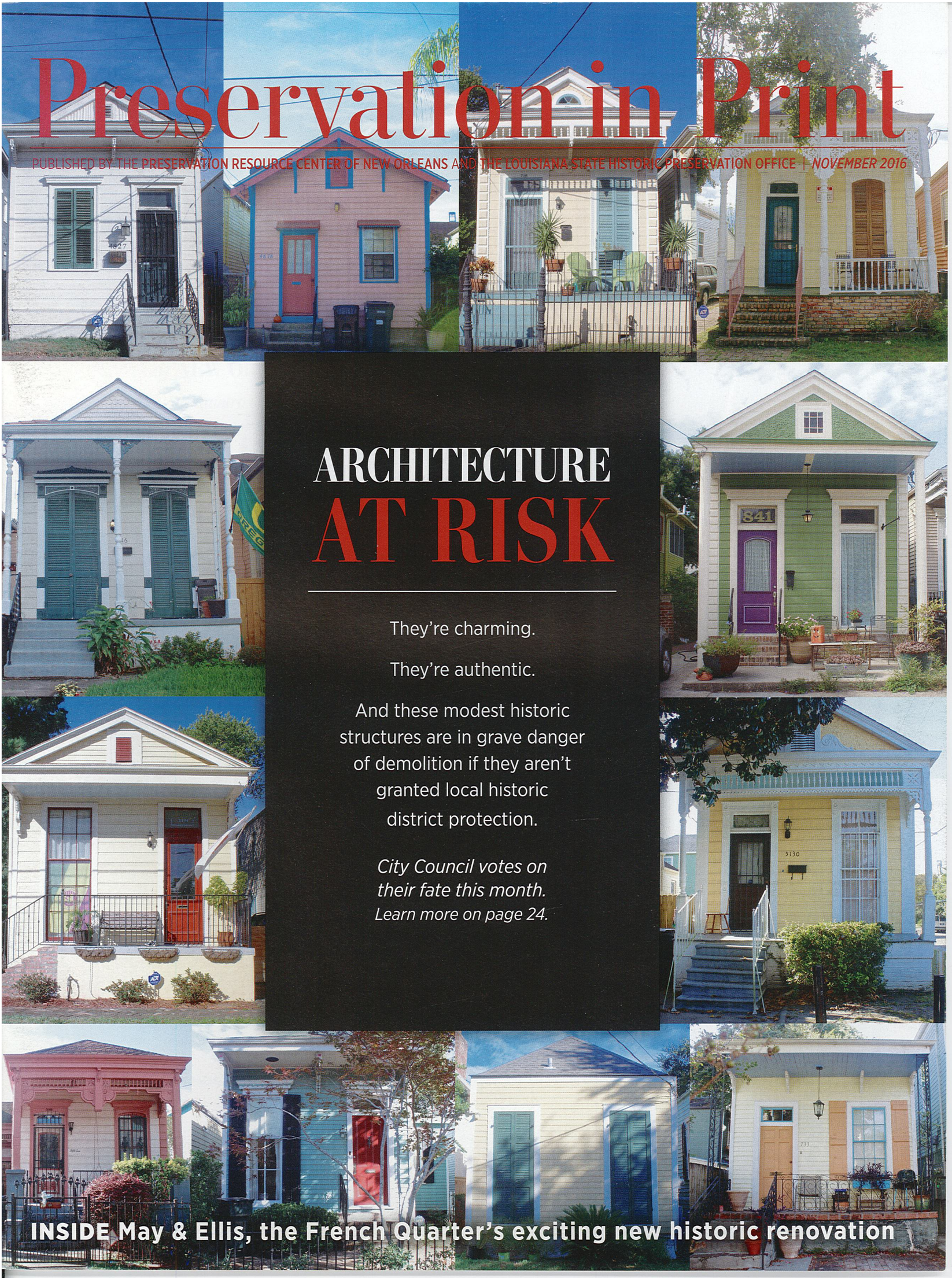
Preservation in Print

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



ARCHITECTURE AT RISK

They're charming.

They're authentic.

And these modest historic structures are in grave danger of demolition if they aren't granted local historic district protection.

City Council votes on their fate this month.
Learn more on page 24.

INSIDE May & Ellis, the French Quarter's exciting new historic renovation



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VOL. 43 NO. 8 NOVEMBER 2016

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PUBLISHED BY THE PRESERVATION RESOURCE CENTER OF NEW ORLEANS
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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

Modest homes across Uptown and Mid-City are being razed by developers and replaced with new construction homes that imitate historic styles. These charming houses might be next to go if City Council fails to place these neighborhoods, plus Carrollton and Parkview, under HDLC protection this November. *Read more on page 24.*

PHOTOS BY LIZ JUREY

PICTURED ABOVE

LEFT The iconic Schoen Funeral Home builds a new chapel. *See page 18.*

CENTER Charming single shotgun, or perfect tear-down? *You choose, page 24.*

COURTESY STUDIO WTA

RIGHT The May & Ellis building circa 1960. *Read more on page 20.*

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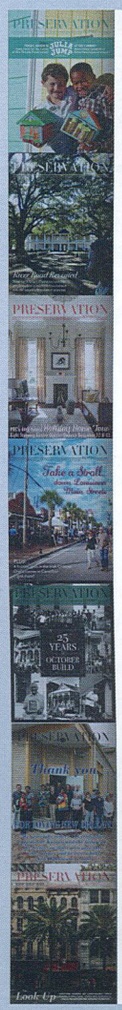
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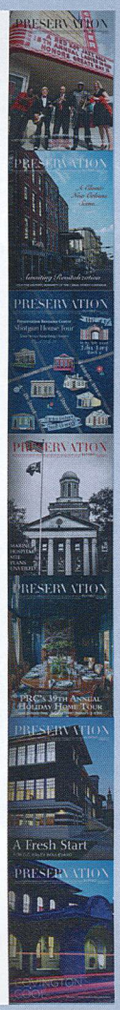
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FROM THE

Director

Reversing Decline
Anticipating Decline

HEALTHY, THRIVING AND ABUNDANT neighborhoods are essential for the prosperity of any city. The opposite is also true: if neighborhoods reflect decreasing residential population the city itself will lose business investment, jobs and tax revenues, and a cycle of decline will become entrenched. Certainly each is related to the other, but through decades of experience and historical research it is evident that neighborhoods are indeed the building blocks of any city, the highly visual means for a city to "put its best face forward," to attract further investment, create more jobs, provide increasingly better city services.

New Orleans has an impressive track record of anticipating and reversing decline. **In 1936 New Orleans was the first large city (at that time ranking 16th in size of population) to create a historic district, in anticipation of the eventual yet very probable loss of its original neighborhood, the Vieux Carré.** New Orleans was definitely going against the trend of urban development, and only enhanced its own prospects for prosperity. Unfortunately, in the mid-20th century, federal programs and policies were put in place that had a very negative impact on all cities, as highway construction destroyed and divided thriving neighborhoods, and federal programs made it easier to acquire mortgage loans for new suburban homes than for those in older neighborhoods.

Helping out at the federal level was the National Preservation Act of 1966. This leadership inspired at local levels those who cared about their cities and their historic architecture and neighborhoods. As New Orleans approaches its Tri-Centennial year in 2018, more will be written about how so much of the city was rescued and decline reversed, through preservation programs that resulted in the growth and prosperity of once-declining neighborhoods.

It is ironic, to say the least, that the thriving neighborhoods of today, in which so many vacant and blighted properties have been restored rather than leveled, have in effect created new major problems for neighborhood vitality. The neighborhoods indeed are now more and more appealing to prospective homebuyers and visitors, to the degree that they are suffering from problems of success, including the "tear-down" phenomena when historic houses are demolished to be replaced by "McMansions," and the escalation of the loss of permanent residents thanks to the proliferation of short-term rentals. Decline is very much anticipated. The question is: what action will be taken to avoid this decline?

It is possible that the New Orleans population decline will be delayed due to the city's thriving tourism industry, which is of course to a great degree the result of preservation of the Vieux Carré and creating prosperity in older neighborhoods through preservation programs. But ultimately tourism will be negatively impacted, as hotels increasingly feel the negative impact of proliferating short term renatals (STRs), as residents move out of residential neighborhoods becoming commercial, and as tourists realize that the "unique neighborhood character" they anticipated has disappeared. Ultimately economic decline is anticipated, due to deterioration of quality of life in neighborhoods throughout the city.

It is interesting to note some facts about the city's growth over the years. **Founded in 1718, by 1840 New Orleans was the third-largest city in the United States, and was in the top 10-12 cities in size until 1900.** Our population peaked in 1960 at 627,525. At that time the city was the 15th largest in the U.S. We began to lose population due to reasons mentioned earlier, which of course had a negative catalytic effect. By 2005, when Hurricane Katrina devastated the city, the population had shrunk to 455,188, although **by 2005 all historic neighborhoods were reviving, in fact experiencing a "boom."** Our population rebound from Katrina has only reached 389,617, ranking 49th largest US city. While some of the loss can of course be attributed to Katrina, the fact remains that in 2015 the city's population had declined by almost 40 percent from its peak in 1960.

Additionally, it is important to know that since 2000, 98 percent of cities the size of New Orleans are growing faster than New Orleans. In this dire situation, it becomes even more important to look at what is extremely positive: New Orleans excels in historic preservation programs, resulting in the rebuilding of populations in older areas. Preservation activity in New Orleans pays off, for the city and state: in 2015 Louisiana ranked NUMBER ONE nationally in number of rehab credit projects, NUMBER SEVEN in investment dollar value of those projects, and is consistently in the TOP TEN nationally, year after year. Our State Historic Preservation Office is obviously one of the best in the country. It should be utilized to grow our towns, cities and the entire state.

We know how to rebuild neighborhoods and neighborhood populations. New Orleans should at least aim to reach its peak population of over 600,000. It can be done — but not if we replace citizens with short-term renters and fail to recognize the impact of STRs on neighborhood growth and quality of life. Those who have been involved with the many successful revitalization efforts can all too readily anticipate decline resulting from the STR phenomena, but at the same time we know how this can be prevented. We can achieve prosperity for the entire city, and throughout the state, if we recognize the importance of quality of life in all New Orleans neighborhoods to the prosperity of all citizens. This would entail aggressive protection of all neighborhoods and assistance to those in need, and avoidance of enacting measures that would detract from our unique neighborhoods.

Patricia H. Gay

PATRICIA H. GAY

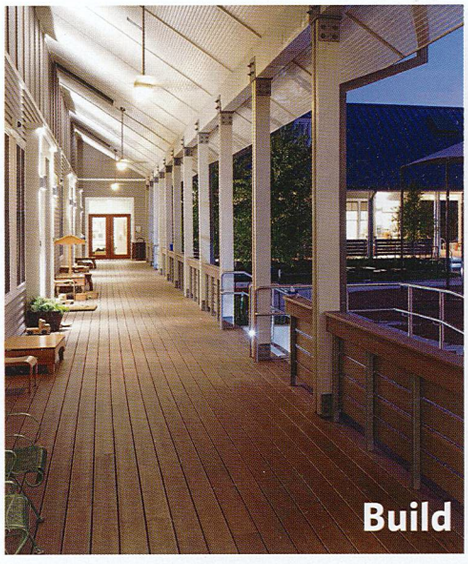
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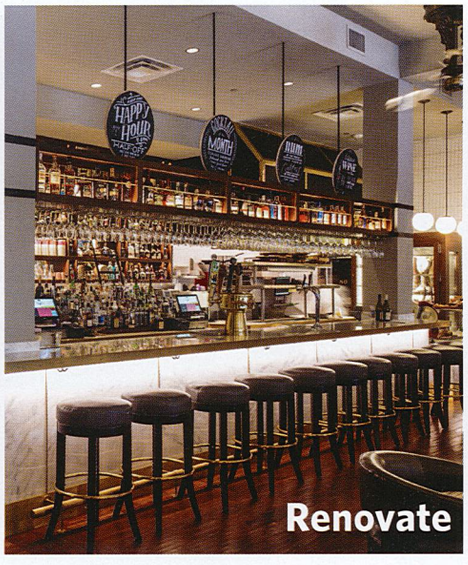


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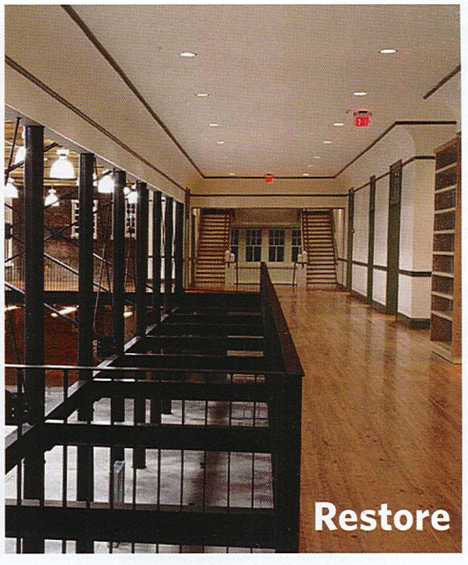




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Destination Downtown 2016

BY **RAY SCRIBER,** *Louisiana Office of Cultural Development*

DESTINATION DOWNTOWN is a regional conference developed and hosted by Louisiana Main Street in partnership with Main Street Arkansas and the Mississippi Main Street Association. Louisiana Main Street served as the 2016 host in historic downtown Ruston, Sept. 12 – 14. The annual conference attracts professionals in preservation-based historic commercial district revitalization, including new and experienced downtown and neighborhood Main Street directors, board members, architects, planners, economic development professionals, public officials, volunteers and consultants. Attendees hail from communities of all sizes, from rural towns to urban neighborhoods in large cities.

With the theme of Economic Vitality Teams, many conference sessions focused on ways preservationists and economic development professionals can work together to bring economic competitiveness to historic commercial districts.

The keynote speaker was Roger Brooks, one of the most recognized and frequently quoted experts in the travel industry. Brooks has worked with almost 1,000 communities as well as many states, provinces, national parks and countries in their branding, product development and marketing efforts. In his *20 Ingredients of an Outstanding Downtown* presentation, one of the main points focused on the fact that in economic development, tourism and community development, there is absolutely nothing more important than your downtown.

Presenters from throughout the country led breakout sessions focused on topics such as *Solutions for Stubborn Vacancies, Growing Your District: Best Practices for Attracting New Business, Developing an Entrepreneurial Ecosystem, Watering the Roots of the Small Business Ecosystem: Financial Resources for Growing Small Businesses, Thirty Low-Cost/No-Cost Family Programming Ideas, Building an Effective Business Retention Program, How to Combat Negative PR and Band Your Downtown Together* and more.

Although the primary focus of the conference was training and professional development, there were also opportunities to network and build connections in social settings. Ruston Main Street developed a scavenger hunt through downtown using the organization's smartphone app. Not only did this allow participants to walk throughout the city's downtown, but it also illustrated how technology can help promote the downtown and businesses in their own communities. The biggest social event of the conference was an artists' showcase and pep rally held at the Louisiana Tech football stadium and sponsored by The Louisiana Campaign for Tobacco-Free Living and Musicians for Smoke-Free Louisiana. The showcase presented concerts by three Louisiana music groups available for booking at Main Street events in the three states, and the pep rally featured the Louisiana Tech Band of Pride, Regal Blues dance team, cheerleaders and mascot, Champ.

Conference attendees left with many resources, ideas for their own communities and a sense of energy and enthusiasm for moving forward. Mississippi Main Street Association will host the next Destination Downtown in Gulfport in September 2017.





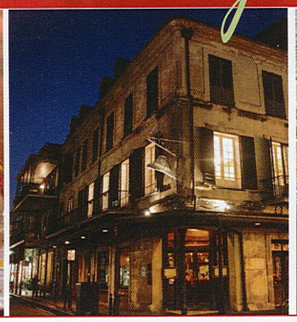
LEFT AND ABOVE: Several sites in historic downtown Ruston hosted conventioneers during the Destination Downtown conference.





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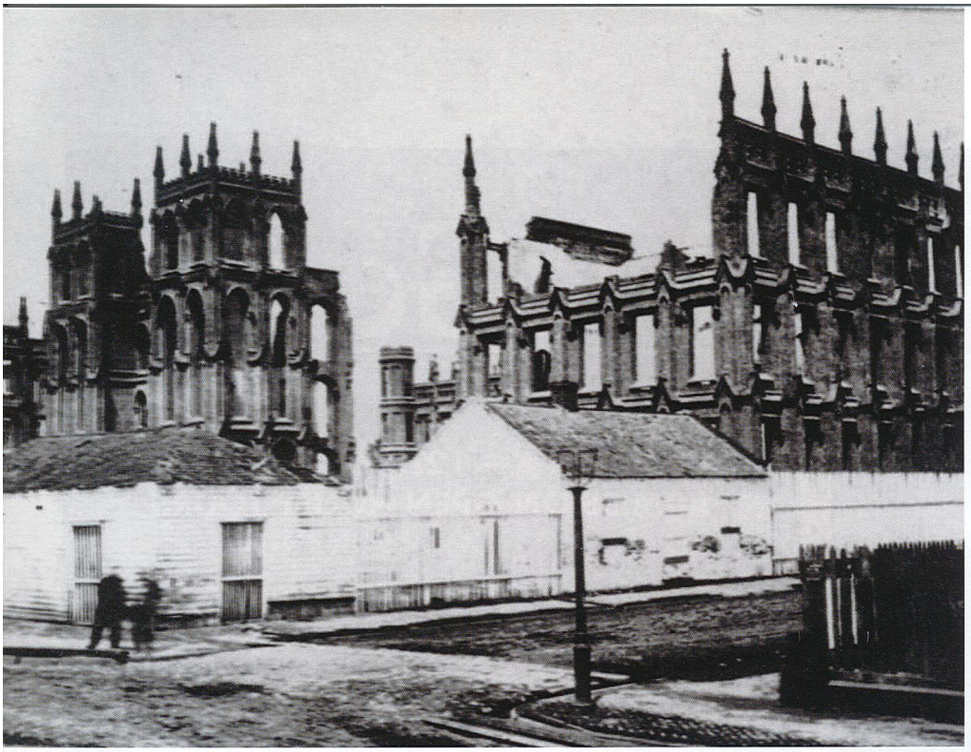
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THE BRIEF LIFE AND FIERY DEATH OF *Touro's Almshouse*

BY **RICHARD CAMPANELLA**
TULANE SCHOOL OF ARCHITECTURE



TOP LEFT: Circa 1865 photo by WD McPherson of almshouse ruins. Photo courtesy Marshall Dunham Photograph Album, LSU Library **ABOVE:** Same perspective as the 1865 view, from Piety and Royal. Photo by Richard Campanella

FOR EVERY HISTORICAL LANDMARK we proudly retain in New Orleans, others have disappeared, and we can only ponder how these lost legacies might function in our cityscape today. Imagine, for example, heading down Chartres Street in Bywater and coming upon a colossal Gothic complex seemingly part cathedral, part fortress and part castle.

In fact, the edifice began with a very different intention: as an almshouse, a shelter for elders and what were then called the "honest poor." The project was the brainchild of Judah Touro (1775-1854), the famed Rhode Island-born merchant of Sephardic Jewish origins who amassed a fortune in New Orleans through shipping and real estate.

Touro, who despite his wealth lived humbly, endeared himself to New Orleanians through his generous support of education, orphanages, health care and houses of worship. Touro's philanthropy continued after his death at age 78 in 1854, as he bequeathed his $1 million estate ($27 million today) to various causes. Item #20 of his 60 bequests allocated $80,000 "for the purpose of establishing an 'Alms House' (for) the prevention of mendicity." Touro, who would die only 12 days after penning his will, further stipulated that control of the institution would eventually pass to "the Mayor of the City of New Orleans." In effect, Touro had, through his private gift, planted the seeds for public-sector social welfare in an era when such work was mostly funded by civil society and organized religion.

The state incorporated the "Touro Alms House" in March 1855, after which the executors acquired land in the Third District courtesy a donation from Touro's old friend Rezin Davis Shepherd, who 40 years earlier had helped Touro recover from a grievous injury suffered during the Battle of New Orleans. The parcel spanned 318 feet from Piety to Desire Street and 556 feet from Levee Street (now Crescent Park) back to halfway between 3300 Royal and Chartres, the latter not yet having been cleared through.

The executors then offered $500 for the best architectural design accommodating "400 to 450 pensioners" while costing no more than the bequeathed moneys, which had grown to $125,000. "When completed," predicted the Picayune upon perusing the 13 submissions, "the Touro Almshouse will be one of the most noteworthy edifices of our city — a monument to the pure character, the genuine love of mankind and the true philanthropy of its immortal founder."

The winner, announced January 1859, was William Alfred Freret, Jr., a recent graduate of engineering studies in England and son of a former New Orleans mayor. Freret conceived a huge three-story masonry compound featuring two crenellated four-story towers and ornately fenestrated walls topped with parapets and pinnacles. It was majestic, quite English, and emphatically Gothic.

Freret left no explanation for his stylistic rational, but two factors were likely at play. For one, he probably aspired to bring dignity to the indigent residents through architectural grandeur, and Gothic did this well. On a related note, this was an era when architects shifted their muse from the buildings of classical antiquity to those of the Middle Ages and Renaissance. The former gave rise to the Greek Revival fashion of the early 1800s, and the latter brought forth the Italianate, Romanesque (Norman) and Gothic styles of the mid- to late-1800s.

In New Orleans, Italianate proved popular for residences, whereas designers of commercial and institutional buildings opted also for Romanesque and other styles. Gothic never really caught on locally, but there were some notable specimens, with their signature trait being the ogive, or pointed arch above doors and windows. Two of the earliest Gothic edifices in New Orleans, St. Patrick's Church on Camp Street (1840) and the U.S. Maritime Hospital in Algiers (1848), both exemplified the appeal of this style for buildings of religious, health, and, in the case of Touro's Alms House, charitable uses.

With William Freret's blueprints in hand and the riverfront site now cleared, local builders Samuel Jamison and James McIntosh got to work on the almshouse in spring 1859. But they would be frustrated by constant delays and soaring costs, to $206,000, an overrun that would call for more generosity on the part of co-benefactor Shepherd.

What stalled the work was a mounting political crisis of unprecedented proportions, culminating in the dissolution of the Union and outbreak of the Civil War. New Orleans was now the largest city in the Confederate States of America, and even as its port was blockaded, its largest private construction project persevered. By April 1862, the Touro Alms House was all but complete.

Later that month, Captain David Farragut's Union fleet charged the Confederate bastions at the mouth of the Mississippi. After a ferocious noctur-





LEFT: Touro Alms House footprint at base of Crescent Park pedestrian bridge. Photo by Richard Campanella **BELOW:** Area of Touro Alms House seen from the river. Photo by Richard Campanella

nal naval battle, the warships broke through and sailed unmolested to take the Queen City of the South. En route, Union sailors would have seen scores of plantations houses, sugar mills and warehouses, but the first truly salient landmark would have been the Touro Alms House. In the distance beyond, plumes of smoke wafted skyward, the handiwork of rebels determined to deprive the enemy of spoils by igniting wharves and cargo.

Union troops landed shortly thereafter and entered the undefended city, and a few days later, Maj. Gen. Butler wrote to President Abraham Lincoln, "New Orleans…is at your command." So too was the Touro Alms House, which made for a perfect federal base and bunkhouse. Union troops occupied it immediately and proceeded to fill the interior with gun racks, bunks and a provisional kitchen.

In August, Butler declared the Alms House to be an official "mustering headquarters for native guards," according to a later congressional investigation. This included the 1st Louisiana Native Guard, a federal fighting force of escaped slaves and free men of color. Within a few months, 1,800 African American men enlisted at the Alms House and mustered into 20 companies, whereupon some would see action at Port Hudson in 1863 and elsewhere. Among them were Captain Andre Cailloux, one of the first black Union officers killed in Civil War combat, and Captain P.B.S. Pinchback, who would later become the nation's first African American governor. In January 1864, the Alms House was used as a recruiting depot for the Corps d'Afrique.

By this time, Lincoln had issued the Emancipation Proclamation, making the conflict a war of liberation as well as a rebellion suppression. Although the executive order pointedly excluded federally occupied territories such as New Orleans, thousands of enslaved people nonetheless read the tea leaves of history and emancipated themselves. Having nowhere else to go, they gravitated to union encampments for food and shelter, including Camp Parapet in Jefferson Parish and probably the Touro Alms House as well. To wit, a December 1862 article in the Daily Delta mentioned African American women and children at the Alms House, suggesting that black civilians as well as soldiers experienced their first moments of freedom here.

After the Confederate surrender in April 1865, New Orleans remained occupied even as many troops were sent home. Union officials no longer needed the Alms House, and aimed to vacate after September 1, 1865.

It was an ill-fated deadline by a matter of hours. On the last afternoon of their occupancy, troops were baking beans in the makeshift oven they had installed three years earlier. Because the architect Freret had not designed this particular room to be a kitchen, there was no chimney, and the troops connected their oven to a flue originally intended for ventilation. Unbeknownst to them, every time they cooked over the prior three years, sparks had been rising up an air duct replete with fissures and combustibles. They just didn't ignite.

At 10:40 p.m. on September 1, 1865, they ignited.

Flames burst from atop the Piety Street wall, straight above the oven. Alarms were sounded; the 53 remaining troops evacuated and formed a bucket brigade, while horse-drawn steam pumps were summoned. But coal sparks ignited tar on the roof, and the flames spread. To make matters worse, someone cried "Powder!" — erroneously, it turned out — and fear of an explosion sent firefighters scrambling, which allowed the blaze to get out of control. "During the conflagration," stated writers of a government investigation, "men…were heard to say that 'the baked beans had fired the building.' "

By dawn, Judah Touro's Gothic gift was a belated war casualty. The ruins stood until 1867, when the city cleared the bricks for the right-of-way of what is now 3300 Chartres. The only known photographs of the alms house were captured during the time between the fire and the demolition, 1865-1867: one close-up by W. D. McPherson from the corner of Piety and Royal, which accompanies this article, and two from a distance by Theodore Lilienthal.

Touro's "castle" was gone, but his gift endured. Remaining funds were supplemented by claims filed against the federal government, as well as by Mayor Joseph Shakespeare's "gamblers' fund" raised through steep licensing fees on betting houses. A new alms house was built in 1895 on present-day Daneel between Joseph and Nashville, and like the original, it too was Gothic. In 1901 control of the fund shifted to a city commission and the alms house was renamed Touro-Shakespeare. In 1927 the uptown site was sold and subdivided for residences, and a new home was established in 1933 at 2650 General Meyer Avenue in Algiers. Though that building has been empty since 2005, the Touro-Shakespeare Home remains under city control today — just as Judah Touro stipulated.

As for the 1862 almshouse, its footprint has become obscured by bank erosion, levee realignment and riverfront changes, all of which have subsumed old Levee (North Peters) Street. Had the structure survived, Touro's Alms House would be a major Bywater landmark today, looking something like the Old Louisiana State Capitol in Baton Rouge — another castle-like Gothic building of the 1850s involving architect William Freret.

Next time you climb Crescent Park's "rusty rainbow" pedestrian bridge, look toward the lake, the river, and Desire Street: these four acres were all within Touro's Alms House. Gothic arches would have surrounded you, and elegant pinnacles would have towered over your head.

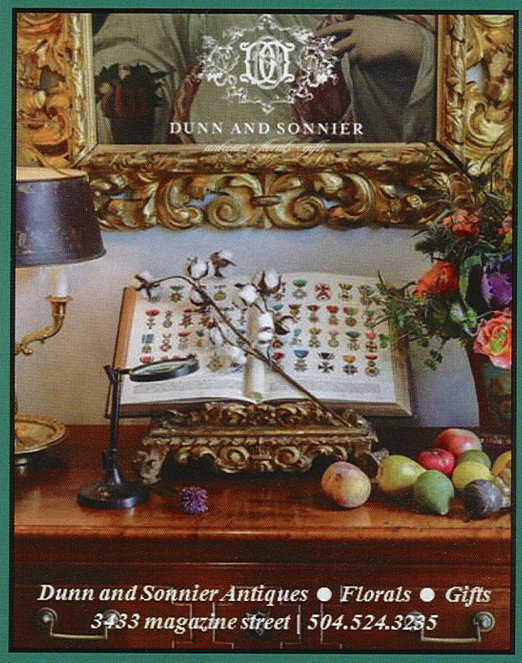
This article is an adaptation of an earlier version which appeared in the author's "Cityscapes" column in NOLA.com|The Times-Picayune, and is presented here with permission.

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, Lincoln in New Orleans,* and other books. He may be reached at richcampanella.com, rcampane@tulane.edu, or @nolacampanella.



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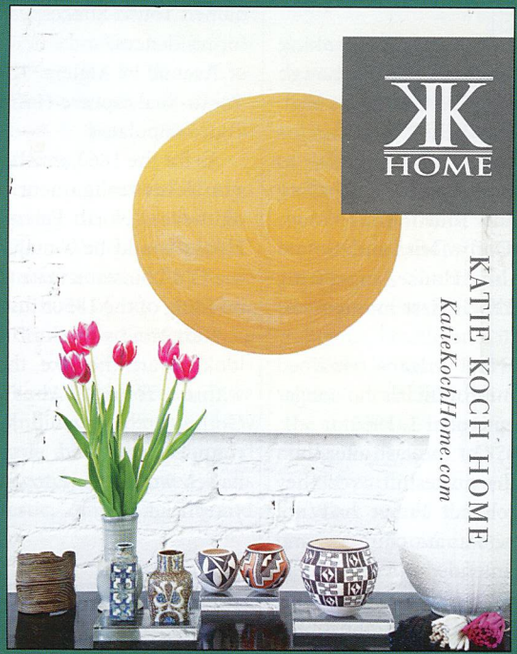
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PRC TO PROTECT MARKSVILLE'S BEL OAK

DAN MICHEL IS A SELF-DESCRIBED "CRAZY PRESERVATIONIST." But that's not why he decided to place a historic preservation easement on his Marksville, Louisiana home, and donate it to the Preservation Resource Center of New Orleans.

Michel wanted to protect the home that his great grandparents built in 1872, and that his family has owned since.

"I never married or had children," Michel said recently. "My brother has two daughters, but they have no interest in an old house. My sister lives in Brandon, Mississippi and she has five children, but Marksville means nothing to them; they grew up in Mississippi. So my biggest problem was: What will happen to my home when I die?"

The Alfred H. Bordelon House, also known as *Bel Oak*, is one of only two buildings listed on the National Register of Historic Places in Marksville, a town of almost 6,000 residents about 30 miles southeast of Alexandria. The one-and-a-half story home, described by the National Park Service as a transitional Greek Revival-Italianate-Stick style galleried cottage, is located in the town's historic residential core, just one block from the parish courthouse and Marksville City Hall. The home's proportionality is so fine, Michel said, that famous southern architect A. Hays Town once visited the home to record its measurements.

After learning about PRC's preservation easement program, which protects properties to ensure their optimal condition in perpetuity, Michel called PRC easement director Leah Tubbs. PRC holds 122 historic preservation easements across Louisiana. The assurance that his family home's continued existence and good condition could be monitored after he was gone soothed Michel, so he immediately got to work, with his attorney in Marksville, Benjamin Luke, to donate the façade easement to PRC.

Amazingly, Michel declined the generous tax credits that can come from donating a property easement. His sole motive was protecting his family's home; with that accomplished, Michel said, he can focus his time on the home's continued maintenance, which is no small task, he said.

To say he knows every square inch of the building is no exaggeration. Michel grew up in the house, and has spent most his life there, save for almost two "very fun" decades in New Orleans, and time studying at LSU. Michel worked for the USDA for years, and traveled the state and region extensively during his career.

Its simple elegance is the root of the home's beauty, he says. The 60-foot-long front porch, partitioned with Greek balustrades, is most people's favorite place to relax at the home, Michel said. The five-bay building is three rooms wide, two rooms deep, and has most of its original features intact, including long leaf pine floors and ceilings, eight-foot-tall windows, porcelain doorknobs with original locks and hinges, fireplace mantels, and even a hand-painted ceiling mural in the parlor that has Christian and Native American symbols and writing: "Welcome to my home of love, happiness and peace."

The home is furnished with antiques significant to Michel's family, including a piano that his aunt used to give piano lessons to black and white children — she was the first white woman to offer music lessons to black students in the city, he said.

Michel is no stranger to the protection of historic properties. He served for years as a board member of the Louisiana Landmarks Society, and in 1996 he won the organization's most prestigious honor, the Harriet T. Kane award, for his service. That passion no doubt came from the history that has literally always surrounded him. Now his family's home will be forever protected by PRC. "I pray that when I go, whoever buys this home will love it," he said. - *Danielle Del Sol, photo by Sarah Norman*



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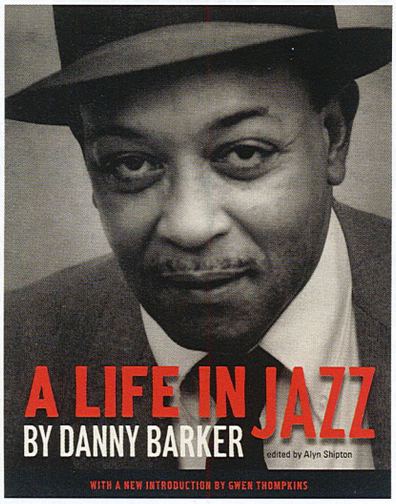


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An elder statesman of jazz and an international representative of New Orleans and African American culture, Danny Barker (1909–1994) is credited with more than a thousand recordings and dozens of original songs. This illustrated edition of his autobiography—first published in 1986—brings fresh insight into Barker's legacy.

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RIGHT: Image courtesy of Hogan Jazz Archive, Tulane University

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SARAH CHAMBLESS-FEDERER came from a bed and breakfast family, having been raised within the Camellia House of Covington owned by her parents, Linda and Don Chambless. So it was natural that she and her husband, restaurateur Steven Federer, would join the hospitality business as well.

They didn't realize it would happen with a glance.

Linda Chambless spotted a dilapidated Craftsman at 510 Old Girod St. in historic Mandeville that she deemed perfect for the cause. The house had once belonged to a seafood proprietor and then used as a law firm, but had sat vacant for many years.

"She knew immediately that's my house," Chambless-Federer said, and added with a laugh, "We took a little convincing."

The house sported a hole in the roof dating back to Hurricane Katrina, the floors were covered in both old tile and red paint and there was rot across the back porch.

"It was a disaster," Chambless-Federer remembers. "But we were looking for a way to open a B&B, and this house really lends itself to be a B&B."

The cottage's bedrooms and the living areas are separated by a central hallway. The couple made structural changes to accommodate the guest rooms, but also to add a staircase along the hallway to provide easy access to an unfinished attic. Future plans are to create living space upstairs.

The two bedrooms located on the side of the house are now spacious guest suites, but the central bathroom between them was split so that each room would have a private bath. Guests access their rooms from outside doors, where owners have built private patios for their use. A night's stay includes a basket of assorted breakfast items and drinks so guests have may the option of eating on their private patios.

It's their business, but the couple also lives in the home with their two young children. Because the two bedrooms located on one side of the house were converted to guest rooms, the couple uses the dining room as the master bedroom until they can add on to the house. They incorporated elegant French doors to separate both the master from the kitchen and the kitchen from the den.

"We reworked the doorways in almost every room in the house to make it more functional," she said. "It flows nicely altogether."

Each tile covering the floors had about 16 nails which had to removed, Chambless-Federer explained, which was a pain-staking process. Then came the job of removing the red paint and having the hardwood floors restored. The wood took quite a beating over the years, Chambless-Federer said, but she loves the result.

"It's just the way I like them," she said. "It gives a beachy feel, since we're so close to the lake."

Two full kitchens of cypress cabinets were donated to the couple, along with other repurposed items to save the couple money, including architectural salvage pieces inside the guest rooms.

"We took bits and pieces of the cypress cabinets and cut them into place and got them to work in our kitchen space," Chambless-Federer explained. "As much as we could salvage, we did. It saved us a lot of money. We were, of course, on a budget, it being our first house."

Linda Chambless, having restored a bed and breakfast of her own, helped the couple with both planning and handiwork. The couple did as much work as they could and then hired subcontractors when needed.

After a two-year renovation, the 100-year-old cottage opened on August 1 as the Blue Heron Bed and Breakfast. The house lies four blocks from Lake Pontchartrain in the heart of old Mandeville and two blocks from the Mandeville Trailhead of the Tammany Trace. It's also within walking distance of the Dew Drop Jazz Hall, restaurants and shops. *-Cheré Coen, photos by Kayla Gilchrist Photography*

A NEW CHAPEL FOR CANAL STREET LANDMARK

IN FEBRUARY OF 1994, the Jacob Schoen & Son Funeral Home graced the front cover of Preservation in Print as part of a feature article celebrating the addition of the Mid-City Historic District to the National Register of Historic Places. Located not only within the Mid-City Historic District but also on the storied Canal Street corridor, the grand building, set on a gracious green lawn, has stood as a community landmark for generations.

Recently back under Schoen family ownership — the fifth generation — managing partner Patrick Schoen is focused on restoration efforts and business expansion. After regaining possession of the business — another company had control for a few years in the recent past — his first thought was, "I need a chapel, and I need to restore the building," Schoen said. Since May 2014 he has worked with Michael G. Lachin, David Lachin and Fred Allison III, of the architectural firm of Lachin Oubré & Associates, to fulfill his family's vision of constructing a new chapel on site. The 5,000-square-foot addition to the historic main building opened for services late this past summer.

Given the iconic status of the Jacob Schoen & Son Funeral Home, the task of adding a major architectural component to the historic building was challenging, the architects said. The rambling Spanish Revival Style mansion that we see today is the result of a total building renovation completed in 1931. National Undertakers, Inc. initiated the renovation when they purchased the wood-frame Victorian residence of Mr. and Mrs. Uriah J. Virgin and transformed it into a funeral home. The Schoen family took over ownership of the establishment in 1936 and ran it as an auxiliary location to their main building, which was located at the time on Elysian Fields Avenue.

Through the design phase of the project it quickly became apparent to all parties that any expansion of the original building should be sensitive to the 1931 renovation. F. H. Myers Construction Corporation, led by CEO and President Rachelle M. Albright, acted as the general contractor for the project. Working with teams of highly skilled tradesmen, the addition of the chapel was achieved seamlessly. Molds were made of the original friezes and other ornamental work found on the main building, and great lengths were taken "to promote continuity to the chapel expansion," said Michael G. Lachin, lead architect. "We regarded it as a community landmark, which it truly is."

In addition to the new chapel's direct dialogue architecturally with the earlier parts of the building, it also carries technological advances that benefit the historic sections of the building as well. New lighting and AV systems are now controlled remotely via a mobile-based app allowing for spatial versatility and ease of use. The spatial versatility of the new addition has also attracted interest outside of the realm of the funeral business. Since its completion a few months ago, the chapel is already set to host a number of weddings, reunions and theatrical performances.

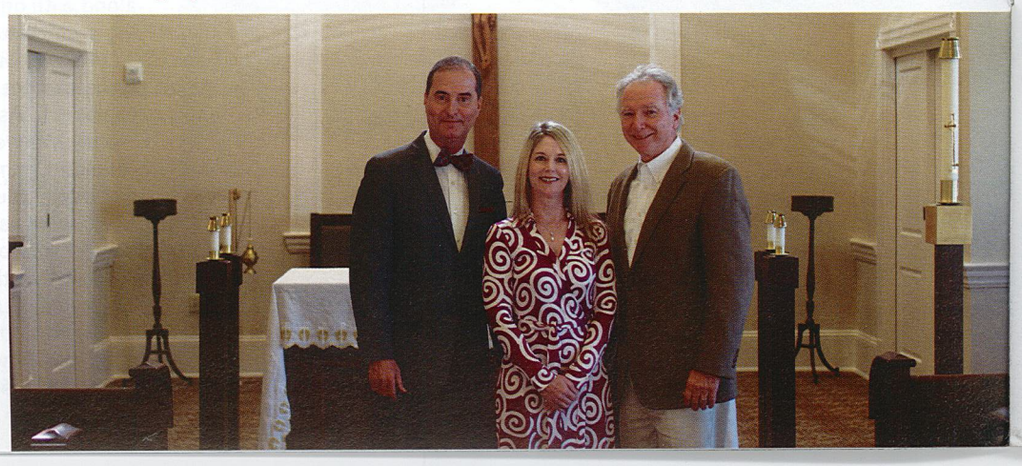
The existing funeral home also underwent a number of improvements, including the installation of an ADA ramp, new paint and carpeting, and taking the parlors back to their original floorplans. "Everyone took pride in it and now we have our pride back," Shoen said. *–Heather Veneziano, photos by Liz Jurey*





VISIT **PRCNO.ORG** TO READ ABOUT HOW THIE HISTORY OF THIS FASCINATING FUNERAL HOME.

BELOW Owner Patrick Schoen (right), Rachell M. Albright of F.H. Myers Construction (center) and Michael G. Lachin of Lachin Oubré & Associates teamed up to work on this beautiful addition. The Schoens and Lachins have been working together on the funeral home for more than 60 years.



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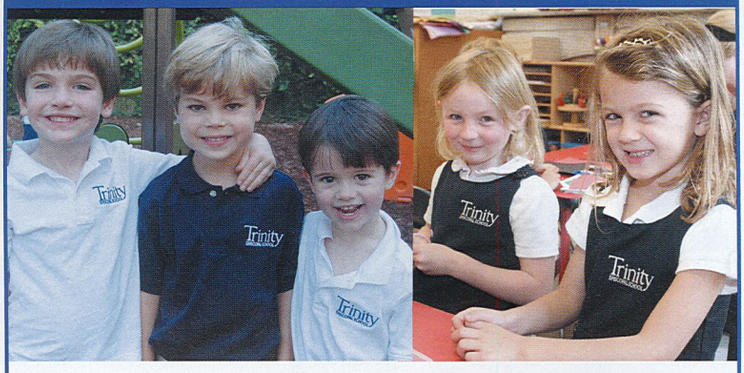
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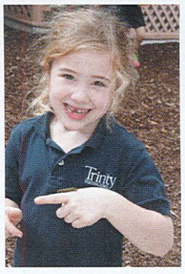
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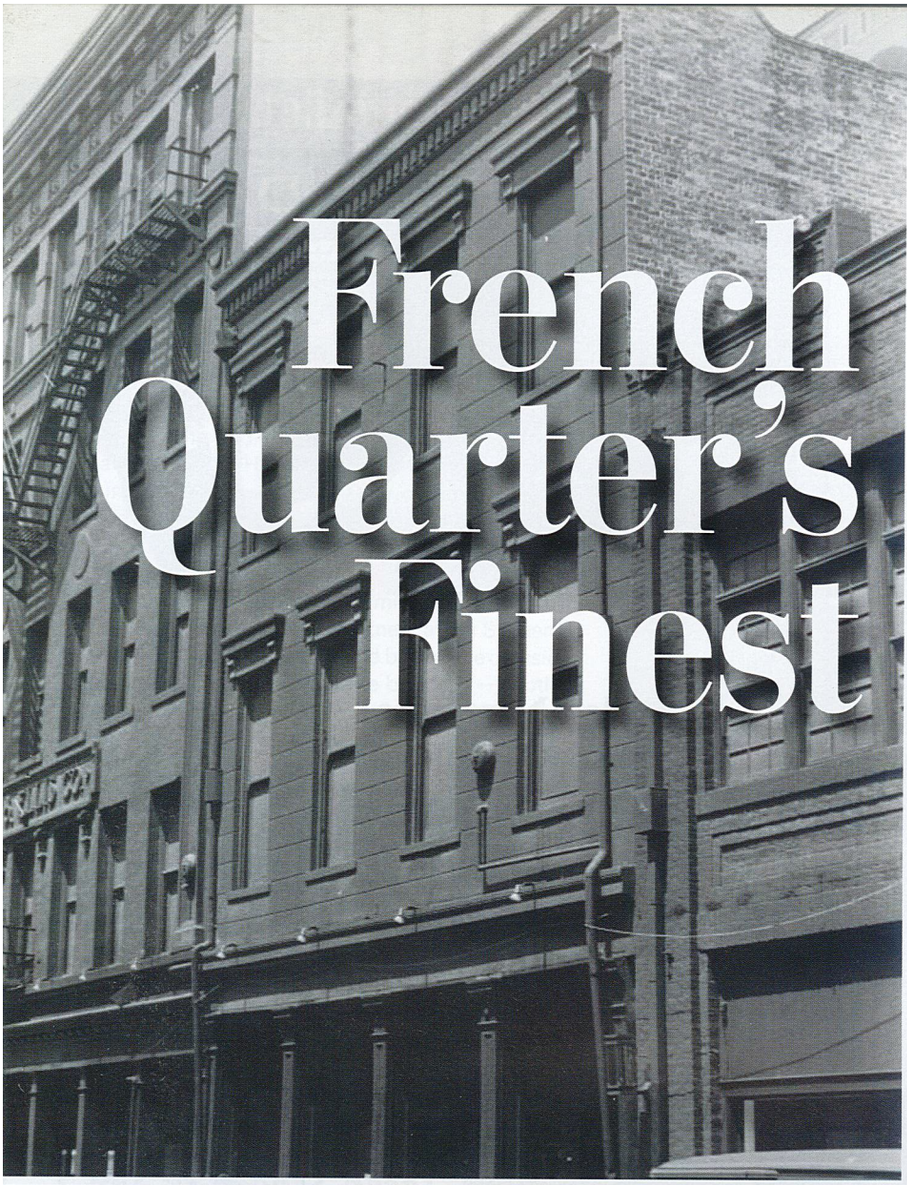


Jacob Schoen & Son Funeral Home has just completed a full restoration of their New Orleans landmark facility including construction of the new J. Garic Schoen Chapel. The new chapel will augment the home's already rich history in the New Orleans community by offering expanded and highest quality services. Jacob Schoen & Son Funeral Home has remained a family run business since it was established in 1874 and has been supported by Lachin Family Architects for over 60 years. The funeral home continues to provide care for families during their time of need.

Jacob Schoen & SON • FUNERAL DIRECTORS

LOA Architects Planners Project Managers
LACHIN OUBRÉ & Associates, APC

French Quarter's Finest





TOP The May & Ellis building circa 1960. Courtesy The Collins C. Diboll Vieux Carré Digital Survey, at The Historic New Orleans Collection. N-2-036-010. **BOTTOM** The building today, post renovation.

The new **May & Ellis** apartment building has revitalized a long dormant stretch of Chartres Street after an impressive historic renovation.

BY Danielle Del Sol

PHOTOGRAPHS COURTESY Trapolin•Peer

IT WAS 11 O'CLOCK AT NIGHT in late August 2014 when David Hecht first laid eyes on the historic May & Ellis building. The structure — the largest on the block — had been vacant 12 years, and few other buildings on that stretch of Chartres, between Iberville and Bienville streets, had occupants. "It was pitch black,' Hecht said. "The block was just dead. But I could still see that the building was beautiful."

Hecht, an architect and real estate developer, had just flown into New Orleans that night for a reconnaissance trip to scope out properties for potential development projects. Though not a native, Hecht has family in New Orleans and grew up visiting the city; his uncle, a local architect, helped him develop a deep appreciation for New Orleans' historic structures from a young age. He had long been keen on doing a real estate project in the city, and was due to walk through the May & Ellis building, along with other prospects, the next day. But that August night, on the quiet block in the French Quarter, Hecht was already taken by the building's Classical façade, and its fantastic location. "At that point I was like, I really want this," he said.

He teamed up with Clayton Randle, a developer with finance, real estate investment banking and private equity experience in New York and southern California, who had also grown up visiting family in New Orleans and also had a love for the city. Under the name Abri Design and Development, the duo developed a plan for the building, which for decades had been the Hurwitz Mintz furniture store, that they describe as "thoughtful, ambitious, and that honored the history of the building." The building's owners — seven different groups of family members, all descendants of the Mintz family, which owned it for more than 75 years — liked their vision, and decided to sell Hecht and Randle the building.

That was 2014. Today, the newly restored May & Ellis building has just opened at 221 Chartres St. with 25 residential apartments. Soon, the first floor, with 7,000 square feet of retail space fronting Chartres Street, will host a restaurant and a café. With a few condo projects also recently opening on the same block, that quiet, dark street that Hecht traversed in 2014 will soon have more than 50 new residents.

A complicated concept

The May & Ellis building is actually two — the structure that bears that name is five stories tall, built in 1908, and the building next to it, three stories, dates from 1861. The two have been joined for many decades, nearly a century, though, making the square footage for this project — 40,000 square feet — simply massive, especially by French Quarter standards.

Their fondness for New Orleans' historic architecture led Randle and Hecht to work closely with Trapolin•Peer, the architecture firm that made this project possible, on saving as many historic elements of the buildings as possible. Original brick and remnants of plaster are exposed in many units, as are

many of the heavy timber beams that held the early buildings together. "We actually went through the building early on, and Trapolin•Peer helped redesign some of the layouts of the apartments to keep as many exposed beams as possible," said Joe Yenni, project manager for Palmisano Contractors.

Randle and Hecht were able to utilize historic rehabilitation tax credit financing from the state and federal level — a combined 45 percent credit on historic rehab expenditures — by preserving the building's original elements. One major part of this, Yenni said, was the restoration of the historic windows. "We did the math, and it was more cost effective to restore the windows than to have new ones milled," he said. All of the wood windows were removed from site and dipped in chemicals to remove lead paint. After two to three weeks of drying, each wood sash was repaired, as were the rope and pulley systems used to open the windows. Each glass pane was reglazed, and the windows were reinstalled, with new trim to follow.

Many repairs typical to buildings of this age were needed, including remediating termite damage and water damage, and repointing masonry. "The building was in deceptively solid condition," Hecht said. "Structurally it was in pretty good shape…[but the rest was] in typically fair condition."

One of the most complicated challenges of the project was not the saving of a historic feature, but the redefinition of one. "We wanted to recreate the iconic French Quarter courtyard in our building, but a contemporary interpretation," Hecht said. Both he and Randle were concerned at the precedent many French Quarter developments have set with apartment bedrooms lacking windows. "As an architect that has designed many multi-family buildings, access to light and air is a key component," Hecht said. "There's this weird quirk in Orleans Parish where rooms don't need a window to be a bedroom. It's the only place I've ever worked where that's the case," Hecht said, and is rare in major US cities, Randle affirmed. But their historic building was deep, meaning that getting natural light and fresh air into every bedroom was going to be impossible. "I was shocked by all these bedrooms with no windows…that's not the kind of building we would want spend two years laboring over," Hecht said.

So he worked closely with Trapolin•Peer to core both historic buildings like an apple, creating light wells, or "courtyards," that most apartments open on to. This allows the vast majority of bedrooms in the building to have at least one window. "I knew the courtyard concept was a good idea when everyone said we were crazy to do it," Hecht said.

"One of the most difficult parts of this project in terms of logistics was envisioning the light wells," Yenni said. "Cutting them in, and shoring up the structural requirements wasn't easy. But our team did a good job.

"This project was actually a little smaller than our average project — we're working on two right now that are about five times the size — but the challenges were significant," Yenni said. "From a logistics standpoint, it doesn't get more difficult than being in the French Quarter." The site lacked a "lay down" area, Yenni explained, where supplies can rest during the day, and be stored at night. With no yard behind, and a public sidewalk and road in front, the May & Ellis site lacked space for workers to set up. "If you order cabinets, all of the cabinets for all 25 units show up in one day," Yenni said. "And you have to stage them properly. Our success with that was thanks to our site superintendant and assistant superintendant, Glen Austin and Brent Freeman.

"More difficult than having no lay down area was having no





TOP A rooftop lounge for residents. **MIDDLE** Apartments are entered via courtyards that were cut in the middle of both buildings. **BOTTOM** A model apartment bedroom.



elevator in the building until the very end," Yenni continued. "All of the construction materials for roughly 80 percent of the whole building were carried up six flights of stairs." A handful of times, the team obtained permission to shut down Chartres Street and bring in a crane — which was particularly useful for tasks like constructing the penthouses, which add a floor to each historic building, raising the heights to six and four floors. "Basically we built two structures on top of existing structures when building the penthouses," Yenni said.

"The neighbors were tolerant, and we made the decision to group all of those [street shutdowns] into a few hours every two weeks or so instead of having disruptions every day," Hecht said. Surely they were pleased, like Hecht and Randle, that Palmisano's crew completed the project not just on time, but two weeks early.

Attracting committed tenants

Hecht and Randle, especially after becoming New Orleans residents themselves, knew how important it would be for the success of the building, and for the revitalization of that section of the French Quarter, for May & Ellis to attract residents who would live in the building as their primary residence.

"A big focus for us from day one was attracting full-time residents, and having quality amenities will help attract them," Randle said. Being the French Quarter, of course some units will rent to tenants who will only live there part of the year, he said. But his hope is that the duo's attention to detail will attract people who work in the Central Business District, which is just blocks away, or in other parts of New Orleans.

For Hecht, that was why creating courtyards to bring light and fresh air into each unit and most bedrooms was so important. "It was critical towards attracting long-term residents," he said. He and Randle made other decisions that cost more, but also added much to the quality of live for tenants, such as adding gas lines throughout the building for better cooking in the kitchen.

They knew the historic elements would also attract full-time residents. With original windows and walls, and touches like bead board ceilings, the 25 apartments have warmth, and character. There are also personal flourishes throughout the building left behind by previous tenants. "We found amazing writing on the walls," Hecht said. "Some was visible when we bought the building, and some we found when we stripped off drywall. A lot of it is from the 1940s. There's arithmetic, phone numbers, women's names and phone numbers, poems, notes, even a note from D-Day. We wanted to preserve that to tell the history of the building." Though not every unit has this wall art, several lucky tenants will be stewards of these intimate scribbles.

The average apartment in May & Ellis is 1,000 square feet; one- to three-bedroom configurations are available. Units have open cooking and lounge spaces, separated only by counters, with 11 to 14 foot ceilings, soaring windows and contemporary fixtures to contrast with the historic elements. Bedrooms have closets, and bathrooms are outfitted in timeless subway tile. In addition to a restaurant and a café, the first floor will have a bike room for residents, and a cold food storage area so that tenants can have food delivered during the day while they're at work. The roof deck, which will be accessible to all tenants, has stunning views of the French Quarter and the Central Business District. It also has an indoor gathering space with a couch and chairs, and a gym.

The restored façade gleams, with original flourishes, such as a cornice lined in decorative *fleur de lis*, repaired and freshly painted. As tenants began to occupy the building in October, life began to come back to that quiet part of Chartres Street. As more move in, and especially after the restaurant and café open — both of which will be operated by esteemed local purveyors, Hecht says — people will have reason to come to this block, and stay. May & Ellis is adaptive reuse at its finest.

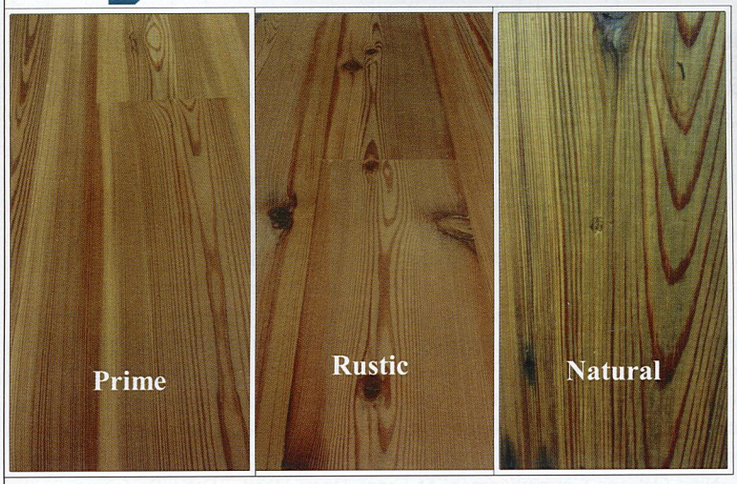






TOP A common area on the roof of May & Ellis has incredible views of the French Quarter, the CBD and the Mississippi River. **MIDDLE & BOTTOM** Another view of the building's reinterpretation of the French Quarter's historic courtyards.

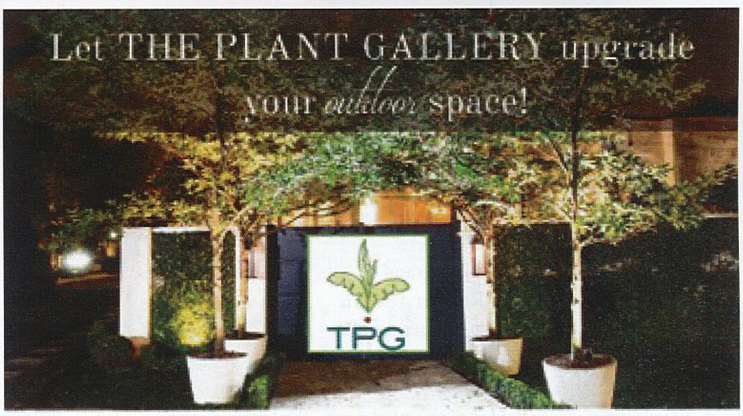
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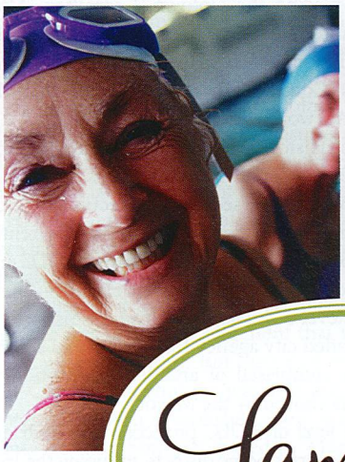
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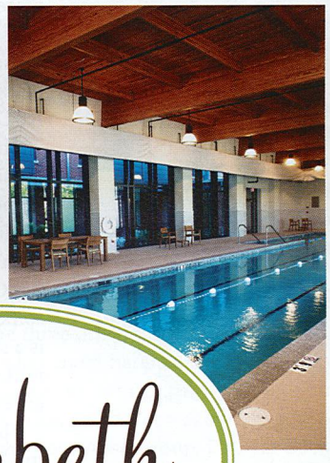
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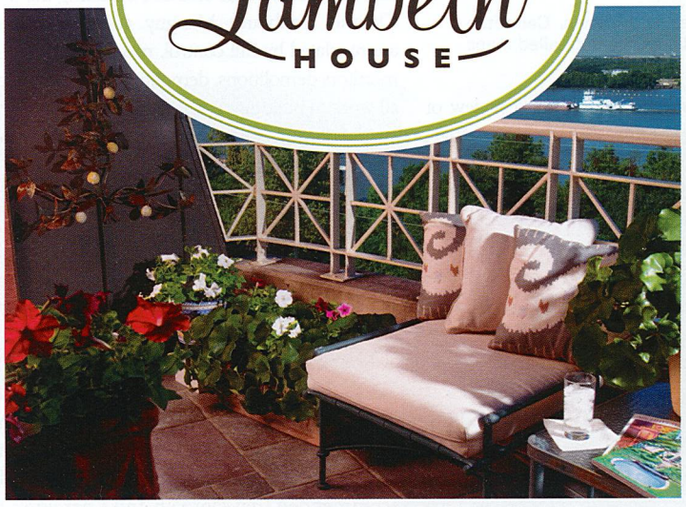


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Architecture AT RISK

Four of New Orleans' largest historic districts are being considered this month for local protection; without it, demolitions of modest structures, which are already a problem, will continue to proliferate.

BY Danielle Del Sol

NEW ORLEANS IS A CITY OF UNIQUE NEIGHBORHOODS, 21 of which are National Register Historic Districts because of the significant architecture that defines them.

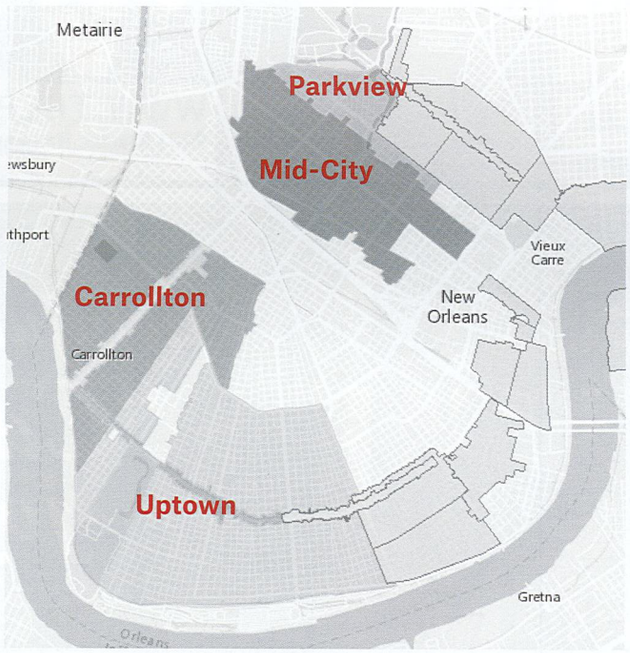
They're charming. They're utterly unique on the national and international scale, and they're distinct within New Orleans, with each neighborhood, and even pockets within neighborhoods, having their own personalities. New Orleans' historic streetscapes are varied, with houses small and large, and an interesting mix of architectural types spanning different eras. They're walkable, with much to see and enjoy, and shops and services nearby.

They're beloved by millions of people around the globe. And they're enjoyed by hundreds of thousands of residents, many of whom pay substantial amounts to live within their borders.

It isn't just landmarks, such as grand homes or ornate churches, that qualify a neighborhood as a National Register Historic District. Rather, significance is defined by the presence of whole streetscapes of buildings, big and small, that maintain their historic integrity.

A drive through Uptown, the largest of New Orleans' National Register Historic Districts, with over 10,000 buildings that contribute to the neighborhood's historic character, provides a perfect snapshot example to understand such a blue-ribbon designation. Surrounding the impressive historic center-hall homes and mansions are thousands and thousands of shotguns houses. Though many are small, the hand-crafted millwork adorning the buildings' facades — the brackets, cornices over doors and windows, balustrades, quoins and shutters, many crafted by artisans a century ago in the Eastlake or Victorian styles — make them unique and valuable. Streets and streets of these charming homes, many lovingly maintained for generations, create the neighborhoods that define New Orleans.

Four of New Orleans' most significant neighborhoods — Uptown, Carrollton, Mid-City and Parkview — have long had haphazard architectural protection. Though National Register Historic District designation qualifies building owners for tax credit benefits if they restore structures in a historically appropriate manner, it provides no protection against defacing, or demolishing, buildings. After Hurricane Katrina, when historic homes were being razed at an astonishing clip, the City established the Neighborhood Conservation District Advisory Council to review demolition applications filed for buildings within National Register Historic District boundaries. The agency's homepage on nola.gov states, "Since demolition is an irreversible step, there is a need for careful review to ensure that demolitions are not performed unnecessarily." However, review of the council's work proves that few demolition applications are actually denied. (See page 32 of this month's issue for a tally of demolitions approved and denied by NCDAC in recent months.) "The NCDAC is staffed by the Department of Safety and Permits, whose limited staff simply cannot be expected to dedicate the necessary time to review and report on each demolition request," District "A" Councilwoman Susan Guidry said. Plus, as an advisory committee only, the legality and binding nature of the NCDAC's decisions has been questioned.



The proposed HDLC district boundaries for Uptown, Carrollton, Mid-City and Parkview. See nola.gov/hdlc for more detailed maps.

In the decade-plus post Hurricane Katrina, New Orleans' real estate prices have surged, with mixed results. Long-neglected pockets have seen revitalization in areas of Uptown, Mid-City and Carrollton, and property values for long-time homeowners have risen. But so have property taxes in some areas, which is a burden to low-income homeowners. Plus, the skyrocketing value of land has put many of the neighborhoods' modest historic residences at risk. A disturbing trend has proliferated in these neighborhoods: developers demolish modest historic structures and replace them with homes double the size, and double the price tag.

New Orleans Councilwoman-At-Large Stacy Head, at the Preservation Resource Center's 2015 Annual Meeting, called this trend an irreversible "death by a million cuts" of historic neighborhoods' integrity.

"Every two weeks we now see another more modest cottage or building in the Uptown area that's been cherry picked and deemed not worthy of existing, with people deciding that they have to be replaced with larger and new structures," said HDLC Deputy Director Eleanor Burke said at a 2015 NCDAC meeting, as quoted in the Uptown Messenger. "The cumulative effect of this is going to be a very different landscape."

In June 2015, New Orleans Mayor Mitch Landrieu announced that the City would explore placing the Uptown, Carrollton, Mid-City and Parkview neighborhoods under the jurisdiction of the Historic District Landmarks Commission amid rumors that the NCDAC would be disbanded.

The Historic District Landmarks Commission, or HDLC, is the City's regulatory agency that oversees the protection of local landmarks and certain districts. Currently, both branches of the HDLC — the HDLC and the Central Business District HDLC — have some level of jurisdiction over 14 districts. It is a staffed city agency that answers to a committee comprised of architects and building experts chosen by the Mayor.

The level of HDLC protection that each district has varies. Some districts, including the Irish Channel, Faubourg Marigny and Holy Cross, are regulated by full control, meaning the HDLC monitors demolitions, demolition by neglect, new construction design and review of all work to buildings visible from the public right-of-way. Other districts have partial review. The Garden District, for example, has demolition, demolition by neglect and new construction review.

Mayor Landrieu appointed two study committees to consider what level of HDLC jurisdiction would be appropriate for Uptown, Carrollton, Mid-City and Parkview, a process that included community meetings and played out over several months in late 2015 and early 2016. According to C. Hayne Rainey, spokesperson for the Mayor's office, "the HDLC Uptown/Carrollton and Mid-City/Parkview Study Committees were asked to consider every level of jurisdiction from none at all to full control."

Whether or not these four neighborhoods should be placed under HDLC jurisdiction — and if so, at what level of review — has been hotly contested by residents and neighborhood associations over the past year. After meeting with residents and HDLC staff, the study committees made recommendations; the City Planning Commission then tweaked those plans, and sent recommendations for the City Council to review. The CDC recommended that Uptown and Carrollton be

subject to demolition review only, with the exception of St. Charles and Carrollton avenues, which should be regulated with full HDLC control. They recommended that Mid-City and Parkview have demolition review oversight only, eliminating the study committee's recommendation that Mid-City also have new construction review due to the large amount of development happening there. "Much of the recommended area for historic district designation is already subject to design review for new development or redevelopment of properties," the CPC staff report said.

This month, the New Orleans' City Council will finally vote on recommendations on if, and how, HDLC protection for Uptown, Carrollton, Mid-City and Parkview should actually happen.

Despite the intact historic streetscapes and high property values enjoyed by homeowners who live within HDLC districts, it remains a challenge, more than 40 years after the HDLC was first founded, to convince decision makers on every level — from residents to City Council members — that the benefits of protecting historic structures outweigh the potential nuisances. Studies are regularly published that prove both the economic benefits cities gain from "authentic" historic streetscapes, and the economic and emotional quality of life that benefit residents of historic neighborhoods. Still, many residents of the four neighborhoods in question fear losing the ability to demolish or significantly alter their homes, and many oppose HDLC expansion.

Opinions vary, but one thing is certain: If these neighborhoods don't receive improved protection, historic structures will continue to be razed, and the integrity of the city's oldest neighborhoods will be irreversibly damaged.

WHAT IS "APPROPRIATE?"

In 2011, the Historic District Landmarks Committee staff completed a multi-year effort to revise their guidelines, replacing a document that was over 30 years old, yet was the sole resource for homeowners who needed to do work to their property. The new guidelines, which are available for the public to download on www.nola.gov, give examples of the most common architectural types and building materials found in each HDLC district, ways to address typical building problems, and advice on questions such as, "Can I put solar panels on my historic home?"

Whereas the old guidelines read more like a technical manual for architects and contractors, this new guide was meant to be accessible and understood by anyone who owned a building. "We wanted a document that would be not only rules and regulations, but a partnership with the property owner," then HDLC chairman Jessie LeBlanc said in 2011. "If more of the public read the guidelines of the buildings that we residents of New Orleans are stewards of, there would be more public support for HDLC. It would help people realize we're not here to stop development or hinder new construction — we're here to work hand in hand with everyone to maintain this historic city."

There is little evidence that the publication swayed any residents who weren't already pro-preservation. Misinformation has been rampant amongst residents and insiders alike in the past year about the HDLC expansion, with homeowners at neighborhood meetings making statements such as, "I don't want anyone telling me what colors I can paint my house!"

HDLC doesn't regulate paint colors. But many remain suspicious, viewing the commissioners who rule on the city agency's decisions as inconsistent, or biased. "I think that a lot of the concern [about HDLC expansion] is probably based in stigma around HDLC," said Mid-City Neighborhood Association President Emily Leitzinger. While she said many in Mid-City saw the possibility of HDLC overseeing demolition requests as a "godsend," most residents in neighboring Parkview were largely against any HDLC oversight. "It's going to take HDLC doing some door knocking and education to get past that," she said.

Parkview is a tight-knit community with pristine homes nestled close together, and it has not seen the speculative development that the three other neighborhoods considering HDLC expansion have experienced. But the proof of what could happen is not far away. At 432 S. Scott St. in Mid-City, a single shotgun was demolished last year for two two-story, modern residences. Another shotgun had been demolished a few years prior, and its lot was sitting empty. The shotgun and the empty lot were both purchased by Murphy Enterprise Group, LLC for $60,000 each in 2013; the





A developer demolished the shotgun on the left — the shotgun on the right had been razed a few years before — to construct these two new homes in the 400 block of S. Scott Street in Mid-City.





This double shotgun with Eastlake detailing at 5329 Laurel St. in Uptown was purchased for $305,000 in 2014 and demolished. The two-story home constructed in its place is now on the market for $795,000.





This home on Upperline Street (ABOVE) and another on Nashville Avenue (TOP), both in Uptown, were both knocked over by strong winds while undergoing extensive renovations. Another home on Mandeville Street in New Marigny recently suffered the same fate. The shotgun on Upperline was replaced with a new two-story home, and the owner of the home on Nashville Avenue, which was acquired for $349,000, put the empty lot up for sale for $465,000.

newly constructed homes sold for $385,000 and $395,100 in 2015. The homes fill their two lots, and tower above the neighboring single shotguns on either side.

"We're losing the scale of these neighborhoods, and those are what give each neighborhood character, and its own distinct personality," said Sandra Stokes, board director and advocacy chair for the Louisiana Landmarks Society. "Without that, New Orleans would just be…anywhere. Not New Orleans.

"You can't account for your neighbor's taste, and you simply don't know what your neighbor will do," Stokes said.

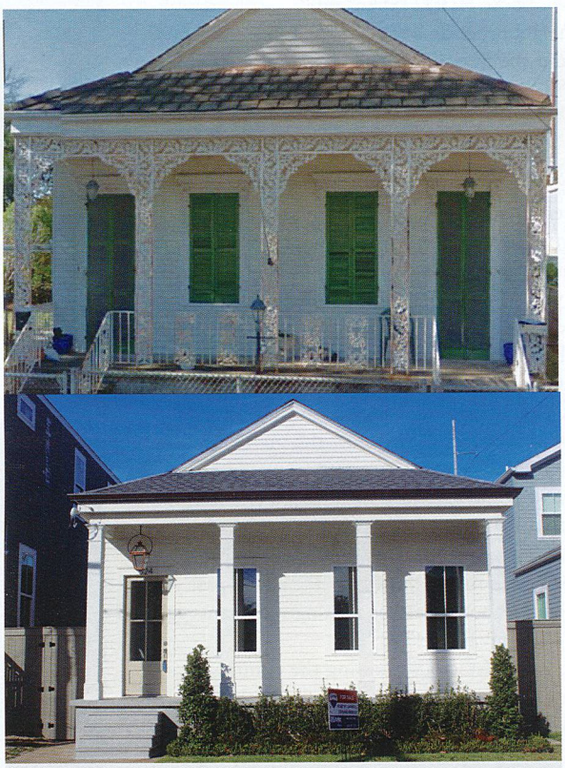
It's not about acting as the pretty police. Rather, the HDLC protects homeowners as investors who have chosen to entrust their money within areas designated National Register Historic Districts, including residents whose homes are their biggest asset. Dozens of studies, by economist Donovan Rypkema and others, prove that no matter the economic climate, in spite of real estate bubbles, and ebbs and flows, homes in historic districts enjoy higher and more stable property values.

"These neighborhoods developed organically, one house at a time or a few houses at a time, and it's this organic streetscape that we like so much about the city," said R. Stephanie Bruno, a writer for the New Orleans Advocate and former director of PRC's Operation Comeback. "These recent demolitions happen to put up new, fake historic houses. It's not the imitation old, it's the *real* old houses that we like so much.

"This comes down to a question of motivation," she said. Bruno has lived in her Uptown home on Chestnut Street her whole life. "I understand my neighborhood is going to evolve. And though some new houses are well done and handsome, many times [historic homes] are replaced by buildings that are, well, cheesy. The proportions are wrong, the windows are cheap, because the motivation is to sell a million-dollar house Uptown, not preserve a house, or respect the historic pattern of the neighborhood."

There are certainly profits to be had. For example, R4A2 Enterprises, LLC, a LaPlace, Louisiana-based company that has purchased many properties across Uptown, acquired 5329 Laurel St., an Eastlake-style double shotgun, for $305,000 in 2014. The home was demolished and replaced with a new two-story house constructed in a popular, Neo-Classical design that can be seen replicated across Uptown and Mid-City. It's currently listed on the market for $795,000.

The same company renovated a single shotgun a few blocks away, at 524 Upperline St., preserving the building but stripping the façade of its existing architectural flourishes — decorative cornices, hand-milled frames around the windows and front door, historic shutters and lacy ironwork. The result is a handsome house, but one that could be located in any high-end subdivision. Calls to the project manager to understand why these New Orleans flourishes were discarded in the renovation went unanswered.



524 Upperline St. (formerly 526 Upperline St.) was renovated this past year by R4A2 Enterprises, LLC. The company kept many historic elements on the interior of the single shotgun, but stripped its facade of its historic millwork and iron railings. It is shown here before (TOP) and after (ABOVE) the renovation.

"Individual homeowners will approach renovations differently than developers," said Gregory Hackenberg, the architect of that project, who works with R4A2 Enterprises and other developers and is also a HDLC commissioner.

"I wish HDLC did a better job differentiating between homeowners and developers, and rentals versus private residences," Mid-City Neighborhood Association President Emily Leitzinger said. She wonders if having more "layers" of HDLC jurisdiction, "instead of one blanket of regulation," could be a possible solution. "I don't know if we do good enough job holding developers to a higher standard," she said. "We sure do a great job of holding neighbors to a higher standard."

Regardless, Leitzinger is still against the idea of the HDLC regulating new construction design, or renovations, in her neighborhood. "When a board makes decisions like that, costs add up for someone who is not able to move into their home, or go through the process quickly. Having to go through another set of processes may mean we lose prospective homeowners or home builders."

Mid-City has one of the highest rental rates of any neighborhood in New Orleans, she said, and the Mid-City Neighborhood Association worked hard to strike a balance between preservation and affordability in deciding what their statement about HDLC expansion would say. "There's value in preserving the character of our neighborhood, especially houses that just need some renovation," she said. "But we are concerned that new construction review could possibly hinder some of that revitalization. Certainly no one wants to see something that doesn't fit the characteristic of the neighborhood, but it could be cost prohibitive for Joe Schmo who wants to just buy a lot and build a home."

A QUESTION OF MOTIVATION

In neighborhoods without protection for historic buildings, the fate of such buildings lie in the interest, motivation and finances of the owners. Developers don't tear homes down just to tear them down; Hackenberg pointed to another R4A2 Enterprises project, 3724 Laurel St., where the original shotgun and all of its historic architectural façade elements were preserved — likely, he guessed, because it wasn't expensive to do so — and a camelback was added to maximize space.

Such a tactic is a great way for developers or homeowners to add square footage to a home without resorting to demolition, according to Chris Johnson, an architect in New Orleans who has done many camelback additions to existing historic homes in recent years. "For most, local incomes just have not grown nearly as much as local real estate prices have grown over the past few years," he said. "Compounding this challenge, the prices of single family homes and doubles will likely increase now that City Council has voted to allow short term rentals of whole houses to continue, even if slightly restricted. This means that families who want to purchase a home to live in will not only be bidding against other families, but now they will also be bidding against investors with deeper pockets, too.

"But a residential renovation can improve a home to suit needs of the owner while retaining the historic character of the home, and all for significantly less cost than building a new home or purchasing a different home," he said. "There are many incentives: homeowners may have seen their own home grow in value recently, for example, which can be determined by an appraiser or by a Brokers Professional Opinion. When the home has greater value, the homeowner may be able to borrow money for their renovation at a lower interest rate, by securing a home equity line of credit rather than a construction loan. Owners of eligible residential and commercial properties, typically in historic districts, may also secure a Restoration Tax Abatement for their property, effectively freezing their property taxes at the pre-renovation value for five years. Louisiana also offers a State Residential Tax Credit of 18.5 percent for qualifying residential renovations, too."

Property owners and developers can also use state and federal rehab tax credits for commercial projects — in this case, rental properties — that add up to a refund of 45 percent of qualifying construction costs. Yet many property owners don't know about those credits, or don't want to comply with the regulations imposed their projects when utilizing tax credits. (Projects that utilize historic tax credits must comply with Secretary of the Interior Standards for historic building rehabilitation.) Sometimes long-vacant buildings develop a stigma, and demolition, even for just an empty lot in its place, is seen as preferable. But "where there's a will, there's preservation," Bruno said.

Developers often argue that blighted properties are just too far-gone to save — that they must be demolished, that there's no other choice. Some property owners willfully neglect their buildings for years, only to then argue they should be allowed to demolish the same properties because they are in such poor shape. But in a city filled with historic structures and countless complete renovation projects, many don't buy it. "Some people like to say it's economically prohibitive to do [renovations]," Bruno said. "But what it comes back to most of the time is that they don't really want to, and money is the argument they fall back on. We proved that saving any property is possible at Operation Comeback. We tried to save houses because they were important to neighborhood, and we found that you could do it economically if you knew what you were doing.

"Anything can be saved — we've renovated houses without floors, walls, or floor joists," she said. "We were a nonprofit then, without significant funds, and we produced lovely homes. We know it can be done — the question is the real motive. How much profit is enough for developers?"

PROPERTY OWNERS AND POLITICIANS SPEAK

When polled on what level of HDLC jurisdiction they wanted, Mid-City residents were largely in favor of HDLC protection. "We did a comprehensive survey with 100 respondents," Emily Leitzinger said, "and 21 percent wanted no HDLC, 17 percent supported demolition review only as HDLC protection, 29 percent demolition and new construction review, and 28 percent supported full HDLC control."

The neighborhood association's compromise, she said, was to recommend demolition review only. The City Planning Commission recently made the same recommendation to City Council for Mid-City. District B Councilperson LaToya Cantrell said she has heard residents loud and clear. "We're supportive of "demolition only" based on feedback from residents," she said. "They voiced concerns about an overly restrictive HDLC process that could complicate even minor changes to one's home.

"However, we are willing to consider alternative options that would be more restrictive than "demolition only" but less restrictive than the current HDLC design review process," she said. Cantrell does think it could be possible that a compromise could be reached that simultaneously emphasized architectural protection as well as preserving affordability and fairness for low-income homeowners; but, she said, "it would have to be a priority for those in the preservation community."

According to Marshall Hevron, an attorney who served as a member of the Uptown/Carrollton Study Committee, residents were largely evenly split in those neighborhoods. "One of the difficult things about being on the committee was trying to figure out whose opinion was truly representative," he said. "As we thought through full control and other forms [of jurisdiction], we felt it was unworkable. I feel good about our compromise," he said, referring to their committee's ultimate recommendation — demolition review only for Uptown and Carrollton as a whole, but full HDLC protection for buildings along St. Charles and Carrollton avenues. "I would have also advocated for Oak and Maple streets, but that was not palatable to some," he said.

"For people who own property on the avenues, there's not going to be a monetary issue with compliance," he said. A common problem many see with imposing full control HDLC jurisdiction on neighborhoods is the reality of making homeowners, regardless of their income, come into compliance.

"We were also concerned — would HDLC have the capacity to handle it?" Hevron said. Both Study Committees, in their final recommendations, addressed the "financial administrative burden" that adding these new districts would impose on HDLC staff. "Under Mayor Landrieu's proposed operating budget for 2017, HDLC will receive funding to support an additional staff person, which is sufficient to handle the work if the districts are adopted as recommended by New Orleans City Planning Commission," said City spokesperson C. Hayne Rainey. "The City has limited resources and adding responsibilities without capacity would negatively affect HDLC's ability to serve its existing districts."

Basing such long-term decisions on existing budgetary realities is short-sighted, said Sandra Stokes. "The idea that you'd restrict review because of a staff shortage is short sighted and backward," she said. "We should prioritize expanding the staff [in the City's budget] to meet the needs of the historic districts.

"This could damage neighborhoods for the rest of time."

CONSIDERING ALTERNATIVES BEFORE THE VOTE

Though the study committees have already made their recommendations, staff and board members at the PRC and Louisiana Landmarks Society are still hoping that City Council members would consider a compromise that they have proposed. The groups feel that by adopting HDLC protection that focuses on major alterations only, the majority of these four neighborhoods' historic fabric can be maintained without imposing burdensome regulations on low-income homeowners. Ideal HDLC oversight for the districts would include review for demolition, new construction and alterations of the roofline or additions visible from the street — changes that would likely only be undertaken by those with larger financial means. Demolition by neglect review would also be added.

Many fear that full HDLC control would be an unfair imposition on long-term, low-income residents who may not be able to afford milled wood windows, for example, instead of vinyl. It's an important concern, which is why PRC and Louisiana Landmarks proposed structuring protection in such a way. But without HDLC protection, costs will rise in historic districts for low-income residents, regardless. As properties are inappropriately flipped and double in price, so too do area property taxes and home values rise, making affordable housing nonexistent.

This has already happened to a degree in Mid-City, Emily Leitzinger said. "Our past two presidents have had to resign because they needed bigger homes for their families but couldn't afford to stay in Mid-City," she said. "Both moved to Broadmoor."

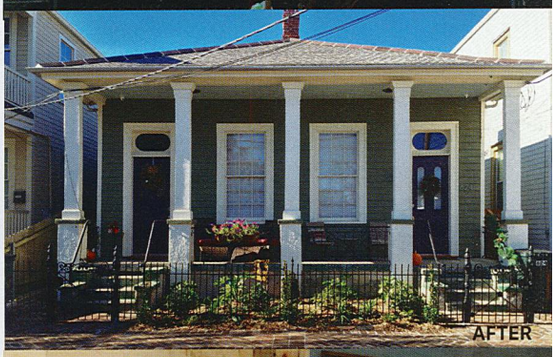
Other alternatives to protect properties and fairness could also be considered, such as a property tax abatement that could be applied, regardless of age, to low-income homeowners whose homes are located in neighborhoods with rapidly rising property taxes.

Mayor Landrieu has publically stated that he would only approve 'demolition-review only' HDLC recommendations for these four neighborhoods, which may affect the Council's upcoming vote.

Whatever Councilmembers do decide, residents may request changes to HDLC's regulatory authority to the Mayor and City Council at any time.

Though they would hope for more, preservationists are presently holding their breath, praying that HDLC expansion passes, even just for demolition review.







Many developers tear down blighted historic homes claiming they're too dilapidated to be saved. Often a new home twice the size and more than twice the cost is built in its place. Countless developers in New Orleans have proven that any building can be saved, when there's a will to do so. Historic Pro Nola has built a robust business restoring historic homes and renting them out. Here are properties they restored in the Irish Channel, a HDLC district, at 622 First St., and Uptown at 3419 Laurel St.



Historian Jack Stewart and lawyer Michael Duplantier are stalwart preservationists who worked for years in the 1970s to fight business leaders from blocking the City's efforts to protect downtown neighborhoods with HDLC districting. "Demolitions were happening at an incredible rate, Steward said. "We knew if we didn't fight, our neighborhood would be gone." Both own buildings in the iconic Julia Row block of townhouses, back then known as "Skid Row." It took them and other impassioned residents several years of persistent lobbying, but they won HDLC protection for Lafayette Square, Picayune Place and the Warehouse District. It was so enjoyed by property owners that Lafayette Square neighbors later approached City Hall to ask that their district be expanded (and it was). "It's interesting how we saw HDLC as protection, but people now see it as an imposition," Duplantier said. "I don't think people living in HDLC districts feel put upon." "What has happened in 40 years?" Stewart wonders. "I think people take for granted all that has been preserved."



A *Cool* New Addition to a Historic Home

The Hermann-Grima House Museum installs a state-of-the-art HVAC system

BY David Johnson

WHEN IT COMES TO INTERPRETING the lives of 19th-century New Orleanians, the Hermann-Grima Historic House is well known for its accuracy. The French Quarter museum, located at 820 St. Louis St., is fully furnished with art and antiques dating from the 1830s to the 1920s. A working hearth kitchen offers demonstrations of labor-intensive Creole cooking over a wood fire. The courtyard garden contains only plants commonly found in the antebellum era. The comfort of air conditioning is one modern concession for time travelers, but the 1970s-era window units that have spared guides and visitors from the oppressive heat, humidity and street-borne grime of bygone centuries have become relics unto themselves.

"The tropical New Orleans climate is challenging," says Mamie Sterkx Gasperecz, executive di-rector of the house museum. "Best practices of the museum industry include a state-of-the-art climate control system to ensure the preservation of our historic buildings and our amazing collection."

Thus, in its most ambitious infrastructure upgrade to date, the Hermann-Grima House is undergoing the installation of a technologically advanced HVAC and humidity-control system that will return the rooms to a more historically appropriate aesthetic. The new climate-control system consists of a series of 10 small, ductless, floor-based units connected to dual insulated concealed pipes that supply a refrigerant and remove condensation. Companion dehumidification units will resolve moisture issues. These units will "speak" to one another through a wireless master control pad that will maintain consistent temperature and humidity levels in the house. A multi-year effort to weather-seal the property preceded the HVAC effort. The masonry between the brick was repointed and damaged and missing storm shutters and windows were repaired or replaced, securing the building envelope.

An exterior heat pump will power the system, and a back-up generator will ensure security and climate control during electrical outages. The units will be encased in cabinetry that closely resembles the existing woodwork beneath the windows, making the system virtually invisible. The installation process will conclude in December 2016. The Hermann-Grima House remains open for public tours and events throughout the construction project — providing an additional and exciting preservation narrative. On Thursday, November 10, the public will be invited to witness the progress during a Renovators' Happy Hour from 5:30 to 7 p.m.

"We are grateful for the world-class team of experts assembled to propel us into the 21st century," said Gasperecz. Michael Henry of Watson Henry Associates has been an advisor throughout the planning and implementation. Robert Cangelosi, president of Koch + Wilson, and Lance Bonadona of Principal Associated Design Group, Inc., are the architect and engineer, respectively. Caroline Ferguson, AIA, ASID, leads the museum board advisory committee. The financial investment was made possible, in part, by funding from the Institute of Museum and Library Services and commitments from local philanthropists and foundations.

Courtney Williams, director of operations for Cypress Building Conservation, is the lead contractor. "A house museum is not a typical construction site," she said. "We come into the project with a background in historic preservation, but that is not necessarily the case for our subcontractors. We therefore require a lot of conversations about how to install new systems efficiently while respecting the historic building fabric."

Designed in the Federal style, the 6,000 square-foot, three-story Hermann-Grima House looks as if it could have been imported brick-by-brick from Philadelphia or Boston. Yet, adaptations were required to accommodate a subtropical climate. A cast-iron balcony graces the second-story façade. A back gallery similarly served as a space where residents could catch an occasional breeze. Rooms were built with 14-foot high ceilings to allow hot air to rise, and doorways with transoms were strategically aligned for cross-ventilation. Yet, as any Southerner will attest, the invention of chilled air pumped into formerly stifling rooms was an awe-inspiring marvel for the sweat-weary.

Annually, the sister property of the Hermann-Grima, the Gallier House at 1132 Royal St., interprets "summer dress" as part of their museum programming. In an attempt to assuage the op-pressive summer heat and humidity,







OPPOSITE PAGE: Furnishings in the Hermann-Grima House reflect the tastes of a wealthy family in the 19th century. the new HVAC units will be concealed behind screens that will blend in with the aesthetic. Photo courtesy of the Hermann-Grima + Gallier Historic House Museums

CENTER TOP: The Hermann-Grima House, completed in 1831, was designed in the Federal style with Louisiana adaptations, including the balcony that runs the full length of the second floor. Photo courtesy of the Hermann-Grima + Gallier Historic House Museums.

CENTER BOTTOM: The courtyard of the Hermann-Grima House is landscaped with plants commonly found in antebellum New Orleans. Photo by Cheryl Gerber.

RIGHT: Contractors Courtney Williams and Jordan Kaplan inspect the new units and pipes that have been installed at the Hermann-Grima Historic House Museum. The new HVAC system will replace existing window units. Photo by David Johnson

Victorian-era houses were draped in muslin and gauze, heavy tapestries were removed for the season, and straw matting covered the floors. The challenges of the hot weather months were not limited to comfort and aesthetics; a daily concern included illness from insects and food poisoning.

Nearly 400 miles to the east of New Orleans, in the decade following construction of the Hermann-Grima House, a doctor tending to malaria patients in Apalachicola, Florida, conceived the first rudimentary air conditioner. Dr. John Gorrie's invention to combat "the evils of high tem-peratures" involved shipping ice from frozen lakes and streams in the Northeast to the Gulf Coast. Cool air emanating from the imported blocks was fanned into overhead pipes that opened above sickroom beds. In an effort to get around the prohibitively expensive shipment of ice over thousands of ocean miles, Gorrie patented an ice-making machine in 1851, powered by horse, water, wind-sails or steam. But he failed to secure the financial backing necessary for his invention to launch commercially.

Artificial cooling was revisited by engineer Willis Carrier in 1902 when he was tasked with finding a solution to humidity control in a printing plant in Buffalo, New York, where magazine pages were wrinkling. Carrier designed a system of cooling coils and patented his "Apparatus for Treating Air," which would lay the groundwork for his name being forever since associated with the heating and cooling industry.

In New Orleans, as with much of the nation, the first businesses to incorporate air conditioning were palatial movie theaters where patrons would flock in the summer heat for escapism on both the big screen and in row upon row of comfort-cooled seats. The first residence to install a central air system in the metro area was Longue Vue, the estate of Edith and Edgar Stern, in 1942.

The Hermann-Grima House was constructed in 1831 for Samuel Hermann, a German-Jewish immigrant who arrived in Louisiana in 1804 to amass a fortune as a commodities broker. In 1844, the property was sold to the Felix Grima family, generations of whom lived in the house through the 1920s. At that time it was purchased by the Christian Woman's Exchange, a nonprofit that maintained the property as a chaperoned boarding house for unmarried women, a consignment shop, and a tea room. The organization was later renamed The Woman's Exchange and refocused its mission to historic preservation and children's education. The Hermann-Grima House opened its doors to the public in 1970. The Gallier House Museum was acquired in 1996. The two National Historic Landmarks are accredited by the American Alliance of Museums. *For more information, visit hgghh.org.*

RENOVATORS' HAPPY HOUR

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.

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PRC
IN ACTION

OPERATION COMEBACK
renovates 47th blighted property in Holy Cross

BY **Becky O'Malley Gipson,** *Operation Comeback*

THE PRESERVATION RESOURCE CENTER'S Operation Comeback department has renovated almost 50 homes in the historic Holy Cross neighborhood, making a significant impact in the area's revitalization, especially post Hurricane Katrina. Many of the buildings were purchased by OC, renovated and then sold to enthusiastic new homeowners. OC staff approached 630 Delery St. a bit differently, but still achieved the same affect — today the newly restored pink and green shotgun gleams.

Operation Comeback purchased this blighted property in July of 2015. Shortly after, two longtime members of the Preservation Resource Center, Evelyn Merz and John Berlinghoff, discovered the home while on a drive around the Holy Cross neighborhood. The two love New Orleans, and had been house hunting when the blighted building caught their eye. Merz, a New Orleans native, has always loved side galleries, and they approached the PRC about purchasing the property while the Operation Comeback department was developing a renovation plan for the building.

Operation Comeback agreed to sell. Shortly after, Merz and Berlinghoff decided to hire the department's staff as project managers to renovate the building and customize the renovation plans.

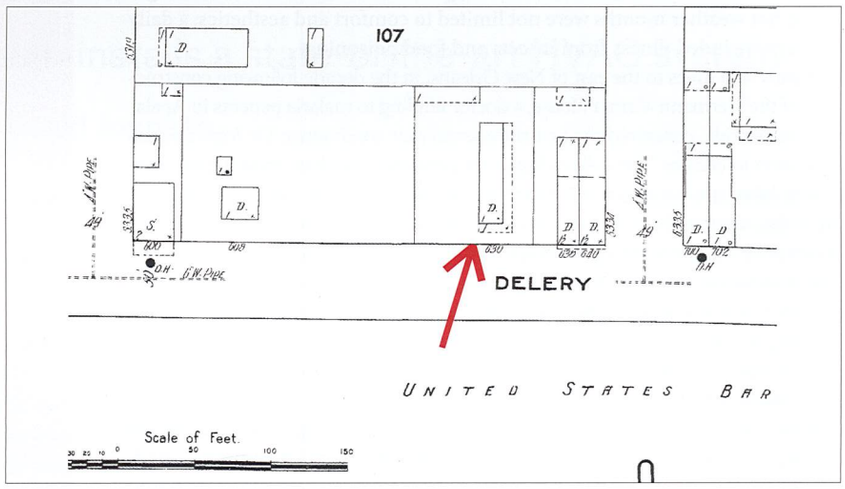
The raised, two-bay single shotgun is located on the last residential street in Orleans Parish before one reaches Arabi, and its renovation marks the 47th in Holy Cross for Operation Comeback. The building shows up as early as 1909 on the Sanborn fire insurance maps, with its prominent gallery visible on the front and side of the house. The house today still has its original, double hung wood windows. When the bottom sashes are open, a breeze blows in from levee. The floors are original, made of heart pine, and they only needed to be patched in a few locations with the contractor, Upstream Construction, carefully staining the new wood to match the old. The interior of the building is made of barge or vertical board, which is evident because of how thick the window and door casings are throughout the house.

The home features a breezy open floor plan that flows from living room to dining room to kitchen. The modern kitchen features an original bead board ceiling with a gorgeous patina from remnants of years of different paint jobs: green, white and blue peek through.

The Preservation Resource Center provided front door and three other salvaged doors from its Salvage Store, located at 2801 Marais St., to replace missing doors. These salvaged doors included the front door, which has stunning arched glass, the side door, the rear and master bedroom doors. The back of the home has a new addition that houses a spacious master bedroom suite designed by architect Jennifer Zurick of Domi NOLA Design with Gaea Consultants and Engineers. The addition created much needed space for a roomy master bedroom, bathroom, and large master closet.



ABOVE and LEFT: 630 Delery before and after its renovation by Operation Comeback and owners Evelyn Merz and John Berlinghoff. **BELOW:** The 1909 Sanborn map shows the home, its galleries and its ample lot.



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Thanks to all who contributed to a successful **GREAT NEIGHBORHOOD *SELL*ABRATION!**

BY **Suzanne Blaum,** *Education & Outreach*







THE 15TH ANNUAL GREAT NEIGHBORHOOD *SELL*ABRATION will go down in the history books as one of the best, thanks in large part to the amazing work of the chairs, committee, volunteers, sponsors, and attendees.

Chairs Jeanne Boughton, Andreanecia Morris, and Kim Thomas led a highly effective event committee made up of Andi Cain, Andrea Chambers, Mindy Dinicola, Charlotte Link, Tommy Manzella, Leah Solomon, Joe Uzee, Margarete Wabnig, Alex Wood, Education Chair, Katie Witry and Josh Walther (Witry Collective).

Everyone who contributed to the success of the event did an outstanding job, and all the hard work really paid off as prospective home buyers from across the city were able to take full advantage of all the great resources on hand. We couldn't have asked for a better venue than the Corpus Christi/Epiphany Resource Center in the heart of the historic 7th Ward.

"PRC's 15th annual *Sell*abration reflected so much that is special about our citizens and our great city," Executive Director Patty Gay said. The event this year was supported by our Community Partners 504ward, HousingNOLA, and New Orleans Metropolitan Association of REALTORS.

The 2016 Sponsors and Exhibitors included the Townhouse Circle Supporters: Audubon Title Insurance Agency, LLC, Cornerstone Home Lending, Tricia King and Gardner REALTORS®, Gulf Coast Bank & Trust, IBERIABANK, NOLA Lending, Whitney Bank, and the Witry Collective. Exhibitor and Event Sponsors included: Latter & Blum, Inc. (Lakefront, Historic Districts, and Uptown offices), Mortgage Master, Liberty Bank & Trust Co., Crescent Title, Axelrad Home Inspectors, Jeanne Boughton, Associate Broker Re/MAX N.O. Properties, Eustis Mortgage, Gurtler Bros. Consultants, Inc., Keller Williams, CCWP, Movement Mortgage, New Orleans Metropolitan Association of REALTORS®, NFM Lending, Quillen Remodelling, Revolution Realty, Staub Window Restorations, Title Stream, TWFG Insurance Services, Margarete Wabnig and Mirell Gallo Keller Williams Realty New Orleans, Guaranteed Rate, Providence Community Housing, Strip-Ease, Helm Paint, Ricca's Architectural Sales, Cindy Schupp, REALTOR®, Pipe Check, LLC, Urban Vision, Energy Smart, Gulf Enterprises, Inc., Home By Hand, Indow, Anne and James Morse, Project Homecoming, Raphael Dental, SBP, Patty Willhite, REALTOR®, and Maria Zuniga-Lott, REALTOR®.

Refreshments were provided by Bratz Ya'll, Petite Rouge, Plum Street Snoballs (Courtesy of Gardner REALTORS®), and Keller Williams CCWP provided popcorn.

Professional consultations were given at the Ask-An-Architect table by volunteers Andrew Liles, AIA LEED AP BD+C , Karri Maggio, Patrick Melancon, and Andrew Spaulding, AIA LEED AP BD+C.

Additional information for event attendees were provided at special exhibits by A Shared Initiative, Inc., Greater New Orleans Housing Alliance, LSU AgCenter, Neighborhood Housing Services, Housing NOLA, N.O. Master Crafts Guild, Preservation Resource Center, and Rebuilding Together New Orleans.

Attendees who had their programs signed by 20+ exhibitors were eligible for raffle prizes donated by Raphael Dental Office and the Preservation Resource Center. Nora Lambert was thrilled to win the prize this year, which included a deluxe dental care package, PRC membership, and complimentary Holiday Home Tour and Julia Jump tickets.

And of course, it wouldn't be the Great Neighborhood *Sell*abration without participation from neighborhoods across the city.

The 2016 participating neighborhood associations were the 7th Ward Neighborhood Association, Algiers Riverview, Broadmoor Improvement Association, Old Algiers Main Street, Carrollton Area Network, Coliseum Square Association, Edgewood Park Neighborhood Association, Faubourg Lafayette Neighborhood Association, Faubourg St. John Neighborhood Association, Friends of Filmore Gardens Neighborhood & Community Garden, Gentilly Terrace & Gardens Improvement Association, Historic Faubourg Tremé Association, Hollygrove-Dixon Neighborhood Association, Mid-City Neighborhood Organization, NW Carrollton Association, Tulane/Canal Neighborhood Association, and Vieux Carré Property Owners, Residents, and Associates.

Throughout the day, there were informative workshops on topics such as "Online Resources," "Renovation Financing," "Making Yourself Creditworthy," "How to Qualify for Historic Rehabilitation Tax Credits," "Preserving Your Home's Value," and "New Flood Zones."

We are grateful to all of our presenters who contributed to the day's programming: Christina Bryant with the N.O. Public Library, Zachary Smith with the City of New Orleans One Stop Shop, Katie Witry with Witry Collective, Joe Uzee with Gulf Coast Bank & Trust, Bo Smith with Cornerstone Home Lending, Ted Nusenow with NOLA Lending, Ryan Scafidel with Audubon Title Insurance Agency, LLC., Andrea McCarthy with the LA State Historic Preservation Office, Mindy Dinicola with Whitney Bank, Joseph Roberts with A Shared Initiative, Inc, Patricia Skinner with LSU AgCenter, Andi Cain with Latter & Blum Insurance, Louis Schneider with Neighborhood Housing Services, and Cat Crowell with Rebuilding Together New Orleans.

All attendees received a copy of the PRC's 2016-17 Homebuying Handbook produced specifically for this year's Great Neighborhood *Sell*abration. Special thanks are owed once again to Fonda Brennan, Jeffrey Goodman, and MPress Printing for their contributions to this year's book. The PRC's 2016-17 Homebuyer Handbook is now available for visitors to PRC's headquarters at 923 Tchoupitoulas Street in the Warehouse District.

For more information on the PRC Great Neighborhood *Sell*abration contact Suzanne N. Blaum, Director of Education and Outreach at sblaum@prcno.org.

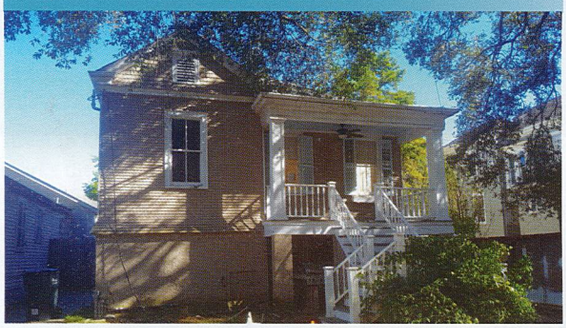
DEMOLITION REVIEW & UPDATES

Demolitions continue in this city at a rapid pace. Some are necessary — deemed a public health hazard or in imminent danger of collapse. Others face the bulldozer because the land they reside on is considered more valuable than the existing structure, or is needed for a different use. The mission of the PRC is to protect and preserve the City's historic fabric, so we regularly monitor all demolition proposals in efforts to identify those structures that can be saved and rehabilitated. Sadly, demolition approvals are rarely denied to applicants wishing to remove problematic properties. However, advocacy efforts have shown that convincing some property owners of alternatives to demolition can be successful.

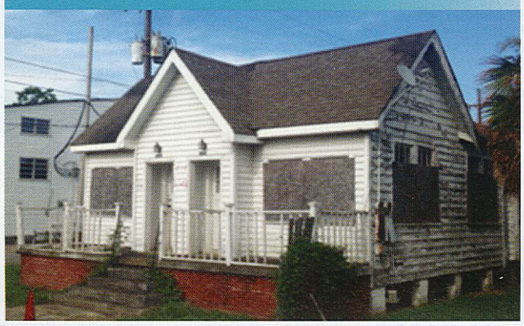
In New Orleans, five city agencies are charged with reviewing demolition applications. In local historic districts, the Historic Districts Landmarks Commission (HDLC), the Vieux Carre Commission (VCC), and the Central Business District HDLC decide the fate of structures within their boundaries. The Neighborhood Conservation District Advisory Committee (NCDAC) makes recommendations to the City Council for demolition proposals in their boundaries. The NCDAC boundaries cover the historic areas that connect these locally protected districts and the remaining National Register Historic Districts that have not been locally recognized. All are considered in open hearings, giving the public an opportunity to voice its concerns.

If you are interested in these advocacy efforts, please contact Erin Holmes, PRC Advocacy Coordinator, at eholmes@prcno.org.

DEMO REQUEST WITHDRAWN
2321 State St.



PENDING
1243-45 Kentucky St.



DEMO REQUEST WITHDRAWN
8405 Jeannette St.



APPROVED FOR DEMOLITION
2645 Robert St.



APPROVED FOR DEMOLITION
2139 Peniston St.



NCDAC Coverage excluding local Historic Districts within (not shown)



More detailed maps available at www.nola.gov

April - September 2016

Approved for Demolition or done without permit- *113*

Withdrawn/Denied - *9*

Pending - *10*

Uptown Neighborhoods
1422 Gen. Pershing St. - Approved
1443 Calhoun St. - Approved
1530 Jefferson Ave. - Approved
2321 State St. - Withdrawn
2500 Louisiana Ave. - Approved
2615 Robert St. - Approved
328 Octavia St. - Approved
3701 Constance St. - Approved
3720 Laurel St. - Approved
3819 Camp St. - Approved
3820 Laurel St. - Approved
3987 Tchoupitoulas St. - Approved
404 Webster St. - Approved
4132 Magazine St. - Approved
4712 Magazine St. - Approved
4820 Coliseum St. - Approved
531 Lyons St. - Approved
5710 Patton St. - Partial -Approved
5832 Magnolia St. - Withdrawn
7049 Magazine St. - Approved
726 Jefferson Ave. - Withdrawn
734 Jefferson Ave. - Withdrawn
838 Valence St. - Partial-After the Fact
2034-36 Octavia St. - Pending
1017 Austerlitz St. - After the Fact Demo

Carrollton Neighborhoods
1407 Broadway Ave. - Pending
1628 Gen. Ogden St. - Approved
8608 Spruce St. - Approved
8715 Willow St. - Partial -Approved
7455 Hurst St. - Approved

Central City
2725-27 Jackson Ave. - Withdrawn
2112-14 O.C. Haley Blvd. - Withdrawn
2215 Rev. John Raphael Way - Approved
2223-25 St. Andrew St. - Approved
2233 Harmony St. - Approved
2318-20 Seminole Place - Approved
2509-11 Jackson Ave. - Approved
2510 S. Miro St. - Approved
2612-14 St. Andrew St. - Approved
2838 Third St. - Approved
3025 Second St. - Pending
3403 Washington Ave. - Approved
3901-03 Martin L. King Blvd - Approved
4227 Erato St. - Approved
1818 Carondelet St. - After the Fact Demo

Hollygrove, Dixon & Gert Town
2735 Hamilton Ave. - Approved
7114 Palm St. - Approved
8706-07 Pritchard Pl. - Approved
8926 Forshey St. - Approved
9020 Colapissa St. - Approved
9221 Apricot St. - Approved
3111 Hamilton St. - Approved
3839 Leonidas St. - Approved
9013 Peach St. - Approved
4031 Hollygrove St. - Approved
4238 Gen Ogden St. - Approved
9339 Stroelitz St. - Approved
1301 S. Telemachus St. - Approved
4650 Washington Ave. - Approved
5068 Ponchartrain Blvd. - Approved

Lower Ninth Ward & Holy Cross
1001 Lamanche St. - Approved
4908 Dauphine St. - Pending
1230 Delery St. - Approved
1415 Egania St. - Approved
1501-03 Benton St. - Approved
1505-07 Benton St. - Approved
1509-11 Benton St. - Approved
1513-15 Benton St. - Approved
1929 St. Maurice St. - Approved
2126 Tupelo St. - Approved
2142 Reynes St. - Approved
2223 St. Maurice St. - Approved
2225 Caffin St. - Approved
2512 St. Maurice Ave - Approved
6013-15 N. Miro St. - Approved
2441 Tupelo St. - Approved
2230 Tupelo St. - Approved
6030 St. Claude Ave. - Approved

Mid-City & Tulane-Canal
1121 S. Dupre St. - Approved
205 David St. - Approved
2424 Tulane Ave. - Approved
2500-02 Palmyra St. - Approved
2501 Tulane Ave. - Approved
2722 Banks St. - Partial -Approved
4422 S. Carrollton Ave. - Partial-Approved
500 S. Lopez St. - Partial -Approved
613 David St. - Approved
2537 Tulane Ave. - Approved

Faubourg Marigny & St. Roch
2940 Royal St. - Approved
2941 Royal St. - Approved
803 Spain St.,2443-47-49 Dauphine St. - Pending
1516 Arts St. - Approved
1303 Music St. - Approved
1631 Marigny St. - Approved
2221 N. Miro St. - After the Fact Demo
2258-60 N Galvez St. - Approved

Treme & Lafitte
1425 Laharpe St. - Pending
1708 Laharpe St. - Withdrawn
1802 St. Philip St. - Approved
1937 Orleans Ave. - Approved
2009 Orleans Ave - Approved
941-43 N. Claibore Ave. - Approved
2217 Bienville St. - Partial -Approved
1623 N. Johnson St. - Pending
2316 Conti St. - Approved
2500 Barracks St. - Approved

Upper Ninth Ward
1205 Bartholomew St. - Approved
1716 Louisa St. - Approved
2017 Bartholomew St. - Approved
2028 Mazant St. - Approved
4401 N. Robertson St. - Approved
2333 Clouet St. - Approved
3925 Burgundy St. - Pending
2829 Laussat Pl. - Approved
3130 Laussat Pl. - Approved
1728 Feliciana St. - Pending

Freret & Broadmoor
2528 Upperline St. - Partial-After the Fact
3301 S. Claiborne Ave. - Approved
2034-36 Octavia St. - Approved
2139 Peniston St. - Approved
3442 Magnolia St. - Approved

Algiers
1033 Belleville St. - Approved
1101 Teche St. - Approved

Seventh Ward, Fair Grounds & Gentilly
3502 Roger Williams St. - Approved
2415 Dreux Ave. - Approved
1824 Agriculture St. - Approved
1851 Hope St. - Approved
1925-27 Aubry St. - Denied
2516 Aubry St. - After the Fact Demo

Garden District
1715 Washington Ave. - Withdrawn
3419-21 Carondelet St. - Pending

The PRC extends our sincere appreciation to our

HERITAGE CLUB MEMBERS!

As a membership organization, our doors stay open year after year because of your continued support.

PRESERVATION RESOURCE CENTER
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Heritage Club Reception

Wednesday, November 2, 2016
6:30 p.m. to 8:00 p.m.
AT
1328 Felicity Street
HOME OF
Greg Morey & Scott James

Light Hors D'Oeuvres by
Laura Arrowood Catering

Please R.S.V.P. by Wednesday, October 26
Caroline Christman, 504.636.3057
or membership@prcno.org

FREE for Heritage Club Members. Join today to attend this private reception and support the PRC's mission

Kiosk

PRC

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. Preregistration 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.

RESIDENTIAL HISTORIC TAX CREDITS LECTURE

WEDNESDAY, NOVEMBER 9

Join the Preservation Resource Center, the New Orleans Architecture Foundation, and AIA New Orleans, on Wednesday, November 9 to hear from a panel of industry leaders on how privately owned single-family home owners can economically benefit from available incentive programs. Come and learn from respected members of the State Historic Preservation Office, New Orleans Architecture Foundation, and Historic Pro NOLA, LLC, a historic preservation and tax credit consulting firm in the greater New Orleans area. These leaders will teach attendees about what is available and how you can preserve your beautiful and often historic home. 6 to 7:30 p.m. at AIA Center for Design, 1000 St. Charles Ave. $10 per person. Please bring your questions to ask during the open forum portion of the lecture. More information at aianeworleans.org.

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 non-members 820 St. Louis St. 5:30 to 7 p.m. Visit prcno.org or call 504.636.3399.



41ST ANNUAL HOLIDAY HOME TOUR & PATRON PARTY

FRIDAY TO SUNDAY, DECEMBER 9 TO 11

Kick off the Holiday Home Tour weekend by joining us for a lavish cocktail reception at the spectacular home of Sue Ellen and Joseph C. Canizaro on Friday evening. On Saturday and Sunday, tour eight private historic homes in the Garden District in all their holiday glory. Visit the tour headquarters for regional cuisine and holiday shopping among dozens of local artists, craftsmen and retailers. Enjoy the fascinating history and incredible architecture of a cherished neighborhood, with the tunes of talented New Orleans musicians at each destination on the tour. Purchase advance tickets through December 8 by visiting prcno.org or calling 504.581.7032. $30 for members, $40 for non-members. Day-of tickets are $45 and are available at the tour headquarters at Trinity Episcopal Church at 1329 Jackson Ave.

NEW ORLEANS

CLASSICAL ARCHITECTURE AND ART CLASSES

WEDNESDAY & THURSDAY, NOVEMBER 9 & 10

The Louisiana Chapter of the Institute of Classical Architecture & Art is offering the following two classes: "A Classical Primer" November 9, 1 to 4 p.m., Louisiana Old State Capitol, House Chamber, Baton Rouge, and "An Introduction to Classical Moldings" November 10, 1 to 4 p.m., LSU College of Design, Atrium, Baton Rouge. Both classes will be given by Architect, Erik Evens. The cost to attend "A Classical Primer" is $60 for general admission, $40 for ICAA members, and $20 for students. The cost to attend "An Introduction to Classical Moldings" is $80 for general admission, $60 for ICAA members, and $30 for students. There is a discounted cost to attend both classes that is $100 for general admission, $80 for ICAA members, and $40 for students. Details and links to purchase tickets are located at classicist-nola.org/events.

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.

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.

TREMÉ CULTURAL TOUR

SATURDAY, NOVEMBER 26

This walking tour of Tremé provides a rich, detailed perspective on one of the city's oldest and most storied neighborhoods. Originally known as "back of town," the old Creole feel of Tremémakes it easy to imagine the early 1800s multicultural community formed by immigrants, free people of color, and refugees from Saint-Domingue. An important center of the city's African-American and Creole culture, Tremé is the cherished home of fourth and fifth-generation residents who strive to maintain the area's cultural and social traditions. We will trace the origin and development of Tremé through the amazing 19th century architecture (including Creole cottages, townhouses, and shotgun houses), geography, and urban influences dating from the subdivision of this land by Claude Treme in the 1790s to the present day. Visit friendsofthecabildo.org for more information, and **use code PRC2016 to receive a discount.**

CANAL STREET LIGHTING CEREMONY

TUESDAY, NOVEMBER 22

Watch historic Canal Street become lit up for the holidays. View this luminous event at Astor Crowne Plaza at 739 Canal St. Hosted by the Downtown Development District. 5 to 7 p.m. Visit downtownnola.com/holidays to see more ways to celebrate the holidays downtown.

CELEBRATION IN THE OAKS

FRIDAY, NOVEMBER 25 THROUGH SUNDAY, JANUARY 1

Celebration in the Oaks in City Park is one of the most spectacular holiday lights festivals in the country, with more than 165,000 visitors pouring into the park to see the magical winter spectacle City Park's famous oaks are swathed in hundreds of thousands of twinkling lights and breathtaking light displays are scattered throughout 25 acres of the Park, including the Botanical Garden, Storyland and Carousel Gardens. 6 to 10 p.m. Sunday to Thursday, and 6 to 11 p.m. Friday and Saturday. $9 per person, and free for children under 3 and Friends of City Park. Find more information at neworleanscitypark.com.

FRIENDS OF ST. ALPHONSUS INTERNATIONAL CRÉCHE EXHIBIT

SUNDAY TO SUNDAY, NOVEMBER 27 THROUGH DECEMBER 4

View beautifully crafted nativity scenes from around the world on display in the historic St. Alphonsus Church. Hear Laetare singers caroling for the closing ceremony at 4 p.m. on December 4th. This event is free and open to the public, but donations are very appreciated. 2025 Constance St. Open from Sunday November 27 to December 4. Monday through Friday, from 10 a.m. to 2 p.m., and Saturday and Sundays from noon to 4 p.m.

MEETING DATES

BLIGHTSTAT: NOVEMBER 10
CBD HISTORIC DISTRICT LANDMARKS COMMISSION: NOVEMBER 9
NEW ORLEANS CITY COUNCIL: NOVEMBER 3, 17
CITY PLANNING COMMISSION: NOVEMBER 8
HISTORIC DISTRICT LANDMARKS COMMISSION: NOVEMBER 10
NEIGHBORHOOD CONSERVATION DISTRICT ADVISORY COMMITTEE: NOVEMBER 7, 21
VIEUX CARRÉ COMMISSION: NOVEMBER 2

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

WE ACCEPT DONATIONS!

Make your tax-deductible donation to the PRC Salvage Store!

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FEATURED ITEM OF THE MONTH

FRENCH COUNTRY-STYLE ARMOIRE



This is truly a rare find! We have a hand painted French Country-style armoire in a shade of green that is true to its down home roots. It has the original vintage mirror doors, and the three-shelf interior is just as authentic as the exterior. Measuring 83"H x 42"W x 16"D, this beautiful piece is offered at $784.

MONDAY TO SATURDAY 9 A.M. - 4:30 P.M.
2801 MARAIS ST. NEW ORLEANS 504.947.0038

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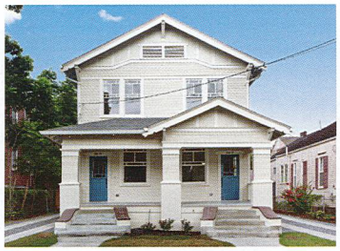
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2019 Marengo Street Condo

Stunning 3 bedroom/2.5 baths RENOVATED 2016 - wiring, plumbing, HVAC. Combines original architectural esthetics w/ custom modern finishes - RESTORATION HARDWARE lighting, Baldwin hardware. Dynamite kitchen - MARBLE countertops, GRAPHITE sink, Kitchen Aid Professional appliances, wood inlay cabinets. Master suite w/ walk in closets; huge bath w/ freestanding stone resin tub. Deep covered PORCHES front/ back, large private YARD, offstreet PARKING. Around the corner from neighborhood TENNIS center! $575,000. **Isabel Sanders 504-615-1401**





622 Barracks Street

This gorgeous cottage in the prime residential area of the French Quarter features high ceilings, crown molding, gleaming hard wood floors, pocket doors, magnificent crystal chandeliers, medallions, millwork, stained glass windows, and numerous fireplaces. The huge gourmet kitchen boasts a large island perfect for any chef. Master suite with fabulous bath and wall of closets opens to back porch. High brick wall surrounds lush gardens and a large brick patio, ensuring the ultimate privacy. Potential 4th bedroom on 2nd floor. Plenty of storage space and built-ins. Gas generator. **$1,295,000.** Please call **Eleanor Farnsworth for a private showing 504-891-1142 or 504-669-0211**





4860 Annunciation Street, 70115

Upscale New Construction in Historic Uptown across from Wisner Park, blocks to shops & restaurants on Magazine, easy access to schools & downtown. 4 bed/3.5 bath Camelback w/ open living concept, gleaming wood floors, dining room w/ built-in display shelves, bonus playroom. Chef's kitchen features 11ft marble waterfall island, Italian gas range, walk-in pantry. Gorgeous master suite w/ trey ceiling, marble bath, walk-in closet. Laundry room & plenty of storage. Off-street parking, back porch & grassy yard. Co-listed with Gabriela Ribas, Amelia Fine Properties. $749,000. **KatieWitry.com**





3342 Bell St. ~ Bayou St. John

Enjoy views of the Bayou from your private rooftop deck! 2 bed/2 bath Bayou St. John Cottage full of original character. From the peaceful courtyard enter into the living/dining area w/ 11 ft. ceilings, wood floors, lots of natural light, exposed brick fireplace, medallions. Kitchen features s.s. appl., gas range, wine cooler. Sweeping staircase to master bed w/ marble bath & private balcony. 2nd bed w/ vaulted wood ceiling. End the evening relaxing on the rooftop deck w/ the best views of the neighborhood! Offered at $525,000 by **Adrienne LaBauve 504-344-0877.**

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6401 Fontainebleau Drive ~ $845,000

This GRAND Georgian home was designed by noted architect Paul Charbonnet for Joseph Hurwitz in 1949-50 for his family. Beautifully maintained at nearly 6000 sq ft! This IMPRESSIVE HOME features 5 BEDROOMS (2 on the lower floor), 4 BATHROOMS, 2 KITCHENS, a possible in-law suite and OFF STREET PARKING for 4 cars (2 in a garage). Located on a corner lot equaling three city lots with a GORGEOUS MANICURED YARD. Fabulous home for entertaining or the family looking for more square footage! Call **Josh Walther at 504-717-5612**





Reduced ~ 1229 Amelia St. ~ $469,000

Full-time or 2nd hm! Only 37 year old 3 bdrm/3.5 bath Twnhs-styled Condo, has low condo fees. Pre-planned elevator shaft for 3-story unit. Private iron-gated court-yard unit entry, big windows, & large rms for fine art, Cypress kit-wine bar! Parking lot & long floral planted common courtyard! Appealing architecture-Circa 1890 setting! Faubourg Bouligny - Streetcar, 1.5 blks to fun Magazine restaurants, boutiques, parades, & Touro Hospital! **Linda Babineaux 504-957-8014 / or J. 504-957-8014**



Historic Catherine Club at 1456 Camp St.

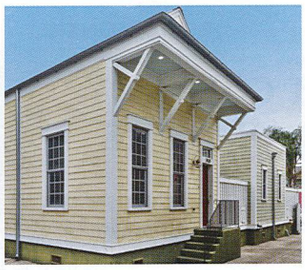
Magnificent Italianate mansion
with guest house on Coliseum Square
Francher Perrin Group 504-251-6400 Owner/Agent





6023 Freret Street ~ $799,000

Character of Circa 1889 in popular Audubon Park-University area of Uptown-near State St intersection! Renovated 2-story, long driveway, indoor-outdoor atmosphere, porch pretty & flowering beds! Foyer has lovely stairway, stained glass, & view of congenial front parlor & long dining room thru pocket doors. Upscale custom kitchen opens to large Great Rm with 3 sets of Fr. Doors to rear brick courtyard & contiguous right side yard. Upstrs 4 independent bdrms are positioned around a center hall. Close to streetcar, Lusher, Universities & Audubon Park. **Linda 504-957-8014 or J Babineaux 504-813-8460.**





The Condo Cottage ~ 3428 Dauphine Street

"Intelligent design" that maximizes space, offers sensible storage solutions & utilizes natural light, are the benchmarks of this unique & charming condo "cottage" designed by architect Andres Dunay, of Seaside fame, as his New Orleans residence. Secluded & private in a prime Bywater location with assigned off street parking. Extra spacious, lower Master suite, walled patio/deck, built-in stairwell bookcases, high ceilings & premier appointments throughout. Upper level offers sitting area, second full bath, in-home office space & mezzanine level bedroom. Offered @ 324,900.00. Call **Brett Rector @ 453.2277** for a private showing today!





300 Bella Dr. ~ Old Metairie

Mid Century Modern. Exquisite architectural gem designed by John Lawrence and Errol Barron. Very private home surrounded by elaborate gardens. Nothing about this house is ordinary! Wake up in a home where every day feels like a vacation. This 1-story home is designed so that every room has a garden view. There are Japanese style gardens and a gazebo. 3 or 4Bdrm/3BA approx. 3100 Lv. Lot146.53/182.69 X 84.94/146.57. **Skye Price (504) 388-7593 or Susan Hurth Price (504) 908-3317.**





Classic Center Hall ~ 360 Millaudon St.

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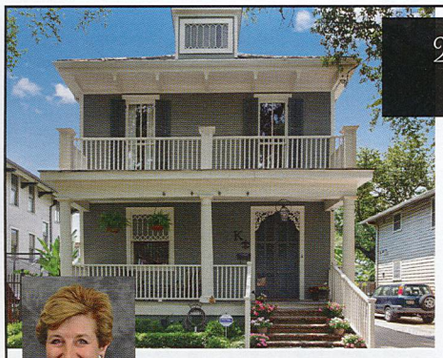


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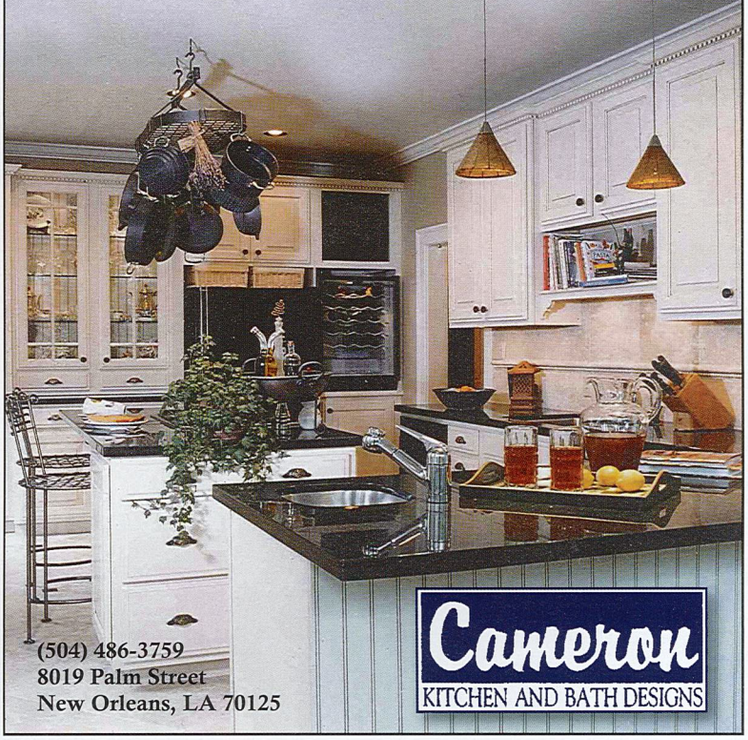
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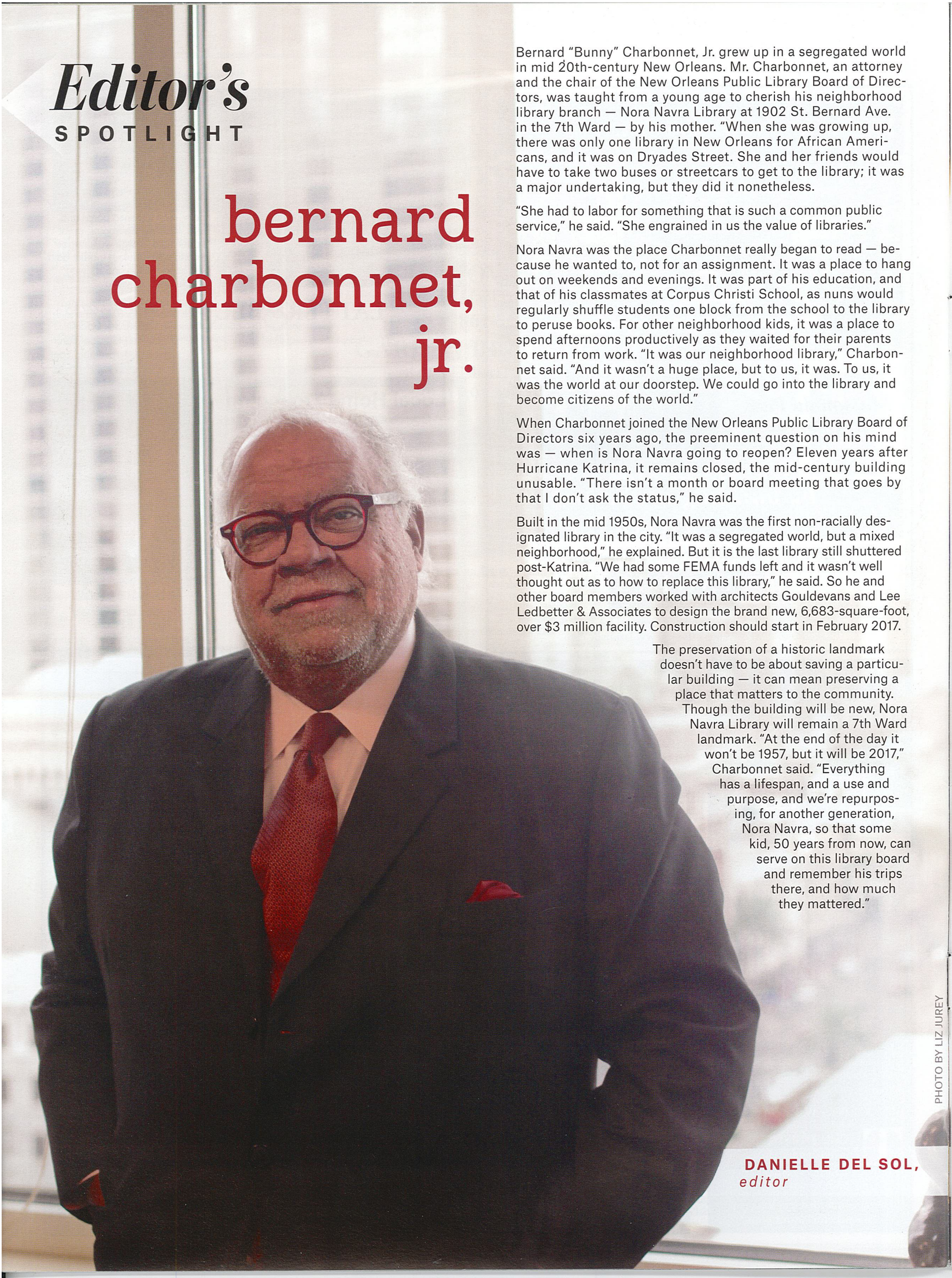


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Cameron KITCHEN AND BATH DESIGNS

Editor's
SPOTLIGHT

bernard charbonnet, jr.



Bernard "Bunny" Charbonnet, Jr. grew up in a segregated world in mid 20th-century New Orleans. Mr. Charbonnet, an attorney and the chair of the New Orleans Public Library Board of Directors, was taught from a young age to cherish his neighborhood library branch — Nora Navra Library at 1902 St. Bernard Ave. in the 7th Ward — by his mother. "When she was growing up, there was only one library in New Orleans for African Americans, and it was on Dryades Street. She and her friends would have to take two buses or streetcars to get to the library; it was a major undertaking, but they did it nonetheless.

"She had to labor for something that is such a common public service," he said. "She engrained in us the value of libraries."

Nora Navra was the place Charbonnet really began to read — because he wanted to, not for an assignment. It was a place to hang out on weekends and evenings. It was part of his education, and that of his classmates at Corpus Christi School, as nuns would regularly shuffle students one block from the school to the library to peruse books. For other neighborhood kids, it was a place to spend afternoons productively as they waited for their parents to return from work. "It was our neighborhood library," Charbonnet said. "And it wasn't a huge place, but to us, it was. To us, it was the world at our doorstep. We could go into the library and become citizens of the world."

When Charbonnet joined the New Orleans Public Library Board of Directors six years ago, the preeminent question on his mind was — when is Nora Navra going to reopen? Eleven years after Hurricane Katrina, it remains closed, the mid-century building unusable. "There isn't a month or board meeting that goes by that I don't ask the status," he said.

Built in the mid 1950s, Nora Navra was the first non-racially designated library in the city. "It was a segregated world, but a mixed neighborhood," he explained. But it is the last library still shuttered post-Katrina. "We had some FEMA funds left and it wasn't well thought out as to how to replace this library," he said. So he and other board members worked with architects Gouldevans and Lee Ledbetter & Associates to design the brand new, 6,683-square-foot, over $3 million facility. Construction should start in February 2017.

> The preservation of a historic landmark doesn't have to be about saving a particular building — it can mean preserving a place that matters to the community. Though the building will be new, Nora Navra Library will remain a 7th Ward landmark. "At the end of the day it won't be 1957, but it will be 2017," Charbonnet said. "Everything has a lifespan, and a use and purpose, and we're repurposing, for another generation, Nora Navra, so that some kid, 50 years from now, can serve on this library board and remember his trips there, and how much they mattered."

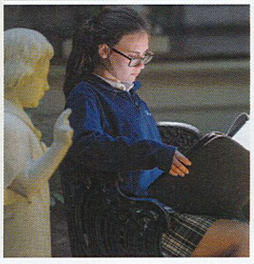
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