

New Orleans and Central Business District Historic District Landmarks Commission

Design Guidelines Update 2018

In April of 2017, The New Orleans Historic District Landmarks Commission added four new historic Districts: Mid-city, Uptown, Carrollton and Parkview. In order to update the Design Guidelines to include these four new districts, the New Orleans and Central Business Historic District Landmarks Commissions (NO & CBD HDLC) retained the services of Preservation Design Partnership (PDP) of Philadelphia, PA. PDP authored the original Design Guidelines in 2010 and has assisted the Staff of the HDLC with periodic updates since that time. Over the past six months, the staff has been working with PDP to correct, clarify and update information contained in the document.

The NO & CBD HDLC held a public meeting on Wednesday, January 10, 2018 to review the changes and clarifications proposed by the Staff. At that time, Commission members and interested parties made comments and recommendations regarding the Design Guidelines which have since been incorporated. The staff has been working with PDP since January, 2018 to review subsequent drafts and make edits.

Next steps in the process:

The revised sections will be posted on the HDLC website: www.nola.gov/HDLC for a period of 60 days. The public may submit comments on the proposed changes online. These comments will be consolidated and forwarded to the Commissioners for their review and consideration.

The Commission will hold special, public hearings (dates to be determined) to review the proposed changes and updates to the Design Guidelines and the public comment received during the public comment period at the special meetings.

Once the Commissions have approved final drafts of the Design Guidelines, the matter will be forwarded to the City Council. Once received by the City Council, the City Council has 45 days to take up the matter at a regularly scheduled meeting. Once approved by the City Council, the HDLC will publish the new sections to the website and make digital copies of the revised document available for sale online.

The majority of the changes to the sections include the correction of typos, grammatical inconsistencies and updating of outdated procedures. In some cases, larger changes were made to clarify existing guidelines or add guidelines for topics that previously had none. We recommend that the Design Guidelines be viewed in color as the proposed changes in language are highlighted in yellow and added sections connoted by a red box. Below is a brief summary of the major changes for each section.*

- For a complete understanding of the proposed changes to each section, it is strongly recommended that you read each section carefully. This summary does is intended to be brief and does not cover every change.

Major Changes to Design Guidelines by Section

Section 1: Guidelines Introduction

Added language to explain the various levels of HDLC jurisdiction
Added a chart that shows the level of jurisdiction for each district

Section 2: Historic Districts

Four Historic District descriptions for the new, Partial Control districts of Mid-City, Parkview, Uptown and Carrollton Avenue were added and the St. Charles Avenue description was amended to include the new, full control section of St. Charles Avenue from Jena Street to Leake Avenue
New maps were added for all districts.

Section 3: Building Types and Architectural Styles

Added Art Deco and Modern Styles

Section 4: Guidelines for Exterior Maintenance

No major changes

Section 5: Guidelines for Roofing

Added Guidelines for cap flashing
Allow staff to approve the replacement of metal roofing on contributing rated structures
Allow the staff to approve the replacement of asbestos roofing with architectural grade asphalt fiberglass roofing shingles on all structures
Added guidelines for roof penetrations
Added drawing showing examples of good and bad dormer detailing

Section 6: Guidelines for Exterior Woodwork

Added language regarding alternate materials to replace wood trim and ornament
Added more robust information regarding painting and staining
Added definition of a mural and guidelines for mural review

Section 7: Guidelines for Masonry and Stucco

No major changes

Section 8: Guidelines for Windows and Doors

No major changes

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Section 9: Guidelines for Porches, Galleries and Balconies

Added language about security camera locations

Added language about fire escapes

Section 10: Guidelines for Site Elements

Added a more thorough section for Equipment and Systems including roof, ground and wall mounted equipment.

Added guidelines for green walls

Section 11: Guidelines for Commercial Buildings

No major changes

Section 12: Guidelines for New Construction, Additions and Demolition

Increased setback requirements for rooftop additions

Added criteria for demolition in full control and partial control districts

Added new definition of demolition

Section 13: Storm Preparedness and Resilience

New Chapter

Section 14: Glossary

Added new definition of demolition

Section 15: Chapter 84 – Historic Preservation

Updated definition of demolition

Section 16: Rules, Policies and Procedures

Rearranged sections for better flow

Add language regarding the posting of signs for items going before the ARC and Commission

Add language regarding retention application fees

Add language regarding unapproved demolition fines

Removed outdated references and procedures.

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