

# LANDMARKS' PRESERVATION



## THE JOURNAL OF THE LOUISIANA LANDMARKS SOCIETY



Above: 2019 Award Winner Hotel Peter and Paul



Louisiana Landmarks Society is pleased to announce the 2019 Awards for Excellence in Historic Preservation winners. This year marks the sixth in which we have provided this program as an opportunity to highlight and honor the significant architectural work, both big and small, that is important to the progress of our city. The awards honor projects completed in

2018 that represent outstanding examples of restoration or rehabilitation of historic buildings, as well as new construction in a historic district. **We invite you to join us at Hotel Peter and Paul, 2319 Burgundy Street, at 6:00 pm on May 15 to celebrate the winning teams.**



Design for proposed new docking facility in Woldenberg Park (Photo courtesy of Torre Design Consortium)

### Privatization and Commercialization of our Parks Just when we thought our parks were safe!

Sandra L. Stokes

As citizens are asked to vote on the reapportioned parks millage on May 4, the hope is that the shared millage will provide a guaranteed funding stream for maintenance and operation of our parks as well as an opportunity to achieve the objective set forth in the City's Master Plan. Hopefully, this will alleviate the problem of the continual push to monetize greenspace by usurping land for private and commercial enterprise. Yet—here we go again...

Louisiana Landmarks Society is forefront in opposing a current proposal to permanently barricade off a section of the Vieux Carré's Woldenberg Park for a new paddle wheeler queuing area and docking facility at the Lower Bienville Street Wharf. The proposed new gangway and guard rails, along with the docked boat, would not just limit the view, they will obstruct it, along with the accessibility for a large portion of the riverfront. Pedestrians would be diverted from the river's edge. Garbage, liquor, and supplies will be gurneyed up and down the water's edge to service the buildings beyond. Once built, the landing and docked boat would destroy a wide vista enjoyed from most of the park.

This proposed location, one of the most beautiful spots from where to see and experience the Mississippi River, is where the promenade juts out at a ninety-degree angle, creating the most expansive vista. The famous pavilion, where bands perform for festivals such as French Quarter Fest and, where newlyweds exchange vows, provides a picturesque background enjoyed by both residents and tourists alike.

Vol. 57. No. 1

March 2019

Hilary Somerville Irvin,  
Editor

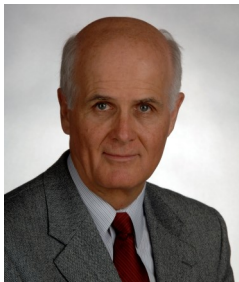
### Inside this issue:

2019 Awards for Excellence in Historic Preservation Announced	1
Privatization and Commercialization of our Parks Sandra L. Stokes	
Message from the President Michael Duplantier	2
Privatization (continued)	
A New Horizon for Parks and Recreation Funding? Shaun Duncan	3
2019 Awards for Excellence in Historic Preservation	4
2019 Awards for Excellence in Historic Preservation (continued)	5-6
Magnolia Bridge Comments	6
Magnolia Bridge (continued)	7
New Horizon (continued)	

Join us for the Preservation Awards Ceremony

Hotel Peter and Paul  
2319 Burgundy Street  
Wednesday, May 15, 2019

To become a sponsor or to buy a ticket visit:  
[www.louisianalandmarks.org](http://www.louisianalandmarks.org)  
or call 504-482-0312



## A Message from the President

### HOME SWEET HOTEL

Michael Duplantier

When my wife and I purchased our first home in 1977, we could not have been more excited. A double shotgun fixer-upper in the Fair Grounds neighborhood for \$23,500. An up and coming neighborhood, within a short distance of City Park and on the bus route to my work downtown.

Fast forward 42 years. That double shotgun today would set a homeowner back several hundred thousand dollars, numbers that don't work for most of us, even adjusting for inflation. As we are witnessing, the consequence of that is portentous for our 300-year-old historic city, with some homeowners seeking alternative uses for these properties, and outside investors seeking to cash in on it all. Now, what could have been a home becomes instead a short-term rental property, a party house, a bed and breakfast, or, of late, a boutique hotel.

Forget Marriott, Hilton and the traditional hotel facility. With compliant zoning, you may now have next door a really small hotel that looks just like a home, but that serves instead to flatten out mortgage payments by presenting you with different "neighbors" every day. These visitors are said to be seeking an authentic New Orleans experience, even as they imperil that authenticity by sometimes indulging in behavior and activities that tax the peace and quiet of the residents.

A few years back one of these visitors, hopelessly lost in his search for the bed and breakfast where he was staying, forcibly broke into our home at 1 a.m., threw up on our carpet, and sought to sleep it off on our den sofa. He sobered quickly when my son interrupted his slumber and pinned him down while I called the police. Given the unwelcome guest's explanation of how this all happened, I refused to press charges, but my perspective of the conflicts inherent in a tourist-

driven economy was changed forever.

There are no easy answers to this dilemma. Housing that is more affordable is surely needed, and proper servicing and management of tourism must be had, but achieving concordant policies requires a careful balancing that would challenge the most conscientious and knowledgeable of policy makers. Yet, the overall default position *must* be to reject transiency and to ensure that neighborhoods are for folks who have or seek to put down stakes and who are driven by a long-term commitment to their home, their neighborhood, and the community at large.

Michael Duplantier

#### Privatization Continued



Threatened site: Woldenberg Park

In a stunning example of the old New Orleans tradition of "planning by surprise," we learned that bollards have already been installed, and the new boat—The City of New Orleans—has been built and awaits installation, all without any public discussion. In what seemed an afterthought, the developers called a meeting to comply with the Neighborhood Participation Plan (NPP) at noon on a Saturday after learning that this Maritime Industrial Use requires a conditional use permit.

Louisiana Landmarks Society views this project as a blatant grab of public parkland for a private, commercial enterprise, one that goes directly against our city's Master Plan. This plan specifically calls for just the opposite: **expanding** access and **expanding** parks and public spaces along the Mississippi River. It also calls for no loss of land dedicated to parks. Volume 2, Chapter 7, 5.A clearly states the goal to "(c)reate parks and public spaces along the Mississippi River...and ensure access is kept open to the general public and not dominated by specialized use facilities."

Louisiana Landmarks Society appreciates the Vieux Carr  Commission's Architectural Committee's conclusion that the proposal constitutes a "taking" of highly utilized public space for private commercial purposes. "Locating this structure, with its corresponding function as queueing space for an additional riverboat," the Committee stated, "would drastically restrict access to the park and the important gazebo and lawn, principal design elements of the park." The committee expressed further concern about how the fencing, when not in use, would negatively affect pedestrian circulation through the area. Although acting only in advisory capacity, the committee voted unanimously against the project adding, "this site placement undermines river accessibility for the public...There is no integration with the rest of the park and no consideration for the public..."

Woldenberg Park and its riverfront contribute not only to the identity but to the economics of New Orleans. The city proudly touted the recent acquisition of the Esplanade and Governor Nicholls Street wharves as an opportunity to boast over three miles of unobstructed river access. Yet this project flies in the face of accessibility. We simply cannot allow the continued privatization and commercialization of our parks. They are an asset for all, not just for tourists queued up to ride a riverboat and for one company's profits.

## A New Horizon for Parks and Recreation Funding?

Shaun Duncan, guest author

It is a changing lens focused on park and recreation funding and management in New Orleans. The upcoming expiration (in 2021 and 2022) of the millage dedicated to the Audubon Commission is the catalyst, together with the March, 2014 defeat of what was to be a new, 50-year millage exclusively designated for Audubon and requiring no deliverables. The Citywide Parks and Recreation Proposition (In Lieu Millage) unifies three separate taxes dedicated to parks and recreation into one tax initiative to be shared by four recipients:



the Audubon Commission, Department of Parks and Parkways, New Orleans Recreation Development Commission, and City Park. Laudably, City Park will receive millage funding for the first time. Set to last for 20 years, the 6.31 mill tax does not represent a tax increase.

The proposition, which goes to public vote on May 4, 2019, provides for the specific allocation of the millage proceeds. While the actual dollar amounts to be received by the recipients thus were not subject to public review or negotiation, the proposition opened key matters for discussion relative to best practices in park and recreation governance. As the mayor’s office began drafting a Cooperative Endeavor Agreement (CEA) as the governing document between the city and the millage recipients, *Parks For All* submitted proposals for inclusion. Meetings and conversation ensued with *Parks For All*, councilmembers, and Mayor Cantrell’s staff.

The result: a CEA that was approved by City Council and a statement by *Parks For All* detailing its reasons for supporting the millage proposition and an analysis of its advocacy efforts.

*Parks For All* advocated for a citywide parks and recreation plan to be conducted by a firm with expertise in park planning on a national scale. The city accepted this cornerstone tenet; the CEA requires a citywide master plan, which will seek public input and produce data on resources and needs throughout the city.

*Parks For All* decries the balkanization of park and recreation services and the attendant inefficiencies inherent in a “system” whereby ten entities manage the city’s parks and public lands. As initial, responsive steps to bridge these gaps, the CEA calls for coordination of management efforts, with requirements for two community meetings plus quarterly meetings of the Interagency Working Group (which is comprised of the millage recipients). An annual report to the Mayor and City Council shall describe coordination efforts and progress toward implementing the master plan.

*Parks For All* proposed that the city set aside two percent of the millage proceeds received on an annual basis initially to fund the master plan and subsequently to fund periodic assessment of progress toward the master plan. While this suggestion was not adopted, the CEA does require millage proceeds to fund a citywide master plan. Funding for an assessment plan remains an open issue, though *Parks For All* received assurance that provisions for such can be included in the actual master plan.

### PRESIDENT

Michael Duplantier

### FIRST VICE PRESIDENT

James R. Logan, IV

### SECOND VICE PRESIDENT

Sandra L. Stokes

### TREASURER

Sally Reeves

### ASSISTANT TREASURER

Louis McFaul

### RECORDING SECRETARY

Nathan Lott

### CORRESPONDING SECRETARY

Hilary Somerville Irvin

### TRUSTEES

Fallon Aidoo, Ph.D.

Greg Arceneaux

Mary Ann Barkerding

Gabrielle Begue

Mamie Sterkx Gasperecz

Julie Martin

Amanda McFillen

T. Gordon McLeod

Jerry Pepper

Sally Sinor

### DIRECTOR OF BUSINESS OPERATIONS

Donna Lednický

### HOUSE COORDINATOR

Jenny Dyer

### LOUISIANA LANDMARKS SOCIETY & PITOT HOUSE

1440 Moss Street

New Orleans, LA 70119

Ph. 504-482-0312

info@louisianalandmarks.org

www.louisianalandmarks.org

This newsletter is published quarterly by the Louisiana Landmarks Society, Inc., a 501(C)(3) organization, for informational purposes. Comments and letters to the editor are solicited. All rights reserved.

## Louisiana Landmarks Society's 2019 Awards for Excellence in Historic Preservation

### Award Winning Teams

#### Residential Restoration

- ◇ **1428 Ursulines Avenue:** Jason Riggs, Historic Pro NOLA, LLC, owner; Adler Design Build, LLC, architect.

#### Institutional Restoration/Rehabilitation

- ◇ **Harriet Tubman Elementary School (2013 General Meyer Avenue):** Recovery School District, owner; Mahlum/Scairono Martinez, architect; Jacobs/CSRS, project manager; Construction Masters, Inc., contractor.
- ◇ **Hotel Peter and Paul (2317 Burgundy):** ASH NYC and Nathalie Jordi, owners; studioWTA, architect; Palmisano, general contractor; MacRostie Historic Advisors and Rick Fifield, AIA, historic consultants; Robert Lilkendey, acoustical consultant; Pace Group, structural engineers; Frishertz, electrical engineer; Pontchartrain Mechanical, mechanical engineer.
- ◇ **John McDonogh High School (2426 Esplanade Avenue):** Recovery School District, Louisiana Department of Education, owner; VergesRome Architects, APAC, architect; C. Spencer Smith, AIA, architect; CORE Construction, general contractor; Jacobs/CSCR, project manager.
- ◇ **Rose Collaborative (2541 Bayou Road and 2533-2539 Columbus Street):** Bayou Treme Center, LLC, owner; Metro Studio, architect; Ryan Gootee, general contractor; Spackman Mossop Michaels, landscape architect; Charcoalblue, theater consultant; Alembic Community Development and Rose Community Development, developers.
- ◇ **St. Stephen Catholic Church (1025 Napoleon Avenue):** Archdiocese of New Orleans, owner; Trapolin-Peer Architects, architect; DonahueFavret Contractors, Inc., general contractor.



1428 Ursulines Avenue



Harriet Tubman Elementary School



Hotel Peter and Paul



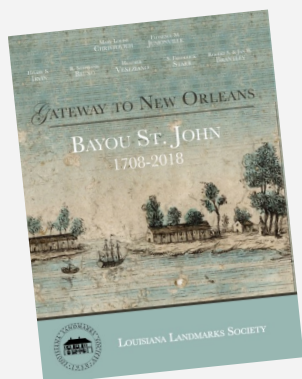
John McDonogh High School



Rose Collaborative



St. Stephen Catholic Church



A gem of a book tracing the  
history and architecture of the historic  
Faubourg St. John in New Orleans

Available now at the Pitot House Book Shop  
or [www.louisianalandmarks.org](http://www.louisianalandmarks.org)

# Louisiana Landmarks Society's 2019 Awards for Excellence in Historic Preservation

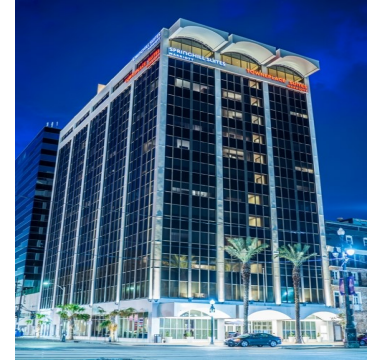
## Award Winning Teams Cont'd.

### Commercial Restoration/Rehabilitation

- ◇ **419 Carondelet:** 419 Carondelet LLC, owner; Welty Architecture, LLC, architect; Design Engineering Inc. structural and civil engineers; DEI Contractors, LLC, contractor.
- ◇ **Dual Brand Hotel (1600 Canal Street):** NewcrestImage, owner; Campo Architects, architect; Design DMU, interior consultant; Morphy Makofsky Inc., engineer.
- ◇ **Opelousas Apartments (620 Opelousas):** New Orleans Redevelopment Fund, owner; Albert Architecture, architect; Hernandez Consulting and Construction, contractor.
- ◇ **640 Magazine Street:** 640 Magazine Street LLC, owner; Rozas-Ward Architects, architect; Gibbs Construction, contractor.
- ◇ **New Orleans Jazz & Heritage Foundation Headquarters (1205 N. Rampart Street):** New Orleans Jazz & Heritage Foundation, owner; Trapolin-Peer Architects, APC, architect; CDW Services, general contractor; Spackman Mossop Michaels, landscape architect; Hilary S. Irvin, tax credit consultant; Damien Serauskas, mechanical engineer; Creighton Engineer, electrical engineer; Bose Engineering, structural engineer.
- ◇ **716 North Claiborne Avenue:** Craig Lehnhardt, Ben R. Guillory Jr. and Robert Bergeron, owners; Concordia, LLC., architect; NFT Group, contractor; WDG Engineers, engineers; Mary Lane Carleton, historic tax consultant.



**419 Carondelet**



**Dual Brand Hotel**



**Opelousas Apartments**



**640 Magazine Street**



**New Orleans Jazz & Heritage Foundation**



**716 North Claiborne Avenue**

## Save the Date

### Louisiana Landmarks Society Annual Membership Meeting

The Pitot House  
Sunday, June 2, 2019  
4 p.m.



Join us for Louisiana Landmarks  
Bayou St. John Walking Tour  
Explore the history and  
architecture of the neighborhood  
**Every Wednesday at 1pm**  
**And by appointment**  
**\$30/person—space is limited**  
Reserve your spot now!  
Reserve on-line or call (504)482-0312

## Louisiana Landmarks Society's 2018 Awards for Excellence in Historic Preservation

### Award Winning Teams Cont'd

#### New Construction/Design

- ◇ **Cambria Hotel Warehouse District Project (632 Tchoupitoulas Street):** Fillmore Capital Partners, owner; Holly & Smith Architects, architect; Landis Construction Co., LLC, contractor; Salas O'Brien, LLC, engineer; Morphy Makofsky, Inc., engineer.
- ◇ **Greenway Apartments (2606 St. Louis Street):** GCE Green St. Louis, LLC, owner; CCWIV Architecture, LLC, architect; Duplantis Design Group, PC, engineer; Enhanced Capital; Gulf Coast Bank; RAMM SDF 2017, LLC.



Cambria Hotel

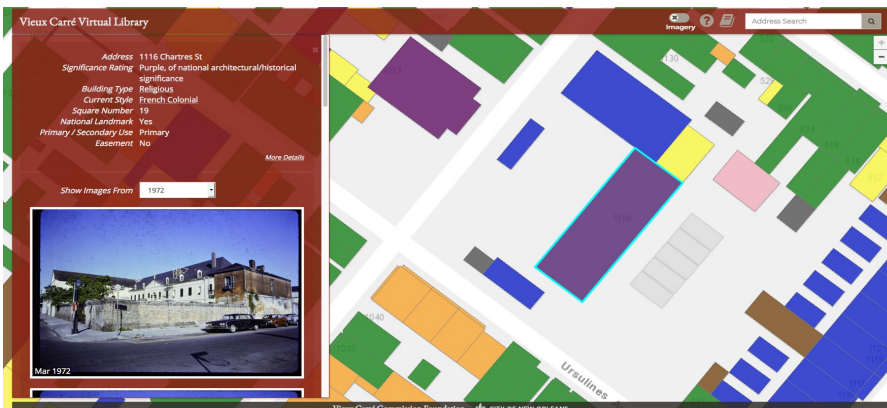


Greenway Apartments

#### Special Award for Excellence in Historic Preservation

##### Vieux Carr  Virtual Library

Vieux Carr  Commission Foundation, owner; Vieux Carr  Commission; Tesler Preservation Consulting, LLC, project manager; New Orleans City Hall Information Technology Department, IT Architects; Gambrel & Peak, LLC, imaging archiving.



Vieux Carr  Virtual Library



In the December issue of *Landmarks' Pr servation*, Louisiana Landmarks Society's board member James R. Logan IV in his article "That (Really) Blue Bayou Bridge" asked for comments from readers about the new paint job at this neighborhood landmark. Here are excerpts from some responses.

*I wanted to express that I love the new color of the bridge. It is a vibrant and welcome contrast to its dilapidated state before the renovation/update. While the color choice is obviously bold, I think it also fitting for an eclectic, lively, and bold area of New Orleans. It would undoubtedly be out of place uptown, but Bayou St. John is not uptown and I think we should embrace that. Moreover, I think it could turn the bridge into an even more positive and visible landmark over time. It is the striking blue color set against the green banks and the more muted tones of the water in a way that captures the eye and makes the overcast days seem spring-like. The bridge is fun in a way that New Orleans is fun and especially our neighborhood is fun: playful without being outlandish or out of place.*

~ Anonymous Bayou St. John resident

When I first learned that the Magnolia Bridge was going to be painted Federal Blue, I assumed that it would be the color of any of the paints labeled as Federal Blue by Benjamin Moore, Glidden, Sherwin Williams, or any other reputable paint maker. I didn't realize that it would be painted blue as defined by the Federal Standard 595C Color Palette, thereby making it a "federal" blue. I believe that any reasonable individual would have reasoned as I did. What the neighborhood ended up with was a bright blue that clashes with every home and structure along the banks of Bayou St John. The bridge no longer blends in with the neighborhood but rather stands out like a beacon against what should be a serene, relaxing setting. It is abhorrent...I urge you to push for whatever steps are necessary to coordinate with the Faubourg Saint John Neighborhood Association in remedying the damage to the neighborhood that has been caused by this horrible selection of color.

~ George R. Bartlet, 3225 Ursulines Ave

Federal Blue, was that a common paint tone for the time period of the bridge's period of operation? Seems out-of-character. I recommend yet another fund raiser to correct this somewhat grating color choice.

~ Bobby Eason

I live on Moss Street on the other side of the Bayou from the Pitot House. Those of us on this side see the bridge daily and many think it is the primer color and they are waiting for the bridge to be painted. Unfortunately it is the painted color— a horrible federal blue. This federal blue color is unacceptable...It belongs in the New England states, or better yet, Disneyland...The two abounding bridges—The Esplanade Bridge and the Dumaine Bridge—are both silver...meaning the color of steel. The Magnolia Bridge needs to be painted this same color which is the color it was before this disastrous federal blue.

~ Barbara Ferguson

*New Horizon continued*

Oversight of the Interagency Working Group being essential, *Parks For All* urged the creation of a Parks and Recreation Steering Advisory Council comprised of governmental, advocacy groups, millage recipients, and academic representation. The CEA did not adopt this recommendation. *Parks For All* will continue to advocate for a more inclusive citizen voice in parks and recreation oversight and greater coordination of all ten public land entities and looks to a master planning process to facilitate these goals. Ideally, New Orleans creates a merged parks and recreation system, as is the structure in the great majority of U.S. cities.

The commercialization of public park land remains a major concern of *Parks For All*, there being too many reasons for requiem. The newly-amended City Master Plan contains a mandate of no loss of green space, for which *Parks For All* successfully advocated. Without imposing accountability measures in the CEA to this objective, as had been urged, it is critical to invoke the City Master Plan to prevent further encroachments. Adequate funding remains essential in order to prevent further disruption in the form of park features that require payment.

It is, therefore, an auspicious shifting landscape toward city-wide parks and recreation planning, greater coordination among the millage recipients, and two required community meetings, with reporting required on the agencies' progress. The yellow light of caution, remains, however, as summed up in seven reasons articulated by *Parks For All* on why the Millage Proposition is not a panacea. Briefly, these holdovers include: insufficient funding; obscure financial statements; public trust issues; threats of monetization of greenspace; a dominion of fiefdoms; misplaced emphasis on tourist convenience; and the imperative to protect the rich cultural heritage reflected through the development and designs of our parks and green-spaces. Additionally, there are six entities involved in managing public lands that are not part of the CEA.

From a wider perspective, the tale told here reveals the power of advocacy and potential of working with the city administration to advance community interests. Much work remains and the efforts cannot cease. It is the invaluable, irreplaceable land and the ability for all to enjoy it that is at stake.

(The guest author is a board member of *Parks For All*, an advocacy coalition dedicated to the creation, maintenance and beautification of public parks, playgrounds & green space throughout New Orleans, [www.nolaparksforall.org](http://www.nolaparksforall.org).)



1440 MOSS STREET  
NEW ORLEANS, LA 70119

Non-Profit  
Organization  
U.S. POSTAGE  
**PAID**  
New Orleans, LA  
Permit No. 723

## Renew Your Membership Today!

### JOIN Louisiana Landmarks Society And Make a Difference!

Your membership helps Louisiana Landmarks Society promote historic preservation through education, advocacy, and operation of the Pitot House.

Purchase a membership on our website:  
[www.louisianalandmarks.org](http://www.louisianalandmarks.org)  
Make checks payable to Louisiana Landmarks Society, and mail to:  
1440 Moss St., NOLA 70119

MEMBERSHIP LEVELS		
---	\$20	Student
---	\$35	35 & Under
---	\$50	Individual
---	\$75	Household
---	\$100	Advocate
---	\$200	Business
---	\$250	Guardian
---	\$500	Protector
---	\$1000	Preserver

**WE WANT TO HEAR FROM YOU!**

As always, if any of our members have an item of interest or an idea for something they would like to see in *Préservation*, please let us know!

Leave a message at the Pitot House at 504.482.0312, email [info@louisianalandmarks.org](mailto:info@louisianalandmarks.org), or email our editor Hilary Somerville Irvin at [hilaryirvin@gmail.com](mailto:hilaryirvin@gmail.com).

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

