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PUBLISHED BY THE **PRESERVATION RESOURCE CENTER OF NEW ORLEANS** AND **THE LOUISIANA STATE HISTORIC PRESERVATION OFFICE** | *OCTOBER 2016*

SHOP TO SAVE DENHAM SPRINGS' ANTIQUE VILLAGE

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INSIDE

Preservation Pays Symposium Oct. 26 & 27

Saint Louis Cemeteries at Risk


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VOL. 43 NO. 7 OCTOBER 2016

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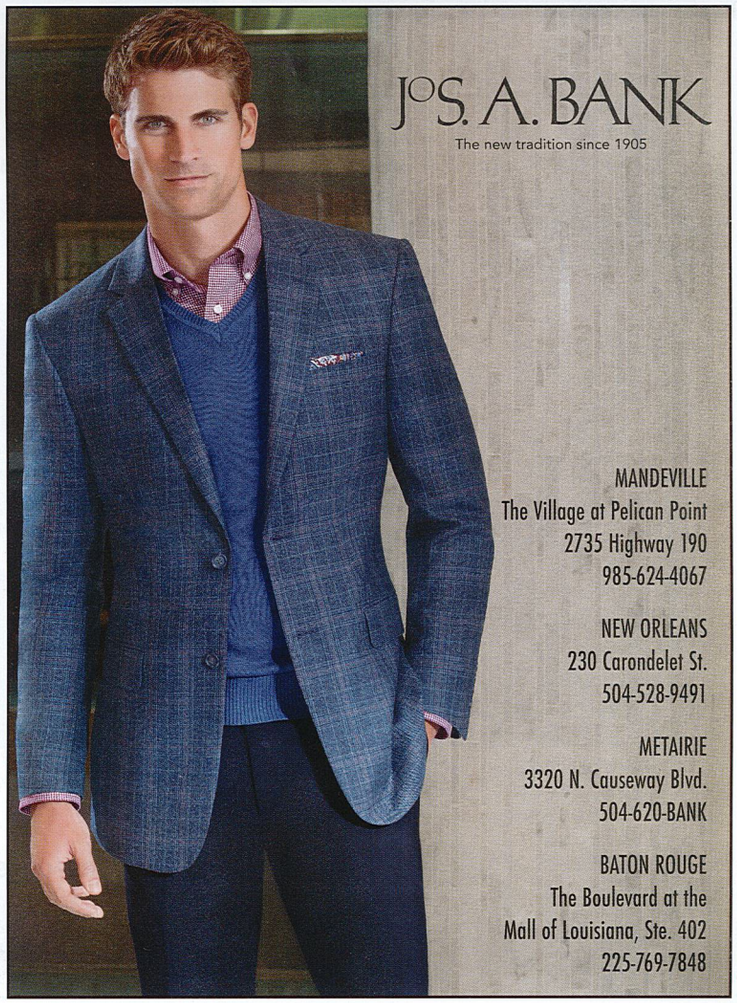
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The mission of the Preservation Resource Center is to promote the preservation, restoration and revitalization of New Orleans' historic architecture and neighborhoods.

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ON THE COVER

Al Bye, owner of Theatre Antiques and president of the Denham Springs Merchant Association, is optimistic even though his shop flooded this past August. The town's antiques district is quickly coming back. *Read more on page 10.*

PHOTO BY LIZ JUREY

PICTURED ABOVE

LEFT The circa-1857 New Orleans Italian Benevolent Society tomb in Saint Louis Cemetery No. 1. *See page 20.*

CENTER A dilapidated former movie theater on Magazine Street was recently adapted as the new office of Bond Moroch. *Read more on page 18.*

COURTESY STUDIO WTA

RIGHT The new Mid-City library branch will be located in the historic Automotive Life Insurance Building on Canal Street. *Read more on page 17.*

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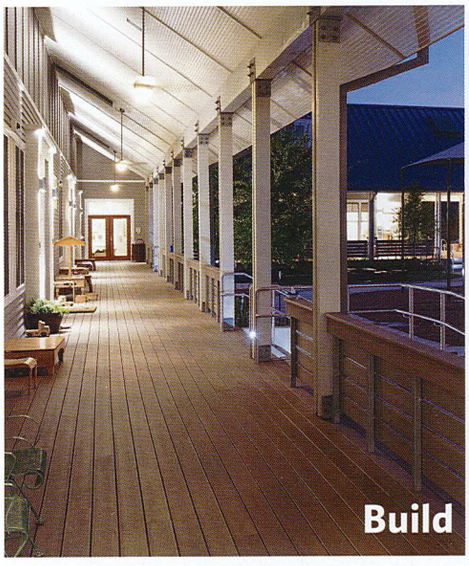
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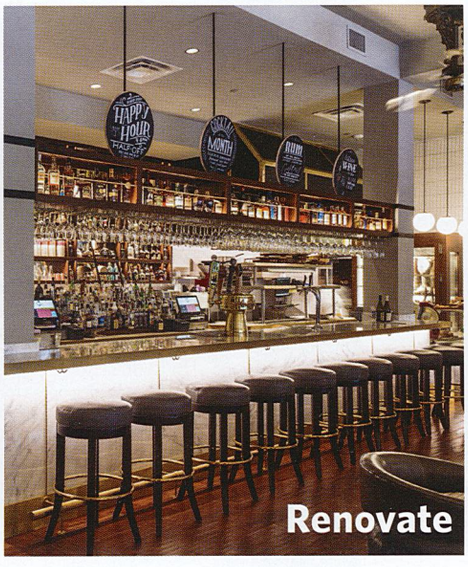
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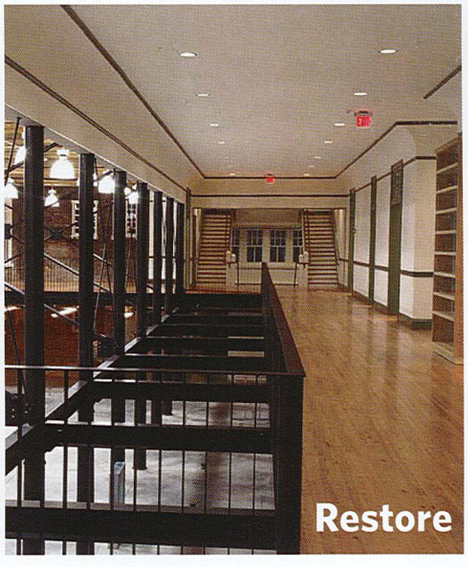
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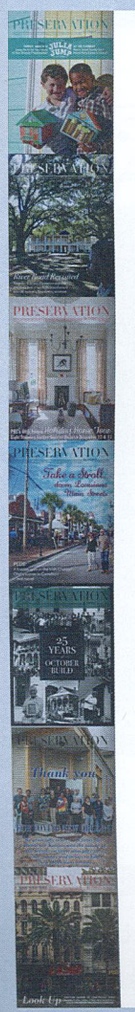
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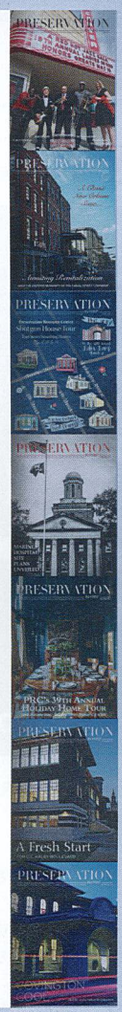
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FROM THE

Director

Preservation Pays

HOW EVERYONE BENEFITS

THE PRESERVATION RESOURCE CENTER has members from all parts of New Orleans, from all over Louisiana, and all over the United States. We assume people join the PRC because they love this city and its historic architecture and neighborhoods, and want to see them prosper. But we also believe people join the PRC because they know that efforts to put vacant and blighted buildings back into service, and to reverse decline in neighborhoods, is a responsibility that benefits all citizens. We are very grateful for this support, and this understanding, because it is not easy to make the point that restoration of a building in one area contributes ultimately to prosperity of all residents, due to the leverage effect that renovations always generate, providing more and more visual evidence of confidence and energy in the community.

Preservation Matters IV, a symposium sponsored by the Tulane School of Architecture every two years, co-sponsored again this year by the Preservation Resource Center and the State Department of Culture, Recreation and Tourism, has the theme this year that *Preservation Pays: How Everyone Benefits*. Please see page 29 of this issue for details about the distinguished speakers and their presentations. An objective of the symposium is to strategize how best to generate more public awareness of the benefits to all citizens of preservation programs.

We preservationists work at all levels — local, state and federal. For example, currently at the local level there are neighborhoods considering becoming local historic districts, which PRC enthusiastically encourages. All local districts have rebounded from increasing blight and diminishing populations; certainly more work remains to be done, but the examples abound that prove local districting is good for neighborhoods. We hope the Uptown, Carrollton and Mid-City neighborhoods that are considering designations continue to move in that direction. At the state level, the PRC advocates for continued incentives for preservation development, both residential and commercial. Louisiana has one of the best State Historic Preservation Offices in the country (read *Economic Development Office*) and in fact was number ONE in the nation last year in number of rehabilitation tax credit projects, and number SEVEN in dollar value of those projects. We consider that a claim to fame! In Washington, PRC participates along with people from every state in advocating for funding the Historic Preservation Fund (never more than $80 million for the *entire* country — remember a little bit goes a long way) and for the rehabilitation tax credit, among other things.

We believe all of these programs benefit all citizens of New Orleans, and the state of Louisiana. If you are not a PRC member, please do join — we need your support! And do join us at the Preservation Matters IV symposium on October 27. Seating is limited so register as soon as possible at prcno.org. And please help us spread the word that *Preservation Pays and that Everyone Benefits.*

Patricia H. Gay

PATRICIA H. GAY

Happy Birthday to America's Parks!

Erroll G. Williams has served as Assessor of Orleans Parish for more than 30 years. He continues to hunt and fish in Louisiana and the Gulf South. As a young man, he worked at Yellowstone through a special college opportunities program.

AS WE CELEBRATE the 100th anniversary of the National Park Service (NPS) this week, I can't help but reminisce about my earlier days working with the National Park Service in Wyoming. Part of my job was to monitor the trails in Yellowstone and make the necessary repairs to ensure their safety for park visitors.

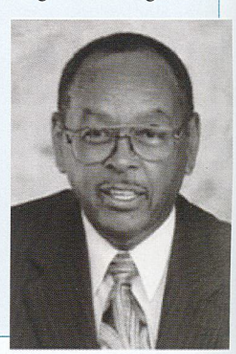
This was a formative experience in my life — one that instilled in me a great sense of pride to serve our nation's parks, and later, helped me realize the vital importance of maintaining these resources for future generations. To this day, I still consider myself an avid outdoorsman — although at this stage in my life, those experiences are largely confined to my rod and reel.

Louisiana has long enjoyed the economic, recreational, and cultural benefits of its contributions to the National Park System. Our state is home to five national parks, including Poverty Point, Jean Lafitte National Historical Park and Preserve, and Cane River Creole National Historical Park. Louisiana also boasts 54 national historical landmarks and more than 1,300 historical places on the National Register.

These sites highlight our state's rich cultural and natural diversity. Because of this, more than half a million people visit Louisiana's national parks annually, generating $28.6 million from tourism. Yet, despite their obvious importance, they are in dire need of repair.

Nationally, years of unreliable congressional funding has resulted in an estimated $12 billion deferred maintenance backlog, and this number is growing. The backlog reaches our state as well, and totals over $15.1 million in delayed repairs that negatively affect visitor services and impede the NPS' ability to interpret our national history.

When historic, cultural, or natural areas become inaccessible or unsafe, teachers and historians can't interpret important history. Outdoor recreationists such as boaters, backpackers, and hikers can't enjoy natural resources. And when local, out-of-state or foreign visitors can't visit, tourist dollars can't flow into communities like ours, harming businesses and residents throughout the region.

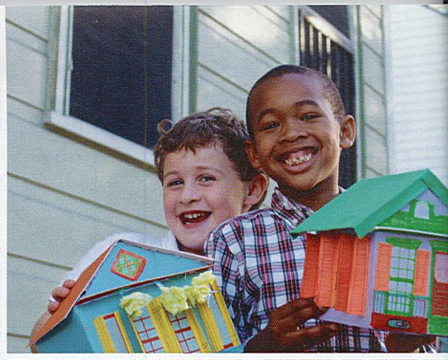


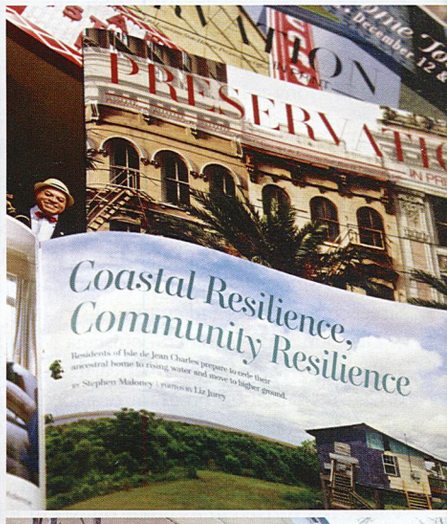
As we celebrate the NPS' centennial birthday, we must ensure the National Park System has the necessary resources to properly maintain and interpret its natural, historic, and cultural treasures, so future generations may enjoy and learn from them for the next 100 years.

Contact your representatives today and encourage them to support dedicated federal funding to address the infrastructure repair backlog within the Park System. It's a birthday wish we all should make to protect America's, and Louisiana's, legacy. ***-Erroll Williams***

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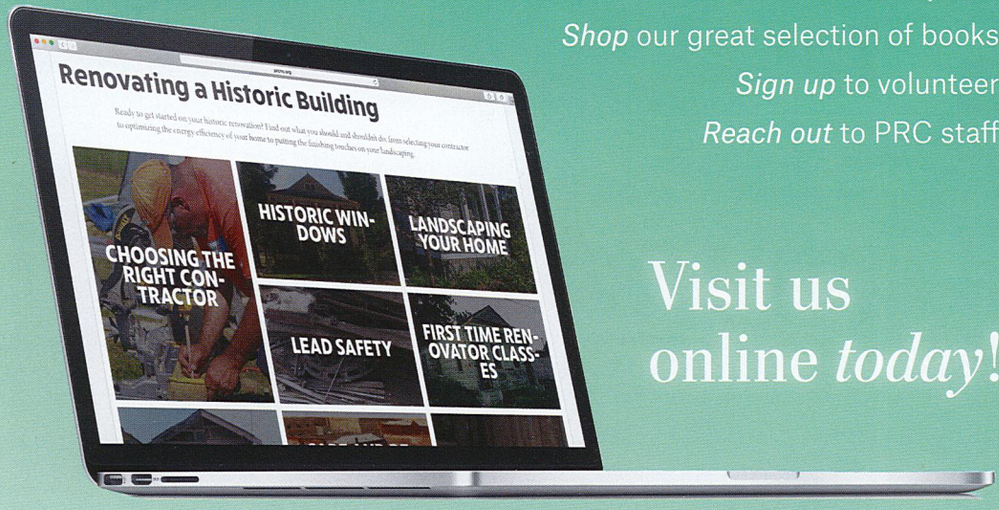
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LOUISIANA
OFFICE OF CULTURAL DEVELOPMENT
DIVISION OF HISTORIC PRESERVATION
DEVELOPING OUR CULTURAL ASSETS

After the Flood

BY **CAROLINE DOWNER,** *Louisiana Office of Cultural Development*

AUGUST IN SOUTH LOUISIANA brought on devastating and unprecedented flooding with a 1,000-year rain event—the worst natural disaster in the U.S. since Hurricane Sandy. Included in the severely affected areas of the state was the Denham Springs Antique Village, one of Louisiana's 34 Main Street communities and cultural districts.

Denham Springs joined Louisiana Main Street in 1995. Part of Main Street America, it is a community-driven revitalization program designed to promote the historic and economic redevelopment of traditional commercial districts in Louisiana.

Housing more than 25 businesses, the Antique Village has thrived in its home on North Range Avenue offering antiques, collectibles, original artwork, books, clothing and gift boutiques. *Country Roads Magazine* named it one of the top Louisiana Main Streets, and it's the third-best antique and shopping district — following New Orleans and Natchez, Mississippi — according to *AAA Southern Traveler*.

Livingston Parish felt the benefits of the development of its sole Main Street community and cultural district. With an estimated 90 percent of the parish flooded, residents and visitors alike were stunned that more than half of the Main Street businesses stayed dry and quickly reopened.

Already treasured by Denham Springs, the Antique Village's ability to withstand unprecedented flooding and reopen businesses within a week of the storm is symbolic of the spirit and unity of the people within the surrounding community. While the city appeared to be in shambles, it maintained an undoubtable feeling of togetherness.

Donna Jennings has served as the Denham Springs Main Street manager for almost 13 years, though her relationship with the district extends almost 20 years. As the previous advertising director of *The Livingston Parish News*, she assisted the start-up of businesses that led to the revival of the Antique Village.

"Back when the district was a complete ghost town, a store opened up," Jennings said. "Then another store opened up, and they became my clients. I would go to their Merchants Association meetings, and I would actually go into their stores at night and help them rearrange their stores. I watched that district come back to life."

This perspective and experience in enhancing the district make her confident that their Main Street community will thrive again.

"We're going to succeed," she said. "It's going to take everybody working together, but we're going to succeed, and we're going to get the district back on its feet. It might take a little time, but it's going to happen."

The world watched as Louisiana's waters rose and kept rising, and the surrounding communities didn't ignore them. Not only did the North Rampart Street and Ponchatoula Main Street communities as well as Livingston Parish Tourism come to aid, but Mississippi Main Street also opened its arms and even provided Jennings with a laptop and printer when all was lost in her City Hall office.

"Before, I was doing everything I could to keep up with the Main Street district and the city functions on my cell phone," Jennings said. "That was incredible. The people have really bonded together to come as one and to help not only the district but the entire city survive."

Jennings stressed that many of the store owners are also dealing with flooded homes and vehicles on top of their damaged businesses and inventory, but FEMA and the Small Business Administration have worked together to provide as much assistance as possible. Still, she added that the Main Street's community partners are going to make the difference in getting their Village through these trying times.

Staff from the Louisiana Division of Historic Preservation — within the Office of Cultural Development — visited the community to offer assistance and document damage using Fulcrum Mobile Solutions, a new mobile app that allows users to build custom mobile forms to collect information and photos while out in the field, synchronize that data with an online database and easily export maps, reports and spreadsheets to document site visits and surveys. Staff then provided the collected information to the Main Street.

Throughout the state, stories of friends helping friends and strangers helping strangers are widespread. The scene is no different in Denham Springs.

"Our community has bonded together as one," Jennings said. "Everybody has helped. I've watched store owners go from store to store, and we've had volunteers come into these stores. I've seen a comradery that you will never see again. When you say 'Denham Springs Strong,' we're talking 'Denham Springs Strong.' Anybody, everybody has come in to ensure our district is put back together."

In the wake of disaster, Louisiana has a reputation for preserving its unwavering spirit, resiliency and strength. Whether Jennings believes this will hold true for the Denham Springs Antique Village is clear:

"We will survive, and we will come back stronger. There are no ifs, ands or buts about it."

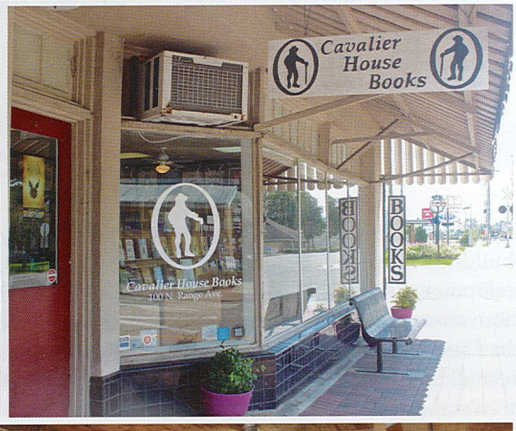
LEFT Theatre Antiques received the most damage on the corridor and had to be fully gutted. **RIGHT** Theatre Antiques is in the process of rebuilding, and is due to reopen in early November 2016.













PHOTOS BY LIZ JUREY

Shop to *Save* Denham Springs

Though 40 percent of Denham Spring's Main Street businesses flooded, 60 percent survived without a drop. Still, the businesses and the small business owners who operate them are threatened: "There was so much wrong information out in the media after the flood that our entire village flooded," said Al Bye, president of Denham Spring's Merchant Association. As a result, shoppers have yet to come in recent weeks, and profits have dried up. "Businesses are open, but shopping is down so much," Bye said. "One of our bookstores was thinking maybe, since it's so slow, it's just time to close down for good. But they decided to try to stay open for now, so we'll see."

Another reason business is slow? Many of the area's regular shoppers are busy cleaning up their own flooded homes, making them unavailable to freely shop and enjoy the town's famous antiques district.

"We're hoping we can all get through this," Bye said of himself and the other merchants. "Once people get their homes back together, they will give us business."

Bye is the owner of Theatre Antiques, long a staple of the town's antiques shopping district. His shop flooded with four to seven feet of water throughout. "It looked like a big swimming pool," he said. "We had to pump all the water out. Now we're throwing out all our merchandise and just starting over."

"We want people to know that flooded merchandise is gone," said Donna Jennings, manager of Denham Springs' Main Street program. "We have fresh merchandise — it's new, and exciting."

Where should shoppers go? "South of Chandler's parking lot," Bye said, "everything is open."

Denham Springs, long affiliated with the Louisiana Main Street program operated by the State Historic Preservation Office, needs more than shoppers: they're also hoping to attract contractors and craftsmen who would be willing to volunteer time to get those businesses that did suffer flooding on the road to recovery. Interested parties should contact Jennings at djennings1@bellsouth.net.

Those interested in helping who can't make it to this "village," as Bye describes it, can donate money to Louisiana Main Street's nonprofit arm. All donated funds will go to help merchants, Jennings said.

But for everyone else: Just come shop. The town's fall festival was canceled this year due to circumstances, but Christmas in the Village, a month-long shopping push with events and specials, will begin on Small Business Saturday after Thanksgiving Day. See you there. *–Danielle Del Sol*

TOP The second story of 100-year-old Heritage House Antiques used to function as a boarding house, and is now split up into multiple booths that sellers are able to rent. **MIDDLE LEFT** 201 Antiques, the oldest building on the corridor, was fortunate not to receive any water. **MIDDLE RIGHT** Cavalier House Books, an independently owned bookshop on higher ground, fortunately did not receive any water. **BOTTOM** The Rusty Rooster recieved a few inches of water, but was up and running within two weeks.

This year celebrates the **50th anniversary of the National Historic Preservation Act** along with the **100th anniversary of the National Park Service**, and October is also the celebration of Louisiana Archaeology Month and Folklife Month.

The Division of Archaeology initiated Archaeology Week in 1988, which later expanded to Archaeology Month. Each year, archaeologists and other experts lead special Archaeology Month programs, including talks, tours of excavations, hands-on public programs and exhibits. Through these personal experiences with archaeology, the audiences develop a deeper understanding of the richness and diversity of the cultures that lived in Louisiana in the past.

Folklife Month began in 2015 as an extension of Folklife Day and is a project of the Louisiana Folklife Commission. Activities throughout Louisiana will highlight overlooked cultural communities and increase appreciation of the vital role that folklorists play in sustaining the state's distinct culture. All events will be moderated by folklife ambassadors and professional folklorists who will contribute contextual and historical information.

Visit **www.crt.state.la.us/cultural-development** for a full list of programs for both Archaeology and Folklife Month.



Daniel Burnham
IN NEW ORLEANS

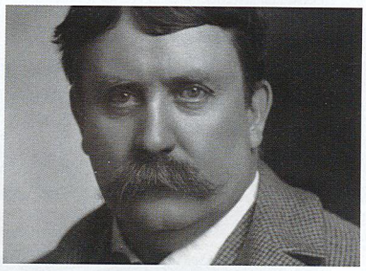
BY **RICHARD CAMPANELLA**
TULANE SCHOOL OF ARCHITECTURE

DANIEL HUDSON BURNHAM (1846-1912) is mostly associated with Chicago. The famed architect and city planner helped rebuild the City by the Lake after the 1871 fire, and later pioneered the development of the skyscraper, oversaw the 1893 World's Columbian Exposition, co-authored the influential 1909 Plan of Chicago, and helped inspire the City Beautiful movement. Burnham is also known for his work in Cleveland, San Francisco, New York and Washington, D.C., where Union Station stands as his most iconic creation. "Make no little plans," Burnham is often quoted as saying; "they have no magic to stir men's blood.... Make big plans; aim high[;] let your watchword be order and your beacon beauty."

One of the lesser-known chapters in Burnham's illustrious career was his work in New Orleans. It yielded two downtown building designs which, though not as "big" as his Chicago projects, nonetheless exhibited "order" and "beauty." One has been lost; the other thrives in adaptive reuse.

Burnham arrived at New Orleans in June 1902 to discuss plans for a new Hibernia Trust and Banking office to be located at 226 Carondelet in the heart of the cotton-trading and financial district. "This will be the first twelve-story building [in] New Orleans," reported the *Times-Picayune*, "a skyscraper, [and] one of the most modern office structures in the whole country." The high-rise would be erected in tandem with the Gravier Street annex to the St. Charles Hotel designed by Thomas Sully and built on St. Charles Avenue in 1894. "While the excavating for [the bank] and the tearing out for the [hotel] is going on," explained the *Picayune*, "it would be much easier to do it for both, as they are adjoining." The hotel annex, which would also rise 12 stories, would share a wall with Burnham's bank. The two building permits were submitted and approved in May 1903, and with budgets of $300,000 for the hotel and $430,000 for the bank, work got underway.

Burnham's design was Neoclassical in its style, gray and granite in its exterior, and fireproof in its construction. The 12 floors were supported by a steel frame rested upon steam-driven pilings, two relatively new engineering techniques at the time. The massing fairly well complemented the similarly sized hotel annex, whose reddish-brick Italian Renaissance design aimed to match Sully's main lodge on the avenue. Indeed, some might say Burnham's bank office blended in almost too well, being rather staid and indistinctive in its façade and hardly salient on the skyline — despite that it ranked as the tallest office building in the city (some sources enumerated 13 and 14 floors, depending on criteria and later renovations). Both the bank office and hotel annex were completed and occupied in 1904.


Daniel Burnham, pictured in 1908

The Hibernia Trust and Banking Company experienced tremendous growth over the next decade, and soon found itself outgrowing Burnham's building. In 1916, bank officials eyed the block diagonally across Carondelet Street, and felt it was time for a truly prominent and capacious icon. The Hibernia Bank Tower, designed by Favrot & Livaudais and opened in 1921, would become the tallest building (355 feet) in the state until 1932 and the city until 1962. Its elegant white lantern cupola formed a landmark so visible that for a while it served as an official navigational beacon for ships on the Mississippi.

Burnham's edifice, meanwhile, was sold in 1920 and renamed the Carondelet Building, though for years locals would call it the "old Hibernia building" to distinguish it from the "new Hibernia building" across the street. Dozens of tenants, most of them in financial services, would occupy offices within the solid structure over the next seven decades, even as ownership changed hands at least four times.


HIBERNIA BANK BUILDING, NEW ORLEANS, LA., 1903. D. H. BURNHAM & CO., ARCHITECTS.

In 1994, in an era of rising tourism, the building was converted into a Hampton Inn hotel, and has been busy and well-maintained ever since. As for the neighboring St. Charles Hotel, both the 1896 main lodge and the 1904 annex became a Sheraton in 1959 and met the wrecking ball in 1974. Eight years later, the Place St. Charles office building and parking garage were erected in its space. The 53-story postmodern skyscraper towers over the century-old, 12-story Neoclassical creation of one of the inventors of the modern skyscraper.

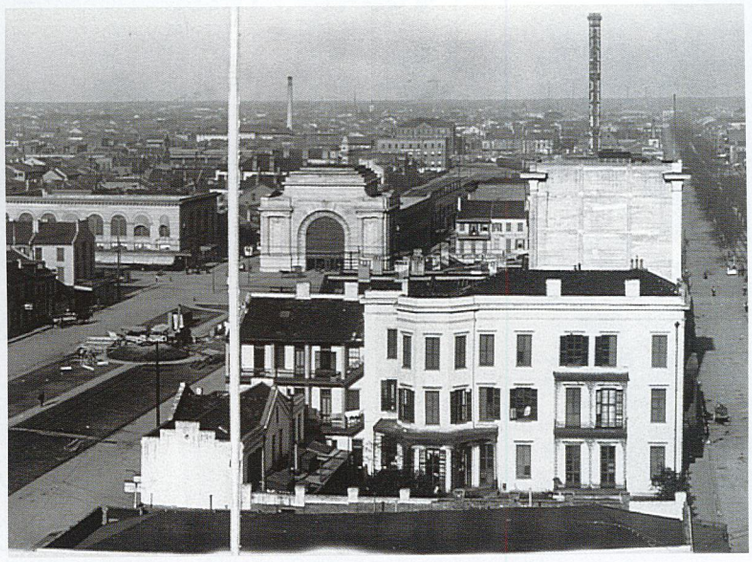
A few years after Daniel Burnham completed his Hibernia work, he took on a second New Orleans commission, for a very different purpose in quite a distinct place: a passenger train station by the notorious red-light district known as Storyville, just steps from Basin Street's line of saloons and sporting houses.

Burnham's client was The New Orleans Ter-

LEFT Burnham's Hibernia Bank Building. Image courtesy *Architectural Record, Volume 38* **TOP:** Terminal Station circa 1915. Photo courtesy Library of Congress



LEFT: Burnham's bank today, now a Hampton Inn. Photo by Richard Campanella
ABOVE: Terminal Station at upper center in 1909. Photo courtesy Library of Congress



minal Company, an asset of the Southern Railway Company. Fresh off his triumph of Union Station (1907) in Washington, D.C., Burnham sketched a scaled-down version in a similar Beaux-Arts style, reshaped to the narrow confines of the Basin Street neutral ground. Trains would pull in via the trackbed paralleling the circa-1794 Old Basin (Carondelet) Canal, where the company also had extensive freight yards. From there the rails ran out to the cemeteries on the Metairie/Gentilly Ridge, at which point they bifurcated to all points east and west.

Terminal Station, also known as the Southern Railway Station, would become one of six train depots in downtown New Orleans. Each had its own home line, and each line had rights-of-way transecting the cityscape, creating dozens of frustrating and potentially dangerous grade-level crossings of pedestrians, autos, trucks, mule drayage and streetcars with passenger and freight trains. Each company assiduously fought the city's attempts to unify lines into a single station, as each saw the other railroads as competitors and wished not to sacrifice the lucrative status quo in exchange for some government-negotiated arrangement. Railroad executives did, however, work out deals with rival lines to share certain assets, and Terminal Station from the beginning hosted not just its own Southern line but also the Mobile & Ohio, the New Orleans & Northeastern, and the New Orleans Great Northern.

Burnham and his clients had originally planned on a much larger structure, in expectation of unification. But that did not pan out in time, so Burnham and his clients resigned themselves to a smaller building. Construction cost $260,000 and was carried out by James Stewart & Company during 1907. The *Daily Picayune* described the final product as a "modern structure, handsomely finished, and large for all trains entering the city." Two stories high, 82 feet wide and 385 feet long, and set on pilings capped with a concrete foundation, the station was made of a "base course of granite and...Bedford stone, capped with [a] re-enforced concrete roof [with] St. Louis pressed brick [and] a copper roof." Inside were a lobby and separate waiting rooms (for men, "ladies," and "colored people"), all clean and tasteful with Italian marble floors. There were also ticketing counters, telegraph rooms, baggage areas and a newsstand. Offices for company officials were located upstairs, and in the back ran open-air concourses with two 704-foot-long steel-frame sheds paralleled by the tracks. Burnham drew from his Washington experience in the design of the "umbrella type" sheds that allowed for the ventilation of locomotive smoke and steam.

After a ceremony on May 30, 1908, the inaugural run of the Queen and Crescent Route (connecting the "Queen of the West," Cincinnati, and the Crescent City) left the station on June 1. The next 40 years would be a golden age for passenger train service in the United States; it was the fastest, safest and most comfortable way to travel long distances. Pulling into the Southern Railway Station must have been quite an experience, as it skirted the gritty cityscapes of the Fourth, Fifth and Six wards and arrived to the raffish glamour of New Orleans' theater district around Canal, Basin and Rampart streets. For the first half of the 20th century, you could get to just about any city in the United States from Burnham's elegant Basin Street lobby.

All this would change dramatically in the 1950s. The rise of automobiles and the attendant expansion of highways and roadside amenities made rail travel less popular for regional sojourns, while the advent of commercial air service sapped demand for cross-country trains. These two factors, plus the Mayor deLesseps "Chep" Morrison's post-World War II transportation-modernization drive, led finally to the unification of rail stations and trackbeds into the appropriately named Union Station in 1954. This consolidated facility, with train, bus, streetcar and auto access, remains in service today on Loyola Avenue.

Thus, by the 1950s, Burnham's station and downtown's other turn-of-the-century depots found themselves without trains, without passengers, and without a friend in City Hall. In the same year Union Station opened, the city advanced a bond issue to acquire the Basin Street site. Once purchased, the parcel in the spring of 1955 was promptly cleared of the 47-year-old structure, in part to widen Basin Street and create a corridor between Morrison's envisioned Civic Center and Cultural Center, but mostly because the station no longer served any purpose. The neutral ground was later landscaped for a statue to Latin American liberator Simon Bolivar, reflecting Mayor Morrison's other grand aspiration for New Orleans: as Gateway to the Americas, a vision that entailed airplanes and ships, but not trains.

Daniel Burnham's work in New Orleans may be judged as strong, useful and beautiful, but not big and bold as might befit Burnham's reputation. This may reflect the fact that New Orleans, though the largest city in the South at the time, nevertheless lacked the wherewithal of the great Northern cities where Burnham spent most of his career. Architecture is driven largely by client means and needs, and both were more modest here compared to Chicago, New York and Washington.

Today, only the former bank office remains of Burnham's two local contributions, and only in one spot in the city can you actually find the famed architect's name — on the cornerstone at Carondelet and Gravier, where the well-intended owners of the Hampton Inn dutifully inscribed his name.

Alas, they misspelled it, leaving out the "n."

BELOW Cornerstone of Burnham's building that is now a Hampton Inn. Photo by Richard Campanella



RICHARD CAMPANELLA, a geographer with the Tulane School of Architecture, is the author of *Bourbon Street: A History, Bienville's Dilemma, Geographies of New Orleans,* and other books. He may be reached through richcampanella.com, rcampane@tulane.edu, or @nolacampanella.

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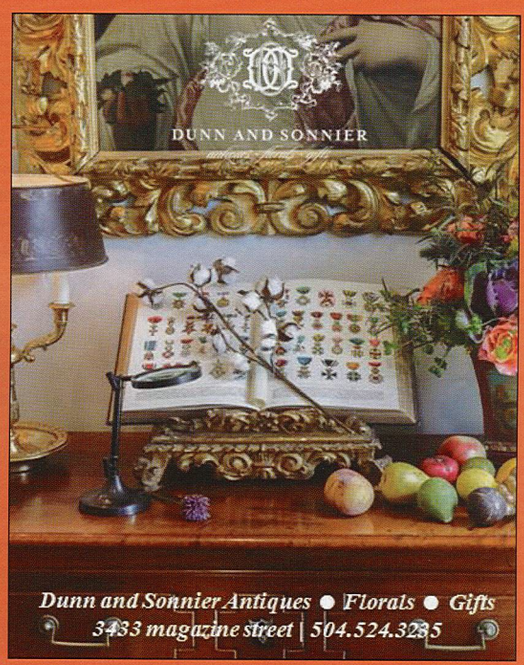
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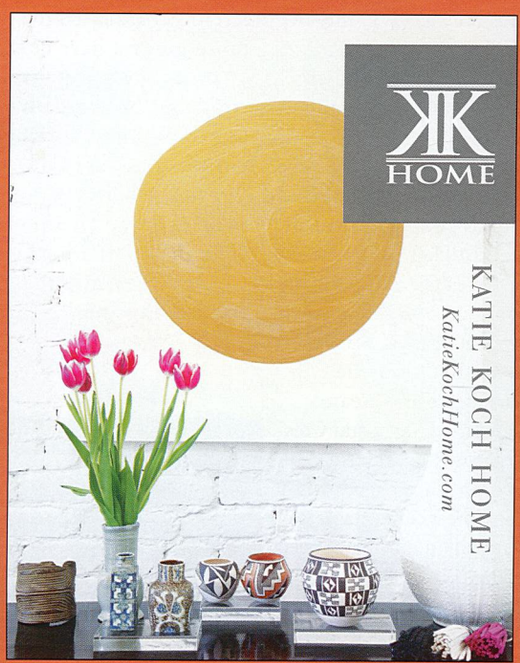




PHOTO BY CHRIS WAITS

PHOTO BY LIZ JUREY

BLENDING NEW ORLEANS' OPERATIC & ARCHITECTURAL LEGACY

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PHOTO BY LIZ JUREY

THE WOMEN'S GUILD OF THE NEW ORLEANS OPERA is celebrating 50 years this October of owning and operating one of the grandest homes on Prytania Street — 2504 Prytania, formerly the home of Dr. Herman deBachellé Seebold and Mrs. Nettie Kinney Seebold.

It is said that the pair — he a New Orleanian, she the daughter of a Midwest flour mill baron — met and fell in love in Washington, D.C. They married and lived in New Orleans, occupants of the large white home that so many visitors to the Garden District stop to photograph. The pair never had children, but they inherited great wealth, and so dedicated their lives as patrons of the arts. Mrs. Seebold's cousin Baronne de Wartegg was a famous opera singer who made her debut at New Orleans' Grand Opera House, which added to the couple's love of the theatrical and musical arts. The couple hosted many New Orleans Opera events at their home, and Mrs. Seebold was an active member of the Women's Guild of the New Orleans Opera from its founding until her death.

She died in 1966, and willed her home, its furnishings and its grounds to the Guild, and stipulated that they be maintained in perpetuity by the group. However, the Guild was without immediate funds to properly care for the home, as the will stated that nothing was to be sold. The house needed serious repair, from its foundation to the roof, and on its grounds, so Guild members not only raised the money needed to complete this work, but they performed much of the work themselves, as volunteers, in the 1970s.

Plaster work, wall papering, painting, carpentry, glass repair, and more went into restoring the first two floors of the grand home, which was built in 1858 in the Greek Revival style, and later added on to in the Italianate style. The home today is in pristine condition thanks to its generous and careful stewards. It boasts grand chandeliers, an impressive collection of antique furnishings, interior details such as ornate plasterwork, and gorgeous art hanging from the walls.

For 50 years the volunteers who operate the Women's Guild have staffed the house as an event rental space and for tours to raise funds for its care. Their dedication for half a century is celebrated this month. Those who wish to contribute to the cause and spend time admiring the home can tour it on Mondays from September to May for $15. *–Danielle Del Sol*

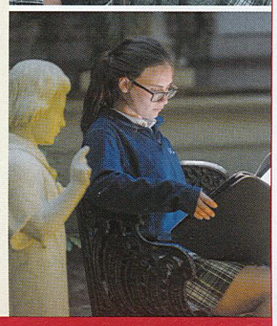
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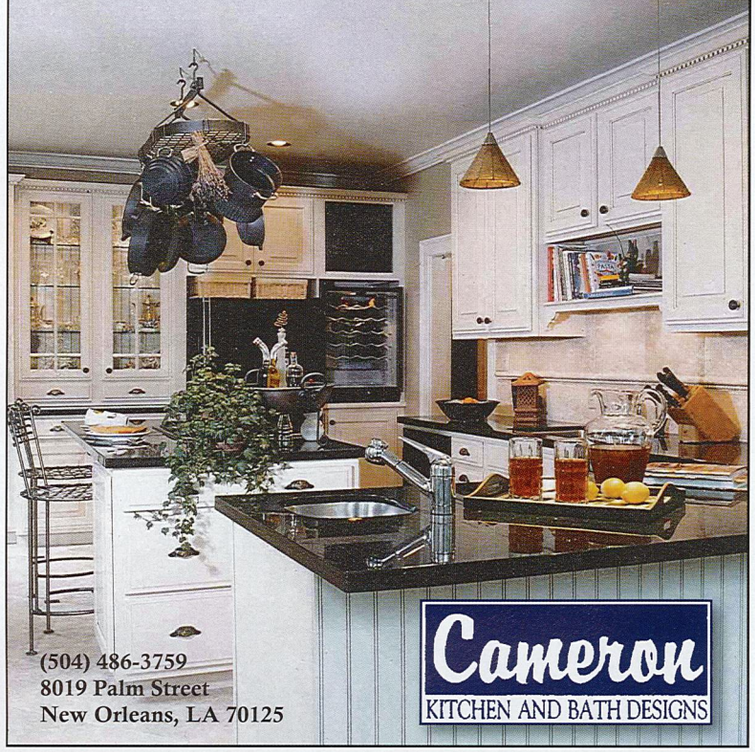


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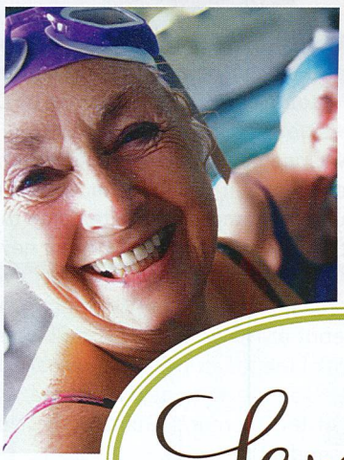
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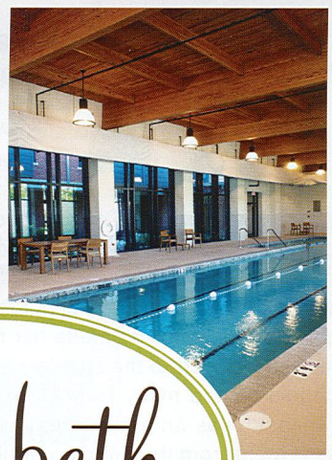
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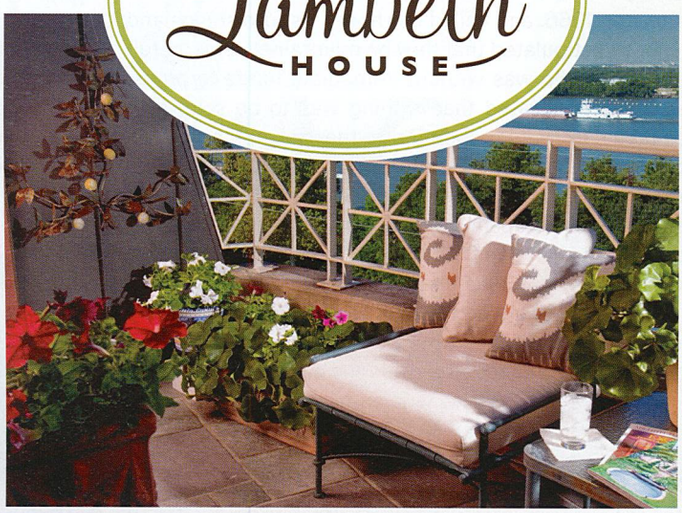
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REVIVING NEW ORLEANS' HISTORIC LIBRARIES

THE NEW ORLEANS PUBLIC LIBRARY SYSTEM has been hard at work in recent months on several revitalization projects.

The system, which operates libraries in neighborhoods across the city, has a variety of building styles to house their different locations. The Milton H. Latter Memorial Library, at 5120 St. Charles Ave., is a neo-Italianate mansion that was designed by Favrot and Livaudais and built in 1907. It was donated to the library by the Latter family in honor of their son in 1948. It has long been a beloved branch location, both for its historic interior and for its breadth of offerings, from story time to workshops to movie screenings on the lawn. The building was closed for renovations in October 2015 for what administrators thought would be a short time, said John Marc Sharpe, the library's director of marketing and communications. However, the work took nearly a year; the library reopened this past September. "This is such a significant building — we wanted to make sure it was done right," he said.

Repairs included new paint, refinishing of hardwood floors, new carpet, a new computer lab and the transformation of the third floor, which was previously unusable, into staff office space. Electrical work was also performed throughout the building, and a new circulation desk was custom-made to fit the lobby. "It's a unique space, seeing as the home was never meant to be a library," Sharpe explained. "So we had a desk made to fit the space better.

"We're so happy that renovations are complete and the library is reopening," he said. "This is a full city block Uptown that is coming back to life after almost a year."


New, expanded kids' corner at Latter Library

In Mid-City, the library's space in the American Can complex is closing and the branch is moving to a Mid-century Modern-style building on Canal Street that, despite its interesting design and prominent location, has been vacant for several years. Known as the Automotive Life Insurance Building, 4140 Canal St. was designed by Curtis & Davis in 1963 and is a local historic landmark. Its façade features double-height concrete columns that create an arched colonnade, as well as expanses of marble and glass. Inside, the building is in near-perfect condition, Sharpe said, needing only repair of a few leaky windows and ADA accessibility for one bathroom.

Library staff members are thrilled at the building's high visibility, he said, as well as its accessibility, with streetcar and bus lines passing directly by and a parking lot attached. Plus, it has space. "It will have a children's room, a community space, reading areas for adults and more," Sharpe said. Custom shelving has been ordered to fit the space, and the new signage will be printed in English and Spanish to reflect the neighborhood's population. It is expected to open mid-fall 2016.

The Nix Library, which has been open since 1930 at 1401 S. Carrollton Avenue, is next up for renovation. The library will close in late fall for eight to 10 weeks for repairs to foundation and masonry issues. The main library branch, another landmark Mid-century Modern building designed by Curtis & Davis, located at 219 Loyola Ave., has been largely untouched since its construction, but is now getting an HVAC system to replace its original cooling system. And the Nora Navra library in the 7th Ward, shuttered since Katrina, will see renovations starting later this year.

Sharpe said the public's approval of a millage increase to support the library not only helped pay for these renovations, but has also allowed all branches to extend their hours of operation, and for six branches to be open seven days a week, where previously none were. "We were so excited and grateful when the millage passed," he said. Efforts are also supported by the Friends of the New Orleans Public Library and the New Orleans Public Library Foundation. *–Danielle Del Sol, Photos by Liz Jurey*

A RENOVATION MADE FOR THE SILVER SCREEN

WHEN LOCAL POWERHOUSE Bond Public Relations, which recently merged with a national marketing and communications company to become Bond Moroch, contemplated an office move last year, they decided that they needed a space that fit their cutting-edge image.

Simultaneously, the owners of a historic but hidden movie theater on Magazine Street in the Garden District were beginning to take their dilapidated building through a renovation.

The two groups met, and the owners of 3308 Magazine St. teamed up with Bond Moroch's co-founders Skipper and Jennifer Bond to retrofit the movie theater into the PR firm's new home. With the help of studioWTA principal Wayne Troyer and architect Alyce Deshotels, and interior designer Alexandra Pappas, the space is now a stunning blend of the historic and minimalist modern.

The Garden Theater opened in the 1930s but closed in the 1950s. Still, enough architectural elements remain to lets the building's history shine: the original tin ceilings were brushed up and cleaned, Troyer said. Wall coverings, including two sections of historic wallpaper and even some plaster, were left in place, as were sections of exposed brick. The coved ceiling where the movie screen originally fit has stayed, as well, and now serves as space demarcation — on one side are offices, on the other, a chic lounge area tastefully outfitted with furnishings by West Elm (a Bond Moroch client).

One of the main challenges with the renovation, Troyer said, was getting natural light to fill the 5,300 square-foot office despite the fact that there aren't windows on the sides of the tall, narrow building. To take advantage of the large windows facing Magazine Street and on the back end of the building, Troyer designed offices to be separated with clear, textured polycarbonsate walls, which allow for privacy while also letting light filter through. The approach is extremely effective, with no part of the office feeling fluorescent, despite the fact that additional lighting, provided by Joule Energy, was of course needed.

Reclaimed heart pine wood floors provided by Robinson Lumber add to the historic warmth of the space, which is nicely juxtaposed with the finishings and furnishings. "We always wanted to make sure the history of the place shined through, but the modern clean lines juxtaposed with the rough historic elements make for great contradiction," Troyer said.

In furnishing the space, Pappas said she had much to build on. "Bond already had some gorgeous Oriental rugs that I repurposed in two rooms, and they also have an amazing collection of artwork," she said. The 'Blue Dog conference room' is filled with works George Rodrigue, the 'Jazzfest lounge' features posters from the festival's history, and the rest of the office pops alive with color and texture thanks to works on loan from the Jonathan Ferrara Gallery. "We call this the Jonathan Ferrara Gallery Salon," Jennifer Bond said.

From there, Pappas worked to choose furniture and wall elements that were modern but classic. She largely kept walls clean to let the rotating selection artwork steal the show. Her appreciation for the historic parts of the office guided her selections. "The historic wallpaper is so wonderful," she said, as are the textures provided by the exposed brick, plaster and tin ceilings.

The renovation began in September 2015 and was completed this summer. In addition to revamping the dilapidated interior, the whole back wall of the building had to be rebuilt, Troyer said, due to its unstable condition. The roof was also replaced, and HVAC was installed. Bathrooms, which never existed in the space, were installed, and uneven floors were leveled.

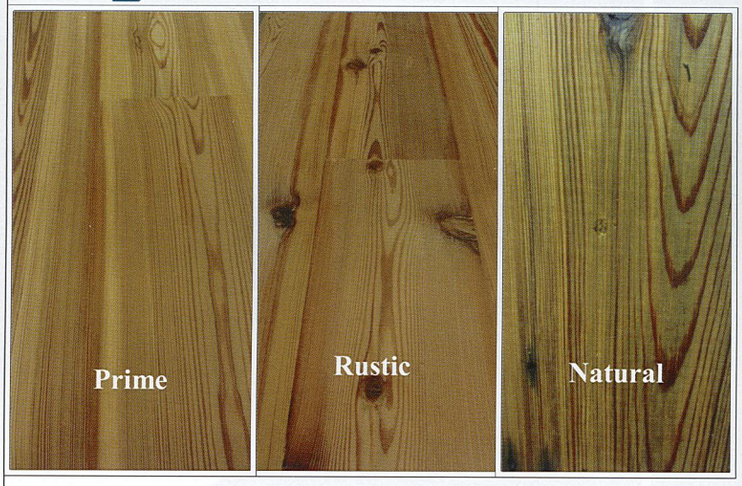
On top of the functionality and gorgeous aesthetic of the renovation, there's also room for the company to grow. "It's a dynamic space with a truly authentic quality," Bond said. "Wayne, Alyce and Alex were a dream team to work with to make our vision a reality." - *Danielle Del Sol, Photos by Liz Jurey*







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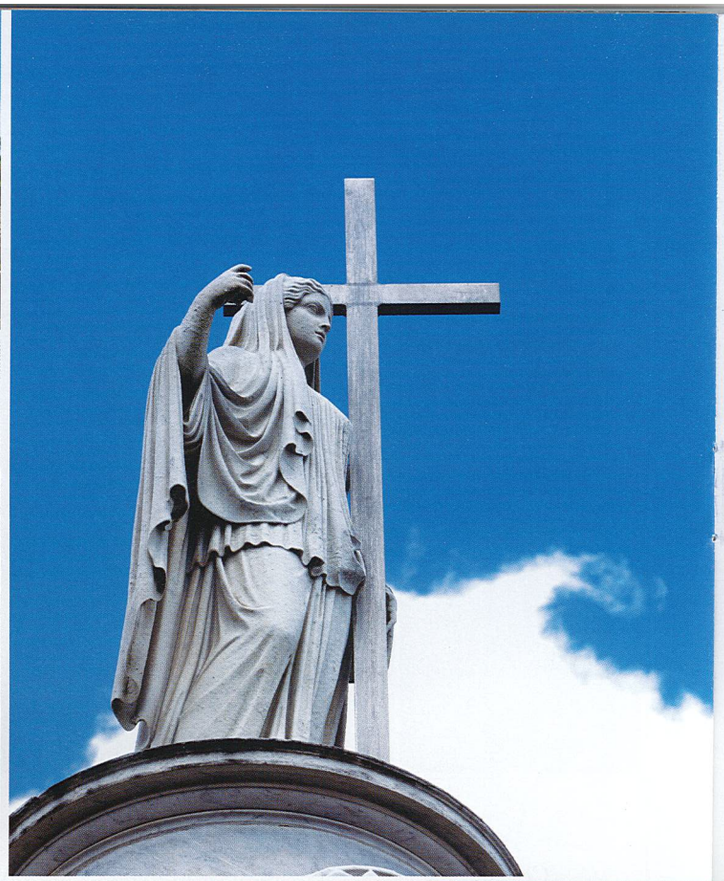
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St. Louis Cemetery No. 1

Preservation *of the* Saint Louis Cemeteries

While many tombs are in varying states of deterioration in some of the New Orleans' most historic cemeteries, new hope is alive thanks to the Archdiocese's recent commitment to exploring tomb repair.

BY Donna Mann

PHOTOS BY Charles E. Leche

IN 1788, the people of New Orleans endured a series of catastrophic events resulting in significant loss of life. A massive fire swept through the city, destroying over 80 percent of the buildings and killing many people. This was followed by a flood, then a devastating Yellow Fever epidemic. As a result, the Saint Peter Street Cemetery, founded in 1723 and located near the intersection of modern-day N. Rampart and Toulouse streets, quickly filled to its capacity.

In 1789, Saint Louis Cemetery was established (later known as Saint Louis Cemetery No. 1). Eventually, the Saint Peter Street Cemetery was deconsecrated, the remains moved to Saint Louis Cemetery, and the land sold off for building lots, making Saint Louis Cemetery No. 1 the oldest surviving cemetery in New Orleans.

Along with the distinction of being the oldest surviving cemetery, Saint Louis Cemetery No. 1 was the first New Orleans cemetery to practice above-ground burials. Above-ground burials are thought by many to have primarily been a solution to the problem of burying the dead in a region with an extremely low water table.

While the practice of above-ground burials served a practical purpose, the tradition of above-ground burials has long been considered more cultural than practical. Above-ground burials can be seen throughout much of Latin America and Mediterranean Europe and has their roots in Spain and France, where above-ground tombs are a norm. New Orleans and the surrounding areas embraced the customs of these countries, while at the same time resolving the problems surrounding in-ground burials.

In August 1823, the Archdiocese established a new cemetery, Saint Louis Cemetery No. 2, four blocks from Cemetery No. 1, on land gifted to the Archdiocese by the city. Unlike Saint Louis Cemetery No. 1, which comprises one city block, Saint Louis Cemetery No. 2 comprised four city blocks (now three blocks), and was, at the time, on the outskirts of the city.

In 1854, the Saint Louis cemeteries again expanded with the establishment of Saint Louis Cemetery No. 3. Located on Esplanade Avenue, Cemetery No. 3 is by far the largest of the three Saint Louis cemeteries and built on a site that, during the 18th century, was known as "Leper's Land." This was where the city's lepers were exiled and then buried by order of then Governor Galvez, according to Robert Florence in *New Orleans Cemeteries: Life in the Cities of the Dead*. The tombs of Cemetery No. 3 sit on top of the leper's graveyard.

Their Significance:

When walking through any of the Saint Louis cemeteries, visitors encounter the final resting place of many of the most prominent citizens in New Orleans' history, as well as the not so prominent. Buried in these tombs are the remains of the rich and the poor, the famous and the infamous, those that died in battle and those that died battling disease. The most famous (or infamous) of these is the tomb of acclaimed Voodoo Queen Marie Laveau. Located in Cemetery No. 1, the Marie Laveau tomb attracts thousands of visitors each year.

While the Saint Louis cemeteries are popular tourist attractions, they are also valuable historic resources, serving as documentation of cultural traditions. They highlight the unique architecture and artistry of the tombs, many of which are signed by stone carvers, much like an artist signs his paintings. Researchers study the inscriptions on closure tablets, revealing important information on topics such as the spread of disease, allowing the mapping of the spread of Yellow Fever during an epidemic. Genealogists use inscriptions in their research of family histories since many of these tombs pre-date state and parish records. Without preservation, these links to the past are at risk of being lost forever.

The Cemeteries Today:

A walk through the Saint Louis cemeteries is like a walk through the history and culture of New Orleans itself. The cemeteries, through the stories of the people buried there, contain the story of New Orleans and its history: the stories of pirates and politicians; of war heroes and Voodoo; of prosperity and devastation. Today, the stories they can tell us and their portrayal of the rich culture of New Orleans are at risk of disappearing. As time passes, more and more of their inscriptions are wearing away. Tombs are becoming more unstable and deteriorated with each passing year.

Cemetery No. 1, with its popularity as a tourist attraction, and being the oldest of the three cemeteries, has benefitted from these distinctions and received some preservation attention. The Dead Space Project, a restoration program undertaken in 2001 by University of Pennsylvania faculty and students, Save Our Cemeteries and the Archdiocese have made an effort to preserve some of the most at-risk tombs, and since March 2015, public access to the cemetery has been restricted to only those on guided tours. Although vandalism has decreased, even with this intervention, the cemetery still shows extensive deterioration.

Cemetery No. 2 is in the worst condition with respect to deterioration. Many of the tombs are abandoned, some with conditions already beyond repair or restoration. With restricted access to Cemetery No. 1, the number of visitors to Cemetery No. 2 has increased. Unfortunately, these additional visitors can also bring with it increased damage.

Cemetery No. 3 is in the best condition of the three. This appearance may be due to its layout. The avenues through the cemetery are much wider than cemeteries 1 and 2, giving the impression of openness and space. However, there still remains many 19th-century tombs that are abandoned or neglected. Like its two companions, Cemetery No. 3, even with its appearance of relative newness, is in need of preservation efforts to protect its future.

Threats to Their Survival:

Throughout their long history, the Saint Louis cemeteries have been impacted by many threats including abandonment, vandalism, neglect, improper maintenance and repair, and the harsh New Orleans climate. While some have a greater impact than others, all of these issues are reflected in the current condition of the cemeteries.

According to Sherri Peppo, executive director of the New Orleans Catholic Cemeteries, abandonment and neglect are the most serious threats to the cemeteries. Tombs become abandoned or neglected when family members no longer care for tombs or use the tombs for new burials. This can be because entire families have moved away, there are no living family members left, families may be unable or unwilling to care for tombs, or families are unaware that there is a family tomb. As a result, the tomb continues to deteriorate, eventually succumbing to the elements or vandals.

Like most cemeteries, the Archdiocese considers tombs to be the private property of the families that had them built. As a result, they are not responsible for their upkeep or preservation. Unless a family has purchased perpetual care, which only provides periodic cleaning and minor repairs, the Archdiocese does not maintain the tombs. In the case of abandoned tombs, the Archdiocese typically does not intervene with any repairs or preservation efforts. Exceptions are made for historically significant tombs.

However, there has been some change in this policy. In recent months, the Archdiocese has begun to take measures that may result in the restoration of some abandoned tombs. According to Peppo, the Archdiocese has contracted to have 30 of the over 1,600 tombs in Cemetery No. 2 evaluated for their potential repair and restoration. These tombs will be selected based on the economic and structural feasibility for successful restoration. They have also begun a "Friends of the Cemeteries" program to help fund restoration.

While there are several additional challenges facing the Saint Louis cemeteries, an important and perpetual threat is the use of inappropriate materials and methods when cleaning and repairing tombs. Most of these 18th and 19th-century structures are constructed of locally-made soft brick. The brick is covered with lime-based stucco, and then coated with a breathable limewash. Because of excessive moisture in the ground, which soaks into the brick structures, the stucco and the limewash are designed to allow the moisture to escape, extending the life of the soft brick. For proper maintenance, the limewash should be reapplied as often as every year or two, with the stucco repaired as needed. The use of materials such as Portland cement to replace or repair stucco, or silicone caulk to seal seams, are not only historically inappropriate, but create water-tight barriers that trap moisture in the structure, causing the already soft brick to deteriorate further. Unfortunately, Portland cement and silicone caulk have been used to repair many of the tombs in the Saint Louis cemeteries.

Marble tombs also require special handling. Since marble is a soft stone, cleaning should only be done with water and, if necessary, a gentle detergent. Instead of following this cleaning method, bleach is often used to clean the marble tombs. Bleach will absorb into the marble and cause a chemical reaction that results in a deterioration process called "sugaring," leaving a loose, sand-like surface on the marble that can be brushed off. The result is nearly irreversible, save for a very expensive process requiring professional intervention that can prevent the "sugaring" from deteriorating the marble more.

One 19th-century marble tomb in Cemetery No. 2 was recently "repaired" by a crew that power-washed the surface, potentially causing damage. Silicone caulk was also used to seal the seams of the tomb, trapping any water that may accumulate. While the tomb may at first appear visibly clean, eventually the use of the silicone caulk may take a noticeable toll.

Keeping the Past Alive for the Future:

It is exciting news that the Archdiocese has plans to examine feasibility of restoring tombs; the more money that is available for this effort, the more tombs could be saved. Many historic cemeteries, like Laurel Hill Cemetery in Philadelphia, raise funds by donations, grant opportunities and reselling abandoned tombs, as well as events and programs designed to include the community. These include "Adopt-a-Tomb" programs and using the cemetery space for fundraising events. The Archdiocese does do some fundraising for tomb preservation through its "Friends of the Cemeteries" program and with fees received from tour companies, but additional fundraising is needed for successful preservation efforts, according to Peppo.

An important resource for the Archdiocese is Save Our Cemeteries, a nonprofit founded in 1974 whose mission includes the preservation, promotion, and protection of New Orleans' 31 historic cemeteries. The Archdiocese and Save Our Cemeteries often collaborate on preservation projects. When asked about current preservation efforts, Save Our Cemeteries Executive Director Amanda Walker said that they have recently used part of the proceeds from monthly twilight tours of Cemetery No. 1 to clean and apply limewash to three tombs that had previously been restored in 2002.

These cemeteries tell the story of New Orleans — a mixture of Catholicism, jazz, art, politics and Voodoo. By protecting them, the culture that is New Orleans will remain alive for future generations. Learn more and donate to their preservation at NolaCatholicCemeteries.org.



St. Louis Cemetery No. 2

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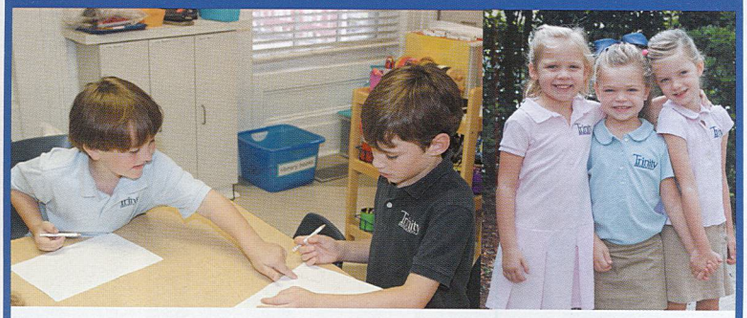
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Drainage Lessons

from the Beauregard-Keyes Historic House

BY Annie Irvin & Ann Masson

SOUTH LOUISIANA RESIDENTS are acutely aware of the dangers of falling rain and rising water. Recent tragic events are reminders that water movement has always shaped the lives of local residents. The first settlers sought high ground along the rivers, built levees and raised their homes, but such efforts were often defeated by nature. The comment of an 18th-century New Orleans builder might have been made today: "The river from its height spread itself over the entire ground and the water rose in the houses as high as two feet, which caused sickness and mortality."

In addition to periodic inundations, the constant assault of rainwater yeararound affected not only daily life in southern Louisiana, but also helped determine architectural design. Today's owners of historic structures face both new and ongoing challenges, even though their buildings were constructed with the environment in mind. Some features, such as steep roof slopes and overhanging eaves, remain effective. Others that were once useful, such as runnels alongside building walls, no longer carry water away efficiently. Streets have been raised, huge swaths of water-absorbing earth have been built over, and the ground itself is shifting — all factors that affect the ability to move water away from buildings. Perhaps nothing is as important to structural preservation in this region as eliminating the water that erodes foundations, causes building subsidence, rots wooden elements, contributes to rising damp and spalling on interior walls, attracts termites, and promotes biological growth.

The Vieux Carré landmark the Beauregard-Keyes Historic House is an instructive example of how water intrusion can gradually become a formidable enemy of structural integrity. Designed by architect Francois Correjolles and built in 1826 for local auctioneer Joseph Le Carpentier, the raised center-hall cottage incorporates both American and Creole features. The site now encompasses 19th- and 20th-century buildings and gardens, all of which were last restored during the 1950s. As with many residences, the ground around the building has been raised gradually and covered with non-permeable materials to accommodate driveways, parking, air-conditioning units, paved seating areas and similar modern conveniences. Although the traditional flagstone runnels along the walls were replaced with larger concrete ones during restoration, their capacity cannot accommodate present water movement needs. During rains, water enters the ground floor spaces, saturating walls and foundations and causing masonry deterioration and wood rot. It stagnates against the walls as drainage in the street is slow. Over time, water has gradually caused a weakening of structures throughout the site.

As is often the case with water intrusion, the damage was not visible at first, and the extreme nature of the situation was only realized after deterioration was well-advanced. Immediately, a structural engineer was retained, and it was his opinion that many of the problems were caused by rainwater trapped along the walls. Led by Robert J. Cangelosi, Jr., A.I.A., of Koch and Wilson Architects, board members and consultants conducted a thorough site analysis. The most dangerous structural problems have been addressed, and a plan is now in place to correct water accumulation and unstable soil conditions. Al Bourgeois Plumbing and Heating was the key subcontractor completing repairs. Work recently wrapped on the first phase of a three-phase drainage project including removal of paving in the courtyard, driveway and alley, regrading of the entire site, repair of broken pipes, and the addition of underground drainage and new surfaces. The project encompasses installing larger



Various scenes of water stagnation at the Beauregard-Keyes House.

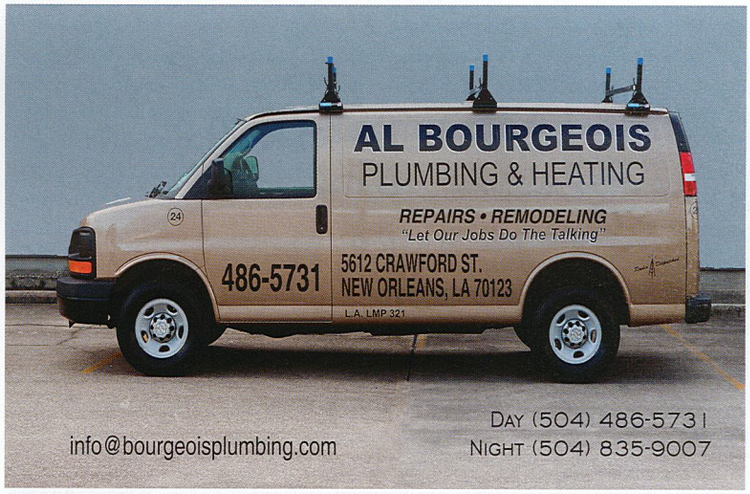
downspouts and connecting them to sub-surface drainage improvements. By addressing all the elements at once, water movement across the site can be coordinated to achieve the best possible result.

Owners of historic properties should take note of this experience. Today's repairs at Beauregard-Keyes Historic House are far more costly because the deterioration was gradual and hidden. Unlike damage from a flood, water intrusion is not always obvious, and a close examination of every sign is necessary. Water is tricky — it can drip and flow and seep into spaces far from the leak itself. Whenever water stains, termites or wood rot are found, investigation is essential. Below is a checklist of vulnerable elements gleaned from recent work at the Beauregard-Keyes Historic House:

Slipped slates on the roof,
Flashing around chimneys and other openings,
Capacity and condition of gutters and downspouts,
Location where water exits from downspouts,
Vegetation around scuppers and downspouts,
Runnels, trenches, or run-off along building walls,
Ponding water at the base of walls or piers indicating negative drainage,
Planting beds, trellises and other garden elements too near the walls,
Sinking soil, cracked paving, and moving foundations,
Poor or non-existent sub-surface drainage,
Slope and condition of porches, verandahs, and balconies and their attendant flashing,
Water accumulation near columns, doors, and openings,
and integrity of windows and sills.

Through the generosity of local foundations and individuals, essential structural work and the first phase of site work has been completed. The Friends of Beauregard-Keyes House is now seeking additional partners to complete the next phase of construction, and donations are gratefully accepted. If you would like to learn more about the project or to donate funds, please contact *BKeyesHouse@gmail.com* or visit *bkhouse.org/#!drainage/c1ktz.*







PRC
IN ACTION

REBUILDING TOGETHER dedicates resources to veterinarians who *lost it all*

BY **Catherine Crowell,** *Interim Director, Rebuilding Together New Orleans*

DR. M AND HIS WIFE live in Denham Springs. They were keeping track of the rapidly cresting Amite River, but were still surprised to wake up one morning, step out of bed and be ankle-deep in water. The water would reach the roofline of the couple's home before the flooding subsided.

The couple began to scramble to get a few articles of clothing and their pets — four dogs, a cat and a guinea pig — out of their flooded house and get to their nearby veterinary clinic.

But their clinic, which is on higher ground, offered no respite. When they arrived at the clinic, the water was so high that they had to wade in. They were able to rescue three dogs, two cats and a gerbil. They were wading through the water with the animals in portable carriers when Dr. M spotted a baby deer that was in the floodwater. He swam over, rescued the deer, and crated it with the other animals.

Dr. M called his friend who lived on a hill in a subdivision called Plantation Estates. They headed to the friend's home, only to be rescued there by boat on Saturday night after it flooded. The couple was dropped off in the parking lot in front of a Walmart, and they spent the night there on concrete with all the animals and with no water, fighting off hundreds of mosquitoes and ants.

On Sunday morning, Dr. M called a friend who had access to a helicopter through his company and he, his wife, and the animals were airlifted out. It took two trips to get them all out.

When cleanup volunteers from the Nola Tree Project were on their way to another house in the couple's neighborhood, they saw them completely in shock and crying in their front yard. They had lost their home, which they were just months from paying off in full, their clinic — and all of the medical equipment inside — and their vehicle.

And they had no flood insurance.

Program Director Robin Young asked the couple if they needed help because the NOLA Tree Project had extra volunteers, and soon a group had completely gutted their home.

After connecting with the friendly couple and hearing the story of their vet clinic a couple of blocks away, the volunteers started to gut there.

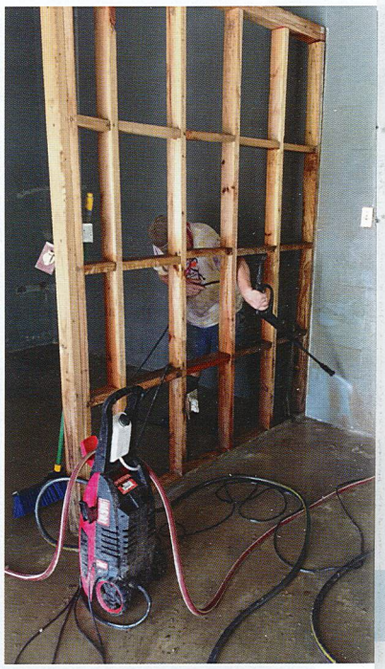
The couple's veterinary clinic is a massive 5,000 square foot building that included offices, spaces for pets, and stalls for large animals like horses. Though it was the largest gut job many on the Rebuilding Together New Orleans crew had ever seen, Dr. M had been slowly tackling it by himself each day.

Rebuilding Together New Orleans put together a team to gut the clinic, and in one day we finished removing the wet and molded contents, which included pet food, office furniture and cages. We were able to move onto the construction gutting.

Since the water reached the roofline in this space as well, everything was taken out. This included all the walls, laminate flooring, ceiling tiles, cabinets and more. We were able to save the ceramic flooring that was located in two of the rooms.

We returned the next week to pressure wash the interior cinder block walls and the concrete slab to remove the mud and muck that had caked on these surfaces, and to run fans and a negative air machine to start improving the air quality.

This finishing step will allow Dr. M to have a clean building that is free from mold growth and further damage. Now he will have to wait to receive funding to rehab his business and home.



A volunteer power-washes the interior cinder block walls to remove mud left from the flood.

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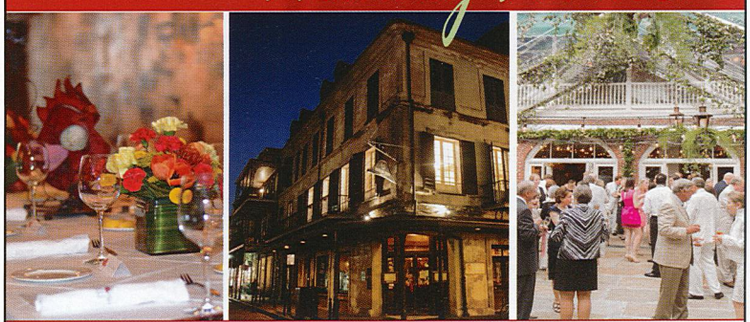
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Planning Snapshot



A rendering of the proposed development along the Lafitte Greenway from project architect. Courtesy Edwards Communities

New Orleans' **Master Plan, Upzoning, Density Bonuses** and **Inclusionary Zoning** have serious implications for the city's historic built environment.

BY Erin Holmes, *PRC Advocacy Coordinator*

As the city moves forward with a required Master Plan amendment process, the urgent call for an increase in housing affordability and availability will bring some planning strategies to the forefront. Here is a brief description of these concepts and how they may guide this process.

What is the Master Plan & why does it need to be amended? How is it different than the Comprehensive Zoning Ordinance?

In 2010, the city of New Orleans adopted the *Plan for the 21st Century*, commonly known as the Master Plan. This document, guided by thousands of hours of public input, serves as a developmental guide, bound by the force of law, for the growth of the city, rooted in "goals and strategies for livability, opportunity, sustainability, and action" (Master Plan Executive Summary p. 7). Its counterpart, the Comprehensive Zoning Ordinance, lays out the regulations — essentially the nuts and bolts of land-use planning — that implement the overall vision.

An amendment process every five years was deemed necessary for re-evaluation of the evolving goals that, when adopted, were largely driven by post-Katrina recovery. Now, this process is underway, as the city has made great strides beyond disaster recovery and has moved onto prioritizing long-term resilience. The applications will undergo a public review, an estimated 12 to 18-month process, involving meetings held in the community as well as formal public hearings. To stay updated, visit the City Planning Commission website: www.nola.gov/cpc.

Housing Affordability Crisis

In June, Mayor Landrieu released *Housing for a Resilient New Orleans: a Five-Year Strategy*. In the face of rapid growth and rising demand for housing post-Katrina New Orleans, costs have risen by 50 percent since 2000 (HousingNOLA, 2015). Overall housing supply, particularly affordable units, have not kept pace with our city's regrowth and the Mayor's report, coupled with the more extensive *HousingNOLA 10-Year Strategy and Implementation Plan*, call for an additional 7,500 affordable housing units by 2021 and 33,000 total housing units over the next 10 years to satisfy this growing demand. Though the tools used to achieve this goal are varied, here is where upzoning, density bonuses and inclusionary zoning come into play.

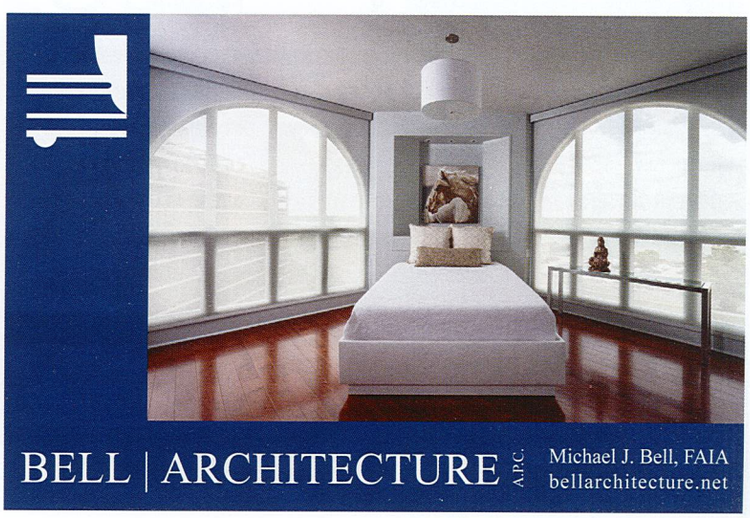
Upzoning refers to changing a property's zoning classification from a lower use, such as residential, to a higher use, like a commercial one. "Highest and Best Use," in land-use terminology, was coined in the 19th century by economists to describe the maximum productivity, financially speaking, of a parcel of land. At the time, and perhaps still today, that use was what our Heavy Industrial zoned properties are now — those that produce the most output economically. In contrast, "lowest use" would categorize smaller residential parcels that, alone, produce little economic output, aside from existing as necessary dwelling units. Upzoning methods are typically targeted in areas where they can positively impact a growing need. In the case of housing needs, upzoning tools like density bonuses can be used to increase the density of dwelling units on residential or mixed-use parcels.

Developmental Density Bonuses

Planned developments in the city of New Orleans are subject to all underlying zoning regulations such as height limits, residential density, and open space requirements, but are eligible for exceptions, or bonuses, if their project can demonstrate a substantial benefit to the city. These benefits include sustainable design techniques, adaptive reuse of existing structures, public green spaces, and dedicated units of affordable housing.

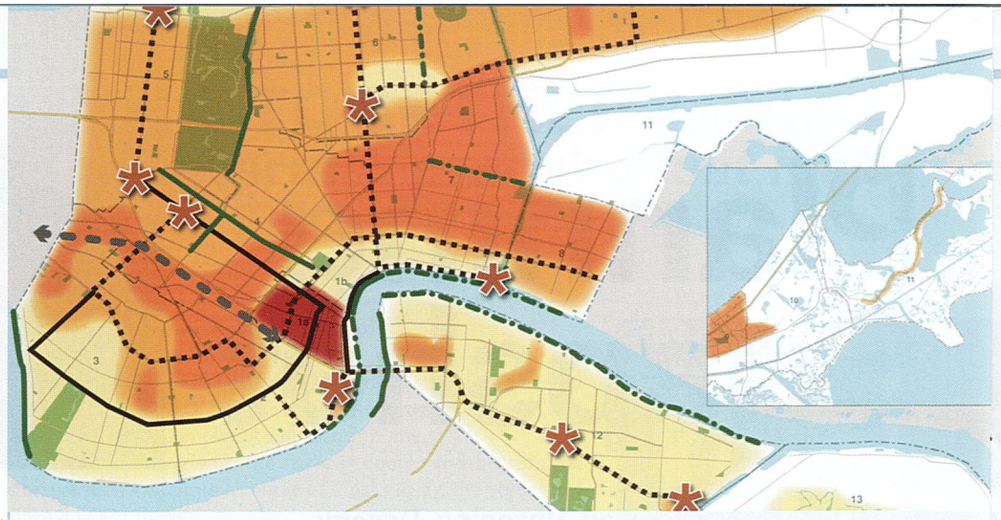
One recent example: The Lafitte Development in Mid-City, where the developers were awarded a 30 percent residential density bonus, or an additional 110 dwelling units on top of their allowed 272, in exchange for maintaining affordability for five percent of the total units, which resulted in 14 affordable units. Citing an inability to make the project financially work given the anticipated loss of revenue from the affordable units, the developers appealed to the City Council with an alternative to satisfy the affordability portion of their density bonus. Their proposed compromise was to place $644,000 into a soft-second mortgage program that would assist low- to moderate-income families in purchasing homes in the area, which was granted preliminary approval by the City Council in August.







The Master Plan envisions healthy New Orleans neighborhoods



A Plan for the 21st Century: New Orleans 2030.

KEY ◆ Recovering ◆ Revitalization — Existing ---- Proposed

Inclusionary Zoning

Housing advocates, including the Greater New Orleans Housing Alliance, reacted with concern to the trade-off as setting a counterproductive precedent for future seekers of developmental bonuses. To counteract this type of regulatory maneuvering, inclusionary zoning works to require, rather than to incentivize through an optional bonus, a share of affordable housing in new developments. If included in the Comprehensive Zoning Ordinance, these types of requirements will compel investors to design new and adaptive reuse projects with affordability provisions in mind. Though the nuts and bolts, like percentages of AMI and number of dwelling units, will require time to iron out, these policies can provide the foundational framework necessary to address the City's housing affordability crisis.

NOTE: The Master Plan defines affordable housing as housing whose total cost (including insurance and similar expenses) accounts for no more than 30 percent of household income. When designating units as affordable, the household income threshold requirements are calculated as a percent of the Area Median Income (AMI). The income levels are defined as:

LOW INCOME a household income that does not exceed 80 percent of the AMI

VERY LOW INCOME a household income that does not exceed 50 percent of the AMI

EXTREMELY LOW INCOME a household income that does not exceed 30 percent of the AMI

Interested in reviewing the proposed Master Plan amendments?

VISIT nola.gov/city-planning/mpamendments/master-plan-amendment-submissions/







PRESERVATION PAYS
HOW EVERYONE BENEFITS

Tulane and PRC partner for another symposium proving preservation's staggering economic impact

BY **SHAUN S. DUNCAN**



THE AESTHETICS OF PRESERVATION are visible to all. A restored 19th-century building delights, while simultaneously playing a key role in revitalizing neighborhoods and delivering messages of cultural heritage and architectural history. What, though, does the business of preservation consist of? How and why are projects structured to avail themselves of preservation tax incentives, and, importantly, what is the range of economic benefits — both immediate and reverberating — of such innovative urban preservation work?

The upcoming *Preservation Pays: The Economic Benefits for All* symposium will examine the economic and community stakeholders involved in architectural preservation and the measurable and catalytic benefits of rehabilitation projects to the city's economy and quality of life. The conference will also delve into social benefits, strategies for success and the role of preservation in shaping the character and prosperity of historic urban areas. Case studies of various project types will be critically examined from a multi-dimensional perspective combining the expertise, creativity and experience of developers, government decision-makers, civic leaders, architects, planners and owners.

The symposium, under the banner *Preservation Matters IV*, is a sequel to the 2014 conference, *Preservation Matters III: The Economics of Authenticity*, organized by the complementary partnership of the Preservation Resource Center and the Tulane University Master of Preservation Studies program. The Louisiana State Department of Culture, Recreation and Tourism completes the host trio, as overseer of the Division of Historic Preservation, the administrator of the tax incentive program. Alison Saunders of the division will speak on highlights of Louisiana's preservation tax incentive statistics and their role in energizing the state's cultural economy.

State Representative Walt Leger will lay the foundation for the day-long conference with his keynote speech the evening prior. The conversation will continue with Lieutenant Governor Billy Nungesser's perspective from state government and the role preservation plays in marketing Louisiana. Economist Donovan Rypekma will place local considerations in a broader context through his talk *Incentivized Preservation and Catalytic Effects.* Rypkema, author *The Economic Benefits of Preservation: A Community Leader's Guide* (National Trust for Historic Preservation, 2005), consults internationally on matters inherent in sustainable development and heritage conservation.

In that the use of tax credit touches on many spokes of civic wheels, a variety of relevant city matters will be discussed among panelists. Erroll G. Williams, New Orleans Tax Assessor, will speak to preservation's impact on the tax rolls. City leaders will address issues particular to their respective jurisdictions: Kurt Weigle, president and CEO of the Downtown Development District, on the impact of increased downtown residential living; Michael Hecht, CEO of Greater New Orleans, Inc. on the relationship between the city's prized architecture — its authenticity — to its economic development; and Mark Romig, CEO of the New Orleans Tourism and Marketing Corporation, on the impact of preservation on the tourism industry. Meg Lousteau will discuss the particular challenges of, and opportunities in, the French Quarter, from her position as director of the Vieux Carré Property Owners, Residents & Associates.

A presentation on specific projects will illustrate the possibilities born from the use of tax incentives — where the conceptual merges with the creative. Ari Heckman, founder and CEO of ASH, will inform on the transformation of the Marigny's St. Peter and Paul Church Complex (a Henry Howard-designed church) into the third ASH Hotel (joining Providence and Detroit). Tremé leaders Naydja and Adolph Bynum will describe the breadth of their renovation work in the country's oldest African-American neighborhood. Program highlights also include preservation accomplishments in Shreveport and Monroe, La.

The day will conclude on a future note as New Orleans mayoral candidates and city leaders offer their views on how they would use preservation for economic growth. This panel discussion will stretch beyond completed projects and those on the drawing board towards the possibilities and ideas of a new administration.

The PRC and Tulane University School of Architecture invite all to join these individuals whose efforts and intellects are using preservation as economic development to re-shape and revitalize the historic urban core. Learn about the projects that will ensure the continued commercial, residential and social uses of our treasured architecture for future generations. It is with the far-sighted use of available preservation tools that we most effectively steward the heritage of our built environment.

PRESERVATION PAYS SYMPOSIUM

Wednesday, October 26, 5:30 Keynote address by Representative Walt Leger In the Boyd Cruise Room of The Historic New Orleans Collection, Williams Research Center, 410 Chartres Street. Reception following at THNOC Counting House and Courtyard, 533 Royal Street.

Thursday, October 27, 9 a.m. to 4 p.m.
Symposium in the Boyd Cruise Room of THNOC Williams Research Center

PROGRAM

9 a.m. Remarks by Lieutenant Governor Billy Nungesser

Session 1 The Economic Phenomenon of Preservation Tax Incentives - Merrill Hoopengardner, chair, with Donovan Rypkema, Alison Saunders, and Erroll Williams

Session 2 New Orleans & Louisiana: Preservation Challenges Faced & Responses - Kurt Weigle, chair, with Michael Hecht, Mark Romig, and Meg Lousteau

Book Discussion *Revitalizing Cities* by Press Kabacoff, HRI Properties, with co-author James Farwell

Session 3 Case Studies - Ben Tiller, chair, with Ari Heckman, Naydja and Adolph Bynum, Liz Swaine, and Michael Echols

Session 4 Mayoral Candidates and City Leaders on Preservation as Economic Development, moderated by Ben Dupuy

Register at prcno.org/event/preservation-matters-iv-symposium/

COST $50 / $25 for students

The PRC and Tulane University acknowledge, with appreciation, the use of the exceptional facilities of The Historic New Orleans Collection.

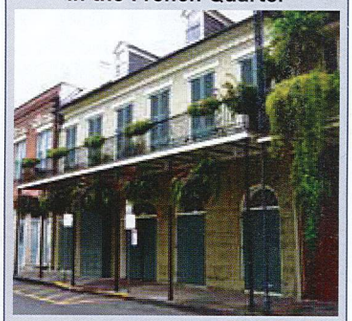
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The legendary architect Francois Correjolles designed two iconic buildings in the French Quarter; The Beauregard Keyes House at Chartres and Ursulines in 1826 and 516 St. Philip Street a block away in 1831. Beauregard Keyes is now a museum. 516 is for sale.
In 1987 it won the top Vieux Carre Honor award after a painstaking 6 year restoration which rebuilt the Federal Creole masterpiece
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8:30 – 10:00am January 26

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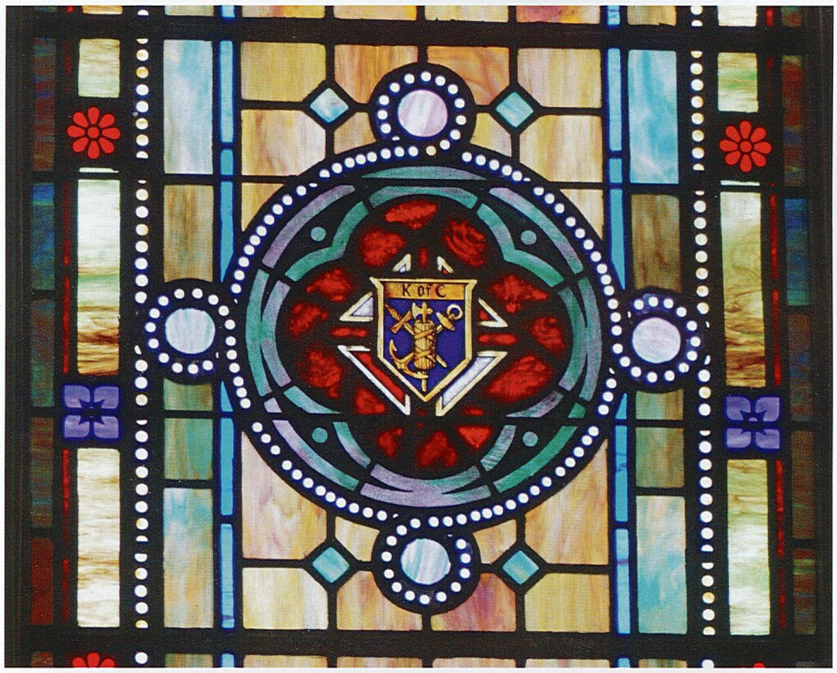
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STAINED GLASS
ALONG THE MISSISSIPPI

Text by Patty Andrews | Photos by Pame Tanner

Waterways, the Catholic Church, civilian authority, and disease: all were intertwined in historic Southeast Louisiana. The October 22nd Stained Glass Art in Sacred Places tour will shed light on this interaction. This all-day luxury bus tour will start at the chapel at the National Hansen's Disease Center, a medical compound founded by the state, expanded by the federal government and administered by Catholic sisters, and then will continue down River Road, visiting three other churches of diverse vintages and artistic styles.

Carville, Louisiana is legendary for the research and care of patients with Hansen's Disease, known commonly as leprosy, that took place there. From around 1920 until 1981, when the U.S. Public Health Service was in charge, all Americans with this disease were required to live there. Now no patients remain. Ongoing medical investigations and treatment today are centered in Baton Rouge, with regional clinics throughout the country. The immaculately maintained campus of the National Hansen's Disease Center belongs to the state and houses a youth training program as well as an informative museum and a chapel where Mass is said every Sunday morning.

The chapel, which opened in 1933 as the second chapel for Catholic patients and staff, is yet another testimony to the dedication and determination of the Daughters of Charity, who administered the center and nursed its patients for 85 years. The chapel is of a simple Spanish Colonial Revival design with Romanesque details. Stained glass windows were installed as donors came forward, beginning with three round windows donated by the nun who raised the funds for the building. Six windows by the famed Lamb Studio date to 1980, just before medical advances permitted those who so wished to leave the facility, and all portray New Testament stories of healing.

Moving downriver to Convent, Louisiana, a traveler will come to the imposing St. Michael the Archangel Church, now almost 200 years old. Even the organ is venerable: the oldest continuously operating pipe organ in the state. The church is famous for its Grotto depicting the Miracle at Lourdes. Made of bagasse clinkers, it dates to 1876, just 18 years after Mary's revelations to St. Bernadette. The sanctuary, with its beautiful columns, is surrounded by pastel windows that create an environment of serenity. A painting and two statues date to the original 1830 construction.

After a short journey farther downstream the traveler comes to St. Joseph Church in Paulina. Begun as a mission church of St. Michael's in 1848, the parish became independent in 1900. The current Romanesque-style building dates to 1921. Its windows were apparently all installed as a set, probably at the time of construction and include what may be the only window in the New Orleans area honoring the Knights of Columbus.

Our final stop, St. Peter's Catholic Church in Reserve, traces its history back more than 150 years, to 1864. The soaring structure, described as "modern gothic," is relatively new, however, as Hurricane Betsy demolished its predecessor in 1965. All 30 windows, which illustrate familiar Bible stories, date to the construction and are of the dalle de verre technique, incorporating colorful pieces of faceted glass.

The tour will include presentations at each church, with a lunch stop along the way. Departure will be at 9:30 a.m. from the 17th Street-side of the Lakeside Shopping Center parking lot (across from the post office), and we will return by 5 p.m. Bring your binoculars!

Stained Glass in Sacred Places Tour

Saturday, October 22, 2016 · 9:30 a.m. to 5:00 p.m.

Tour will depart from the 17th Street side of the Lakeside Shopping Center parking lot

3301 Veterans Memorial Blvd.
Metairie, LA 70002

Tickets

PRC Member · $75 | Non-Member · $85

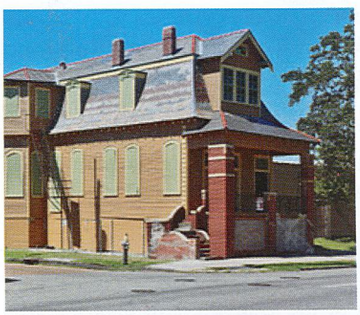
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PRC

FIRST TIME RENOVATOR TRAINING: RENOVATE RIGHT

TUESDAY, OCTOBER 11,18, 25

This three-part course focuses on how best to manage a renovation project. Good for first-timers or anyone who wishes to become more knowledgeable by learning from experienced renovators and local professionals. Topics covered include project management, working with city agencies, working successfully with your contractor, when to use an architect, and maintaining the historic character of your house. First Time Renovator Training Part II is $65 / $50 for PRC members. Space is limited and pre-registration is required at prcno.org. First Time Renovator: Renovate Right is Underwritten by **Audubon Insurance Agency, LLC.** 6 to 8:30 p.m. at 923 Tchoupitoulas St.



RENOVATORS' HAPPY HOUR GOES TO THE 7TH WARD

THURSDAY, OCTOBER 27

Hear from experienced historic renovator, Scott Veazey, who is restoring this Second Empire building which was built in 1885. This former rooming house has been vacant and blighted for over a decade, and will have a new life as a restaurant, bar, and eight-room hostel. Light refreshments will be available. $10/ free for PRC Members.1502 Elysian Fields Ave. 5:30 to 7 p.m. Buy tickets at prcno.org. Underwritten by the **Townhouse Circle***

STAINED GLASS ART IN SACRED PLACES TOUR

SATURDAY, OCTOBER 22

Join PRC for this all-day luxury bus tour, which will start at the chapel at the National Hansen's Disease Center, and will continue down River Road, visiting three other churches of diverse vintages and artistic styles – Saint Michael the Archangel Church, St. Joseph Church in Paulina, and St. Peter's Catholic Church in Reserve. Tickets can be purchased online at prcno.org, and cost $75 for PRC members / $85 for non-members. Lunch will be provided. Tour will depart from the 17th St. side of the Lakeside Shopping Center parking lot.

PRESERVATION MATTERS IV SYMPOSIUM - *PRESERVATION PAYS: HOW EVERYONE BENEFITS*

WEDNESDAY & THURSDAY, OCTOBER 26 & 27

This conference will address economic and community stakeholders involved with architectural preservation at all levels, such as developers, government decision-makers, architects, planners, owners of both large and small rehabilitation projects, including homeowners and small business owners, and community members in historic neighborhoods. Expert speakers will discuss the measurable and catalytic benefits of preservation programs to the city's economy and quality of life, in residential neighborhoods and commercial areas across the city. Case studies of various project types and will be critically examined. Register at prcno.org.

HISTORIC HOUSE SPECIALIST SEMINAR FOR REAL ESTATE AGENTS

THURSDAY, NOVEMBER 3

This program provides detailed information about the historic house types and neighborhoods of New Orleans as well as pertinent information about financial incentives, renovation financing and permitting that will enable local Realtors to better market and sell historic New Orleans homes. This program will earn 4 CE credits (by the LA Real Estate Commission) and by attending two additional PRC education programs, the PRC designation of Historic House Specialist. 8:30 a.m. to 3 p.m. at the PRC (923 Tchoupitoulas St.) $85 / $75 for PRC members. Space is limited. Pre-registration is required at prcno.org. Historic House Specialist is Underwritten by **Whitney Bank**. *This course counts toward the PRC Historic House Specialist designation for Real Estate Agents.*

FIRST TIME HOMEBUYER CLASS

MONDAY - THURSDAY, NOVEMBER 7-10

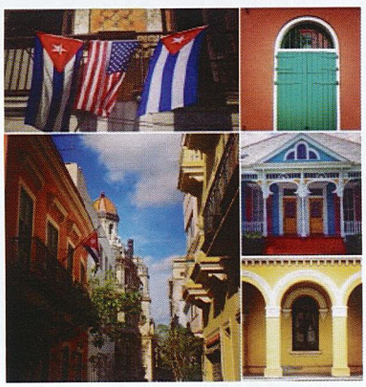
This 12-hour course offered by PRC and A Shared Initiative, Inc. is certified by the LA Education Collaborative. It acquaints prospective buyers with the details of purchase contracts, insurance, fiscal fitness, budgeting, home maintenance and more. Students emerge from the program prepared to tackle a home purchase process and meet the demands of owning and caring for a home. All sessions are mandatory for completion of the course, which is preceded by a one-on-one financial counselling session. Located at 3401 St. Claude Ave. (Saturday classes) and 923 Tchoupitoulas St. (weeknight classes) $75 per individual, $90 per household. Advance registration is required. Registration information at prcno.org or 504.636.3399.

RENOVATORS HAPPY HOUR GOES TO THE HERMANN-GRIMA HOUSE

THURSDAY, NOVEMBER 10

Built in 1831, the Hermann-Grima Historic House is installing a state-of-the-art HVAC system. Enjoy refreshments and hear about how you can install modern systems and appliances while keeping the integrity of a historic structure intact and be minimally invasive. Free for PRC and HGGHH members / $10 for nonmembers 820 St. Louis St. 5:30 to 7 p.m. Visit prcno.org or call 504.636.3399.

NEW ORLEANS



THE PEARL AND THE CRESCENT

THROUGH MONDAY, NOVEMBER 21

In a new exhibit at the Pitot House, the Louisiana Landmarks Society takes a close look at the shared architectural ancestry of New Orleans and Havana. Tulane University Master of Preservation Studies candidate J. Marshall Brown is the curator of the exhibit, which he developed after a trip to Cuba earlier this year. This exhibit will be open for viewing Wednesday through Saturday from 10 a.m. to 3 p.m. through November 21. For more information, visit louisianalandmarks.org.

2016 DONALDSONVILLE FALL RAMBLE

SATURDAY, OCTOBER 8TH, 2016

At this tour, you will have a chance to tour some of Donaldsonville's most magnificent historic structures. Visit a handful of churches and homes, as well as the River Road African American Museum. Enjoy lunch on the Inn and the River and make an afternoon stop for some jazz music. Advance registration is required, and must be completed by Monday, October 3. Visit lthp.org for more details.

THE SOUTHERN GARDEN SYMPOSIUM

FRIDAY & SATURDAY, OCTOBER 14 & 15

This spectacular symposium's workshops and lectures provide ideas and inspiration for the gardener, and the social activities surrounding the event are classic southern elegance at its best. Symposium events are held at historic and picturesque locations, both public and private, including Afton Villa Gardens, Rosedown Plantation, Grace Episcopal Church, and more. Visit southerngardensymposium.org to learn more.

LOUISIANA LANDMARKS SOCIETY'S FÊTE DU JARDIN

SUNDAY, OCTOBER 16TH

Louisiana Landmarks Society, one of the state's oldest preservation organizations, will hold its 3rd annual Fête du Jardin on Sunday October 16, 2016, in the gardens of the Pitot House, 1440 Moss Street. Honorary chairs of the event are Consul Général de France Grégor Trumel and Madame Ingrid Trumel. The afternoon will be a gathering of people who cherish the unique character of our city to enjoy its cuisine, wine and music. The Fête is the society's major fundraiser of the year and will support its ongoing preservation advocacy activities, as well as maintenance of the Pitot House, the organization's home on Bayou St. John. Individual tickets are $65 and $35 (35 years and under); and patron levels begin at $250. To purchase tickets, become a patron, or for more information, visit the group's website at louisianalandmarks.org or call the office at 504-482-0312.

SPIRIT OF THE VIEUX CARRÉ GALA

MONDAY, OCTOBER 24

Gala chairs Lisa and Rick Blount invite you to join the Vieux Carré Commission Foundation for our finest fête yet at Marché, a newly renovated French Market building with breathtaking birds-eye views of the river and the Quarter below. Dinner provided by the upscale restaurants of Creole Cuisine Restaurant Concepts. From 6 to 9 p.m. at Marché, 914 N. Peters St. Visit vcfoundation.org for details or tickets.

THE HISTORIC HOUSES SOCIETY GALA FOR THE HERMANN-GRIMA + GALLIER HISTORIC HOUSES

THURSDAY, NOVEMBER 3, 2016

This year, the Gala will be held at the beautiful Garden District home of Kim and Jamey Roddy on Seventh Street. The Historic Houses Society Gala is held annually to thank and honor the Society's Circle Level Members. Food will be provided by the Link Restaurant Group. Chairpeople are Mathilde V. Currence, Susan R. Johnson and Betsey M. Todd. 7 to 10 p.m. More at hgghh.org.

MEETING DATES

BLIGHTSTAT: OCTOBER 13
CBD HISTORIC DISTRICT LANDMARKS COMMISSION: OCTOBER 12
NEW ORLEANS CITY COUNCIL: OCTOBER 6, 20
CITY PLANNING COMMISSION: OCTOBER 11
HISTORIC DISTRICT LANDMARKS COMMISSION: OCTOBER 13
NEIGHBORHOOD CONSERVATION DISTRICT ADVISORY COMMITTEE: OCTOBER 3, 10
VIEUX CARRÉ COMMISSION: OCTOBER 5

Send November kiosk information to Liz Jurey, c/o PRC, 923 Tchoupitoulas St., New Orleans, LA 70130, or via email at ljurey@prcno.org, by October 10, 2016.

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FEATURED ITEM OF THE MONTH

CRUISE-STYLE DECK CHAIRS



This is a sweet set of four vintage matching deck chairs. There is one original canvas sling that can be used as a pattern for making new seatbacks for the steel reinforced wooden frames. All for $720.

Also, the large woven basket seen in the photo has a generous 30-inch-diameter top and would work great as a hallway catch-all. $160

MONDAY TO SATURDAY 9 A.M. - 4:30 P.M.
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Louisiana Museum Foundation presents...

Mojitos at the Mint

Friday, October 21

Patron Party 6:30 p.m. – 8 p.m. • Main Party 8 p.m. – 11 p.m.
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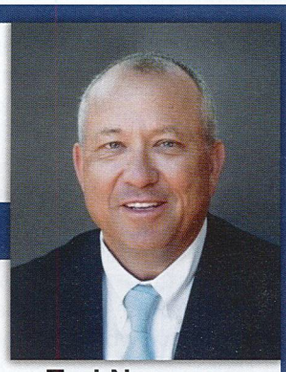
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NEW ORLEANS ARCHITECTURE FOUNDATION



DESIGN LECTURE

COCKTAIL RECEPTION & BOOK SIGNING
at New Orleans Museum of Art

TUES, OCTOBER 25TH
featuring:
Annabelle Selldorf,
Selldorf Architects

Tues., October 25th—Registration starts at 5:15pm
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Editor's
SPOTLIGHT

ann & david

Ann Drorbaugh and David Kopra are the kind of people you want on your team.

The couple — she a retired "computer geek," he a retired financial officer — live in Olympia, Washington, have been married almost three decades and have three grown children. They are also, as of print deadline, currently on their 26th service trip to Louisiana since 2006.

"We thought after the 10th anniversary of Katrina that our work in Louisiana was pretty much done," Ann said. "Then the middle part of the state flooded."

The couple was already planning to come to New Orleans for this year's October Build, where Rebuilding Together New Orleans will send 25 teams of volunteers to repair the houses of eight low-income, elderly and veteran homeowners over two weekends. But when catastrophic flooding inundated the greater Baton Rouge area in August, the couple changed their plans.

They altered their flight dates and planned a five-week trip that has them working in New Orleans as well as Denham Springs.

It's a town that can use as much help as it can get. "It's a devastating reality when 90 percent of your town receives water," said Denham Springs Mayor Gerard Landry. "But people love Denham Springs. It's a town of 10,000 where people, for the most part, all know each other. I don't see that many people leaving."

So volunteers are crucial to help thousands of residents gut homes, rebuild, and reclaim normalcy. But as weeks turn into months, residents and Louisiana officials alike, including Governor John Bel Edwards, are concerned that national attention has already shifted away from flood victims, even as there is still so much to do.

Luckily there are selfless individuals, including this very special couple, who have come to help. Ann and David recently spent a Saturday, their one day off that week, underneath a friend's house north of Lake Pontchartrain, ripping out insulation soaked from flooding. "For us, [this work is] about the people," Ann said. "We have made friends the past 10 years that we will have all our lives."

There are those whose houses they helped repair, whose gratitude blossomed into a permanent connection. "Six years ago, we helped the Bellingers fix their [formerly flooded] upstairs," Ann said. "We gathered a bunch of people and did the house. And during that time, Mr. Bellinger taught David how to make ribs. Every time David made them, we would call Mr. Bellinger.

"Two years ago, his wife called and said he's in the ICU," she said. "We came, and David sat with him every day. When we went to Mr. Bellinger's funeral, they said we had to sit in front, with the family. They invite us to family reunions every year, to this day. We have family here, now."

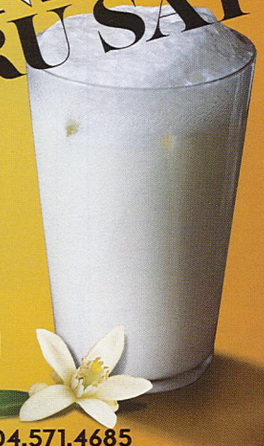
And there are also those friendships that were forged in service together. "During our first trip here, we stayed in a volunteer bunk house on First and Dryades, that had 100 bunks, for a month," David said. "We thought it would be terrible, but it was one of the best things that ever happened to us." They made lasting bonds with the people they volunteered with that first trip. Returning to work with the Rebuilding Together New Orleans "family" is something that the couple also appreciates. Louisianans are so blessed for the generosity, dedication and beauty of spirit of Ann and David, and others like them who have come to help.

DANIELLE DEL SOL, *editor*



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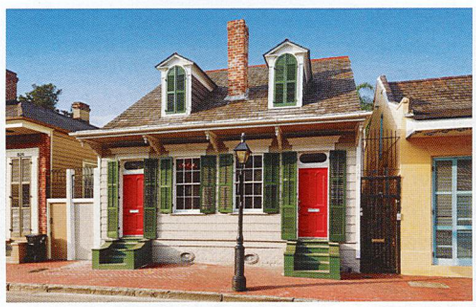
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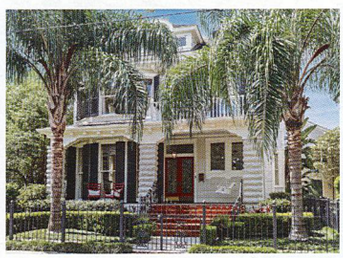
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