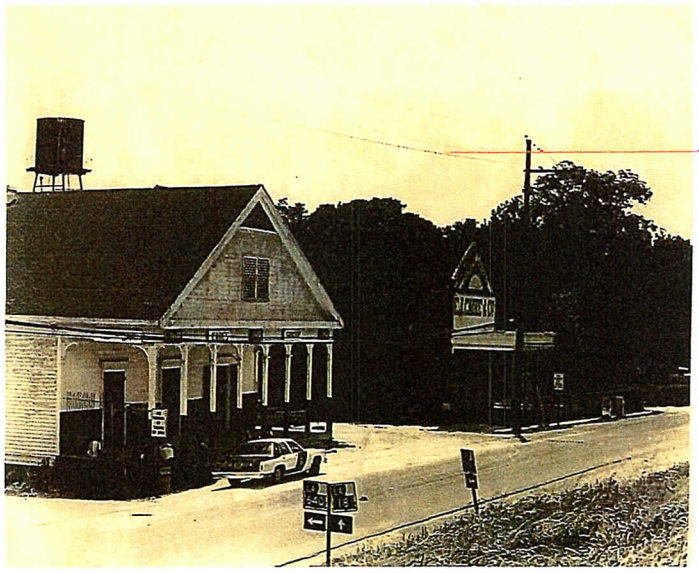
E.J. Caire & Company Stores
Edgard, LA





Building Conditions Report

July 2015

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Introduction

The E.J. Caire & Company Stores building conditions report assesses the current conditions of the brick, two-story building located at the 2400 block of River Road, Edgard, LA. The report then reviews the repair/rehabilitation needs of the building. The report also helps prioritize the repairs to the building that will guide the rehabilitation. A preliminary budget pre-plan design provides budgeting information. The report also includes a description of sources of funding as well as the Federal Historic Rehabilitation Tax Incentives, State Commercial Tax Incentives, and Louisiana Property Tax Abatement programs for rehabilitation.

The coordinator of the building conditions part of the report was Roderick Scott, of L & R Resources, LLC located in Mandeville, LA. Rod has over twenty years of experience as a contractor working on historic buildings. He also has many years of experience working with historic building owners to access financial resources and incentives to rehabilitate their buildings.

The coordinator for the historic information part of the report was Nicole Kennelly of the Foundation for Historical Louisiana, located in Baton Rouge, LA. Nicole is the Director of Preservation Field Services at the Foundation.

Credits

This report gratefully acknowledges the Foundation for Historical Louisiana regarding their efforts contributed to this site through multiple visits/consultations and by accessing the grant to fund a portion of the project. This report also acknowledges the efforts of the Caire family for their stewardship of this historic site and its resources for many generations and for their efforts to initiate site preservation and rehabilitation.

The funding for this project comes from the Caire Family, the Foundation for Historical Louisiana, and a grant. The grant for this project is from the Federal Historic Preservation Funds which go to the State Historic Preservation Office and are then re-granted to the Foundation for Historical Louisiana.

Methodology

The real estate ownership history of this property and building was researched by the Foundation for Historical Louisiana. The architectural/historical documentation and historic designation were also research for this report.

The entire building was measured, photographed, and reviewed physically. The building conditions were documented and a scope of work and preliminary budget was developed to address repair and rehabilitation needs planning.

The Site

The E.J. Caire & Company Stores are located at 2403-17 LA Highway 18 in Edgard, Louisiana. The stores are located just to the east of the Mississippi River Levee on the west bank. Edgard in located in St. John the Baptist Parish. Located immediately to the north of the site is the new parish government building, the Saint John the Baptist Parish Clerk of Court. To the south is a residential property with several older buildings.

The E. J. Caire & Company Stores are listed on the National Register of Historic Places. The listing was accomplished on November 29, 2001.

The site has two commercial buildings located within several yards of each other. The site consists of a two story brick building constructed circa 1855. This building was moved a short distance back to accommodate the route change of the Mississippi River. This store is an example of a vernacular Greek Revival commercial Store. The site also consists of a wood frame building built circa 1897. This single story commercial building was constructed to provide more space. Though the 1855 store closed many years ago, the 1897 building continued to be used as a rural store until 1985.

The site also has a couple of surviving out buildings as well as a home built after Hurricane Betsy (1965) destroyed the main portion of the original home. The rear kitchen portion of the home survived and was relocated to the rear of the new home. All of these buildings need to be surveyed and site inventory forms created.

Edgard is on the parish's first communities. Edgard became the parish seat of St. John the Baptist in 1848. The city of Edgard was named after the postmaster at the time, Edgar Perret.

Edgard had a rich economic history. A saw mill and a brick factory were opened in 1878. The area also included several sugar plantations dating between 1794 and 1894. In the early days of Edgard, other than the plantations, many of the town worked on land owned by the Caires and the Graugnards land.

Edgard was an early river boat landing site and the E.J. Caire & Company stores developed the site as Caire's Landing to provide a shipping point for outgoing agricultural products and importation of all the goods that the area plantations and population needed. The E.J. Caire & Company stores were opened by Jean Batiste Caire (1823-1879). Jean Caire was an immigrant from France who arrived in the area in 1842. When he opened the business, it was known as Caire's Landing.

One of the big attractions of the early days of Caire's Landing was the arrival of the showboat. Twice a year through the 1930s, a showboat would pull into Caire's Landing. These showboats featured live shows, magicians, acrobats, comedic acts, and more. These showboats were a big

draw in the community, so much so that the schools would let students out of class to see the entertainment.

Jean Batiste Caire had a son, Etienne Joseph Caire (1868-1955), who helped move the brick warehouse building and grow the business to necessitate the second Caire store building. When he inherited Caire's Landing, it was a general store, a pharmacy, a dry goods store, and a hardware store. The Caire store eventually became a department store. The E.J. Caire & Company store served the community as the pay station for the sugar farmers and served locals and riverboats passengers. Edgard and nearby plantations were bombarded and occupied by Federal troops during the Civil War starting in the summer of 1862.

Etienne Caire is significant in the area, not only for his business outreach, but also for his political campaign. Caire ran for political office in 1928 as the republican running against the democratic candidate, Huey Long.

Rural emporiums such as the Caire stores played a significant role in meeting the material needs of the general public before the Civil War through the twentieth century. These emporiums served as general mercantile and plantation stores during the post-bellum period. It has always served the area as a river access point and agricultural center.

It should be noted that both plantation stores and rural general merchandise stores serving a wider population are now extremely rare. The end of the sharecropping and gang labor systems and the increasing popularity of the automobile (which allowed its owner to acquire goods in nearby towns) brought about their decline during the 1940s. Through the years, the majority of rural stores have been demolished, allowed to deteriorate and fall down, or in some cases removed from their properties. Those which survive are usually closed, vacant, deteriorated, and/or face an uncertain future. There is no way to determine how many rural stores once existed, but it is possible to estimate the number of plantations stores which formerly occupied the landscape. Almost every plantation of any size either had one or was served by one such as the Caire stores. If an average of 50 to 100 large plantations per parish is accepted, it can be seen that such stores were once numerous within the countryside. The St. John the Baptist Parish Standing Structures survey records only four buildings which could be positively identified as rural stores. These were the two Caire facilities, Whitney (circa 1890), and Terre Haute (circa 1880). Terre Haute, as of the date of its survey, appeared about to fall down. Thus, the circa 1855 Caire store is an extremely rare example of a rural store dating from before the late nineteenth century, and both stores are rare survivors representing the rural mercantile store phenomenon in their parish.

Brick Warehouse Building

Proposed Development Plans

The restored Caire stores will be home to a public museum dedicated to telling the story of merchants conducting business along the River Road between New Orleans and Baton Rouge, a history spanning over 150 years and multiple cultures. The two-story brick building is proposed to be rehabilitated and re-used as a museum of commerce and life along River Road.

Building Description

The two-story, brick, gable-end warehouse building (circa 1855) is located on the south end at the front of the property at the edge of the west bank River Road. This location provided direct access to the river landing. The building measures 83 feet by 30 feet, or 4,320 square feet.

The original location of the building was in the footprint of the modern levee. It was relocated in January 1881 due to the shifting of the river course and construction of the original flood control levees. This provided direct access to the river landing on the other side of the levee.

The building has been used for warehousing and shipping. The front of the building has three double steel door openings on the lower level and a protecting porch roof over the front concrete porch. The upper floor features a storage area supported by 2x10 floor joists on 12 inch centers. This enabled the floor to hold heavy loads of goods. The ceiling upstairs is a tongue and groove ½ x 4 inch pine board. Many of the boards have become loose and are hanging from the rafter system and show signs of water damage. There is an 8 foot square opening at the rear of the building upstairs floor to enable freight to be hoisted up to that level from the lower level. There is a caretaker's room at the front of the upper level. The interior access to the second level is a staircase that is mounted to the rear corner of the building. The lower level is a two-room configuration. Wood floors are throughout the lower level. These floors have multiple patches and are in need of repair. A larger room comprises two thirds of the front of the lower level and a smaller room is located at the rear. The walls are a two brick design which provides outer wall strength for the roof load and upper floor load which has joists mounted into pockets in the brick

The upper level of the building is currently being used as storage for the wood building display cases and an irreplaceable collection of old ledgers from the business. These registers need to be carefully removed as soon as possible to a secure location that is climate controlled. These business registers hold invaluable information about the E.J. Caire & Company Stores Business records as well as the commercial history of this section of the river. The lower level has a lot of old salvaged wood and lumbar. These materials stored in the building need to be catalogues and removed to a safe storage area prior to the rehabilitation of the building.

Building Conditions

Building Foundation and Walls

The building foundation and walls are made of soft red brick. The walls are a two brick construction with mortar and rubble in the void space in between. The building has a newer brick foundation built after the building was relocated in 1897. The original mortar would have been a soft lime based.

Recommendations

The building walls are in relatively good condition. There have been multiple mortar joint repairs. Old soft historic mortar has been replaced with much harder modern mortar and needs replacement where it has failed. Plants have taken root along the cornice and roof connection area and needs to be removed. Repointing is required where missing or damaged. Use softer lime based mortar for repairs.

Windows

The windows are wood frame 6/6 sash. They are heavy industrial in size and weight. Some glass panes are missing. The windows need cleaning and re-glazing. The window paint is worn and has exceeded service life. The upper windows have wood shutters.

Recommendations

Each window needs to be removed and cleaned. Damaged glass panes need to be replaced. Missing or damaged glazing needs to be replaced. Windows need to be primed and painted. New counter weight cords need to be installed.

Exterior Doors

The exterior doors are steel. The rear side window is covered by steel storm doors. The steel doors are heavy duty. The doors have some rust and paint coating that has exceeded its serviceable life span. The locking mechanisms on the doors appear to be original.

Recommendations

The steel doors need to be removed from their mountings. The rusted areas need to be treated and repaired. The locking mechanisms need to be repaired and returned to operating condition. The door hinges should be inspected and repaired as necessary. The hinges and doors, with locks, need to be primed and painted.

Interior Doors

There is only one interior door on the second level at the entrance to the caretaker's room.

Recommendations

The door needs to be cleaned. Scratch damages need to be repaired. The lock and knob need to be repaired to operating condition.

Interior Walls and Ceilings
The interior walls are exposed brick on the upper floor. The lower level has some plaster on the walls in the rear. The walls in front of the building are covered by shelving.

Recommendations
The red brick walls appear to be in good condition with minimal re-pointing required. The lower level plaster is in good condition and does not appear to need repairs.

Interior Floors
The upper level floors are a ½ inch x 4 inch tongue and groove pine. The lower level floors are ½ inch x 6 inch pint flooring with some plywood patches where floor boards are damaged or missing.

Recommendations
The floors need to be vacuumed clean and inspected for structural condition. The lower floor structural support system needs to be inspected for integrity. Any damaged floor support structure needs to be replaced. Damaged or missing floor boards need to be replaced. A clear protective finish can be applied to the floors if desired.

Porch
The front porch is in good condition. The painted surfaces have worn and there is some moss/mold growth on the surfaces.

Recommendations
The porch needs a gentle cleaning to remove dust and mold growth. A new coat of white paint is needed for the body of the porch and the lettering needs a new coat of black paint.

Building Exterior
The building exterior is soft red brick. The original mortar would have been a soft lime mortar. Some mortar is damaged and missing. Some of the bricks are cracked and broken. Some bricks are missing. Small plants have taken root in some of the upper mortar joints along the roof edge.

Recommendations
Small plants in the mortar joints need to be gently removed so as to minimize the damage to the mortar. Damaged or missing mortar needs to be replaced with lime mortar to match the original. Broken bricks should be replaced with similar soft red brick, like the originals.

Building Roof System
The roof support system is a combination of 2x10 inch rafters supported by a timber frame vertical/queen post configuration. The building roof covering system consists of composite shingles.

Recommendations
The roof needs to be inspected for leaks and damages. The last estimated roof covering system replacement was done in the last twenty years or so.

Building Electrical and Plumbing Systems
The building electrical system does not meet the current code requirements. The building plumbing system consists of an antiquated toilet and a brick septic waste disposal system. No life safety warning or lighting exists.

Recommendations
The building electrical system needs to be completely updated to meet current codes. A new 400 Amp service is recommended to provide flexibility for future needs. Life safety equipment including smoke/fire alarms and emergency lighting needs to be installed.

The plumbing system needs to be replaced with new water supply, waste drain lines hooked up to municipal sewer system. A water heater is installed. A water fountain or bottled water must be available for public visitors. A single ADA compliant restroom should be constructed inside the building. A hard wired fire/smoke alarm is required for public spaces. A security alarm is recommended.

Building Insulation/Ventilation
There is no insulation in the roof area. The U.S. Government Energy Star website recommends R30-R60 (10"-14") for attic insulation in wood-framed buildings in the Deep South.

Recommendations
The attic should be insulated to an R-30 level. This will provide the best temperature control for the building.

Building Environmental Control
The building has no environmental control.

Recommendations
The building needs air conditioning and heating to be utilized for visitors.

Life Safety
Hardwired/battery backup smoke alarms will need to be installed in all occupied areas of the building.

Hardwired/battery backup Heat/Fire alarms will need to be installed in all occupied areas of the building.

Wired/Battery backup exit lights will be required at all main exits to the building.

Accessibility

The building does not have accessibility to the upper level. An interior personal lift could provide ADA accessibility. The front and rear entry both need a short ADA ramp to be constructed to the rear entrance and to the front porch.

Historic Ledgers

In addition to the architectural significance of the structures, it is important to note that the Brick Warehouse building houses a collection of historic ledgers dating from the 1850s through the time that the E.J. Caire & Company Stores closed. These ledgers are a record of every transaction from before the Civil War through the twentieth century.

These ledgers are in poor condition. These records should be retrieved and conserved by a professional archivist before they are lost.

Proposed Budget

Architectural/Engineering Plans:	**$10,000**
Exterior:	
Window Repair/Replacement	$3,000
Screen Repair/Replacement	$1,000
Storm Shutter Repairs	$2,000
Door Repair	$3,000
Security Hardware	$1,000
Upper Egress Balcony	$3,000
Electricity	$2,000
Carpentry	$2,000
Painting	$2,500
Brick Repair/Re-Pointing	$5,000
Sub-Total Exterior	**$24,500**
Interior:	
Total re-wire upstairs and down	$15,000
Floor repair/re-finish	$15,000
Carpentry upstairs ceiling	$4,500
Cleaning and mold remediation	$4,000
Painting	$7,000
Fire and Life Safety Equipment installation	$1,500
Air Conditioning/Heat	$15,000
Water Heater	$300
Ceiling Fans/Installation	$1,000
Attic Installation	$2,000
Lighting	$2,000
Sub-Total Interior	**$67,300**
TOTAL ESTIMATED PROJECT BUDGET – Brick Warehouse	**$101,800**

Wood Commercial Building

Proposed Development Plans

The restored Caire stores will be home to a public museum dedicated to telling the story of merchants conducting business along the River Road between New Orleans and Baton Rouge, a history spanning over 150 years and multiple cultures. The two-story brick building is proposed to be rehabilitated and re-used as a museum of commerce and life along River Road.

Building Description

The one-story, wood frame gable end building (circa 1895) is located on the northern boundary of the property. The building measures 120 feet by 53 feet, or 6.360 square feet. The building is sided in horizontal wood beveled siding. The front of the building has a wooden porch with eight evenly spaced wood columns supporting the porch roof. A wide four step staircase is centered on the interior six porch support columns. Building access is provided by three double wood French style storm doors. There is another opening at the rear of the building and at the right side rear of the building.

The left front of the building currently houses an eating establishment and the other half of the building is vacant. This half of the building is virtually extant/original use configuration for dry goods. Many of the finer wooden display cases are stored in the two-story brick building next door. The roof has four turbine vents that replaced the original wooden cupolas. The interior of the building still has the original vent openings featuring a butterfly wing door opening. The rear of the empty section of the building has an office area separated by a multi-window wall. The floors are wood and the boards vary in width as well as having multiple plywood panel patches over areas of floor board failure. The walls of the unoccupied area retain the compartmented dry goods shelving from earlier days.

Building Conditions

Building Foundation and Walls

A termite inspection and exterior treatment is needed for the building. The building foundation is brick. It appears to be good condition. The elevation of the ground around the building has elevated and the air cents for the foundation are partially covered and some are damaged. The building roof and wall framing are in good condition but the floor framing appears to be damaged in places.

Recommendations

The foundation air vents need to be raised to be fully exposed. Damaged vents need to be replaced. The damaged floor joists need to be replaced.

Windows
The windows are in good shape. They are dirty and need some glazing putty and cleaning/painting.

Recommendations
Each window needs to be cleaned. The damaged are missing glazing putty needs to be repaired. Prime and paint the windows and security metal on windows.

Exterior Doors/Shutters
The exterior doors are in good condition. The paint is worn and needs recoating. The locks need repair.

Recommendations
The exterior doors and shutters need to be cleaned. The hinges need to be inspected, lubricated, and repaired as needed. Remove old locks, repair, and re-install. Prime and paint the doors and shutters.

Interior Doors
There are only a couple of interior doors in the rear office area. These doors are dirty but in fairly good shape.

Recommendations
Clean the doors and the glass. Repair any damaged areas. Stain and paint the repairs to match. Repair the locks to working order. Apply a clear protective coating to stain grade doors.

Interior Walls and Ceilings
The interior walls and ceiling are in fair to good shape. The paint has passed its serviceable life and needs recoating. There is some water damage on the ceiling.

Recommendations
The failing paint should be gently removed. All surfaces need to be primed to encapsulate possible lead based paint coatings already in place. A new paint coating should be applied to the walls and ceiling.

Interior Floors
The interior floors on the left side business establishment are in good to fair condition. The floors on the unoccupied section of the building are fair to poor shape. There are plywood sheets covering areas of floor board failure.

Recommendations
The plywood temporary covers need to be removed. All damaged floor boards need to be removed. The floor joists need inspection and repair where needed. New floor boards matching the original in type of wood and dimensions needs to be installed. All floors must be cleaned and coated with a clear protective coating system.

Porch
The front porch is in good condition. The paint coating on the roof is fading and has some mold/moss. The porch shape is in good shape. The porch support posts are in good shape.

Recommendations
The roof trim and underside need cleaning and repainting. The porch posts need re-painting. A handrail needs to be built for the sides and middle of the porch steps.

Building Exterior Siding
The building exterior siding is in fair to good shape. The siding is dirty. The paint is past its serviceable life.

Recommendations
The siding needs to be cleaned. Caulk needs to be applied to any exposed joints. Prime and paint the exterior siding.

Building Roof System
The roof covering system is composite shingles. The roof is in good condition.

Recommendations
No work is required on the roof covering system at this time.

Building Lightening Arrestor System
The building lightening arrestor system is installed on the roof but the termination to the earth ground is disconnected.

Recommendations
The lightening arrestor system is disconnected at the right side of the porch post. Re-connect the cable to the earth ground.

Building Electrical System
The building electrical system on the left/food establishment side is newer. The electrical system on the other vacant side is older and does not meet current building codes.

Recommendations
The electrical system needs upgrading on the un-occupied side of the building. A new 400 amp service needs to be installed. New commercial grade wiring needs to be installed to the construction design plans.

Building Plumbing System
The plumbing system is outdated on the unoccupied side of the building.

Recommendations
Install a new water supply and drains. Build an ADA compliant toilet facility to the building. Install potable water dispenser for visitors.

Building Insulation
There is no insulation in the walls or in the roof area. The U.S. Government Energy Star website recommends R30-R60 (10"-14") for attic insulation in wood-framed buildings in the Deep South.

Recommendations
The attic should be insulated to an R-30 level. This will provide the best temperature control for the building.

Building Ventilation
The building has attic and interior ventilation systems. The attic ventilation system is facilitated by large louvered vents in both gable ends of the building. The interior ventilation system is facilitated by two large openings in the ceiling of the unoccupied part of the building. The food establishment area does not share this feature.

Recommendations
The vent system for the interior terminates in two roof top cupolas according to historic photographs. Those were replaced by four turbine vents, two for each vent inside. Two new cupolas should be constructed to match originals as close as possible. Inspect and repair if needed the "butterfly doors" that activate the internal vent system.

Building Environmental Control
The occupied side of the building has air conditioning and heat. The unoccupied side has old suspended gas heaters and old air conditioner units that do not work.

Recommendations
Design a new environmental control system for the unoccupied side of the building. Remove the old A/C condenser unites and old gas fired suspended heaters for the unoccupied side of the building. Install new a/c and heaters for the unoccupied side of the building.

Life Safety
Hardwired/battery backup smoke alarms will need to be installed in all occupied areas of the building.

Hardwired/battery backup Heat/Fire alarms will need to be installed in all occupied areas of the building.

Wired/Battery backup exit lights will be required at all main exits to the building.

Accessibility
The building does not have a major accessibility issue. The entry is just two steps up. The restrooms can be modified to accommodate people with mobility issues. The upper floor room is not accessible.

Proposed Budget

Architectural/Engineering Plans:	**$9,000**
Termite Inspection/treatment:	**$5,000**

Exterior:

Window Repair/Replacement	$500
Screen Repair/Replacement	$300
Door Repair	$3,000
Security Hardware	$500
Electricity/Lightening Arrestor System	$2,000
Carpentry	$3,500
Painting	$5,000
Sub-Total Exterior	**$14,800**

Interior:

Re-wire visitor center portion of the building	$15,000
Plumbing	$5,000
Gas	$1,500
Floor repair/re-finish	$15,000
Carpentry upstairs ceiling	$3,000
Cleaning and mold remediation	$4,000
Painting	$9,000
Fire and Life Safety Equipment installation	$1,500
Air Conditioning/Heat	$15,000
Water Heater	$300
Ceiling Fans/Installation	$1,000
Lighting	$2,000
Sub-Total Interior	**$72,300**

TOTAL ESTIMATED PROJECT BUDGET – Wood Commercial	**$101,100**

Financial Incentive Programs

Since the building is non-residential, it qualifies for the commercial income tax credit programs.

Federal Historic Rehabilitation Tax Incentive Program
The Federal Historic Rehabilitation Tax Incentives program encourages private sector investment in the rehabilitation and re-use of historic buildings. It creates jobs and is one of the nation's most successful and cost-effective community revitalization programs. It has leveraged over $69 billion in private investment to preserve 39,600 historic properties since 1976. The National Park Service and the Internal Revenue Service administer the program in partnership with State Historic Preservation Offices.

Louisiana State Commercial Tax Incentives Program
There is a 25% state income tax credit available for the rehabilitation of historic, income-producing buildings that are determined by the Division of Historic Preservation to be "certified Historic Structures." The Division of Historic Preservation reviews projects to ensure their compliance with the Secretary of the Interior's Standards for Rehabilitation. The Louisiana Department of Revenue defines qualified rehabilitation expenditures on which the credit may be taken.

In order to qualify for this program, the buildings must be located within a Cultural District or a Downtown Development District. At this point in time, the buildings do not qualify for this program.

Louisiana Property Tax Abatement for Rehabilitation
Under normal circumstances, if an owner improves, renovates, or adds on to a building, the assessed value goes up along with the property taxes. Under the recently expanded Restoration Tax Abatement Program, the assessed value and the property assessment can be frozen at the pre-improvement level for five years, resulting in substantial tax savings. In many parishes, the RTA can be renewed for an additional five years. In addition, this program can be used in combination with the federal historic rehabilitation tax incentives program, resulting in even more substantial savings. It should be noted that the tax relief provided by the Restoration Tax Abatement Program is not automatic; rather, it must be granted by the local taxing authority, generally the municipality and the Louisiana Board of Commerce and Industry.

Secretary of the Interior's Standards for Rehabilitation

The E.J. Caire & Company Store buildings are listed on the National Register of Historic Places. When rehabilitating a historic building and using the Federal and State Historic Rehabilitation Tax Incentives, the work must follow the Secretary of the Interior's Standards for Rehabilitation.

When repairing a historic building, owners are faced with two directions:

1. Restoration: The process by which a building is rehabilitated to an exact time period in the building's history.
2. Rehabilitation: The process by which a building is rehabilitated for re-use.

The building owners have chosen to rehabilitate for re-use. This decision takes into account the Secretary of the Interior's Standards for Rehabilitation. The Standards guide a rehabilitation project by following a set of decisions for the rehabilitation.

The Standards are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Hazardous Materials Management

Lead Information:

Encapsulation:
Encapsulation is a technique that bonds materials to the existing painted surface; it's more than just a coat of paint, in that the encapsulant is bonded to the lead paint. It is important to follow product instructions exactly to be sure that a strong, long lasting bond is created.

Replacement:
This might be a good time to think about replacement. Sometimes it's easier to replace windows, doors, or woodwork than it is to remove lead-based paint.

Removal:
There are several ways to remove lead-based paints:

Wire brushing or wet hand scraping with the aid of a non-flammable solvent or abrasive compound. Liquid paint removers can be used on small areas, such as windowsills, doors and woodwork. Read and follow the manufacturer's instructions and warning labels before purchasing and using. It is important for workers to use personal protective equipment, such as gloves, safety glasses and disposable coveralls when using some paint removers.

Wet hand sanding and/or power sanding with HEPA filters. Only wet hand sanding and/or an electric sander equipped with a HEPA filtered vacuum attachment should be used. Dry hand sanding should never be done.

Heat stripping, using a low temperature (below 1100 degrees F) heat gun, followed by hand scraping. Heat guns pose a fire hazard, and make lead dust and vapors, so they should be used only by experienced workers wearing respirators.

The following methods of paint removal are hazardous and in some communities, illegal, and should NOT be used:
open flame burning or torching;
machine sanding or grinding without a HEPA attachment;
abrasive blasting or sand blasting;
power washing without a method to trap water and paint chips.

Exterior work should be done on calm days, and wet-misting or vacuuming should be used to control lead dust and paint chips during removal. The ground around the building should be protected with heavy (6-mil) plastic sheets. The outer edges of the sheeting should be raised to trap dust, debris, and liquid wastes. Wastes should be disposed of properly, as described below.

Clean Up:
Lead removal will generate lead dust and debris. Unless the house is properly cleaned, *it will be more hazardous after the work than it was before!*

Daily Clean-Up:
Every day, the debris should be misted with water, swept up and placed in double 4-mil plastic bags. Then all surfaces should be wet-dusted and wet-mopped. *This step is very important.*

Final Clean-Up:
A HEPA-equipped vacuum should be used on all surfaces (floors, walls, ceilings, woodwork, carpeting, furniture). DO NOT use a standard household vacuum or shop vacuum, which are not designed or equipped to trap lead dust particles. Then wet-mop hardwood surfaces with a solution containing a heavy-duty household cleaner (automatic dishwasher detergent or a lead-specific detergent). The wet-mopping should be followed by another HEPA vacuuming.
Old rugs and carpets should be replaced, if possible; and all furniture, bedding, rugs, carpets, drapes, etc., that were removed prior to work should be cleaned before being brought back in.

Disposal:
Debris from lead-based paint removal or renovation may be double-bagged and disposed of in limited quantities in household trash. Lead debris must never be burned. Liquid wastes, including wash water, must never be dumped onto the ground; waste water should be filtered through a cloth filter before dumping into a sanitary sewer or toilet. The filtered debris can go out with the other trash. The mops and cloths used to clean up lead dust and debris should never be used for any other purpose, and should be disposed of when the job is done.

A Final Word:
It is safest not to undertake lead removal on your own. Contact your local health department for additional information or for help in identifying qualified contractors experienced in lead removal.

Asbestos Materials and Removal:

Asbestos, once known as the "miracle mineral," is the name of a group of naturally occurring minerals. These minerals separate into very long, thin, durable fibers which make its use very attractive for industrial use. This mineral can be found in many different forms throughout Canada, Russia, South Africa, and in the United States. The three most commonly used forms in commercial applications are *chrysotile* (white asbestos), *amosite (*brown asbestos), and *crocidolite* (blue asbestos). Asbestos is known for its insulating properties, soundproofing, anti-corrosiveness, condensation control, its strength enhancing properties, and resistance to heat and fire.

Asbestos can be found in most homes built or remodeled prior to 1979. Asbestos-containing building materials (ACBM) may vary between 1% and 100% in asbestos content. There are approximately 3600 asbestos containing products. Some of the most common ones found in homes are listed below:

- Vinyl-asbestos floor tiles and asbestos backed linoleum, resilient floor covering and mastics
- Asbestos-Cement Roofing and Siding Shingles

- Asbestos Ceiling Tiles
- Sprayed on ceilings between 1945 and 1978 ("popcorn")
- Wall and ceiling joint compounds before 1977
- Insulation on boilers and water heaters, pad under furnace
- Textured paints before 1978
- Roofing felts and tars
- Pipe insulation between 1920 and 1972 (can be pre-formed insulation, paper wrap, tape or plaster)
- Asbestos insulated wiring
- Fuse box liners and stove door gaskets
- Artificial fireplace ashes and logs before 1977

Under most circumstances asbestos in good condition should be left alone. ACM that is not crumbly or damaged poses little or no risk. **LDEQ does not regulate asbestos from single dwellings to 4-plex residential structures;** however, if you as a homeowner must remove ACM, LDEQ recommends that you research best management practices such as containment and adequately wetting the asbestos materials to reduce exposure to you and your family. We recommend that you obtain and review materials on handling asbestos. Some of these materials may be found on the EPA website.

By sufficiently wetting these materials and keeping them wet during all demolition and handling activities, the homeowner can reduce the possibility of releasing asbestos fibers. In addition, such materials should not be crushed, pulverized, abraded, grinded or sawed. For further information, you may also consult the Occupational Safety and Health Administration web site, guidelines for Personal Protective Equipment.

You may also use a licensed asbestos abatement contractor and insist they use emission control procedures. Even though homeowners and contractors hired by homeowners to perform removal of asbestos from a single residence are not regulated by the LDEQ, homeowners may still hire licensed asbestos abatement contractors to perform removal of asbestos. A list of Licensed Asbestos Contractors may be found at Louisiana State Licensing Board for Contractors (LSLBC). Licensing for asbestos abatement is under the Commercial license with a specialty in Asbestos. You may obtain additional information for licensing by following the attached link to the LSLBC website or by calling (225) 765-2301.

For do-it-yourselfers, or if you are a single dwelling homeowner and hire a general contractor to perform the work, the following precautions should be taken to minimize the health risks for you and your family:

WHEN STRIPPING away ACM, remove whole pieces or ensure that the fragments are as large as possible.

WET the materials that are being removed, cut or drill with soapy water mists from spray bottles.

PLACE the material that is removed and the debris in heavy duty plastic garbage bags and tie bags carefully. Goose-neck tie the bags, and double bag.

DO NOT USE a vacuum cleaner to pick up dust unless it is a HEPA vacuum made for asbestos removal. Asbestos fibers are so small that they can pass through normal vacuum cleaner filters and become airborne.

CLEAN the room or work area with wet mops, sponges, or disposable wet wipes. Repeat a second time. Rinse the mops and sponges in running water in a sink or basin with a drain. Dispose of contaminated mops heads, etc. in heavy duty plastic garbage bags.

NEVER SAND Asbestos Containing Materials (ACM), especially slate type asbestos encased in concrete, vinyl-asbestos tiles or linoleum, and avoid sawing, crushing, grinding, etc. If you are uncertain whether or not your home contains asbestos-containing materials, a small bulk sample may be wetted, placed in a double zip locked plastic freezer bag and submitted for analysis to an environmental laboratory. See Environmental Laboratories in the Yellow pages.

You may also hire an accredited asbestos inspector from the list on the LDEQ Asbestos web page, which can be found at: http://www.deq.louisiana.gov/portal/tabid/2883/Default.aspx. Scroll down to the "**Louisiana Asbestos Accreditation Lists by Discipline**" header, and open the Asbestos Inspectors list. These inspectors are trained and accredited to use proper sampling techniques.

Asbestos in single family dwellings do not fall under state air quality regulations covering asbestos removal. However, you should minimize any risks by using water and minimize breakage to minimize your health risks while removing, bagging, and transporting this type of waste material, or the material may be brought to the landfill by bulk in a lined truck or lined trailer, or bagged in heavy duty leaf or other heavy duty trash bags. See the response to # 4 above.

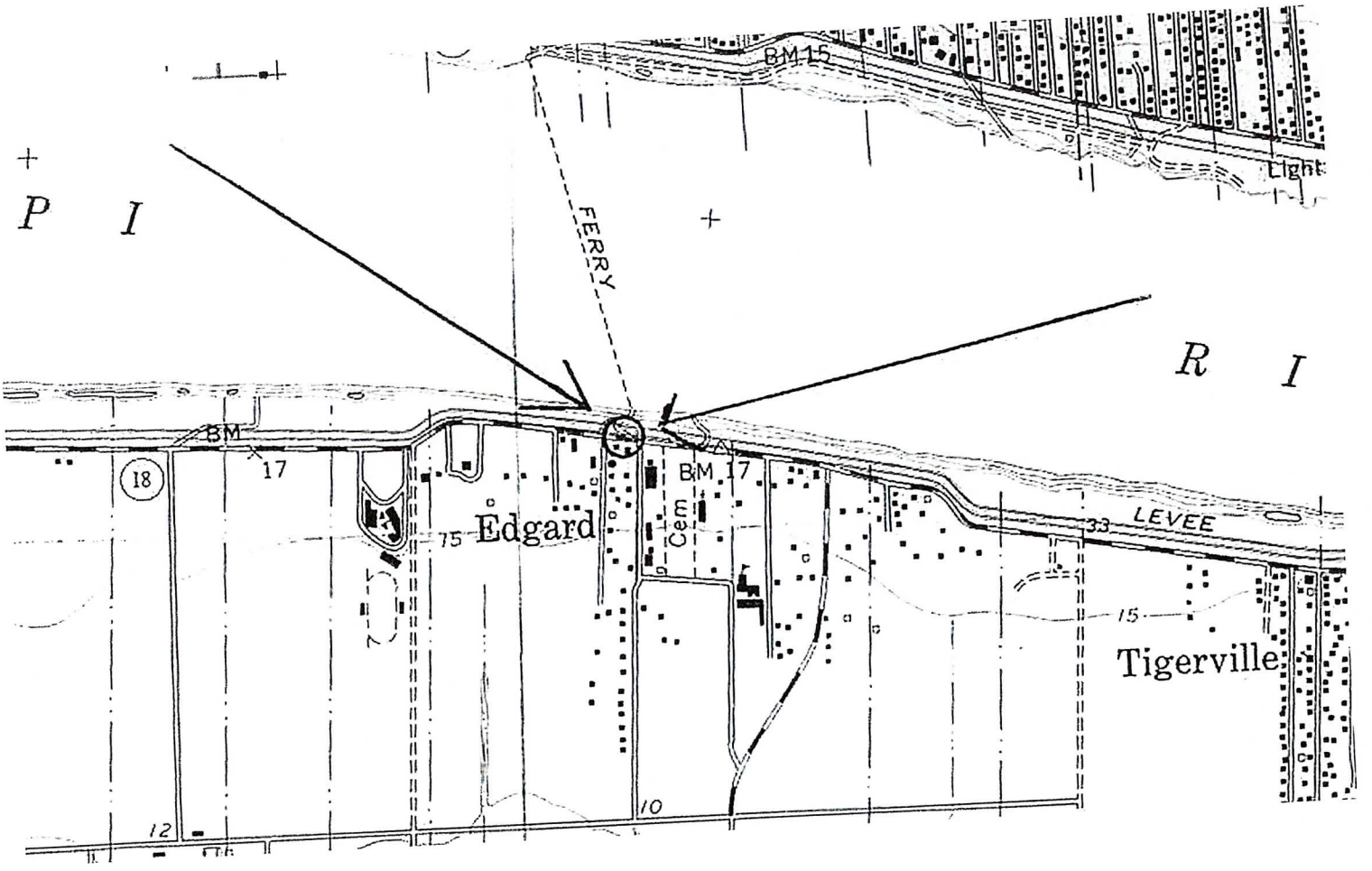
In Louisiana, a homeowner that removes asbestos shingles and siding from his home is regulated by the LDEQ for solid waste disposal requirements. This type of material shall be disposed in a permitted Solid Waste Landfill that is allowed to accept non-regulated asbestos containing material, such as a Construction and Demolition (C&D) debris landfill that has a plan to manage this waste, or a Type I or II landfill. See link for Solid Waste permitted facilities in Louisiana, at: http://www.deq.louisiana.gov/portal/tabid/259/Default.aspx. You may want to contact the landfill representative prior to bringing in bulk.

In addition, a list of Louisiana recognized asbestos landfills that accepts regulated asbestos containing material (RACM) can be found on the LDEQ Asbestos web page which can be found

at: http://www.deq.louisiana.gov/portal/tabid/2883/Default.aspx under the heading "**Louisiana Recognized Asbestos Landfills**". By obtaining knowledge about the ACM in your home, precautions can be taken to avoid exposure before disturbing the materials. You may also contact the LA Department of Environmental Quality at 225-219-0789 for other appropriate guidance measures to protect yourself from being exposed.

Graphics and Photos

Edgard, LA Map



Site Map

E. J. CAIRE & CO. STORES
Edgard, St. John the Baptist Parish, LA

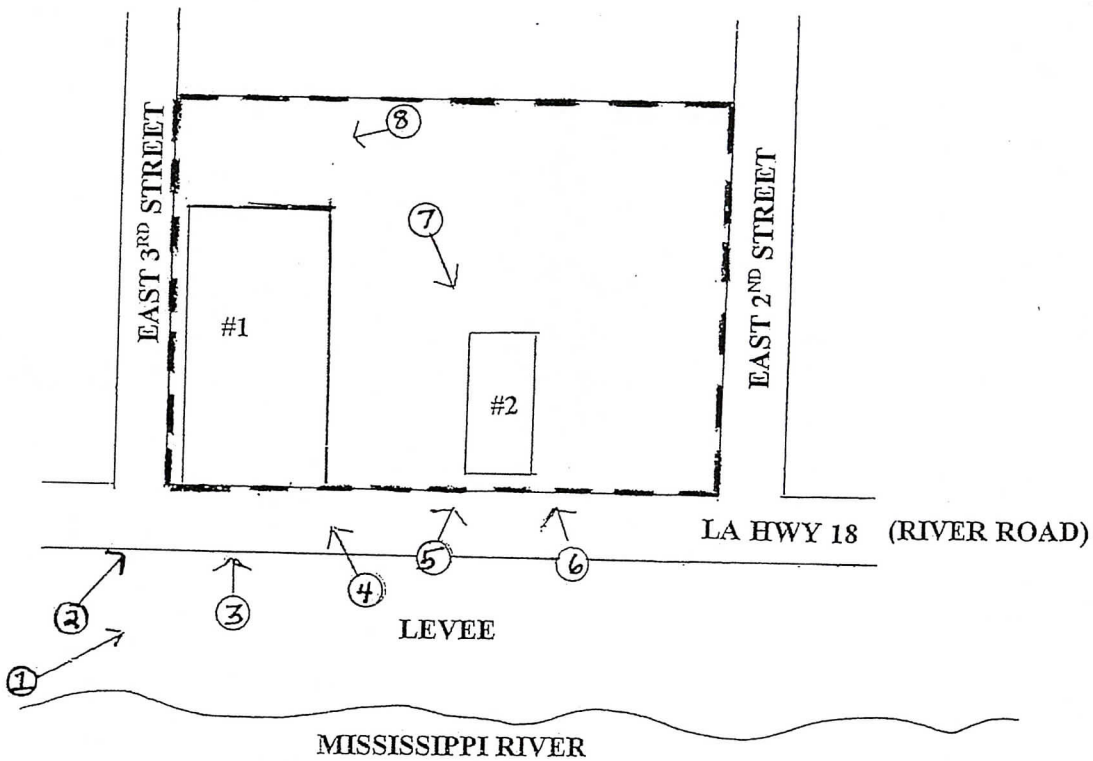
LEGEND

#1 1897 Store

#2 c. 1855 Store

Scale: 1" = 50'

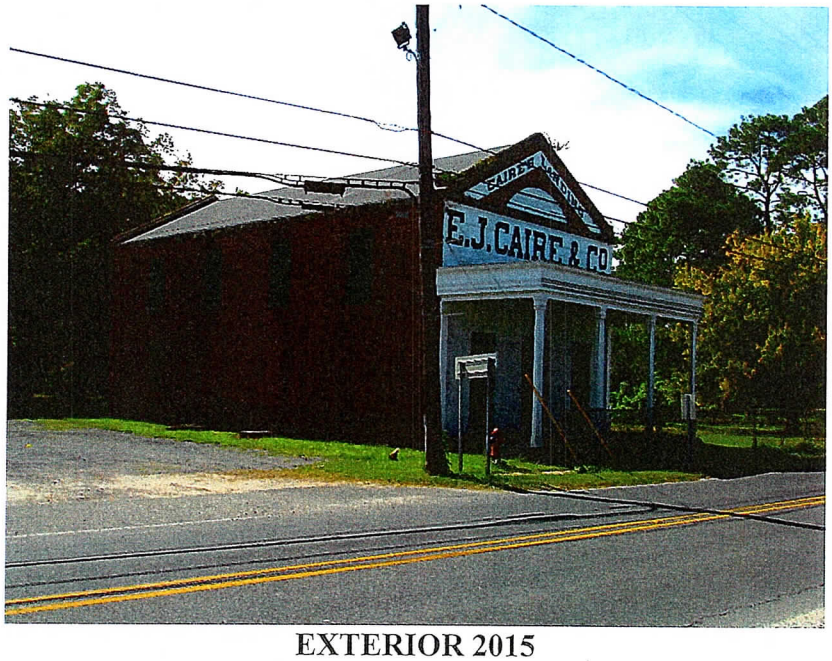
Boundary: — — —



Brick Warehouse Photo Collection



EXTERIOR c. 1940



EXTERIOR 2015



EXTERIOR 2015



EXTERIOR BRICK – Spalding and missing mortar



EXTERIOR BRICK – missing mortar and plant growth



UPPER LEVEL – Caretakers room and French doors



LOWER LEVEL – Window



INTERIOR CEILINGS – UPPER LEVEL



INTERIOR – UPPER LEVEL



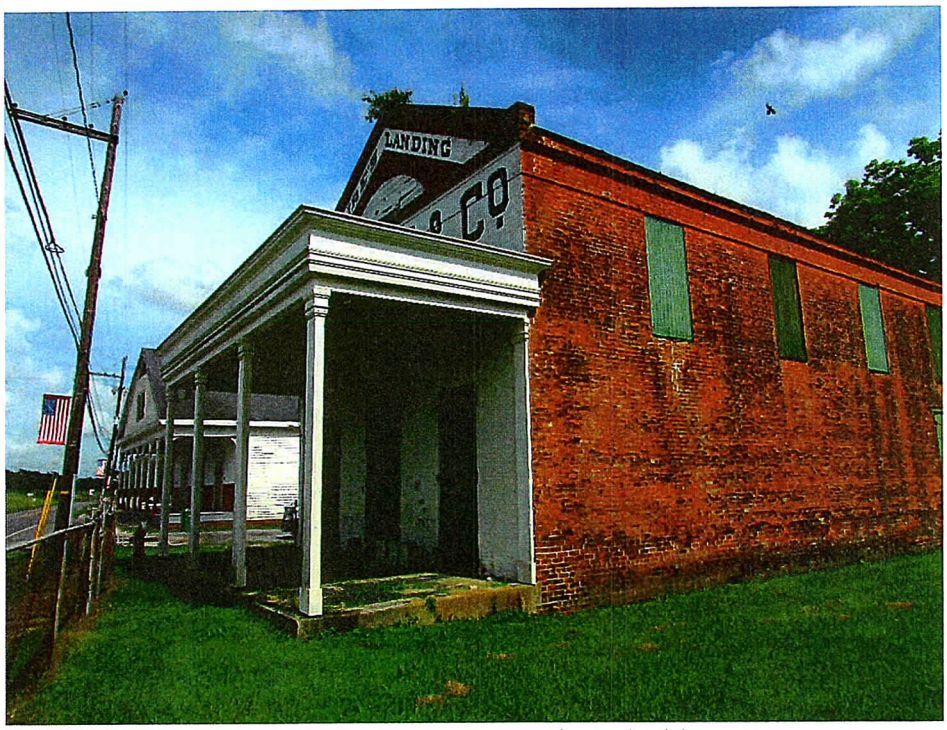
INTERIOR LOWER LEVEL – Plaster



INTERIOR STAIRS



EXTERIOR – Front facade



EXTERIOR – Porch and south side



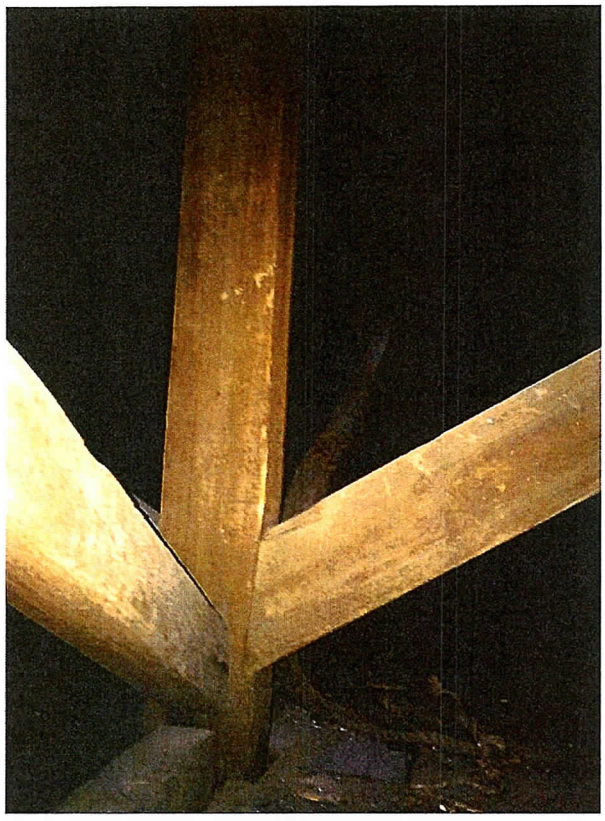
EXTERIOR – Front door hinge area



EXTERIOR – Foundation air vent



INTERIOR ROOF FRAMING



INTERIOR ROOF FRAMING



DISPLAY CASES

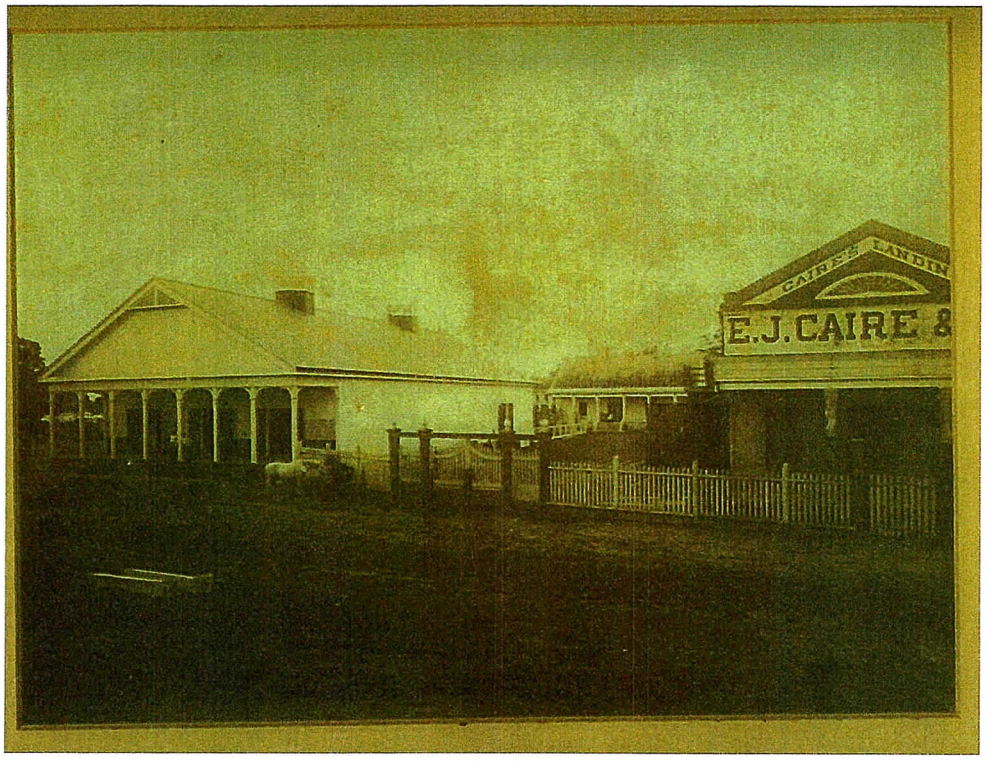


SALVAGED WOOD – Lower level



Exterior Cornerstone Designating Move Date

Wood Commercial Building Photo Collection



Exterior Site View c. 1890



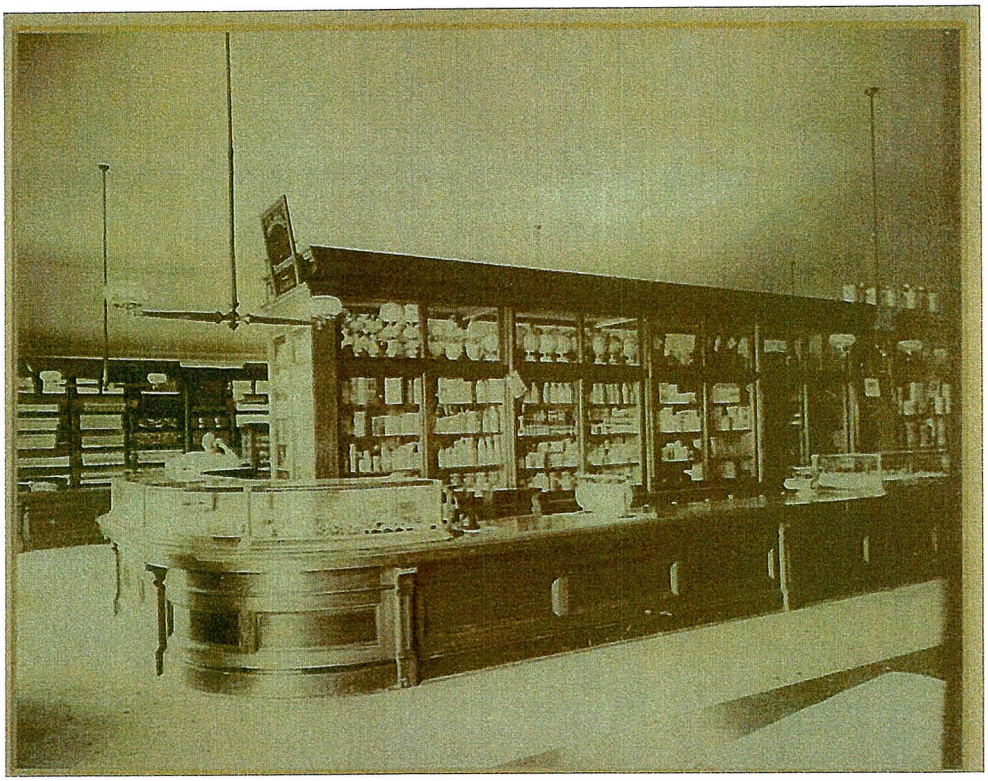
Exterior Site View 2015



EXTERIOR LOOKING NORTH WEST



INTERIOR c. 1890



INTERIOR c. 1890



EXTERIOR - FOUNDATION AIR VENT



EXTERIOR – SOUTH SIDE, OLD A/C UNITS



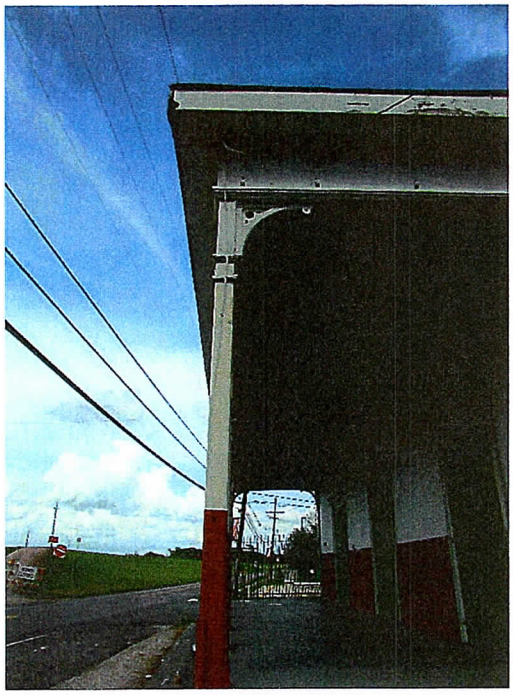
EXTERIOR - LOOKING NORTHEAST



EXTERIOR – RIGHT FRONT ENTRY



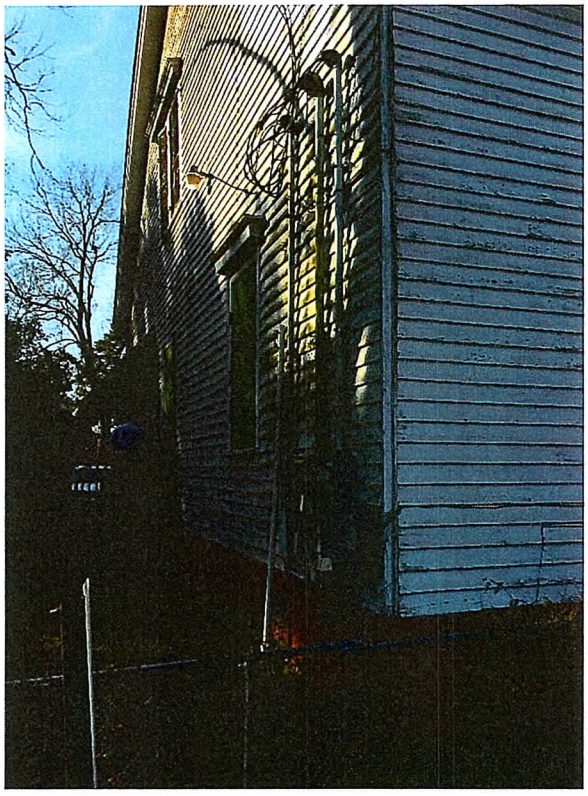
EXTERIOR – LEFT FRONT ENTRY



EXTERIOR – LIGHTENING ARESTING SYSTEM



EXTERIOR ROOF VENTS, COVERING SYSTEM, PAINT CONDITIONS



EXTERIOR REAR – WINDOWS, ELECTRIC



EXTERIOR – NORTH SIDE



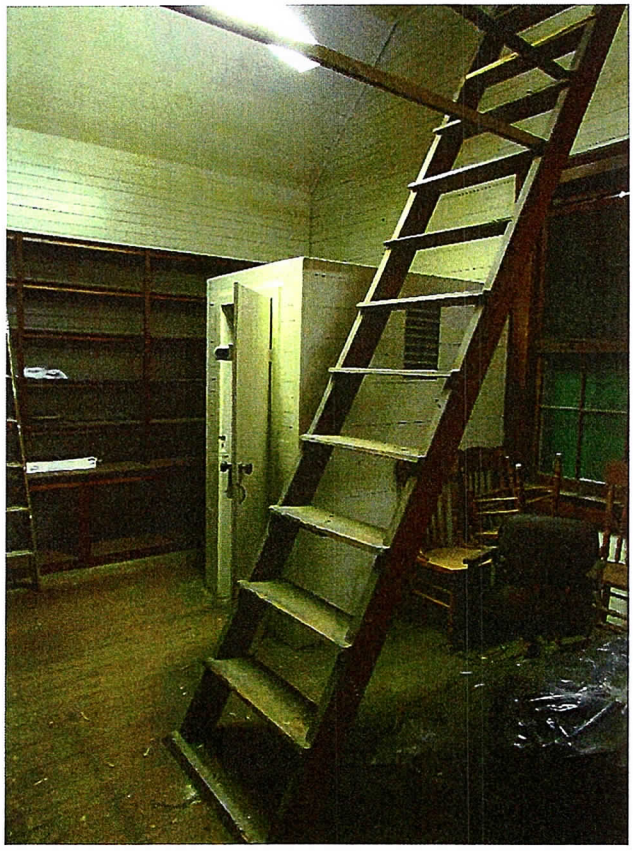
INTERIOR – REAR OFFICE AREA, R-SIDE



INTERIOR – OLDER SHELVING (NOT HISTORIC)



INTERIOR - SAFE



INTERIOR – CENTER REAR



INTERIOR – HISTORIC SHELVING



INTERIOR – TYPICAL WOOD FLOORS

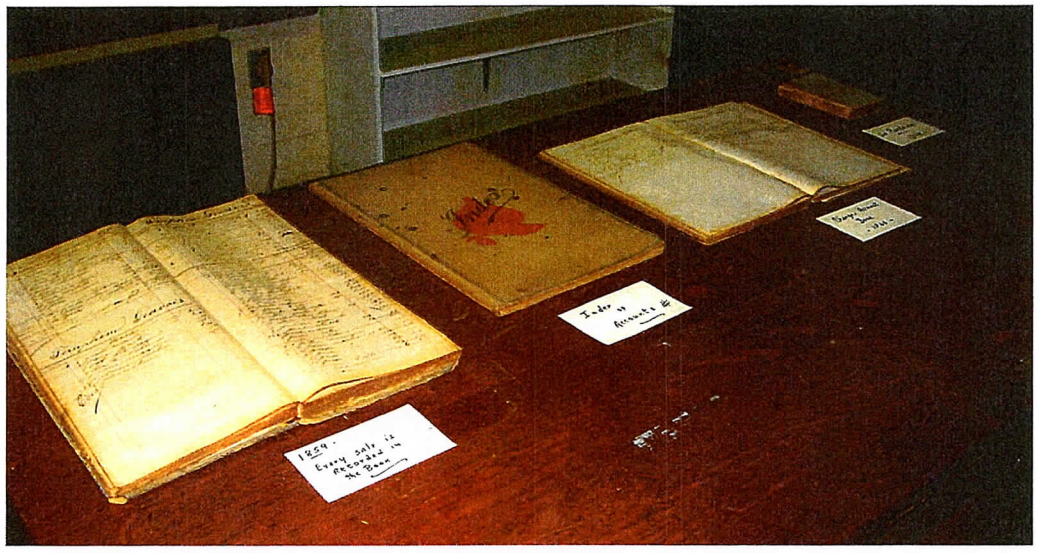


INTERIOR – TYPICAL WOOD FLOORS (DAMAGED)

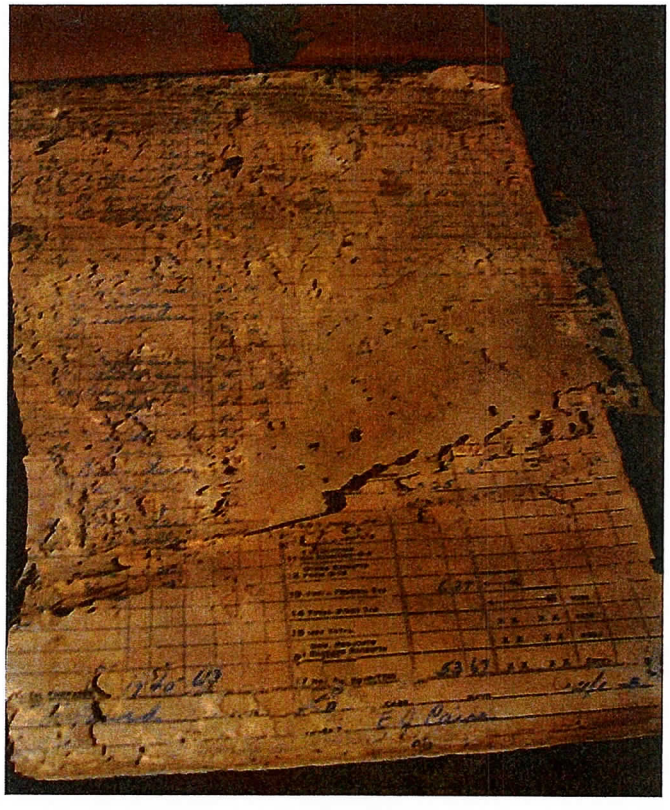


INTERIOR – AIR VENT SHAFT/DOORS AND CEILING

Historic Ledgers



HISTORIC LEDGERS C. 1850s through Store Closure



EXAMPLE OF LEDGER DAMAGE



EXTERIOR – REAR DOOR, HARDWARE