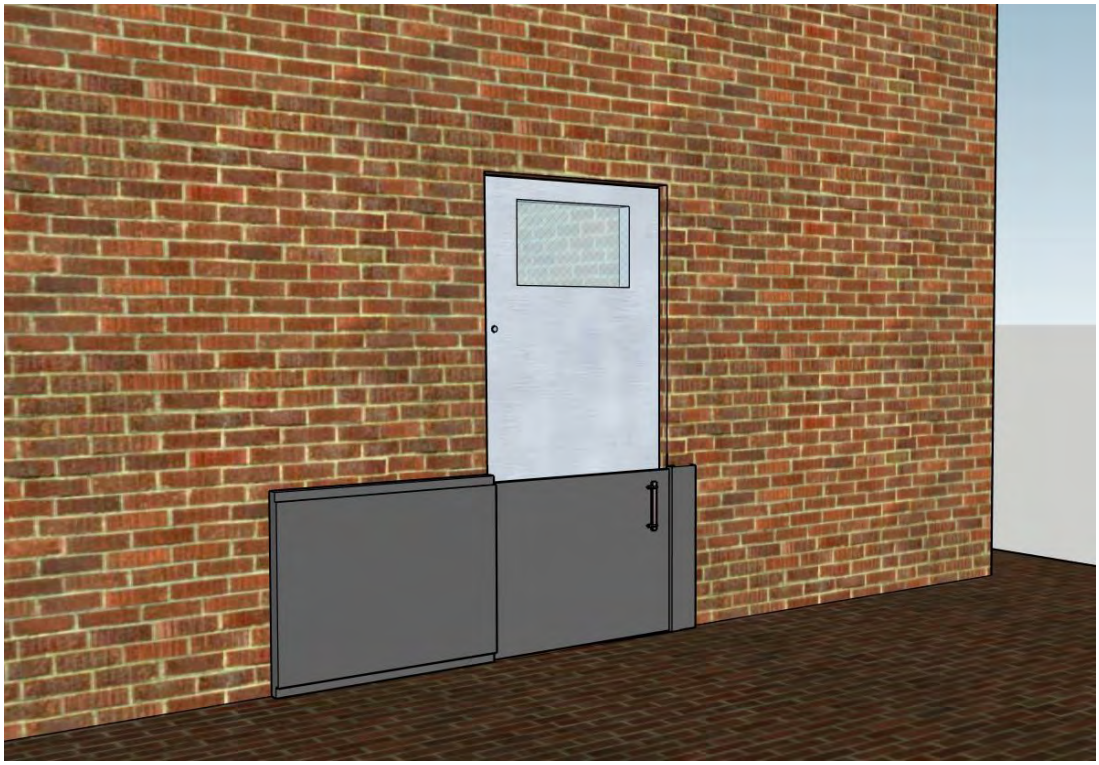
GUIDELINES

1. Property owners are encouraged to construct or retrofit flood-proofing measures which have the least visual and physical impact to a historic building. The following measures are appropriate to preserve historically significant features and overall architectural character.

    - Elevating electrical and mechanical systems and utilities—these can be placed in an upper floor or non-readily visible rooftop location.
    - Relocating building contents to upper floors.
    - Creating positive drainage, where the grade allows water to drain away from the building.
    - Using flood damage-resistant materials.
    - Filling in basements or wet flood-proofing basements.
    - Installing small floodwalls to protect openings such as window wells or other low earth berms at rear elevations.

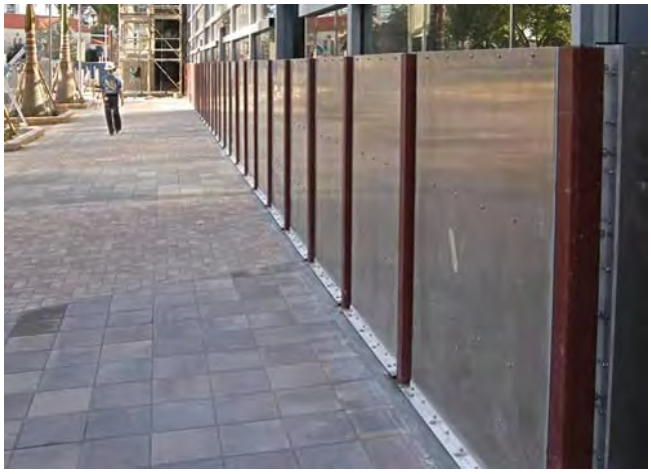
2. The utilization of temporary and reversible flood panel walls is encouraged to limit water infiltration during high water events. These should be installed in a manner which will not require the removal or alteration of historic features.





Flood proofing for commercial buildings can include the temporary addition of large shields on primary entrances (above) or more permanent shields on rear doors not readily visible from the street (below).

Temporary flood panels are now widely available for historic commercial buildings. When high water events are anticipated these can be erected to minimize flood damage.



<u>Technical Information</u>
Floodproofing Non-Residential Buildings
Www.fema.gov/media-library/assets/documents/34270

COMMERCIAL PROPERTIES–BEST PRACTICES ACCESSIBILITY

BACKGROUND

Commercial buildings must meet fire codes for emergency access as well as accessibility for compliance with the Americans with Disabilities Act (ADA). The ADA requires that all places of public accommodation be accessible to everyone. Historic commercial buildings must meet ADA requirements. Property owners need to consult the Americans with Disability Act Accessibility Guidelines (ADAAG) to comply with ADA requirements.

POLICY

Rehabilitation of commercial buildings must be in compliance with the city's fire and safety codes. If a property's rehabilitation requires access for upper floors, locate fire exits and stairs on rear elevations or side elevations not readily visible from the public right-of-way. Compliance with ADA can usually be accomplished without compromising the historic integrity of a building. Solutions include incorporating ramps, installing wheelchair lifts, creating new entrances, and modifying doors, hardware, and thresholds. Most historic storefront entrances are wide enough to accommodate wheelchairs. If the primary entrance cannot be utilized, then make a secondary public entrance accessible. In these instances, provide directional signs to the accessible entrance.

GUIDELINES

1. Locate fire exits and stairs on rear or non-readily visible side elevations.

2. New fire doors should be as similar as possible to existing doors in proportion, location, size, and detail.

3. If a new fire door can only be placed on the primary elevation, it should be designed to be as compatible as possible with similar storefront doors of the building's period.

4. Repair existing access ramps with in-kind or appropriate materials.

5. Replace existing ramps with new ramps in-kind or appropriate replacement materials.

6. Accessibility solutions must meet all state and local accessibility requirements as well as ADA mandates.

7. Provide accessibility solutions of the highest level of access and the least impact on the building's historic character. Avoid damage to significant features and materials.

8. When retrofitting doors to allow accessibility, maintain historic doors; do not widen door frames on facades. If historic doors are missing, widening the entrance is a possibility. Typical guidelines require a minimum of a 32" clear opening with manageable door opening pressures. Ideally, retain and upgrade historic doors with a device to reduce door pressure.

9. If an access ramp is needed, it should be simple in design, constructed of wood or metal and painted in colors that are compatible with those of the building.

10. If historic doors do not allow for universal access, retrofit replacement doors to meet ADA Guidelines. The use of automatic door openers with push plates is also an alternative to meet ADA door requirements on commercial buildings.

Appropriate ADA ramp at the rear of 347 Girod Street.

Original doors on commercial buildings can generally be retrofitted with push plates (left) which activate door openers (right) to allow wheelchair access.

APPENDIX A - FINANCIAL INCENTIVES FOR HISTORIC BUILDING REHABILITATION

Mandeville residents who own a National Register-listed or –eligible property have the opportunity to take advantage of significant financial incentives to rehabilitate residential and commercial properties. Rehabilitation projects must follow guidelines set forth by the National Park Service. These guidelines, "The Secretary of the Interior's Standards for Rehabilitation" are principles intended to preserve a property's essential architectural character while at the same time allowing adaptive reuse. The standards set forth in this manual are written to be in compliance with those of the National Park Service.

In Louisiana, there are a number of tax incentives to help with the costs of preserving historic buildings. Both owner-occupied historic homes and historic buildings used to produce income -- stores, offices, apartment buildings, for example -- may be eligible for tax incentives. The Louisiana Historic Rehabilitation Incentives Act (Section 12-6-3535) benefits historic property owners financially, preserves historic buildings, and enhances or local communities and the quality of life in the state.

Owner-occupied Historic Homes

Taxpayers who rehabilitate their owner-occupied residence may be eligible to subtract 25% of the costs of many expensive repairs and renovations from their state income taxes. The homeowner must live in the building or a portion of the building that will be rehabilitated. It can be a house or another type of historic building, such as a school or store being rehabilitated as a primary residence. A historic outbuilding associated with the primary residence, such as a barn or a garage, can also be eligible for the credit. The credit does not apply to buildings or portions of buildings that are used in a trade or business or produce income. The building under rehabilitation must be one of the following:

- listed individually in the National Register of Historic Places,
- contributing to a listed National Register historic district,
- determined by the State Historic Preservation Office (SHPO) to be eligible for individual listing in the National Register, or
- an outbuilding that contributes to the significance of a property listed in the National Register.

For more information on qualifying expenses, see the Louisiana State Historic Preservation website at http://shpo.sc.gov/programs/tax/Pages/Homeowner.aspx.

Federal and State Historic Rehabilitation Tax Credits

Federal Historic Rehabilitation Tax Credit: Owners and some lessees of historic buildings used to produce income may be eligible for a federal income tax credit equal to 20% of their rehabilitation costs under the Tax Reform Act of 1986.

State Historic Rehabilitation Tax Credit:

The 20% State Commercial Tax Credit was created in 2002 by the Louisiana Legislature to encourage the redevelopment of income-producing historic buildings in Louisiana's Downtown Development Districts. In 2007, the enabling program legislation was amended to allow historic buildings located in certified Cultural Districts to be program-eligible.

he 20% State Commercial Tax Credit Program is jointly administered by the Louisiana Division of Historic Preservation and the Louisiana Department of Revenue. The Louisiana Division of Historic Preservation acts as an applicant's first point of contact and reviews applications for compliance with the Secretary of the Interior's Standards for Rehabilitation; the Louisiana Department of Revenue reviews project costs. The credit is available for those income-producing buildings that are contributing elements to Downtown Development Districts or certified Cultural Districts. Rehabilitation projects must exceed $10,000 in qualified rehabilitation expenses and must be completed according to the Secretary of the Interior's Standards for Rehabilitation. Once earned, credits are fully transferable and may be carried forward for up to five years.

The State Commercial Tax Credit program sunsets December 31, 2021.

Conservation Easements

Conservation easements (also called preservation easements) are voluntary legal agreements that can be used to protect significant historic, archaeological, or cultural resources. If certain criteria are met, an owner who donates an easement may be eligible for tax benefits. The Louisiana Conservation Easement Act of provides a sound legal basis for the donation of conservation easements to preserve the historic, architectural, or archaeological aspects of properties. The law also makes the donation of easements more attractive by requiring the local tax assessor to consider the easement when assessing the value of the property.

In downtown commercial areas, a facade easement is a type of conservation easement designed to maintain the historic character of a building's facade. Under the terms of a facade easement, the building owner agrees not to make changes to the facade that would compromise the historic integrity of the building. A qualified nonprofit organization accepts conservation easements and holds them in trust. The restriction on development of the property tends to reduce its market value. Therefore, the owner receives a reduction in property tax, treating the easement as a charitable contribution.

For more information on conservation easements, see the Louisiana State Historic Preservation website http://shpo.sc.gov/programs/tax/Pages/Easements.aspx

APPENDIX B
NATIONAL PARK SERVICE PRESERVATION BRIEFS

The National Park Service's **Preservation Tech Notes** provide practical information on traditional practices and innovative techniques for successfully maintaining and preserving cultural resources. The Tech notes are available at the National Park Service's page https://www.nps.gov//tps/how-to-preserve/tech-notes.htm.

The following Preservation Briefs are made available by the National Park Service. The links will take you to the National Park Service's website (http://www.nps.gov/hps/tps/briefs/presbhom.htm).

1. Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
2. Repointing Mortar Joints in Historic Masonry Buildings
3. Improving Energy Efficiency in Historic Buildings
4. Roofing for Historic Buildings
5. Preservation of Historic Adobe Buildings
6. Dangers of Abrasive Cleaning to Historic Buildings
7. The Preservation of Historic Glazed Architectural Terra-Cotta
8. Aluminum and Vinyl Sidings on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
9. The Repair of Historic Wooden Windows
10. Exterior Paint Problems on Historic Woodwork
11. Rehabilitating Historic Storefronts
12. The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)
13. The Repair and Thermal Upgrading of Historic Steel Windows
14. New Exterior Additions to Historic Buildings: Preservation Concerns
15. Preservation of Historic Concrete
16. The Use of Substitute Materials on Historic Buildings Exteriors
17. Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
18. Rehabilitating Interiors in Historic Buildings: Identifying and Preserving Character-Defining Elements
19. The Repair and Replacement of Historic Wooden Shingle Roofs
20. The Preservation of Historic Barns
21. Repairing Historic Flat Plaster Walls and Ceilings
22. The Preservation and Repair of Historic Stucco
23. Preserving Historic Ornamental Plaster
24. Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
25. The Preservation of Historic Signs
26. The Preservation and Repair of Historic Log Buildings
27. The Maintenance and Repair of Architectural Cast Iron

28. Painting Historic Interiors
29. The Repair, Replacement & Maintenance of Historic Slate Roofs
30. The Preservation and Repair of Historic Clay Tile Roofs
31. Mothballing Historic Buildings
32. Making Historic Properties Accessible
33. The Preservation and Repair of Historic Stained and Leaded Glass
34. Applied Decoration for Historic Interiors: Preserving Composition Ornament
35. Understanding Old Buildings: The Process of Architectural Investigation
36. Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
37. Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing
38. Removing Graffiti from Historic Masonry
39. Holding the Line: Controlling Unwanted Moisture in Historic Buildings
40. Preserving Historic Ceramic Tile Floors
41. The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
42. The Maintenance, Repair and Replacement of Historic Cast Stone
43. The Preparation and Use of Historic Structure Reports
44. The Use of Awnings on Historic Buildings: Repair, Replacement and New Design
45. Preserving Historic Wood Porches
46. The Preservation and Reuse of Historic Gas Stations
47. Maintaining the Exterior of Small and Medium Size Historic Buildings

APPENDIX C
Glossary of Terms

Adaptive Re-Use Recycling an old building for a use other than that for which it was originally intended when constructed. Adaptive re-use may involve a sympathetic rehabilitation that retains much of the building's original fabric or character, or it can involve a more extensive remodeling.

Addition New construction added to an existing building or structure.

Alignment The linear relationship of structure creating a visual line and a sense of continuity along a streetscape.

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

Aluminum siding Sheet of exterior wall covering fabricated from aluminum to resemble wood siding.

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

Appropriate Suitable to or compatible with what exists. Proposed work on historic properties is evaluated for "appropriateness" during the design review process.

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

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

Architectural Conservation The method of maintaining and/or repairing the materials of a building or structure to lessen or reverse the physical deterioration such as cleaning, repointing masonry joints and reattaching any loose elements.

Architectural Style Showing the influence of shapes, materials, detailing or other features associated with a particular architectural style.

Architrave The lowest of three main sections of a classical entablature resting directly on the capital of a column.

Asbestos Shingle Shingles composed of cement reinforced with asbestos fibers, manufactured in various sizes and shapes.

Asbestos Slate An artificial roofing slate manufactured with asbestos-reinforced cement.

Ashlar Finished stonework or quarried block often used in the foundation. Ashlar has a smooth or tooled finish.

Asphalt Shingles Shingles manufactured from saturated roofing felt that is coated with asphalt, with mineral granules on the side that is exposed to the weather.

Asymmetrical Not symmetrical, with the parts not arranged correspondingly identical on both sides of a central axis.

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

Awning A roof-like cover of canvas or other lightweight material that extends over a doorway or windows to provide protection from the sun and rain.

Ballast Stones Stones carried by ocean-going vessels for weight. Ships would unload ballast stones in port in exchange for heavy cargoes. Ballast stones were often used locally in port towns to build walls and foundations.

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

Balustrade An entire rail system with top rail and balusters.

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

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

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

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

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

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

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

Building Type A definition based on floor plan, height, and sometimes roof shape of a house, having nothing to do with architectural style. Most houses that can be identified as a particular house type are of vernacular design meaning that their designs are based on regional tradition and utilize regional materials.

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

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

Capital The head of a column or pilaster.

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

Casing The finished visible framework around a door or window.

Caulking A soft material compound used to seal joints and cracks, prevent leakage, provide water-proofing, or provide a seal at expansion joints.

Certificate of Appropriateness A document giving approval to work proposed by the owner of a property located within a locally-designated historic district or designated as a local landmark. Specific conditions, set forth by the Commission and to be followed during the project, may be specified in the document. Possession of a Certificate of Appropriateness does not remove any responsibility on the part of the property owner to acquire a building permit prior to beginning the project.

Certified Local Government Any city, county, parish, township, municipality, or borough or any other general purpose subdivision enacted by the National Preservation Act Amendments of 1980 to further delegate responsibilities and funding to the local level.

Chamfer The grooved surface made when an edge or corner is beveled or cut away, usually at a 45 -degree angle.

Character Those individual qualities of buildings, sites and districts that differentiate and distinguish them from other buildings, sites and districts.

Cladding Any exterior wall covering, including masonry.

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

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

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

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

Column A circular or square vertical structural member.

Commercial Building Type A definition based on the composition of a commercial building's primary facade. Most commercial facades are divided into major divisions or elements that are used to define the building type.

Compatible Not detracting from surrounding elements, buildings, sites or structures; appropriate given what already exists.

Complex Roof A roof that is a combination of gable and hip forms and may include turrets and towers. Most commonly found on Queen Anne-style houses.

Component An individual part of a building, site or district.

Contemporary Of the current period; modern.

Contributing Contributes to the architectural or historic significance of a historic district. (A "contributing building" in a historic district is one that may be of limited individual significance but nevertheless functions as an important component of the district.)

Context The setting in which a historic element or building exists.

Coping The capping member of a wall or parapet.

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

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

Corner Board A narrow vertical board placed n corners of buildings to terminate the wooden clapboards.

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

Course A horizontal row of bricks, stones, or other masonry units.

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

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

Demolition Any act or process that destroys a structure in part or in whole.

Deck A roof-less porch, usually located at the rear of a building.

Demolition by Neglect The result of a prolonged lack of significant maintenance; the preventable demise of a historic building due to deliberate lack of maintenance.

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

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

Dormer A structure projecting from a sloping roof, most commonly housing a vertical window with its own roof; may also contain a ventilating louver.

Dormer window A window that projects from a roof.

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

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

Easement An amendment to the deed of a piece of property granting rights to others to use the property in a specified manner; might include restrictions for use or development on the property.

Element An individual defining feature of a building, structure, site or district.

Elevation Any of the external faces of a building.

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

Engaged column A round column attached to a wall.

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

Facade The face or front elevation of a building.

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

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

Fence A structural barrier consisting of wood, iron, or other materials used to define, separate, or enclose areas such as yards, gardens, fields, and cemeteries.

Fenestration The arrangement of windows on a building.

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

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

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

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

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

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

Footprint The outline of a building's ground plan from an overhead view; a projected area of a building on a horizontal surface.

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

Frame Construction A building constructed with wood frame rather than masonry.

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

Front-gabled Describes a building with a gable end on its façade.

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

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

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

Garage A building attached or detached where the motor vehicle is kept.

Gazebo A small structure that is usually octagonal in plan with a steeply pitched roof that is topped by a finial. The sides of the structure are usually left open. It is usually found in a garden or yard.

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

Gingerbread The highly decorative woodwork applied to Victorian-style houses such as a Queen Anne.

Green Space Space that is planted with grass, plants, shrubs, or trees. Sometimes, this land is set aside and cannot be built on.

Half-timbering A framework of heavy timbers in which the interstices are filled with plaster or brick.

Header A brick laid with the short side exposed, as opposed to a "stretcher."

High Style A completely authentic or academically correct interpretation of an architectural style; a "textbook" example of one particular style and not a composition of several different styles.

Historic District A geographically definable area designated as possessing a concentration, linkage, or continuity of sites, buildings, structures, or objects of historic, archaeological, architectural or aesthetic value.

Historic Site A site worthy of protection or preservation, designated as historic for its historic, archaeological or aesthetic value.

Historic Structure A structure worthy of preservation, designated as historic for its historic, archaeological, architectural or aesthetic value.

Hipped roof A roof with uniform slopes on all sides.

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

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

In-kind Denotes a replacement element that replicates a deteriorated or missing element.

Integrity Authenticity of a property's historic identity, evidence by the survival of physical characteristics that existed during a property's historic period.

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

Jack arch (see Flat arch)

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

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

Landmark A building, structure, object or site worthy of preservation, designated as historic for its

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

Light A section of window; a single pane of glass.

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

Louver A small opening, usually with wood slats, used for ventilating attics or other spaces.

Maintenance Routine care for a building, structure or site that does not involve design alterations.

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

Masonry Exterior wall construction of brick, stone or adobe laid up in small units.

Massing The three-dimensional form of a building.

Materials The quality of integrity applying to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

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

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

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

Mothballing When all means of finding a productive use for a historic building have been exhausted or when funds are not currently available to put a deteriorating structure into a useable condition, it may be necessary to close up the building temporarily to protect it from the weather as well as to secure it from vandalism.

Mullion A heavy vertical divider between windows or doors.

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

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

National Park Service A bureau of the U.S. Department of the Interior whose purview includes the historic and cultural resource in the National Park system and the National Historic Preservation Programs.

National Register of Historic Places The official federal list of districts, sites, buildings, structures, and objects significant to American history, architecture, archaeology, engineering, and culture.

Neo-classical style Early twentieth century style which combines features of ancient, Renaissance

New Construction The construction of a new element, building, structure or landscape component; new construction involves the introduction of designs not original to the building, structure or site.

Noncontributing Does not contribute to the architectural or historic significance of a historic district. (Some noncontributing resources are not yet fifty years of age, and therefore do not meet the age requirement for contributing resources. Other noncontributing resources may be historic but have lost their architectural integrity due to extensive changes or alterations.)

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

Ornamentation Any accessory or detail used to adorn, decorate, or embellish the appearance of an object.

Overhang The horizontal distance that the upper level/story or roof projects beyond the level immediately below.

Paired brackets Two brackets spaced close together to form a pair.

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

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

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

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

Patio An outdoor area, usually paved and shaded, adjoining or enclosed by walls of a house.

Pattern The rhythm of architectural elements in a space.

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

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

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

Pitch The degree of the slope of a roof.

Pointing or "Tuck pointing" The process of scraping out failing mortar between bricks back to the stable point and re-troweling new mortar that matches the makeup, color, and mixture of the original mortar.

Porch A roofed entrance.

Porte-Cochere A large covered entrance porch through which a vehicle can drive or park. An exterior structure usually used to shelter a driveway area in front or on the side of a building.

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

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

Preservation The act of maintaining the form, details, character, and integrity of a building as it presently exists. Preservation stops deterioration and stabilizes the structure, but does not involve reconstruction to any significant degree.

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

Proportion The relationship between buildings or elements of a building. For example, the combination of elements in one building is said to be proportionate if they are of like size or dimension to those of an adjacent or neighboring building.

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

Queen Anne style Popular late nineteenth century revival style of early eighteenth century English architecture, characterized by irregularity of plan and massing and a variety of texture.

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

Recess Receding parts or space, such as a cavity in a wall for a door, an alcove, or niche.

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

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

Relocation The process of moving a building or structure to a new location.

Remodel To alter a building in a way that may or may not be sensitive to the preservation of its significant architectural forms and features.

Renovation The process of repairing and changing an existing building for modern use to make it functionally equivalent to a new building.

Repair Any minor change to a property that is not construction, removal, demolition or alteration and that does not change exterior architectural appearance.

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

Retaining Wall A brace of free-standing wall that bears against an earthen backing.

Retro-fit The process of installing new mechanical, fire protection, and electrical systems or equipment in an existing building.

Return The continuation of a molding from one surface onto an adjacent surface.

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

Risk Assessment An environmental survey of an existing building to determine the extent of hazardous materials that may be present, such as lead paint or asbestos.

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

Sand-blasting An abrasive method of cleaning brick, masonry, or wood by directing high-powered jets of sand against the surface.

Sash The moveable framework containing the glass in a window.

Scale The proportions of a building in relation to its surroundings.

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

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

Sense of Place The general feelings of locality.

Setback The distance a building is located from the street or sidewalk; the distance between a building and the property line.

Setting The immediate physical environment of a building, structure, site or district.

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

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

Shutter One of a pair of movable panels used at window openings to provide privacy and protection when closed over the window; also used as a decorative element.

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

Siding The exterior wall covering or sheathing of a structure.

Significant Possessing importance to a particular building, structure, site or district; essential to maintaining the full integrity of a particular building, structure, site or district.

Sill The bottom crosspiece of a window frame.

Site A place or plot of land where an event occurred or where some object was or is located.

Soffit The exposed underside surface of entablature, archways, balconies, beams, lintels, or columns.

Spall In stone, to flake or split away though frost action or pressure.

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

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

Street Furniture Accessories including benches, garage receptacles, fountains, bicycle racks, life

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

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

String Course A projecting band of masonry running horizontally around the exterior of a building; also known as a “belt course.”

Structure Anything constructed or erected which has, or the use of which requires, permanent or temporary location on or in the ground, or which is attached to something having a permanent location on the ground, including, but not limited to, the following: buildings, gazebos, signs, billboards, tennis courts, radio and television antennae and satellite dishes (including supporting towers), swimming pools, light fixtures, walls, fences and steps.

Stucco An exterior fine plaster finish consisting of a mixture of Portland cement, sand, lime, and water; usually textured.

Style A given type of architecture made of specific character-defining elements.

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

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

Symmetry The exact correspondence of forms of similar size and arrangement of parts, intermediate or opposite sides of a dividing line or plane.

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

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

Turret A small slender tower.

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

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

Vernacular A regional form or adaptation of an architectural style and utilizing regional materials.

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

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

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

Weatherstrip A piece of wood, metal, or other material installed around a door or window opening to prevent air infiltration and moisture penetration.

Zoning Areas divided into geographic zones with different mixtures of allowable use, size, siting and form of real estate property. Zoning is typically applied in conjunction with a zoning code or review of permit application for development and variance.

For additional terms, see https://en.wikipedia.org/wiki/Glossary of architecture.

APPENDIX D
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APPENDIX E
Maintenance Recommendations

MATERIALS

1. Prevent water from making contact with exterior wood siding. Of particular importance is keeping all gutters and downspouts in good repair to keep water from infiltrating the wood surface.
2. All exposed wood should be kept painted, stained or treated with preservatives.
3. Repairs for wood siding such as cracks can be made through the use of waterproof glue. Large cracks may be filled with caulk followed by putty. The surface should then be sanded, allowed to dry, and painted.
4. Where exterior siding has to be replaced the use of siding to match in dimension, size and profile is recommended.
5. Use paints consistent (oil or latex) with the existing paint surface for exterior siding.
6. Keep exterior brick clean of mildew, efflorescence and dirt. Also keep exterior brick clean of vines, ivy, and other plant materials. Washing with detergents and water are best for exterior masonry and mortar. Sandblasting, water-blasting and other abrasive cleaning methods are detrimental to historic buildings and should not be used.
7. Re-pointing of historic mortar should be with a mortar which matches the original in appearance and composition. Most mortar from before 1900 was composed of lime and sand and a mortar with similar content should be applied. The use of Portland cement is not appropriate due to the hardness of the mortar versus the softness of the brick.
8. Most silicone based or waterproof coatings have limited effectiveness and may actually add to moisture problems by not allowing the brick to breathe. The use of these products is not appropriate.

ROOFS, CORNICES, CHIMNEYS

1. Check the roof regularly for leaks, deterioration of flashing, and worn roof surfaces such as rolled or asphalt shingles. An inspection of the upper floor or attic space during or following a rainstorm can also assist in detection of water related problems.
2. Know what metals are used in the cornice or roof flashing and use only similar metals during replacement or repair. Different metals should not touch each other or a galvanic reaction may occur leading to corrosion.
3. Metal roofs and cornices should be kept painted to prevent rust and deterioration. Appropriate paints include those with an iron oxide oil base. Asphalt based paints and aluminum paints should not be used on historic metals as they could accelerate the rusting process.
4. Chimneys should be regularly checked for cracking, leaning, spalling, and infestation by birds and insects. The use of chimney caps over chimneys or flue openings is recommended to keep out moisture. Refer to the chimney section – only certain types of caps and colors are acceptable.

PORCHES AND EXTERIOR ORNAMENTATION

1. Keep all porch and trim elements painted.

GUTTERS AND DOWNSPOUTS

1. Keep gutters and downspouts in good repair. Make sure they are properly connected, are clean of leaves and other debris, and channel water effectively away from the building. Seal all cracks in downspouts with silicone caulk or sealants.
2. Deteriorated gutters and downspouts should be replaced with new gutters and downspouts. Half-round gutters and round downspouts are preferable to corrugated designs.

FOUNDATIONS

1. All water should drain away from a building and should not enter the foundation.
2. Trees, shrubs, and other plants should be kept well away from the foundation to prevent damage from moisture and root movement. Typically a minimum distance of 2' between the plantings and the foundation wall is recommended.
3. The use of splash blocks (slanted trays placed at the bottom of a downspouts to drain water away from the foundation) is recommended.

ENTRANCES

1. Doors, transoms, and sidelights should be kept clean.
2. Original locks and hardware should be kept oiled and in good repair. If original hardware is missing or is deteriorated, the use of reproduction locks and hardware suitable for the building is recommended.
3. Doors with a stained wood finish should be kept varnished; painting over the wood finish is not recommended.

WINDOWS

1. Windows should be kept clean and free of dirt and grime. Wood sash surfaces should be painted regularly.
2. Windows should be kept caulked and sealed to aid in energy conservation.
3. Shutters should be kept painted and in good repair.

AWNINGS

1. Fabric awnings should be washed periodically and kept in good repair.
2. Awning hardware should be regularly checked for rust or loose mechanisms.
3. Awnings which become torn or otherwise deteriorated should be replaced.

SIGNS

1. Abandoned signs and sign hardware should be removed from buildings, unless historic.
2. Signs should be kept painted, and mounting bolts should be checked periodically to make sure they are secure.
3. Light fixtures, conduits, and wiring for signs should be inspected and replaced when necessary.