

Mid-City Rehabilitation Grant Program



August 23, 2011
New Orleans, Louisiana

Presented by the
Louisiana Division of Historic Preservation

Program Purpose

To **maintain the integrity** of the Mid-City National Register Historic District due to construction of the VA and LSU Medical Centers.

In particular, to help **rehabilitate** historic properties inside the boundaries of the National Register district.



This program has two parts:

1. Grant funding for exterior repairs to historic properties in the Mid-City National Register Historic District; and
2. Planning and technical assistance from a preservation professional for grant funded properties.

What is the National Register?

United States' official list of cultural assets considered important and worthy of preservation because they illustrate U.S. history or culture. Maintained by the **U.S. Department of the Interior, National Park Service** with the State Historic Preservation Offices across the country.



What is the Mid-City National Register Historic District?

- National Register of Historic Places in 1993
- Not Locally designated through the City of New Orleans Historic District Landmarks Commission (no special permits required)
- Buildings ranging from 1860 – 1943
- Most common alterations – porch columns and siding material

Mid-City Architectural History

- Originally low lying swamp called “back of town”
- 1860-1883 development primarily below Galvez
- 1899 New Orleans Drainage Commission pumping station at Bienville and Broad Street – reason why most construction past 1900
- Received name in 1923 through Hibernia National Bank branch naming contest at Canal and Carrollton. Bank teller James Kepper won \$20 for his “Mid-City” entry

Mid-City Building Styles and Types

SHOTGUN & CAMELBACK

- 1830s – 1950s
- 46% of houses in Mid-City
- Italianate, Eastlake, Colonial Revival, Bungalow Styles

BUNGALOW & RAISED BASEMENT

- 1910-1950
- 13% of houses in Mid-City
- Italianate, Eastlake, Colonial Revival, Bungalow Styles

Visit City of New Orleans Historic District Landmarks Commission Guidelines – Building Types and Architectural Styles on line at <http://www.nola.gov/RESIDENTS/HDLC/>

NOTE: MID-CITY IS NOT A DESIGNATED HISTORIC DISTRICT BY THE CITY OF NEW ORLEANS; NO LOCAL PERMITS ARE REQUIRED

Mid-City Building Styles and Types

2 STORY

ASYMMETRICAL

- 1870-1900
- 8% of houses in Mid-City
- Porches, irregular floor plans, turrets, bay windows
- Typically Queen Anne and Eastlake styles

2 STORY

SYMMETRICAL

- 1870-1930
- 6% of houses in Mid-City
- Boxy, separated by center wall
- Colonial Revival, Bungalow

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Mid-City Building Styles and Types

OTHER STYLES:

- Commercial – 12% of buildings; primarily on Canal Street; also includes small corner stores
- Creole Cottage – 2% of buildings; 1790-1870s
- Side Hall and Center Hall – 3% of buildings; 1830-1880s

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The Mid-City Rehabilitation Grant Program will IMPROVE Mid-City by investing in its historic buildings.

Example: *Repair damaged siding, paint, rebuild porches and stairs, restore wood windows*



The Mid-City Rehabilitation Grant Program will RETAIN & RESTORE historic architectural character.

Example: repairing or replacing missing or damaged architectural features



MID-CITY REHABILITATION GRANT PROGRAM

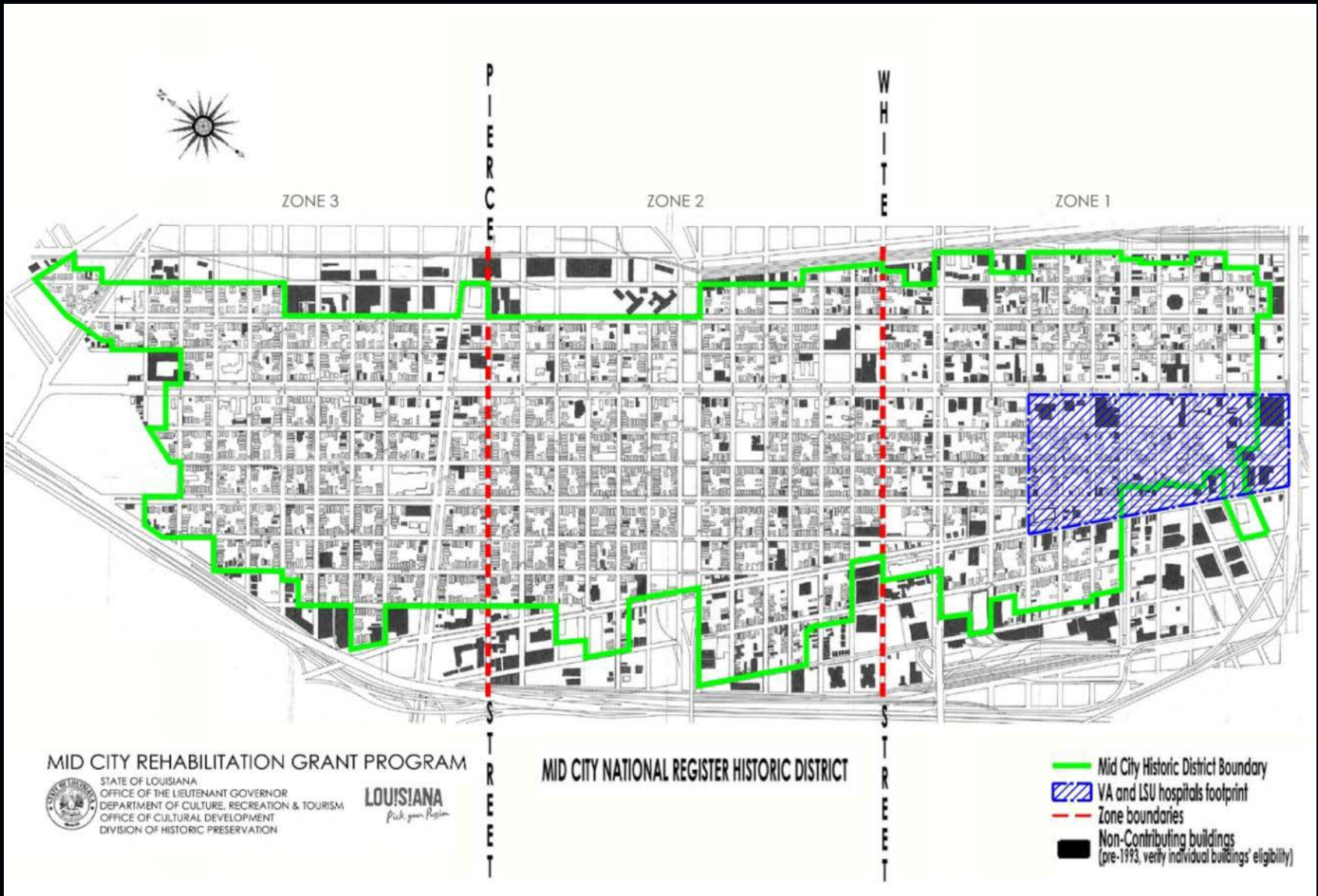
Grant awards up to \$20,000 will be awarded for exterior repair and rehabilitation of historic properties within the Mid-City National Register Historic District.

Distribution of funds should begin January of 2012

How do I know if my
property qualifies for a
Mid-City Rehabilitation
Grant?

To be eligible for a Mid-City Rehabilitation Grant, the property must be inside the **Mid-City National Register Historic District** and must fall within one of the following **National Register** categories!

Mid-City National Register Historic District



National Register Categories

Category 1 Listed individually on the National Register



National Register Categories

Category 2 A Contributing Element
inside the Mid-City
National Register Historic
District



National Register Categories

A Contributing Element must:

1. Have been constructed before 1944.
2. Retain historic appearance, i.e., historic exteriors have not been significantly altered or modified.



* The Mid-City NRHD is currently undergoing an update to its listing on the National Register of Historic Places. This update has not yet been approved by the U.S. Department of the Interior, National Park Service. If approved, this date would now include properties built after 1961.

National Register Categories

Category 3 Individually Eligible, as determined by the Division of Historic Preservation



National Register Categories

Category 4 If properties were relocated as part of the VA & LSU projects, they must be deemed Contributing after rehabilitation



National Register status is only
one step. Falling within
one of the Register categories
does **NOT** equal funding!

How do I know if my
property meets the
National Register
requirements?

Staff determines National Register status based on your application, which asks you to provide the following:

- Address of building
- Pictures of all four building elevations and two streetscapes
- Locate property on historic district maps

What will be funded?

Some eligible costs:

- Roof repairs
- Window, door and trim repair
- Fascia and siding repair
- Structural framing members related to exterior elements
- Exterior weatherization including painting
- Replacing damaged or destroyed distinctive architectural features

Only exterior rehabilitation work will be funded.

What We Do Not Fund

- New additions
- Interior rehabilitation
- Work covered and funded by insurance and other recovery entities
- Complete reconstruction of destroyed buildings
- Elevating buildings
- Acquisition of property
- Moving buildings
- Properties owned by governmental entities
- Religious properties (per federal requirements)
- Properties built after 1943
- Reimbursement for work already completed

How do I fill out the
Scope of Work in the
application?

The application asks you to describe work needed to repair your property and the anticipated cost of the project.

WORK ITEM: Window Repair

- Repair 4 original wood windows
- Repair sashes to functionality
- Repair trim boards
- Replace termite damaged wood at exterior trim flashing and drip caps
- Re-glaze all sashes
- Provide weather-stripping at all sashes

Grant Request: \$4,000

Matching Funds: \$1,000

WORK ITEM: Porch Repair

- Repair original wood columns bases, capitals and shaft; Re-mill damaged column 1 to match the existing
- Repair or replace damaged beaded board ceiling and trim to match original in dimension
- Patch tongue and groove floorboards with existing material, sand and refinish

Grant Request: \$10,000

Matching Funds: \$0

TIPS FOR YOUR SCOPE OF WORK

TIP 1: You must submit photographs showing the current state of items to be repaired – see photo diagram.

TIP 2: You must also submit estimates from contractors familiar with historic rehabilitation.

TIP 3: Write your scope of work according to the Secretary of the Interior Standards and Guidelines for Rehabilitation.

What happens to my
application after I
submit it?

- Application reviewed for eligibility by staff
- A panel of professionals in historic preservation and construction will review all eligible applications
- The panel will rank applications based on a standardized scoring system
- Applicants will be notified of final score, whether funding will be awarded and if so, how much
- Applicants that are denied funding can appeal the panel's recommendation to the State Historic Preservation Officer

How will the panel determine who receives a grant?

- Will the project improve the historic character of the neighborhood?
- Will the project positively affect the historic character of the property?
- Where is the property located in relation to the hospital footprints?
- Was the applicant or the property displaced because of the VA or LSU hospital projects?
- What is the likelihood the project will be completed?
- What will the project reasonably cost and can the applicant provide additional funds toward the project?

What happens if I am
awarded a Mid-City
Rehabilitation Grant?

How does it all work?

If you are awarded a grant, the Division of Historic Preservation staff will assist you every step of the way.

- Develop the scope of work with you,
- Conduct site inspections,
- Review contractors' work,
- Consult with you regarding historically appropriate materials and methods,
- Assist you with grant-related paperwork.

How long do I have to complete the work?



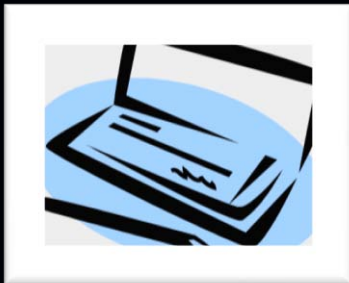
Work funded by the Mid-City Rehabilitation Grant Program must be completed **within 12 months** of the project's start date.

When do I receive the Grant Funds?



- Grant funds will be disbursed as a reimbursement for money spent after the grant scope of work is defined, a grant agreement is executed, and the Division of Historic Preservation staff has approved the work and the contractor or specialized craftsman doing the repairs.

- Up to four requests for reimbursement may be made for each grant, for no less than 25% of the grant value for each application. Final payment will not be paid until the project is successfully completed, inspected, and approved.



- Submit invoices, receipts, proof of payment, and all other expenditure documentation required to evidence payment. **NO CASH PAYMENTS FOR LABOR ARE ACCEPTED!**

What is the deadline for applying for a grant?



October 14, 2011!!!

Completed applications must be postmarked or hand-delivered by this date!

NEED ASSISTANCE?

Contact the Mid-City Rehabilitation Grant Program!

By phone: 504-568-2500 or 866-406-7043 (toll free)

By email: midcitygrants@crt.la.gov

On the web: www.louisianahp.org

Louisiana Division of Historic Preservation