

Property Owner: _____

Date: _____

Architect: _____

Address: _____

Case # _____

Approved: _____

Mandeville Historic Preservation District Certificate of Appropriateness Review

Section 7.6.4.13 Standards for Certificate of Appropriateness

1. 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

7.6.4.7. Classification of Structures

Within the District, including satellites, buildings, structures and landmarks shall be surveyed, classified and designated into one of the following classifications:

1. **Significant:** A structure or landmark having the highest degree of architectural or historical merit and may also have national, statewide and/or local importance.
2. **Contributing:** A structure or landmark that is not Significant in itself, but due to its position in the streetscape or neighborhood contributes to the overall character or ambiance of that area.
3. **Non-contributing:** Those buildings and structures not classified as Significant, or Contributing, or Landmark and not contributing to the overall District character.
4. **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.

STANDARDS FOR NEW CONSTRUCTION:

 1. **Standards for New Construction. General:** 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, 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.

- _____ a. All new construction shall be visually compatible with the buildings and environment with which they are related.
- _____ b. 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.
- _____ c. No one architectural style shall be imposed, and individual expression should be encouraged.
- _____ d. Quality and excellence in design should be the major determinants.
- _____ e. Vehicular oriented design shall be discouraged.

_____ **2. Building Orientation**

- _____ a. Building entries shall face the street on which the building fronts.
- _____ b. Walkways shall be provided from the sidewalk to the front door or base of the steps leading to the front door.
- _____ c. On corner lots:
 - _____ (i) Buildings shall face the street faced by abutting lots.
 - _____ (ii) If both streets are faced by buildings on lots for residential buildings, the entry may be on either side.
 - _____ (iii) Non-residential buildings shall have an entry facing the corner and/or entry points facing each abutting street.
 - _____ (iv) 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.

_____ **3. Parking**

- _____ a. Parking spaces shall be located behind the building or in a side yard behind the front building facade.
- _____ b. 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. For the purposes of this section, screening may be any combination of berms, walls and landscaping that is at least four (4) feet tall and ninety (90) percent opaque. If landscaping is used, the required height and

opacity shall be achieved within three (3) years of planting.

- _____ c. Garages may face any direction, provided that:
 - _____ (i) attached garages that face a street shall be located at least 25 feet behind the building facade.
 - _____ (ii) detached garages shall be located at least 60 feet behind the front property line.
- _____ d. All vehicular parking for multi-family or non-residential structures shall be screened per Section 9.1.2 of this Code.
- _____ e. For residential structures, all required parking shall be provided on-site.
- _____ f. On corner lots, required parking may only be located as identified under i above; 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.

_____ 4. **Building Design Requirements.**

- _____ a. **Floodproofing:** Building areas below the base flood elevation shall be floodproofed in accordance with FEMA standards.
- _____ b. **Allowed Uses Below BFE:** Uses developed below the base flood elevation shall comply with FEMA standards.
- _____ c. **Height Limits:**
- _____ d. **Base Detailing:**
 - _____ i. The alignment of exterior support columns or piers shall be consistent with the spacing of columns supporting upper level porches.
 - _____ ii. Proportions of columns and piers should be consistent with section 3.5 of the B-3 Area Plan Design Guidelines. Shutters, screens, brackets and filigree may be used to mitigate deviations from these proportions.
- _____ e. **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.
- _____ f. **Porches:**
 - _____ i. Front entry porches are required.
 - _____ ii. 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.

- _____ **iii.** All porches shall be designed as integral parts of the building using compatible materials, colors and proportions.
- _____ **iv.** All covered porches and uncovered porches or decks that are more than three (3) feet above grade shall comply with minimum building setback requirements.

_____ **g. Other Building Design Elements:**

- _____ **i.** Pier Construction - chain wall footings shall be below grade allowing piers to sit at grade.
- _____ **ii.** Exterior finish of piers shall be either stucco, natural cement finish or brick, with finish visible from public view.
- _____ **iii.** House corners shall be marked with corner boards having a dimension of not less than three inches (3") each.
- _____ **iv.** Exterior Siding - Materials. The following materials are allowed:
 - (a) Vinyl siding- three inch (3") minimum width.
 - (b) Hardiplank
 - (c) Wood
 - (d) Brick
 - (e) Cement finish stucco
- _____ **v.** Windows
 - (a) 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.
 - _____ (b) Windows shall be held a minimum of twelve inches (12") below the soffit.
- _____ **vi.** Roof:
 - _____ (a) Materials shall be either a dimensional shingle, 3-tab shingle, wood shakes, slate, copper, or a galvanized, v-crimp or corrugated metal roof.
 - _____ (b) 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.

_____ **h. Scale and Façade**

- _____ **i.** Multiple Buildings: When multiple buildings are on a site, a Complementary quality, design and materials should be used.
- _____ **ii.** 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.

- _____ iii. 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.

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

 - _____ j. **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.

 - _____ k. **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.
5. **Building Design Guidelines:** Buildings in the District shall comply with the design guidelines to the greatest practical extent as determined by the Design Consultants in addition to the following guidelines:
- _____ A. **Building Design Elements:**
 - _____ 1. Compatibility with the environment. Buildings shall exhibit the ability to provide protection from rain, sun, and high humidity.
 - _____ 2. Entrances - each principle building shall have a clearly defined, inviting, highly visible customer entrance enhanced with distinguishing features such as canopies, galleries, and porticos.
 - _____ 3. Facades of buildings visible to the public shall maintain the same standard of design as the front facade, including:
 - _____ (i) Screening of utilities, equipment, a building services.
 - _____ (ii) Continuation of building design elements such as the quality of materials, galleries, cornices, and treatment of openings.

- _____ (iii) 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.
- _____ (iv) 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.
- _____ (v) 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.
- _____ 4. No building with an industrial appearance is allowed, such as a pre-engineered metal building with metal siding and devoid of historic context.
- _____ 5. Service bays shall be oriented away from the principal street or screened.
- _____ 6. 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.
- _____ 7. 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.
- _____ 8. 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.
- _____ 9. Building should have substance - design should include base, intermediate and cap. Changes in materials should have a clear line of demarcation either by offset, reveal, or border;

_____ 10. Shadows shall be considered as a design element.

_____ B. **Building Materials:** Materials shall be reviewed for compliance with historic context. The following materials have historic context:

_____ 1. Walls, Wood, Brick, Cement Plaster (stucco).

_____ 2. Roofing: Wood shakes, Slate/tile, Rigid Shingles with Ridge tiles, Metal (Corrugated, V-crimp, and Standing Seam).

_____ C. **Building Colors:** Colors shall be reviewed for compliance with historic context.

_____ 1. Facade colors shall be low reflective and subtle. The use of primary, high intensity or metallic color is prohibited outside of the sign face.

_____ 2. Any activity that involves changing color or refreshing color shall require a permit and shall be reviewed by the Design Consultants.

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

_____ D. **Canopies:**

_____ 1. 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.

_____ 2. Unless site conditions preclude, canopies shall be attached to and made an integral part of the main building.

_____ 3. Canopies shall have columns, beams, or brackets of sufficient scale to give a visible means of support.

_____ 4. Clearance under canopies shall not exceed 16', and cantilevered overhangs shall not exceed 15 feet.

_____ 5. Task lighting shall be utilized to reduce light spillage. Intense general lighting under canopies is not allowed.

_____ 6. Fascias - refer to building design elements.

_____ 7. Disrupt long horizontal planes with vertical elements.

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.

General Comments:

