

NEIGHBORHOOD
ARCHITECTURAL GUIDELINES



Architectural Guidelines for Neighborhood

Essential Elements include:

1. Ground floors are set above grade a minimum of 33"
2. Max height of 35' to midpoint of roof
3. Setbacks are based on Lot Types provided in diagrams.

Architecture Styles

Styles are based on those found in the New Orleans Garden District and range from Italianate, Classical, French Colonial, Victorian, and Regency. If a design is questionable, it can be reviewed by it's comparison to pictures from the Garden District.

Massing & Composition

Massing will be based on housing found in the Garden District.

Porches

1. All houses are required to have porches, balconies, or stoops, based on style.
2. Porch Columns are based on style chosen or imagery from Garden District.

Window & Door openings

1. Windows and window panes are to be vertically proportioned.
2. Window style, proportion, and muntin patterns based on house style.
3. Window head heights are minimum 8 ft AFF.
4. Ground floor windows on porch shall be full height, min. 7'-4" tall.
5. Door Style based on house style.

Roofs

1. Roof shape and pitch will be based on house style.
2. Cornice and trim will be based on house style.
3. Dormer type and proportion will be based on house style.

Approved Materials

Wall Materials:

1. Brick, painted brick, parged brick, stucco, lap siding, fibercement lap siding. All based on house style chosen. Roughly only 10% of single family detached housing should be brick. Single family attached housing is more likely to be brick.
2. Brick will be approved based on it being a color that would have been manufactured pre-1920.
3. Columbus Brick: Canal Street Genuine papercut, Mill Creek Genuine papercut, Wakefield genuine papercut, St. Augustine genuine papercut, Forest Glen genuine papercut.
4. Boral Brick: Briarwood Blend Queen, Granby Crossing Queen, New Orleans Queen.

Exterior Moulding / Trim:

1. Cellular PVC flat sheet (4'x8', 4'x10', 4'x12') for gables, soffits, etc.
2. 3/4" thick trim boards, 5/4" thick trim boards (4" and 6" widths), tongue-and-groove paneling.
3. Fibercement, Wood, Cellular PVC
4. All based on Garden District styles.

Columns:

Columns vary greatly in the Garden District, but mainly focused in the Tuscan, Doric, Ionic, & Composite Orders (for more classical styling), and Victorian orders. As in many cases in the Garden District, column orders are often mixed from one floor to another on porches and balconies. Columns will be reviewed as to appropriateness by the ARB.

1. Turncraft - <http://www.turncraft.com> Architecturally correct round and square composite and wood columns
2. Column & Post - <http://www.columnpost.com> Architecturally correct round and square composite columns
3. HB&G - <http://www.hbgcolumns.com> - fiberglass columns, PermaLite & PermaCast columns
4. Steel tube columns - based on Garden District designs
5. Wrought Iron columns with filigree

Railings:

1. Wrought Iron Railing - most prevalent, simple or with filigree (no aluminum railings allowed)
2. Steel railings that look like traditional iron railings.
3. PermaPorch system: Cellular PVC, 2x2 square or turned balusters with Savannah top rail.
4. Wood - painted, and only with shaped/moulded top rails

Front Fencing*:

1. Wrought Iron fencing or Steel fencing that looks like wrought iron.
2. Short brick wall, in conjunction with iron fencing.

* *Privacy yard fencing can be wood and must be approved by ARB.*

Windows:

Energy efficient wood, PVC, or aluminum clad with true divided lite appearance (7/8" muntins with space bar) and brick moulding if in brick wall.

- **Shutters**, if used, will be fully operational with associated hardware.
- **Windsor** - Wood double hung and casement; Cellular PVC Legend Series double hung and casement; Wood or PVC simulated divided light (SDL); Direct set transoms and sidelights
- **Marvin** - Wood double hung and casement; Next Generation Series double hung and casement with aluminum trim accessories; Replacement sash w/profiled aluminum panning; Wood or clad simulated divided light (SDL); French Doors and Bi-fold doors
- **Jeld-wen** - Wood double hung and casement; Sitrine Clad double hung and casement with aluminum trim accessories; Wood or clad

simulated divided light (SDL); Direct set transoms and sidelights

- **Pella** - wood or clad - to be reviewed/approved by ARB.
Weathershield wood or clad - to be review/approved by ARB.

Porch Ceilings:

Beaded board; Smooth surface panels. All based on Garden District style.

Cornice & Trim:

Brick corbeling and detail, brackets; Wood, composite, cellular PVC or polyurethane millwork; Stucco, stone, or cast stone. Bracketing will be reviewed for appropriateness per style chosen.

Roofing:

Membrane roofing on low slope only, Standing seam metal roof, Diamond shaped shingles, Slate roof, synthetic slate roof. All synthetic slate roofing will have to be reviewed by field sample only.

Colors approved by Village at Madison ARB.

Gutters & Downspouts:

1. Half-round copper, aluminum, or painted steel with round downspouts;
2. Ogee gutter with round downspouts - only allowed if correctly built into the cornice. Details must be approved by ARB.

Colors:

Main body wall colors should be modeled after homes in the New Orleans Garden District, usually in the light to medium shade colors in a historical palette. More Victorian houses tend to be more colorful. Brick colors are to be in the red and brown tones, typical for the local area. Painted brick is reminiscent of stucco and therefore needs to stay in the white, warm white, and lighter earthtone colors. Colors will be reviewed in reference to the style chosen.

Trim and Columns: For the most part, trim and columns should be white, especially on a Classical house. Victorian houses, although colorful, still tend to have white and very light colored trim and columns.

Shutters: shutters, on the whole, regardless of style, should be dark, contrasting colors. If looking at a fan deck of paint chips, select from the darkest two colors on the line-up.

Historic pictures or current pictures of houses in the New Orleans Garden District can be presented to set a precedent for color selection. The Village at Madison ARB has over 500 pics of the N.O. Garden District to help establish color palettes. Colors will be reviewed by the ARB.



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