

Phillis Wheatley Elementary School



George Washington Carver Junior-Senior High School



McDonogh No. 39/ Avery Alexander Elementary School

Mid-Century Modern Public Schools

Phillis Wheatley Elementary School,
Thomy Lafon Elementary School,
George Washington Carver
Junior-Senior High School,
McDonogh No. 39/
Avery Alexander Elementary School

City-wide

THREAT: planned demolition, neglect,
hurricane damage

On the model of the “Most Endangered” program of the National Trust for Historic Preservation, Louisiana Landmarks has each year since 2005 chosen to bring to the public’s attention its own local list of our most endangered historic structures. This year’s list is a poignant reminder of the continuing challenges of rebuilding New Orleans and the sometimes conflicting needs of preservation and quick return to service. Our tumultuous school situation and the rebuilding of the medical district,



two areas well-represented in the New Orleans Nine, illustrate the conflicts planners face. We hope our members, city leaders and all who care about our community will recognize the enduring value of our heritage buildings and take full account of our precious past in constructing the future. Louisiana Landmarks Society thanks all who submitted nominations and the New Orleans Nine Committee who devoted their time and expertise to the selection process. Suggestions for inclusion in next year’s list are welcome at any time. Keep an eye out for likely candidates. And join us in our preservation mission!

The Recovery School District is in the process of finalizing the School Facilities Master Plan for Orleans Parish, which could effectively erase mid-century modern school facilities from the City of New Orleans. In *A Guide to the Architecture of New Orleans 1699-1959*, Samuel Wilson, Jr. cites 25 of the thirty public schools which were built in the 1950s for architectural distinction. Of these, ten have been demolished or are slated for demolition. Of the remaining 15, 14 were assessed for “complete replacement” as part of the School Facilities Master Plan. While the Recovery School District is indeed recovering, that is not an excuse for the wholesale demolition of mid-century modern school architecture in the City of New Orleans. These schools were designed with respect for the city’s environment and the structures are ripe for sustainable rehabilitation and reuse. The four selected are those with the highest architectural merit. The Phillis Wheatley School (1955,

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PRESIDENT'S MESSAGE

By Anne Morse, President

Just to give you a brief overview of the highlights of the past year, Landmarks has had a very exciting year. We held our 1st major fundraiser in 3 years. The "Crepuscle Concert" was quite a success. The setting on the lawn of the Pitot House was beautiful and the weather was perfect. Pamela Pipes did a phenomenal job of making this happen with the help of an outstanding committee. Thanks to all who helped.

We've had a flurry of activity all year at the Pitot House with substantial increases in tours, rentals, and book sales. Our educational program has literally taken off. We had an interesting, entertaining lecture series. I thank Barbara Beckman and Jackie Gamble for chairing the Program committee. We've continued to have our popular Friday afternoon "Vino on the Bayou" through the generosity of Cork and Bottle. One more is scheduled for June 27th. Our annual Martha Robinson Lecture (reviewed elsewhere in this issue) was held on Monday, May 12th at the HNOG on Royal St. Our guest lecturer was Nathan Chapman, former president of VCPORA.

The Getty Grant Study was initiated last June with a 2-day workshop. Our consultants, Watson and Henry, worked with the Board over the remaining year to provide a Preservation Plan for the Pitot House. The report is very comprehensive and contains both immediate and longer range recommendations. Many of the immediate issues involving fire and safety have already been implemented. Copies of the final report are available in the office for anyone who is interested.

Throughout the past year, we have battled with the Zurich Insurance Company over our Katrina-related claim. The business interruption claim necessitated filing a law suit. Our Advocacy comm. chair, Keith Hardie, generously took his time to file the suit and represent Landmarks. Last month we had a successful mediation settlement. I thank Keith and Bill Pitts for ably representing us at this meeting.

We have made strides in the technology area by having a new website developed. We can now provide up to date news and announcements to publicize our organization online. Presently, online sales for our fundraiser are proving the value of this new design. Our thanks go to Elizabeth Morse who has donated her time and expertise to produce the new site and update it regularly for us. Please visit louisianalandmarks.org regularly to see the exciting happenings with Landmarks

and the Pitot House.

Susan Kierr and David Stefferud have agreed to become co-editors for our newsletter, "Préservation". Lori Durio is retiring as editor, and will continue to contribute as editor emeritus. We thank Lori for her wonderful service to Landmarks as editor over the recent years. Under the chair of Jonah Dowling, the selection of our New Orleans Most Endangered Nine properties for 2008 was announced in May, which is National Historic Preservation month. Also, Jonah helped us get a grant from the National Trust to offset some of the expenses for this project.

Since coming to the Pitot House as museum director in November, 2006, Susan McClamroch has been a wonderful asset to Landmarks. Over the past year she has increased her hours and responsibilities to extend beyond those as museum director.

Her enthusiasm and dedication are inspiring to all of us, and we thank her for all of her hard work on our behalf.

I'd like to thank all of our members who have generously donated to Landmarks over the past year. Our annual appeal, as well as our rolling membership renewals have been very successful. This organization has made great strides over the last year toward improving visibility in the community and accomplishing our mission statement.

LANDMARKS WANTS YOU!

Louisiana Landmarks Society is looking for a few good men and women to help out with a variety of tasks. If you're interested in assisting with our programming activities, events at the Pitot House, house tours, or clerical support, please call the Landmarks office at (504) 482-0312 or email us at info@louisianalandmarks.org. Thanks!

FROM THE EDITORS

Susan Kierr and David Stefferud

The challenge of editing *Préservation* has made itself apparent to us as we worked to produce this, our first issue. Much is happening in the Louisiana Landmarks Society; documenting the activities and accomplishments and concerns of this organization is a busy undertaking. Rest assured that we are experienced in research, reporting, writing and publishing and we welcome our new role.

We are grateful for the guidance of Lori Durio, who has so successfully edited *Préservation* before us and has graciously offered to help us in her emeritus role.

Members of the preservation community who wish to be on the editorial board are encouraged to let us know at Davestef@bellsouth.net and skdance@bellsouth.net.

We see this magazine as a professional journal which can make an impact, not just within the preservation community but in the larger society in these perilous times, as the article on the "New Orleans Nine" illustrates so vividly. Our state, our city and our representatives face daily decisions on rebuilding, preservation and demolition and they deserve the best advice our Society can give, through *Préservation*, through advocacy and by personal contact.

It goes without saying that this magazine needs your good ideas, notes, photos and articles; our job is to smooth where necessary and get your jottings into print for the wide audience we hope to reach.

TO THE EDITORS:

I was deeply distressed to hear of the death of Saidee Newell at Easter and Frank Masson more recently. The world of preservation lost two heavy hitters and they will be sorely missed.

Several years ago the Society honored Saidee Newell with the Hartnett Kane Award for a lifetime of preservation work on the local, state, national and international levels. She served as president of the Louisiana Trust for Historic Preservation. She also served on the boards of US ICOMOS and the Board of Advisors of the National Trust for Historic Preservation. She spearheaded funding efforts on all levels. Her activities and honors are too numerous to mention.

Frank Masson will be remembered for his deep knowledge of historic architecture and his generous willingness to share it. Frank served as a trustee of the Louisiana Landmarks Society among many other boards. For the past thirty years Frank was regarded as one of the foremost preservation architects in the city. His death at the young age of fifty-eight has cut short a prolific and innovative talent. Beyond his knowledge and talent, Frank was a truly nice person who managed to get his points across as a scholar and gentleman. I extend to his wife Ann my heartfelt condolences on her loss.

Lyn Tomlinson
Past President of the LLS

WE WANT TO HEAR FROM YOU!

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, or email either editor at skdance@bellsouth.net or davestef@bellsouth.net.

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SUSAN MCCLAMROCH, LLS'S PITOT HOUSE DIRECTOR, REPORTS AS FOLLOWS:

On a beautiful Sunday afternoon in April the Pitot House Museum hosted the Louisiana Landmarks Society's inaugural Crepuscule Concert. The old West Indies belle beamed like a proud matriarch with a legion of loyal



progeny gathered at her knee. Without a doubt, her grassy bayou-side lawn provided an appropriately preservation-centric setting for Preservation Hall's Hot Four performance. "Twinkler" and "Shooting Star" ticket holders alike were charmed by chanteuse Topsy Chapman and author-journalist-clarinetist, Tom Sancton, who both joined the traditional jazzmen on a picket-fence skirted stage. The historic Creole structure and her protective "pieux" fence were truly enlivened by the evening's celebratory atmosphere!

In preparation for the house's first fundraiser since

Katrina, a number of repairs and improvements were made to the structure and grounds. Paul Boudousquie of Armadillo Signs produced the Pitot House's handsome new sign. Tim Taylor of Taylored Environments smoothed out the parterre garden pathways and spruced up the garden plantings with lovely calamondin (a tangerine/kumquat hybrid) while he was at it. Danny's Tree Service trimmed and removed fallen tree branches. Tim Charrier of Outdoor Lighting Perspectives illuminated some previously dark steps around the house's perimeter and Pitot House Committee Chair, Mercedes Whitecloud, whitewashed a number of step edges to increase their visibility. Big hearted Troy Eiermann of Heavenly Sent Services donated a full day's worth of professional help in the garden and a handful of "Green Thumb" volunteers rolled up their sleeves to help Troy and his helper remove volumes of unwanted plant material from the Pitot House grounds. PKP Construction's pieux fence reconstruction was supported by an Historic Building Recovery grant from the State of Louisiana, while a portion of house painting and column cleaning was graciously provided by philanthropic-minded

Bobby Thompson of R.E.T. Construction. The Pitot House loved being primped and prepped for Landmarks' lawn party and the Spring wedding season. Stewardship of this historic structure is an ongoing project and the continued support of Landmarks members, Pitot House visitors, and preservation philanthropists is greatly appreciated.

In fulfillment of Landmarks' mission to "influence the community about the value of preserving," the museum in the landmark building conducted a number of educational programs over the course of the Spring. From early January until the end of May a dozen sophomores from the Priestley School of Architecture and Construction spent Friday mornings studying historic preservation topics at the Pitot House. Students from Tulane University's School of Architecture participated in the program by introducing the high schoolers to measured drawing methods and taking architectural heritage themed fieldtrips with the teenagers. In fulfillment of the community service hours required by the Priestley charter school, the sophomores served as docents for a Pitot House tour taken by third graders from Trinity Episcopal School. The third graders returned to the Pitot House—for a total of three visits. On their final trip they arrived in period appropriate costumes in order to re-enact the roles specific persons have played in the history of the Pitot House. In addition to their public performance, the students participated in period appropriate games on the Pitot House lawn. All proceeds from this event were generously donated by Trinity Episcopal School to the Pitot House Museum.

Former Pitot House Director, Myrna Bergeron, returned to lead a docent training session in February—just in time for the house's busy Spring tour season. In March, American Society of Interior Designers (ASID) conference attendees toured the Pitot House (for two days!); a lovely group of ladies from the Tulane University Women's Association visited the house and held a luncheon in the museum's loggia; a busload of German music enthusiasts marched through the house to the accompaniment of their own Dixieland band; ten trustees from the Alabama Trust for Historic Preservation, led by Dick Hudgens, Professor at Auburn University's College of Architecture, Design and Construction, traveled to the Crescent City to discuss the Pitot House's interpretive program; and National Art Education Association conference attendees came to study the design of the Pitot House and the content of its decorative art collection. The Junior League Garden Club of New Orleans so enjoyed their April luncheon in the Pitot House parterre garden that this preservation-minded group of gardeners sent a one thousand dollar gift for the restoration of the Pitot House's pieux fence!

LANDMARKS WELCOMES NEW BOARD OF TRUSTEES MEMBERS

LLS is proud to welcome the following new members to our Board of Trustees.

Susan Laborde Couvillon is a free-lance decorator whose preservation interests have led her to re-hab a number of historic houses. This LSU Journalism graduate is a Louisiana Landmarks Society Life member. From chairing Landmarks' Christmas Tour thirty years ago to chairing various Landmarks' fundraising functions more recently, she is a loyal returning board member. At the present she also serves on the boards of Park and Parkway and the Loyola University Library. For the past eleven years Susan has managed the Almar Foundation and has graciously accepted Assistant Treasurer duties for the Louisiana Landmarks Society.

Diana Smith, who resides near the Mississippi River in both Litcher, LA and in New Orleans on Esplanade Avenue, retired from twenty-eight years of service to Delta Air Lines in 2001. She marketed Delta's computer system to travel agents in New Orleans, New York City, San Francisco, Atlanta and Tampa. Prior to that, she was the Director of Public Information for the Louisiana Lung Association. She currently manages finances for a French Quarter condominium association. Since 2002 she has served on the Louisiana Hemophilia Foundation board, where she has chaired the Newsletter, Board Development, and Annual Meeting Committees. Diana is also the Secretary of the Grand Isle Community Development Team's Art Committee, an organization formed to mount annual juried fine arts exhibitions that raise public consciousness of Louisiana's coastal erosion crisis. Diana's interests in historic preservation issues led her to chair the Louisiana Landmarks Society's Publications Committee prior to her board appointment. Her continued commitment to that program will contribute greatly to further Landmarks' goals.

David Stefferud is a retired U. S. Navy Captain who currently serves on the boards of the Lake Pontchartrain Basin Maritime Museum and the Art for Madisonville organizations as well as the Louisiana Landmarks Society. In addition to his recently assumed duties as the Co-Editor of *Préservation*, he also serves as the Madisonville Bureau Chief for the *Ponchatoula Times* and enjoys a membership in the Ponchatoula Poets group. The Harvard College graduate earned his Mas-

ters in International Relations from George Washington University and his MBA from the Industrial College of the Armed Forces. After thirty years of service, David has embraced the Northshore lifestyle, where he is active in both the Citizens for Excellence in Libraries and the Tammany Together organizations.

Elizabeth "Betsy" Stout, who is descended from an old Creole family on her father's side and nineteenth century Irish/German immigrants on her mother's side, states that she cannot imagine living anywhere but New Orleans. Betsy is a graduate of Benjamin Franklin High School, the University of New Orleans, and earned her Masters in Political Science from Newcomb College. She and her husband, Wendel, reside on Nashville Avenue. The former school teacher and real estate agent has led a number of non-profit organizations: Women's Republican Club of New Orleans (President 1992), Young Republicans of New Orleans (Vice President 1990), Preservation Resource Center (Issues Committee Member) and currently serves on the Smart Growth Louisiana Board and as Vice President of the Churchill Society of New Orleans. She is a founding member of the Audubon Riverside Neighborhood Association and worked on the Donald Mintz for Mayor as well as the Phil Graham for President political campaign staff. Stout has expressed her appreciation that Landmarks is an activism-oriented and principle-driven organization.

Philip Woollam, who was born and educated in Great Britain, married the Crescent City's renowned photographer, Tina Freeman, and became a "naturalized" New Orleanian. Woollam, the Chairman of Purveyor of Fine Wines, Ltd., has served on a number of civic and non-profit boards: most notably as President of the Preservation Resource Center, President of WRBH Radio for the Blind, Vice-President of the Holman Vocational Rehabilitation Center, President of the New Orleans Museum of Art Fellows, and as Trustee for the Ella West Freeman Foundation. While the bulk of his expertise lies in the field of financial management, Philip has labeled himself the "erstwhile" lobbyist for preservation action.

New Orleans' most endangered sites

Continued
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Charles Colbert) was recognized by and published in *Progressive Architecture*. The Thomy Lafon School (1954, Curtis & Davis) received the AIA Honor Award. George Washington Carver (1958, Curtis & Davis) received *Progressive Architecture's* highest honor, the First Design Award. McDonough No. 39/Avery Alexander (1952, Goldstein, Parham and Labouisse; Freret and Wolf; Curtis & Davis) was the first modern school built in New Orleans. These buildings are solidly engineered, designed in sympathy with our climate, and have become part of our cultural and historic fabric. The renovation of a modernist school built in a moment of sheer optimism can serve as a symbol for the City's rebirth. We can recover the future from the past, demonstrate environmental stewardship, save neighborhood anchors, and move forward in a positive way.



FORMER OLAF FINK CENTER

Algiers

1300 Richland Road

THREAT: neglect

This collection of buildings, dating from circa 1920, was built as the physicians' or officers' quarters for the U.S. Quarantine Station for the port, replacing earlier Quarantine Stations further downriver. In 1973, the property was donated by the U.S. Public Health Service to the Orleans Parish School Board (OPSB) for educational purposes. In February 2003, any restrictions on the property, including the ability of the U.S. government to reclaim the property, expired. Before Katrina, the property was on the OPSB recommended surplus property list. However, the disposition of all OPSB property is now being revisited under the master plan redevelopment. The buildings are located on a large piece of property adjacent to the river levee. There are five two-story, double gallery, wood-framed structures on the property, arranged in a semi-circle facing the river, all deteriorating rapidly. These build-

ings represent an interesting and little-known, but vital, piece of New Orleans history. They offer great potential for renovation and reuse, but currently suffer from disrepair and years of neglect.



CHARLES ORLEANS HOUSE/ORLEANS PARISH MEDICAL SOCIETY BUILDING

Canal Street — Mid-City

1800 Canal Street

THREAT: Demolition

This City of New Orleans landmark is rated "Blue" by the New Orleans Historic District Landmarks Commission (HDLC) for major architectural importance. It was constructed in 1889 in as a private home for Charles Orleans, a cemetery-memorial builder. The Orleans family maintained ownership of the property until 1934. It remained a residence until it was sold to the Orleans Parish Medical Society in 1978, which remodeled it into offices. It embodies a "complete and well-preserved form of the distinguishing characteristics of the Queen Anne style modified by Eastlake style ornament, and (is valued) as one of the most complete nineteenth-century buildings surviving along Canal Street between Claiborne and Carrollton Avenues," according to the HDLC Landmark report. It is located within the Mid-City National Register Historic District. Unfortunately, its location falls along the edge of the footprint that is proposed for the new LSU Medical Center. Every effort should be made to save this important building, one of the few intact Victorian residential buildings remaining along this part of Canal Street, which was originally a vibrant residential section. The LSU Medical Center plan should allow for the retention of this building, or accommodate its relocation and restoration.



DEUTSCHES HAUS (DEUTSCHE GESELLSCHAFT VON NEW ORLEANS)

Mid-City

200 S. Galvez Street

THREAT: Demolition

Located in the Mid-City National Register Historic District, this long-time cultural institution, housed in an old telephone exchange building, is in the footprint for the proposed LSU Medical Center. Incorporated in 1928, the Deutsches Haus was formed as a benevolent and social organization which evolved from the *Deutsche Gesellschaft von New Orleans* and several other groups. The *Deutsche Gesellschaft*, whose origins date back to 1848, gave support to the numerous German immigrants in the New Orleans area, providing them meals and housing, helping them find employment, and assisting them in reaching their ultimate destination in the United States. The Deutsches Haus grew into an organization with a mission to celebrate and foster the rich culture, musical heritage, language and history of the German people. The main building was constructed in 1911 as the Galvez Exchange of the Cumberland Telephone & Telegraph Company. The two-story, masonry building was repaired after Hurricane Katrina and is once again in use as the Deutsches Haus. Unfortunately, its location falls along the edge of the footprint for the proposed LSU Medical Center. Deutsches Haus is one of the last landmarks left in the City of New Orleans that honors the vibrant German history of this region. Some plans show a footprint modification to the medical complex that could accommodate retaining the Deutsches Haus site, and those plans should be given serious consideration. They demonstrate that the plan can be modified to keep the Deutsches Haus as a vital piece of our culture, continuing to honor our German heritage, while allowing for the new medical center complex to be developed.



DIXIE BREWERY

Mid-City

2537 Tulane Avenue

THREAT: Demolition, neglect, vandalism, hurricane damage

Dixie Beer first opened its brewery in 1907 when New Orleans had a competitive field of local brewers. The company made it through Prohibition by making nonalcoholic beverages until beer was made legal again in 1933. Its last local contemporary, Falstaff, shut down its nearby brewery in 1978. But this venerable old building suffered flooding, wind damage, and rampant looting after Hurricane Katrina, and remains vacant and in deplorable condition. Although after Katrina the owners talked of rehabbing and reopening it, there are no signs of that happening, nearly three years after the storm. The massive masonry building is located in the Mid-City National Register Historic District, and has been nominated as a local landmark by the HDLC. Unfortunately, it is also located inside the edge of the footprint for the proposed VA hospital, according to the most recent footprint released in May 2008. The other remaining brewery buildings in New Orleans, Jax and Falstaff, have been or are being renovated into new uses, and this one could be as well. The VA footprint could be modified to exclude the section along the edge that includes Dixie, and the building could become housing or support facilities for the new VA/LSU Medical Complex.

MCDONOGH NO. 11/NEW ORLEANS CENTER FOR HEALTH CAREERS

Mid-City

2009 Palmyra Street

Threat: Demolition

Constructed in 1879 as an elementary school, this Italianate-style school building is under renovation by the Recovery School District. However, it falls within the footprint for the proposed new LSU Medical Center. This substantial masonry building is one of the finest architectural examples remaining in the neighborhood. Funds have already been expended to restore the school building, and a school serving health career education is ideal to co-exist with the new LSU Medical Center. The Medical Center footprint could be amended to spare the destruction of this historic school, and instead could join forces with the school to forge a unique educational partnership while sparing an important piece of local architecture.



BOHN FORD MOTOR BUILDING

Broadmoor

2700 S. Broad St.

Threat: Neglect, hurricane and fire damage

One of the last remaining, intact historic auto dealership buildings in the city, this once-attractive building has suffered from a severe fire and hurricane-related damage. The other two known historic auto dealership buildings that remain in New Orleans have both been altered, one of them so changed that it is no longer recognizable. Built during the early years of the automotive industry, the building is now owned by the venerable Rhodes Funeral home around the corner, but it remains unsecured and in a severely deteriorated condition. The masonry structure retains Art Deco ornament such as a decorative cartouche, hooded entrance and parapet details, difficult and expensive to reproduce. Since Hurricane Katrina, the Broadmoor neighborhood has worked hard to return and re-establish itself, and renovation of this building could help tremendously in that effort. A respectful rehabilitation would aid in strengthening the neighborhood while saving an important piece of New Orleans' history.



ST. FRANCIS DE SALES CATHOLIC CHURCH UPPER

Central City

2203 Second Street

Threats: Neglect, abandonment

Designated an HDLC City Landmark in 1977, this church was on the most recent list from the Archdiocese to close and merge with a neighboring parish. Located in the middle of the Central City National Register Historic District, St. Francis de Sales parish grew out of St. John the Baptist, and was established around 1870 to serve the Irish and German immigrants in the area. But with the changing demographics in the city, St. Francis de Sales became a mostly African American congregation. Embracing this change, in the late 1960s the church became one of the first Catholic congregations in America to initiate a "Black Liturgy," integrating gospel music and other African American cultural traditions into the traditional Catholic mass. The "Jazz Mass" is now popular and well known, but St. Francis de Sales was one of the first in the country to forge this unique cultural blending. The church also provided the first home for the nationally recognized Dashiki Project Theater in the Community Hall. Dashiki was one of only two black theater companies operating in the Deep South in the 1960s, and the first legitimate black theater to originate in New Orleans. St. Francis de Sales has suffered from a declining congregation in recent years, leaving few voices to fight for its protection. The future of this significant church site is now in doubt. The Gothic Revival style church is a wood-framed building that cannot survive the long-term mothballing that masonry church buildings have been subject to. Its future use needs immediate planning and attention to ensure that this architecturally and culturally significant treasure is not lost to neglect, vandalism, or fire, as have so many other historic Central City buildings.



ORLEANS PARISH CUSTODIAL COTTAGES

City-wide

Threat: Demolition, neglect

The custodial cottages are small residential structures dating from the late 19th and early 20th centuries that were constructed on school grounds to house the custodian/caretaker. The custodians lived on-site as resident groundskeepers. Many New Orleans schools had these quaint residences, but over the years, the School Board phased out this program, and now most have been demolished, and the remaining few are in extreme danger of demolition. Most remaining cottages are in a state of neglect and disrepair. Before Katrina, the School Board announced a program of auctioning off many of the remaining cottages to the public, although many of the houses would have had to be removed from their sites. However, this program did not materialize. After Katrina, the cottages are being demolished or suffer demolition by neglect. The School Board has published no plan to dispose of the cottages, but continues to demolish them, one by one. The historic cottages could be sold to the public for renovation into small homes, or they could be rehabilitated to fulfill needs of the neighborhood schools, such as studios, music rooms, after-school care, etc.

PREVIOUS NEW ORLEANS NINE LISTS: AN UPDATE

Here's what has happened (or not) to properties on the lists we've published before.

2007 List

HISTORIC SHUSHAN TERMINAL COMPLEX

Lakefront

THREAT: neglect, hurricane damage

Update: Shushan Terminal at the Lakefront Airport has been declared eligible to receive funding from the Federal Emergency Management Agency (FEMA) to repair the damage received from Katrina. The concrete exterior panels from 1964 have been removed, and the exterior may be restored soon. The interior, which remains amazingly intact, is still in need of repair and restoration, particularly the return of the central atrium and the two missing murals (one resides with the State Museum and the other is unaccounted for).

Current condition: unchanged

ST. ROCH MARKET

Faubourg St. Roch

THREAT: neglect

Update: The St. Roch Market received funding from FEMA for a new metal roof and basic structural repairs. It is an anchor in one of the City's new "target zones" for redevelopment, raising hopes that it will receive further funding and attention from the City.

Current condition: unchanged

LAKEVIEW SCHOOL

Lakeview

5951 Milne Boulevard

THREAT: Neglect, Hurricane Damage

Lakeview School has been vacant for many years. It was donated to the City of New Orleans by the Lupo family, but the Lupo family has regained legal control of the property and is investigating all options available.

Current condition: unchanged

NEW ORLEANS REDEVELOPMENT AUTHORITY'S REALM PROPERTIES

Citywide

THREAT: Government inaction

Current condition: unchanged

MEDICAL CENTER OF LOUISIANA**CHARITY HOSPITAL**

Mid-City

1532 Tulane Avenue

THREAT: neglect, hurricane damage, potential demolition

Current condition: unchanged**DOWNTOWN THEATERS**

Saenger, Loew's State (Palace), Orpheum, Joy, Gallo, Dixie and Clabon theaters

Threat: demolition by neglect, architectural and structural degradation

Update: The 2007 legislative session resulted in the passage of the Broadway South tax credit program, which has the potential to generate interest in and funding for the remaining historic theaters.

Current condition: Saenger — potentially slated for renovation; Loew's State Palace —unchanged; Orpheum —unchanged ; Joy —unchanged; Gallo — demolished; Dixie —Roof collapsed, continues to deteriorate; Clabon — unchanged.**PERSEVERANCE SOCIETY HALL****New Marigny**

1644 N. Villere St.

Threat: Lack of public awareness and funding for restoration

From nomination, "Deconstruction of the rear addition has been completed and the rear of the main structure secured. But funding is still needed to restore the church, which currently lacks electricity for its congregation's weekly services. Missing weatherboards and windows are among the items that must be repaired."

Current condition: unchanged**UPPER FAUBOURG NEW MARIGNY NATIONAL REGISTER HISTORIC DISTRICT**

Bounded by St. Claude, St. Bernard, N. Claiborne and Elysian Fields Avenues

Threats: Demolition, demolition by neglect, architectural degradation

Current condition: unchanged**LAFITTE HOUSING DEVELOPMENT****TREMÉ**

Bounded by Orleans Avenue, N. Galvez Street, N. Claiborne Avenue and St. Louis Street

Threat: Demolition

Current condition: soon to be demolished; permit signed by Mayor**2005 List****1139 ST. PHILIP STREET**

Tremé

Threat: demolition by neglect

Current condition: demolished**PHIL ZITO BOYHOOD HOME**

1385 Constance St.

Lower Garden District

Threat: demolition by neglect

Current condition: demolished**STREET NAME TILES**

Sidewalk intersections

Citywide

Current condition: unchanged

The Passebon Cottage

1431-33 Ursulines Street

Tremé

Current condition: under renovation**BOURBON STREET**

200 — 700 blocks

Vieux Carré

Threat: residential and architectural disintegration

Current condition: unchanged**CARVER THEATER**

2101 Orleans Avenue

Tremé

Threat: underuse and general lack of maintenance

Current condition: unchanged**PAN AMERICAN LIFE INSURANCE****BUILDING**

2400 Canal Street

Mid-City

Threat: demolition by neglect

Current condition: under new ownership, residential renovation planned, but in the new hospital footprint.**WEST RIGOLETS LIGHTHOUSE**

0.6 miles northwest of Highway 90 bridge

New Orleans East

Threat: demolition by neglect

Current condition: demolished by Katrina**IBERVILLE HOUSING DEVELOPMENT**

bounded roughly by N. Rampart, Iberville, N. Robertson, and St. Louis Streets

Downtown

Threat: development pressure, demolition, displacement

Current condition: under renovation, but still potentially subject to demolition

The well-attended annual meeting of the LLS, on a sunny April 13th, saw the presentations of prestigious awards in preservation to a husband and wife team, a preservationist now frequently in print and a pair of architects making a difference in preserving a New Orleans greenspace.

The well-known Harnett T. Kane Award honors the memory of Mr. Kane, the popular author of best-selling books on Louisiana and South and past president (1962-1966) of the Louisiana Landmarks Society. This year's presentation, the thirty-eighth, recognized the long service of Sallie and Bill Reeves to the preservation of the city, she as Custodian of the Notarial Archives, he as gifted author on historic subjects, and both as effective and tireless participants in preservation struggles. The honorees couldn't be present, but were proudly and articulately represented by three of their children, who brought a message which said, in part, "Bill and I have tried to live our married life as loyalists to New Orleans. We try to express our comfort with the city's complexities, most of which are more positive than not.... We believe that urban life is one of the essentials of civility... We are flattered and honored....".

The LLS Media Award was presented to Stephanie Bruno, formerly head of the Preservation Resource Center and now a perceptive observer of the New Orleans built environment. Her discovery, analysis and clear description of the city's byways and overlooked corners of pleasant and significant homes are currently enchanting readers of the Times-Picayune.

New this year is a Special Achievement Award in the Field of Preservation Architecture, presented

to Daniel R. Samuels and Daniel R. Winkert, both architects, for their seminal work in the creation and growth of "Friends of Lafitte Corridor". The corridor is the largely derelict strip of land along the old Norfolk Southern rail line from Basin Street to Canal Boulevard next to St. Louis Avenue. The "Friends", residents in the surrounding neighborhoods, are working to preserve this open space as parkland and a natural trail.

In his remarks as presenter, nominating committee member David Stefferud noted the close relation of the corridor to the Pitot House, which is at a nexus of the city's early transportation system: Bayou St. John, the canal system and eventually the rail network.

Daniel Samuels is a practicing architect with a background in historic preservation and adaptive reuse. He has a B. Arch. from Tulane University and is a Master of Urban and Regional Planning, University of New Orleans. He has worked as Deputy Director of the Historic District Landmarks Commission of the City of New Orleans and is the current president of "Friends of Lafitte Corridor".

Daniel Winkert has earned Bachelor's and Master's degrees in Architecture from Tulane University and is a Project Manager for John C. Williams Architects. Dan was Project Manager for New Orleans' *Riverfront Vision 2005*, Architect-in-Residence and planner for "A Studio in the Woods" in Lower Coast Algiers and a founding member of "Friends of Lafitte Corridor".

Both Dans, Samuels and Winkert, were quick to point out that the Lafitte Corridor project benefited from the efforts of many talented and hardworking volunteers who should rightfully share in this award.

ANNUAL AWARDS PRESENTED

The 2008 Martha Robinson Lecture, sponsored by LLS Trustee Ms. Mercedes Whitecloud, was delivered on May 12th at The Historic New Orleans Collection. The packed and appreciative audience was treated to a polished presentation, accompanied by illustrative visuals. Nathan Chapman, president of The Marketing Center in New Orleans, has honed his lobbying skills as a volunteer historic preservationist, and as president of the Vieux Carre Property Owners, Residents and Associates. His marketing successes and experience were evident in his discussion of the Art of Persuasion as he gave the audience a step by step guide to making a difference. "When David met Goliath," Chapman said, "He didn't use his bare hands, he used a tool."

The tools that Chapman listed as important include integrity, pressure and power. The best persuasion skills are highly ethical; the proper pressure is connected to power; power is derived from the ability to influence; influence is acquired by the use of community organizing to build numbers. Although his examples are drawn from his New Orleans experience, they will be familiar to many and they illustrate enduring techniques and principles for any community activist who needs to take on "them" in the interests of sound preservation.

Mr. Chapman has generously agreed to make his lecture available through LLS in print and power point. Contact the office — 504 482 0312.

MARTHA ROBINSON LECTURE

Nathan Chapman's The Neighborhood Guide to Winning at City Hall: Language, Tactics and Strategies to Motivate the Public and Persuade Politicians!

MEET F.J.



His goal was to be connected to a community. This is perhaps understandable: Joe Biniek, who goes by “F.J.,” has been part of the clerical community for his entire adult life. Retirement gave him the opportunity to put down roots, and his desire to be part of a community led him to seek a society that would value and support his interest. One day, reading this

very newsletter, *Préservation*, he noticed that Pitot House was looking for docents. “So I called up,” he said. This may be an interesting choice of words. Maybe it was a “calling up” because he has now found a community that values his interests and values him.

F.J. pays due respect to his personal past: Dad was raised on a milk farm, then worked for the United States Department of Agriculture, and took the family to different parts of the country, planting deep appreciation of agriculture and gardening. This flourishes in the Pitot House garden, where F.J. is eager to point out that the history of the green pea, alone, is a key to our cultural heritage.

F.J.’s recent studies have taken him to David Dilard’s course at Tulane: “Preserving Louisiana Homes.” In fact, F.J.’s own home is a Victorian double camelback, not far from Bayou St. John, and he is restoring it himself, with skills he learned from his dad. It runs in his family to do hands-on work, and F.J. says that when he is in his home he feels connected to all the people who have lived in that house, sat in that tub, and washed dishes at that sink. He is also connected to the two dogs he has rescued from street life, and an irresistible puppy that recently showed up.

F.J. is a passionate tour guide at Pitot House; “All tours of New Orleans ought to begin on Bayou St. John, because if it were not for this trade route to the Gulf, New Orleans wouldn’t be here.” His voice can be deep and dramatic, perfect for such sweeping announcements. Also perfect for the hours he spends in the Pitot House office, cordially answering phone calls. F.J. has recently agreed to come on staff part time to help out in the office, but when he has a moment to choose how he helps, he goes into the garden.

Perhaps it was luck, but more likely a Higher Power, that brought this cheerful, helpful, sonorous gentleman to our house and grounds. The Louisiana Landmark Society is a community, and now F.J. is part of it.

WHAT’S BLOOMING....

By Mercedes Whitecloud,
Pitot House Committee Chair

A beautiful bouquet, in the form of a grant from the Garden Study Club, arrived this past fall. The sweet smell of four thousand, three hundred and fifty dollars will fund the first phase of a three phase project. This first phase is dedicated to researching the landscape’s history. Dr. Lake Douglas will conduct the study, the final product being a chronology of the evolution of the existing Pitot House gardens. The second and third phases will produce a Conservation Assessment Narrative and proposed appropriate themes specifically for the Pitot House. These have the potential of being funded by subsequent grants. The final result will present “The Louisiana Landscape: 1700-1820,” our unique cultural and educational product, as integral with the tours of the Pitot House.



**LOUISIANA LANDMARKS SOCIETY
WELCOMES OUR NEW MEMBERS!**

FROM NEW ORLEANS:

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 Ms. Bonnie Broel
 Ms. Yvonne Chalker
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 Mr. Charles Torrey, Fairhope, AL
 McKeldin Library, College Park, MD



**WWOZ AND LOUISIANA
LANDMARKS SOCIETY:
A NATURAL PARTNERSHIP**

David Freedman, General Manager of award-winning radio station WWOZ-90.7 FM, has recently communicated his congratulations to the LLS on a successful “Crepuscle Concert” at the Pitot House in April. See the Director’s Report elsewhere in this issue. Mr. Freedman foresees a continuing future partnership, and said:

“I believe that the partnership between WWOZ and Louisiana Landmarks is a natural! In many ways, we share the same mission — to preserve the precious resources unique to our community, including our historic neighborhoods and buildings, and the music, culture and heritage which make our City one of the most special and beloved places on the Planet. “

“WWOZ is New Orleans’ jazz and heritage, listener-supported community radio station. Manager Freedman has created a unique web address for LLS members, WWOZ.ORG/PITOT, and invites fellow preservationists to join there or at (504) 568-1239 and “get active in preserving the groove!”

PUBLICATIONS SPOTLIGHT

A MASTER PLAN FOR NEW ORLEANS

What is it?
Why do we need it?
Who opposes it?

By
William E. Borah

Reviewed by
Susan Kierl

On May 5, 1998, William Borah delivered the Martha G. Robinson Memorial Lecture for the Louisiana Landmarks Society. The lecture was printed and copies are available at the Pitot House. Below is a review of the lecture and its relevance to our city nine years later.

Bill Borah's 1998 discourse on the chaotic special-interest-driven planning process that results from a planning vacuum in New Orleans has gained significance. Known for his fight to prevent an elevated six-lane interstate highway across Jackson Square, Borah's lecture included an angry analysis of the reasons the city has no master plan for its preservation and development. Reading his lecture now validates our indignation and frustration with current politics. More than that, it supplies us with the language and the clarity needed to continue to pursue a 21st century Master Plan.

"The Battle of New Orleans" is a phrase that entered popular culture in a song written by Jimmie Driftwood and sung by Johnny Horton in 1959:

*In 1814 we took a little trip,
Along with Colonel Jackson down
the mighty Mississippi.
We took a little bacon and we
took a little beans,
And we fought the bloody British
in the town of New Orleans.*

"The Second Battle of New Orleans" is a phrase that has been used to describe consequent battles, including the fight to integrate the city's schools (a book of that title by Liva Baker), construction of Union Passengers Terminal and the restructuring of the city's transportation system (in a speech in 1954 by Mayor "Chep" Morrison), and the 1998 fight against the Formosan Termite. When Borah battled to prevent the construction of an expressway over Jackson Square, he rose in the ranks of New Orleans' protective soldiers, and he still bears that distinction. Now post Katrina New Orleans is involved in the ultimate battle for survival, and Borah continues to be a relevant strategist.

Borah has been involved in transportation and land issues since graduating from Tulane Law School, and his discussion in this booklet is grounded in the fundamental need for a Master Plan that has the force of law. Interviewed on July 10, 2007, Borah stated that now, more than ever, we have an opportunity to change the current dysfunctional planning system, which, he says, is either corrupt or is seen as corrupt. He notes that the New Orleans that remained after the hurricane, sometimes referred to as the Sliver on the River, is the New Orleans of 1885, the old city, which was developed one neighborhood at a time, along a light rail system, otherwise known as the St. Charles Avenue street car. That is the classic model that he thinks needs to be used today to rebuild the 80% of the city that was damaged or destroyed during and after Hurricane Katrina.

The Louisiana Landmarks Society publication is at least as relevant today as it was when first presented. The booklet is an important document, just as its author continues to be an important advocate for a mandated master plan that contains the force of law. Like others now involved in rebuilding New Orleans (including Steven Bingler and Edward Blakely), Borah believes that the neighborhoods need to be identified, named, and then clustered in order to achieve meaningful inclusion in the plan. The involvement of neighborhoods, he explains, must be formalized and legally structured into the planning process. Neighborhood organizations, all agree, must be part of the process that continues after the creation of a plan, to oversee the actual completion of the plan.

A master plan includes a vision statement, which would describe the city's hopes for a certain kind of quality of life for its citizens. In addition, a master plan would have a series of goals, which are specific outcomes that the city wants to pursue. For each goal, there needs to be a number of measurable objectives. It is necessary to have a way to check to determine whether the city is moving toward achieving the desired goals. While this booklet does not provide a specific vision or identify goals, it does address the reasons why a master plan needs to be a legal tool which would measure progress toward objectives.

Despite what Borah considers the amazing track record of preservation groups, he feels that when preservationists come before the City Council or appear in court to fight for an old building, they are at the end of the planning process, not at the beginning. His hope is that the preservation community will be at the beginning of the planning process, helping to decide what projects should be built and where they should be located. It takes tremendous energy and time to fight one badly planned project after another.

In his lecture, Borah concludes by asking:

"...the preservation community to once more return to the ramparts, to once more move into the breach to protect the special character of this great city. But this time it is not to stop a highway, or oppose a bridge, or to prevent the demolition of a historic building. This time it is to sell an idea: the idea that this city desperately needs a serious Master Plan if it is to control its destiny."

Mr. Borah is committed to continue this battle. If you wish to add your voice to his and seek his counsel on strategy, he wishes to be contacted and suggests that you use his email WBorah@aol.com. That is the scholarship and leadership we need.

LOUISIANA LANDMARKS SOCIETY PUBLICATIONS CURRENTLY AVAILABLE

William E. Borah, *A Master Plan for New Orleans: What Is It? Why Do We Need It?* (1998) One of the most crucial issues facing New Orleans as it enters the 21st Century is its lack of a coherent, legally-binding plan for the city's growth and development. In this pamphlet attorney and veteran preservationist Bill Borah, who helped prevent destruction of the French Quarter in the 1960s, cogently explains how this glaring omission threatens our city's heritage and distinctive character. (\$1, 6 x 9 in., soft cover, 8 pages.)

Abbye Gorin, ed., *Conversations with Samuel Wilson, Jr., Dean of Architectural Preservation in New Orleans*. (1991) The venerable historian and scholar who for six decades championed preservation of New Orleans' architectural heritage tells his own story, recounting specific restoration projects as well as sharing his personal philosophy about architecture. A must for any serious student of historic preservation. (\$12, \$10/members, softbound, 5 1/2 x 8 1/2 in., 180 pages, illustrated).

Abbye Gorin, ed., *Learning from Samuel Wilson, Jr.: A Collection of Oral Histories, 1980-1989*. (1999; rpt. of 1992) Compiled by one of Prof. Wilson's former students and based directly on audiotape recordings, these are the unabridged transcriptions that served as the basis for *Conversations with Samuel Wilson, Jr.* (\$12 \$10/members, softbound, 8 1/2 x 11 in., 110 pages)

James Guilbeau, *The St. Charles Streetcar: or, The New Orleans & Carrollton Railroad*. (1992; rpt. of 1975) A thoroughly detailed history of the oldest, continuously operated street railway line in the world, built in 1835 and now honored with status on the National Register of Historic Places. (\$12 \$10/members, softbound, 6 x 9 in., 108 pages, illustrated with rare black & white photographs)

Leonard V. Huber and Samuel Wilson, Jr., *Landmarks of New Orleans*. (1991; rpt. of 1984) New Orleans is justifiably renowned for its architecture, and this handsome and profusely illustrated volume records and depicts many notable structures in the Crescent City. French Quarter townhouses, plantation homes on Bayou St. John, Garden District mansions, notable churches, distinctive warehouses, banks, and schoolhouses are each represented by a half-tone photograph and brief history. (\$20 \$18/members, softbound, 8 1/2 x 11 in., 163 pages, over 250 illustrations, maps)

Leonard V. Huber, *The Battle of New Orleans and Its Monument*. (1993; rpt. of 1983) Provides a concise overview of Andrew Jackson's decisive victory in 1815 plus a detailed history of the efforts, begun in 1839 and completed in 1908, to construct a monumental obelisk commemorating the battle's heroes. (\$9 \$8/members, soft cover, 6 x 9 in., 40 pages, numerous black & white illustrations)

Leonard V. Huber, *The Battle of New Orleans: New Orleans As It Was in 1814-1815*. (1994; rpt. of 1965) A written and pictorial reconstruction of life in New Orleans at the most crucial period in its history. (\$9 \$8/members softbound, 5 x 8 in., 48 pages, rare black & white illustrations.)

Jerah Johnson, *Congo Square in New Orleans*. (2000; rpt. of 1995) For over a century the legendary *Place des Negres*, better known as Congo Square, served as a public gathering place for slaves and free people of color. Today it is considered by scholars to be the birthplace of both jazz and modern American dance. This highly readable study traces the Square's history from its earliest days in the French colonial period to the challenges it faces in the present day. One of Louisiana Landmark Society's most popular publications. (\$10 \$8/members, soft cover, 6 x 9 in., 54 pages, 12 black & white illustrations)

Karen Kingsley, ed., *Modernism in Louisiana: A Decade of Progress 1930-1940*. (2001; rpt. of 1984) Traces the work of the "neglected moderns" -- that first generation of American architects who sought to reconcile the new forms of Modernism with the local traditions and semi-tropical climate of Louisiana. (\$1, soft cover, 11 x 8 1/2 in., 14 pages, 12 half-tone illustrations.)

Bernard Lemann, *The Vieux Carre: A General Statement*. (2001; rpt. of 1966) Beginning in the 1920s, New Orleans was one of the first U.S.

cities to deliberately attempt preservation of its architectural heritage. Paradoxically, much of that momentum has today been lost and the fate of the French Quarter now hangs in the balance. In this influential and prophetic essay, Tulane professor of architecture Lemann argues for a rational balance between commercial growth and historic preservation in the French Quarter, offering a philosophical blueprint for keeping the Quarter a living, vibrant neighborhood. As pertinent a document today as it was when first written three decades ago. (\$12/\$10, softbound, 7 x 9 in., 92 pages, black & white illustrations)

Ann M. Masson and Lydia Schmalz, *Cast Iron and the Crescent City*. (1995; rpt. of 1975) Decorative ironwork is one of New Orleans' most distinctive architectural features, and this handsomely illustrated study chronicles the growth of the art form, along with analysis of its methods and notable examples throughout the city. (\$12 \$10/members, soft cover, 6 x 9 in., 52 pages, over 45 black & white illustrations)

Henry Clement Pitot, *James Pitot (1761-1831): A Documentary Study*. (1988; rpt. of 1966) A scholarly reconstruction of the life of the French immigrant who rose to become a prominent judge, businessman, and mayor of New Orleans. (\$15 \$12/members, softbound, 6 x 9 in., 124 pages, maps, 19 black & white illustrations.)

Samuel Wilson, Jr., *The Battle of New Orleans: Plantation Houses on the Battlefield of New Orleans*. (1996; rpt. of 1965) The Battle of New Orleans was waged upon some of the most fertile soil in the Mississippi Valley, and this booklet studies the ten plantation homes, some modest, some grand, that stood there during the British campaign of 1814-15. (\$9 \$8/members, softbound 5 x 8 in., 96 pages, 32 black & white illustrations and maps)

Samuel Wilson, Jr., *The Buildings of Christ Church*. (1997) Historian and architect Sam Wilson wrote several monographs on religious institutions in New Orleans, including this posthumously published study of four successive churches built between 1814 and 1886, each reflecting the growth and changing history of New Orleans. (\$8 \$6/members, soft cover, 6 x 9 in., 60 pages, illustrated)

Samuel Wilson, Jr., *The First Presbyterian Church of New Orleans: Its Buildings and Its Ministers*. (1988) The story of the First Presbyterians in New Orleans, "beautifully and accurately told." (\$6 \$5/members, soft cover, 6 x 9 in., 56 pages, 31 illustrations in black & white.)

Samuel Wilson, Jr., *A Guide to Architecture of New Orleans*. (1998 edition, rpt. of 1960) This small but extremely handy book lists over 200 significant structures in and around the Crescent City, including both old and modern buildings, with separate sections on cemeteries and nearby plantation homes. A useful guide for both the scholar and the tourist. (\$10 \$8/members, soft cover, 5 1/2 x 8 1/2 in., 80 pages, over 100 black & white illustrations.)

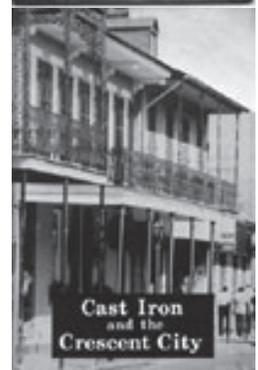
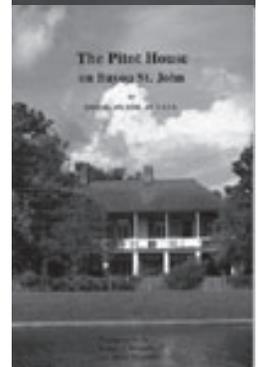
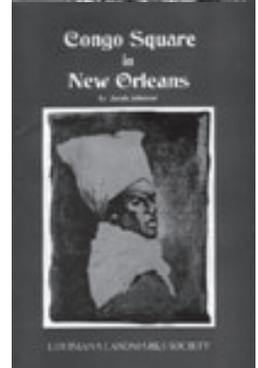
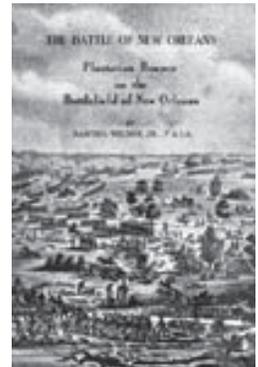
Samuel Wilson, Jr., *The Pitot House on Bayou St. John*. (1992) A detailed study of an architectural treasure, one of the only plantation houses surviving from Louisiana's Spanish colonial period. (\$9 \$7/members, soft cover, 6 x 9 in., 64 pages, 12 full color photographs plus numerous black & white illustrations)

ALSO AVAILABLE FROM LOUISIANA LANDMARKS SOCIETY:

Tired of scouring the house for an attractive and preferably blank piece of paper on which to write an invitation or thank-you note? The Louisiana Landmarks Society is pleased to offer the following, highly attractive notecards for sale. Each card measures 6 1/4 x 4 1/2 inches and is printed on fine woven paper accompanied by a matching buff-colored envelope.

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To purchase any of these publications, contact:

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