

Preservation Resource Center's "Welcome Home" Workshop
Thursday, November 3, 2005

Elliot Perkins

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Historic Districts Landmarks Commission (HDLC)
504-565-7440

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Followed by a report by **National Trust for Historic Preservation** volunteers on storm-damaged properties. The ***Professional Damage Assessment*** volunteers include:

Liz Carter of Eugene, Oregon - preservation consultant

Trina Learned of New Haven, Connecticut - historic preservationist

Matthew Kuhnert of Washington D.C. – curator, National Building Museum

Linda Stevenson of Bradenton, Florida - architect

Beth Schwindt of Chicago, Illinois - architect

Jeremy Wells of Surprise, Arizona - historic preservationist

The PRC presents weekly workshops pertaining to the restoration of storm-damage homes. Workshops will be hosted at PRC 4 p.m. Thursdays, free and open to the public until further notice. Upcoming workshop topics include:

Working with the Pros: You and Your General Contractor – November 10

From Roof to Piers – November 17

Financial Incentives for Renovating – December 1

Careful Cleanup: Tackling Mold and other hazards – December 8



For more information please call 504.581.7032 or visit www.prcno.org and
www.preserveneworleans.com
923 Tchoupitoulas St. New Orleans, LA 70130 • Hours: Mon- Fri: 9 a.m.-5 p.m.

HDLC

Historic Districts Landmarks Commission
830 Julia Street, New Orleans, LA 70113
Phone: 504-565-7440 Fax: 504-565-6269

Welcome home. The Historic District Landmarks Commission (HDLC) is ready to work with you to help rebuild our historic districts in a manner that will both maintain the historic integrity of the buildings as well as the property values of the neighborhood as a whole.

All work to the exterior of a building located within a local historic district must be reviewed and approved by the HDLC PRIOR to commencing work. Some of the most common repairs following a hurricane involve roofs, gutters, weatherboards, fencing and window repair. Below are some basic guidelines regarding these repairs to help guide your restoration.

Roof Repair

Repair of replacement shingles that match the existing roof shingles in type and color can be approved by the staff. Please fill out an "Emergency Roof" application and return it to the staff for approval.

Roof Replacement

The following roof brands and colors are approvable as replacements for most roofs within the historic districts. (Blue and purple rated buildings require further review) Please fill out an "Emergency Roof" application and return it to the staff for approval.

Architectural Grade Asphalt/Fiberglass Roof Shingles

GAF Timberline

Color: Slate, Charcoal, Pewter Grey, Weathered Wood

Elk Prestique

Color: Antique Slate, Sablewood, Weathered Wood

Owens Corning – Oakridge

Color: Estate Grey, Onyx, Driftwood, Quarry Grey

Certaainteed-Grand Manor

Color: Gatehouse Slate, Colonial Slate, Stonegate Grey, Black Pearl

Metal Roofs

Standing seam Metal

Galvanized or dark non-metallic colors

5-V Crimp Metal

Galvanized

Slate Alternatives

Ecostar, Amcraft, Royal, Authentic Roof, Lamarite-Tamco

PLEASE NOTE:

All existing ridge tiles must be salvaged and reinstalled.

Wind turbines are NOT approved in historic districts. Ridge vents may NOT be installed if your building has existing ridge tiles. Chinese Cap Roof vents and low profile power vents in less visible locations can be approved by the staff.

Siding

The HDLC staff can approve the repair and replacement of wood weatherboards with HARDIPLANK siding. Please complete an "Emergency Repairs" application and return it to the staff for approval. The HDLC staff CANNOT approve the replacement of wood weatherboards with Vinyl or Aluminum siding. These applications must go before the commission for approval.

Doors & Windows

The HDLC staff can approve the repair and replacement of windows and doors that match the existing in material, profile, dimension and size. Please complete an "Emergency Repairs" application and return it to the staff for approval.

The replacement of existing wood windows and doors with metal or vinyl windows & doors is NOT approvable.

Fences

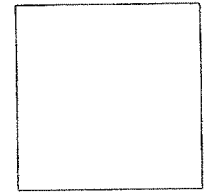
Repair or replacement of fences that match the existing fences in location, height, material, and design will be approved by the HDLC. Please complete an "Emergency Repairs" application and return it to the staff for approval.

Wood privacy fences must be capped and may not be installed in front of buildings.

Vinyl and chain link fences are NOT allowed within historic districts.

HDLC

Emergency Certificate of Appropriateness



Historic District Landmarks Commission 830 Julia Street 565-7440

ROOFS

Address _____

Owner _____ Phone # _____

Applicant _____ Phone # _____

Roof Shingles *Existing ridge tiles shall be salvaged and reinstalled

Removal of:

- Slate or asbestos roof shingles
- Architectural grade asphalt/fiberglass roof shingles
- Seal tab asphalt/fiberglass roof shingles
- Metal roof (circle one) Standing seam 5v crimp R-panel
- Tile
- Roll Roofing

Installation of:

- GAF Timberline asphalt/fiberglass roof shingles (circle one)
Charcoal Slate Weathered Wood Pewter
- Owens Corning Oakridge asphalt/fiberglass roof shingles (circle one)
Estate Grey Onyx Driftwood Quarry Grey
- Elk Prestique asphalt/fiberglass roof shingles (circle one)
Antique Slate Sablewood Weathered Wood
- Certainteed- Grand Manor asphalt/fiberglass roof shingles (circle one)
Gatehouse Slate Colonial Slate Stonegate Grey Black Pearl
- Metal Roof (circle one)
Standing seam 5v crimp R-panel Color _____
- Three tab asphalt/fiberglass roof shingles ONLY WHERE PREVIOUSLY EXISTED (circle one)
GAF – Sovereign: Charcoal Slate Weathered Wood Pewter
Owens Corning–Supreme AR & Classic: Estate Grey Onyx Grey Oxford Grey
Weathered Wood
- Slate Alternative (Circle One) Ecostar Amcraft Royal Authentic Roof

Chimneys

- Repair/replace chimney as needed to match existing
- Remove damaged chimney (photo documentation of damaged chimney required)

Vents

- Repair/replace Chinese cap roof vent as needed to match existing
- Repair/replace/install ridge vent (where no ridge tiles exist)

Signature of Applicant _____ Date _____

Please return completed application to staff for approval



What is Blue Roof?

Operation Blue Roof installs a free, attached tarp as a temporary roof on residential structures, schools, day care centers and publicly owned facilities. The roofs allow occupants to return to and make repairs in their homes (when the structures are residential).

How does Blue Roof affect my house?

In Orleans parish, the Corps of Engineers and its contractors began inspecting homes immediately after the hurricane and left documentation directly on the houses indicating whether the home qualifies under the Blue Roof program. The documentation includes contact information. If the documentation on your house is missing or illegible, call 1-888-766-3258.

Qualifications

Blue Roofs are installed on buildings which meet the following criteria:

- Have 50% or less of the roof decking damaged
- Have 50% or less of the supporting structure damaged
- Are safe to access and are structurally sound
- Do not have trees on them
- Roofs are not installed on buildings with existing roof surface made of tile, metal, slate or asbestos slate. Flat roofs are also excluded from the program. HDLC will work with Mercy Corp to install Blue Roof-type tarps on buildings with these historic roof surfaces; call 504-565-7440 to be placed on a list to possibly receive this service.

For more information, log on to www.mvd.usace.army.mil/hurricane/chr.php and click on the Blue Roof icon (directly above “press releases”).



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Preservation Resource Center “Welcome Home” Seminar

A historic house which was structurally sound pre-Katrina will remain structurally sound unless:

- your home is located immediately next to a levee or flood wall that was breeched
- the home is of masonry construction and suffered from deferred maintenance pre-Katrina

The length of time water sat inside a building is insignificant and is extremely unlikely to result in ruined wood flooring, un-removable wood fungus or failing brick piers.

If your house took on water for any length of time, proceed immediately with the following steps to dry it out:

- remove any non-permeable closures between piers, to allow circulation under the house; these may include cinder blocks, corrugated metal, plywood and even landscaping to ensure no moisture is trapped underneath the house.
- if walls are sheetrock, remove wet sheetrock and allow wood framing to air dry
- if walls are plaster, remove wet plaster by chipping or pulling off only small sections, forming holes or squares in water-damaged plaster. Allow air to reach the lathe and framing behind. **It is not necessary to remove all plaster** (unless modern insulation is found in walls behind plaster).
- when using electricity or a generator, run fans or AC to dry wood framing once it is exposed; fungus and mold do not grow once relative humidity below 80% and the moisture content of the wood drops below 20%.

It is not necessary to obtain a building permit from Safety and Permits or HDLC to begin cleaning, gutting, and removing debris from your house. Any other repair work, including roof repair, may require a permit:

- a work application submitted to Safety and Permits (www.cityofno.com) will result in Safety & Permits delivering and posting an issued permit to your house
- repair in HDLC (local historic) districts must be permitted by that agency (contact HDLC at 504-565-7440, visit 830 Julia St. or log on to www.cityofno.com)

FEMA has verbally committed to Safety & Permits that re-classifying flood zones (because of Katrina flood levels) will not be necessary. FEMA was already in the process of revising flood maps and will continue this with new maps issued some time after December 2006. Meanwhile, Safety & Permits is surveying each and every building in the entire city to make the following determination: *if the cost of renovation exceeds 50% of the cost to build the house new, the homeowner will be required to bring the building up to the current New Orleans Building Code which includes meeting current FEMA flood elevation requirements.* Homeowners may also be required to obtain survey showing the lowest floor point of the house for Safety & Permits.

-courtesy Ashton Avegno, structural engineer



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