City of Donaldsonville

Certified Local Government

Survey of Historic Donaldsonville

Missy Jandura – Executive Director
Donaldsonville Downtown Development District
&
Mainstreet Donaldsonville

DONALDSONVILLE
DOWNTOWN
DEVELOPMENT
DISTRICT
MAINSTREET

City of Donaldsonville
Certified Local Government
Donaldsonville Historic District Survey

- This project has been financed in part with federal funds from the National Park Service, Department of the Interior through the Louisiana Department of Culture, Recreation and Tourism, Office of Cultural Development, Historic Preservation.

- However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior.

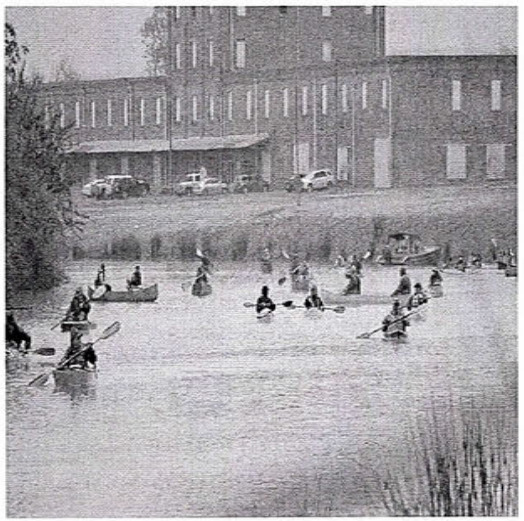
- This program received federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability, age, sex or sexual orientation in its federally assisted programs. If you believe you have been discriminated against in any program, activity or facility as described above, or if you desire further information, please write to:

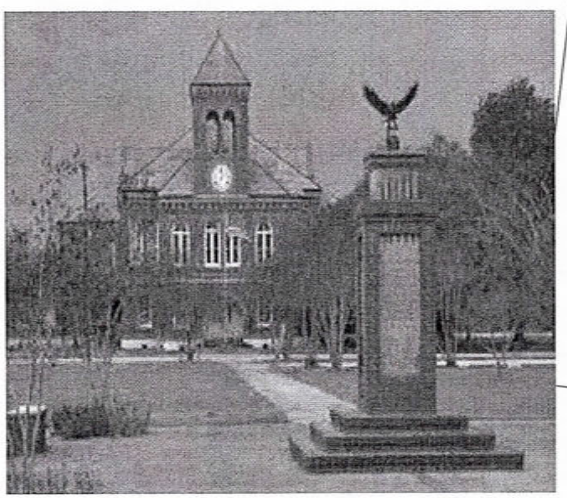
Office of Equal Opportunity
National Park Service
1849 C Street, N. W.
Washington, DC 20240

Acknowledgements and Mentions

- Special thanks for multiple years of survey work and preservation done by past and present Donaldsonville volunteers, leaders and staffers. Thank you for the inception and consistent growth of programs within the Donaldsonville Historic District, DDD and Main Street Donaldsonville and Cultural Districts.
- City of Donaldsonville, Main Street Louisiana and National Preservation Trust programs are strong partners and provide financial support, guidance and educational opportunities.
- Additional support graciously offered by; City of Donaldsonville, Donaldsonville DDD, Main Street Louisiana, Main Street Donaldsonville, GSA Engineering, AIM Mail and Printing, Missy Jandura, Michael Tortorich, David Imbrugilio, Alvin Batiste, Carl Capone, Ray Scriber, Leon Steele, Liz Eure and Danielle Doyle
- Deep gratitude to Tammy Dale for hundreds of volunteer hours by tirelessly beautifying buildings for her community.
- A true thanks to Jared Wells, who provided hours of research and photographs to this project. His enthusiasm and foundation, served as the impetus of this grant project. Thank you, Jared.
- Appreciation to all the original craftsmen, builders and citizens of Donaldsonville, without whom, a treasured town would never had existed.

To the current and future caretakers of such an architecturally important community, please preserve and protect your legacy and fascinating town. A true southern jewel of a town is in your hands.






Welcome to
DONALDSONVILLE
FOUNDED 1800
NATIONAL REGISTER HISTORIC DISTRICT
STATE CAPITOL 1830-1831

Donaldsonville, Louisiana

- Founded in 1806, the Donaldsonville Historic District is significant in the area of architecture and history because of its fine collection of structures of pre-Civil War era buildings to interesting buildings through the 1950s. The varied collection of building styles such as Italiante, Creole, French, Spanish, English and a wonderful array of gingerbread accents, typical of Germanic cottages, become even more unique when installed on slave cabins and sharecropper homes.

- The blend of styles and wide array of sizes, emphasizes the need to share our treasured district to light. While Donaldsonville is similar in character to other River Region districts, the size and scope of the existing district boasts over 400 sites.

- The influences of varied ethnicities and location between Baton Rouge and New Orleans made for a convenient center for all. The district is also important to record and promote due to the formal city planning of the 1800s on a grid, which is unusual in its scope.



Some History

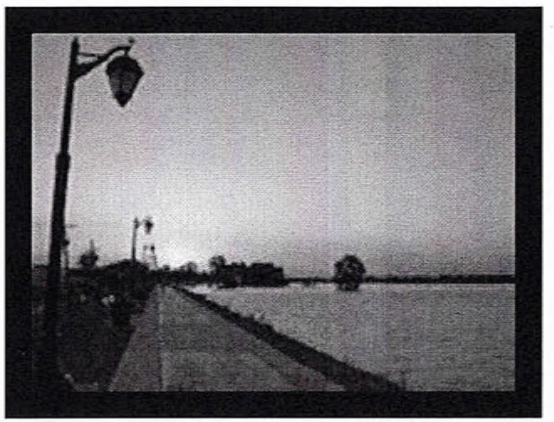
- Donaldsonville's history is filled with stories of Indians, explorers, pirates, Acadians, plantations, Civil War Battles and much more. The town's rich heritage melds the cultures of the French, Italian, African, German, Canary Islanders and other ethnic ancestors who found haven on the shores of the west bank of the Mississippi River.

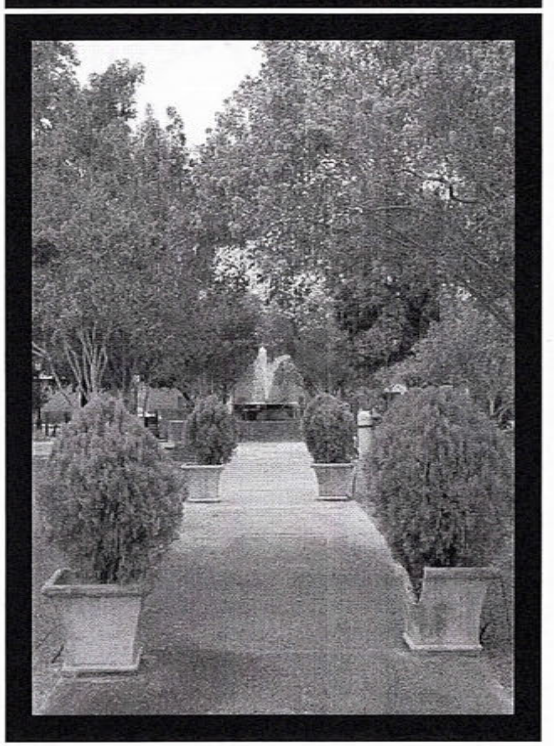
  In 1683, Sieur de La Salle explored the Mississippi River valley and claimed it for France and King Louis XIV. At the junction of the river and a bayou, he found the Chetimatches Indians. La Fourche des Chetimatches became the name for the stream. La Fourche means "the fork". Later, the name was changed to Bayou Lafourche. France established the Louisiana Territory and brought the first settlers, but it was truly colonized under Spanish rule.

  In 1755 the British deported French settlers from the maritime provinces of Canada - Acadia. They were herded onto ships with only the possessions they could carry in their arms. Louisiana, where they could live under French rule, speak their native language and practice their Catholic faith, became their promised land. La Fourche des Chetimatches became the second Acadian settlement.

  On October 4, 1804, William Donaldson, a young merchant from New Orleans, was appointed a member of the Louisiana Legislative Council. This service led him to dream of building a town to be the parish seat and the state capital. Pierre Landry received a Spanish land grant for the property bordered by the Mississippi River and La Fourche des Chetimatches in 1775. William Donaldson selected the Landry farm as the site for his town. On February 10, 1806, Donaldson commissioned Bartholemew Lafon to draw a plan for La Ville de Donaldson.

- The plan included a crescent-shaped park to welcome river traffic. All of the streets were named for the counties in old Louisiana. In 1808, the American government established Donaldson Town which changed to La Fourche in 1809 and in 1822, to Donaldsonville.





Donaldsonville Historic District

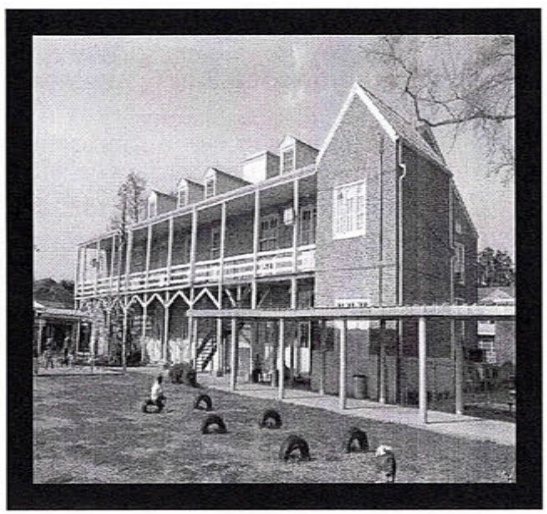
- **ORDINANCE**
-
- The following city ordinance established the Donaldsonville Historic District Commission and the rules that govern it.
-
- AN ORDINANCE ESTABLISHING A DONALDSONVILLE HISTORIC COMMISSION, PROVIDING FOR RECOMMENDATIONS AND APPOINTMENT OF MEMBERS, PROVIDING FOR RULES AND REGULATIONS, MEETINGS, REPORTS AND RECOMMENDATIONS, PROVIDING PURPOSE, DEFINING HISTORICAL DISTRICT, PROVIDING FOR A COMMISSION'S RECOMMENDATIONS AND ACTIONS THEREON, SUBMISSION OF QUESTIONS TO COUNCIL, PROHIBITIONS, PERMITS, PENALTIES AND VIOLATIONS, PROVIDING FOR SAVINGS CLAUSE, EFFECTIVE DATE OF ORDINANCE, REPEALING ALL ORDINANCES IN CONFLICT HEREWITH, NUMBERING AND RENUMBERING OF ORDINANCE OR SECTIONS THEREOF.
-
- WHEREAS, by Resolution of the Mayor and City Council of Donaldsonville on February 17, 1983, it was agreed that application be made to the Secretary of Culture, Recreation and Tourism of the State of Louisiana for the creation of an Historic District to be placed on the National Register,
-
- WHEREAS, the Office of Cultural Development, Division of Historic Preservation, approved an application seeking to have an historic district established in the City of Donaldsonville of Ascension Parish, Louisiana, and
-
  WHEREAS FURTHER, the DONALDSONVILLE HISTORIC DISTRICT was approved by the Department of the Interior for listing on the National Register of Historic Places on January 19, 1984, and
-
- WHEREAS, the City Council is desirous of promoting the education, cultural and economic welfare of the public of the City by preserving and protecting historic structures and neighborhoods which serve as a visible reminder of the historic and cultural heritage of the city, region, state and nation, and furthermore it is the purpose of the Ordinance to strengthen the economy of the City by stabilizing and improving property values in the historic area;
-
- SECTION 1. Commission Established
-
- There is hereby created a Commission to be known as the Historic District Commission of the City of Donaldsonville.
-
  SECTION 2. Recommendations and Appointment of Members
- The Commission shall consist of seven (7) members. They shall be appointed by the Mayor, from a list of nominees submitted by the Mayor and Council, as follows: One (1) representative of the Rivertown Merchants' Association, one (1) member of the Ascension Heritage Association, at least one (1) qualified professional from the disciplines of architecture, history, preservation, planning, archaeology or other related field, and four (4) other citizens of the City who have demonstrated an interest in preservation.
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-

Donaldsonville Historic District

- SECTION 3. Term: Vacancies
-
- Each of the members of the Commission shall be appointed as follows: Two (2) members shall be appointed for a term of two (2) years, three (3) members shall be appointed for a term of (3) years, and two (2) members for a term of five (5) years. Whenever the term of a member of the Commission expires or is otherwise vacated, the Mayor shall, within sixty (60) days, appoint his/her successor from the list of eligible candidates complied by the Mayor and Council.
-
- SECTION 4. Employees and Committees
-
- The Commission, with the approval of the Mayor and Council, may select such employees as may be necessary to carry out the purpose for which it is created. The City Attorney shall be ex-officio, the attorney for the Commission. The Clerk of Council or other designated individual shall also serve as Clerk of the Commission, being responsible for the official minutes of all Commission meetings. The Commission may designate and appoint, from among its members, various committees with such powers and duties as the Commission may have and prescribe.
-
- SECTION 5. Rules and Regulations: Meeting, Minutes, Reports and Recommendations
-
- The Commission shall make such rules and regulations as it may deem advisable and necessary for the conduct of its affairs consistent with the laws of the City. A designated set of criteria, based upon the Secretary of the Interior's Standards for rehabilitation, shall be drawn up by the Commission, taking into consideration recommendations by the Mayor, Building Inspector and City Council, to be utilized in all cases falling under the jurisdiction of the Commission. The Commission shall meet, at a minimum, on a quarterly basis, but meetings may be held at any time by the Commission on written request of any of its seven (7) members or the Mayor. All meetings shall be open to the public and shall be advertised as such at least twenty-four (24) hours prior to their commencement. The Commission shall submit minutes and quarterly reports to the Mayor and City Council.

Donaldsonville Historic District

- SECTION 6. Purpose
-
- The Donaldsonville Historical District Commission shall have as its purpose the preservation of all such buildings and sites in the Historical District section of the City as, in the opinion of the Commission, shall have architectural and/or historical value and which should be preserved for the benefit of the people of the City and State.
-
- SECTION 7. Definition of Historical District
-
- The following area of the City of Donaldsonville is hereby designated as the "Donaldsonville Historic District", to-wit:
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- SECTION 8. Definitions
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- For the purposes of the ordinance, the definitions of terms as listed in the "Guidelines for Louisiana's Certified Local Government Program" (Revised January 1985) shall be applicable
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Donaldsonville Historic District

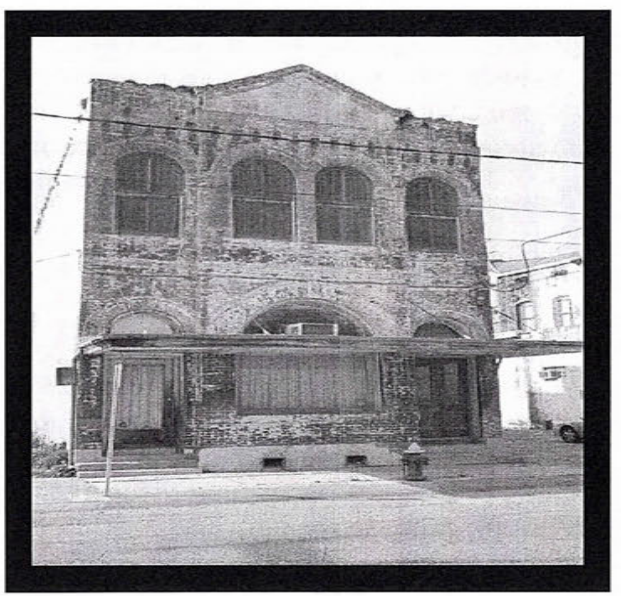
- SECTION 9. Application for Certificate of Appropriateness
-
- A certificate of appropriateness (COA) issued by the Historic District Commission shall be required before a work permit is issued for work within the jurisdiction of the Commission as follows:
-
- demolition of an historic structure;
- moving an historic structure;
- material change in the exterior appearance of existing structures classified as historic by additions, reconstruction, alterations, or maintenance involving exterior color change;
- any new construction of a principal building or accessory building or structure subject to view from a public street;
- change in existing walls or fences, or construction of new walls and fences, if along public street right-of-way;
- material change in the exterior appearance of existing non-contributing buildings, as identified by the National Register nomination inventory of the Donaldsonville Historic District, by additions, reconstruction, alteration, or maintenance involving exterior color change, if subject to view from public street;
- alteration or destruction of significant landscape features, such as public park areas, including but not limited to Crescent Park, Louisiana Square and the Ascension Parish Courthouse grounds; public areas adjacent to Bayou Lafourche; live oaks, pin oaks and other trees within the jurisdiction of the Commission which, due to their substantial size and/or age are adjudged to be of historic and/or esthetic value to the City and its residents.
-
- Before the commencement of any work in the aforementioned areas, an application shall be made to the Commission, by the property owner, for a COA. Each application shall be accompanied by such plans, sketches, photographs, descriptions or other information as reasonably required by the Commission to make a decision. Exceptions shall be the repainting of a structure the same color as before, repairing man-made or natural damage to pre-existing condition, or other minor alterations specified by the Commission and shall require no such application or certificate.

Donaldsonville Historic District

- SECTION 10. Commission Recommendation and Action Thereon
-
- The Donaldsonville Historic District Commission shall, upon due consideration, report thereon, within 30 days after the filing of the application, its recommendations, including such changes, if any, as in its judgment are reasonably necessary to comply with the requirements of this Ordinance, by sending them, in writing, to the building inspector with the application and documents referred to in the Ordinance and if they are found by the building inspector to comply reasonably with all existing regulation, ordinances and laws of the City, the building inspector shall issue promptly a permit for such work and indicate on such permit the extent and nature of the work to be performed thereunder.
-
- SECTION 11. When Building Inspector Is to Submit Questions to Council: Action of Council
-
- If the applicant for a permit shall refuse to accede to reasonable changes recommended by the Commission, if the Commission shall disapprove any application or if the building inspector finds that the recommendations of the Commission do not comply reasonably with the existing regulations, ordinances and laws of the City, the building inspector shall within not later than five (5) business days, forward such matters and his comments to the City Council for such action as in its judgment, after notice and affording an opportunity to the applicant and to the Commission and other protesting parties to be heard, shall effect reasonable compliance with such recommendations and this Ordinance.
-
- SECTION 12. Stopping Work Commenced Without Permit
-
- The building inspector shall promptly, within 24 hours of notification, stop any work attempted to be done without or contrary to a permit issued under this Ordinance and shall promptly prosecute any person responsible for such a violation of this Ordinance or engaged in such a violation. Any officer or authorized agent of the Commission shall exercise concurrent or independent powers with the building inspector in prosecuting violation of the Chapter and stopping work attempted to be done without or contrary to the permits required by this Ordinance.

Donaldsonville Historic District

- SECTION 13. Demolition of Historic Buildings, Structures, and Landscape Features
- By Code of Ordinance Section 2-73 DEMOLITION
- All applications for demolition are to be referred to the Donaldsonville Historic Commission for action. At the first regular monthly commission meeting where the application is presented, it shall be accepted by the commission and laid over to the next regular monthly commission meeting before action is taken. Accepting the application simply requires the action of the chairman. The Commission may waive the monthly layover period and take immediate action; however, only by motion to that effect.
- It should be noted that the Donaldsonville Historic Commission president is to enact the monthly layover period in every case. The only exception to this procedure is a situation of eminent public danger, whereby a special permit may be issued by the chairman for an emergency demolition.
- The demolition of buildings of any architectural or historical importance, or that form of demolition which takes place slowly by neglect, is not allowed. Generally, any building or portion of building which is rated as historic cannot be demolished. Structures which in the past have been rated as an intrusion or less than fifty years of age may be required to be retained because of their size, scale, or growing importance to the historical context of the historical district; however, it may be demolished upon the approval of the historical district commission. Detailed plans must be submitted which show exactly what is proposed for demolition. No demolition permit shall be issued without prior conceptual approval by the Historic District Commission of the proposed new construction. Any person who demolishes a historical structure within the historic district without Historic District Commission approval shall be fined $5000.00.
- Petitions for the alteration or destruction of landscape features, as specified in Section 8(g), shall be accompanied by written explanation as to the necessity of removal or alteration and planned use of the property as well as by other documentation requested by the Commission.



Donaldsonville Historic District

SECTION 14. Protective Maintenance of Historic Buildings and Structures

Historic buildings and structures shall be maintained to meet minimum safety requirements of the City as now practiced or as may be set forth in the building code adopted by the City or if not adopted, referred to by custom. Provided, however, that notice to the owners as required by the ordinances of the City for unsafe structures shall further provide in the case of historic structures that this Ordinance will require a permit after approval of the Historic District Commission before demolition or alteration, and in the meantime, the owner shall make such repairs as will secure the building and upon failure to do so the building inspector shall cause such building or structure or portion thereof to be secured, the cost thereof to be charged to the owner of the premises and collected in the manner provided by law.

SECTION 15. SIGNS

(a). Definitions

The following terms, as used in this Section, are defined as follows:

SIGNS shall include any symbol, device, image poster, flag, banner, billboard, design or directional sign used for advertisement, whether painted on, attached to, erected on, or otherwise maintained on any premises containing any words, letters or part of letters, figures, numerals, phrases. sentences, emblems, devices, trade names or trade marks by which anything is made known, such as are used to designate an individual, a business or a commodity or product which is visible from any public highway and is used to attract attention.

DISPLAY includes erect, paint, repaint, place, replace, hang, rehang, repair, maintain, paint directly upon a building or other structure, inlay, imbed in or otherwise exhibit in public view.



Conformation to Character

In addition to the prohibitions contained in this section, approval of the display of a sign in the Historical District of the City shall be granted by the Commission only when such signs and plans relating to the appearance, color, size, position, method of attachment, texture of materials, and design conform to the general character of the District or do not injuriously affect it or impair the value of the community or those buildings having architectural or historical worth.

What Signs May Advertise

No sign of any character shall be displayed in the Historical District unless such sign advertises a bonafide business or service conducted in or provided on the premises.

Donaldsonville Historic District

Surface Area of Signs

The surface area of any sign shall be in direct proportion to the amount of front footage of each ownership and shall be as follows:

For single-faced signs, attached flat against the wall and including painted wall signs, there shall be allowed thirty (30) square inches of sign surface to each running foot of lot footage.

For double-faced signs, suspended by brackets or arms perpendicularly from the wall of a building, there shall be allowed sixty (60) square inches of sign surface to each running foot of lot footage. The area of such a sign shall be taken to mean the sum of the areas of each face.

In no case shall the area of any one single-faced or painted wall sign exceed eight square feet, the maximum allowable for such a sign.

In no case shall the area on any one double-faced sign exceed the total for both sides of sixteen square feet, the maximum allowable for such a sign.

In the case where two or more businesses are conducted on the premises of a single ownership having a front footage of twenty feet or less, the allowed sign area shall be increased by one-half times.

(e) Illuminated Signs

In the case of illuminated signs, where space must be provided between two parallel faces for the installation of lighting fixtures, these faces shall not be farther apart than eighteen (18) inches and such lighting fixtures and all light sources shall be a steady light concealed by hoods or by any acceptable method of indirect lighting approved by the Commission.

(f) Application for Signs to be Submitted to Commission

All application for permits to display signs within the Historic District of the City shall be submitted to the building inspector for approval before a permit therefore may be issued in conformity with Section 9.

Form of Application

Application for a permit to display signs in the Historic District of the City shall be presented to the Commission accompanied by such sketches, drawings, plans or other descriptions of size, shape, design, color, lighting, and placement as necessary for the Commission to make a reasonable decision.

Donaldsonville Historic District

SECTION 16. Provisions of Ordinance Prevail in Case of Conflict

The provisions of this Ordinance shall govern and take precedence over any other provisions of any building or zoning codes of the City of Donaldsonville.

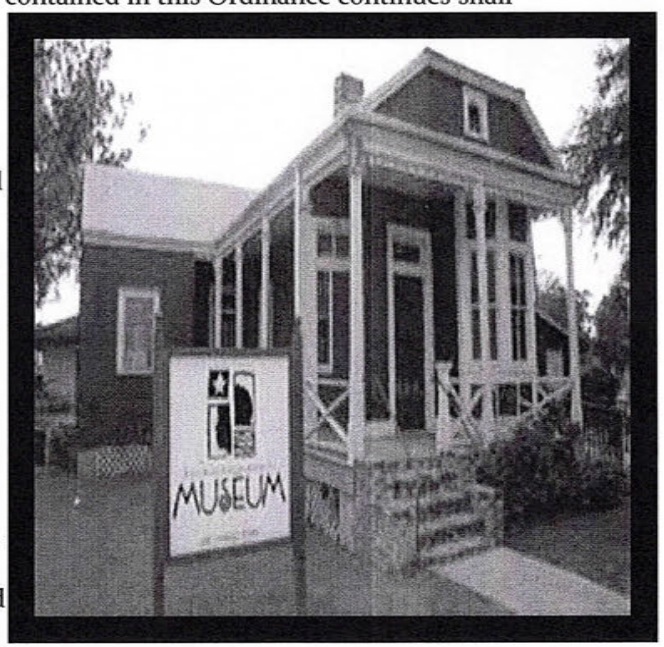
SECTION 17. General Penalty: Continuing Violations

Whenever in this Ordinance or in any ordinance of the City any act is prohibited or is made or declared to be unlawful or an offense or whenever in this Ordinance or in any such ordinance of the City of Donaldsonville the doing of any act is declared to be unlawful, when no specific penalty is provided therefore, the violation of any such provision of this Ordinance or any such ordinance shall be punished by a fine not exceeding One Hundred and no/100 ($100.00) Dollars and by imprisonment for not more than ninety (90) days or both such fine and imprisonment. Each day that any violation of any safety ordinance or regulation contained in this Ordinance continues shall constitute a separate offense.

SECTION 18. APPEALS

Any person or persons aggrieved by any decision, act or proceedings of the Historic District Commission shall have the right to apply in writing to the Mayor and Council of the City of Donaldsonville for reversal or modification thereof; the mayor shall have the right to stay all further action until the Mayor and Council affirm a decision of the Historic District Commission by majority vote of all its members. Any such appeal shall be taken in ten days from the date of decision. The Mayor and Council may consider said appeal at its next general or special meeting, but in any event not more than 45 days thereafter. The Mayor and Council shall have the right to reverse, change or modify any decision of the Historic District Commission only by majority vote of all its members.

Any person or persons aggrieved by any decision of the Mayor and Council affecting the Historic District shall have the right to file a civil suit within thirty (30) days from the date of decision in a court of competent jurisdiction under the usual rules of procedure governing same, with the right to stay orders and injunctive relief provided the situation warrants same.



Donaldsonville Historic District

- BE IT FURTHER ORDAINED that if any provision of the Ordinance or the application thereof to any person or circumstances is held to be invalid, illegal or unconstitutional, the remainder of the Ordinance and the application of such provisions to other persons or circumstances shall not be affected thereby.

- BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

- BE IT FURTHER ORDAINED that this Ordinance shall be binding and shall go into effect after publication in accordance with law.

- BE IT FURTHER ORDAINED that it is the intention of the City Council and it is hereby ordained that the provisions of the Ordinance shall become and be made part of the Code of Ordinances, City of Donaldsonville, Louisiana, and the sections of the Ordinance may be numbered or renumbered to accomplish such intention.

Do you have questions?

City Hall
225-473-4247

Donaldsonville Downtown Development District &
Mainstreet Donaldsonville
225-323-2555

Chamber of Commerce
225-473-4814

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Find us on: facebook®

Main Street Donaldsonville

Mainstreet Donaldsonville is dedicated to the revitalization and preservation of

Historic Downtown Donaldsonville.

Mainstreet Donaldsonville promotes unique character of our historic downtown district with the goal of transforming it into the cultural, social, professional and retail center of our City and Ascension Parish…

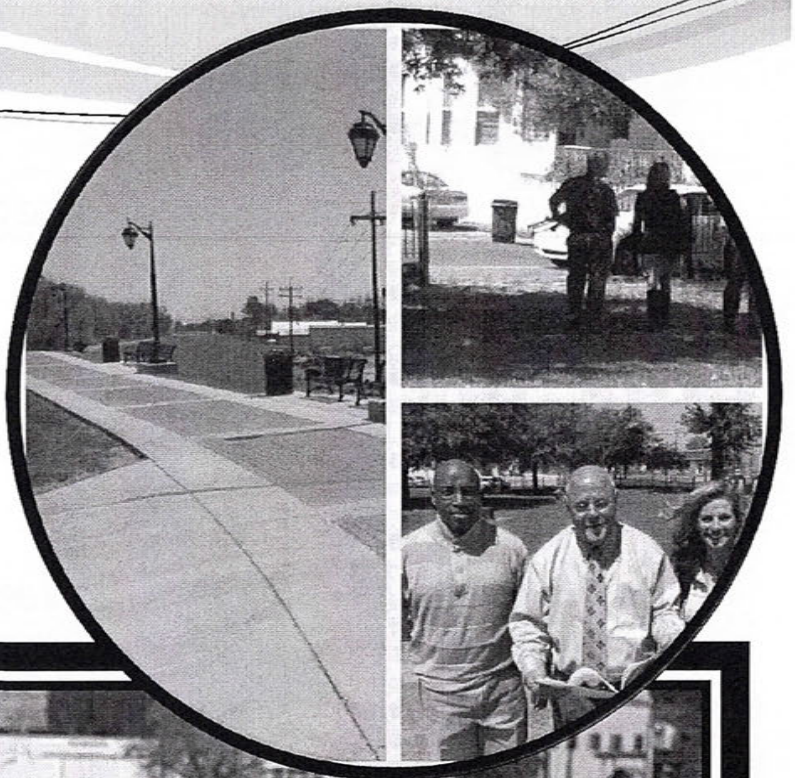
in essence,

energizing economic growth and community pride.

DONALDSONVILLE
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Missy Jandura,
Executive Director

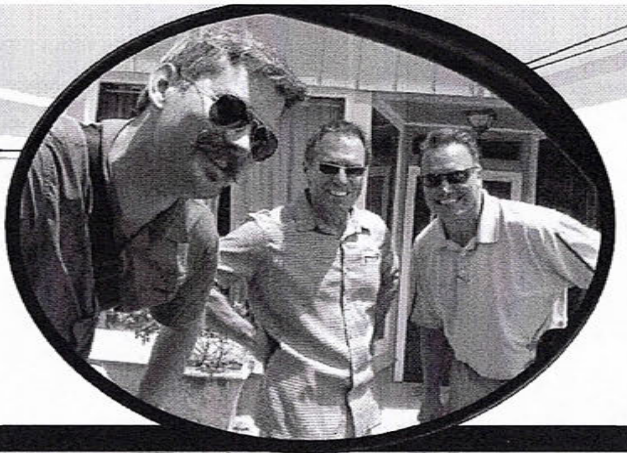




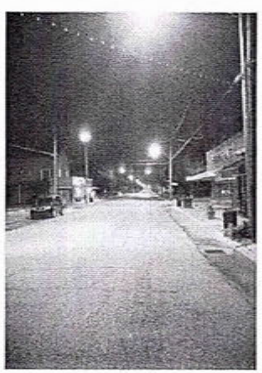



DONALDSONVILLE WELCOME CENTER

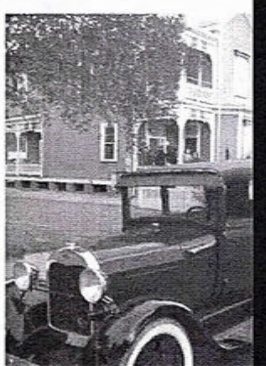
















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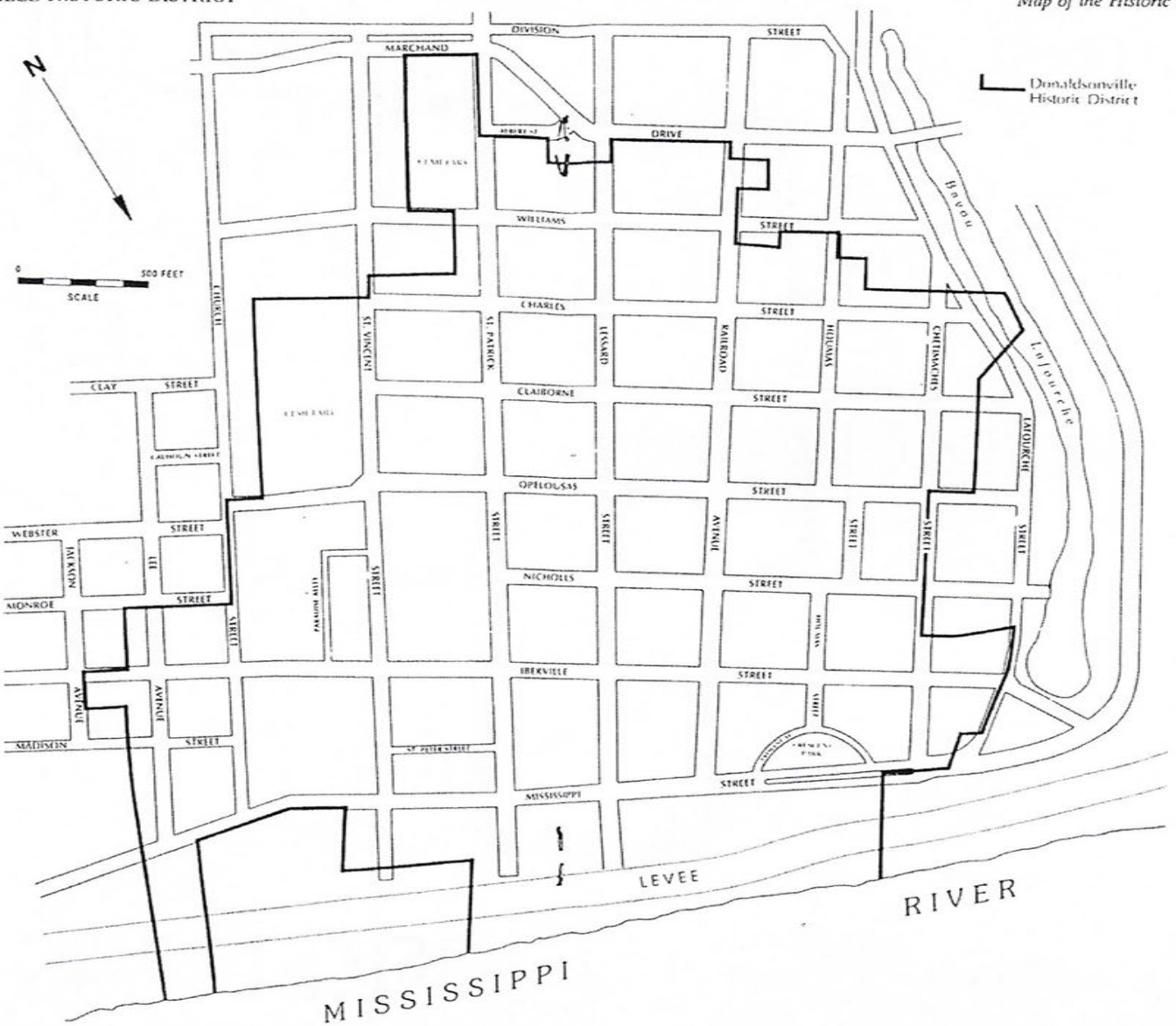
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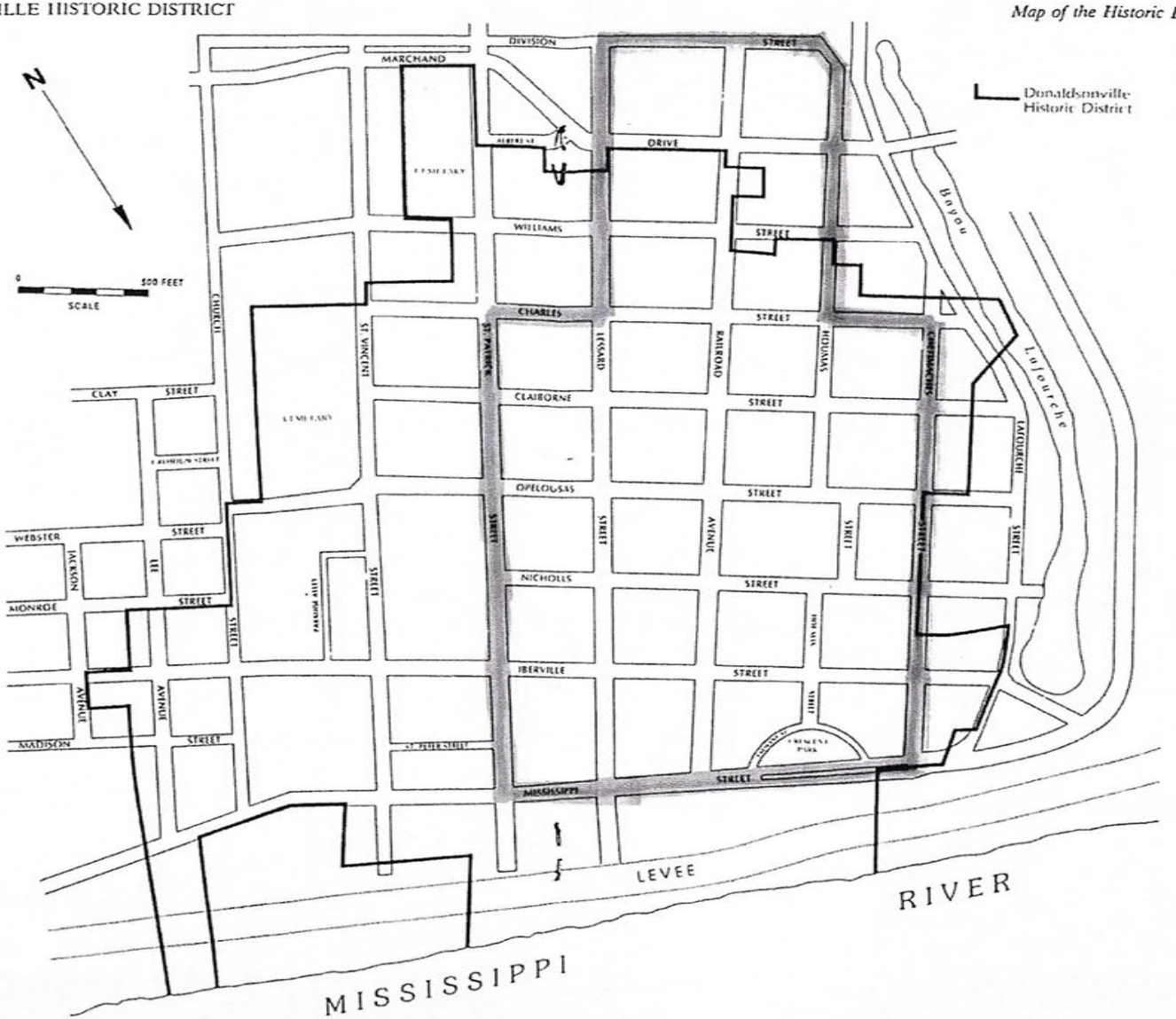
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Historic District



Main Street District



Reading Guide

This work is designed to highlight the architectural and historical features of all the structures in the Donaldsonville Main Street district. To understand fully the information given one must know the system employed.

Each page will contain the structure's current street address, a picture, block number, structure number, current owner, architectural information and historical significance. (see Reading Guide for example page)

The block and structure numbers are derived not from tax assessor records, but rather the documents submitted by the Donaldsonville Historic district for acceptance into the National Register of Historic Places.

Since most do not know these numbers, much less use them to identify buildings, they are listed in a more common method, by their believed street address.

The block and structure number can be used to identify the structures within the district and assist when filing for tax incentives or grants.

Reading Guide

Historical features for most properties derive from the property's value as a Contributing or Non-Contributing Element.

Both Contributing and Non-Contributing Elements deserve close attention as the historic district large but does omit certain pieces of other districts such as the Main Street and Cultural districts. In addition, the historic all district maintain independent criterion for "Contributing Elements."

Therefore, a structure's value may change depending on the district chosen to represent the structure.

For this project only, the material used to separate structures into Contributing and Non-Contributing Elements was their value in the Historic District.

Reading Guide

The boundaries for the Main Street District are as follows: Two blocks out on either side of Railroad Avenue from Mississippi Street to Charles Street. At which point it becomes one block on either side of Railroad Avenue until it ends at Division Street.

See Main Street Map for visual interpretation

For this reason, at some points streets will only have even or odd numbered homes listed because the Streets themselves act as the boundary line cutting off the opposing side of the street.

Tax Incentives

- Incentives can be used on both Residential and Commercial Properties
- Properties must be a Contributing Element to one or more specific districts, i.e. Historic, Main Street, Cultural, etc...
- Contributing Elements in this work refer only to the Historic District—Therefore, properties listed as "Non-Contributing Elements" may still qualify if they contribute to another district such as the Main Street or Cultural districts
- For questions contact Donaldsonville Downtown Development District and Main Street Program

Louisiana Division of Historic Preservation
Tax Incentive Programs

	Federal Historic Rehabilitation Tax Credit	Louisiana State Commercial Rehabilitation Tax Credit	Louisiana State Residential Rehabilitation Tax Credit
Purpose	Encourages the preservation of historic buildings through incentives to support the rehabilitation of historic and older buildings	Encourages the preservation of historic buildings through incentives to support the rehabilitation of historic and older buildings.	Encourages taxpayers to preserve and improve their homes by offering a tax credit on rehabilitation costs
Eligibility	Income producing property individually listed on the National Register (NR) or a contributing element within a National Register Historic District	Income producing property that is a contributing element within a Downtown Development District or Cultural District as determined by the Division of Historic Preservation.	An owner occupied building that is a contributing element to a NR District, a locally designated historic district, a Main Street District, a Cultural District, or a DDD; a residential structure that is listed or is eligible for listing in the NR; or a vacant and blighted building at least 50 years old
% of Credit	20% of construction costs and fees GO Zone- 26% for costs incurred from August 28, 2005 through December 31, 2011.	25%	25% of construction costs and fees. 50% of construction costs and fees IF the building is qualified as vacant and blighted.
Minimum Expenditure	The rehabilitation must exceed the adjusted basis of the building. If adjusted basis is less than $5,000, the rehabilitation cost must be at least $5,000.	$10,000	$10,000
Credit Cap	None	$5 million per taxpayer within a particular district.	$25,000 per structure
Application	Submitted to DHP and forwarded to NPS with recommendation. Part 1 certifies the building as historic. Part 2 describes the proposed rehabilitation. Part 3 is final certification of completed work.	Submitted to DHP. Part 1 certifies the building as historic. Part 2 describes the proposed rehabilitation. Part 3 is final certification of completed work.	Preliminary Application-A establishes initial eligibility. Proposed Rehabilitation Application-B determines if the proposed rehabilitation is consistent with the Standards. Certificate of Completion-C is the final certification.
Fees	Initial fee request by NPS of $250 with Part 2; final fee is scaled to the size of the rehabilitation	$250 with Part 2	$250 with Proposed Rehabilitation Application-B
Program Standards	Secretary of the Interior's Standards for Rehabilitation	Secretary of the Interior's Standards for Rehabilitation	Secretary of the Interior's Standards for Rehabilitation
Taking the Credit	Credit is claimed for the year the project is completed and has received an approved Part 3. Unused Credit can be carried back one year and forward for 20 years.	Credit is claimed for the year the project is completed and has received an approved Part 3. Any unused credit may be carried forward for up to 5 years. This credit may be sold to a third party.	The tax credit is divided into 5 equal portions, with the first portion being used in the taxable year of the completion date, and the remaining portions used once a year for the next four years. If the full credit for one year cannot be taken, the owner will receive that amount as a refund.
Recapture	If the owner sells the building within 5 years of the rehabilitation, he loses 20% of the earned credit for each year short of the full 5 years.	If the owner sells the building within 5 years of the rehabilitation, he loses 20% of the earned credit for each year short of the full 5 years.	If the building is sold during the five-year credit period, all unused credit will immediately become void.

Charles Street

Beautiful mature Oak trees line the road side of Charles Street offering a beautiful Southern landscape not offered in many towns.

Charles Street is the point at which the district reduces from two blocks to one on either side of Railroad Avenue.

205 Charles

Block 44

Structure 568

Jessie Rosemond

c1925; 1 story frame bungalow

Contributing Element

Condition: Good

Occupied

Pillar condition issue

Craftsman joists original



207 Charles

Block 44

Structure 569

Delores Bocage

c1925; 1 and 2 story frame bungalow

Contributing Element

Condition: Good

Addition in back

Occupied

Original chimney intact



203 Charles

Block 44

Structure 571

Margo Williams

c1906; 1 story frame plain shotgun

Contributing Element

Condition: Poor

Unoccupied



308 Charles

Block 47

Structure 607

Clytie Julien

c1910; 1 story frame 2 bay cottage

Contributing Element

Condition: Good

Roof/Gutter conditions

Occupied



310 Charles

Block 47

Structure 606

Adair Asset Management

c1925, 1 story frame bungalow

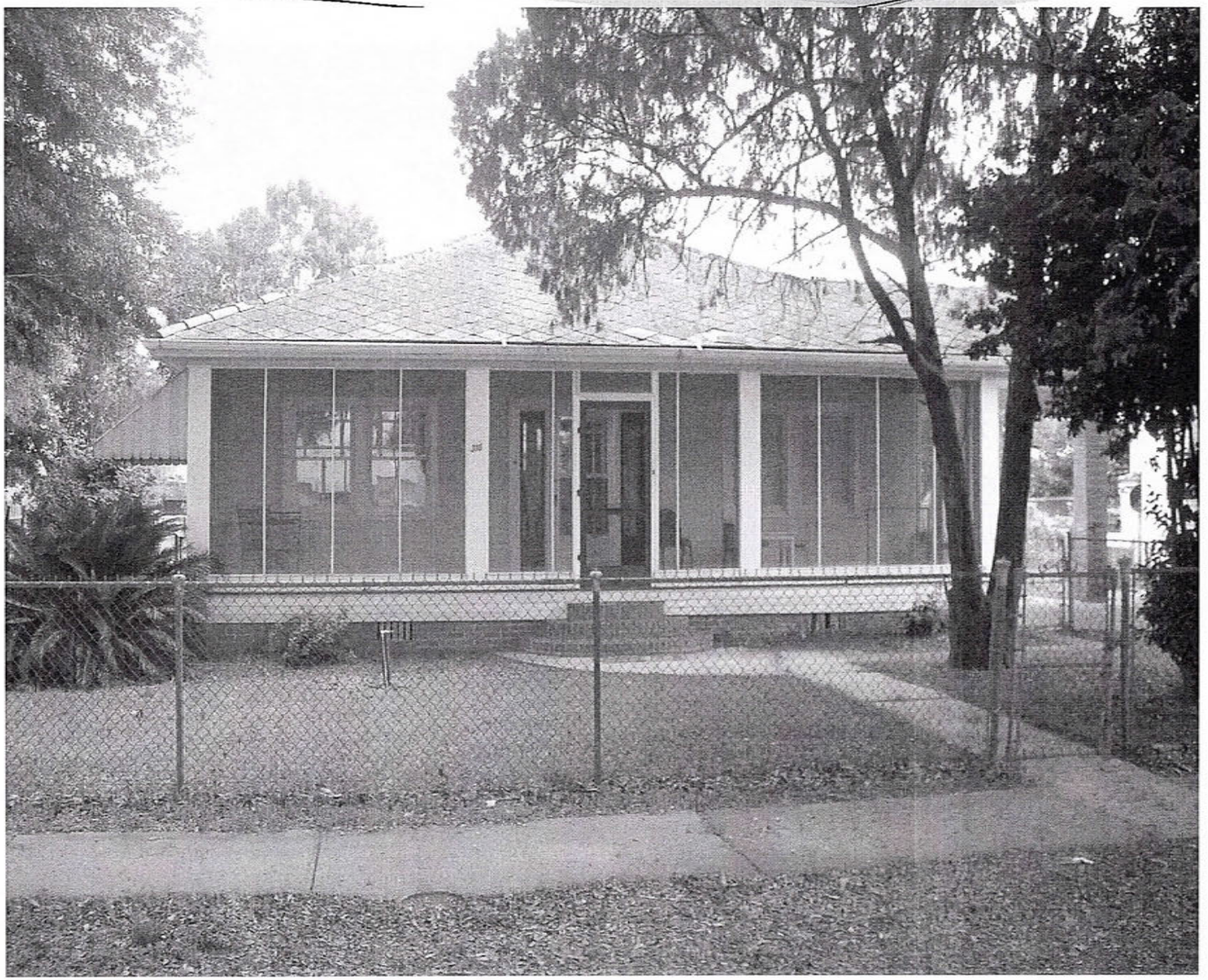
Contributing Element

Condition: Good

Screen Porch added

Spanish tile caps on ridgelines only

Occupied



315 Charles

Block 43

Structure 572

Cabahanosse

c1870; 1 story frame plain cottage

Contributing Element

Condition: Poor

Tin Roof

Molding evidenced on exterior

Not Occupied

Wood



317 Charles

Block 43

Not on Register

David Imbraguglio

1 story frame and masonry building

Non-Contributing

Attached to Rossie's Store on Railroad Avenue

Condition: Good

Occupied



406 Charles

Block 48

Structure 605

City of Donaldsonville

River Road African American Museum

c1880; 1 story frame vaguely Italianate side gallery shotgun, later resided

Contributing Element

Condition: Excellent

Roof

Used as commercial property



407 Charles

Block 42

Structure 573

Falsetta Properties

1 story brick office

Non-Contributing

Condition: Fair

Brick foundation and building intact.

Not Occupied

Parking available offstreet



411 Charles

Block 42

Structure 575

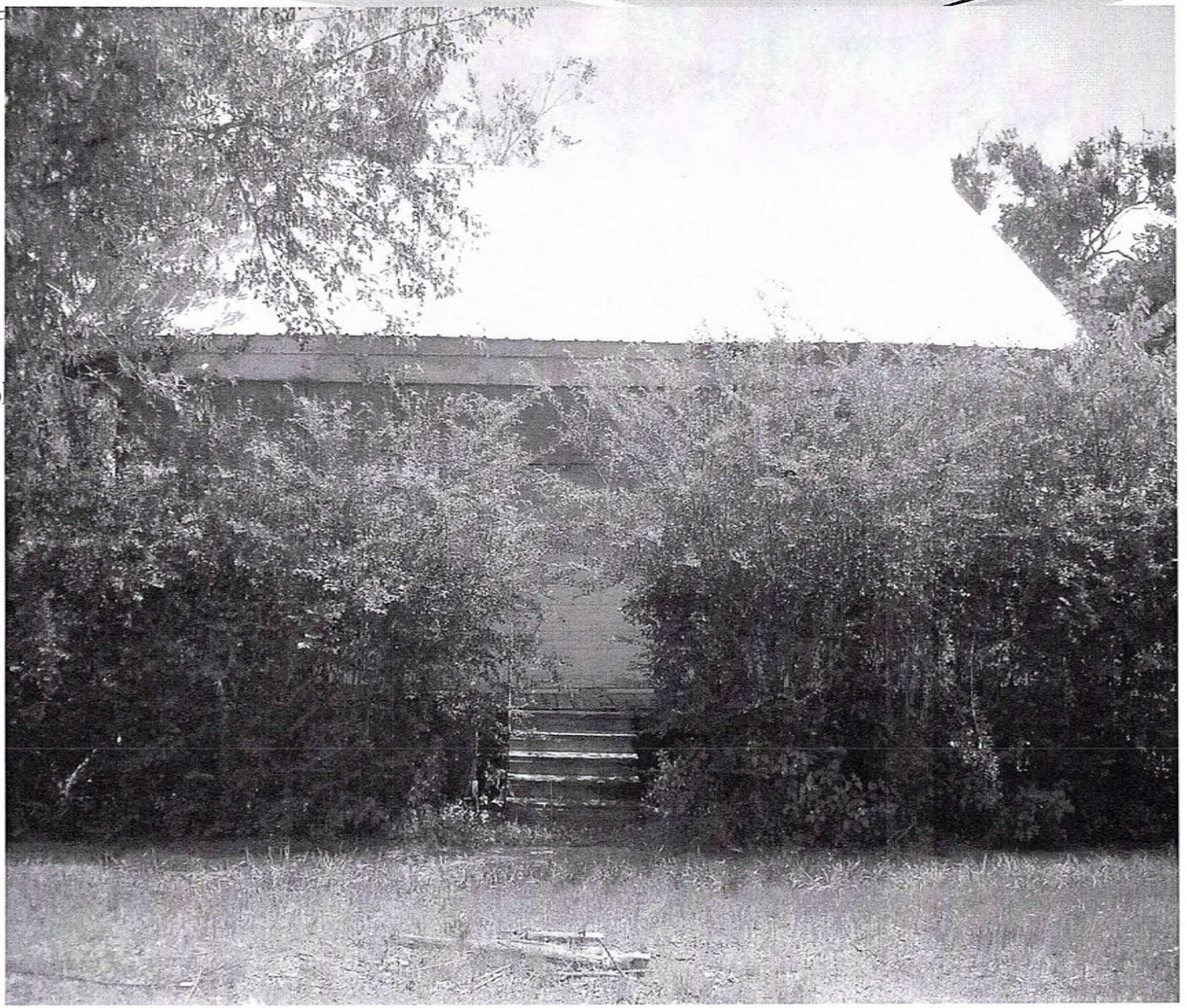
Mabel Bea

c1850; 1 story frame Creo
cottage

Contributing Element

Condition: Poor

Unoccupied



412 Charles

Block 48

Structure 604

City of Donaldsonville

c1910; 2 story frame boarding house, built along bungalow lines, later resided

Contributing Element

Condition: Poor

Wood

Unoccupied

Was last DMV building in the 1990s



413 Charles

Block 42
Structure 576
Henry Rome

c1925; 1 story frame bungalow
shotgun, enclosed porch

Contributing Element

Condition: Fair
Occupied
Wood



416 Charles

Block 48

Structure 603

Martin Lewis

c1925; 1 story frame shotgun bungalow

Contributing Element

Condition: Fair

Missing bracing pillars from Middle of porch.

Wood

Occupied



417 Charles

Block 42

Structure 577

Catherine Giambrone

c1900; 1 story frame Eastlake shotgun

Contributing Element

Condition: Poor

Wood



418 Charles

Block 48
Structure 602
Martin Lewis

1 story frame shotgun, altered

Non-Contributing Element

Condition: Good
Occupied
Wood
Altered



420 Charles

Block 48
Structure 601
Lola Jones

c1920; 1 story frame plain shotgun, porch added and screened later

Contributing Element

Condition: Good
Wood
Occupied



423 Charles

Block 42

Structure 579

Regina Navarre

c1900; 1 story frame plain shotgun, side hall added later

Contributing Element

Condition: Fair

Wood

Occupied



505 Charles

Block 41

Structure 580

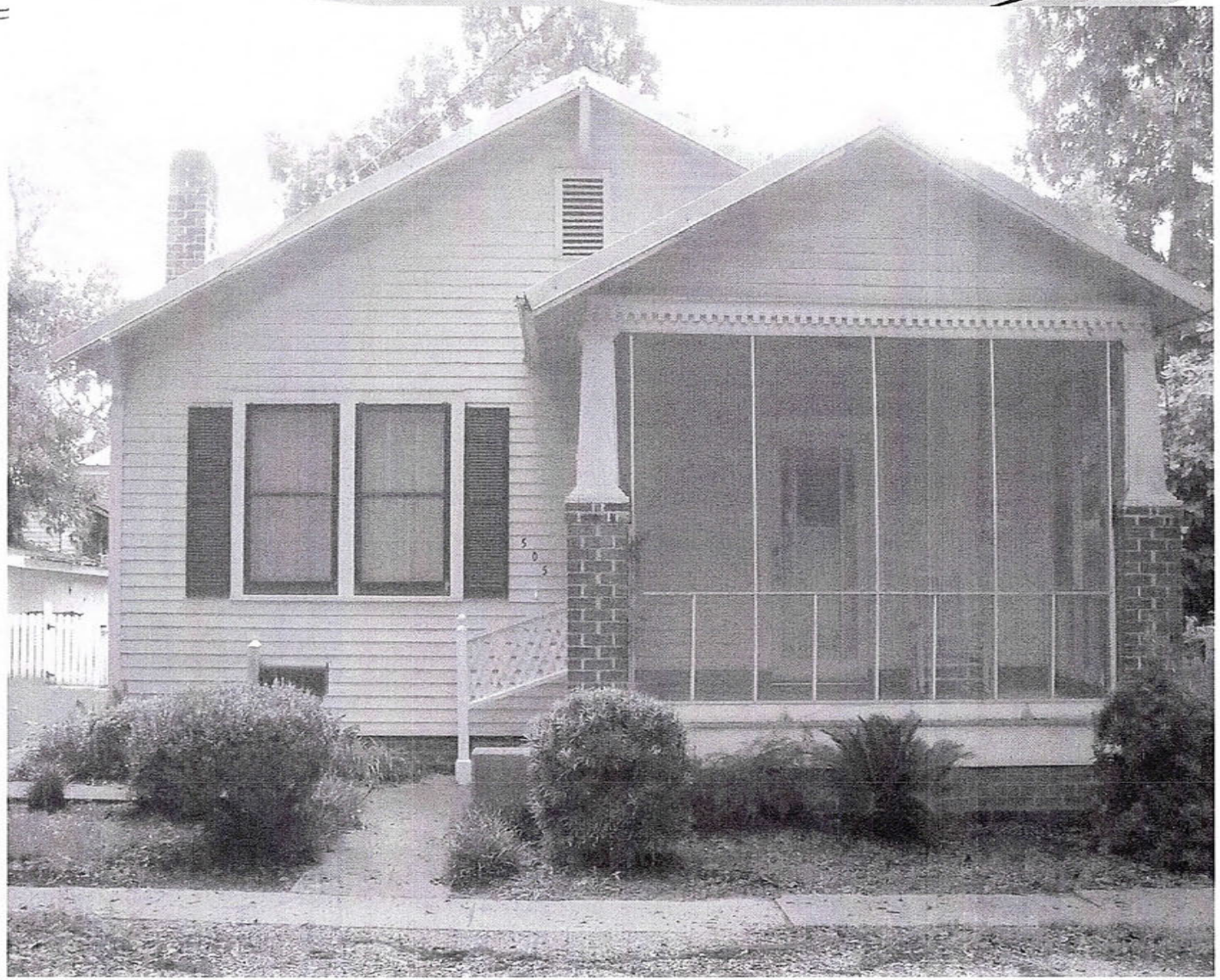
Catherine Giambrone

c1920; 1 story frame bungalow

Contributing Element

Condition: Excellent

Occupied



507 Charles

Block 41

Structure 581

Carl Landry

1 story frame altered bungalow

Non-Contributing Element

Condition: Fair

Occupied

Midcentury metal window awnings



515 Charles

Block 41

Structure 582

James Landry Sr.

c1900; 1 story frame Queen Anne Revival cottage

Original decorative wood details remain on front

Wide window casings remain

Contributing Element

Condition: Good

Tin Roof rusted

Wood



Chetimatches Street

Chetimatches street marks the northern-most line of the Main Street district and contributes five blocks to the district. Since the boundary line is the street only the odd numbered homes. (properties on the left if viewing from the river)

In 1683, Sieur de La Salle explored the Mississippi River valley and claimed it for France and King Louis XIV. At the junction of the river and a bayou, he found the Chetimatches Indians. La Fourche des Chetimatches became hs name for the stream. La Fourche means "the fork". Later, the name was changed to Bayou Lafourche. France established the Louisiana Territory and brought the first settlers, but it was truly colonized under Spanish rule.

105 Chetimatches

Block 17
Structure 55
Diane Gros

c1920; 1 & 2 story (rear)
large frame bungalow

Contributing Element
Exterior: Fair
Condition: Fair
Structure: Wood
Occupied



107 Chetimaches

Block 17

Structure 88

Lance Templet

c1880; 1 story frame, large 5 bay Italianate cottage with lowered porch floor

Excellent architectural example

Original cornice boards, molding, pillars, shutters, French windows

Contributing Element

Condition: Good

Occupied



113 Chetimatches

Block 17

Structure 87

Betty Dugas

c1906; 1 story frame Cape Cod style cottage with bungalow porch

Original vent, door, windows seen from street

Contributing Element

Condition: Good

Offsite parking

Occupied



119 Chetimatches

Block 17
Structure 86
DBF Enterprises

1 story brick

Non-Contributing Element

Condition: Good
Brick solid. Wood conditions



211 Chetimatches

Block 20t

Structure 85

Ronald Schexnayder

c1900; 1 ½ story frame plain post double shotgun

Contributing Element

Condition:

Occupied

Shingles



215 Chetimaches

Block 20

Structure 84

Henry Gauthreaux

c1900; 1 story frame plain side hall shotgun house

Contributing Element.

Condition: Good

Original windows and casings

Wood shingle

Occupied



219 Chetimaches

Block 20

Structure 83

Don Eure

c1890; 2 story frame, large Queen Anne Revival with Eastlake porch

Excellent example of Queen Anne style.

Contributing Element, Original home of G. Adolhe Gondran a local businessman and Public official

Condition: Excellent

Occupied

Heritage trees



305 Chetimatches

Block 32

Not on Register

Ascension Parish Government

1 story brick

Non-Contributing

Commercial law offices

Condition: Good



Old Jail
300 Block
Chetimatches

Block 32
Structure 476
Ascension Parish Government

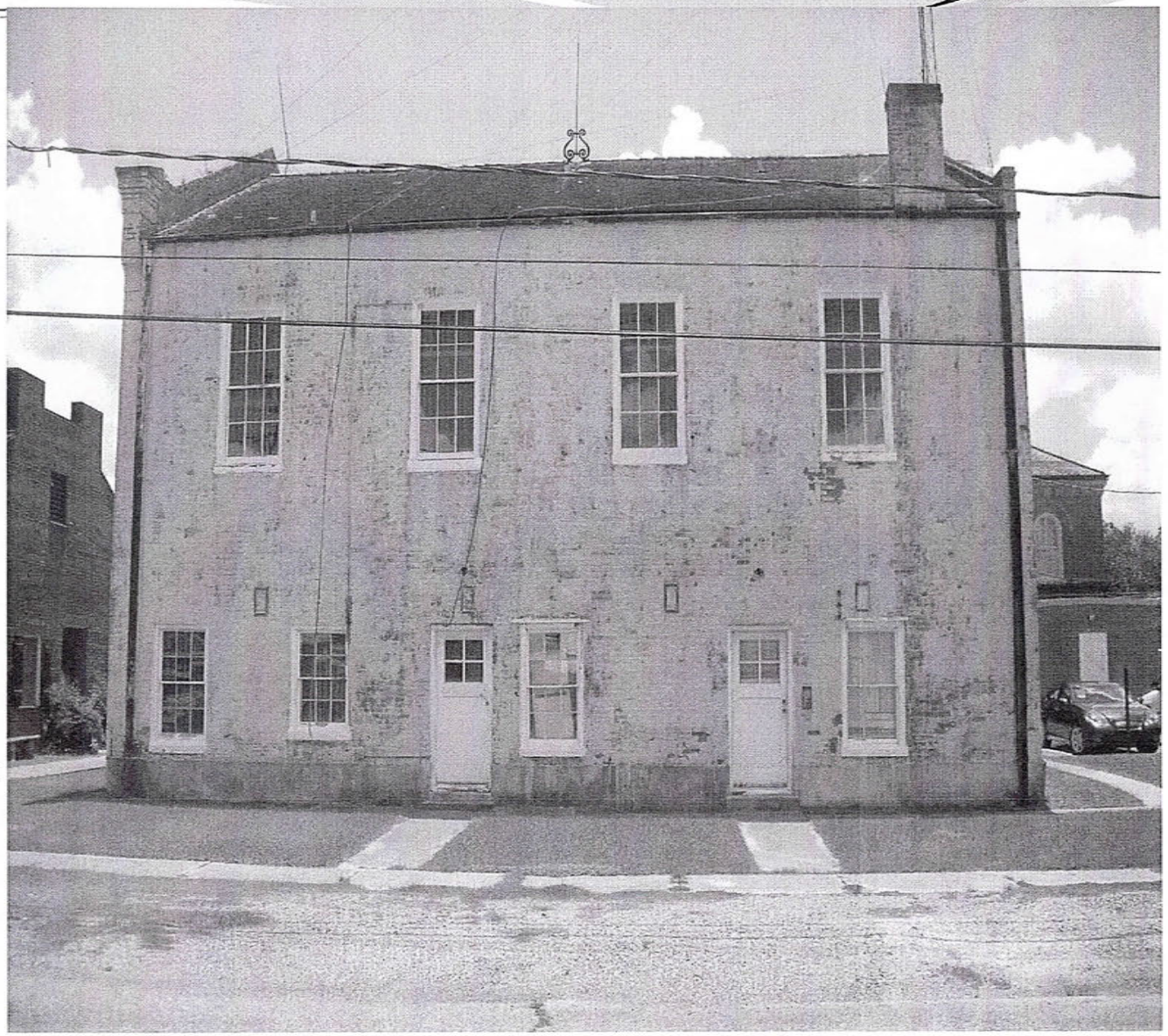
c1867; 2 story plain gable parapeted jail. Brick

Contributing Element; one of the oldest public buildings in the parish, used as Courthouse and Jail when built, Thomas Supple- Architect.

Private hangings could be done inside building with a noose over the old stair case and trap door. This has since been sealed from view.

Original cells, locks, windows, bars on jail remain. Vacated in 1980s as jail. Became storage site.

Bonnie and Clyde – Lifetime/History Channel Miniseries spent thousands of dollars in 2013 to remove carpets, seal upstairs walls, and assist in storage box removal.



407 Chetimatche

Block 34
Not on Register
Joseph Matassa

Mobile home

Non-Contributing

Condition: trailer
occupied



409 Chetimatches

Block 34

Structure 82

Joseph Matassa

c1900; 1 story frame, side gallery shotgun

Contributing Element

Condition: Good

Occupied



411 Chetimatches

Block 34

Structure 81

Carlos Honora

c1900; 1 story frame side gallery shotgun with Eastlake details – removed

Contributing Element

Condition: Fair

Occupied



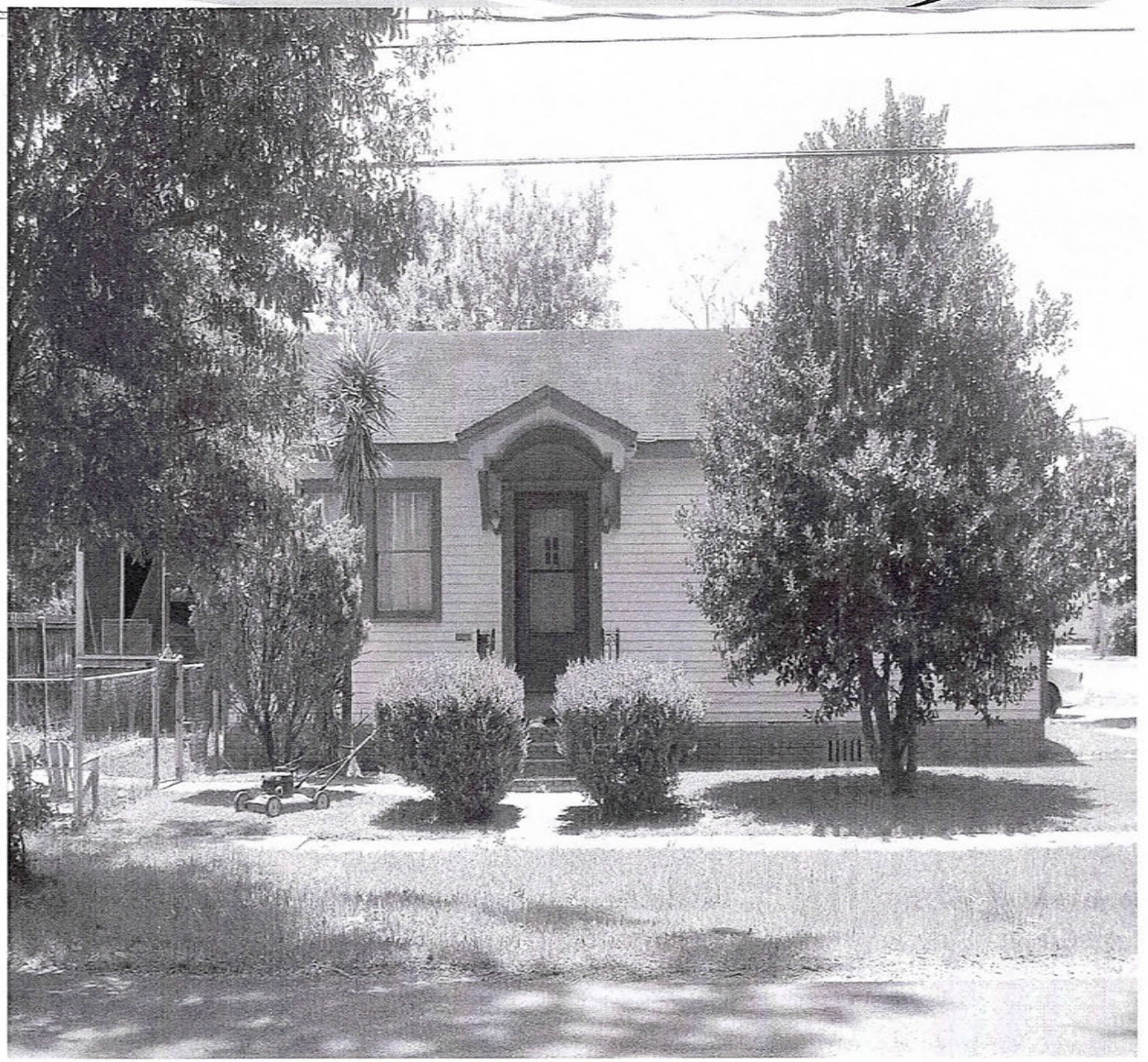
419 Chetimaches

Block 34
Structure 78
Marion Oliver

1 story frame

Non-Contributing Element

Condition: Good
Occupied



501 Chetimatches

Block 44
Structure 77
Werner Investments, Inc.

1 story brick

Non-Contributing

Condition: Good



505 Chetimatches

Block 44

Structure 76

Mable Bea

c1920; 2 story frame Creole cottage with bungalow details

Contributing Elements

Exterior Condition: Poor

Not occupied 2012

Wood



507 Chetimatche

Block 44

Structure 75

Emile Johnson

1 story frame shotgun bungalow

Contributing Element

Exterior Condition: Poor

Structure: Wood



509 Chetimatches

Block 44
Structure 74
Renee Washington

1 story frame shotgun bungalow

Contributing Element

Shingle and tin roof 2013
Occupied

Condition: Fair



511 Chetimatches

Block 44

Structure 73

Annette Nailer

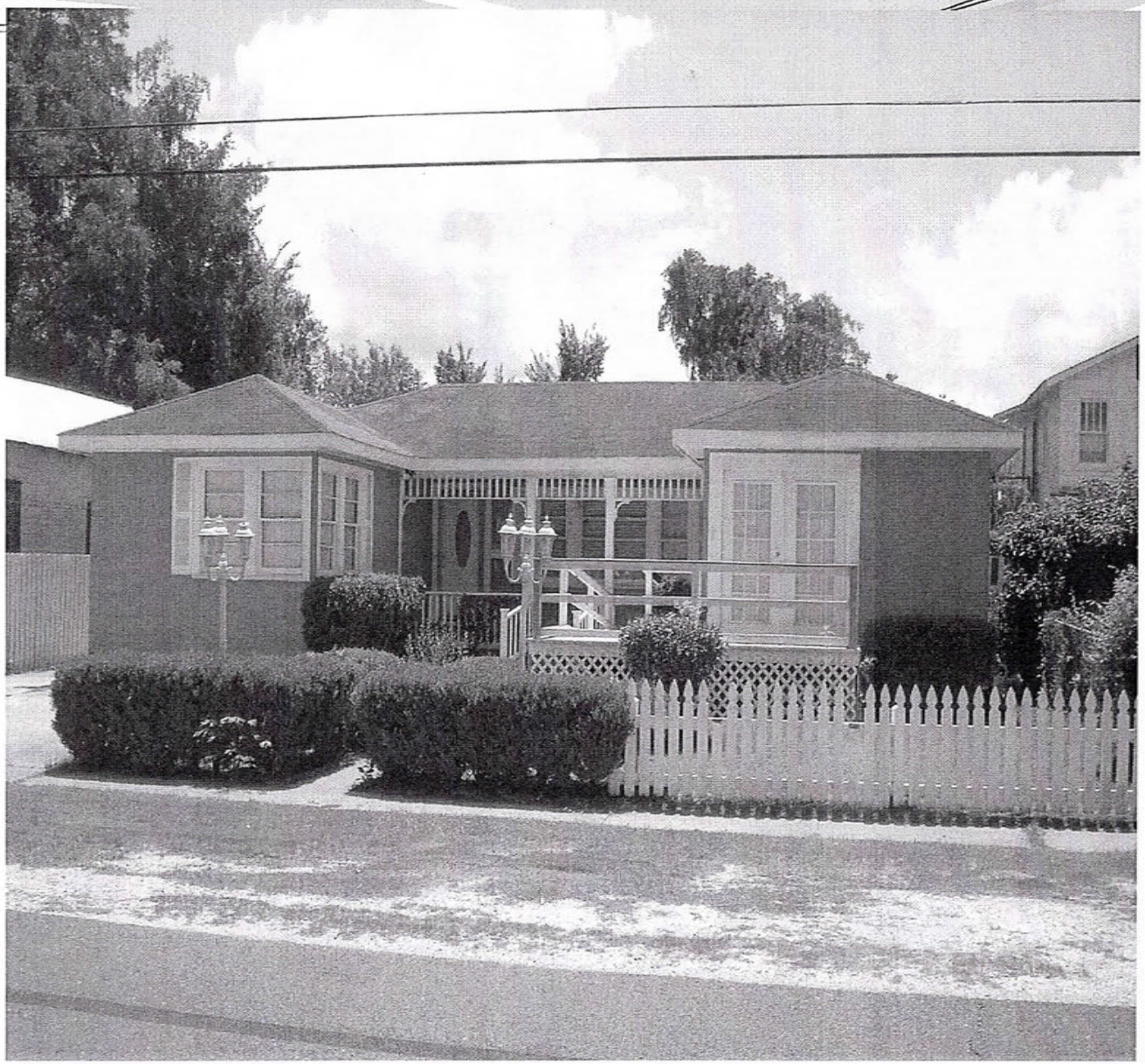
1 story frame

Mix of craftman and midcentury modern architecture.

Non-Contributing Element

Condition: Good

Occupied



Claiborne Street

Claiborne Street, like many streets in Donaldsonville, offers a unique blend of commercial and residential properties. Several businesses and a church highlight a street filled with a variety of home styles ranging from simple shotgun homes to Southern Greek revival.

204 Claiborne

Block 44

Structure 566

Peter Johnson

c1920; 1 story frame double shotgun

Original pillars, door frames

Contributing Element

Condition: Good

Tin roof



205 Claiborne

Block 34

Structure 518

Marion Oliver

C1910; 1 story frame late Creole cottage

Contributing Element



209 Claiborne

Block 34
Structure 519
Ralfiel Stell

c1910; 1 story frame plain shotgun
Original window and door casings

Contributing Element

Condition: Fair
Occupied



212 Claiborne

Block 44

Structure 564

Clovis Vaughn

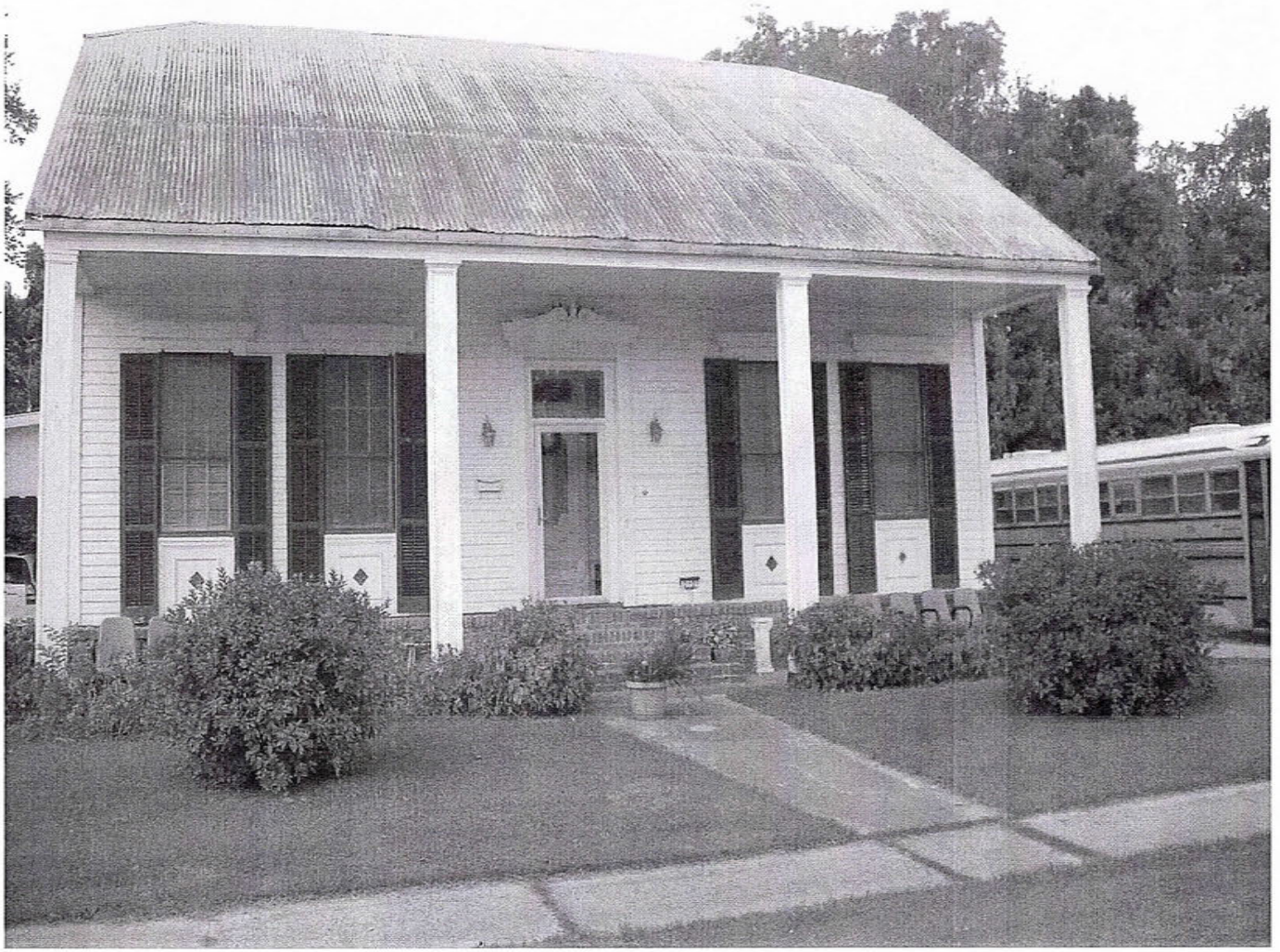
c1880; 1 story frame vaguely Italianate 5 bay cottage

Origina architectural features

Contributing Element

Condition: Very Good

Tin Roof



213 Claiborne

Block 34

Not on Register

Ralfiel Stell

2 story frame multiple family residence

Non-Contributing Element

Condition: Poor

Unoccupied

On demolition list from City



215 Claiborne

Block 34

Structure 522

Walter Dumas

c1910; 1 story frame late Creole Cottage

Or

Contributing Element

Condition: Poor

Pillar missing. Wood rot evident

Overhang/roof unsupported by pillars



217 Claiborne

Block 34

Structure 101

St. Peter's Methodist Church

c1870; 1 story frame Gothic church, elaborate gable ornament

Contributing Element, reportedly built for freedmen after the Civil War with money sent from congregations in New York

Condition: Fair

Evidence of wood rot. Casings



301 Claiborne

Block 35

Structure 523

Celestian Vaughn, Jr.

c1925; 1 story frame bungalow altered

Contributing Element

Condition: Excellent

Tin roof



302 Claiborne

Block 43
Structure 563
Barbara Jackson

c1900; 1 story plain frame shotgun

Contributing Element

Condition: Good
Occupied
Original pillars removed
Tin Roof



304 Claiborne

Block 43

Structure 562
Larry Harvey

c1900; 1 story frame shotgun

Contributing Element

Condition: Fair

Pillar/Overhang

Original transoms, casings, pillars



306 Claiborne

Block 43

Not on Register

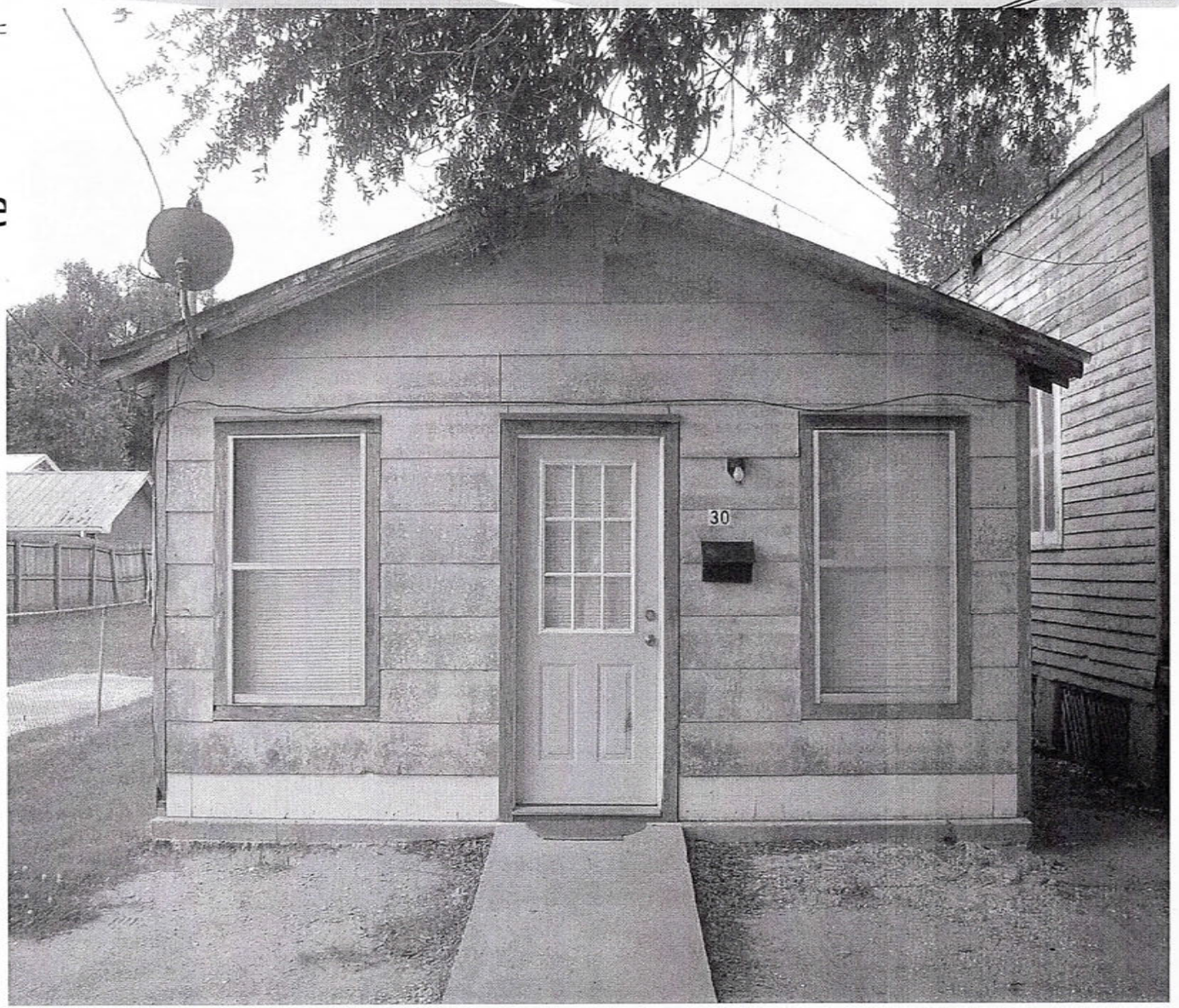
Larry Harvey

1 story frame bungalow

Non-Contributing Element

Condition: Fair

Wood rot evidenced



307 Claiborne

Block 35

Structure 524

Anna Bell Crandle

1 story frame building

Non-Contributing Element

Condition: Good

Occupied



309 Claiborne

Block 35

Structure 525

Wilbert Joseph

c1900; 2 story frame
vaguely Queen Anne raised
house

Contributing Element

Condition: Good

Occupied



310 Claiborne

Block 43

Structure 560

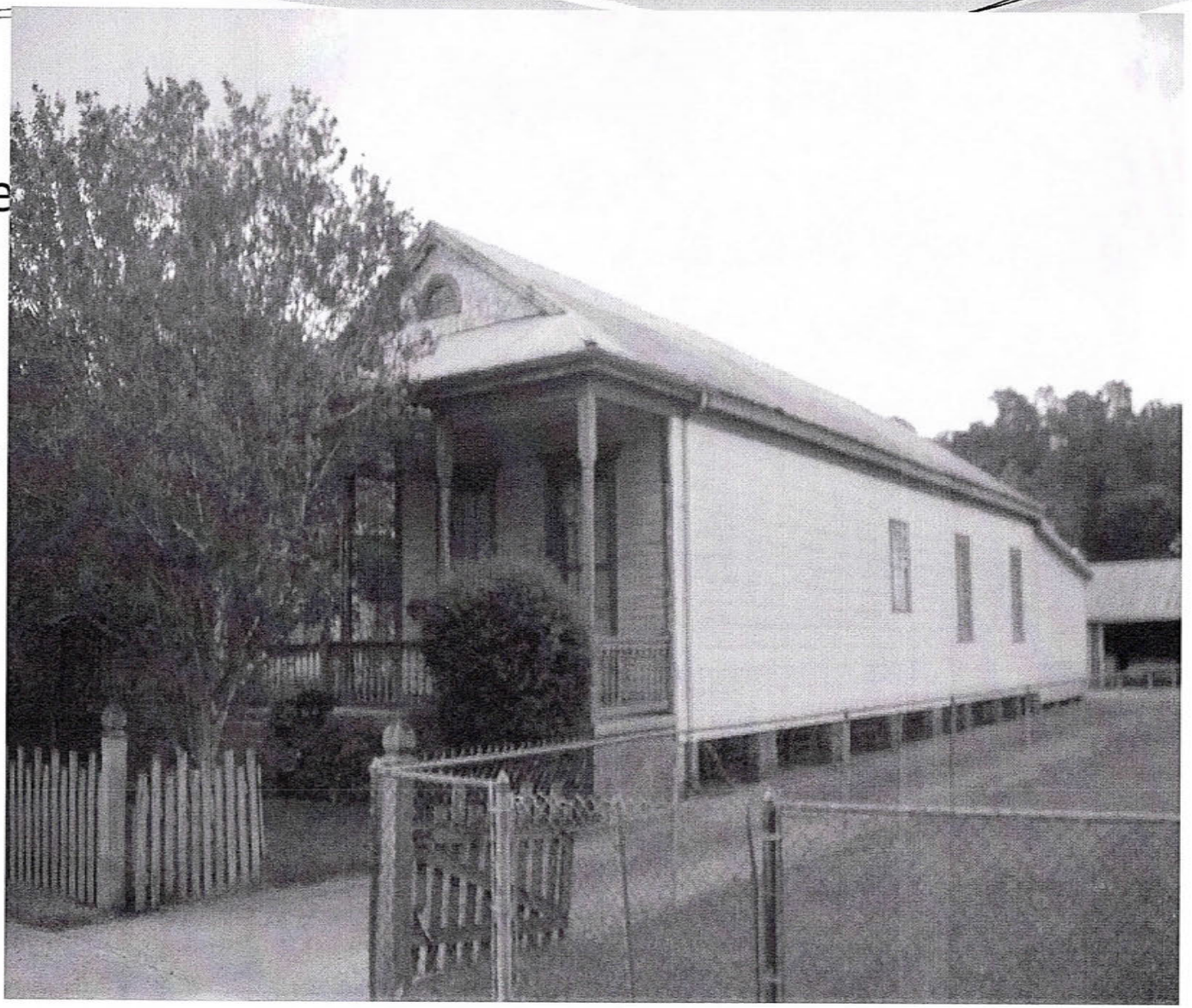
Betty Thomas

c1900; 1 story frame
Eastlake side hall shotgun

Contributing Element

Condition: Good

Occupied



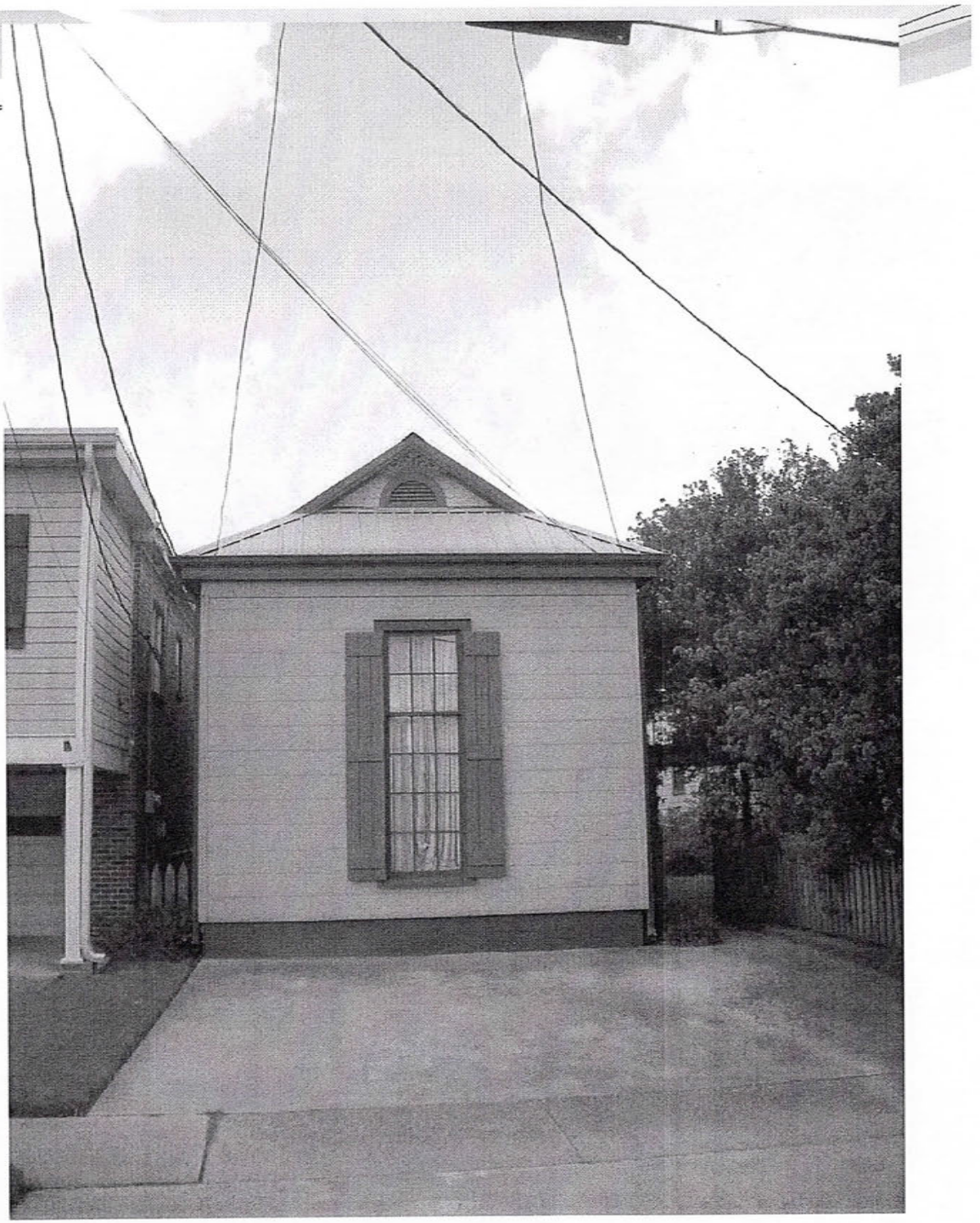
312 Claiborne

Block 43
Structure 559
Sandra Shaheen

c1900; 1 story frame shotgun
altered front

Contributing Element

Condition: Good



315 Claiborne

Block 35

Structure 526

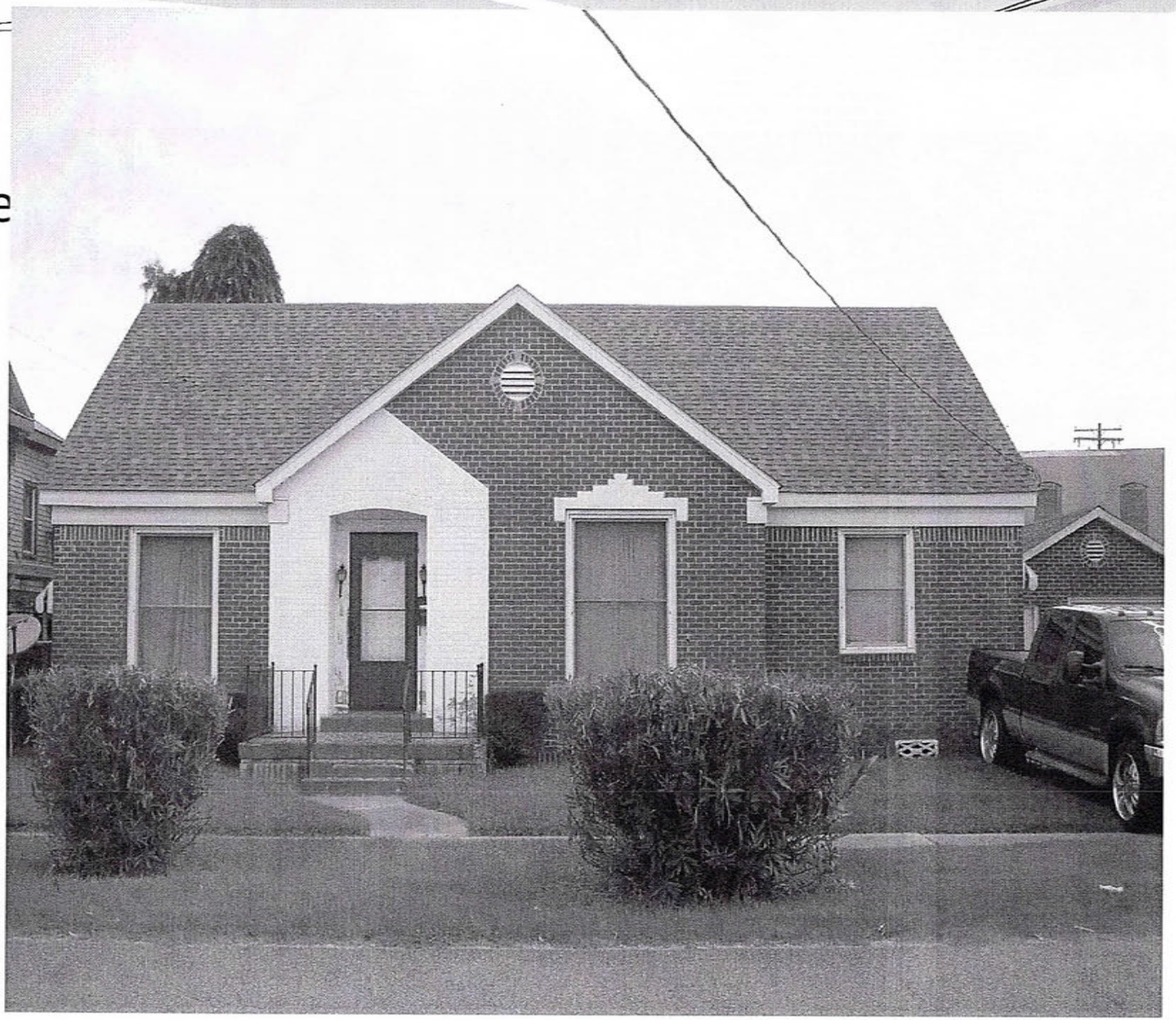
Kenneth Williams

1 story brick building

Non-Contributing Element

Condition: Excellent

Occupied



316 Claiborne

Block 43

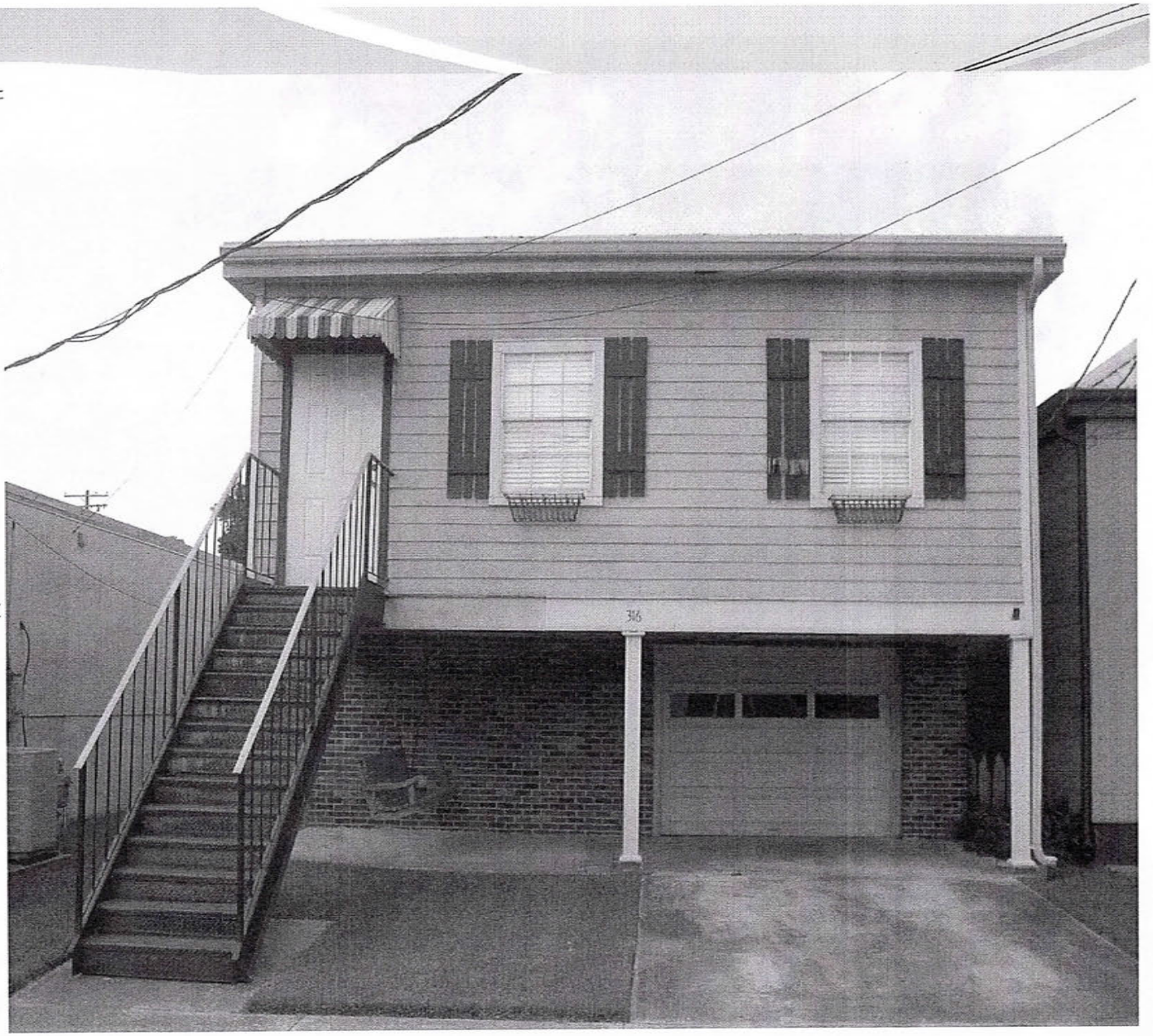
Structure 558

George Shaheen

2 story frame and brick building

Non-Contributing Element

Condition: Good



404 Claiborne

Block 42

Structure 557

John & Laulie Folse

c1850; 11/2 story frame Greek Revival cottage, dormers and columns added

Contributing Element, Known as Bittersweet Plantation because one time owner Andrew Gingry died in the Civil War, Gingry also served as Mayor of Donaldsonville

Condition: Excellent

Not occupied. Commercial



405 Claiborne

Block 36

Structure 527

Ernestine Arcement

c1925; 1 story frame bungalow

Contributing Element

Condition: Good



407 Claiborne

Block 36

Structure 528

Rosa Torres

c1925; 1 story frame bungalow

Exposed rafters, grate, multi gabled

Contributing Element

Condition: Good



408 Claiborne

Block 42

Structure 556

Maxine Dugas

1 story frame building

Non-Contributing Element

Condition: Good

Occupied



409 Claiborne

Block 36

Structure 529

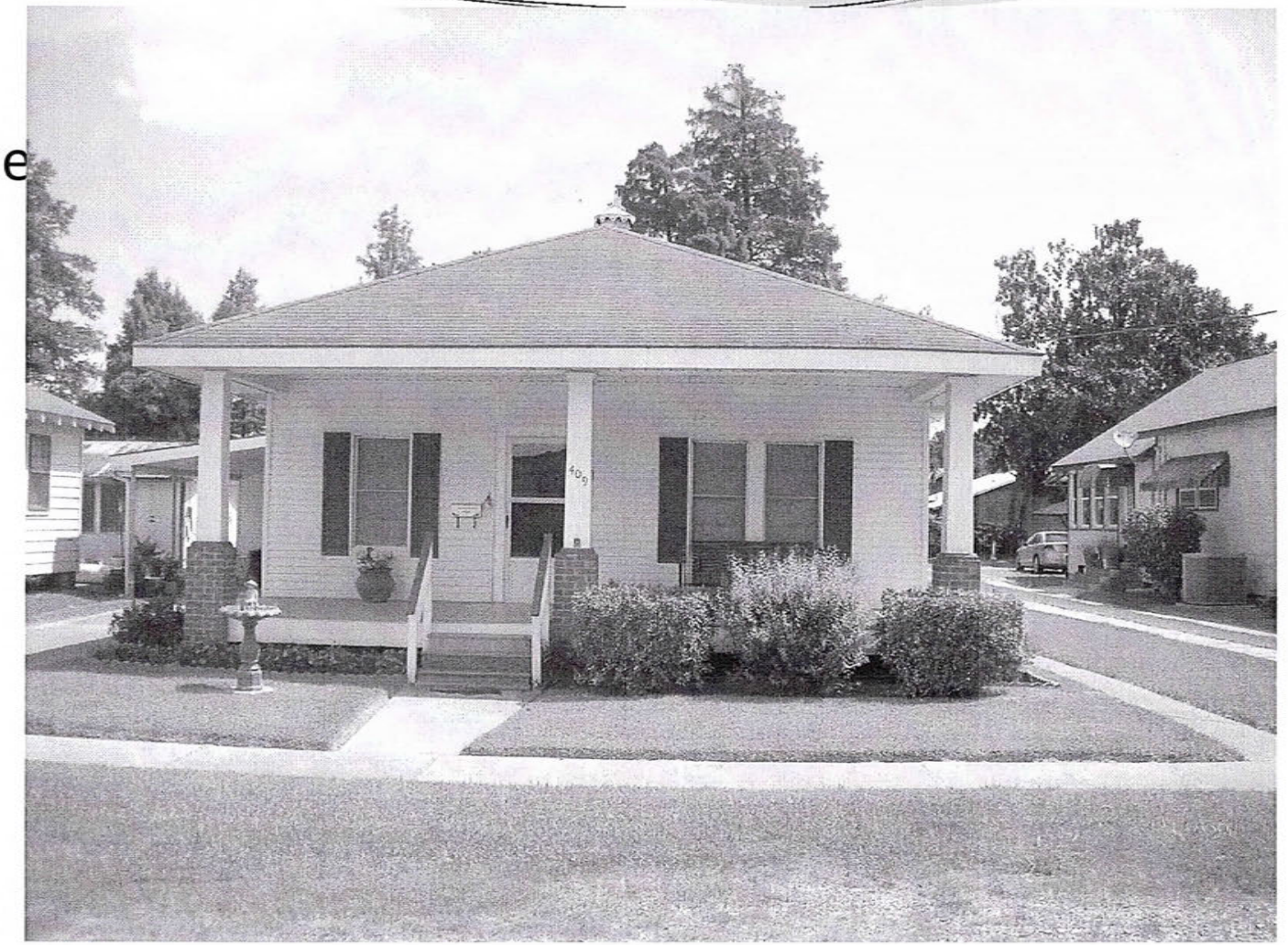
Rosalie Vessier

c1930; 1 story frame bungalow

Original vent

Contributing Element

Condition: Good



411 Claiborne

Block 36

Structure 530

Lacroix Fernandez

c1930; 1 story frame bungalow

Contributing Element

Condition: Good

Window placements on front façade is structurally unique for this style. Large vents

Occupied



412 Claiborne

Block 42

Structure 555

Lannie Denoux, Jr.

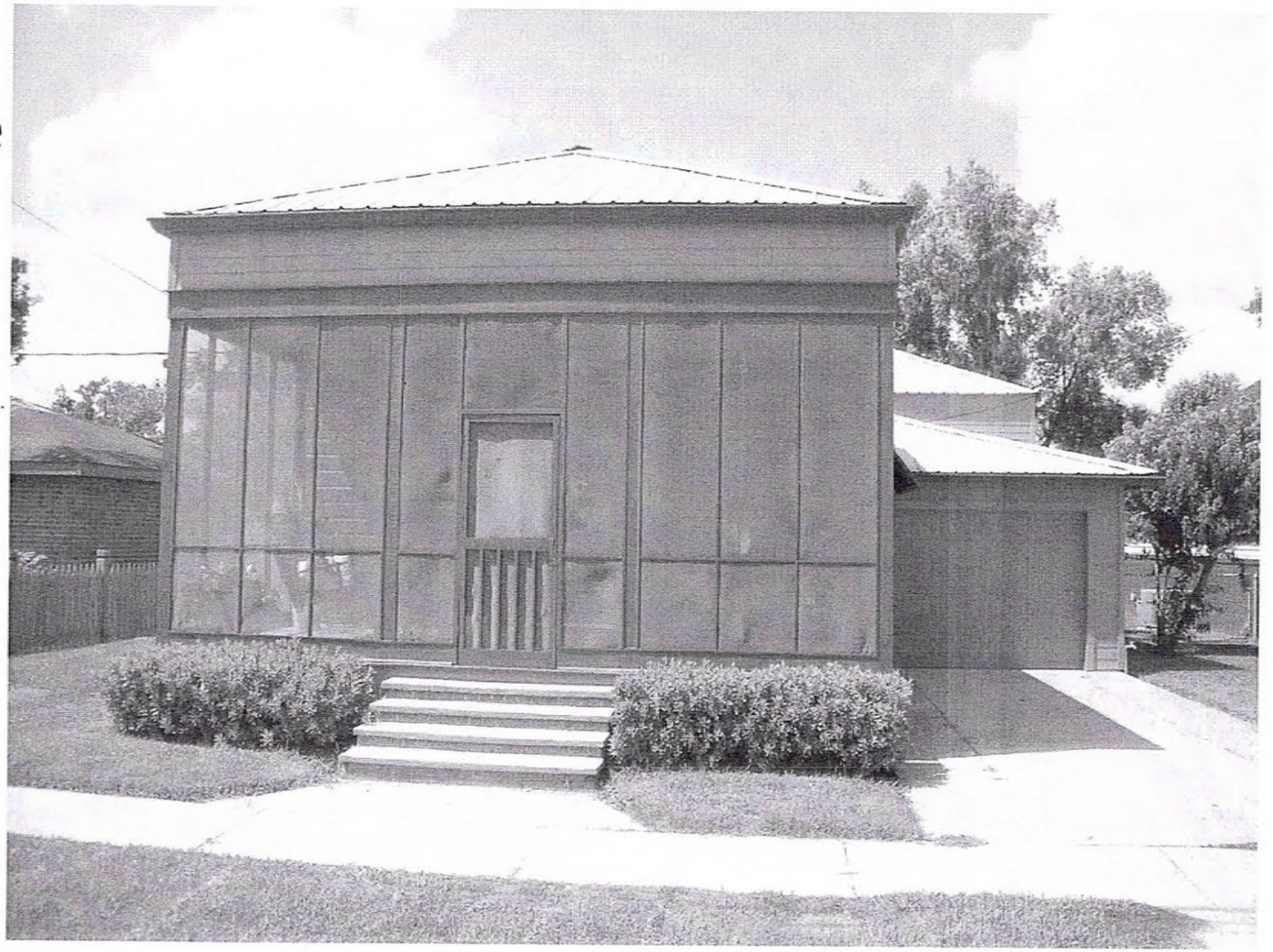
c1900; 1 story frame plain shotgun with enclosed porch

Contributing Element

Screen is not original feature.

Condition: Good

Occupied



414 Claiborne

Block 42

Structure 554

Oliver Joseph

1 story brick building

Non-Contributing Element

Condition: Fair

Brick good. Roof condition poor

Occupied



417 Claiborne

Block 36

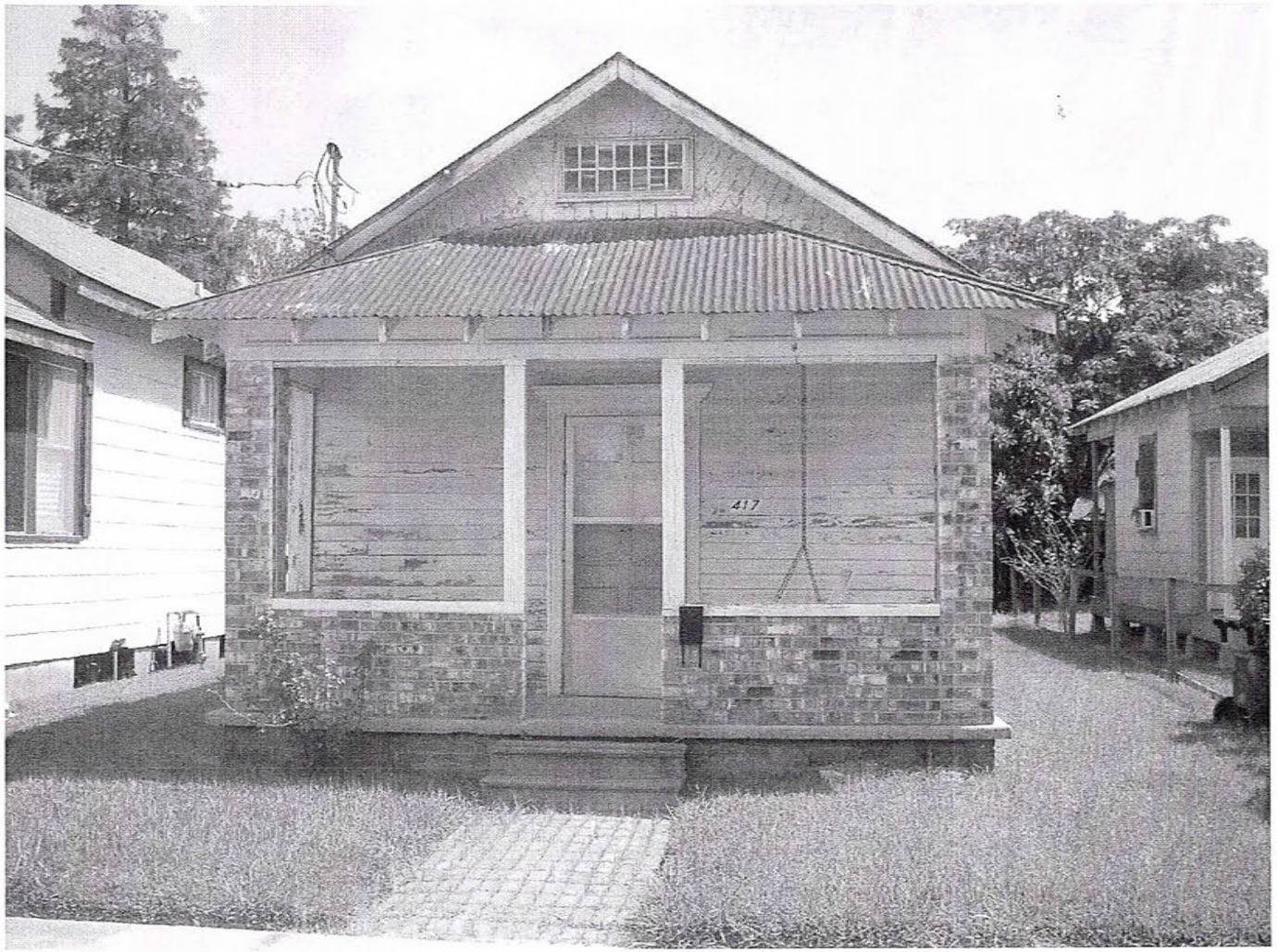
Structure 531

Stephen Hall

c1920; 1 story frame bungalow shotgun

Contributing Element

Occupied



418 Claiborne

Block 42
Structure 553
Wanda Ishmael

c1900; 1 story frame plain shotgun

Contributing Element

Condition: Poor

Unoccupied



420 Claiborne

Block 42

Structure 552

Wanda Ishmael

c1900; 1 story frame plain shotgun

Contributing Element

*Middle structure

Condition: Poor

Unoccupied



421 Claiborne

Block 36

Structure 532

Barbara Hamilton

c1920; 1 story plain frame shotgun house

Contributing Element

Condition: Good



422 Claiborne

Block 42
Structure 551
Wanda Ishmael

C1900; 1 story frame plain shotgun

Contributing Element

Condition: Poor



502 Claiborne

Block 41
Not on Register
Falsetta Properties

1 story mobile home

Non-Contributing

Condition: Good – mobile home

Occupied



505 Claiborne

Block 37

Structure 533

Lannie Denoux, Jr.

c1950; 1 story brick building

Non-Contributing Element

Condition: Good

Commercial



507 Claiborne

Block 37

Structure 534

Lannie Denoux, Jr.

1 story brick building home

Non-Contributing Element

Condition: Good

Occupied



508 Claiborne

Block 41

Structure 550

Falsetta Properties

c1890; 1 ½ story frame Eastlake cottage, Eastlake features hidden or removed.

Contributing Element

Condition: Fair

Roof and Wood Conditions

Occupied



509 Claiborne

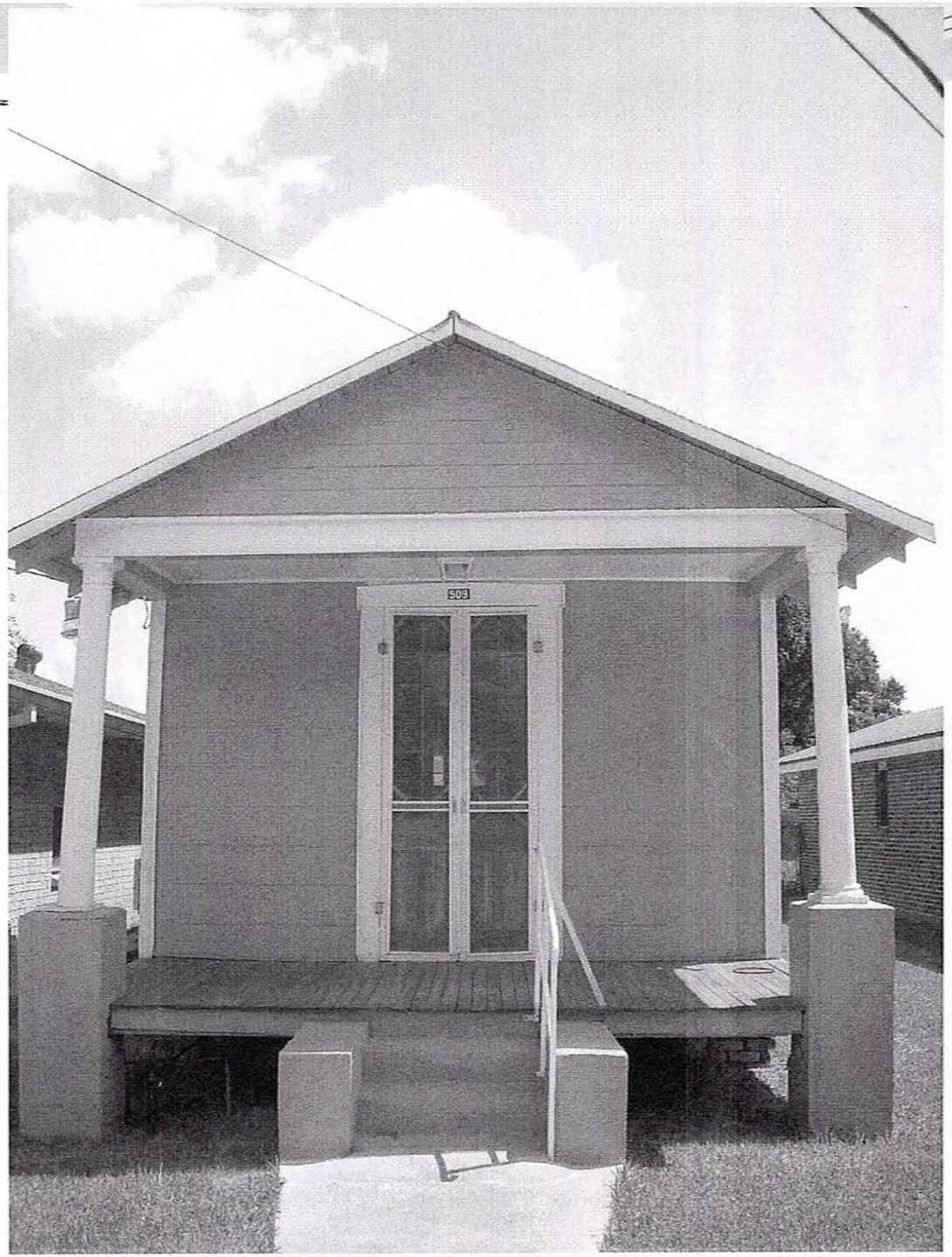
Block 37
Structure 535
Lannie Denoux, Jr.

c1920; 1 story plain frame shotgun

Contributing Element

Condition: Fair

Occupied



510 Claiborne

Block 41

Structure 549

Falsetta Properties

c1925; 1 story frame bungalow shotgun

Contributing Element

Condition: Poor

Unoccupied



511 Claiborne

Block 37

Structure 536

Geraldine Bailey

1 story brick building

Non-Contributing Element

Condition: Good

Occupied



Crescent Park

Crescent Park derives its name because it forms a semi-circle around the actual park. Crescent Park (street) consists of only a few homes and one business but is a part of the original 1806 city plan for Donaldsonville.

Most of the 200 block belongs to the United States Post Offfice (Iberville St.) and the Lemann Building (Mississippi St.) therefore limited space is available for other properties.

2013 -2014 Riverfront Development Grant to rehab the park, childrens playground and entrance to Mississippi River.

102 Crescent

Block 17

Structure 89

Gina Falsetta Melancon

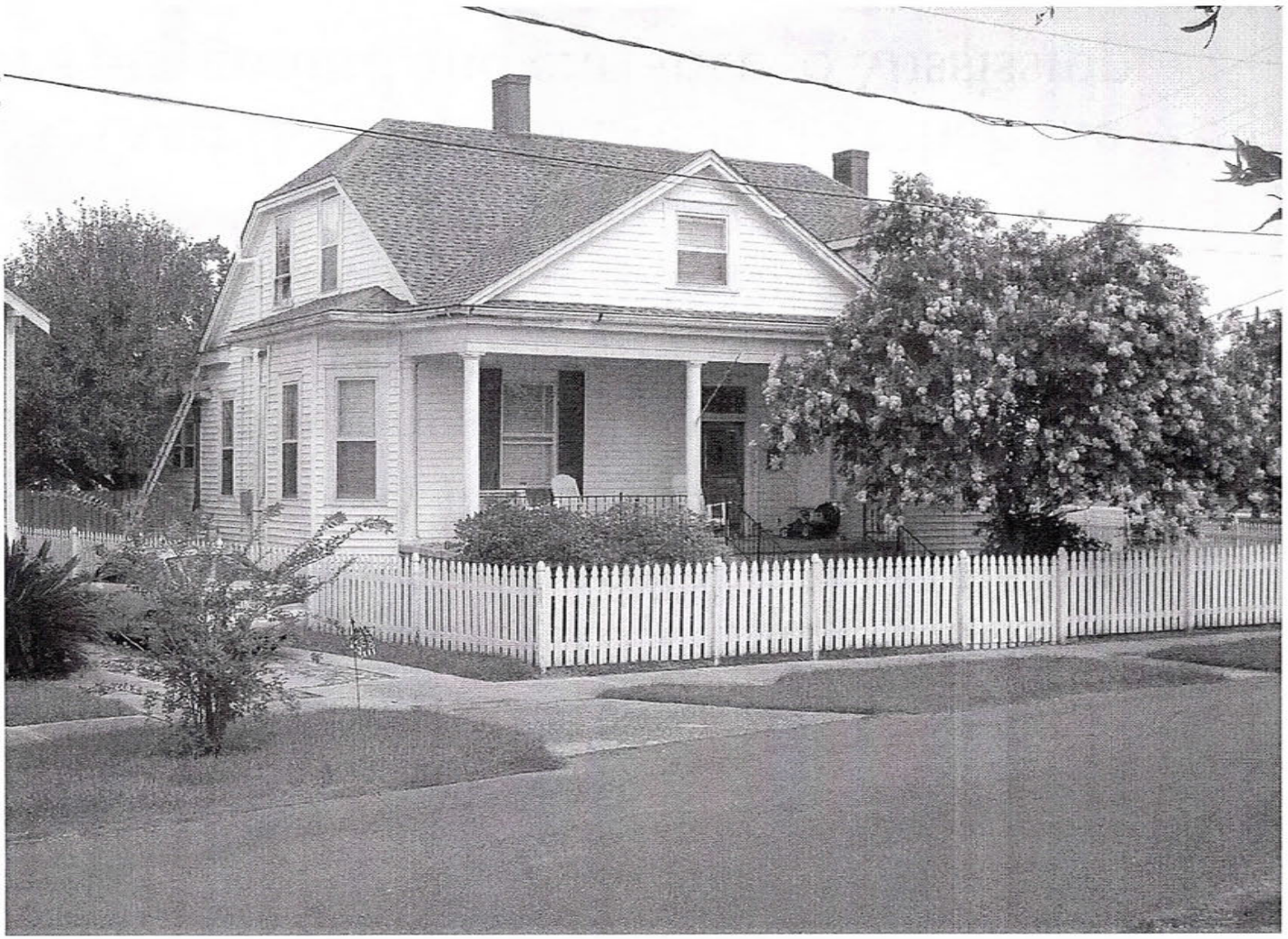
c1906; 1 ½ story frame, Cape Cod style cottage with Doric porch

Unusual style for Donaldsonville

Contributing Element

Condition: Very Good

Occupied



106 Crescent

Block 17

Structure 90

Coral Rodrigue

C1906; 2 story frame camelback with bungalow details

Contributing Element

Condition: Excellent

Occupied



108 Crescent

Block 17

Structure 91

Barbara Ourso

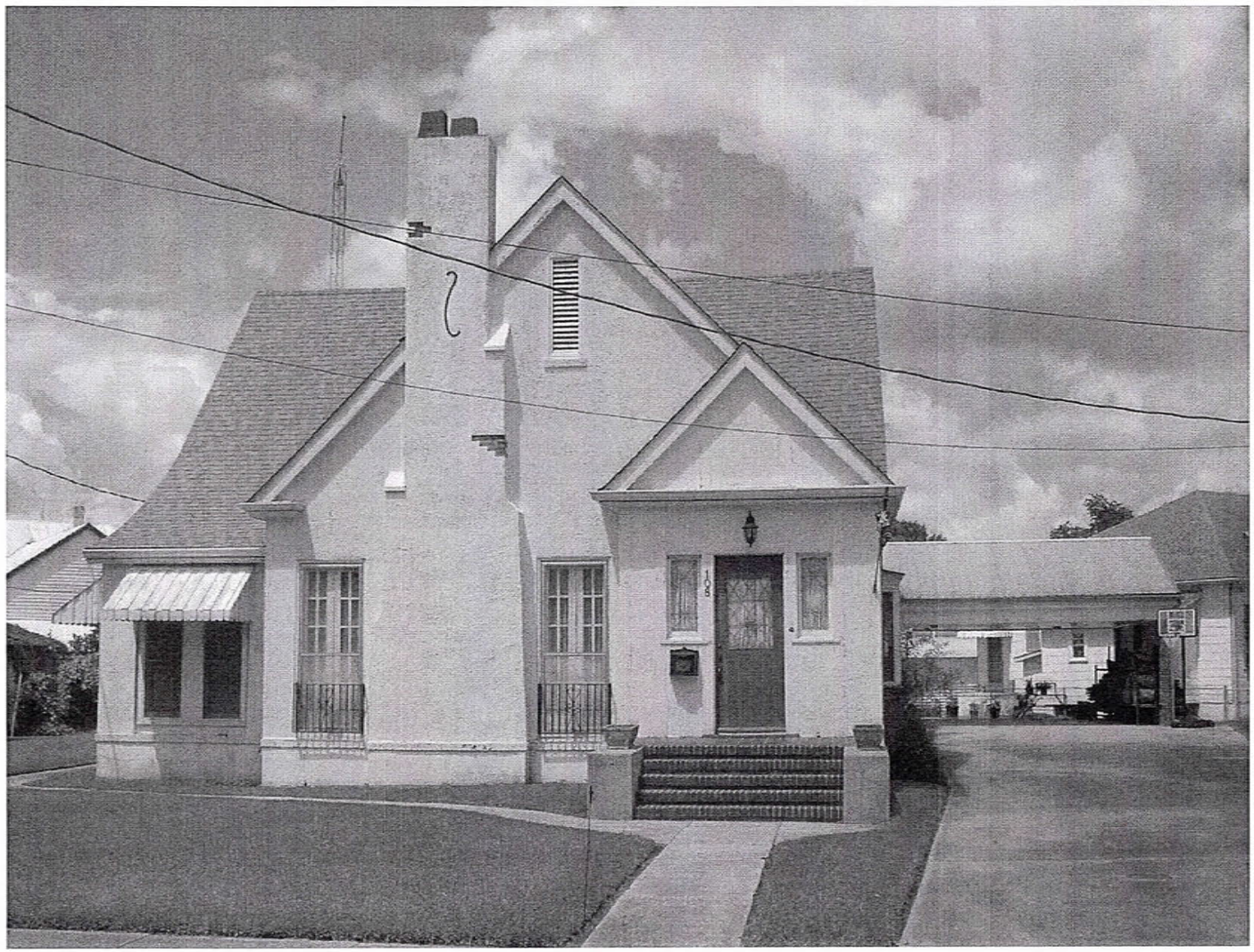
c1906; 1 ½ story stucco small Medieval-looking bungalow

Original façade in the Donaldsonville Historic District. Swiss influences evidenced

Contributing Element

Condition: Excellent

Occupied



110 & 112 Crescent

Block 17

Structure 92

Clifton Ourso

1 story frame with brick accents

Non-Contributing

Condition: Good

Occupied



Crescent Park

Block 16

Structure 54

City of Donaldsonville

c1806; landscaped and includes brick pavers and stage

Contributing Element, Part of original city plan in which it was designated as welcome area for river traffic

* View from Lemann building side of park

2013-2014 Riverfront project will redo park setting



204 Crescent

Block 15

Not on Register

Falcon's Body Shop

1 story metal building

Non-Contributing Element

Condition: Good

Commercial



Houmas Street

Houmas Street runs parallel to Railroad Avenue and Chetimatches, but unlike those streets it begins with at the top of Crescent Park instead of Mississippi Street.

Houmas Street is almost entirely residential with a few exceptions, most notably the Ascension Parish Courthouse and other government facilities.

134 Houmas

Block 17

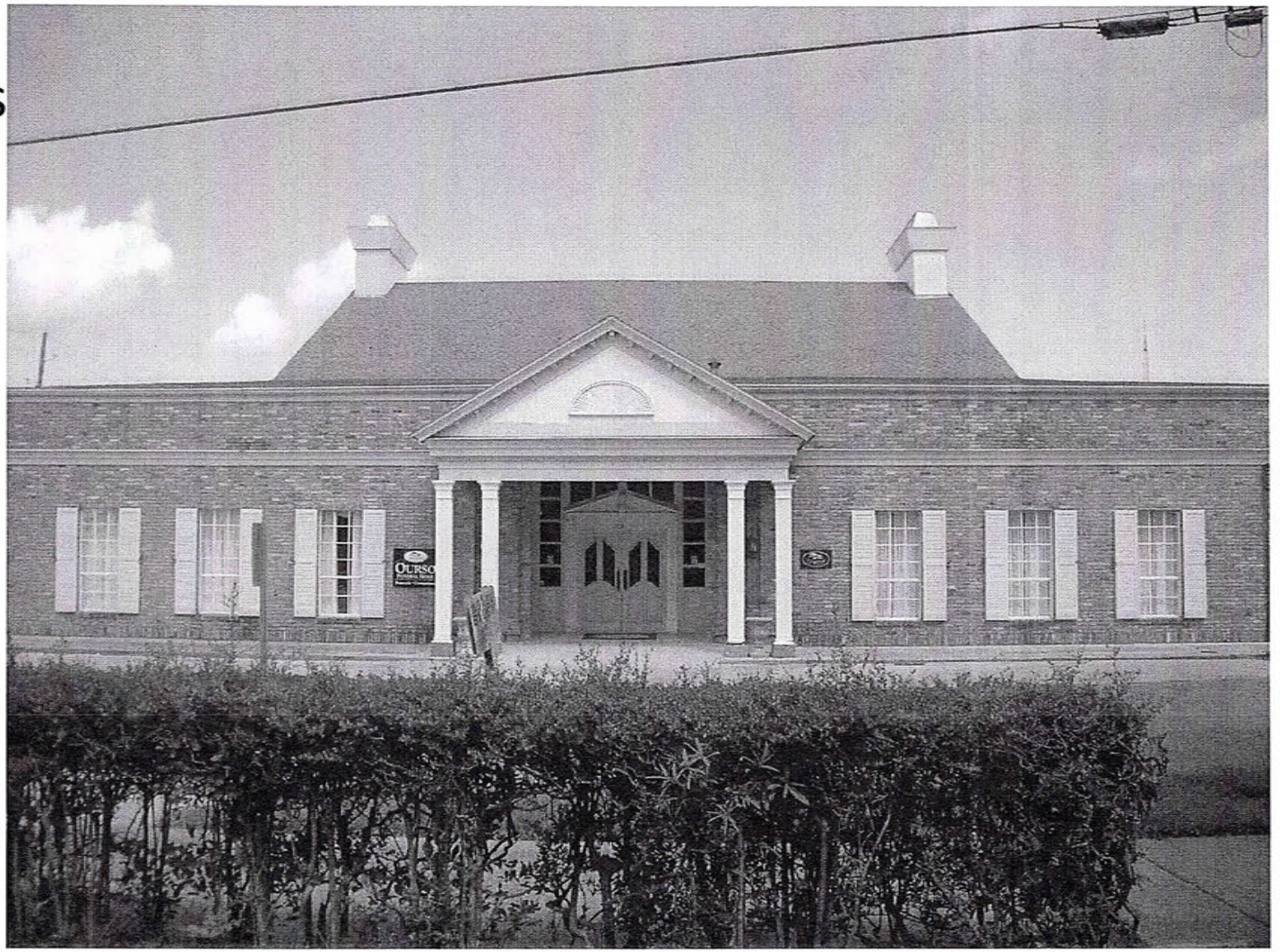
Structure 408

Ourso Funeral Home, Inc

C1906; 1 story frame large domestic looking building, extensively altered and bricked c1970

Non-Contributing Element

Condition: Excellent



209 Houmas

Block 21

Structure 128

Michel Spano

c1930; 1 story brick, Mission style house

Contributing Element

Condition: Good

2013 – Mexican Tile roof was removed and not reinstalled for extensive repairs. Only caps now exist.

Unoccupied



210 Houmas

Block 20

Structure 93

Josephine Ervin

c1910; 2 story frame, badly altered house

Non-Contributing Element

Condition: Excellent

Occupied



218 Houmas

Block 20

Structure 94

Paul Landry, III

c1920; 2 story brick, combination of Mission and Half timbered

Contributing Element

Condition: Excellent

Occupied



300 Houmas

Block 32

Structure 95

Ascension Parish Courthouse

c1889; 2 story brick, Romanesque Revival Courthouse

Contributing Element

Site Part of original 1806 Plan, LA Landmark, James Freret—Architect

Condition: Excellent



321 Houmas

Block 31

Structure 477

Ascension Parish Police Jury

c1950; 1 story brick

Non-Contributing Element,

National Guard Armory

2013 – being used as storage only

Condition: Good



406 Houmas

Block 34

Structure 96

SDLPR, Inc.

c1950; 1 story brick ranch house

Non-Contributing Element



407 Houmas

Block 35
Structure 127
Joseph Matassa

1 & 2 story brick

Non-Contributing

Poor
Unoccupied



410 Houmas

Block 34

Structure 97

Walter Dumas

c1900; 1 story frame,
plain shotgun house

Contributing Element

Condition: Fair

Occupied



411 Houmas

Block 35

Structure 126

Jeffrey Henry

c1890; 1 story frame side hall shotgun house
gable apron
Classic vent. Doors

Contributing Element

Condition: Good

Occupied



413 Houmas

Block 35

Structure 125

Trust of Richard North

c1890; 1 story frame Eastlake shotgun with details

Contributing Element

Condition: Fair

Doors replaced are not correct. Transoms and moldings original

Occupied



415 Houmas

Block 35

Structure 124

Samuel Burgess

c1900; 1 story frame, badly altered shotgun

Non-Contributing Element

Condition: Fair

Occupied



416 Houmas

Block 34

Structure 100

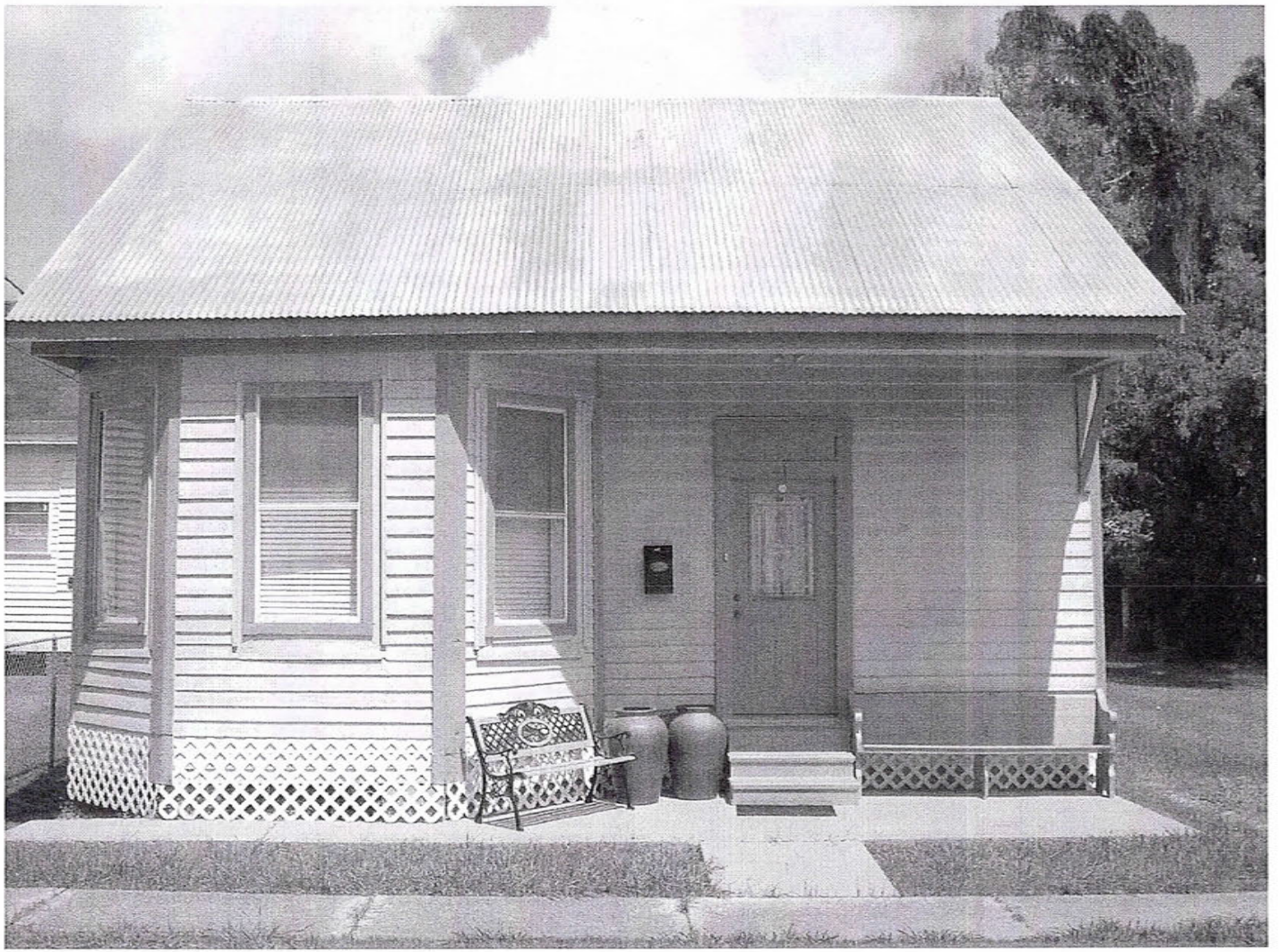
Linda Landry

c1906; 1 story frame
plain Creole cottage

Contributing Element

Condition: Good

Occupied



506 Houmas

Block 44

Structure 103

Clouatres, Inc.

c1900; 1 story frame plain shotgun, badly altered porch additions.

Contributing Element

Foundation conditions evident, wood conditions

Condition: Poor

Occupied



508 Houmas

Block 44

Structure 104

David Johnson

c1920; 1 story frame bungalow side gallery shotgun. Original windows, doors, casings

Contributing Element

Porch pillars missing and structural issues from porch evidenced

Condition: Fair/Poor

Occupied



510 Houmas

Block 44

Structure 105

Charlene Alexander

c1900; 1 story frame shotgun Eastlake with some features removed

Contributing Element

Porch foundation condition issues. Missing pillar.

Condition: Fair

Occupied



513 Houmas

Block 43
Not on Register
Wilbert White

1 story frame

Non-Contributing Element

Condition: Good

Occupied



514 Houmas

Block 44

Structure 106

Catina Price

c1920; 1 story frame bungalow shotgun

Contributing Element

Condition: Good

Occupied



515 Houmas

Block 43

Structure 120

Catherine Giambrone

c1900; 1 story frame
Eastlake shotgun

Original casing, door, trimwork.

Contributing

Missing porch rails, wood rot evidenced from porch. Foundation

Condition: Fair

Occupied



516 Houmas

Block 44

Structure 107

Myrtle Price

c1900; 1 story frame,
Eastlake gabled shotgun

Contributing Element

Condition: Fair

Occupied



518 Houmas

Block 44

Structure 108

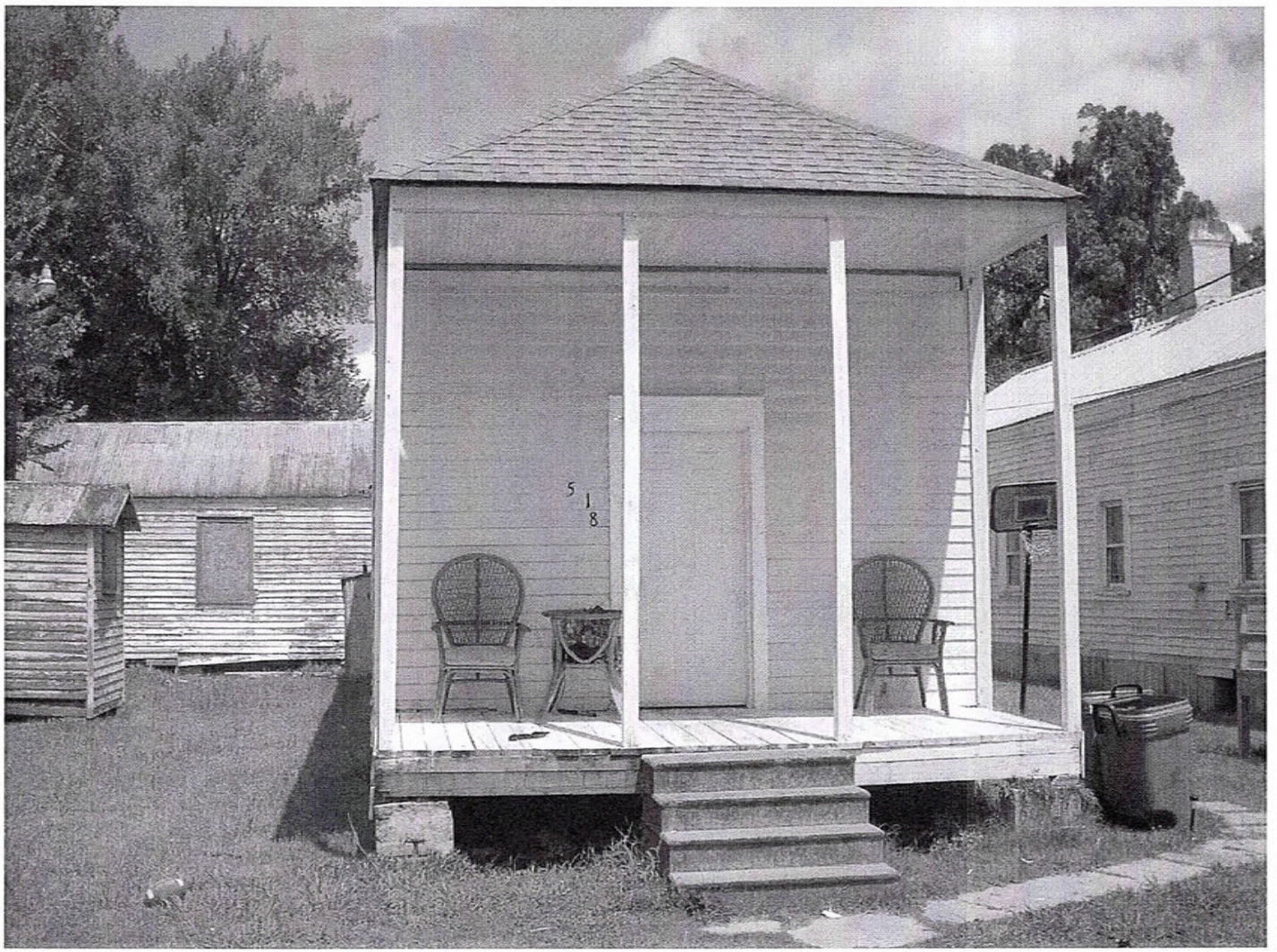
Janice Foster

c1900; 1 story frame
plain shotgun

Contributing Element

Condition: Fair

Occupied



521 Houmas

Block 43

Structure 119

Estate of Louis Leforte

c1900; 1 story frame porchless cottage attached to house in rear of property

Contributing Element

*view from Charles street.

Condition: Fair

Occupied



522 Houmas

Block 44

Structure 109

Janice Foster

c1900; 1 story frame
plain shotgun

Contributing Element

Condition: Poor

Unoccupied



603 Houmas

Block 47

Structure 118

Nathan Mitchel

1 story frame

Non-Contributing Element

Condition: Fair

Unoccupied



609 Houmas

Block 47

Structure 117

Frances Quezaire

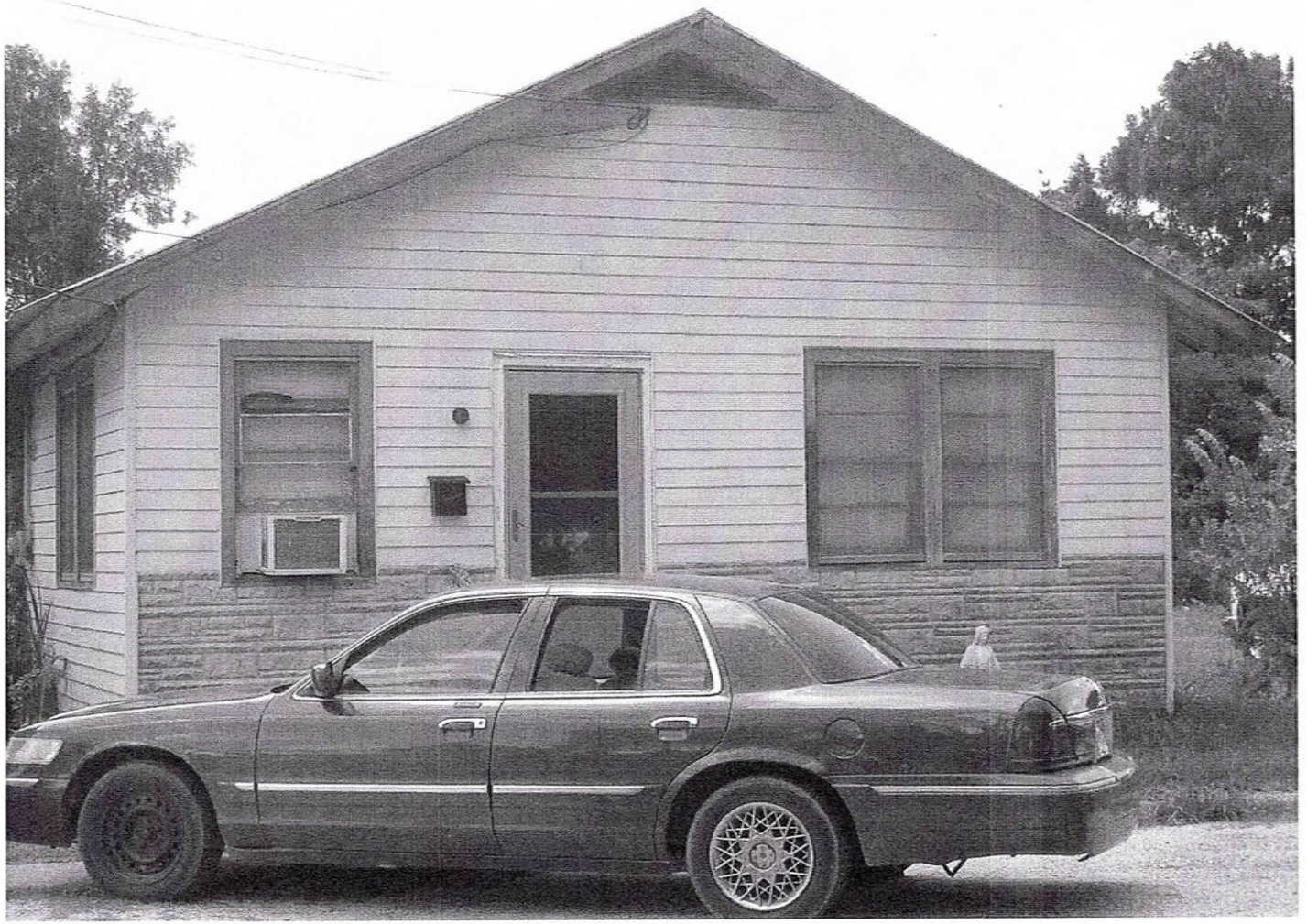
1 story frame bungalow

Non-Contributing Element

Condition: Good

Vinyl and stucco masking condition. Wood condition issues evidenced with window casings.

Occupied



619 Houmas

Block 47

Structure 114

Leroy Tassin

c1925; 1 story frame
double bungalow shotgu

Contributing

Condition: Good

Foundation Structure

Occupied



707 Houmas

Block 56

Not on Register

Owner

2 story frame with bungalow details and brick façade

Non-Contributing Element

Condition: Poor

Evidence of wood rot, smoke damage, wiring issues, roof conditions

Occupied



809 ½ Houmas

Block n/a

Not on Register

Mike Marcello Inc.

1 story masonry service station and store

Non-Contributing Element

Condition: Good



Iberville Street

Iberville street runs parallel to Mississippi Street and perpendicular to Railroad. Looking from the River onto the city, Iberville is the second cross street.

Iberville is primarily commercial properties and includes a small number of 1800s stunning residential properties.

204 Iberville

Block 20

Structure 452

James Nelligan

c1890 ; 1 ½ Story frame Gable Fronted turreted house with Italianate details

Contributing Element

Condition: Excellent

Occupied



209 Iberville

Block 17

Structure 406

DBF Enterprise

c1906; 1 story frame small
Queen Anne Revival Cottag
Mexican tile caps

Contributing Element

Condition: Excellent

Occupied



211 Iberville

Block 17

Structure 407

Patrick Cantin

c1906; 1 story frame Queen Anne Revival cottage

Original intgreity of portico.

Casings and iron porch details

Contributing Element

Condition: Good

Occupied



212 Iberville

Block 20

Structure 450

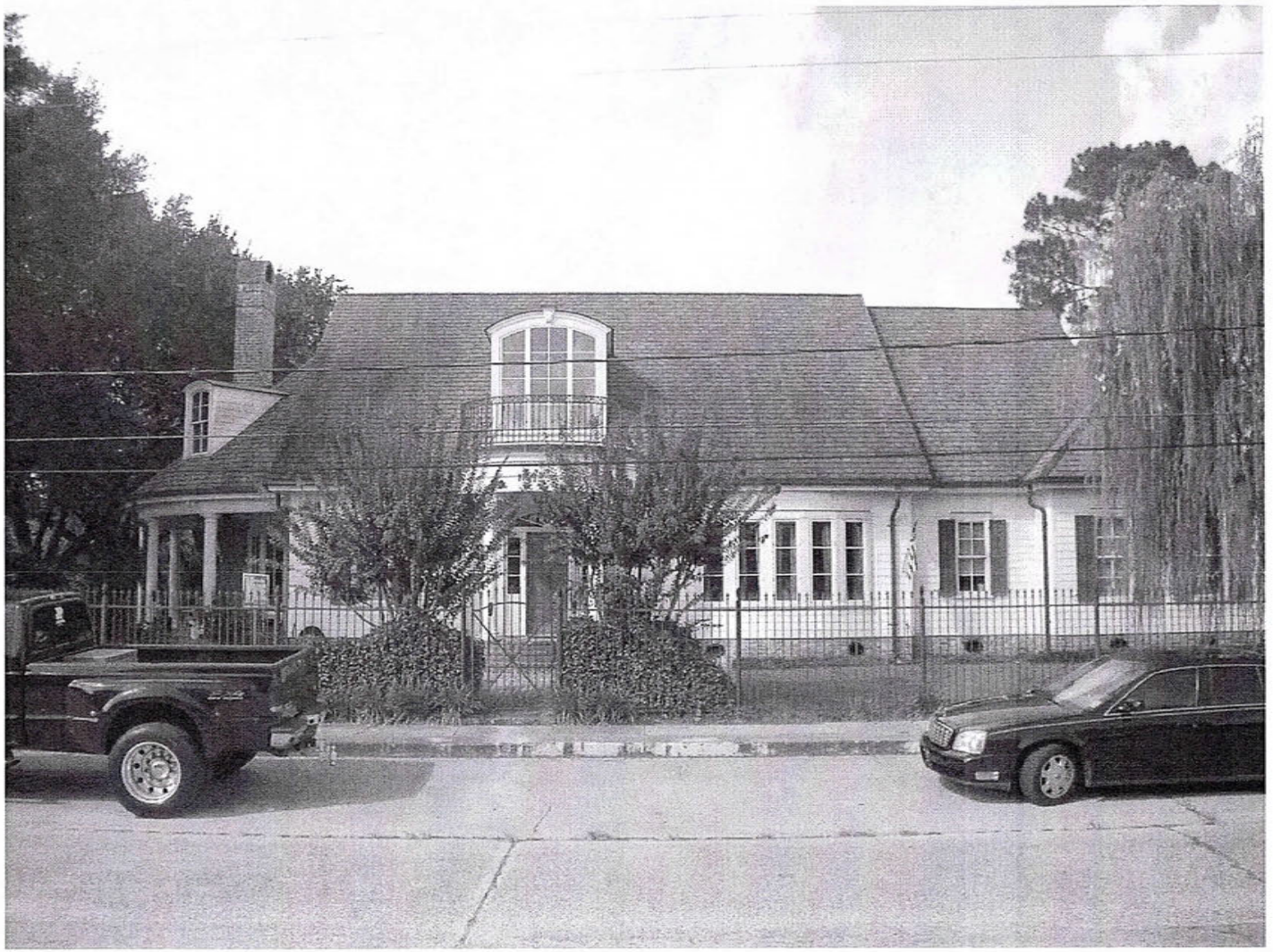
Karen Mire

c1881; 1 story frame, Surviving Italianate kitchen wing

Contributing element

Condition: Excellent

Occupied



302 Iberville

Block 21

Structure 449

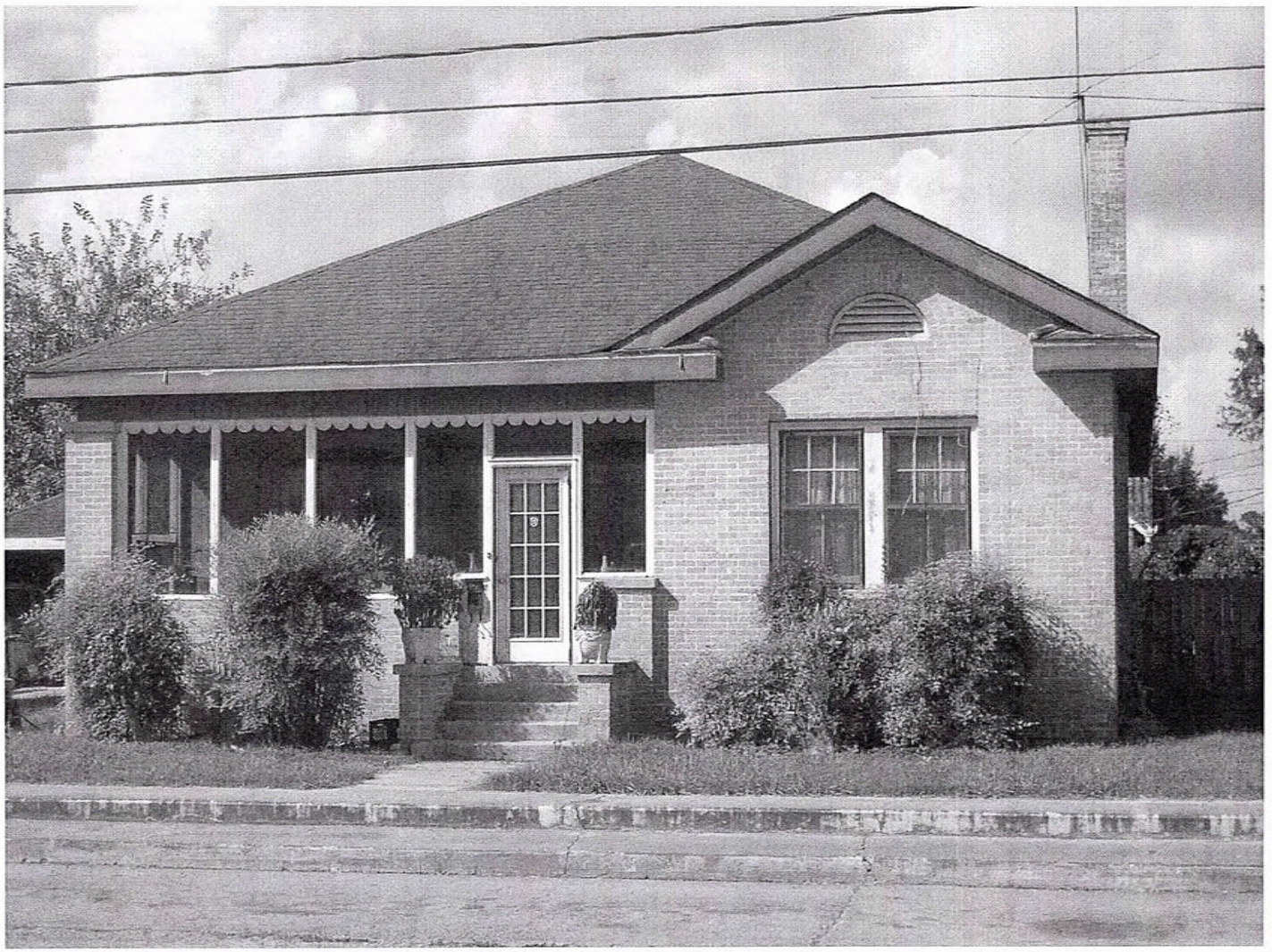
Edward Casso

c1930; 1 Story Brick bungalow

Contributing Element

Condition: Good

Occupied



305 Iberville

Block 15

Structure 409

United States Postal Service

c1935; 1 story brick Georgian style Post office

Original iron railings and connected lamps.

Non Contributing Element

Condition: Good

Altered inside from 1935 design



308 Iberville

Block 21

Structure 448

Gerald Ireland

c1910; 1 story frame shotgun

Contributing Element

Occupied



309 Iberville

Block 15

Structure 410

Devjani Lahiri-Munir

c1900; 2 story frame and masonry building, extensively altered c1981

Evidence of window sealing issues

Non-Contributing Element

Condition: Good



310 Iberville

Block 21

Structure 447

Marchand Properties

c1880; 1 Story frame Italianate Shotgun

Contributing Element

Condition: Excellent

Tin Roof



410 Iberville

Block 23

Structure 446

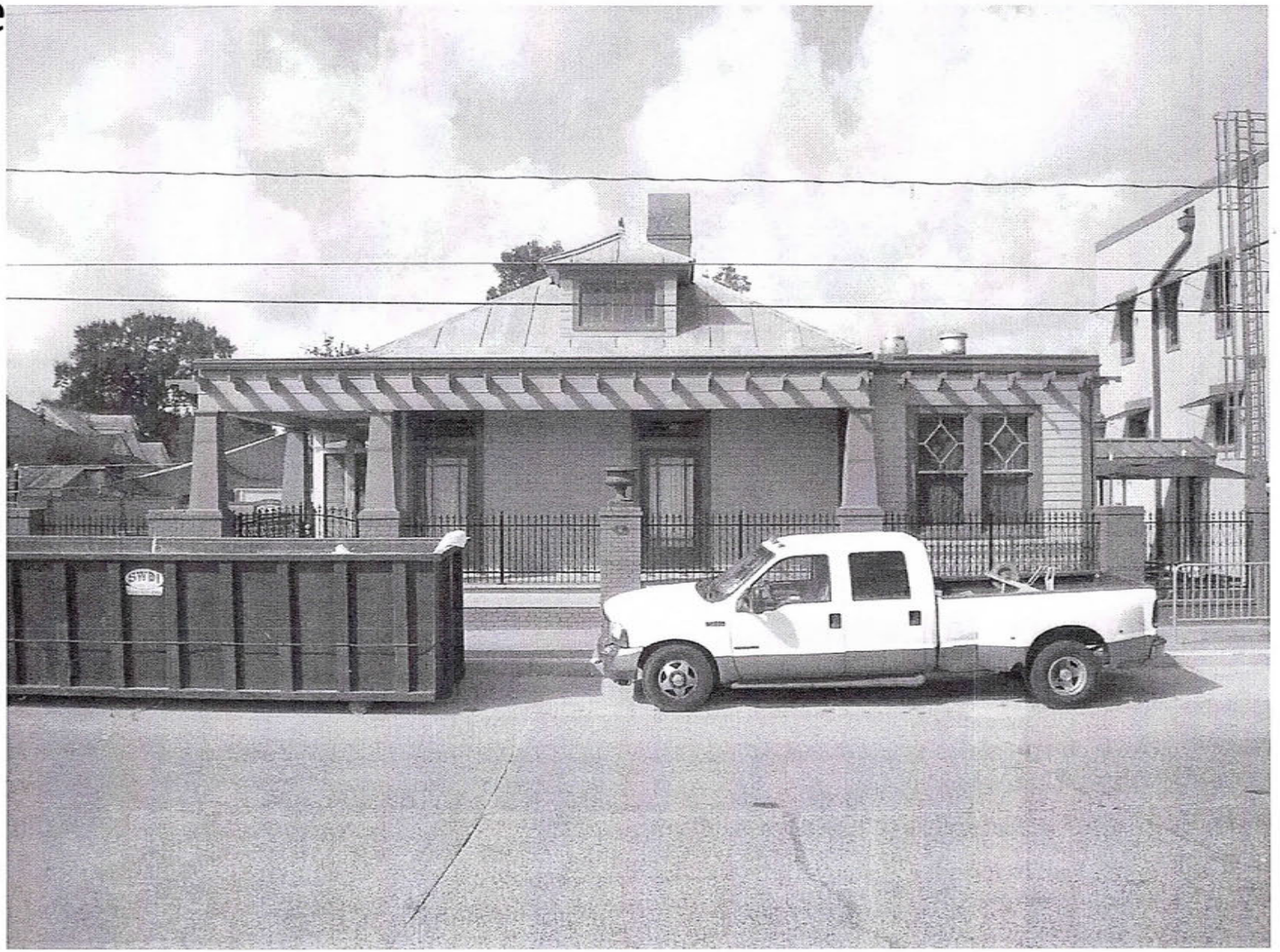
c1925; 1 story frame bungalow with exposed rafters. Mission style

Contributing Element

Condition: Excellent

Major rehab done in 2012.

Occupied



413 Iberville

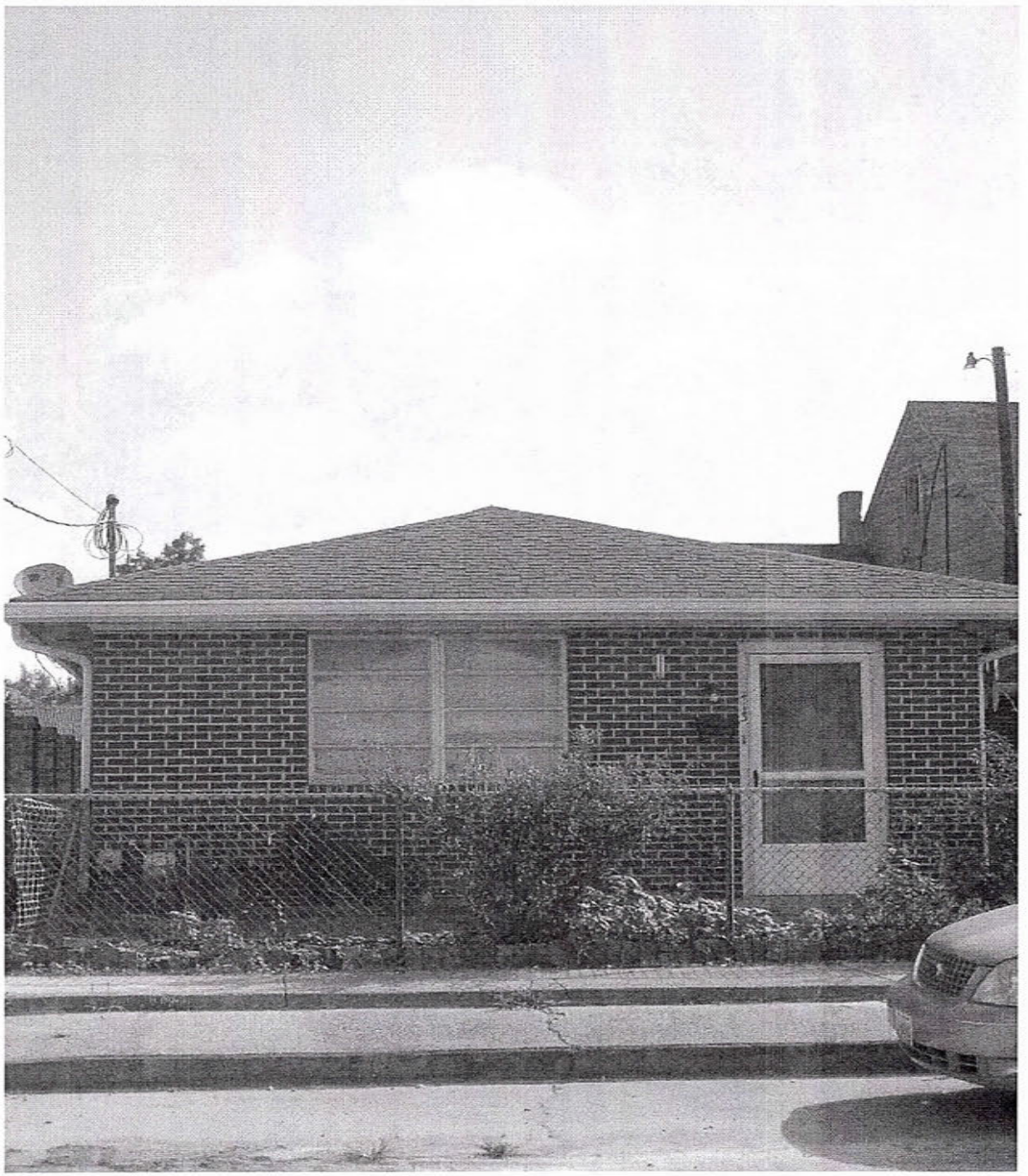
Block 14
Structure 412
Jack Poirier

c1940; 1 story brick house

Non-Contributing Element

Condition: Good

Occupied



504 Iberville

Block 23

Structure 442

Bourg Insurance Agency, Inc.

c1930; 1 story brick Medieval looking cottage. Swiss influences

Contributing Element

Condition: Excellent



509 Iberville

Block 13

Structure 413

Manuel Oubre

1 story masonry, plain concrete block house

Non-Contributing Element

Condition: Good



515 Iberville

Block 13

Not on Register

Glenn McGalliard

1 story brick ranch style home

Non-Contributing Element

Condition: Good



516 Iberville

Block 23

Structure 441

c1900; 1 story frame Eastlake shotgun

Contributing Element

Condition: Excellent

Occupied



Lessard Street

Lessard street follows a parallel line along the same pattern as Railroad and much the same starts at Mississippi street.

While Lessard street hosts magnificent architecture. From grand Queen Anne revival homes to a row of shotgun homes, Lessard street offers a comprehensive view of southern architecture.

Heavy German influences of gingerbread accents on homes. Varied examples of styles abound.

115 Lessard

Block 13
Structure 254
Patricia Imaizumi

c1912; 2 story frame stuccoed late Queen Anne revival house

Contributing Element

Occupied

Condition: Excellent

Examples of similar houses found in Sears and Roebuck catalogs for 2500.00



120 Lessard

Block 14

Structure 194

Emile Spano

c1925; 1 story frame bungalow

Contributing Element

Condition: Very Good

Occupied



121 Lessard

Block 13

Structure 253

Sidney Vega

c1906; 1 ½ story frame large colonial revival cottage

Contributing Element

Condition: Very Good

Occupied



123 Lessard

Block 13

Structure 252

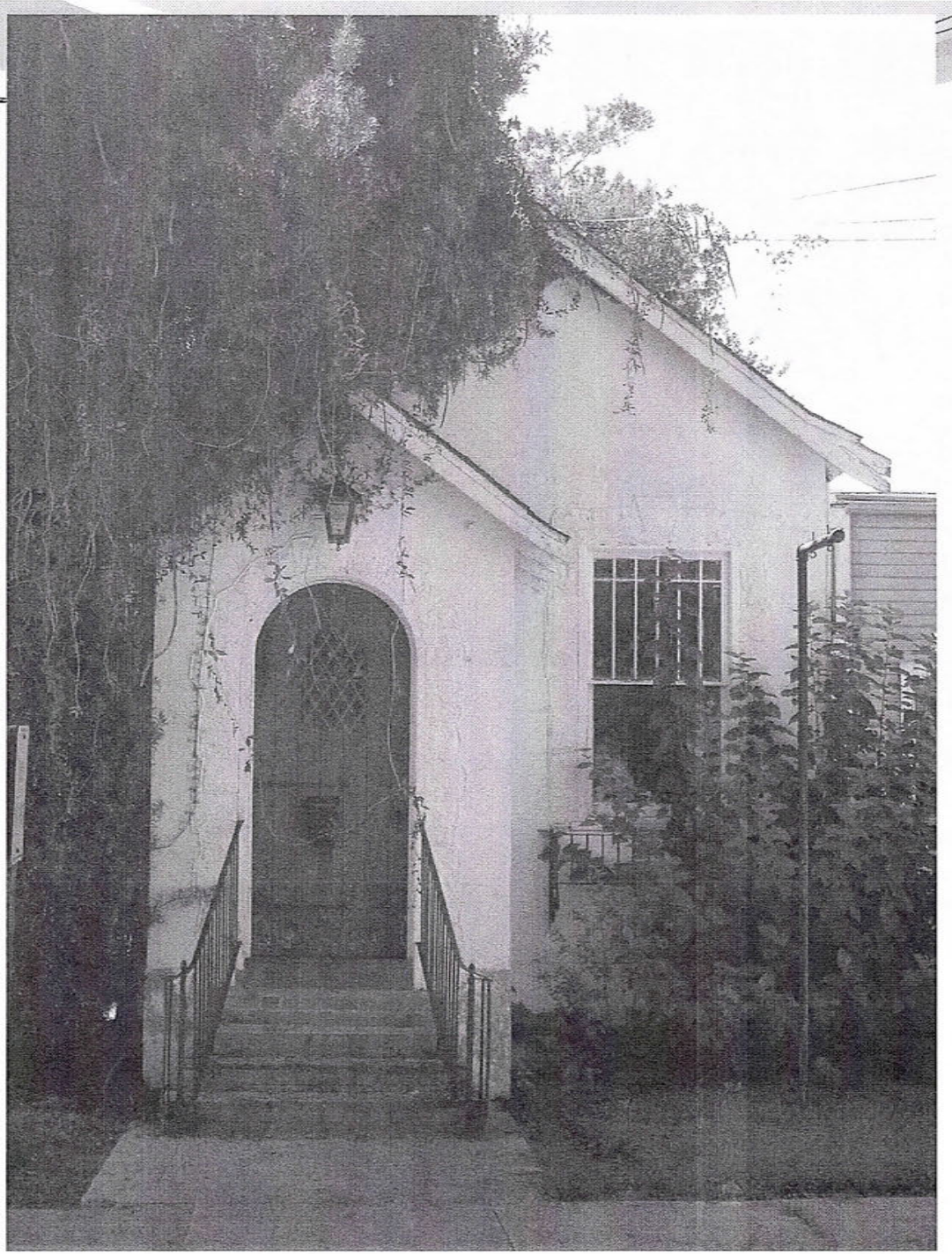
Sidney Vega

c1906; 1 story old small frame office cottage front applied c1925

Contributing Element

Condition: Good

Unoccupied



124 Lessard

Block 14

Structure 195

Nathan Bullock

c1880; 1 ½ story frame large Italianate cottage with baroque looking dormer

Contributing Element

Bought in 2013 for rehab

Condition: Poor

City Demolition List.

Unoccupied



125 Lessard

Block 13

Structure 251

Henry Millien

c1900; 1 story frame Queen Anne revival cottage with modern side wing

Contributing Element

Bought in 2013 for Rehab

Unoccupied



129 Lessard

Block 13

Structure 250

Jeffery Bean

c1880; 1 ½ story frame, large rambling Italianate house with semi-octagonal bays and elaborate brackets

Contributing Element



130 Lessard

Block 14

Structure 196

Jack Poirier

c1866; Five bay Greek revival cottage, scroll saw work added later

Contributing Element

Condition: Excellent

Occupied



201 Lessard

Block 23

Structure 249

Ricky Gautreau & Bourg Ins. Agency

c1972; 1 story brick and frame front

Non-Contributing Element



202 Lessard

Block 22

Structure 443

Rodney Vega

c1860; 1 ½ story large frame Greek revival cottage, columns and dormer added c1905

Contributing Element

Condition: Excellent

Occupied



208 Lessard

Block 22

Structure 197

Marcel Graugnard

c1890; 1 ½ story frame large Italianate cottage

Contributing Element

Condition: Excellent

Occupied



212 Lessard

Block 22

Structure 198

Eugene Guinchard

1 ½ story frame cottage altered c1970

Non-Contributing Element, reputed to be one of the oldest homes in Donaldsonville—c1775

Condition: Excellent

Occupied



213 Lessard

Block 23

Structure 248

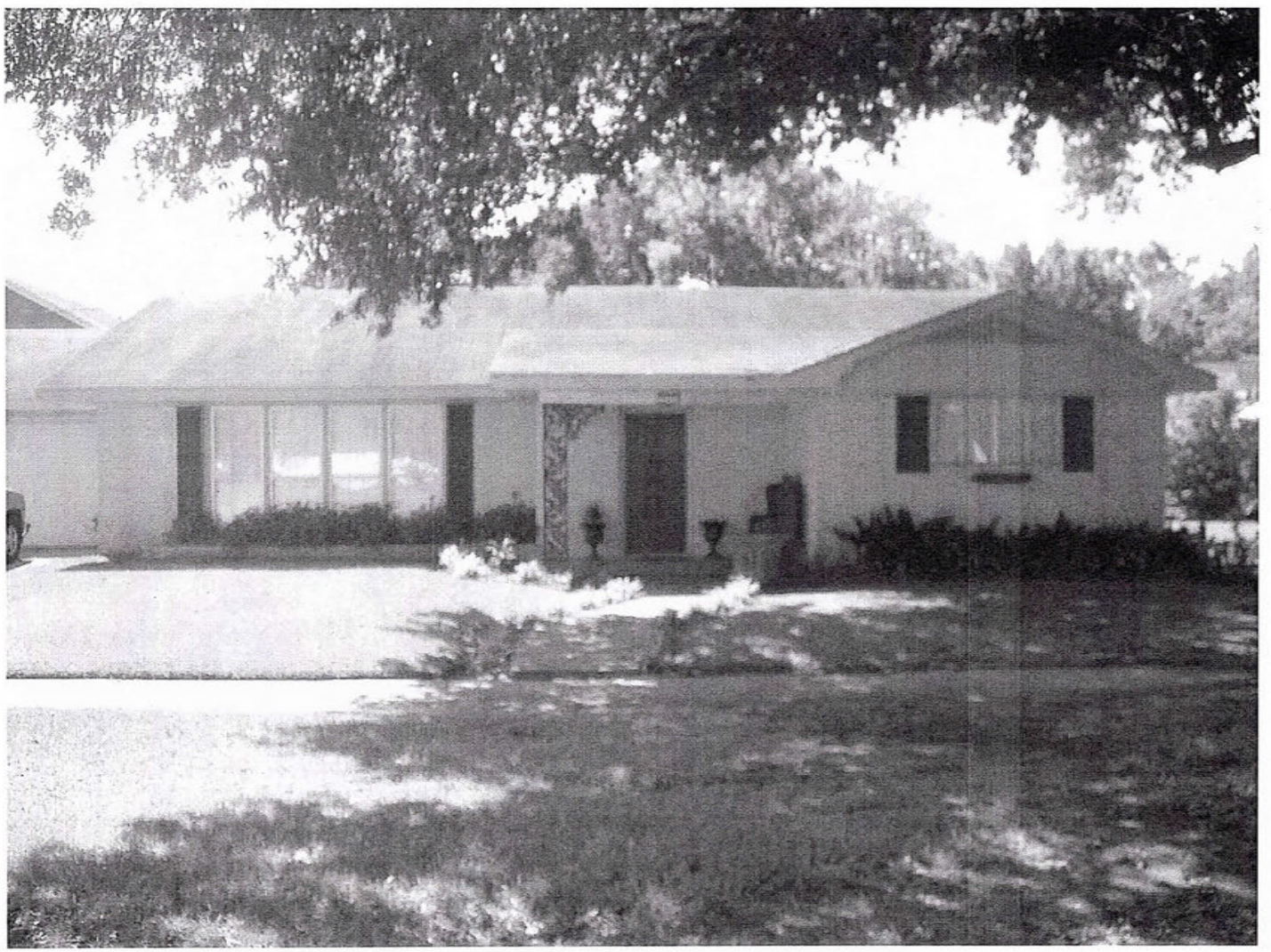
Brent Landry

c1960; 1 story brick

Non-Contributing Element

Condition: Very Good

Occupied



216 Lessard

Block 22

Structure 199

Stephen Folse

c1910; 1 ½ story frame large colonial revival cottage

Contributing Element

Condition: Very Good

Occupied



221 Lessard

Block 23

Structure 246

Percy Daigle

c1900; 1 ½ story frame
Eastlake cottage

Contributing Element



222 Lessard

Block 22

Structure 200

Betty Rodrigue

c1882; 1 ½ story frame very elaborate turret Queen Anne revival house with Eastlake porch

Unique gingerbread accents

Contributing Element

Condition: Good

Occupied



302 Lessard

Block 30

Structure 471

Ethel Chedotal

c1925; 1 story frame bungalow

Contributing Element

Condition: Good

Occupied



305 Lessard

Block 29

Structure 245

Betty Rodrigue

2 story brick
office/warehouse

Non-Contributing
Element

Condition: Fair

Unoccupied



308 Lessard

Block 30

Structure 201

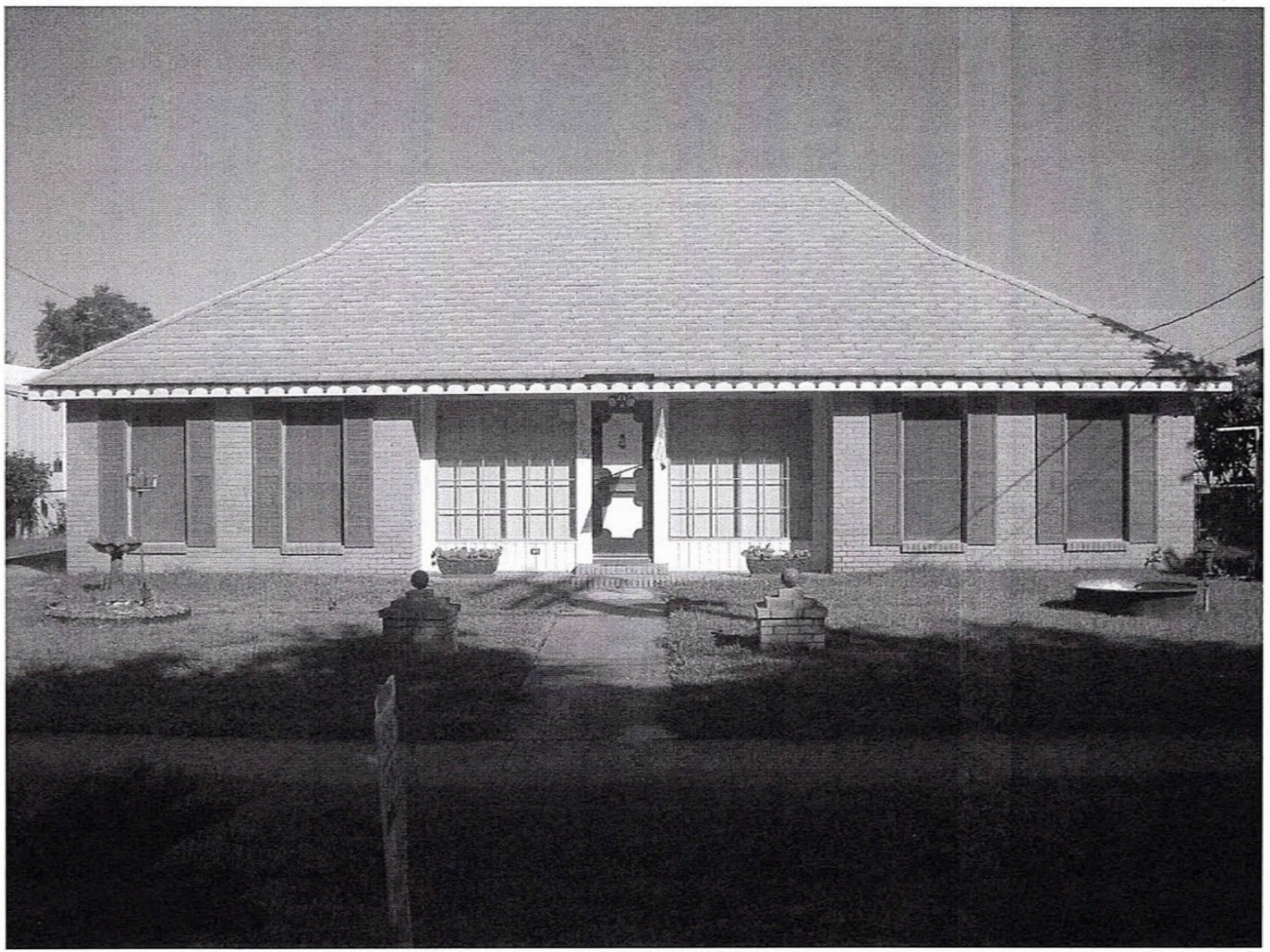
Gustave Guinchard Jr

1 story brick residence

Non-Contributing Element

Condition: Good

Occupied



310 Lessard

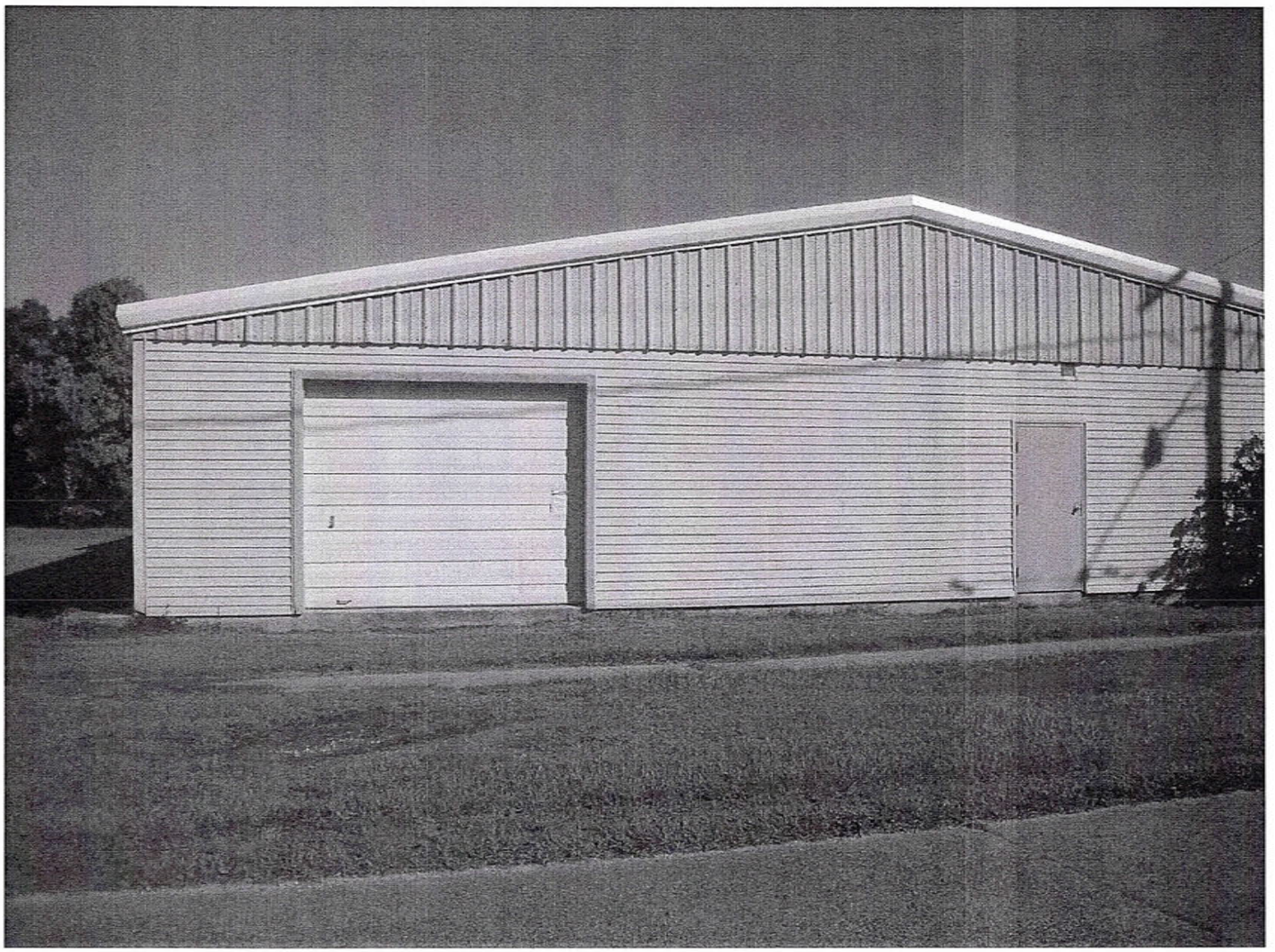
Block 30

Structure 202

Jude Country LTD

c1972; 1 story frame metal warehouse

Non-Contributing Element



311 Lessard

Block 29

Structure 244

Eugene Guinchard

c1925; 1 story frame bungalow

Contributing Element

Condition: Good

Front wooden pillar missing

Occupied



317 Lessard

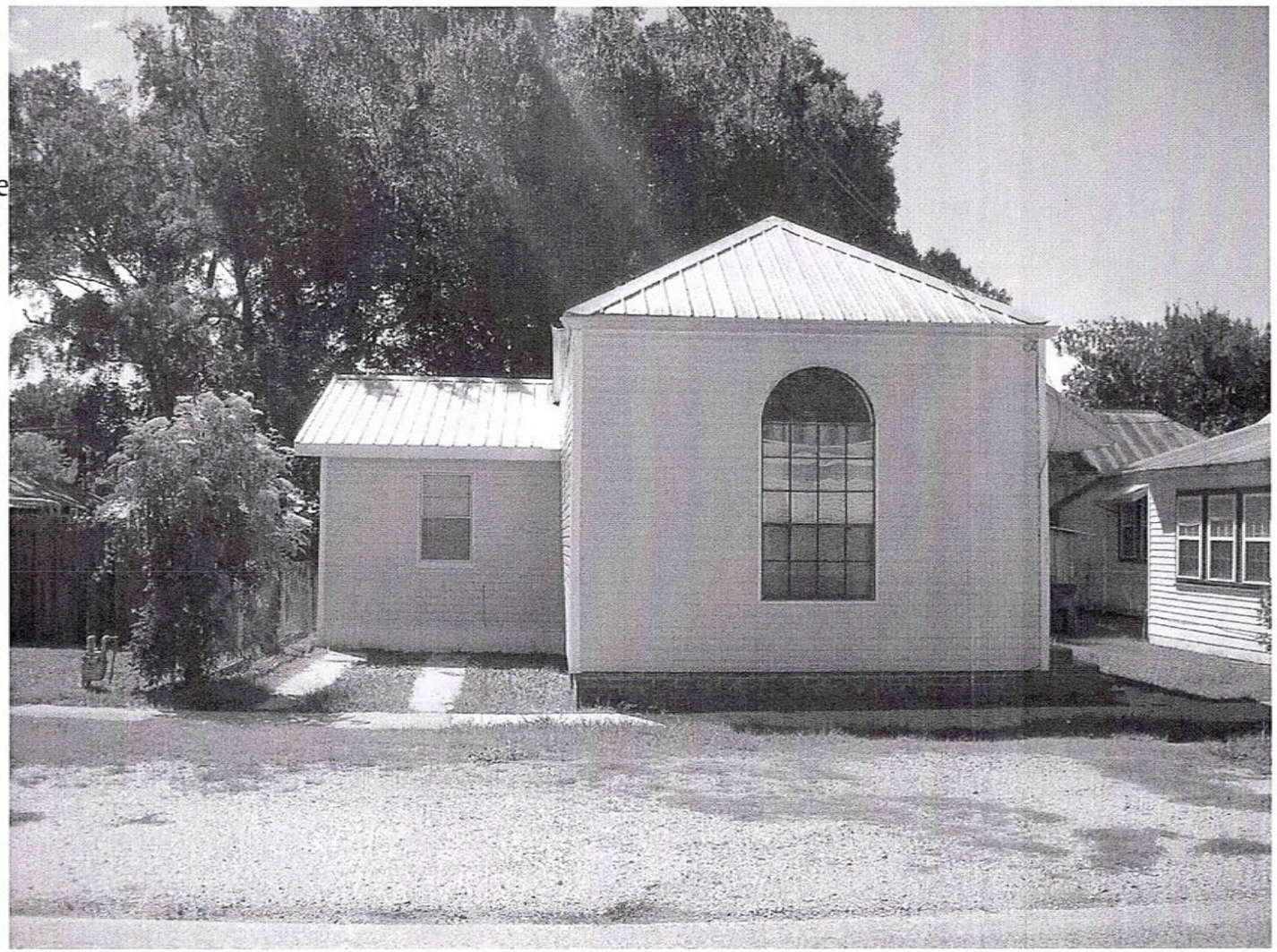
Block 29

Structure 243

Cedric Grant

1 story frame badly altere
shotgun house

Non-Contributing
Element



321 Lessard

Block 29

Structure 242

Don Daray

c1900; 1 story frame corn
entrance store

Contributing Element



322 Lessard

Block 30

Structure 204

Rosalyn Griffin

c1885; 1 ½ story frame Eastlake cottage corner entrance

Contributing Element



402 Lessard

Block 36

Structure 205

Anthony Trepagnier

C1900; 1 story frame Queen Anne revival cottage with enclosed porch

Original vents and gingerbread detail

Contributing Element

Condition: Good

Occupied



404 Lessard

Block 36

Structure 206

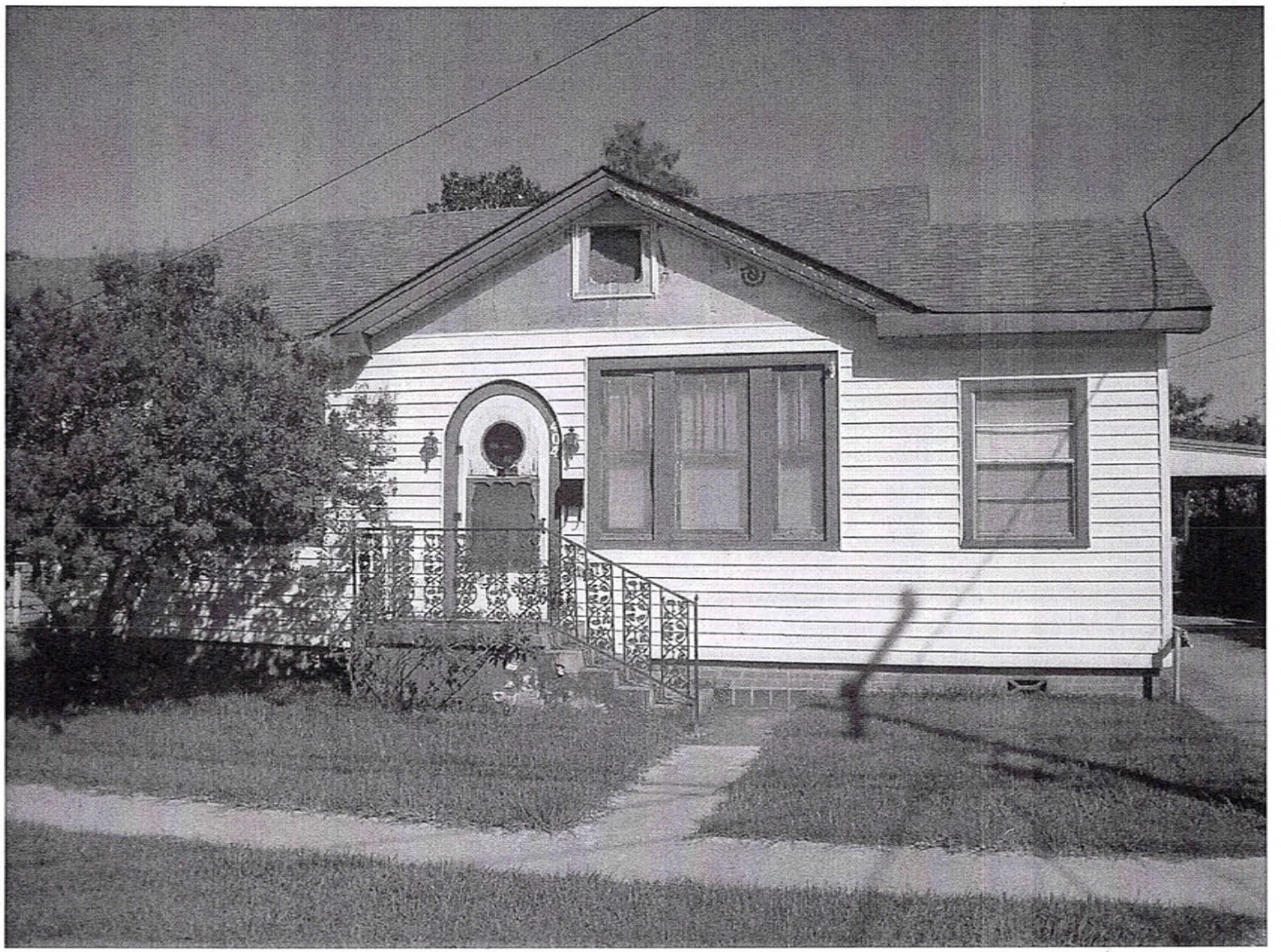
Charles Montero

c1930; 1 story frame bungalow

Contributing Element

Condition: Good

Occupied



407 Lessard

Block 37

Structure 240

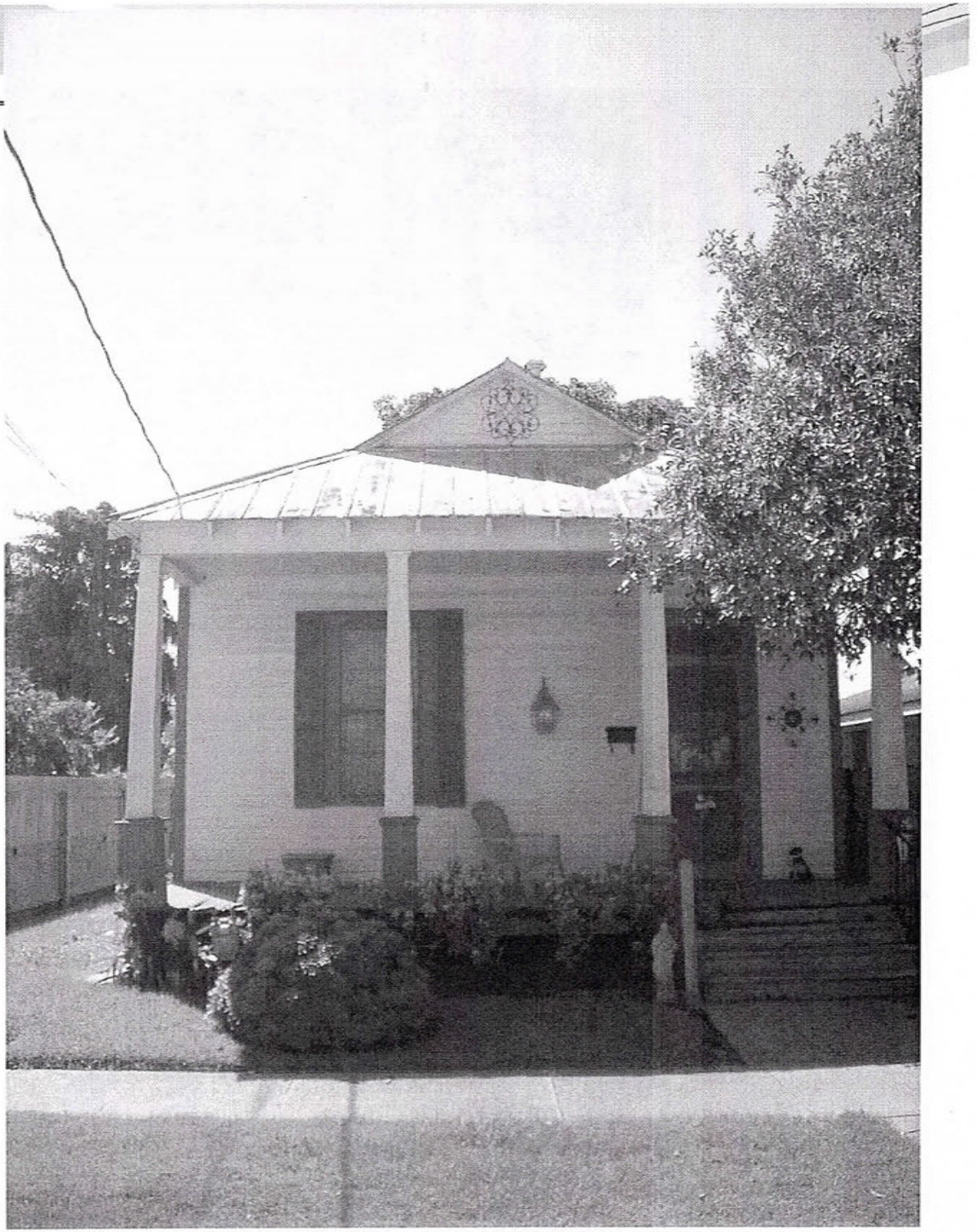
Cathy Padilla

c1920; 1 story frame shotgun with bungalow details

Contributing Element

Condition: Good

Occupied



409 Lessard

Block 37

Structure 239

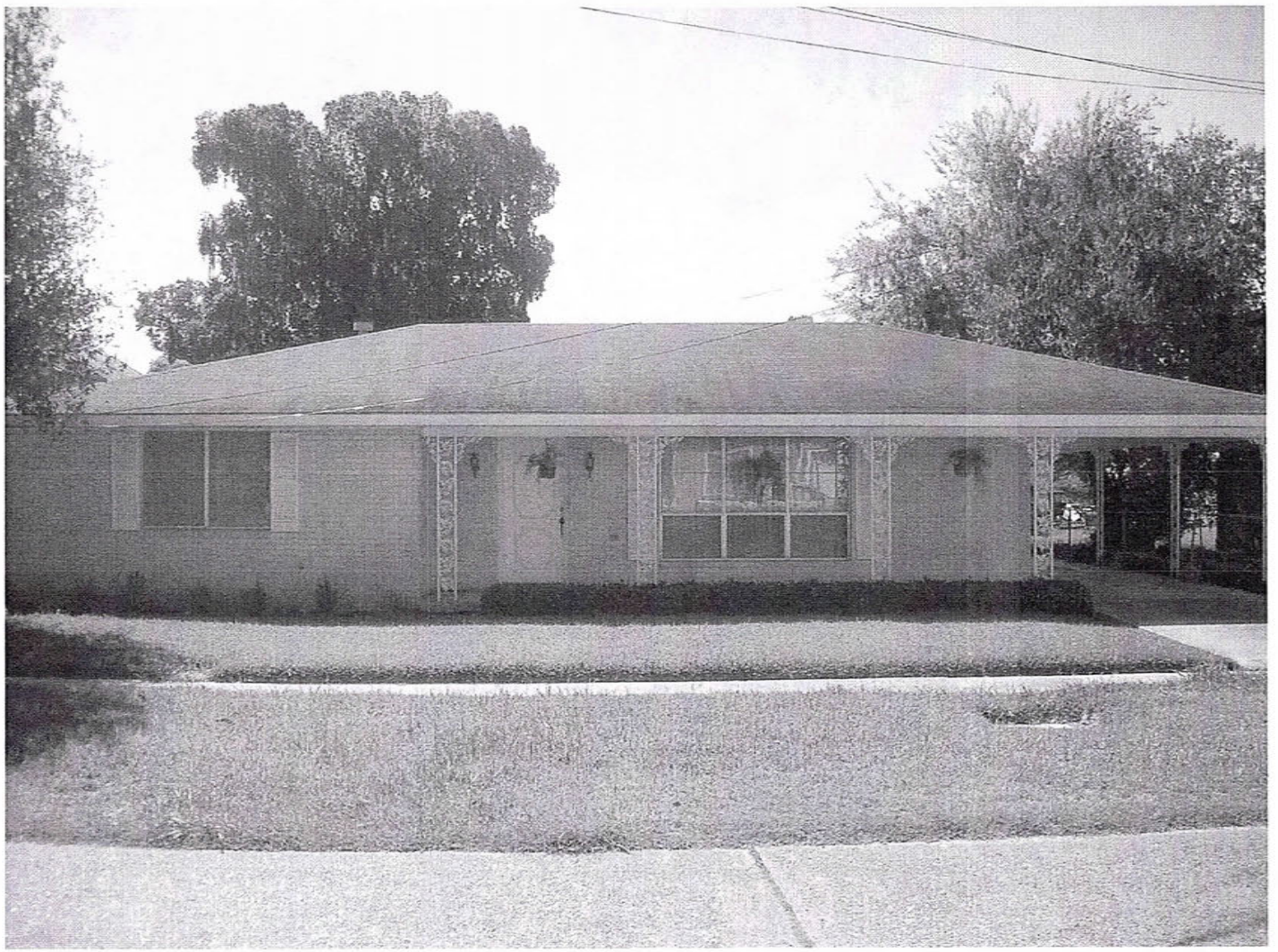
Regina Oubre

1 story brick

Non-Contributing Element

Condition: Good

Occupied



412 Lessard

Block 36

Structure 207

Landon Souther

c1925; 1 story frame cottage altered

Non-Contributing Element

Condition: Good

Occupied



421 Lessard

Block 37

Structure 238

Foti Enterprises LLC

2 story brick and frame, upper level added later

Non-Contributing Element

Occupied



422 Lessard

Block 36

Originally part of Foti building listed as 424 Lessard

Foti Enterprises LLC

Non-Contributing Element



424 Lessard

Block 36

Structure 208

Foti Enterprises LLC

1 story frame badly altered cornerstone, altered to be 2 story brick and stucco

Non-Contributing Element

Occupied



502 Lessard

Block 42

Structure 209

Monicker Ford

c1895; 1 ½ story frame Creole cottage

Contributing Element

Condition: Fair

Occupied



506 Lessard

Block 42

Structure 210

Marie Lucille Cornish

c1900; 1 story frame shotgun

Contributing Element

Occupied

Condition: Good



507 Lessard

Block 41

Structure 237

Rhonda Stevenson

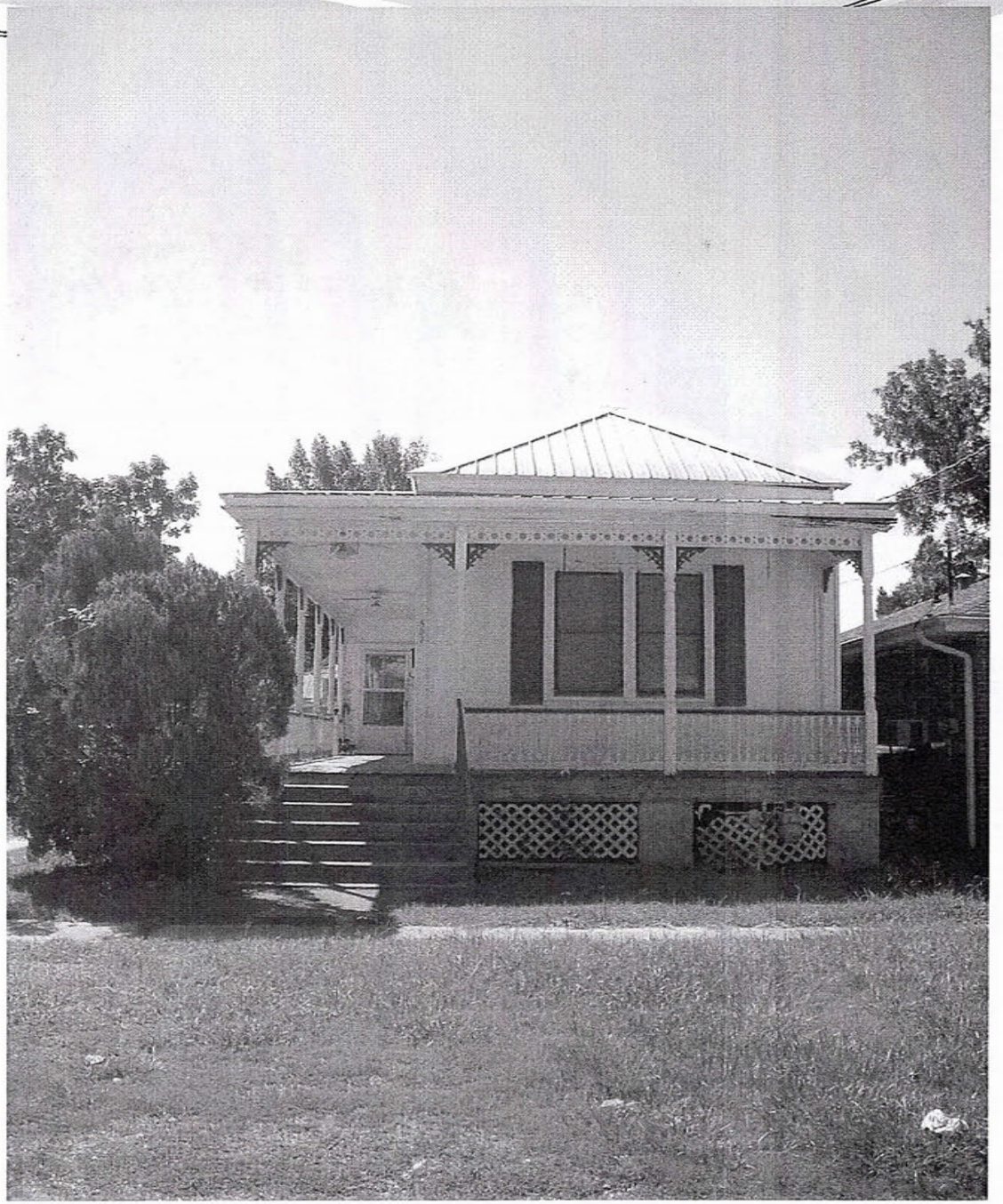
c1890; 1 story frame Eastlake side gallery shotgun. Original gingerbread details.

Unique porch detail

Contributing Element

Condition: Good

Occupied



509 Lessard

Block 41

Structure 236

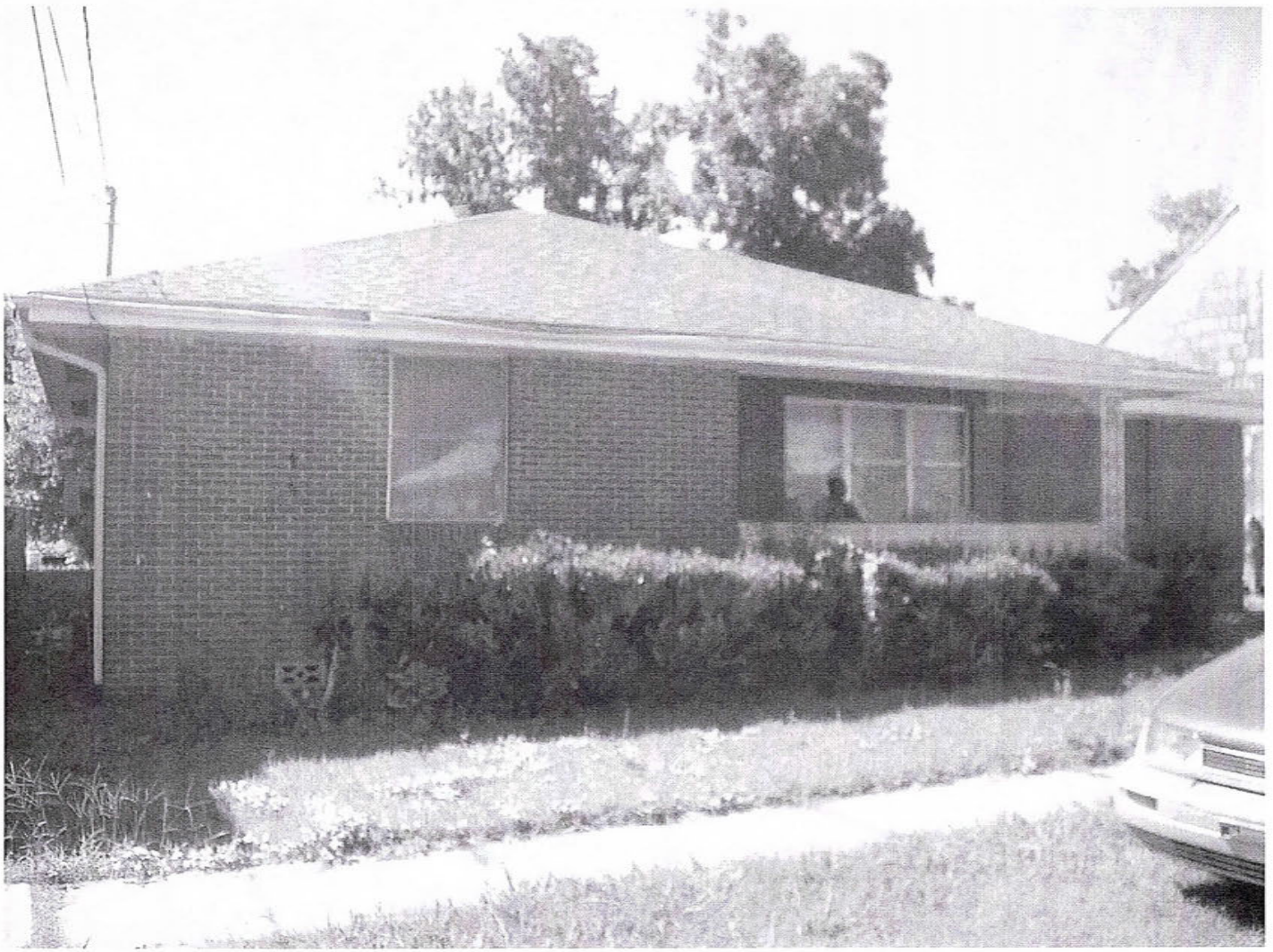
Lionel Lowery

1 story brick

Non-Contributing Element

Occupied

Good



510 Lessard

Block 42

Structure 211

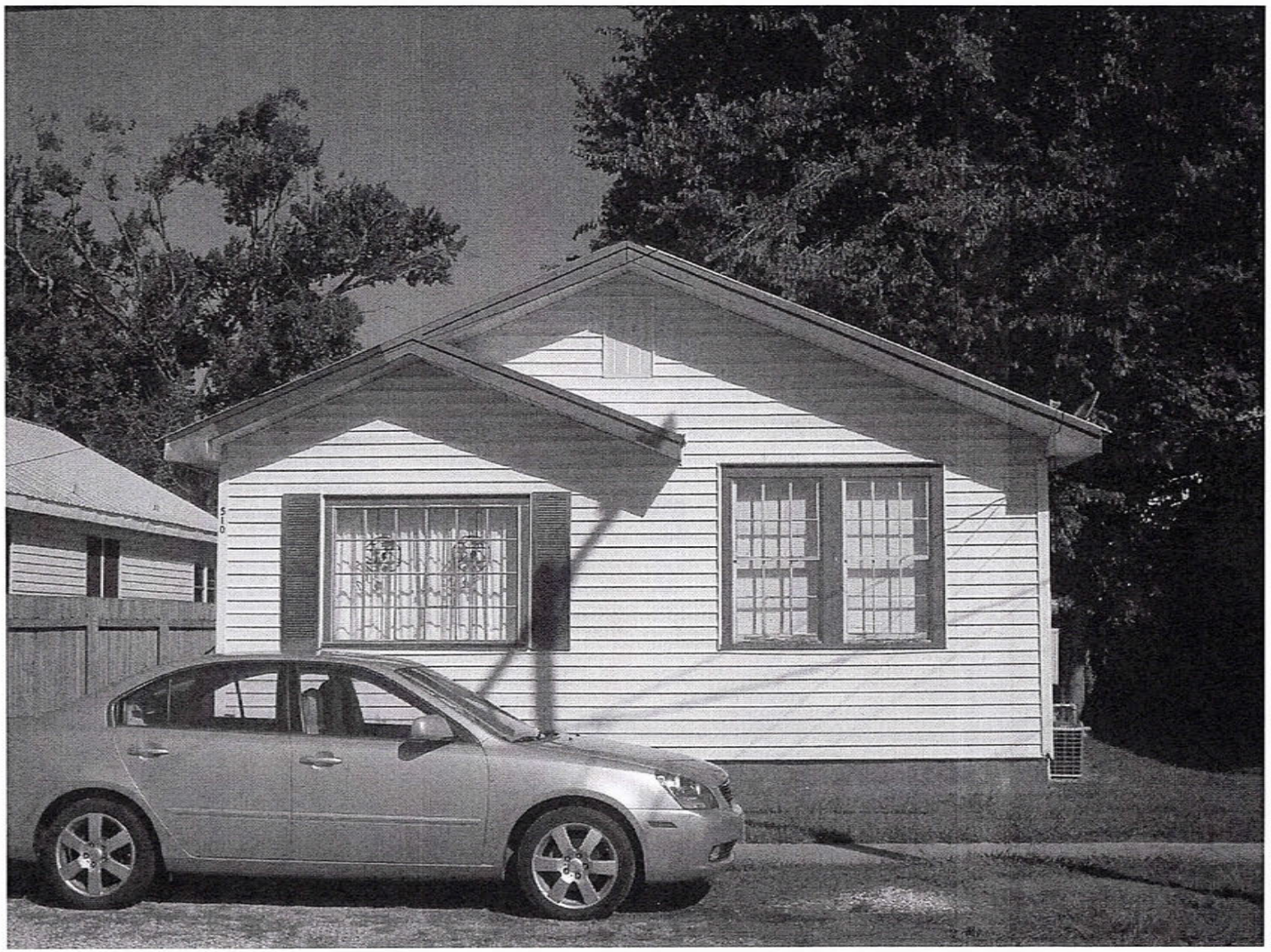
Darryl Rome

1 story frame altered bungalow

Non-Contributing Element

Condition: Good

Occupied



512 Lessard

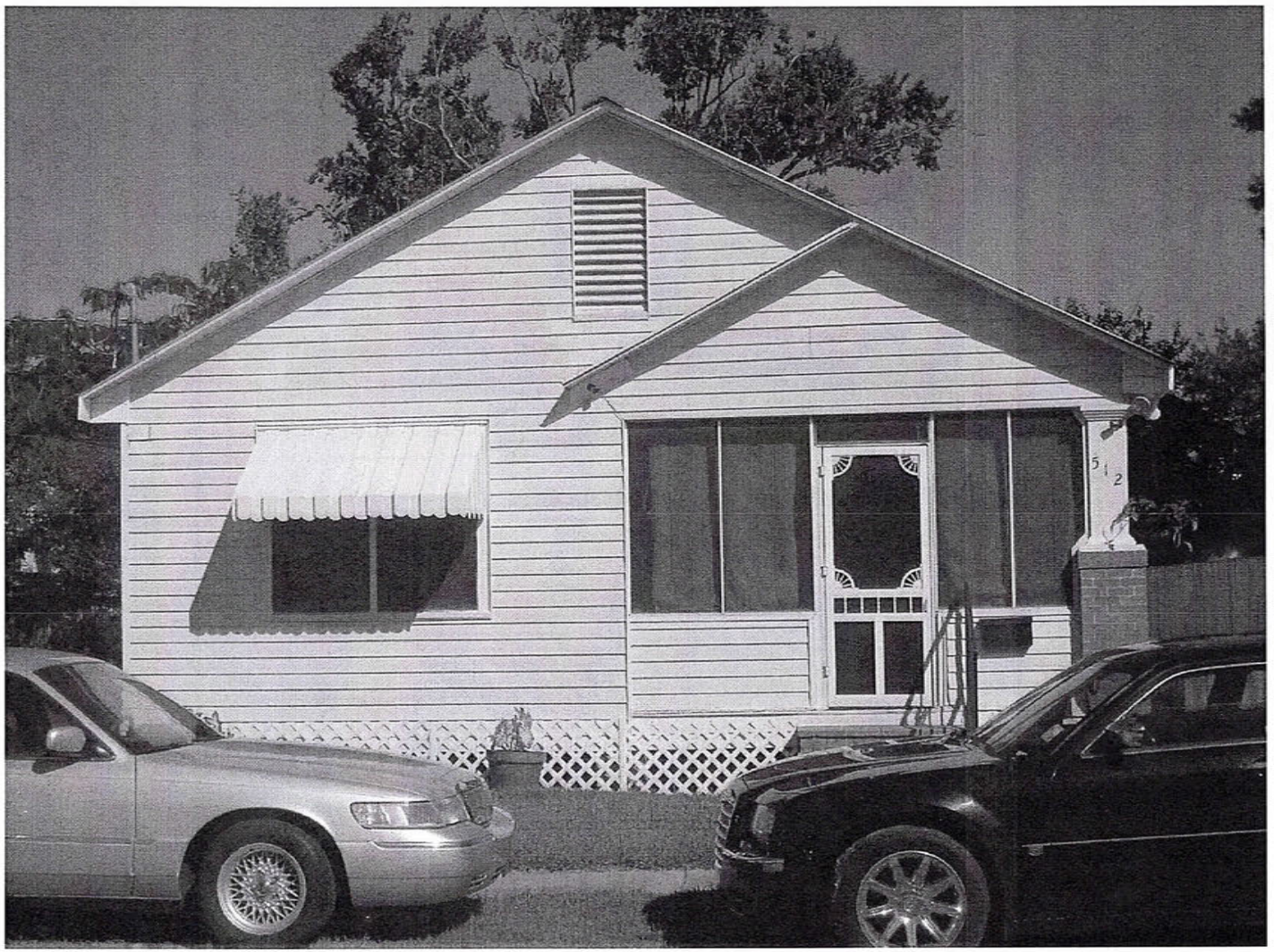
Block 42

Structure 212

Michael Haynes

c1925; 1 story frame bungalow, enclosed porch added later

Contributing Element



513 Lessard

Block 41

Structure 235

Curtis Dixon

c1910; 1 story frame North Bay cottage, iron work added later

Contributing

Condition: Fair



516 Lessard

Block 42

Structure 214

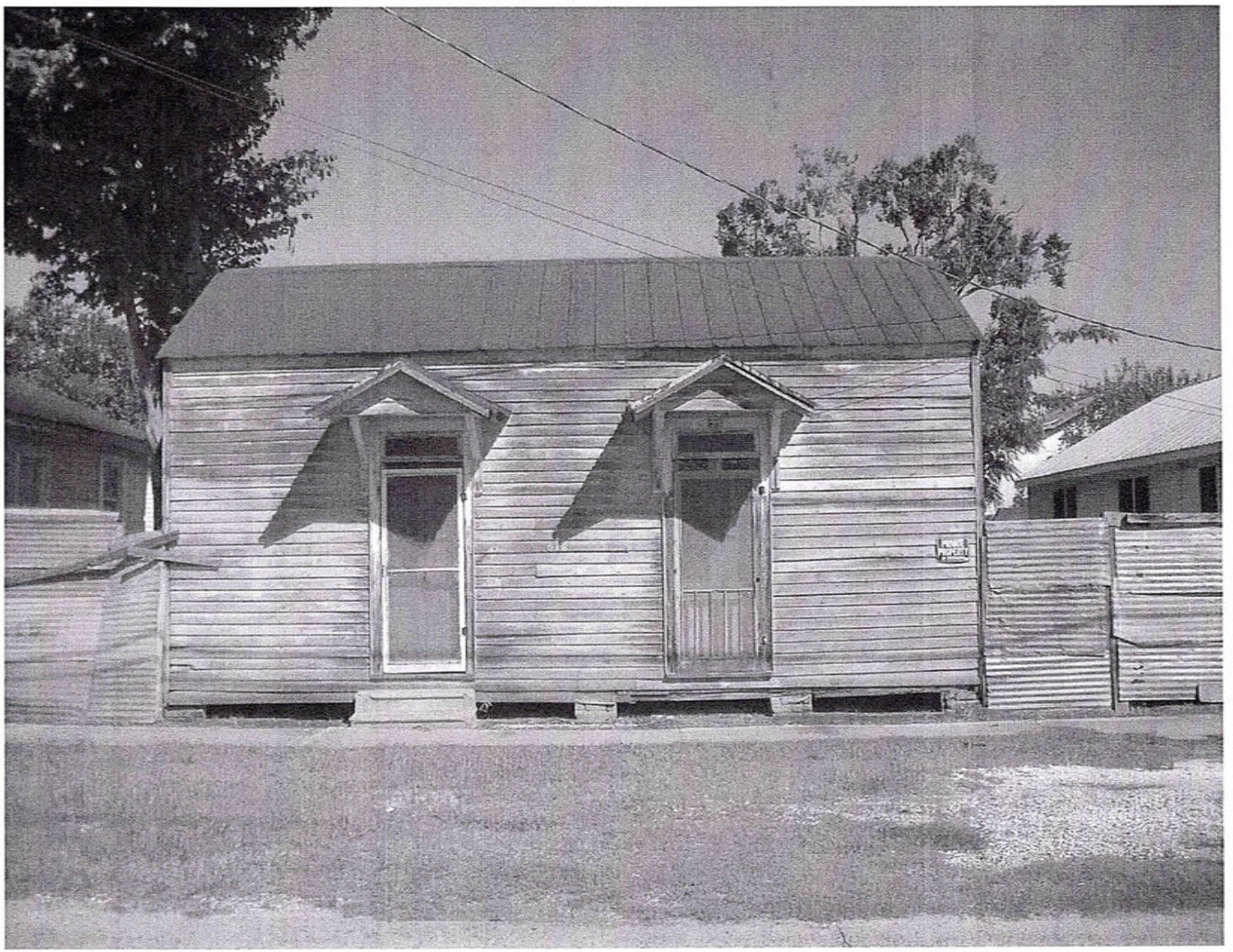
Regina Navarre

c1910; 1 story frame porch-less cottage

Contributing Element

Condition: Fair

Occupied



519 Lessard

Block 41

Structure 234

Catherine Giambrone

c1890; 1 story frame store and residence

Contributing Element, Residence of Pierre Landry, First black mayor in the United Stated, Also served both houses of the Louisiana Legislature

Condition: Good

Occupied



602 Lessard

Block 48

Structure 214

Aeolus Martinez

c1910; 1 story frame Queen Anne bungalow house

Unique circular, deco inspired architectural details

Contributing Element

Condition: Good

Occupied



606 Lessard

Block 48

Structure 215

Rita Sanchez

c1900; 1 story frame bungalow, porch enclosed later

Contributing Element

Condition: Good

Occupied



608 Lessard

Block 48

Structure 216

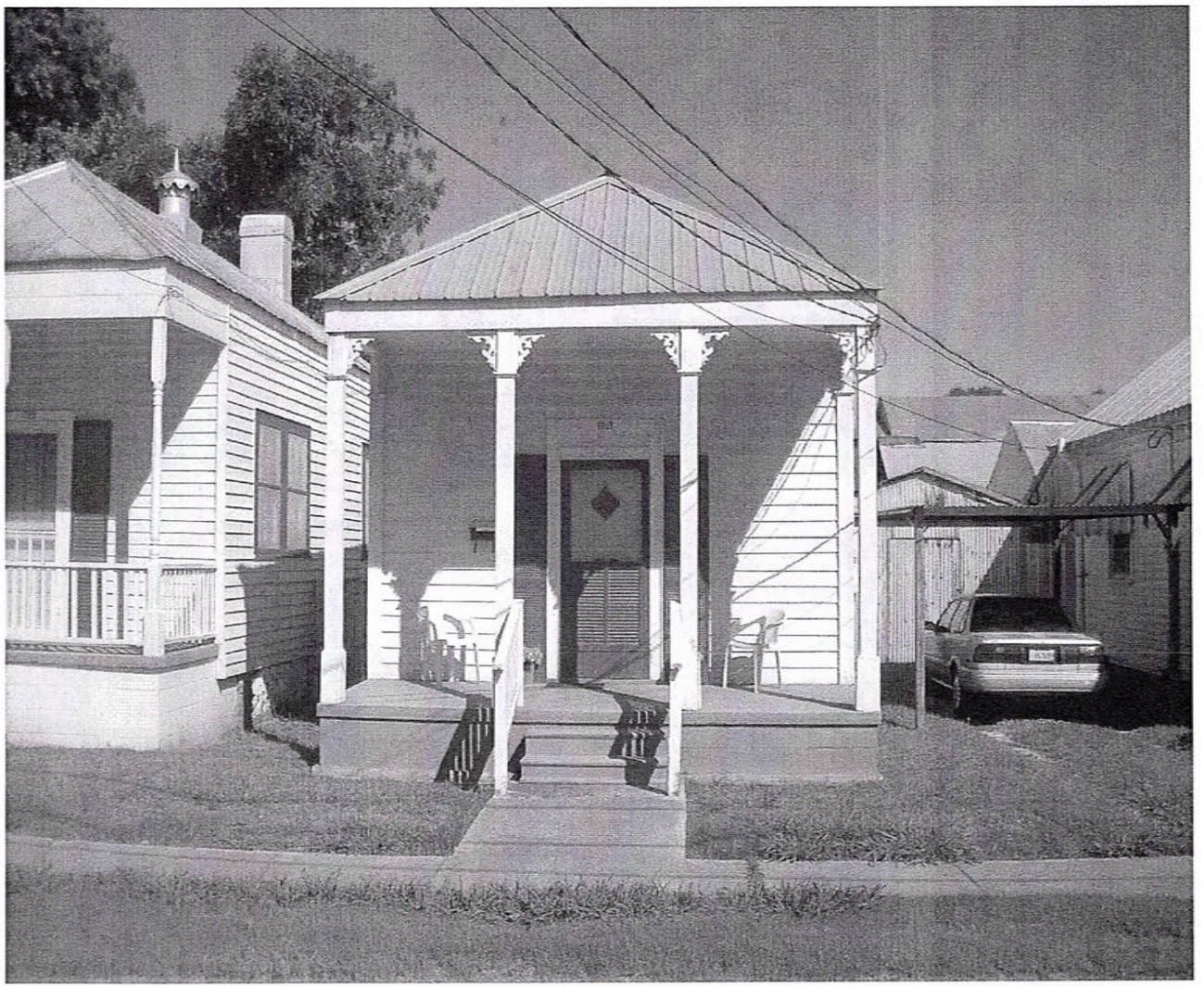
Oneal Sanchez

c1900; 1 story frame plain shotgun house

Contributing Element, part of "shotgun row" built by Joseph Caferio for his adopted children and workers

Condition: Good

Occupied



610 Lessard

Block 48

Structure 217

Sidney Dugas

c1890; 1 story frame shotgun
Eastlake features removed

Contributing Element, part of "shotgun row" built by Joseph Caferio for his adopted children and workers

Condition: Good

Occupied



612 Lessard

Block 48

Structure 218

Harold Hambrick

c1900; 1 story frame shotgun
Eastlake features added later
Gingerbread details and tin vent

Contributing Element, part of "shotgun row" built by Joseph Caferio for his adopted children and workers

Condition: Very Good

Occupied



614 Lessard

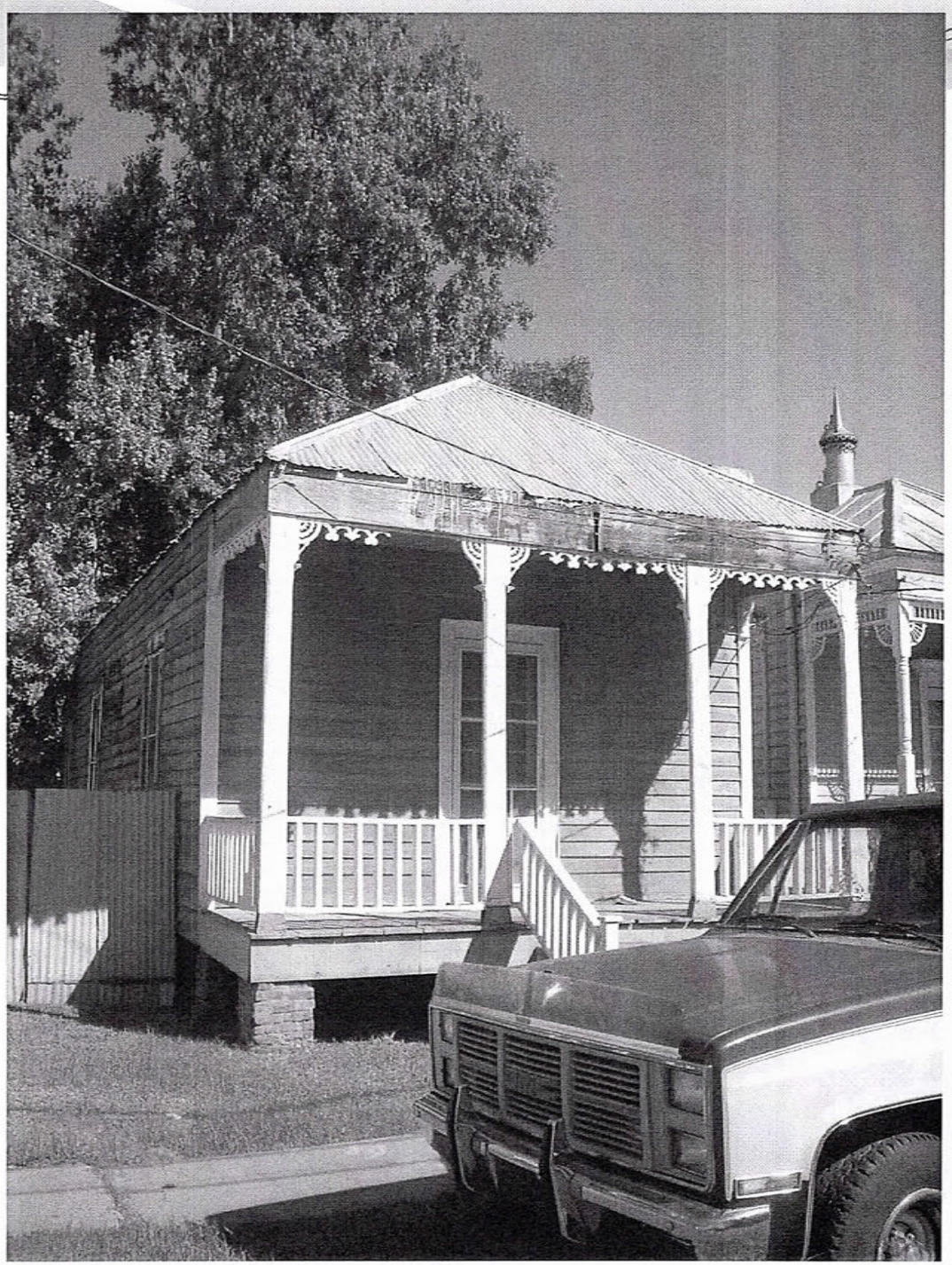
Block 48
Structure 219
Catherine Giambrone

c1880; 1 story frame shotgun
Special gingerbread details

Contributing Element, part of "shotgun row" built by Joseph Caferio for his adopted children and workers

Condition: Fair

Occupied



616 Lessard

Block 48

Structure 220

Catherine Giambrone

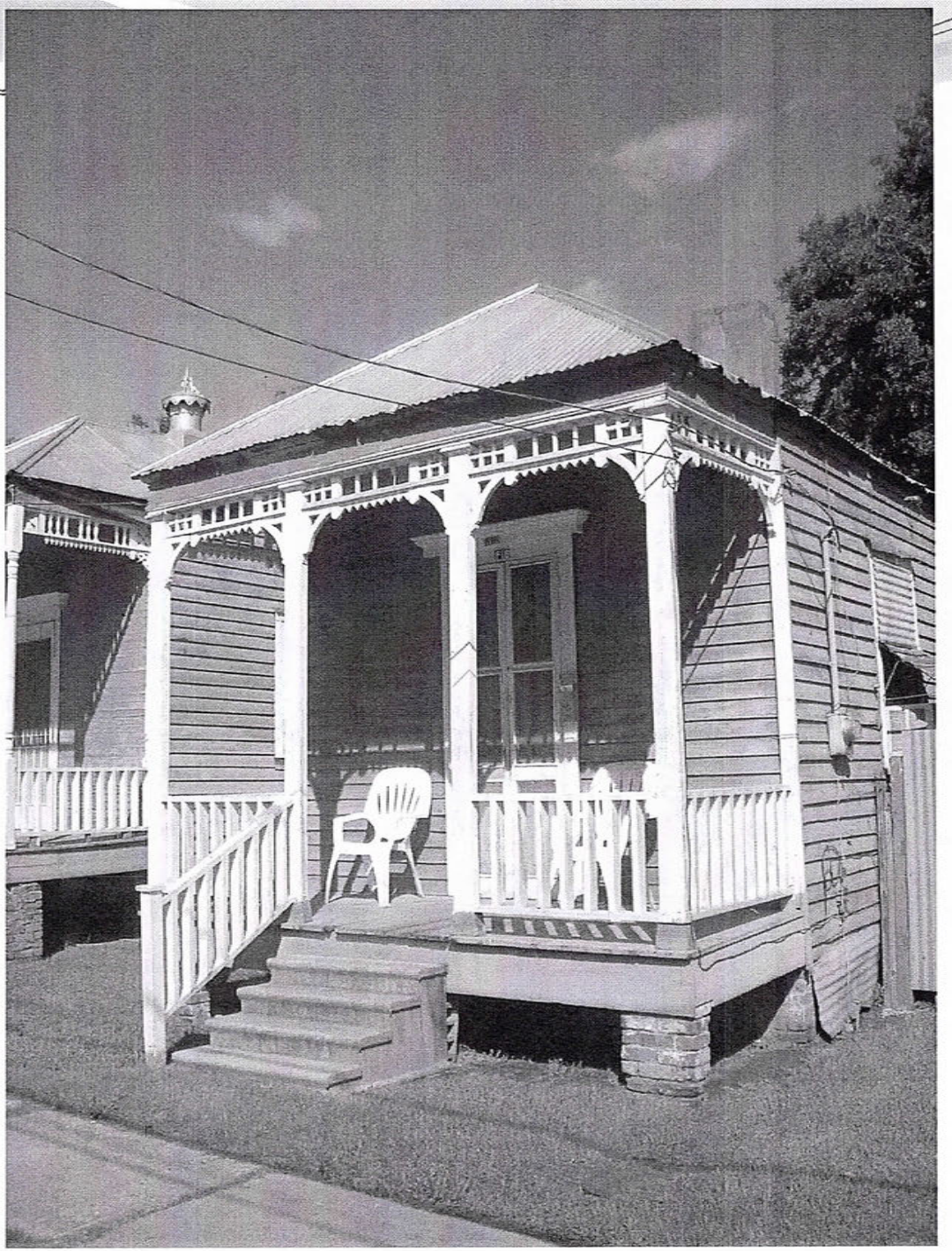
c1880; 1 story frame shotgun

Special gingerbread details on porch

Contributing Element, part of "shotgun row" built by Joseph Caferio for his adopted children and workers

Condition: Good

Occupied



618 Lessard

Block 48

Structure 221

Catherine Giambrone

c1880; 1 story frame shotgun

Beautiful gingerbread details.

Contributing Element, part of "shotgun row" built by Joseph Caferio for his adopted children and workers

Condition: Good

Occupied



620 Lessard

Block 48

Structure 222

Catherine Giambrone

c1880; 1 story frame shotgun

Original gingerbread details. Door molding accents are orginal

Contributing Element, part of "shotgun row" built by Joseph Caferio for his adopted children and workers

Condition: Fair

Occupied



622 Lessard

Block 48

Structure 223

Catherine Giambrone

c1880; 1 story frame
Eastlake shotgun
Gingerbread details

Contributing Element, part of "shotgun row" built by Joseph Caferio for his adopted children and workers

Condition: Fair

Occupied



702 Lessard

Block 54

Structure 224

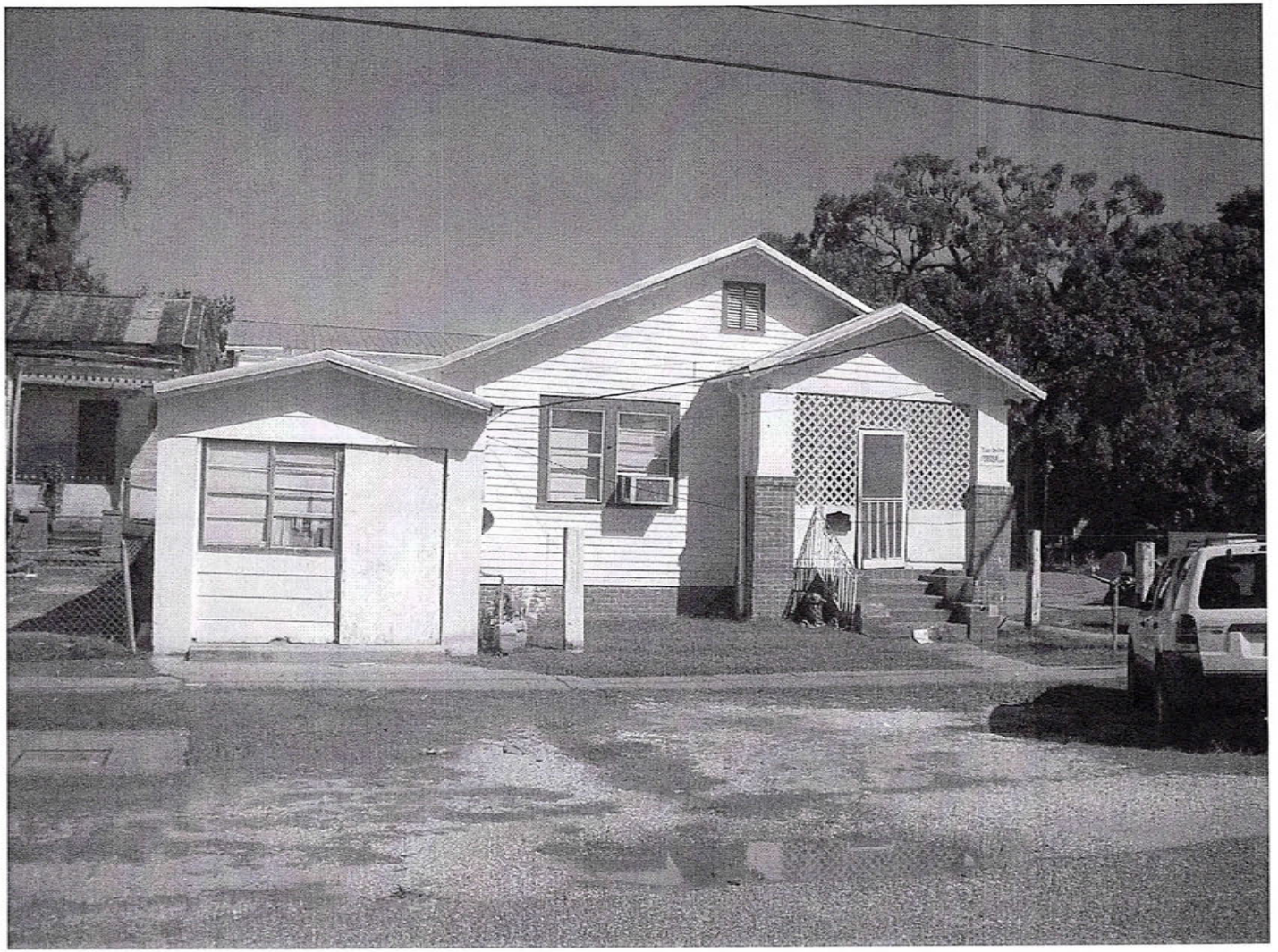
Stanley Francis

c1925; 1 story frame bungalow

Contributing Element

Condition: Fair

Occupied



704 Lessard

Block 54

Structure 225

Ernest Hawkins

c1890; 1 story frame
Eastlake side gallery
shotgun

Contributing Element

Condition: Poor



712 Lessard

Block 54

Structure 227

Ty Dick

c1900; 1 story frame shotgun, Eastlake features removed

Contributing Element

Condition: Poor

Occupied



714 Lessard

Block 54

Structure 228

Vince Diez

c1920; 1 story frame false front Store

Contributing Element

Condition: Fair



716 Lessard

Block 54

Structure 229

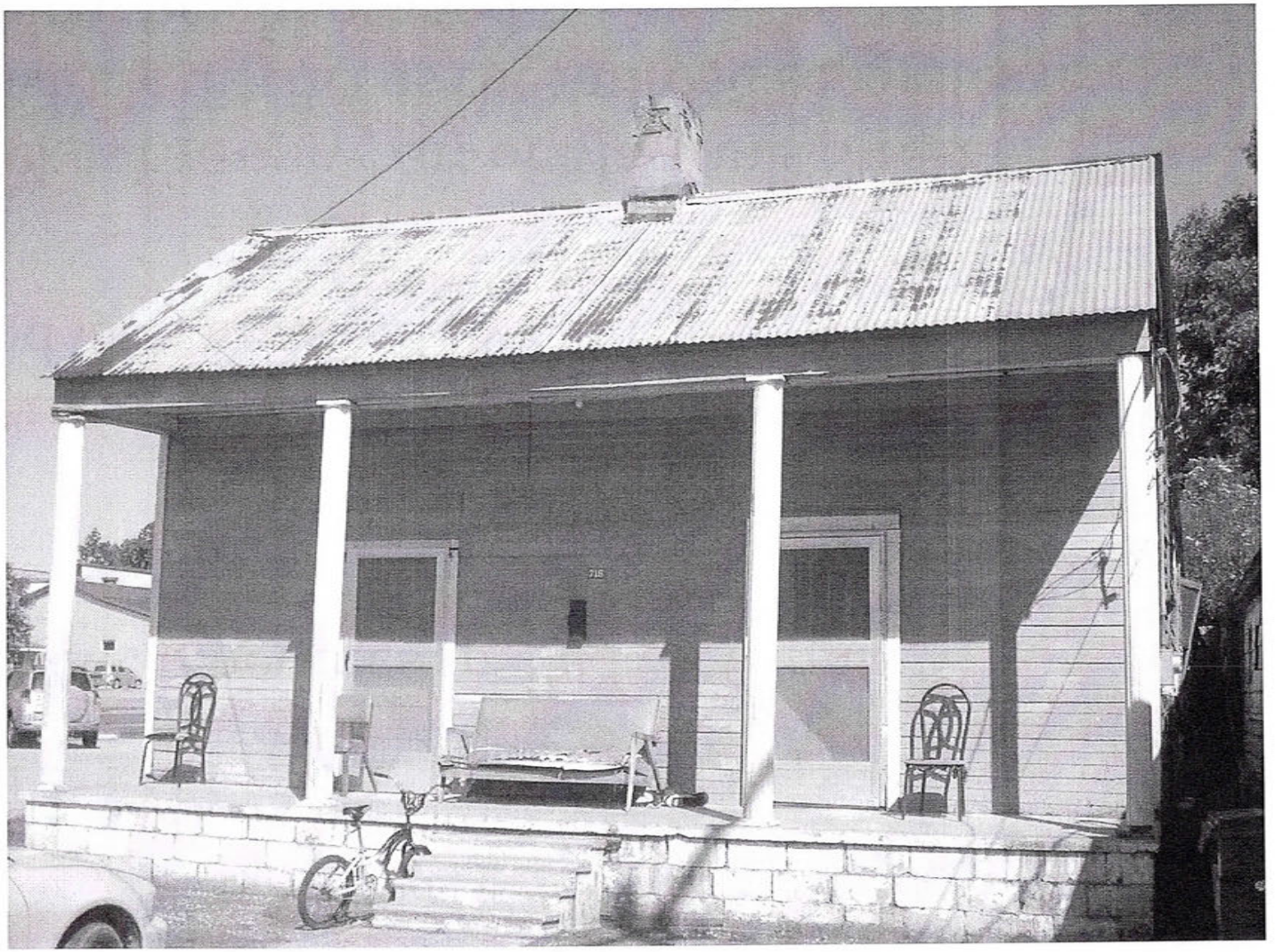
Charmaine Spurlock

c1900; 1 story frame
Creole cottage

Contributing Element

Condition: Poor

Occupied



Maginnis Street

Maginnis Street, sometimes spelled McGinnis, separates historic blocks 54 and 55.

The name derives from Maginnisville a separate neighborhood later annexed by Donaldsonville.

This one block is the only part of Maginnis Street within the historic district as the railroad separates it from the original neighborhood.

701 Maginnis

Block 54

Structure 623

Odis Wagner

c 1900; 1 story frame Eastlake shotgun

Contributing Element

Condition: Fair

Occupied



702 Maginnis

Block

Not on Register

Estate of Charles Savoia

1 story modern brick home

Non-Contributing Element

Condition: Good

Occupied



703 Maginnis

Block 54

Structure 624

Elizabeth Garrnett

1 story frame building

Non-Contributing Element

Condition: Good

Occupied



704 Maginnis

Block 55

Structure 630

Guillot Properties

c1906; plain frame shotgun

Contributing Element

Condition: Good

Occupied



705 Maginnis

Block 54

Structure 625

Jeanette Jefferson

c 1900; 1 story frame Cre
cottage

Contributing Element



706 Maginnis

Block 55

Structure 628

Paragon Holding

1 story frame bungalow shotgun

Contributing Element

Condition: Good

Occupied



709 Maginnis

Block 54

Structure 626

Jeannette Jefferson

c1900; 1 story frame
Creole cottage

Porch conditions

Contributing Element

Condition: Fair

Occupied



718 Maginnis

Block 55

Structure 627

Concetta Melancon

c1906; 1 story frame bungalow shotgun

Contributing Element



Marchand Drive

While Railroad Avenue is the main thoroughfare of the Main Street and Historic District, Marchand Drive is one of the most travel roads in the area. It serves as the modern-day tributary of traffic. Almost all traffic entering or leaving the district eventually flows onto this street. For this reason, several of the properties are strictly commercial and modernized.

307 Marchand

Block 56

Not on Register

Capone Cleaners, Inc.

1 story large frame
commercial building

Non-Contributing Element



308 Marchand

Block n/a

Not on Register

Pearl Loans

1 story brick office

Non-Contributing Element



311 Marchand

Block 56

Not on Register

Guillot Properties

1 and 2 story brick and masonry commercial building

Non-Contributing Element

Condition: Excellent

Occupied



Address Removed

Block 55

Not on Register

Lee Melancon III

1 story frame and brick bungalow

Non-Contributing Element

Not Occupied



Address Removed

Block 55

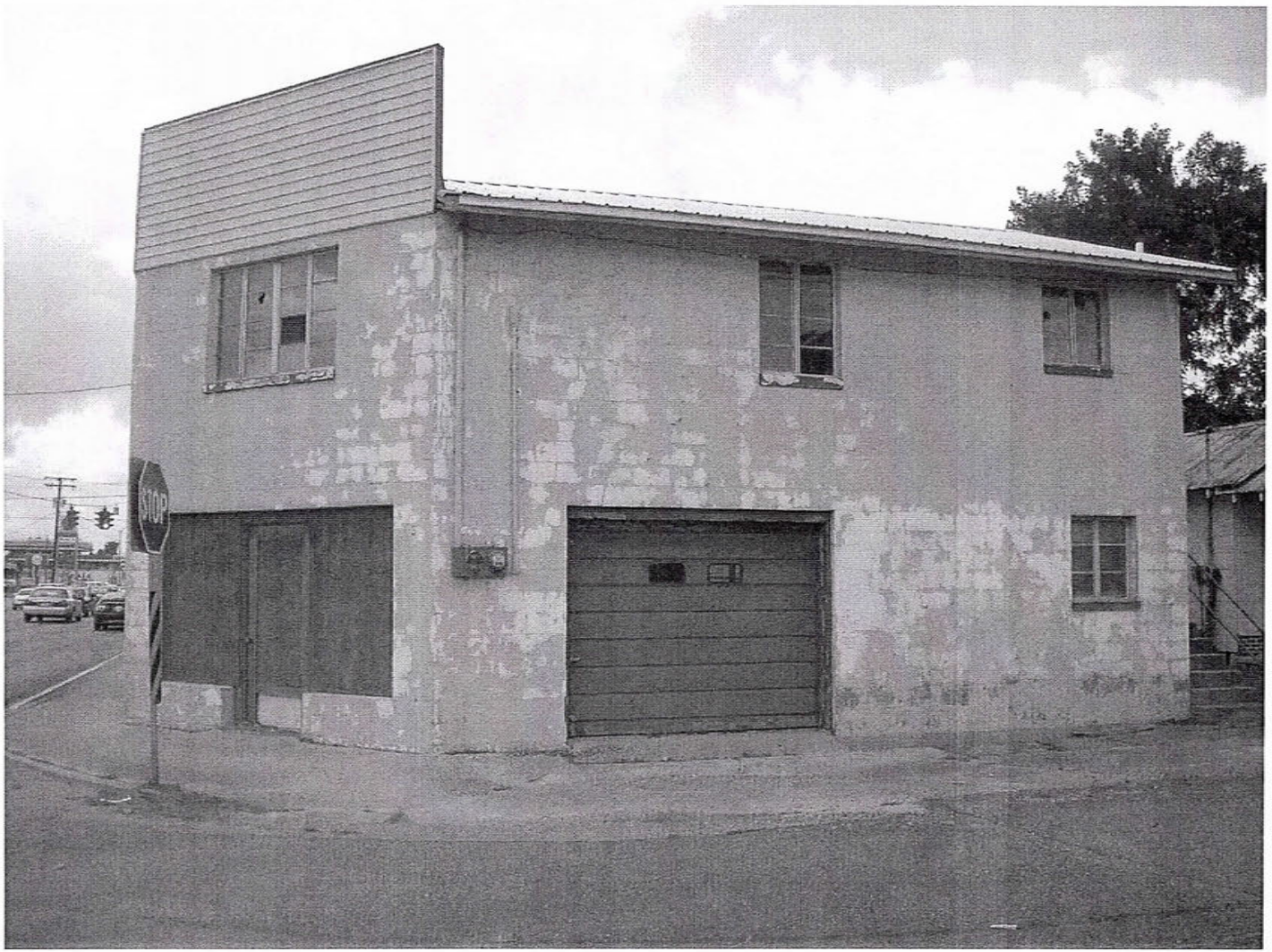
Not on Register

Lee Melancon III

2 story masonry corner entrance, commercial building and residence

Non-Contributing Element

Not Occupied



400 Marchand

Block 54

Not on Register

Adair Asset Management

1 story masonry and stucco, with 2nd story false front

Non-Contributing Element



408 Marchand

Block n/a

Not on Register

Debra Peltier

1 story brick commercial building

Non-Contributing



412 Marchand

Block n/a

Not on Register

McDonald's Corp

1 story brick and masonry building

Non-Contributing Element



Mississippi Street

Mississippi Street gathers its name because it runs parallel to the river.

This street serves as the starting point of five other roadways in the district including Chetimaches, Houmas, Lessard, St. Patrick and Railroad Avenue.

As such, it is the natural boundary of the Main Street district.

*Part of Mississippi Street was renamed "Veterans" and therefore some addresses listed no longer correspond with current address.

301 Mississippi

Block 1

Structure 1

Capital Area Legal Services Corp

c1890; 1 story brick, frame false front building with tin siding resembling rustic stone

Contributing Element

Condition: Fair

Occupied



305 Mississippi

Block 1

Structure 2

Folse Enterprise, LLC

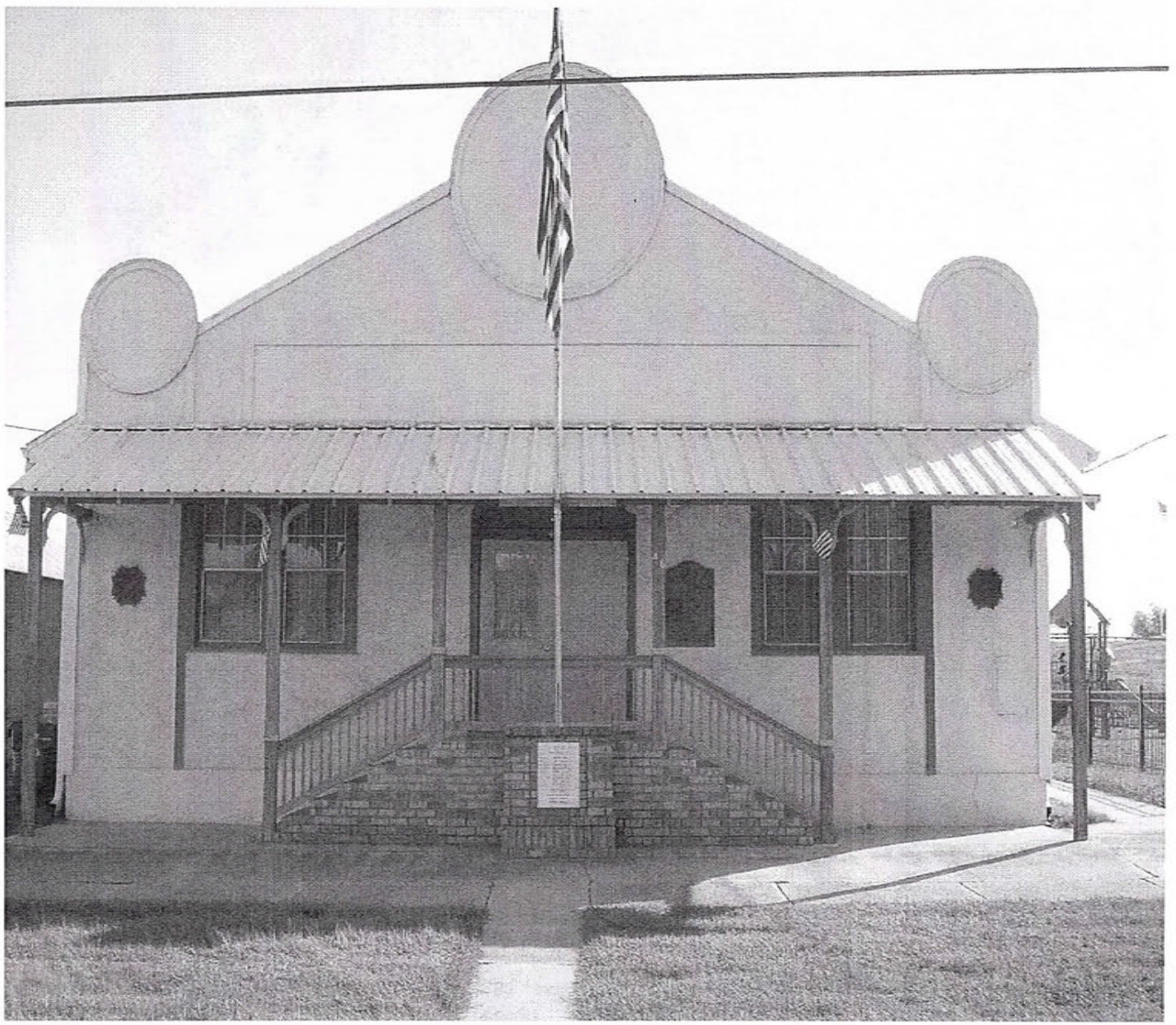
c1920; 1 story stuccoed false front, frame commercial style building

Unique, round architectural features

Condition: Good

Contributing Element

American Legion Hall



309 Mississippi

Block 1

Structure 3

The Peoples' Water Service Co.

c1890; 2 story brick, gabled industrial building with buttressed walls

Contributing Element

Condition: Good

Occupied



311 Mississippi

Block 1

Structure 4

Entergy LA

c1890; 2 story stuccoed brick industrial building

Contributing Element

Condition: Good

Unoccupied



314, 316, 318 Mississippi

Block 17
Structure 53
B Lemann Bros, Inc.

c1877; 3 story brick Italianate commercial building, heavily molded pilasters and window details, raised rounded parapet and dormer windows around main entrance, fluted cast-iron colonnades with leaf capitals support the gallery

Contributing Element, Individually on National Register of Historic Places, Once the location of the oldest department store in Louisiana founded by Jacob Lemann in 1836 and closed in the 1980s

Condition: Good/Fair

Unoccupied



317 Mississippi

Block 1

Structure 6

Lemann's Farm Supply, Inc.

c1925; 2 story brick, commercial building with corbelling parapet

Front façade windows were added later.

Contributing Element

Condition: Good/Fair



400 Mississippi

Block 14

Structure 52

State Bank & Trust Co

Hibernia National Bank

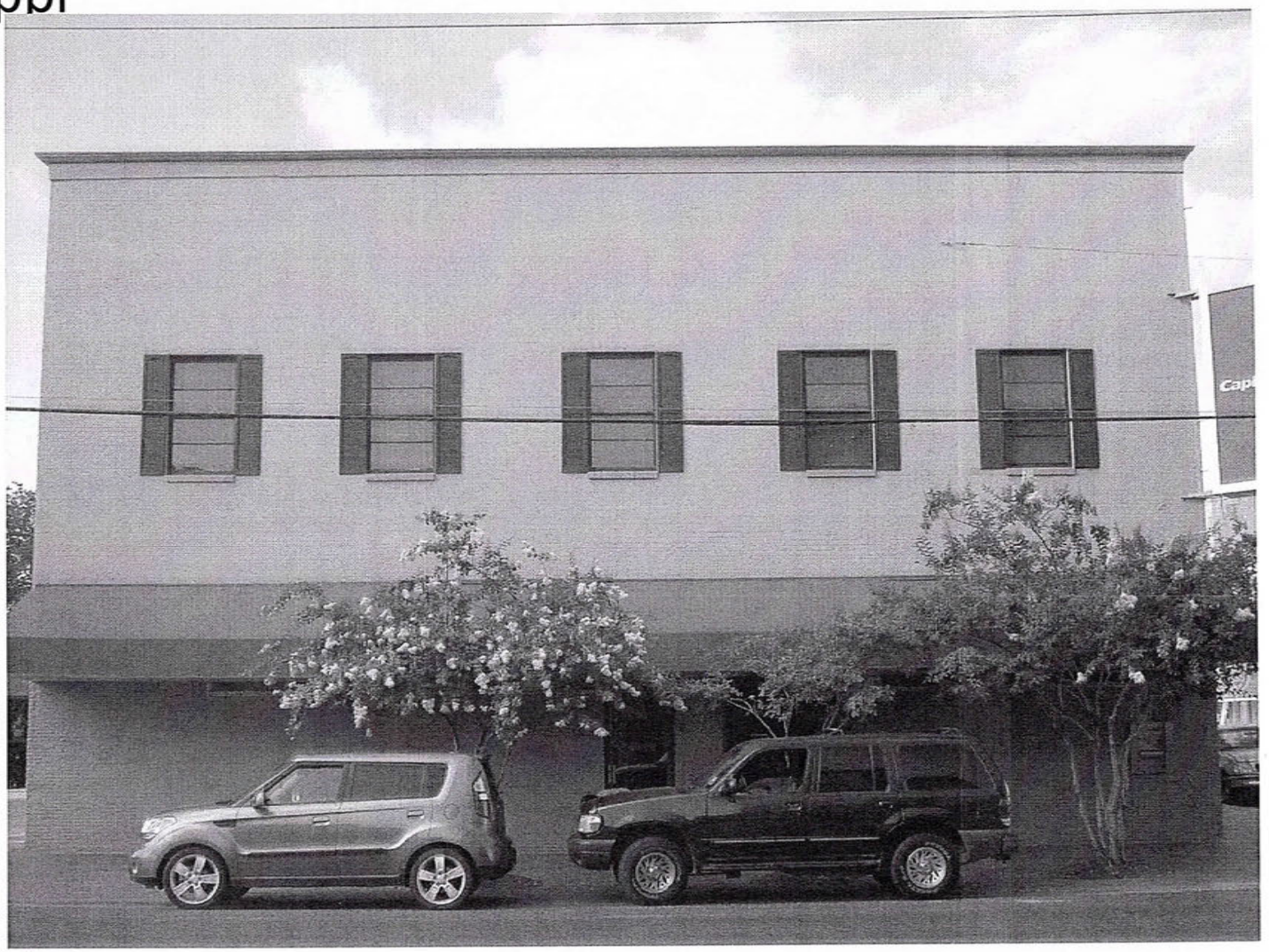
c1880; 2 story stucco, resided with brick c1960

Non-Contributing Element

Condition: Good

Balcony was removed. Awning is non-compliant.

Occupied



407 Mississippi

Block 1

Structure 5

Lemann's Farm Supply, Inc.

c1890; 2 story brick with plaster front commercial building, Renaissance Revival (fine classical style) shop front (Modern)

Contributing Element



411 Mississippi

Block 1

Structure 7

Ray Oschwald

c1900; 2 story brick commercial building with pressed tin, denticular cornice, gallery removed

Contributing Element



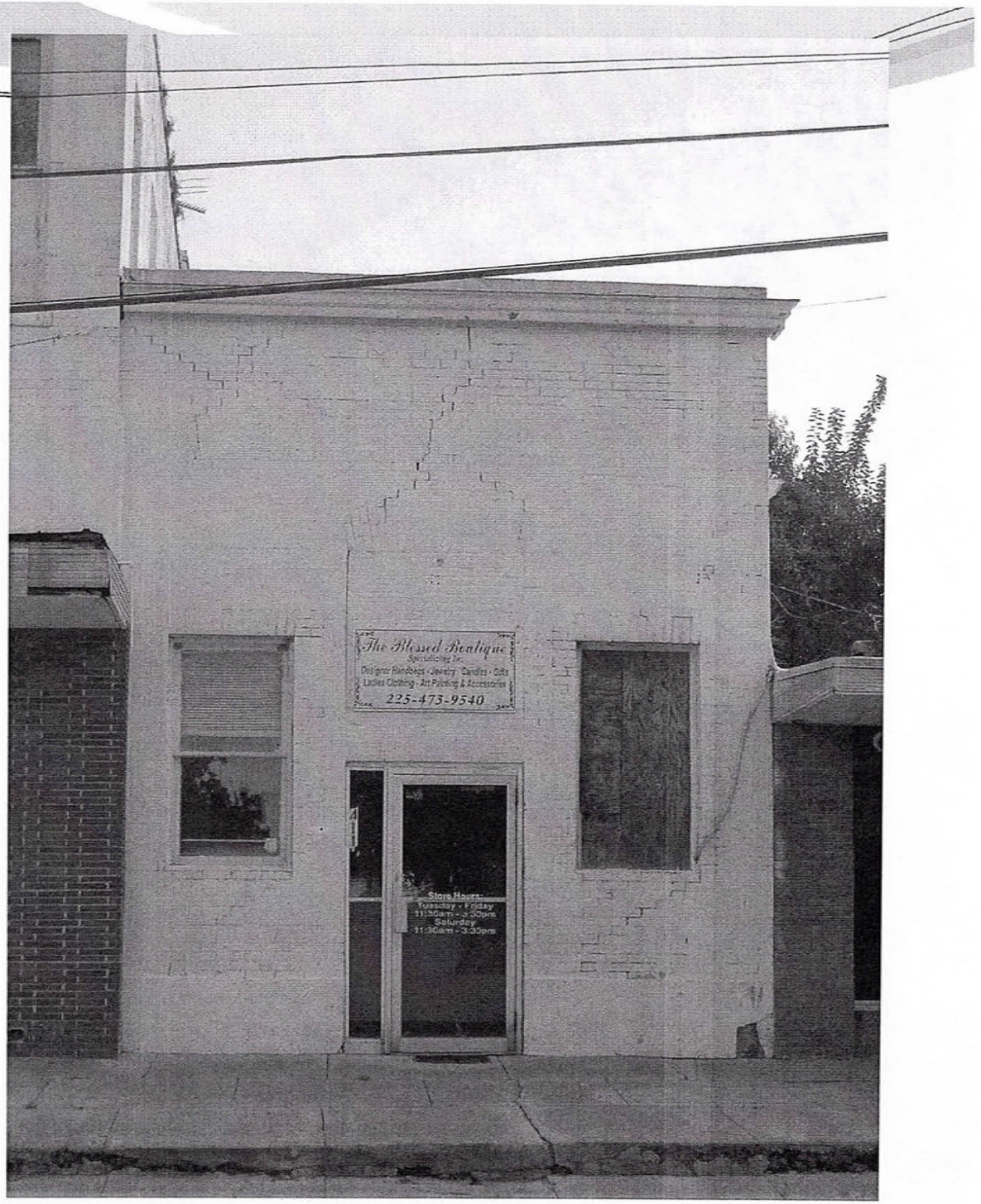
411 ½ Mississippi

Block 1

Structure 8
Ray Oschwald

c1900; 1 story brick commercial building

Contributing Element



413 Mississippi

Block 1

Structure 9

Ray Oschwald

c1950; 1 story brick commercial building

Non-Contributing Element



418 Mississippi

Block 14

Structure 51

Union Landing, LLC

c1911; 2 story brick, stucco classical style commercial building with paneled pilasters and ornamental parapet

Contributing Element

Condition: Fair

Unoccupied



420 Mississippi

Block 14

Structure 50

Union Landing, LLC

c1911; 1 story Grand Columner pedimented Beaux Arts bank with terra cotta facades

Contributing Element, Built as Bank of Ascension and then acquired by First National Bank



421 Mississippi

Block 1

Structure 10

Thibaut Motor Co, Inc.

c1965; 1 story brick commercial building

Non-Contributing Element



500 Mississippi

Block 13

Structure 49

Ascension Parish Police Jury

c1975; 1 story brick modern

Non-Contributing Element

Occupied by Ascension Library



501 Mississippi

Block 2

Structure 11

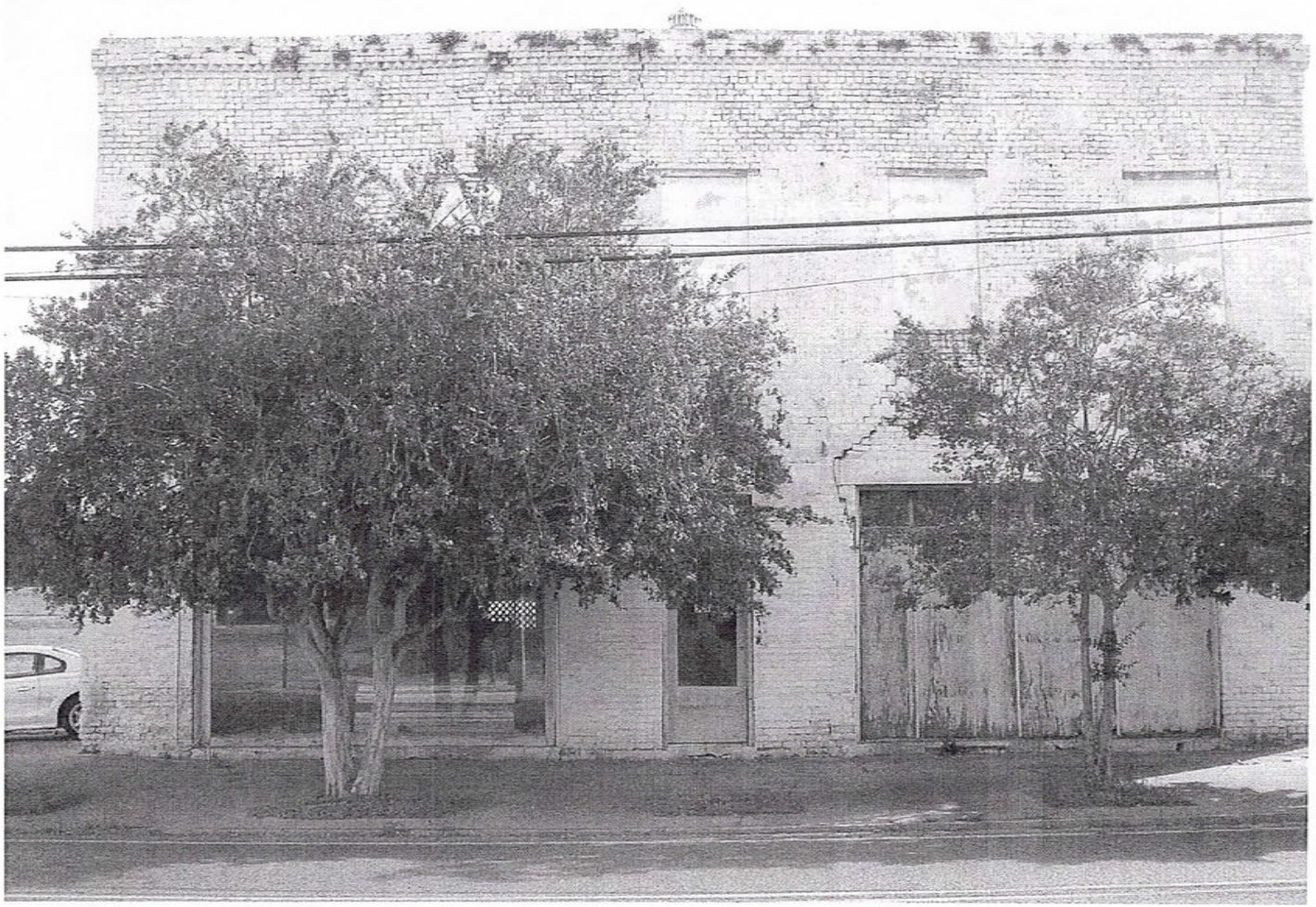
Charles Thibaut

c1880; 2 story brick commercial building with denticular cornice

Contributing Element

Condition: Poor

Unoccupied



511 Mississippi

Block 2

Structure 12

Elray Kocke Service, Inc.

c1950; 1 story brick shop

Non-Contributing Element



512 Mississippi

Block 13

Structure 48

Elray Kocke Services, Inc.

c1925; 1 story brick commercial building with shaped parapet

Contributing Element

Occupied in 2013 by barber and Framer Dave/Alvin Batiste

Condition: Good



513 Mississippi

Block 2

Structure 13

Elray Kocke Service, Inc.

2 story brick, metal sided

Non-Contributing Element



Nicholls Street

Originally named Attakapas Street, Nicholls Street runs parallel to Iberville on the Mississippi River side of Louisiana Square.

It was renamed after Francis T. Nicholls for his contributions to his native state of Louisiana. Governor Nicholls was born in Donaldsonville.

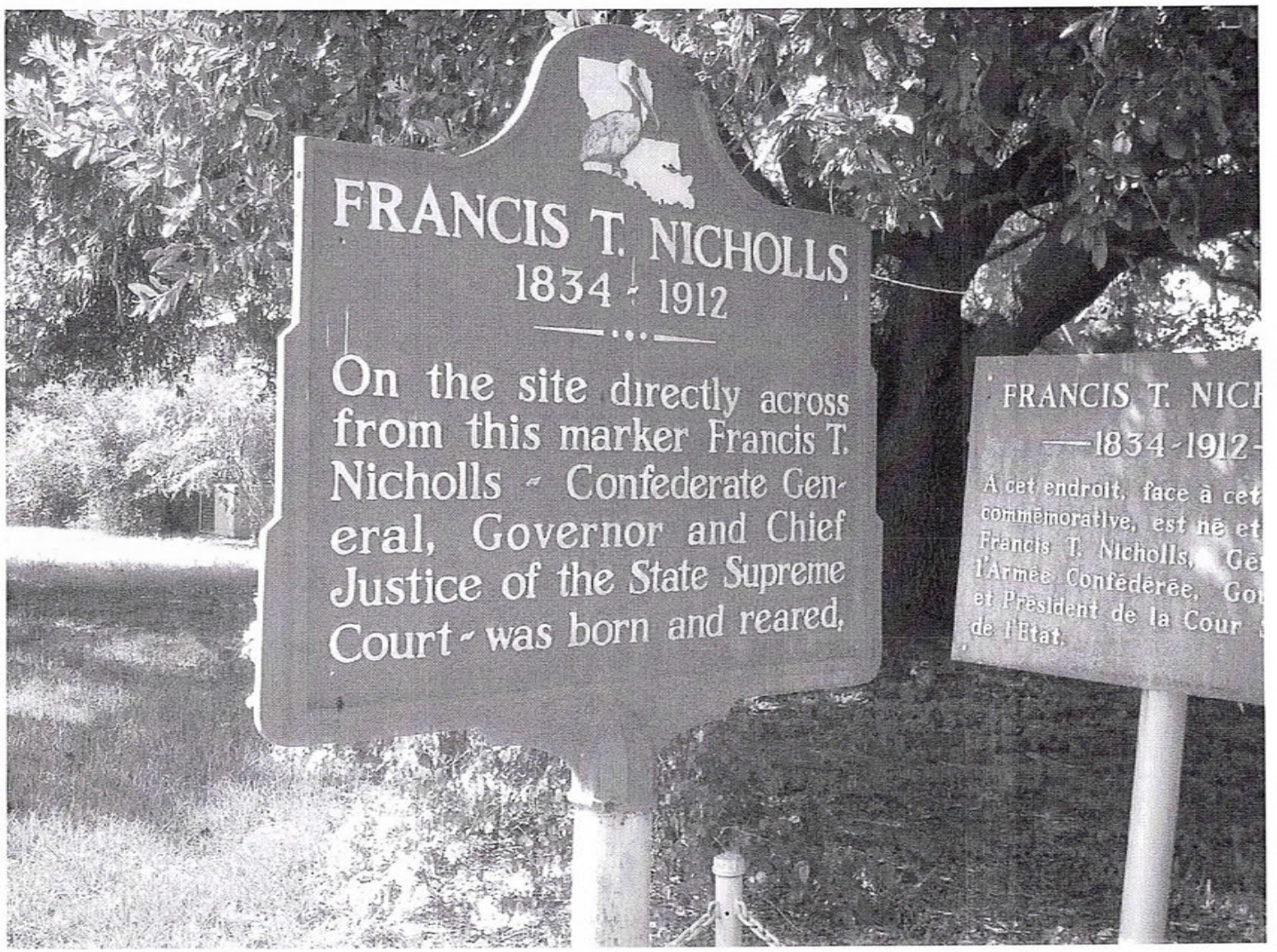
Nicholls Site

Block 21

Not on Register

Corner of Houmas and Nicholls

Site is the Birthplace of Francis T. Nicholls, former Governor and Louisiana State Supreme Court Chief Justice, Also served as Colonel in United States Army and Brigadier General in the Confederate States of America Army



313 Nicholls

Block 21

Structure 457

Philip Ferris

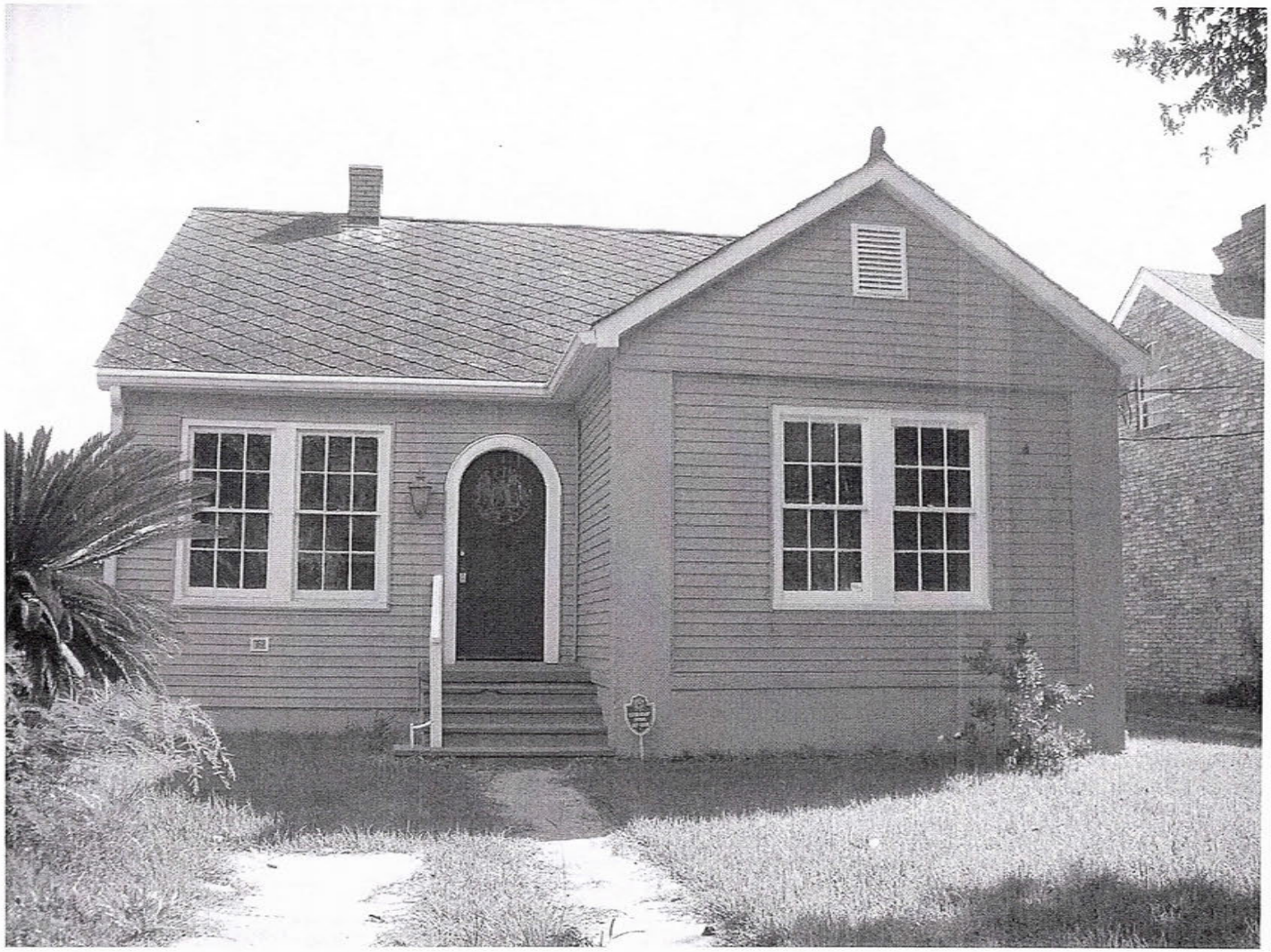
c1925; 1 story frame bungalow

Original tile roof has been replaced

Contributing Element

Condition: Good

Occupied



315 Nicholls

Block 21

Structure 458

Victor Spano

C1930; 1 story brick vaguely Georgian Cottage

Contributing Element

Condition: Good

Occupied



319 Nicholls

Block 21

Corner of Nicholls and Railroad,

Originally part or Matassa Building listed as 224 Railroad Ave

Joseph Matassa III

Contributing Element

Some rehabilitation has started in 2013. Windows replaced upstairs and minc façade improvements completed.

Condition: Good

Occupied



321 Nicholls

Block 21

Corner of Nicholls and Railroad.

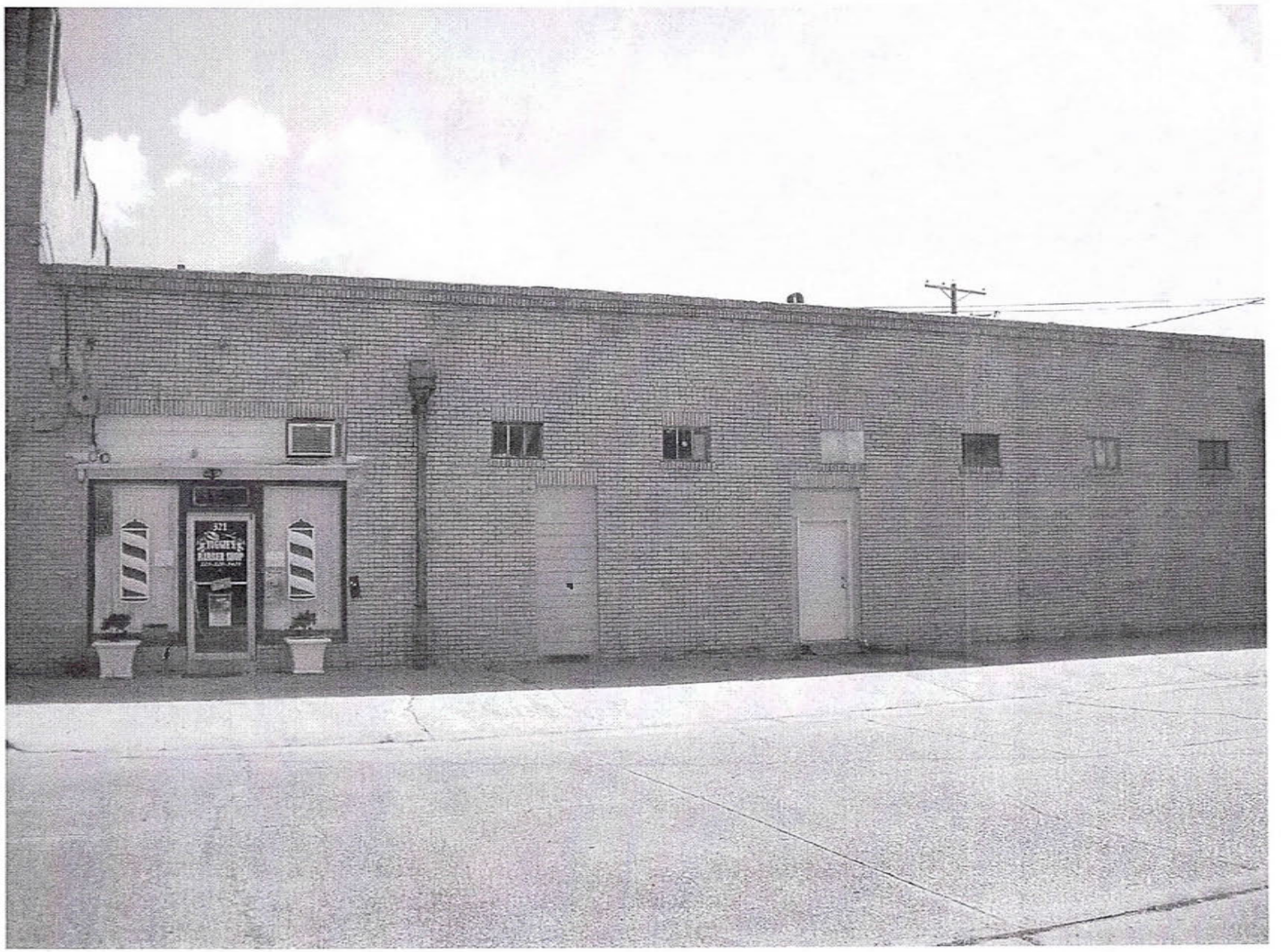
Originally part or Matassa Building listed as 224 Railroad Ave

Joseph Matassa III

Contributing Element

Condition: Good

Occupied



410 Nicholls

Block 30

Structure 474

Brent Landry

c1906; 1 story frame
Eastlake Shotgun house

Contributing Element

Condition: Very Good

Occupied



412 Nicholls

Block 30

Structure 473

Clarence Landry

c1906; 1 story plain frame cottage

Contributing Element

Condition: Very Good

Occupied



414 Nicholls

Block 30

Structure 472

Achille Achee

c1906; 1 story plain frame cottage

Contributing Element

Condition: Good

Occupied



502 Nicholls

Block 29

Structure 470

Betty Rodrigue

c1850; 1 story frame plain creole cottage

Contributing Element

Condition: Fair

Occupied



504 Nicholls

Block 29

Structure 469

Gail Gasper

c1900; 1 story frame Eastlake shotgun house. Door alteration.

Contributing Element

Condition: Fair

Occupied



505 Nicholls

Block 23

Structure 460

Michael Nichols

c1910; 1 story frame plain shotgun house

Contributing Element

Condition: Good

Occupied



506 Nicholls

Block 29
Structure 468
Gail Gasper

1 story brick

Non-Contributing Element

Occupied



507 Nicholls

Block 23
Structure 461
Gail Aucoin

1 story frame plain shotgun

Contributing Element

Condition: Good

Occupied



512 Nicholls

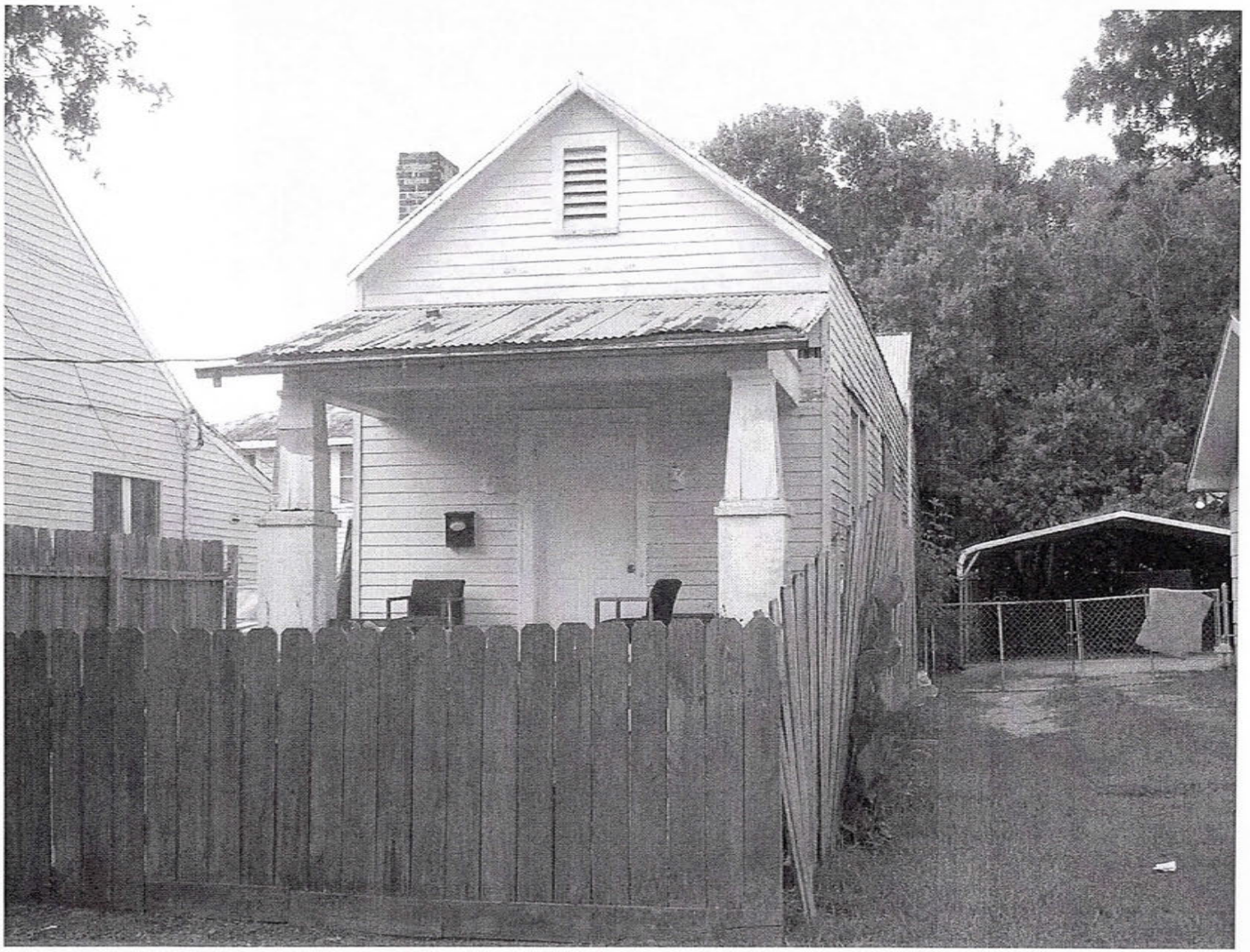
Block 29
Structure 467
Rose Thomas

c1925; 1 story frame bungalow

Contributing Element

Condition: Good

Occupied



514 Nicholls

Block 29

Structure 466

Ellsworth Alexander

c1920; 1 story frame late Creole cottage, resided

Contributing Element

Condition: Good

Occupied



515 Nicholls

Block 23

Structure 463

Estate of Clifford Leblanc

c1900; 1 story frame Eastlake shotgun

Contributing Element

Condition: Fair

Occupied



518 Nicholls

Block 29

Structure 465

Episcopal Church

c1870; 1 story frame asbestos sided Gothic Chapel, decorated verge boards.

Contributing Element, built in 1870s on Louisiana Square it was moved in 1905 to create room for public buildings

Condition: Good

2013 services still held at church



520 Nicholls

Block 29

Structure 464

Episcopal Church

1 story brick recreation building

Non-Contributing Element



Opelousas Street

Like Nicholls street, Opelousas runs parallel to Iberville street, however, it is on the Marchand Drive side of Louisiana Square.

Opelousas street mainly houses private residences, but does have some commercial properties. Similar to other streets in the district it retains a variety of home styles

201 Opelousas

Block 32

Not on Register

Ascension Parish Government

1 story brick building

Non Contributing Element

Condition: Good

Occupied



202 Opelousas

Block 34

Structure 515

Guillot Properties

1 story frame galleried corner store

Contributing Element

Condition: Good

Unoccupied



206 Opelousas

Block 34

Structure 514

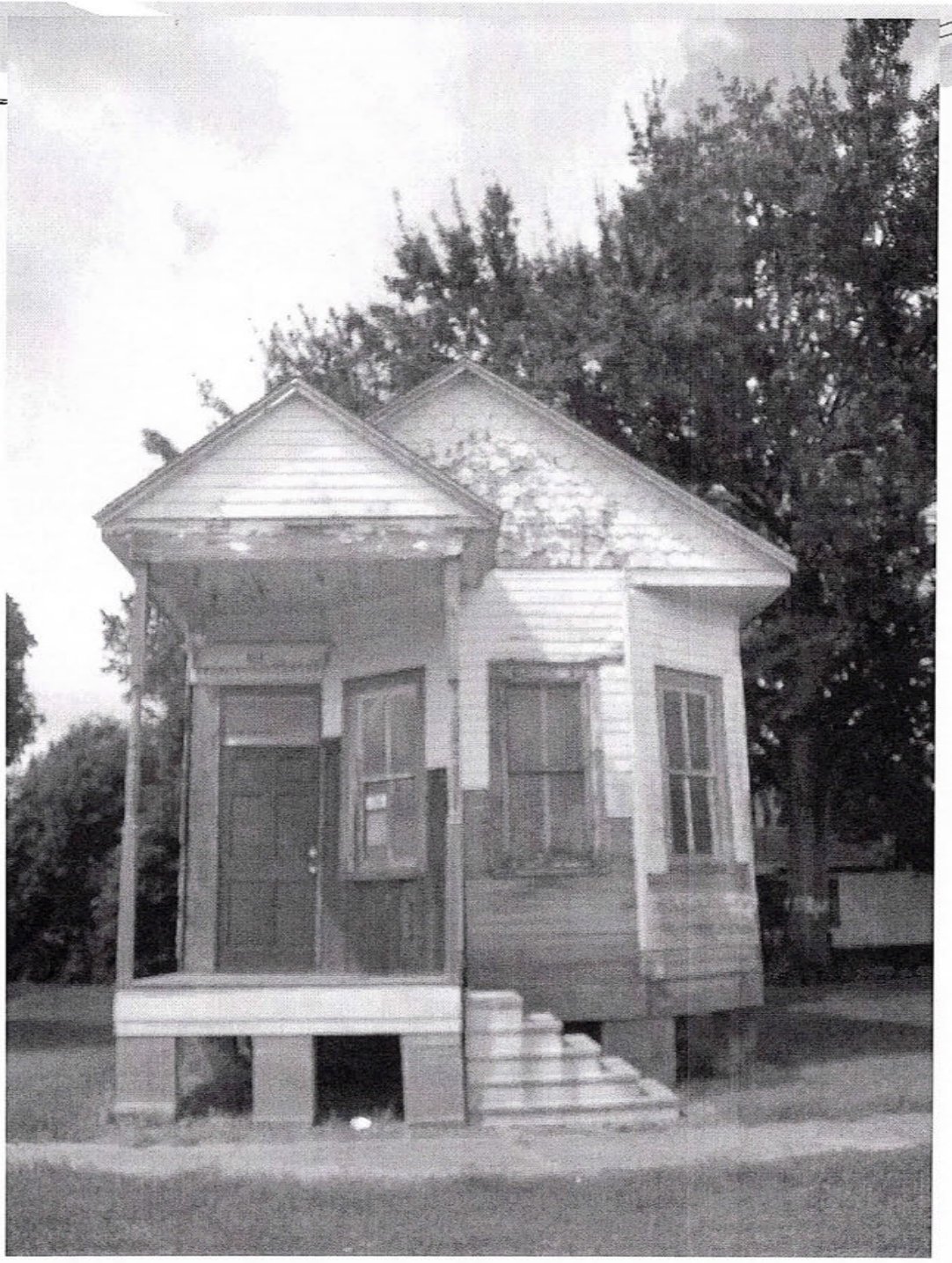
Big D's Enterprise LLC

c1906; 1 story frame Eastlake shotgun with projecting bay

Contributing Element

Condition: Fair

Unoccupied



208 Opelousas

Block 34

Structure 513

T. A. Brimmer

c1906; 1 story frame Queen Anne Revival Cottage with Eastlake porch

Contributing Element

Condition: Good

Occupied



210 Opelousas

Block 34

Structure 512

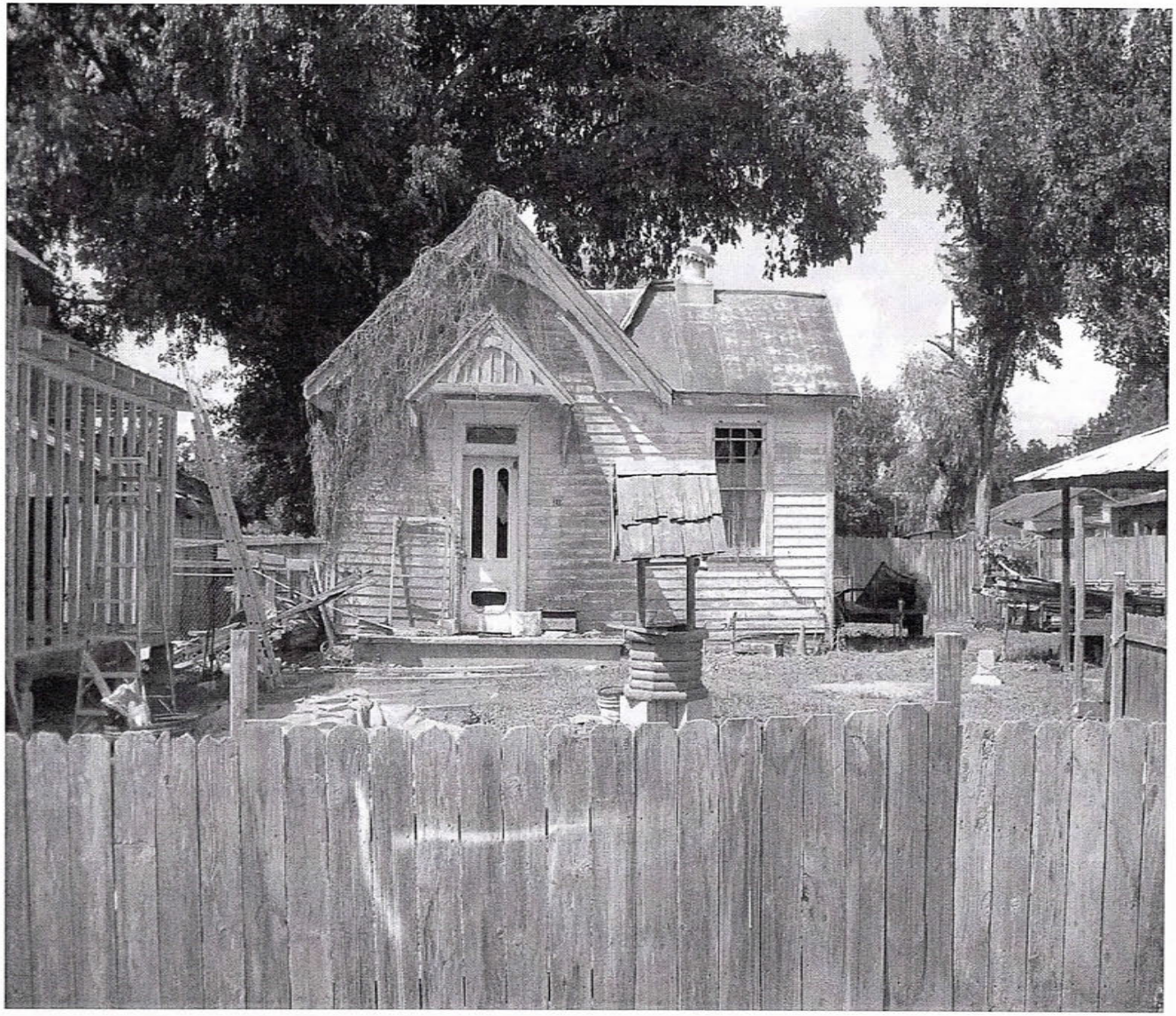
Norman Sanchez

c1906; 1 story frame side entrance shotgun with decorative gable

Contributing Element

Condition: Fair

Occupied



214 Opelousas

Block 34

Structure 511

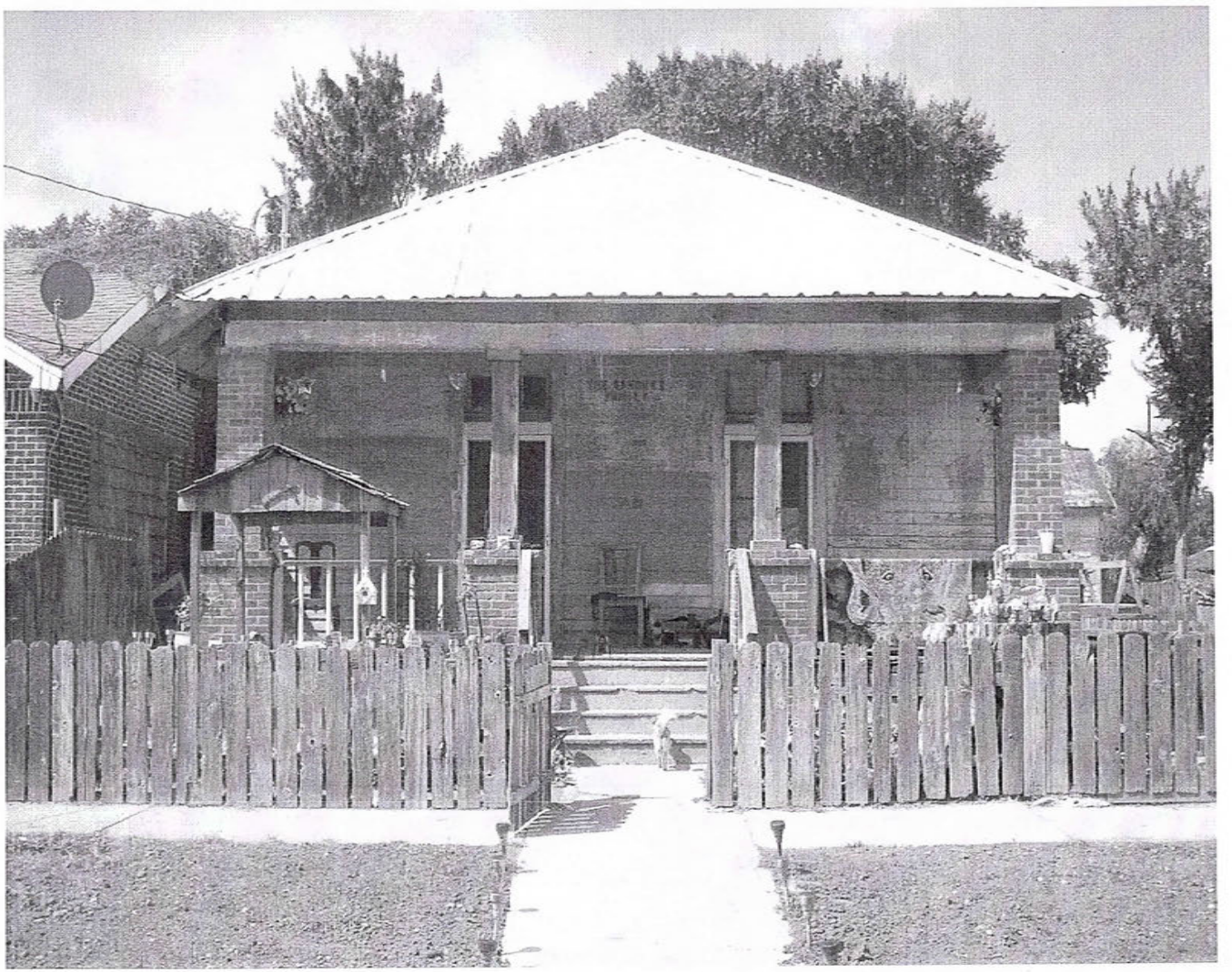
Norman Sanchez

c1925; 1 story frame double shotgun bungalow

Contributing Element

Condition: Fair

Occupied



216 Opelousas

Block 34

Structure 510

JAEBRE Properties & Investment Inc.

1 story brick ranch house

Non-Contributing Element

Condition: Good

Occupied



302 Opelousas

Block 35

Not on Register

Mark Peters

1 story brick duplex

Non-Contributing Element

Condition: Fair

Occupied



304 Opelousas

Block 35

Not on Register

Mark Peters

1 story brick duplex

Non-Contributing Element

Condition: Fair

Occupied



314 Opelousas

Block 35

Structure 509

Austin Jarvis

c1925; 1 story frame bungalow

Contributing Element

Condition: Very Good

Occupied



312 Opelousas

Block 35

Structure 508

Four Gees of Gonzales, Inc

c1920; 2 story frame bungalow

Extensive vegetation on roof and in walls.

Contributing Element

Condition: Fair/Poor

Occupied



318 Opelousas

Block 35

Structure 507

Hahn & Phillips Inc.

1 story badly modified
Queen Anne Revival
Cottage

Non-Contributing Element

Condition: Good

Occupied



412 Opelousas

Block 36

Structure 506

Kelly Ewen

c1925; 1 story frame bungalow

Contributing Element

Condition: Good

Occupied



413 Opelousas

Block 30

Structure 479

Lloyd Scioneaux

c1885; 1 story frame late Greek Revival cottage, badly altered

Contributing Element

Condition: Fair

Occupied



416 Opelousas

Block 36
Structure 504
Anthony Trepagnier Sr.

c1920; 1 story frame plain bungalow

Contributing Element

Condition: Good

Occupied



418 Opelousas

Block 36

Structure 503

Anthony Trepagnier

c1925; 1 story frame bungalow

Altered/Modified

Contributing Element

Conditio: Good

Occupied



417 Opelousas

Block 30

Structure 480

Bertell Moll

c1900; 1 story frame Eastlake shotgun house

Contributing Element

Condition: Good

Occupied



504 Opelousas

Block 37

Structure 502

Michael Wright

c1850; 1 story frame Creole Cottage

Contributing Element

Condition: Good

Occupied



505 Opelousas

Block 29

Structure 481

Don Daray

1 story frame altered shotgun house

Non-Contributing Element

Condition: Poor

Unoccupied



507 Opelousas

Block 29

Structure 482

Estate of George Thompson

c1900; 1 story frame Eastlake shotgun house with bungalow columns added c1925, Eastlake features since removed.

Contributing Element

Condition: Poor

Unoccupied



508 Opelousas

Block 37

Structure 500

Felton Crowley

c1906; 1 story frame Eastlake shotgun

Contributing Element

Condition: Good

Occupied



509 Opelousas

Block 29

Structure 483

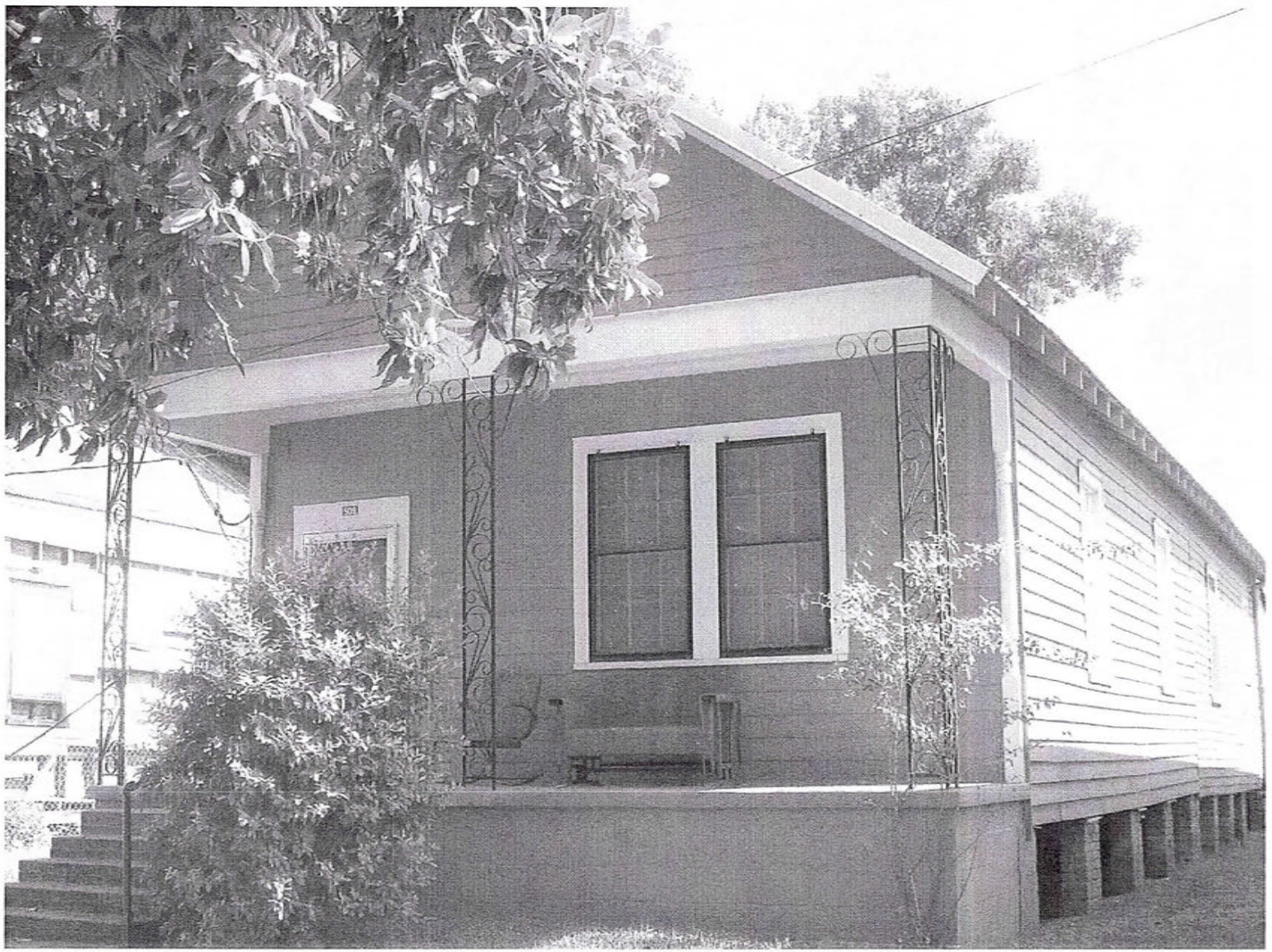
Jasmin Jacobs

c1900; 1 story frame
Eastlake shotgun house,
Front columns replaced

Contributing Element

Condition: Good

Occupied



511 Opelousas

Block 29

Structure 484

Ceola Grant

c1925; 1 story frame
Bungalow shotgun house

Contributing Element

Condition: Good

Occupied



512 Opelousas

Block 37
Structure 499
Inez Levy

c1925; 1 story frame plain shotgun

Contributing Element

Condition: Fair

Occupied



514 Opelousas

Block 37

Structure 498

Frankie Calvaruso

c1925; 1 story frame bungalow

Contributing Element

Condition: Fair

Unoccupied



515 Opelousas

Block 29

Structure 486

Joseph Charleville

c1900; 1 story frame large double shotgun house

Contributing Element

Condition: Good

Occupied



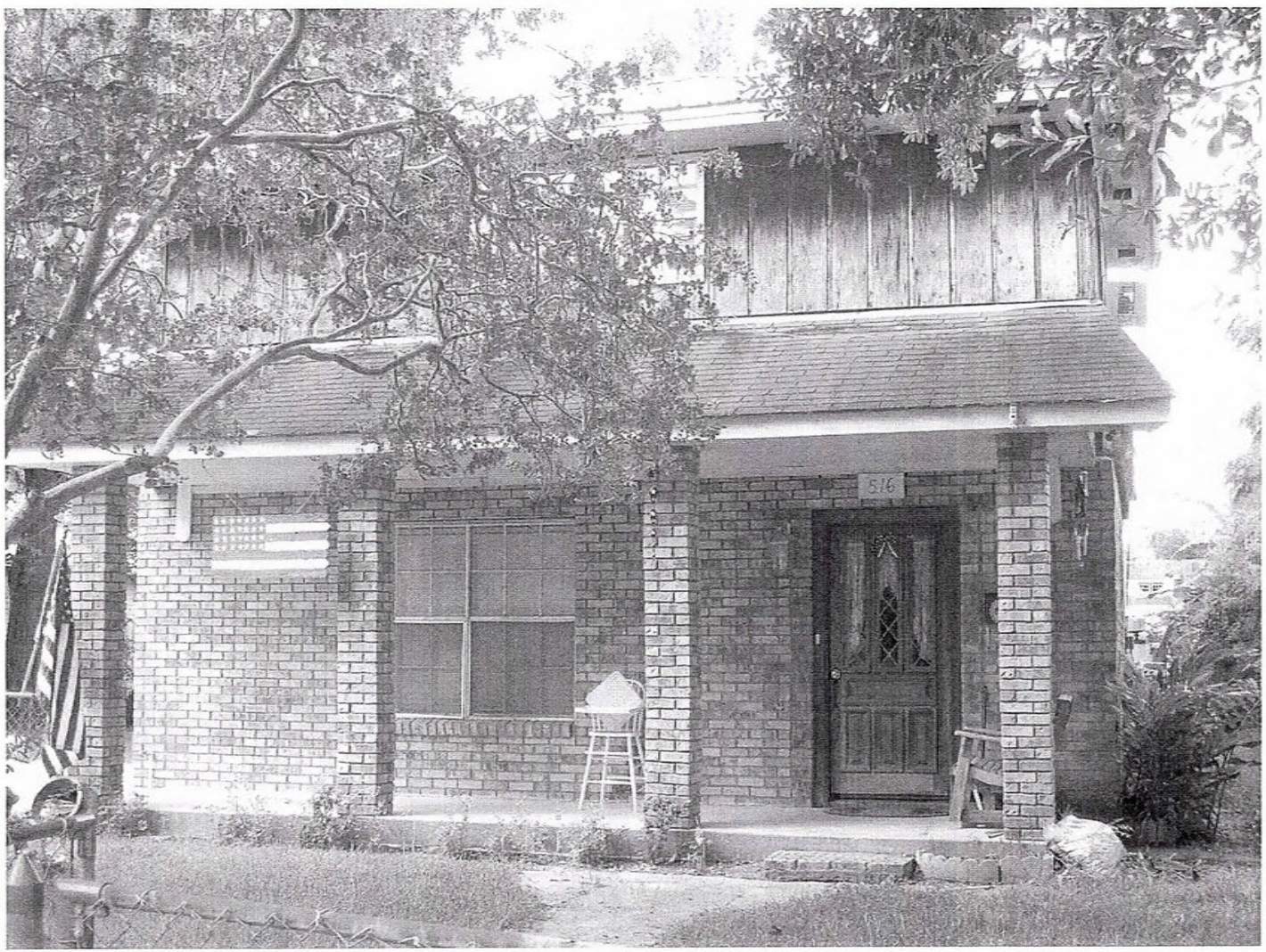
516 Opelousas

Block 37
Structure 497
Frankie Calvaruso

2 story brick, small house

Non-Contributing Element

Occupied



520 Opelousas

Block 29

Structures 270 & 496

Owner

Two structures later combined into one

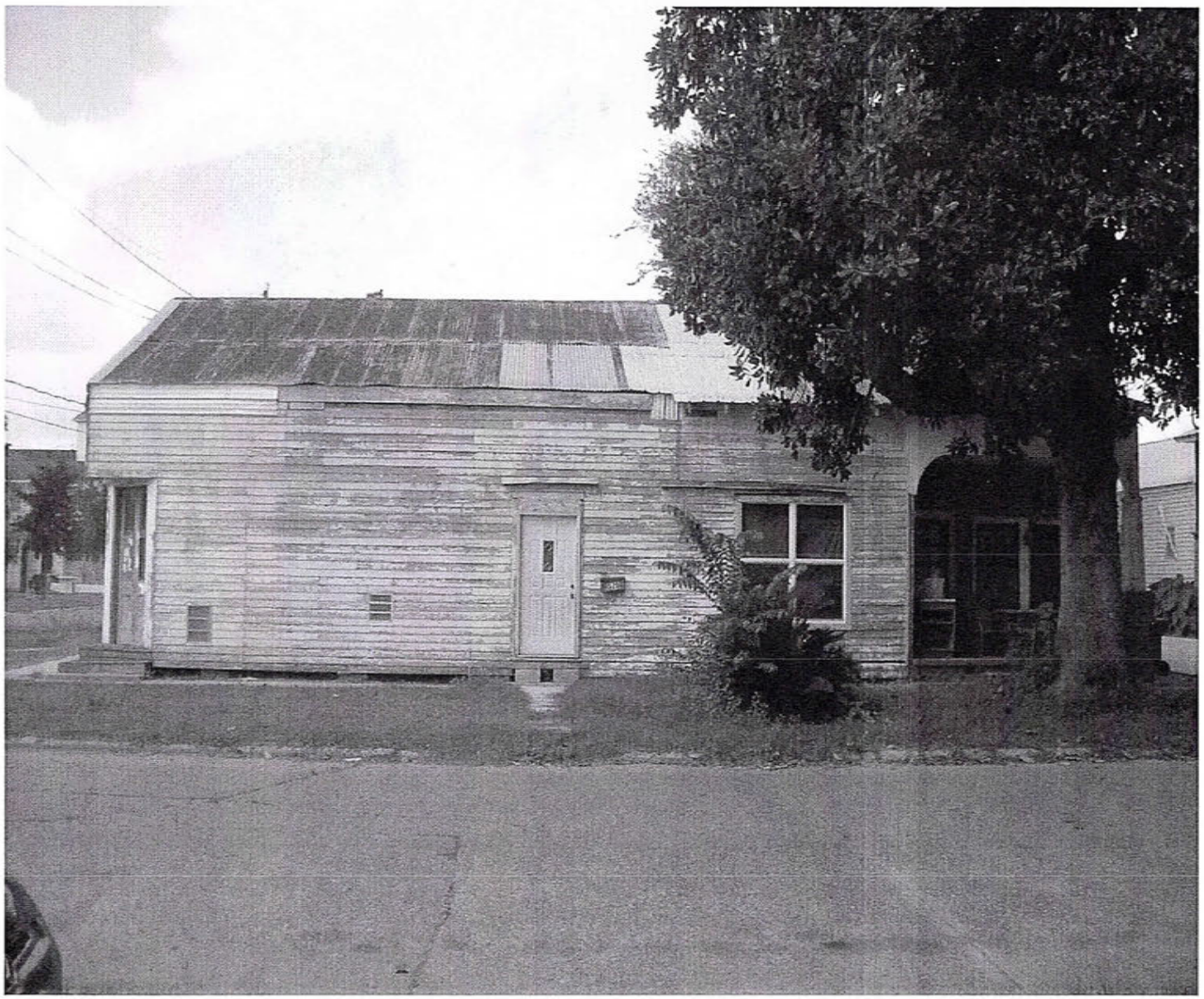
c1910; 1 story frame old store and house, corner entrance

c1900; 1 story frame Eastlake shotgun with bay

Contributing Element

Condition: Fair

Back living area is occupied. Business front is unoccupied



521 Opelousas

Block 29

Structure 487

Onelia Phillips

2 story frame badly altered old frame house

Non-Contributing Element

Condition: Good



Railroad Avenue

Railroad Avenue, simply called "the Avenue" and originally known as Cabahanosse Street, is the main business strip and heart of Downtown Donaldsonville.

It runs from Mississippi Street all the way to the Division Street at which point it ends at Union Pacific Railroad lines. Railroad is almost entirely commercial properties, but some of its properties are designed with living quarters in upper portions of buildings.

110 Railroad

Block 15

Structure 129

Ourso Management

c1892; 2 story brick, Romanesque Revival, Commercial Building with brick gable and corbel table, semicircular arched windows

Contributing Element, Built as Bank of Donaldsonville, At one time it was the only bank between New Orleans and Baton Rouge.

Used in Bonnie and Clyde Lifetime/History Channel

Unoccupied



115 Railroad

Block 14

Structure 193

B.P.O.E.

c1912, 3 story brick, vaguely Renaissance Revival style building with shallow arched window, elaborate brackets, wrought Iron work on 2nd story

Contributing Element, Elk's Lodge of Donaldsonville



117 Railroad

Block 14

Structure 192

The Victorian on the Avenue

c1890; 2 story frame, large vaguely Italianate house with plan resembling two shotgun houses put together.

Used as funeral home at one time.

Contributing Element

Condition: Excellent



118 Railroad

Block 15

Structure 130

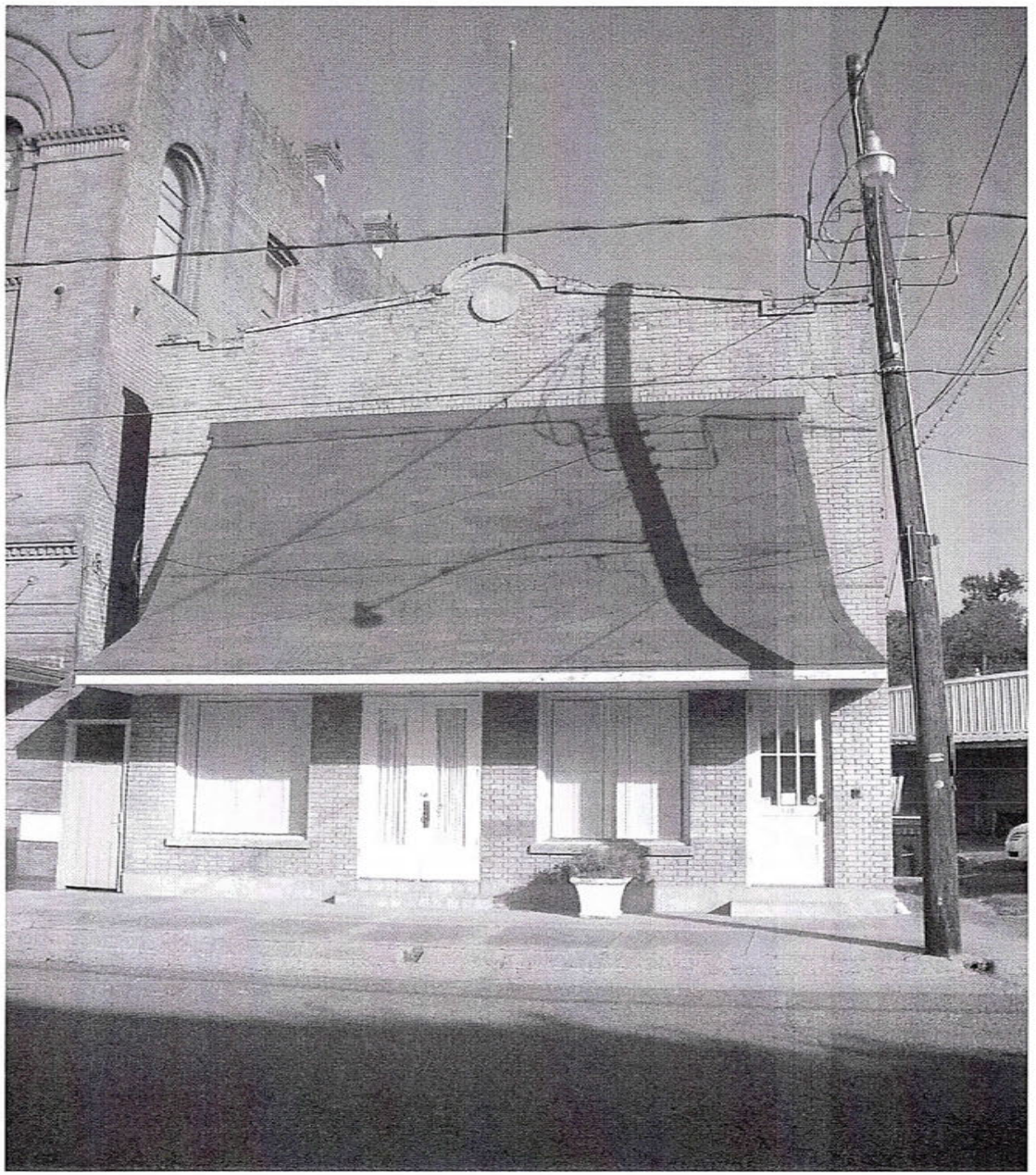
Ourso Management

c1928; 2 story brick, shaped out trimmed gable commercial building, shop front replaced.

Brown awning is not original. Blocks out the upper story windows.

Contributing Element

Occupied



121 Railroad

Block 14

Structure 191

The Victorian on the Avenue

c1890; 1 story frame tin-sided store with new shop front.

Contributing Element

Condition: Good



122 Railroad

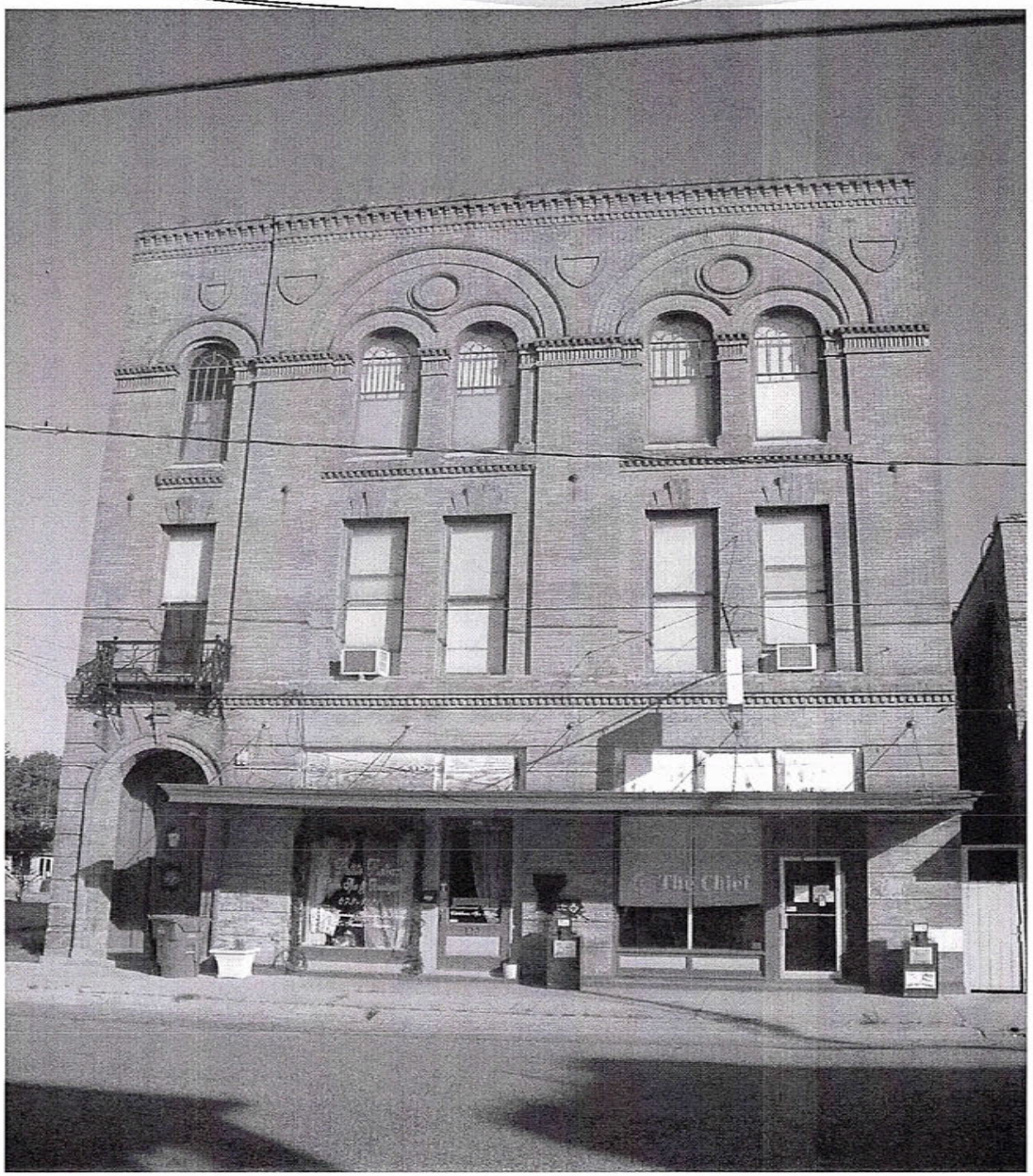
Block 15

Structure 131

Ascension Lodge F&M #25

c1891; 3 story narrow mortar joint brickwork Romanesque revival, Commercial building with elaborate brick ornamentation

Contributing Element, 2nd and 3rd floors Still used by Free Masons, 1st floor is for commercial purposes



125 Railroad

Block 14

Structure 190

Glenn Robert

c1871; 1 story masonry
altered

Non-Contributing Element

Condition: Good



200 Railroad

Block 21

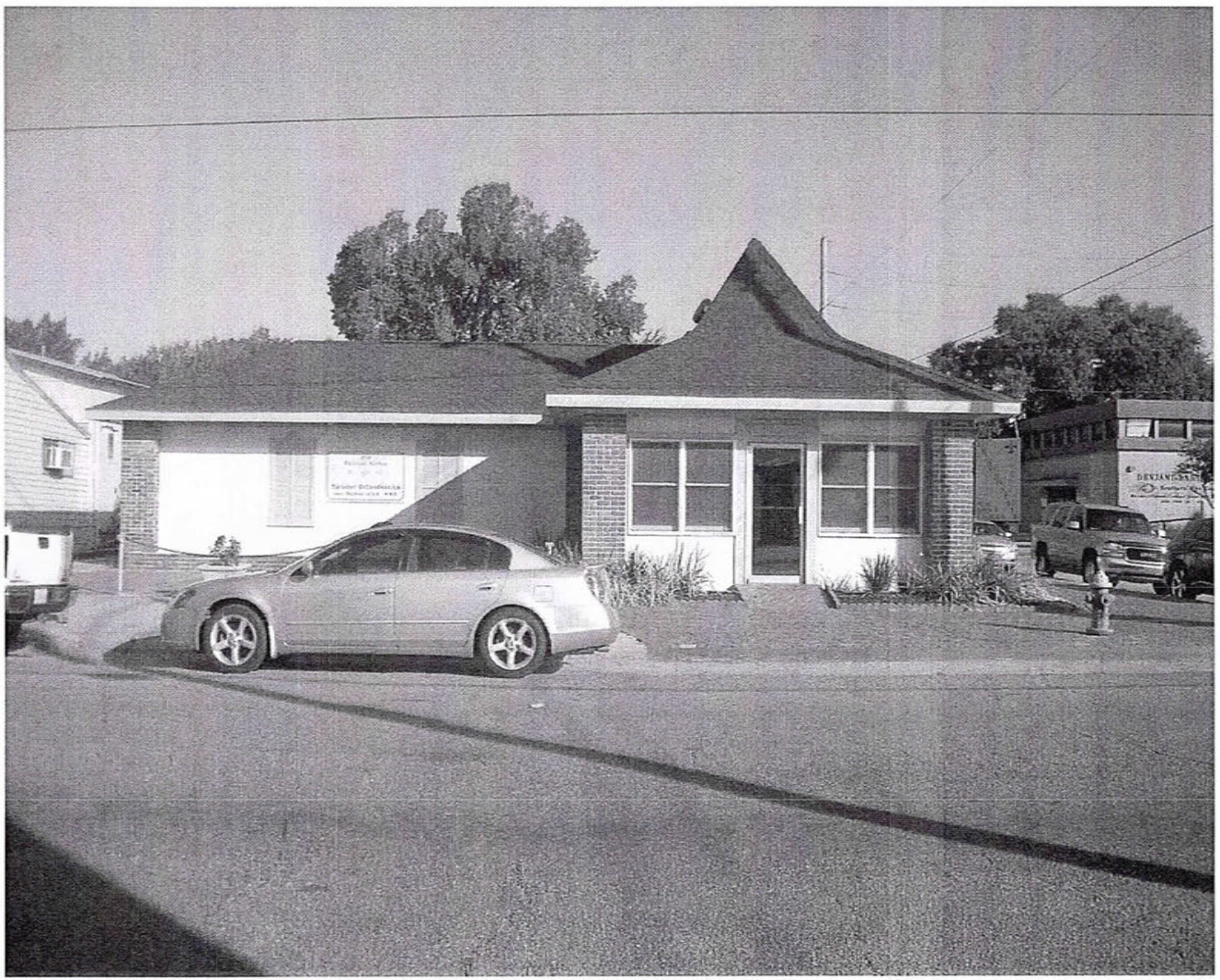
Structure 132

Dr. John Harbour

c1976; 1 story combination frame and brick

Non-Contributing Element

Occupied



205 Railroad

Block 22

Structure 188

Owner

c1930; 2 story brick innocuous commercial building

Contributing Element

Condition: Excellent

Occupied



206 Railroad

Block 21

Structure 133

Asim Munir

c1870; 1 story frame house converted for use as a store and restaurant with new front c1915

Contributing Element

Condition: Good/Fair

Occupied



208 Railroad

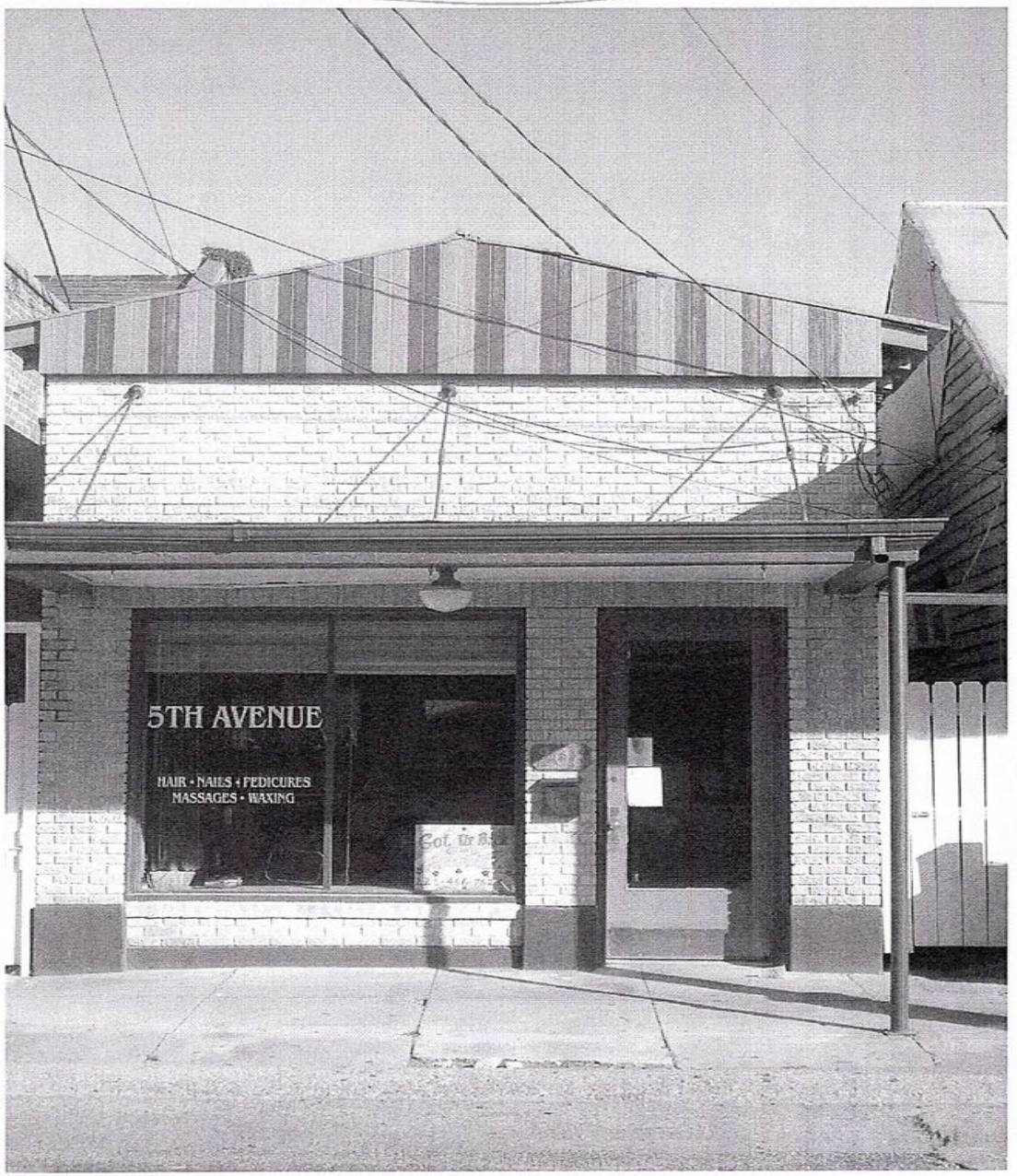
Block 21
Structure 134
M. A. Schexnayder

c1906; 1 story brick altered in 1980

Non-Contributing Element

Condition: Good

Occupied



209 Railroad

Block 22

Structure 187

Jarvis Green

c1925; 2 story stuccoed mission style building

Contributing Element, rear of building once served as stable.

Condition: Excellent

Unoccupied



211 Railroad

Block 22

Structure 186

The Grapevine

c1925; 2 story elaborate brick frieze

Contributing Element

Occupied

Condition: Excellent



212 Railroad

Block 21

Structure 135

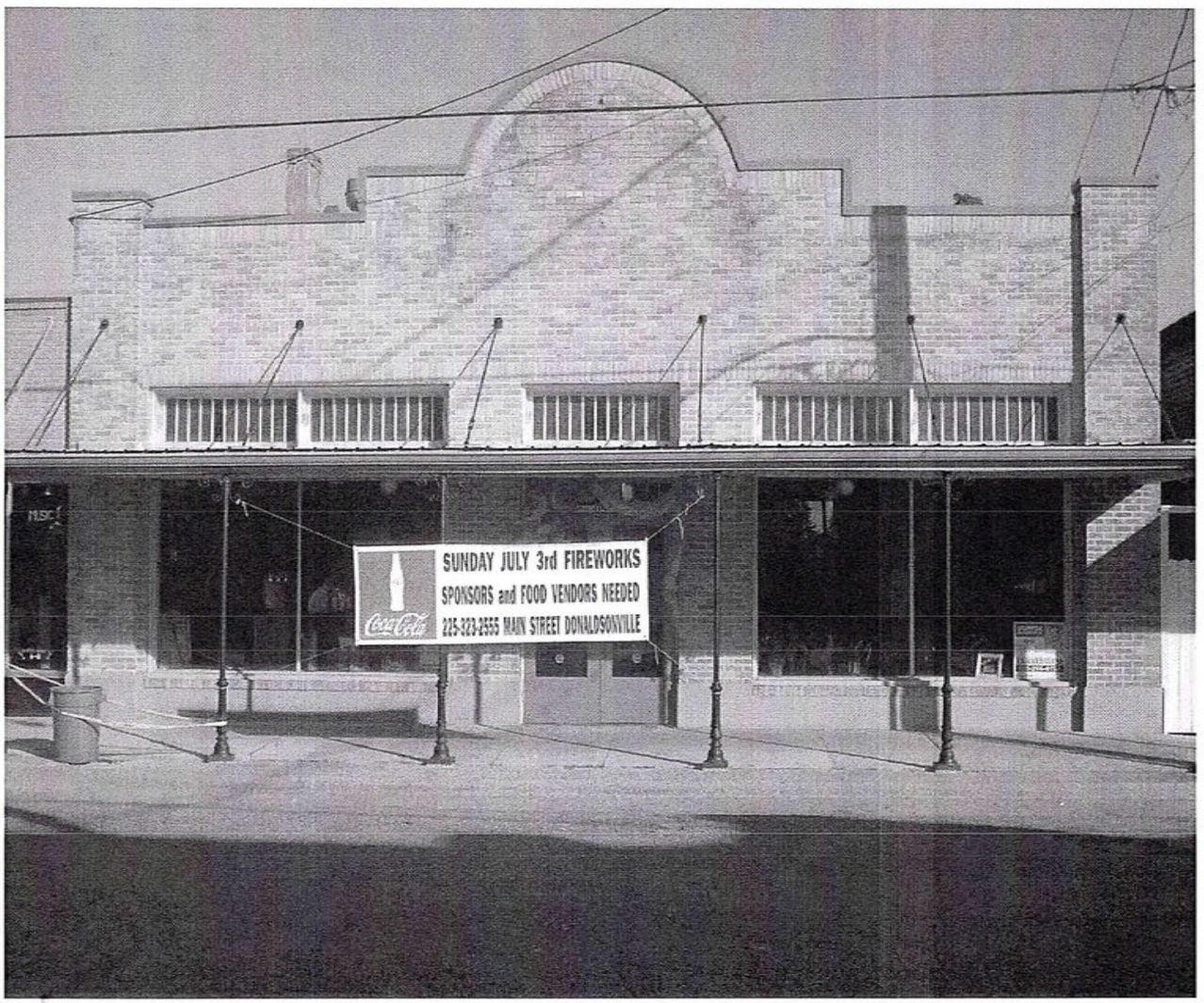
Philip Ferris

c1850; 2 story combination brick and scored plaster gabled house with front extension added c1925 with elaborate cornel shop front, brick rear addition in 1862

Contributing Element, 1862 edition added to be Union Jail during Civil War

Condition: Good

Unoccupied



212 ½ Railroad

Block 21

Structure 136

Philip Ferris

c1930; 1 story brick, small plain commercial building

Contributing Element

Condition: Good

Occupied



214, 216 Railroad

Block 21

Structure 137

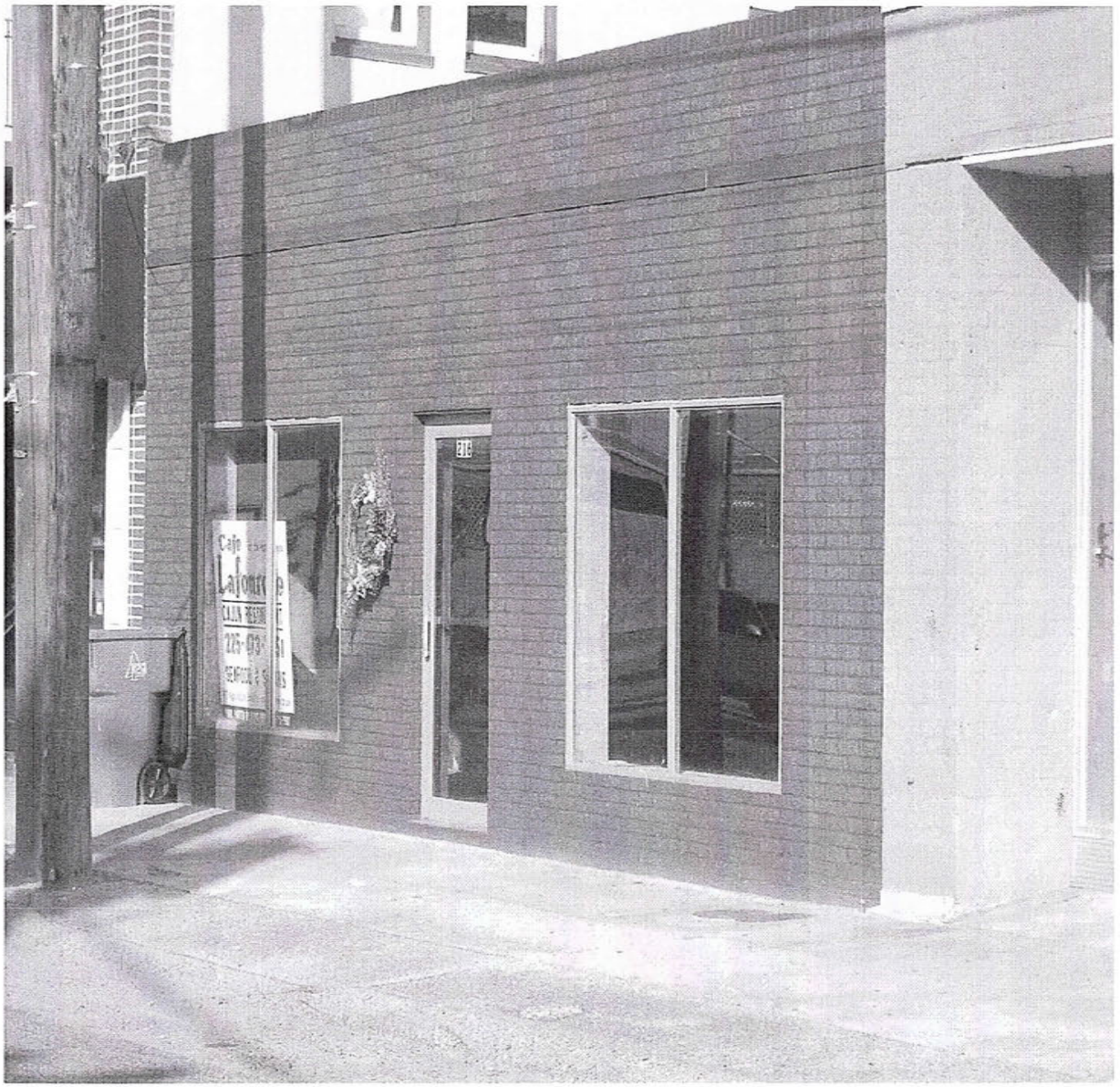
Joseph Matassa

1 story brick, recessed fenestration

Non-Contributing Element

Condition: Fair

Unoccupied



215 Railroad

Block 22

Structure 185

The Grapevine

c1910; 1 story frame with pressed tin false front; original store front

Contributing Element

Condition: Good

Occupied



217 Railroad

Block 22

Structure 184

Swapna Reddi Chandamuri

c1910;

1 story frame and pressed tin, false front with full entablature

Contributing Element

Condition: Good

Occupied



219 Railroad

Block 22

Structure 183

V&K Properties LLC

c1930; 1 story masonry and stucco mission style station

Contributing Element

Condition: Excellent

Occupied



220 Railroad

Block 21

Structure 138

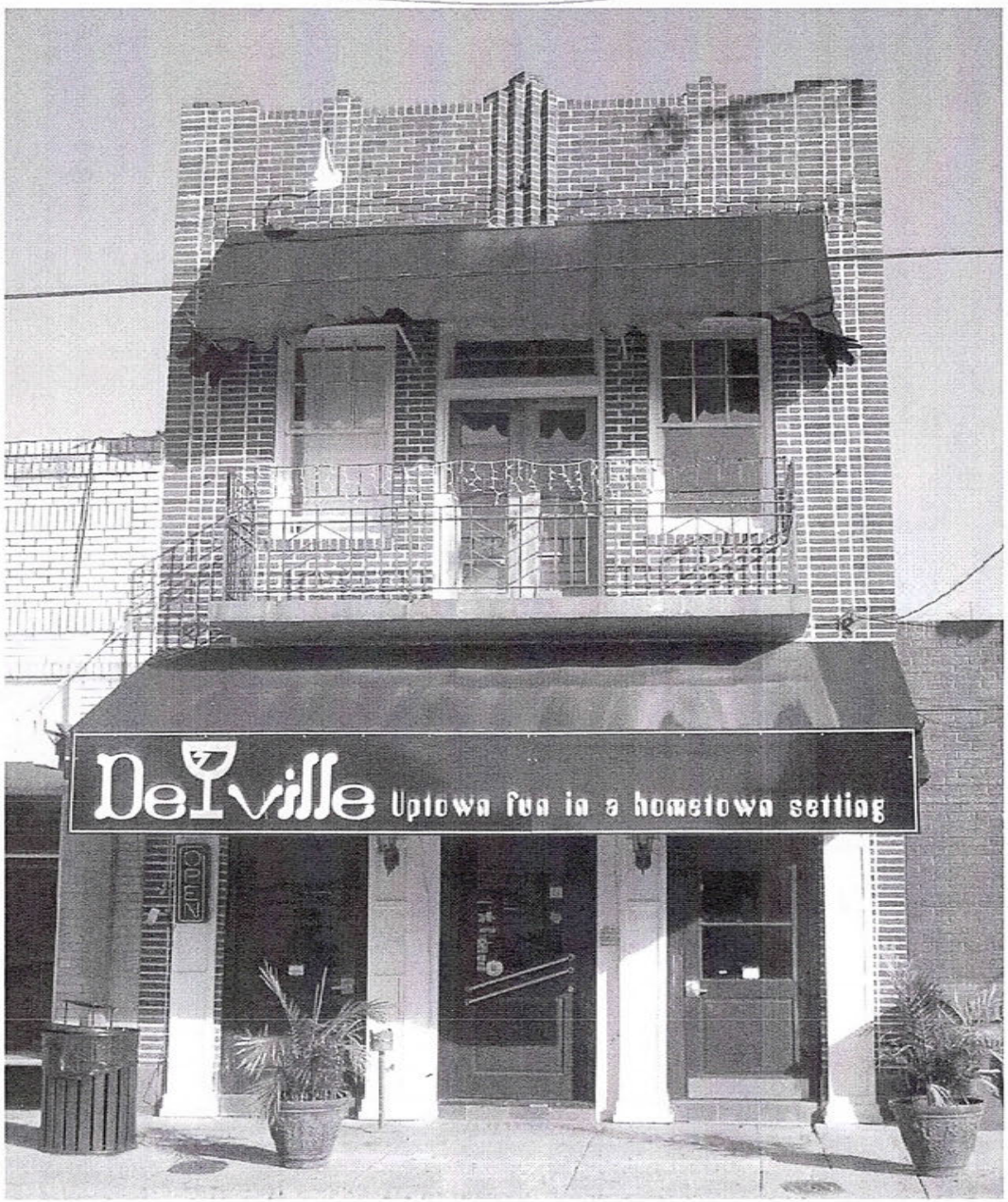
Asim Munir

c1930; 2 story brick, Art Deco details in upper portion

Contributing Element

Condition: Good

Unoccupied



222 Railroad

Block 21

Corner of Nicholls and Railroad,

Originally part or Matassa Building listed as 224 Railroad Ave

Joseph Matassa III

Contributing Element

Condition: Good

Unoccupied



224 Railroad

Block 21

Structure 139

Joseph Matassa III

c1925; 1 & 2 story plain buff brick commercial building

Contributing Element

Condition: Good

Unoccupied



300 Railroad

Block 31

Structure 140

Ascension Parish Government

c1806; Currently landscape with brick pavers, live oaks, and fountain

Contributing Element, part of original city plan designed in1806, site of Louisiana State Capitol from 1830-1831.



301 Railroad

Block 30

Structure 182

D&M Properties Inc

c 1850; 2 story Greek revival hall with new brick entrance

Contributing Element, First Jewish Synagogue in Donaldsonville, Original structure still easily visible with original verge board.

Condition: Good

Occupied



307 Railroad

Block 30

Structrue 181

Barbara Morgan

Older frame cottage, altered c1920, in bungalow style

Contributing Element



317 Railroad

Block 30

Structure 179

Charles Bourgeois

1 story metal building

Non-Contributing Element

Condition: Good

Occupied



401 Railroad

Block 36

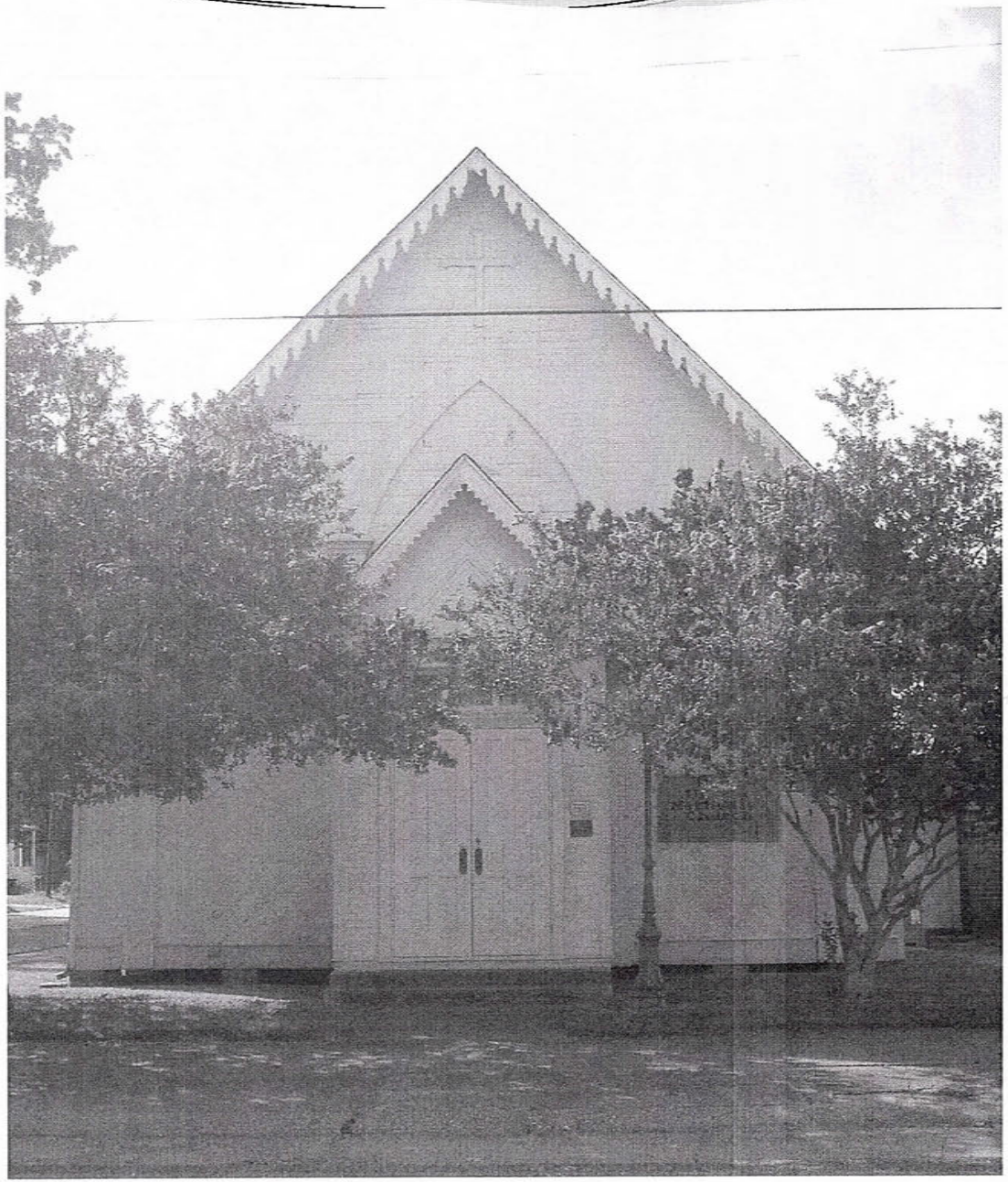
Structure 176

Donaldsonville Methodist Church

c1850; 1 story Gothic revival church added verge board vestibule late 19th century, , retains original cypress pews, altar rails, pulpit and sanctuary

Contributing Element

Occupied



402 Railroad

Block 35

Structure 141

Betty Rodrigue

1 story masonry

Non-Contributing Element

*

Condition: Good

Occupied



408 Railroad

Block 35

Structure 142

Midway Land and Building LLC

1 story masonry

Non-Contributing

Condition: Good

Occupied



411Railroad

Block 36

Structure 174

Community Investor Inc.

c1870; 1 ½ story frame cottage with enclosed porch

Contributing Element, A star on the sidewalk in front of the home designates the death of Bennet Babin, The first resident of Donaldsonville killed during World War I

Condition: Fair

Unoccupied



415 Railroad

Block 36

Structure 173

Kelly Ewen

c1905; 1 ½ story frame Queen Anne revival cottage

Contributing Element

Condition: Good

Occupied



416 Railroad

Block 35

Structure 143

Midway Land and Building LLC

1 story masonry

Non-Contributing Element

Condition: Good

Occupied



418 Railroad

Block 35

Structure 144

Midway Land and Building LLC

c1900; 2 story brick stuccoed store, elaborate pressed tin cornice

Contributing Element

Condition: Good

Occupied



419 Railroad

Block 38

Structure 172

Joseph Goetz

c1950; 1 story brick home

Non-Contributing Element

Condition: Good

Occupied



428 Railroad

Block 35

Structure 146

Stanley Watson

c1900; 1 story frame plain false fronted store

Contributing Element

Condition: Poor

Unoccupied



430 Railroad

Block 35

Structure 147

John and Laulie Folse

c1850; 2 story frame galleried store, corner entrance added later, lower shop front replaced.

Contributing Element, Sam Mistretta Grocery

Condition: Fair

Unoccupied



504 Railroad

Block 43

Structure 148

George Shaheen

c1916; 1 story brick remodeled building

Non-Contributing Element

Condition: Good

Occupied



508 Railroad

Block 43

Structure 149

Joseph Sagona III

c1920; 1 story brick, shaped gable, false front commercial building

Contributing Element

Condition: Good

Occupied



509 Railroad

Block 42

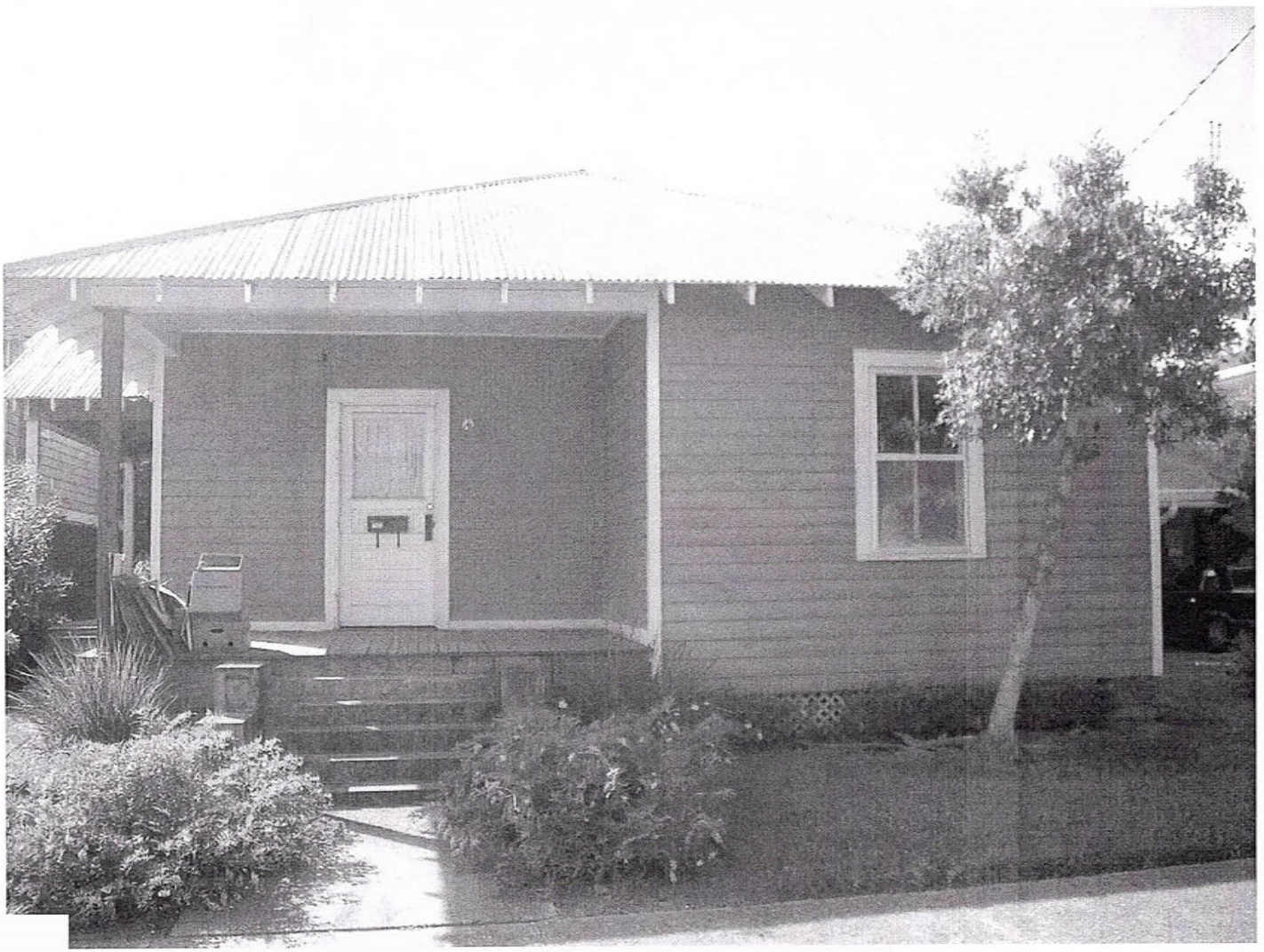
Structure 169

John and Laulie Folse

c1925; 1 story frame bungalow

Contributing Element

Condition: Good



510 Railroad

Block 43

Structure 150

David Imbraguglio

1 story brick

Non-Contributing Element

Condition: Good

Unoccupied



516 Railroad

Block 43

Structure 152

Norman Gipson

c1915; 1 story plain frame store

Contributing Element

Condition: Good

Occupied



518 Railroad

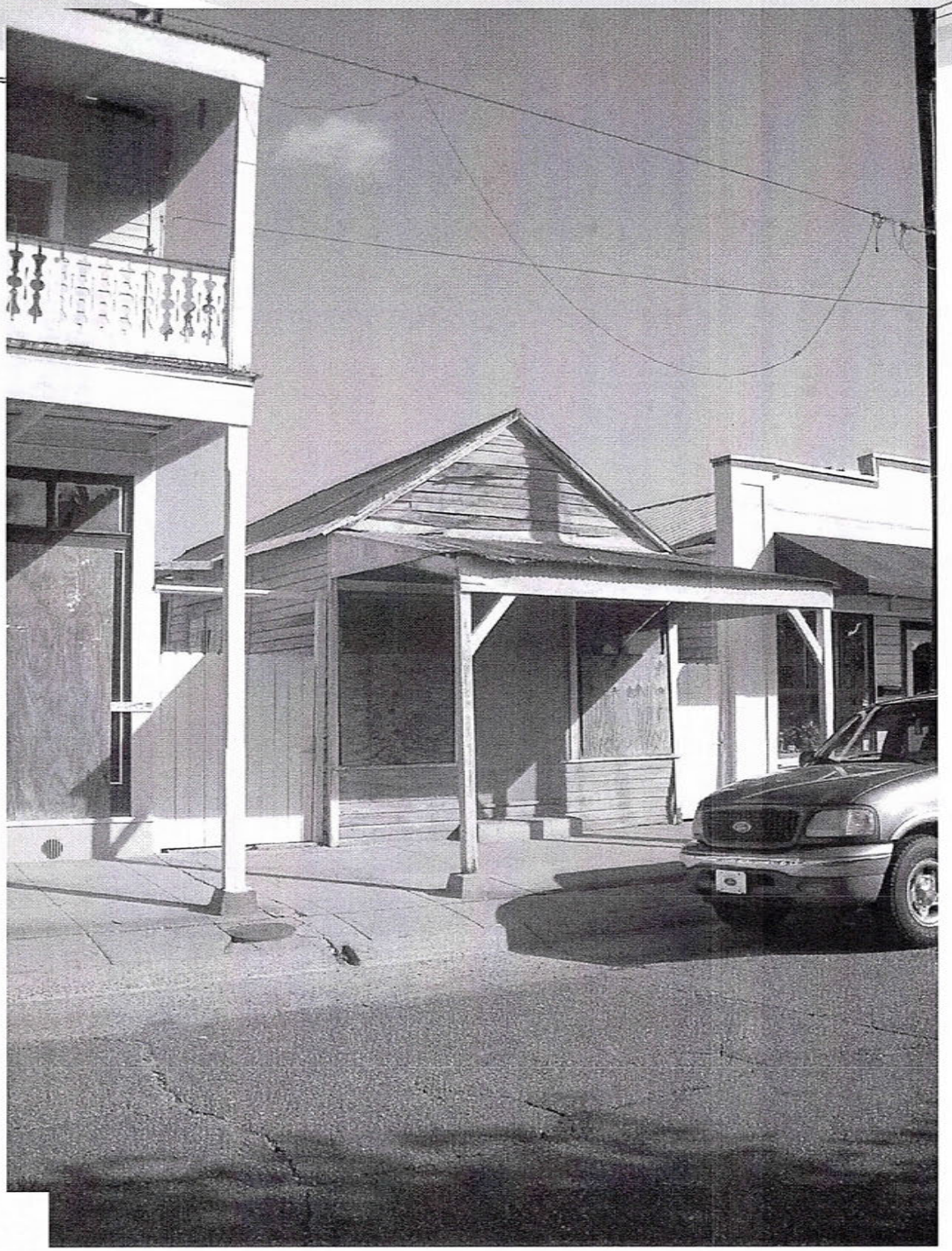
Block 43
Structure 153
Norman Gipson

c1906; 1 story frame shotgun style store

Contributing Element

Condition: Poor/Fair

Unoccupied



520 Railroad

Block 43

Structure 154

Cabahanosse LLC

c1892; 2 story frame galleried commercial building

Contributing Element

Condition: Fair/Good

Unoccupied.



521Railroad

Block 42

Structure 168

Roosevelt August

Frame and brick residence

Non-Contributing Element

Condition: Good

Occupied



602, 604 Railroad

Block 47

Structure 155

Graugnard Inc

c1900; 2 story frame plain galleried commercial building original shop front

Contributing Element

Condition: Excellent

Occupied



609 Railroad

Block 48

Structure 167

City of Donaldsonville

c1970; 1 story brick

Non-Contributing Element, City Hall and Ascension Parish Sheriff Office

Condition: Good

Occupied



622 Railroad

Block 47

Not on Register

Graugnard Inc

1 story masonry store

Non-Contributing Element

Condition: Good

Occupied



623 Railroad

Block 48

Structure 166

Brazier Watson Funeral Home Inc

1 story combination frame and brick, altered older building

Non-Contributing Element

Condition: Good

Occupied



703 Railroad

Block 55

Structure 165

Eldridge Williams

1 story masonry

Non-Contributing Element

Condition: Good

Occupied



704 Railroad

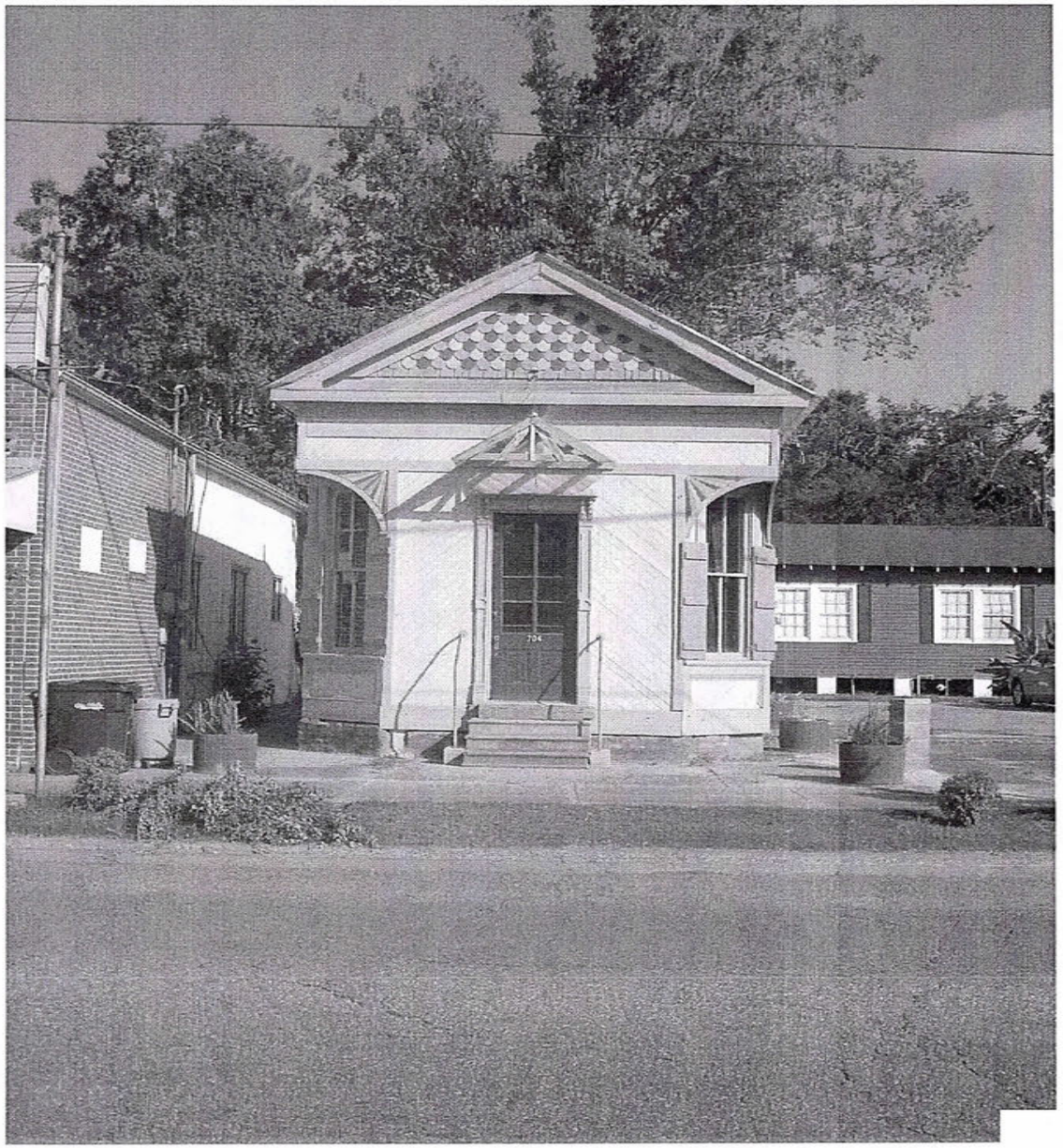
Block 56
Not on Register
Paul Marchand

1 story frame
Moved to the sight
German gingerbread accents

Non-Contributing Element

Condition: Good

Occupied



706 Railroad

Block 56

Not on Register

Guillot Properties

1 story brick shop front commercial building

Non-Contributing Element



707 Railroad

Block 55

Structure 163

Guillot Properties

c1925; 1 story frame bungalow

Contributing Element

Condition: Excellent

Occupied



708 Railroad

Block 56

Not on Register

Mabel Bea

1 story brick plain front commercial building

Non-Contributing Element

Condition: Fair/Good

Unoccupied



709 Railroad

Block 55

Structure 162

Gaetano Ruggiero

c1925; 1 story brick and masonry bungalow

Contributing Element

Condition: Good

Occupied



714 Railroad

Block 56

Structure 159

Jason Sagona

c1920; 1 story brick commercial building, shaped gable removed

Contributing Element

Donaldsonville Area Chamber of Commerce

Occupied



716 Railroad

Block 56

Not on Register

Donalsonville Development Corp.

1 story frame store and residence

Non-Contributing

Occupied



800 Railroad

Block n/a

Not on Register

Owner

1 ½ story frame and brick, older service station

Non-Contributing Element

2012/2013 restoration by Donaldsonville Glass and Body Works. Kenny Frederic

Condition: Excellent

Occupied



805 Railroad

Block n/a

Not on Register

Shoe Dept 1131/ Crown Ct LLC

Large 1 story modern metal frame commercial building

Non-Contributing Element

*View from Marchand Drive

Condition: Good

Occupied



807 Railroad

Block n/a

Not on Register

Law Office of Marvin Gros

c1890; 2 story Italianate building with cornice and window details

Non-Contributing Element

Condition: Excellent

Occupied



811 Railroad

Block n/a

Not on Register

Kenneth Frederic

1 story frame with metal sides and stucco front, modern shop front

Non-Contributing Element

Condition: Good/Excellent

Occupied



812 Railroad

Block n/a

Not on Register

Nolan Guillot

c1930; 1 ½ story brick, gabled roof, corner entrance, modern shop front

Non-Contributing Element

Restaurant "First and Last Chance" Name signifies the restaurants proximity to the railroad station. This was the first/last chance to get coal before New Orleans or Baton Rouge.



Saint Patrick Street

St. Patrick street marks the southern-most line of the Main Street district and contributes five blocks to the district.

Since the boundary line is the street only the even numbered homes (properties on the right if viewing from the river) are part of the district.

112 St. Patrick

Block 13

Structure 255

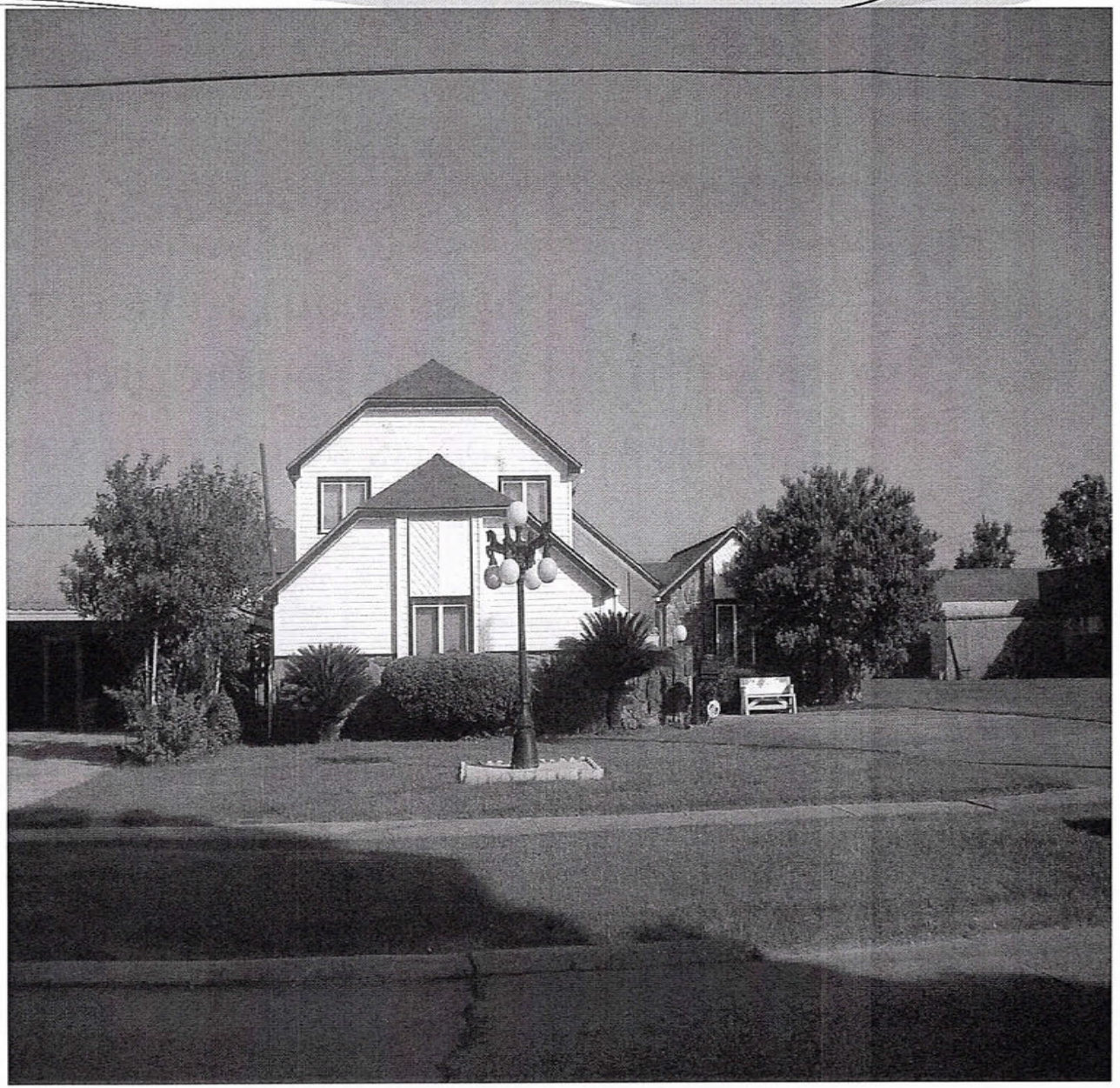
David Pearsall

c1982; 2 story frame stone-fronted house

Non-Contributing Element

Condition: Good

Occupied



114 St. Patrick

Block 13

Structure 256

Kevin Kocke

c1974; 1 story plain front house

Non-Contributing Element

Condition: Good

Occupied



122 St. Patrick

Block 13

Structure 257

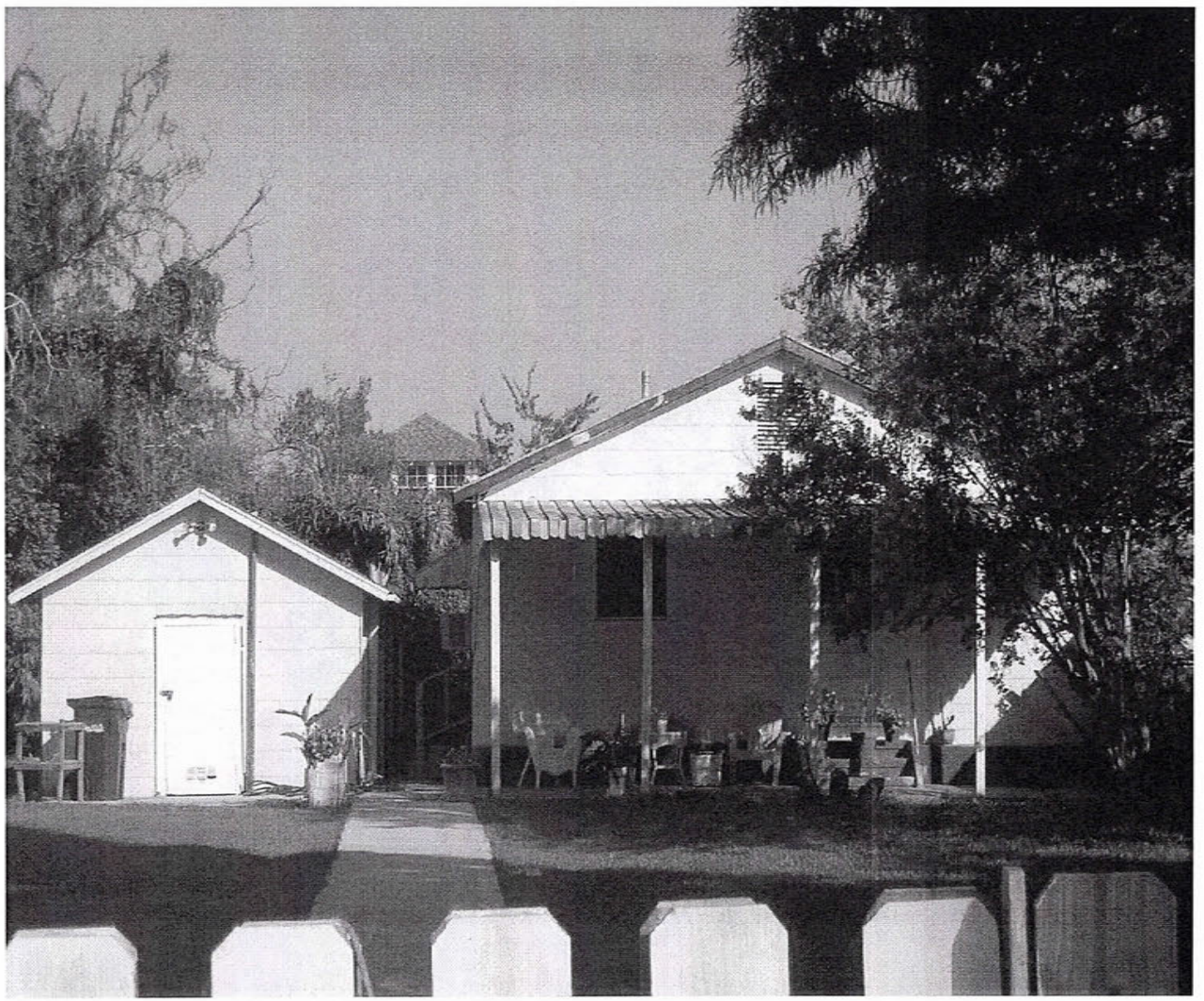
Kyle Kocke

1 story plain frame house

Non-Contributing Element

Condition: Good

Occupied



126 St. Patrick

Block 13

Structure 259

Tamara Russo

c1906; 1 story frame bungalow, altered c1925

Contributing Element

Condition: Good

Occupied



130 St. Patrick

Block 13

Structure 260

Carmon Bellina

c1890; 1 story frame plain galleried store, house part apparently older c1850

Contributing Element

Condition: Good/Fair

Occupied



204 St. Patrick

Block 23

Structure 261

Carmon Bellina

c1950; 1 story brick (much older – altered)

Non-Contributing Element

Condition: Good/Fair

Occupied



208 St. Patrick

Block 23

Structure 262

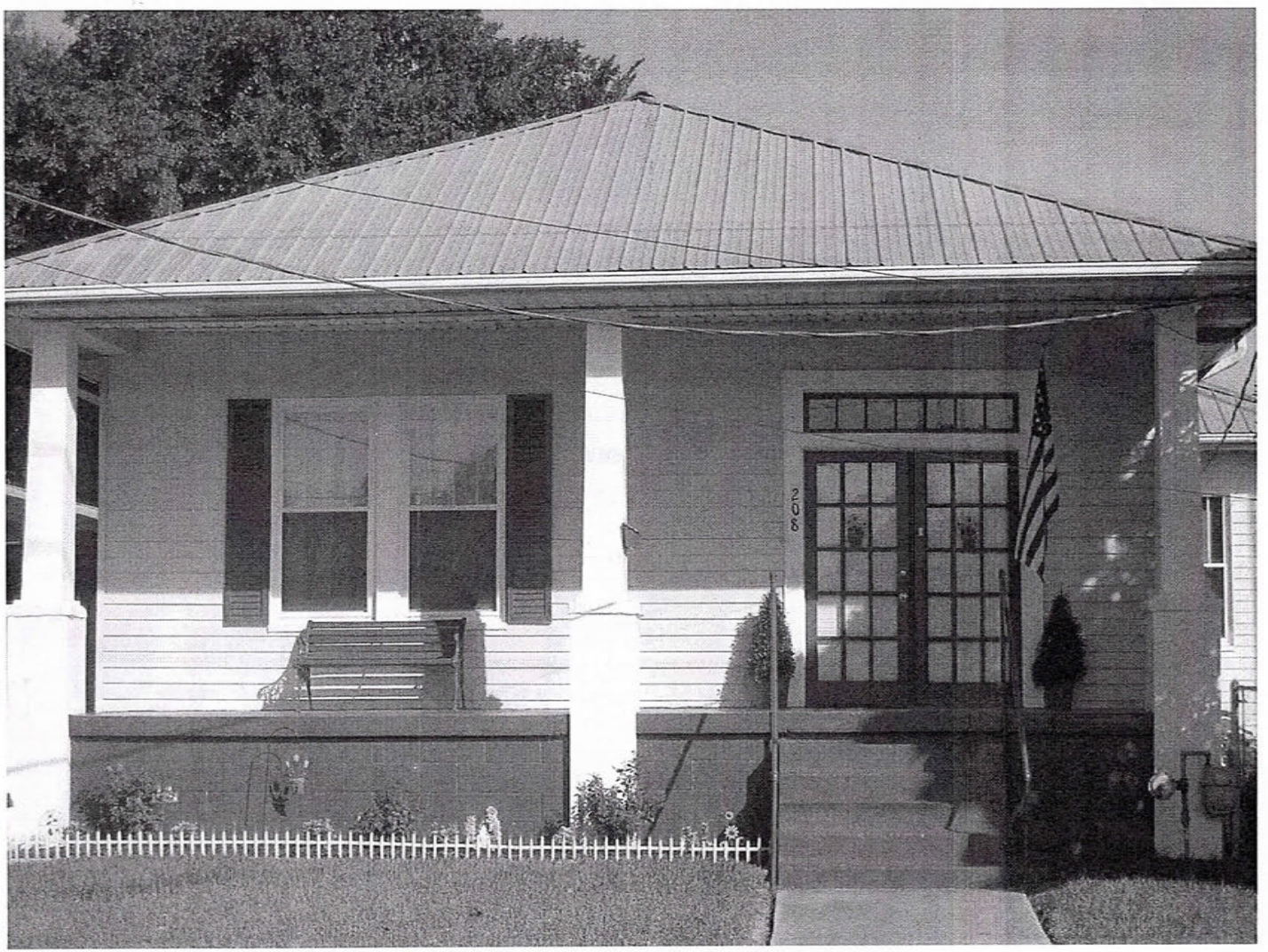
Allen Bellina

c1925; 1 story frame bungalow

Contributing Element

Condition: Good

Occupied



212 St. Patrick

Block 23
Structure 263
Timothy Doyle

c1890; 1 ½ story frame, large central hall plan Eastlake Cottage

Contributing Element

Condition: Good

Occupied



214 St. Patrick

Block 23

Structure 264

Michael Brooks

c1880; 1 ½ story frame
Italianate Cottage

Contributing Element

Condition: Good

Occupied



216 St. Patrick

Block 23
Structure 265
Gloria Lanoix

c1900; 1 story frame Eastlake shotgun with wing added later

Contributing Element, home of former mayor George Richard



222 St. Patrick

Block 23

Structure 266

Dennis Haser

C1910; 1 story frame much older altered house

Non-Contributing Element

*View from Nicholls Street

Condition: Good

Occupied



314 St. Patrick

Block 29
Structure 267
Schelliece Briley

1 story brick

Non-Contributing Element

Condition: Fair

Occupied



316 St. Patrick

Block 29

Structure 268

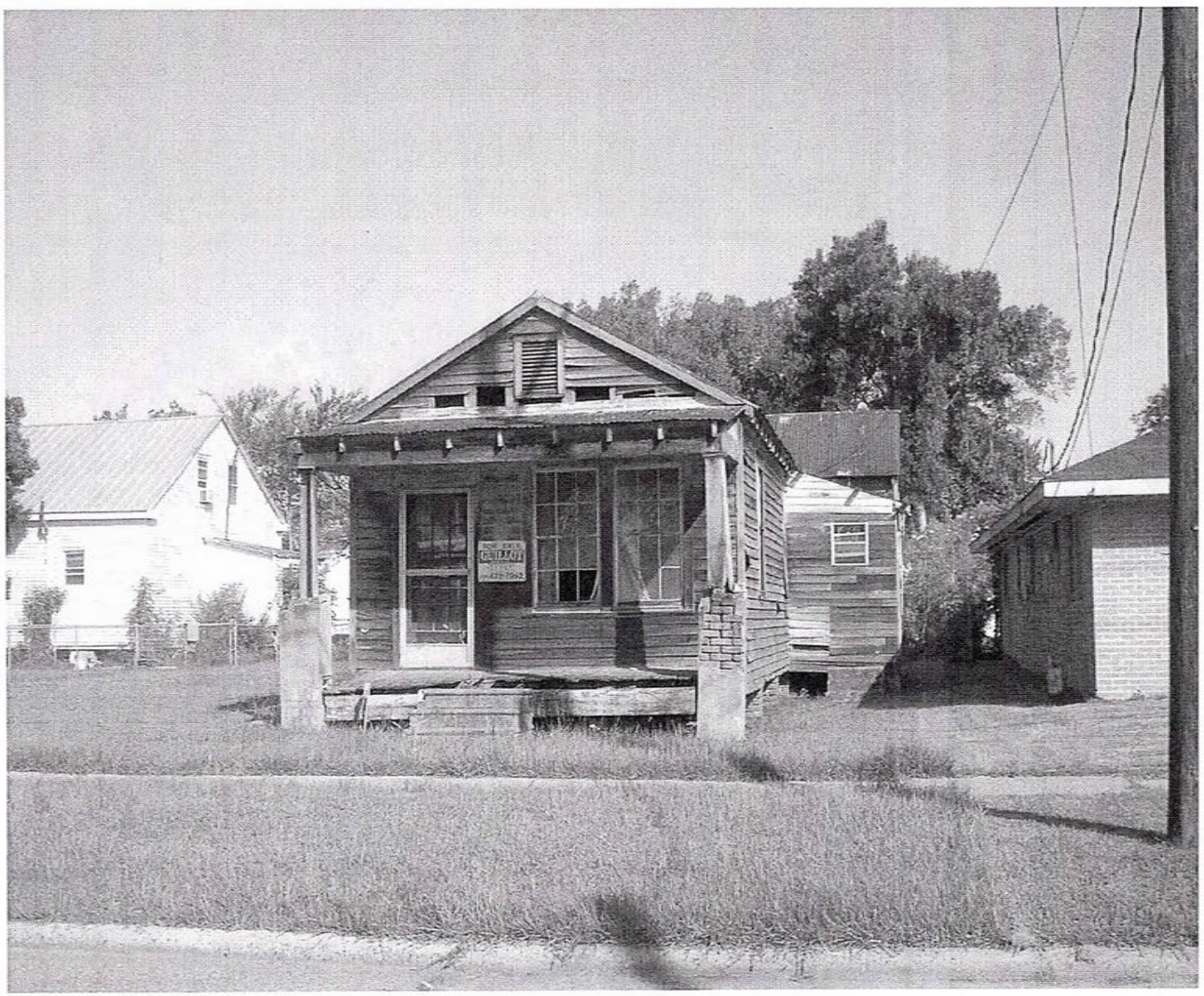
No Owner

c1925; 1 story frame shotgun house with bungalow details

Contributing Element

Condition: Poor

Unoccupied



406 St. Patrick

Block 37

Structure 271

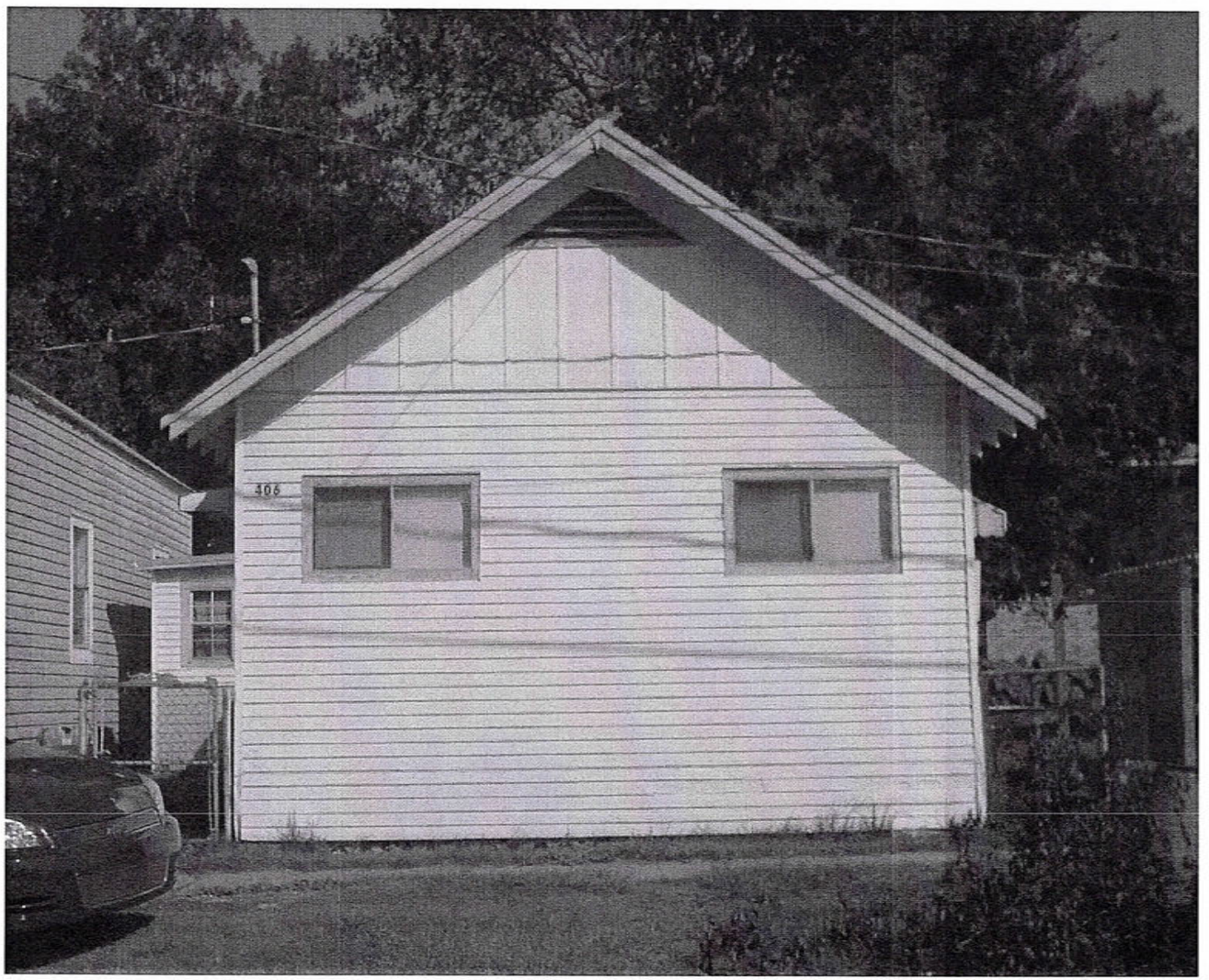
August Skinner

1 story frame

Non-Contributing Element

Condition: Good

Occupied



408 St. Patrick

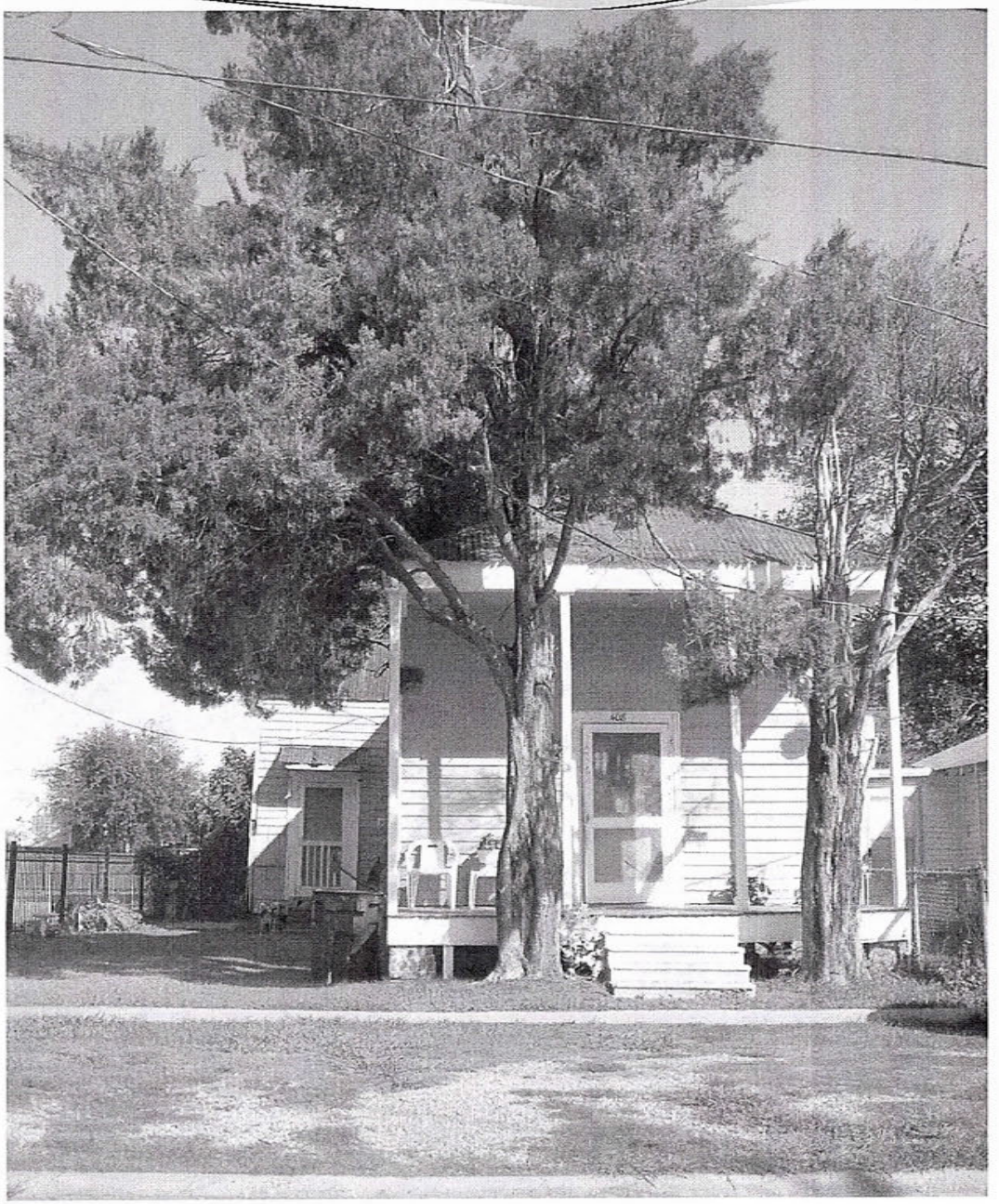
Block 37
Structure 272
Antonia Morrow

c1920; 1 story frame plain shotgun

Contributing Element

Condition: Good

Occupied



422 St. Patrick

Block 37

Structure 274

The Congregation of St. Catherine of Sienna

1 story small concrete block warehouse

Non-Contributing Element

Condition: Good

Occupied



502 St. Patrick

Block 41

Structure 275

Falsetta Properties Inc

c1925; 1 story frame bungalow shotgun

Contributing Element

Condition: Poor

Occupied



510 St. Patrick

Block 41

Structure 279

St. Peter's Methodist Episcopal Church

c1910; 1 story frame plain shotgun

Contributing Element

Condition: Fair

Occupied



512 St. Patrick

Block 41

Structure 280

Charmaine Spurlock

c1925; 1 story frame bungalow
shotgun

Contributing Element



518 St. Patrick

Block 41

Structure 281

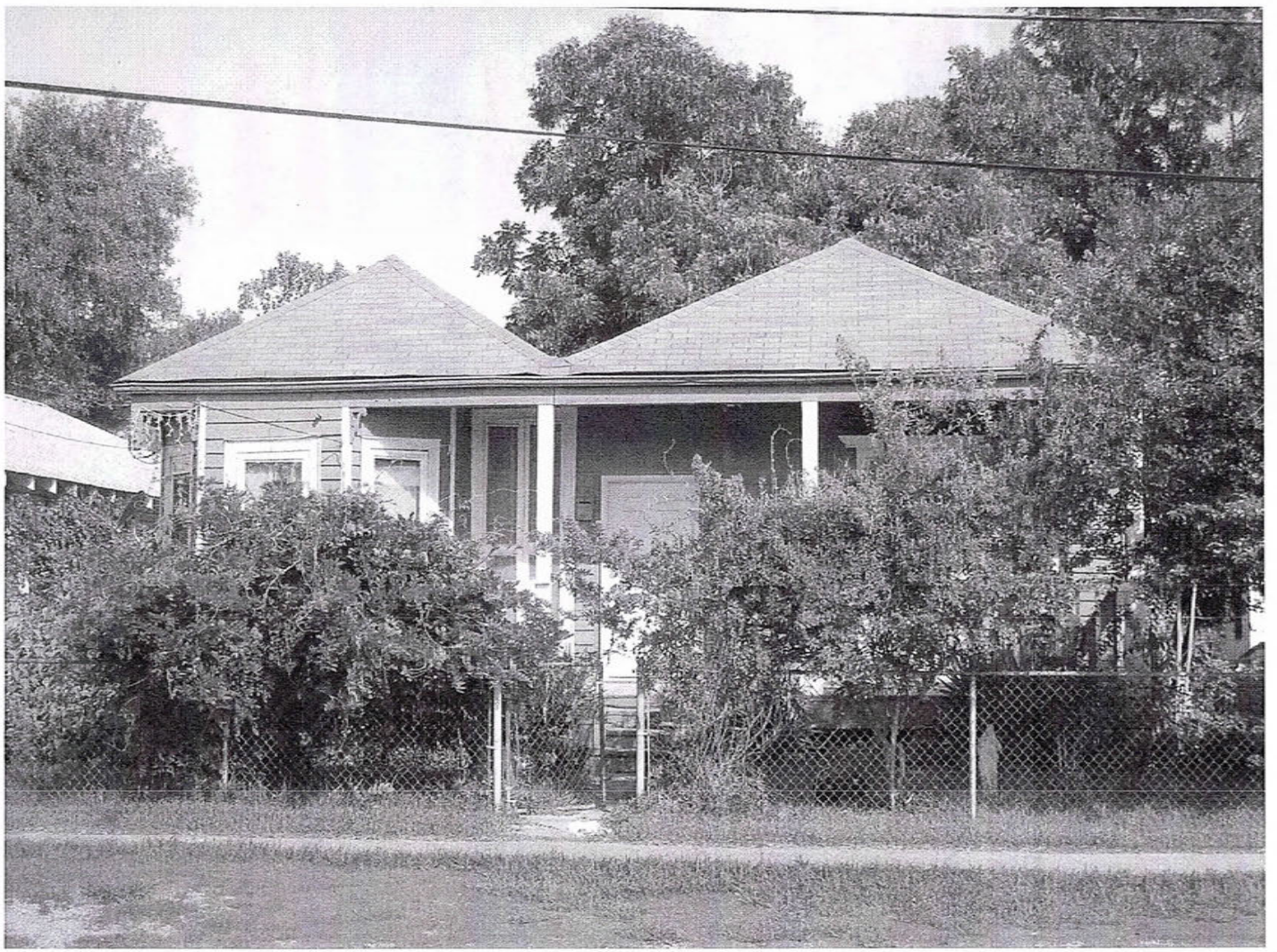
Jacqueline Young

c1900; 1 story frame
double shotgun

Contributing Element

Condition: Good

Occupied



520 St. Patrick

Block 41

Structure 283

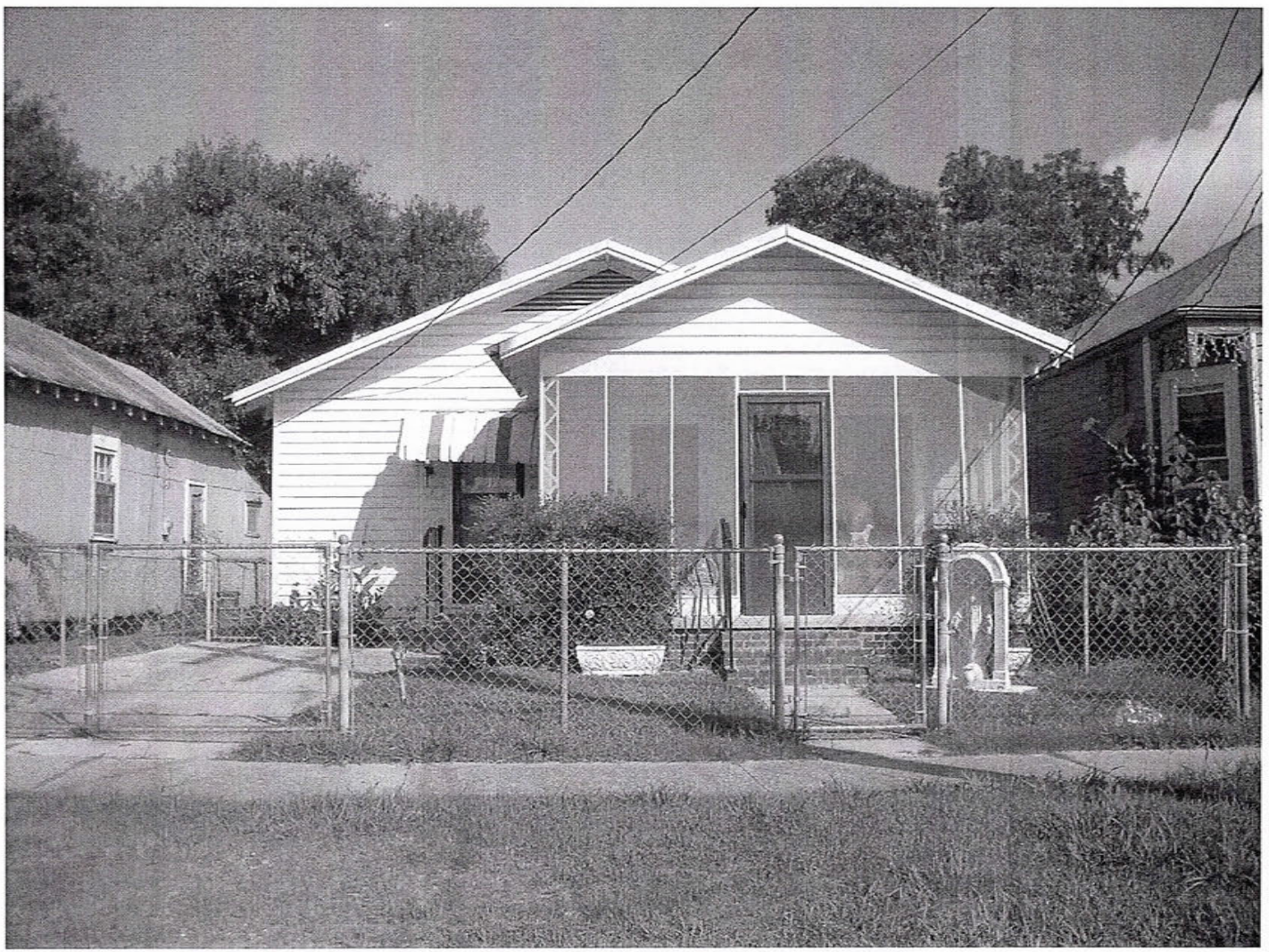
Allen Schonberg

c1925; 1 story frame bungalow

Contributing Element

Condition: Good

Occupied



522 St. Patrick

Block 41

Structure 282

Allen Schonberg

c1920; 1 story frame plain bungalow

Contributing Element

Condition: Good

Occupied



602 St. Patrick

Block 49

Structure 284

Salvatora Randazzo

1 story frame metal siding

Non-Contributing
Element

Condition: Fair



606 St. Patrick

Block 49

Structure 285

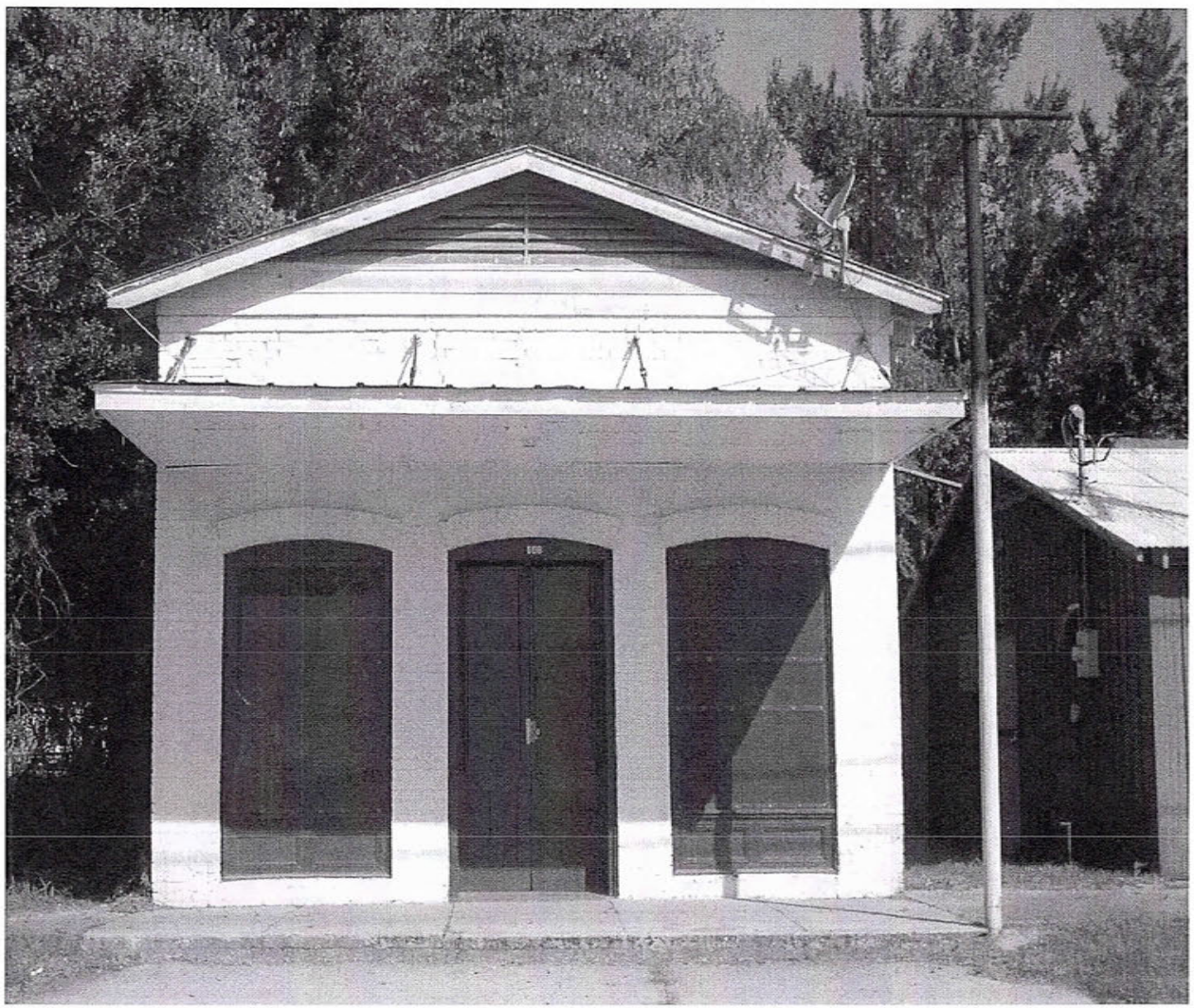
Salvatora Randazzo

c1900; 1 story brick store, shallow arch fenestration

Contributing Element

Condition: Fair

Unoccupied



614 St. Patrick

Block 49

Structure 286

Folse Enterprises

c1925; 1 story frame
shotgun bungalow

Pillar missing

Contributing Element

Condition: Fair

Occupied



618 St. Patrick

Block 49

Structure 287

Dorothy Fernandez

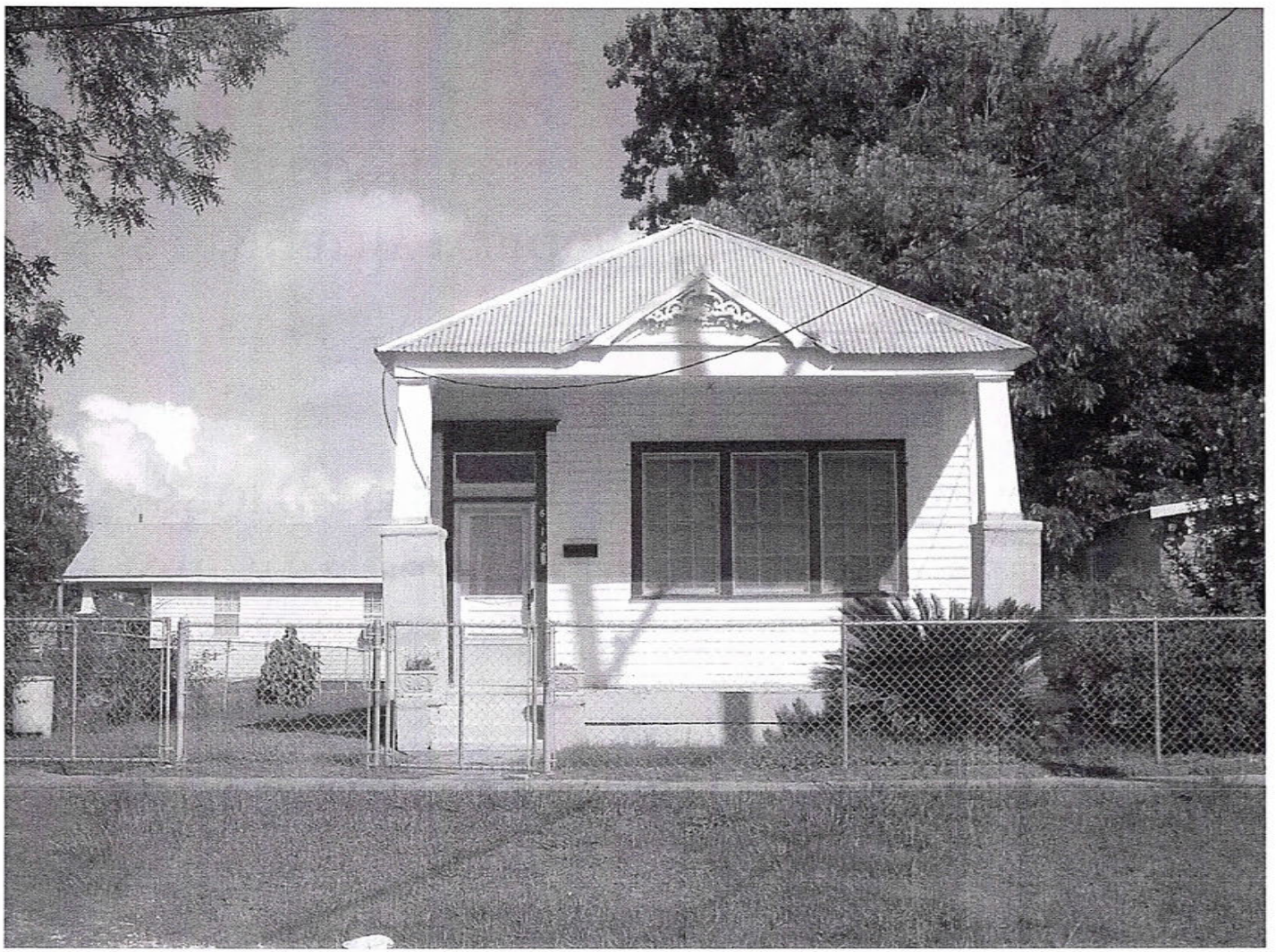
c1925; 1 story frame shotgun bungalow German gingerbread inserted into design.

Tin roof is new addition. Missing middle pillar. Slight bowing on pillar

Contributing Element

Condition: Good

Occupied



Williams Street

Williams Street follows a parallel line to Charles street but is two blocks shorter because of the one-block reduction.

Williams street is primarily residential as it contains limited commercial properties.

302 Williams

Block 56

Not on Register

Ronnie Rodrigue

1 story frame house

Non-Contributing Element

Condition: Fair

Unoccupied



304 Williams

Block 56

Not on Register

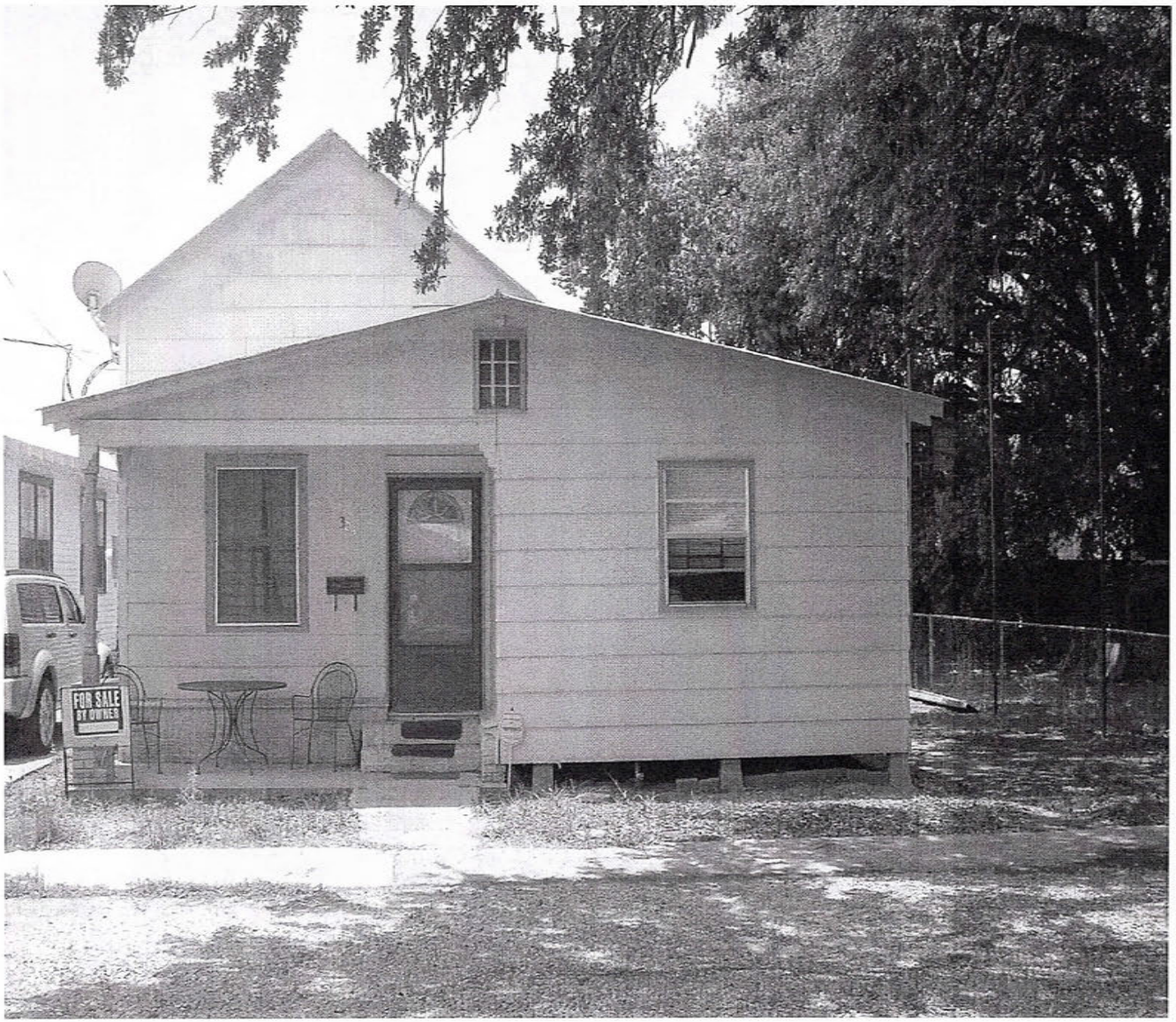
Nathan Mitchell

1 ½ story frame bungalow

Non-Contributing Element

Condition: Fair

Occupied



308 Williams

Block 56

Not on Register

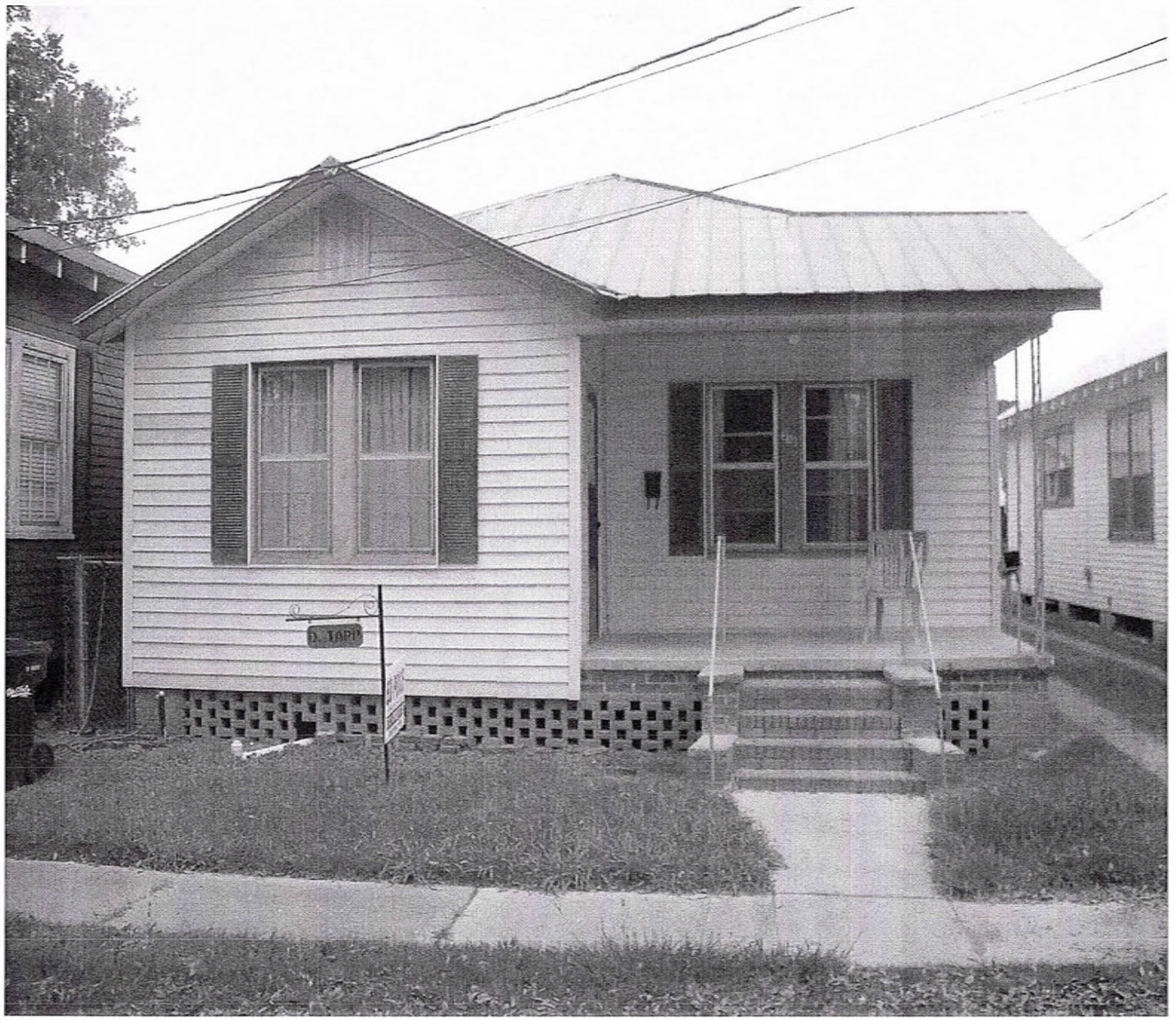
David Tapp

1 story frame cottage

Non-Contributing Element

Condition: Good

Occupied



310 Williams

Block 56

Not on Register

Desiree Nailer

1 story frame bungalow

Exposed rafters. Multiple roof levels from façade. Arch and pillars are period correct.

Tin roof is new

Non-Contributing Element

Condition: Good

Occupied



313 Williams

Block 47

Structure 512

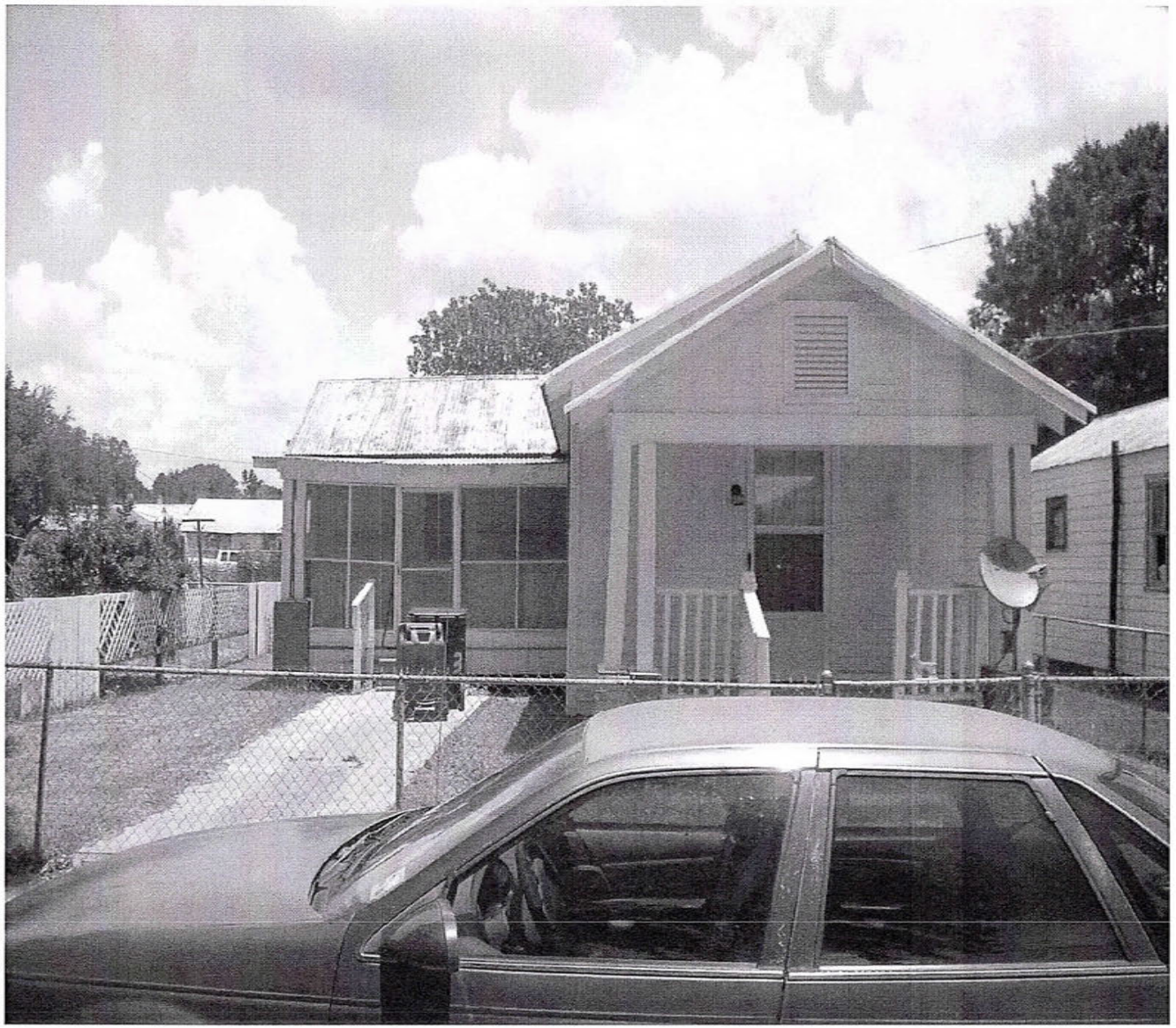
Leroy Tassin

c1920; 1 story frame bungalow shotgun, side wing added later. Double pillars and vent insert original

Contributing Element

Condition: Fair/Good

Occupied



314 Williams

Block 56
Not on Register
Paul Marchand

1 story frame bungalow

Non Contributing Element

Condition: Good

Occupied



315 Williams

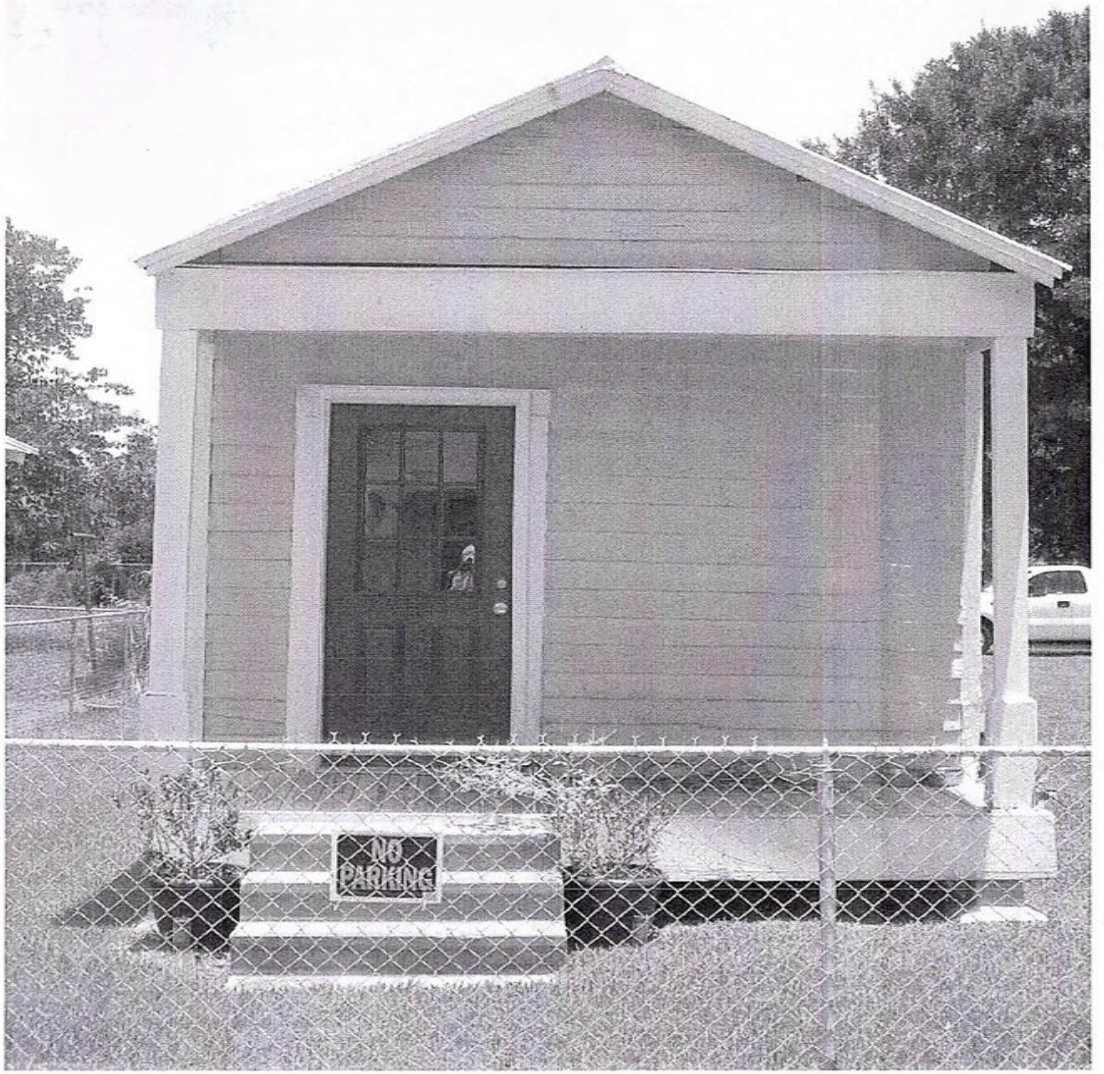
Block 47
Structure 613
Leroy Tassin

c1920; 1 story frame plain shotgun

Contributing Element

Condition: Good

Occupied



319 Williams

Block 47

Not on Register

Roy Quezaire

1 story frame and brick

Non-Contributing Element

Condition: Good

Occupied



412 Williams

Block 55

Structure 631

Bruno Savoia

c1935, 1 ½ story frame and stucco house

German features in roof line. Arched window and doors.

Original chimney

Gingerbread about door

Non-Contributing Element

Condition: Good

Occupied



418 Williams

Block 54

Structure 622

C & G Enterprises LLC

1 story brick home

Non-Contributing Element

Condition: Good

Occupied



419 Williams

Block 48
Structure 617
Oliver Joseph

c1906; 1 story frame plain shotgun

Contributing Element

Condition: Fair

Unoccupied



420 Williams

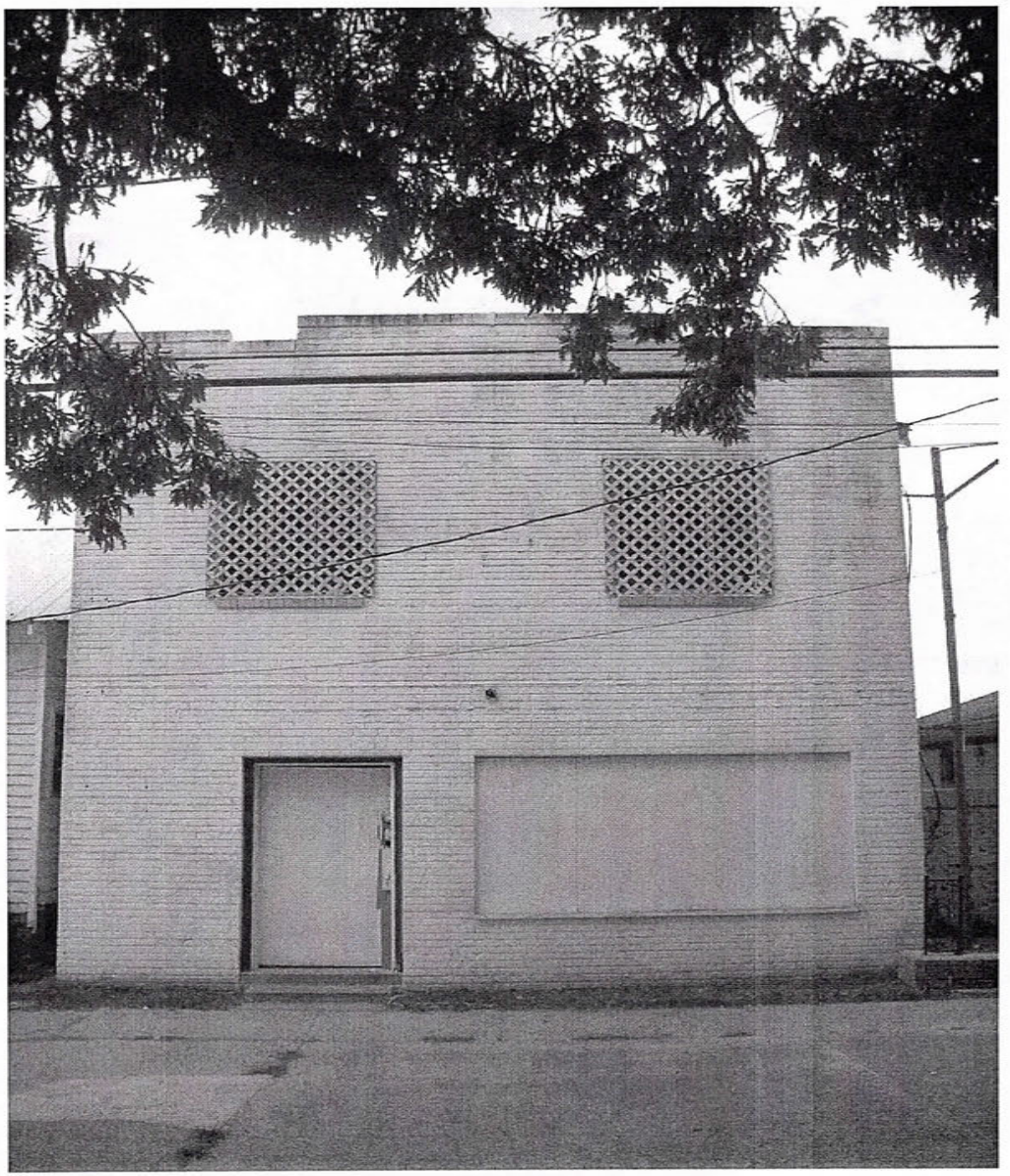
Block 54
Structure 621
C & G Enterprises LLC

2 story brick building

Original features

Non-Contributing Element

Condition: Fair



Design Guidelines for New Construction in the Donaldsonville Historic District

NOTICE:
This document sets forth the ***rules*** for new construction in the Historic District not withstanding the use of the word "guidelines" which might be construed to mean voluntary compliance

DISTRICT
Design Rules for New Construction in the Donaldsonville Historic District
Document Number HD-001
Date: May 5, 2001, Version 1.0
This document details design rules for new construction of commercial and residential construction in a historic district. This document has been extracted from the document "Louisiana Main Street Downtown Design Guidelines" Second Edition, January 2000, prepared by the Louisiana Main Street, Division of Historic Preservation, State of Louisiana. The document was composed and illustrated by Ken Kocher and edited by Patricia Stone Pitzer. The Donaldsonville Historic District Commission has added the section on fences, garden walls and gates.
New Construction In Historic Donaldsonville

The following definitions and criteria have been extracted and modified from the Historic District Development Survey, Preservation Plan and Proposal, prepared by the faculty and students of Tulane University School of Architecture. Fatemeh Shakouri authored this section on new construction.
INTRODUCTION
The relationship between old and new architecture is fascinating. However, what should be constructed next to an old building or home can be a challenging step. New construction guidelines that other cities and towns have done for their historic neighborhoods was researched. This document recommends some guidelines for new construction in historic Donaldsonville.
When constructing a new building within a historic area or constructing an addition to a historic property, it is important to respect the elements which contribute to the visual character of the area. Compatible new construction shall be designed so that it utilizes these elements, but also that it may be differentiated from historic examples.
Additions to historic properties shall be designed so that if removed in the future, the integrity of the historic property would be unimpaired.
New additions to historic buildings shall not be placed on the front of the building. The most appropriate place is on the rear of the existing structure.
Factors to consider during new construction include placement, orientation, scale, form, façade elements and materials.
New construction shall complement the type, style and character of the property, neighborhood and this historic environment.

New construction shall be consistent and compatible in size, scale, proportion, massing, height, setback, orientation, rhythm of spacing, rhythm of openings, roof shape, building materials, texture and architectural details with the immediately surrounding buildings and environment.
New driveways, sidewalks, lighting, fencing, and walks shall be compatible with the environment and adjacent sites and buildings.
New construction in historic districts is encouraged if it helps:
•To retain the continuity around squares and along connection streets and closures
•To promote historic structures
•To promote removal of incompatible structures and signs

New Construction information:

DESIGN CRITERIA

Donaldsonville has a Historic District Commission with the power to regulate alteration, demolition and design of new construction in the Historic District. Therefore, these proposed design criteria are recommendations for guidelines for new construction in historic Donaldsonville based upon analysis and syntheses of design guidelines of other historic cities.

PLACEMENT

Refers to where a building is to be situated on a lot. New building/homes in historic districts shall be placed on their lot so that the setback and side spacing approximate those of the historic buildings on the block and immediate area. It shall not be placed forward or behind the traditional façade line. Spacing is the relationship that the building and spaces between them have. If existing buildings are attached and share side walls, the new building shall conform to this historic spacing pattern, or respect the separation pattern of other buildings on the block and immediate area.

ORIENTATION

New buildings/homes shall repeat the orientation of the historic buildings on the street and generally this means facing the street. Corner buildings shall be oriented to the major street and especially at the intersection of two major streets, may use a corner entrance. The orientation of corner buildings shall follow the precedent of the adjacent corner properties and other corner properties in the district.

New additions shall not alter the orientation of historic buildings by shifting primary entrance.

DIRECTIONAL EXPRESSION OF FRONT FAÇADE OR ELEVATION

Structural shape, placement of openings, and architectural details may give a predominantly vertical, horizontal, or non-directional character to the building's front façade. Historic structures tend to have high ceilings and roof and emphasize the vertical condition of scale. The use of balconies, raised porches, galleries, exterior stairs, and railings compatible with the historic buildings in the immediate area is strongly encouraged. These transitional spaces help in reducing the scale of the building's height to human eye level.

New Construction information:

- **SCALE**

The scale defines the proportions of a building in relation to its surroundings.

- Similarity of scale should be preserved.

New buildings shall reflect the scale of historic buildings within ten percent (10%) of width and height of adjacent buildings.

- New additions shall be in proportion to and discernible from the existing structure.

- **FORM**

Form is comprised of several elements including roof shape, pitch, and complexity, height of foundation, and story heights.

- **ROOF**

Pitch, shape and complexity of the roof of a new building shall closely match those of the surrounding historic buildings.

Gabled and hipped roof with roof pitches from 6/12 to 12/12 are preferable and is determined by buildings in immediate surrounding area.

New buildings shall be set on a foundation which is the same height as adjacent and nearby historic buildings. Composition of new buildings shall follow the example of the historic buildings in the same area.

- Roofs (visible if commercial) of new additions shall have the same form and pitch as those of the original structure. The foundation height of the addition shall exactly match that of the original portion of the building. The addition of a new wing shall not alter the footprint of the building so drastically as to completely obscure the original form.

- Acceptable roofing materials are architectural composite shingles, corrugated V-crimp and R-panel metal roofing. Three (3) tab shingles are not allowed.

- **HEIGHT**

The new building shall be built to a height within ten (10) percent of the average height of existing adjacent buildings.

- **PROPORTION OF BUILDINGS' FRONT FAÇADE**

Proportion is the relationship between the width and height of the front elevation of buildings. The façade design of new buildings should respond to the direction, proportion, and visual design balance of adjacent buildings so that it blends in with the established streetscape.

New Construction Information

FAÇADE ELEMENTS

Façade elements include windows, doors, cornices. The walls and openings on the front of buildings/home create a ratio that is usually repeated throughout the block and immediate area.

New buildings shall use façade elements in a manner similar to that of surrounding historic buildings. Openings (windows, entrances) create voids within the solid surface (walls) of a building; the unique balance of these elements is termed as a solid-to-void ratio equal to that of adjacent and nearby historic buildings. Because the solid-to-void ratio may be different for each level of the building, new construction shall use the ratio appropriate for each floor.

Façade elements often create a rhythm which is repeated along the streetscape. This is usually created through the symmetrical placement of openings on the façade wall. Many elements such as cornices and windows align with adjoining buildings (mostly commercial). These factors shall be considered in the use of façade elements.

New additions visible from the street shall not disrupt the pattern of façade elements on the original building.

SCALE

Scale is created by the size of units of construction and architectural detail, which relate to the size of a person. Scale is also determined by building mass and how it relates to open space. The predominant element of scale may be brick, wood siding, wood windows, or wood door openings, porches, and balconies. The scale of the immediate surrounding historical vicinity should be used as guidelines as to what is appropriate.

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- **WALL OF CONTINUITY, FENCES**

Wrought iron fences, brick wall, brick columns with iron work, wooden board fences, wooden picket fences, wooden lattice fences, landscape masses or mixture of them can help to create a continuous and cohesive walls of enclosure along the street. The height of new fences should not exceed 6 feet from ground level at side and rear of properties. Fences (if wood) at front of property shall not exceed 36 inches.

- **RELATIONSHOP OF LANDSCAPING**

Use of appropriately sized trees approved by the commission and landscaping along the sidewalks in front of the buildings or as a barrier in front of the parking lots is strongly encouraged.

- **RELATIONSHIP OF MATERIALS**

The material of new construction shall relate to the context of the overall historic district and the specific site and shall closely resemble surrounding historic examples of the area. For exterior materials one should consider use of weatherboard sidings (hardy plank) stucco, cast and wrought iron. Bricks on residential structures will be considered by the commission for use on steps, piers, porch and sidewalk surfaces only. Traditional material uncommon to the area should not be used. Vinyl siding is not allowed. Double hung wooden sash and trim are preferred for windows. Common dormers are peaked; pediment hipped, round-headed, and shed. New dormers shall be in proportion with historical examples. Brick and stone are good choices for commercial buildings. Nearly all commercial buildings use some type of ornamentation and are encouraged as a model for new construction. Ornamentation shall not exceed the degree of the ornamentation of surrounding historic buildings. The applicant shall always keep in mind that what might be historically appropriate for one site might not be historically appropriate for another site.

New additions shall use materials closely matching those of the original building. The ornamentation on an addition shall not exceed the degree of ornamentation found on the original structure. It shall either be an abstraction of the original or may be discontinued entirely. This firmly denotes the addition as a later period.

- **RELATIONSHIP OF TEXTURES**

Textures could be smooth stucco, rough brick (dependent upon location of structure), horizontal wood sidings or wooden board and batten sidings, depending upon both the larger and smaller context.

RELATIONSHIP OF COLOR

Natural color in materials and historically correct colors are encouraged. The color shall relate to the historic buildings in the district, avoiding loud or uncharacteristic colors. The use of color from historic color charts is suggested. Color selections are to be approved by the Historic Commission.

MECHANICAL SERVICES

Heating, air-conditioning, electrical, plumbing, TV/Cable antennae, satellite dishes, solar panels, etc. shall be installed in areas where they will be visually unobtrusive with no damage to exterior structural condition and physical appearance of the building. Fences and landscape shall be used to screen utility structures.

SIGNS

Signs shall fit the architecture. The sign shall not obscure the essential design elements of the building. New signs shall not visually dominate a building or obscure significant architectural details.

The number of signs used shall be limited to encourage compatibility with the building and discourage visual clutter in the historic district. Ground floor businesses shall limit the number of mounted signs to two, for example, a flat wall sign and a projecting sign. Upper floor stories of downtown businesses shall use painted window signs. If multiple businesses occupy a building, a directory sign can be used to identify all occupants.

New signs on commercial buildings are preferred flush with the building's façade. Placement on the building shall not interfere with neighboring signs.

Neon, internally lit, backlit plastic signs, flashing signs and roof signs are not allowed. Signs can and should be externally illuminated.

Signs should be simple, only state the name of the business and it's circa. It should express a direct message and be easily read.

New signs are preferred to be constructed of wood or metal, glass, or gold leaf. New signs could be painted, incised or of raised lettering. Handmade signs are discouraged and professional made signs are encouraged

Sign placement is based upon visibility and compatibility with the building. Signs shall not obscure openings for building details.

Flat wall signs or flush mounted signs shall be placed within areas such as the unadorned frieze of a cornice or top of a storefront and attached to unadorned surfaces.

If projecting wall signs are used they shall not project above eaves, parapet or roofline of a building. Projecting wall signs should be vertically and horizontally aligned with vertical and horizontal architectural elements such as windows and doors in the building façade. They should not be placed higher that the sill of the second story window and be level with the top of the storefront for single story buildings.

- **AWNINGS AND CANOPIES (Commercial)**
- The appropriateness of metal awnings and canopies depends on the existing storefront and the style of the upper stories.
- Awnings shall fit within the gram of the store front and should avoid covering the cornice line, and the space between the cornice and the bottom of the second story windows.
- Awnings can be used to cover an inappropriate store front alteration while maintaining the proportions of the traditional storefronts.
- Construction of metal awnings and canopies are generally discouraged. The horizontal lines of the canopies tend to visually cut off the storefront from the upper stories.
- **SIZE AND LOCATION**
- Awnings should be placed on storefronts so that there is a 7 foot clearance between the bottom of the awning valance and the sidewalk. Awnings should project about 4 to 7 feet from the building. Awnings should cover no more than 1/3 of the storefront window to prevent obscuring too much of the view of the business inside.
- **DESIGN**
- Scale-awning shall fit within the framework of a storefront.
- Proportion-building with horizontal emphasis should use flat canopies or low-pitched awnings. Buildings with vertical emphasis should have awnings that emphasize that feature.
- Form-should fit the opening onto which they are affixed. Square openings would use the standard sloped awning; round or convex openings would use the corresponding shape in awnings.
- Repair and maintenance-Awning/canopy shall be kept in good repair and replaced when needed.

Building Types

TYPE I.

Type I refers to new commercial buildings that could be hotels, museums, apartment or retail used on ground level and offices or apartments on the upper levels. Recommended locations are along Railroad Avenue and Mississippi Street. Corner lots are encouraged to be built right to the sidewalk. Minimum spacing between lots is 3 feet; maximum is 30 feet. Single story buildings should be a maximum of 20 feet or ½ of the façade width. Two story structures should have a maximum height of 30 feet or twice the façade width. Other multi-story buildings should have a maximum height of 45 feet or 3 times the façade width.

TYPE IIa.

Type IIa includes small homes mostly built for private residential uses. This type can also be used as a series of hotel cottages for cultural tourism to reinforce the repetition of the form and small-scale buildings in the historic area. Spacing between buildings should be no less than 5 feet to a maximum of 15 feet and the maximum height is 30 feet. Corner lots are encouraged to build 3 feet from sidewalks.

TYPE IIb.

Type IIb includes large homes mostly built for private residential uses; however a house museum or bed and breakfast inns would be a useful option for culture tourism use. The minimum spacing between structures is 15 feet and the maximum height is 30 feet. Corner lots are encouraged to build 3 feet from the sidewalk.

ENCROACHMENTS

Encroachments here are referred to those parts of structures that extend into the public and/or set backspaces and give scale and character. These could be porches, balconies, overhangs, galleries, etc.

PARKING

Parking is discouraged in front of structures. It is recommended to park on the side or behind the buildings when possible, and gates and landscaping as a visual, transitional and buffer zone in front of the parking areas shall be used.

PARKING LOTS

Public and private commercial parking facilities shall provide landscaping and/or fencing that will screen the area from street view.

Notes

Information used in this work came from a variety of sources including but not limited to:

1. *Historic District Registry Survey*, 1984. Located at Downtown Development District and Ascension Parish Clerk of Court's Office.
2. *Donaldsonville Historic District Information Booklet and Walking Tour*, 1990. Located at Downtown Development District and Donaldsonville Chamber of Commerce.
3. *Donaldsonville's Historic District Tour and History*, Ascension Heritage Association, No Date. Located at Downtown Development District.
4. Ascension Parish Hall of Fame, Ascension Parish Library.