

LANDMARKS' PRESERVATION



THE JOURNAL OF THE LOUISIANA LANDMARKS SOCIETY

LOUISIANA LANDMARKS SOCIETY'S



Vol. 54. No. 1

MARCH 2017

Hilary Somerville Irvin,
Editor

Inside this issue:

2017 Awards for Excellence in Historic Preservation Announced	1
Message from the President, Sandra L. Stokes	2
Learning to live with water in historic cities, Nathan Lott	3
2017 Awards for Excellence in Historic Preservation	4-5
A Win for FMIA is a win for Louisiana, Andrew Jacoby	6
In the Pitot House with Linda Walker	7
Message from the Executive Director, Carol Gniady	7



Left: 2017 Award Winner, Ace Hotel. Team includes: Eskew + Dumez + Ripple; Broadmoor, LLC; Domain Companies; Palmisano Contractors; Harmon Engineering, LLC

Louisiana Landmarks Society is pleased to announce the 2017 list of Awards for Excellence in Historic Preservation. These awards honor projects completed in Orleans Parish in 2016 which represent outstanding examples of restoration or rehabilitation of historic buildings and new design. This year marks the first in which the review committee considered nominations for projects in the French Quarter.

"We received a record number of nominations for our 4th Annual awards program, and are thrilled with the commitment to historic preservation reflected by these citywide projects," said Landmarks Society President Sandra Stokes.

This year our Awards Ceremony and reception will take place on April 12 at Ace Hotel. Please visit our website or give us a call to purchase tickets or to become a supporter of this worthy program. We hope to see you there to help show our appreciation for this good work. *See pages 4-5 for the 2017 Award List*

Join us for the Preservation Awards Ceremony

ACE Hotel in Barnett Hall
Wednesday, April 12
5:30 - 7:00 pm

Deadline to be included in our Program as a Sponsor is
Wednesday, March 22 at 5 pm

For more information visit:
LouisianaLandmarks.org
or call 504-482-0132

SAVE THE DATES

Martha Robinson Lecture:
Gina Pollara

On Housing: Lessons from New York
The Arbor Room at
Popp Fountain in City Park
Thursday, March 16 at 6 pm

Jane Jacobs' Panel Discussion
In partnership with the
Center for the Living City
First Unitarian Universalist Church
5212 S. Claiborne Ave @ Jefferson
Monday, April 3 at 6 pm

Awards for Excellence in
Historic Preservation
Ace Hotel in Barnett Hall
Wednesday, April 12 at 5:30 pm

Nomination Deadline:
Thursday, March 30 by 5:00 pm

Nominate online at our website:
www.louisianalandmarks.org



The New Orleans' Nine Most Endangered Sites is an annual advocacy program that brings attention to properties and physical features that are in danger of being lost from the fabric of our city. The final choices are based upon selection criteria such as historic, architectural, and cultural value, the severity of the threat, and the degree of community commitment to save the feature.



A Message from the President

Sandra L. Stokes

There is certainly a lot happening at Louisiana Landmarks Society! On March 16, 2017, our annual Martha Robinson Lecture will feature Gina Pollara, former President and CEO of the famed Municipal Arts Society in New York, who will discuss policies and zoning changes in New York City and how they relate to our future. New Orleans is currently initiating some of those same policies, including increased density, affordable housing initiatives and more, so this is a chance to learn from another city's experience. The Martha Robinson Lecture will be held at The Arbor Room at Popp Fountain in City Park.

Also, as part of our lecture series, Louisiana Landmarks Society, in conjunction with the Center for the Living City in New York, will host a panel discussion celebrating the legacy of famed author and urbanist Jane Jacobs. In commemoration of what would be her 100th birthday, the Center for the Living City has organized a series of discussions in such diverse places as Chennai, India, Tokyo, New York City and Salt Lake City. We are honored to co-sponsor the New Orleans panel discussion focusing on the impact Jane Jacobs had on New Orleans. Please join us on April 3, 2016, 6:00 pm at First Unitarian Universalist Church.

One of the highlights of the year is Louisiana Landmarks Society's Awards for Excellence in Historic Preservation, where exceptional architectural projects representing outstanding achievements in building rehabilitation, restoration and new design are honored. New Orleans had a tremendous year for preservation, demonstrated by the 40 nominations received. With so many excellent projects, competition was rigorous. This year's awards presentation, followed by a reception will be on April 12 at the award-winning Ace Hotel. Please consider attending and becoming a sponsor. It is always a fun and inspirational event.

We are currently accepting nominations for the New Orleans' Nine Most Endangered Sites. Modeled on the National Trust for Historic Preservation's "America's 11 Most Endangered Historic Places," the list aims to save historic places by garnering publicity for endangered sites, advocating for sound preservation policies, and educating the public. The Endangered Sites may be threatened by demolition, neglect, or bureaucracy. The deadline for nominations is Thursday, March 30 at 5:00 pm. The 2017 New Orleans Nine Most Endangered sites will be announced at the Pitot House on Thursday, May 25 at 10:00 am.

In addition to the upcoming events, Louisiana Landmarks Society remains very active in citywide advocacy. Some of the major issues we are engaged in include the expansion of the Industrial Canal and replacement of

the historic locks, the new design for the Canal Street Ferry Terminal, the St. Claude Bridge, and the expansion of Florida Avenue between Elysian Fields Avenue and Paris Road. We are the lead organization communicating with the U.S. Army Corps of Engineers concerning the process and the potential effects of the proposed cruise ship terminal at Poland Avenue on the Bywater and Faubourg Marigny historic neighborhoods. We were active in the recent creation of new Local Historic Districts, and continue to work for the rehabilitation and reuse of the Old Carrollton Courthouse to continue to serve the community. We remain involved in the Master Plan amendment process, working to protect the character and quality of life in our historic neighborhoods. And this is just a portion of our advocacy efforts! Obviously, there's a lot of work to do, and we remain very engaged.

Adding our ongoing educational programs, enhancements to the museum experience, maintenance of the Pitot House museum collection, and the current renovations of the kitchen and handicapped accessible bathroom, you have a basic picture of the tremendous impact a small and talented staff, coupled with a dedicated board, can have.

All of this is only possible with your backing. Thank you for being members of Louisiana Landmarks Society. Please stay engaged – and please continue to support us. You are an essential part of all we do!

Sandra L. Stokes

Louisiana Landmarks Spring Lectures



GINA POLLARA
On Housing: Lessons from New York
 Thursday, March 16
 The Arbor Room at Popp Fountain in City Park at 6:00 pm

Like many other cities across the nation, New York City is experiencing a housing crisis due to affordability and availability. What can be learned from its current and past successes and failures? Is there a better way forward?

Gina Pollara is currently senior advisor to ReTHinkNYC, a unified transportation plan for the New York City region and is the former President and CEO of the Municipal Art Society of New York.



JANE JACOBS PANEL DISCUSSION
 In partnership with
Center for the Living City
 Monday, April 3
 First Unitarian Universalist Church
 S. Claiborne at Jefferson Ave. at 6:00 pm

IMAGE: Jane Jacobs with book.
 Credit Robert Jacobs. Image courtesy of Jane Jacobs Estate. copyright

In celebration of the centennial of author activist Jane Jacobs' birth, the panel will look at New Orleans through her lens. The panel, including author Nathaniel Rich, journalist Gwen Thompkins, architect Steve Bingler, author Lois Eric Elie will be moderated by award-winning author and journalist Roberta Brandes Gratz.

Learning to live with water in historic cities

Nathan Lott, Coordinator of the Greater New Orleans Water Collaborative

Recently, I returned to the city of my birth, San Antonio, Texas, for the first time in decades. This time not as an Air Force brat or tourist but as a preservationist. I was there to speak at a forum on flood risk at historic sites convened by the National Park Service and Association for Preservation Technology. The daylong workshop featured case studies from Canada, Thailand and, of course, New Orleans.

It makes sense that New Orleans should provide a model for historic cities struggling to deal with stronger storms and rising sea levels. For more than 300 years, residents of Southeast Louisiana have sought to alter and adapt to their swampy, storm prone environment. Creole architecture, as embodied by the Pitot House, featured masonry ground floors to withstand episodic flooding. Hipped roofs shed heavy rains, while substantial shutters protected windows during hurricanes. These homes were frequently located on the natural levees along a river or bayou, the highest ground in the deltaic environment.

Many of these features persisted into the twentieth century, as with seen in the "raised basement" homes common in Mid-City and Broadmoor. Only citywide pumped drainage made practical slab-on-grade modernism. It also unwittingly accelerated subsidence, or land sinking—a phenomenon the region now struggles to slow by using "green infrastructure" like rain gardens and permeable paving to rehydrate fragile soils.

Architect David Waggoner, who spearheaded development of the *Greater New Orleans Urban Water Plan*, explained the importance of that work to the "Keeping History above Water" conference in Newport, R.I. last spring. Elliot Perkins of the Historic District Landmarks Commission subsequently presented the city's resilience strategy to a climate change summit convened by U.S. ICOMOS (International Council on Monuments and Sites).

Louisiana Landmarks Society hopes to build on this record of thought leadership through a proposed amendment to the New Orleans Master Plan. Landmarks has proposed a public-private



Bayou St. John, New Orleans



San Antonio River, S. Antonio



San Antonio River, S. Antonio

committee of local architects and preservationists as well as experts at the National Trust and National Park Service to identify best practices that protect historic fabric from storms and flooding without compromising neighborhood character. By involving residents of historic districts and developers who use historic tax credits, we can produce recommendations that have broad support and practical value.

We think New Orleans is the place to pull together local and national experts to create guidance for property owners who want to protect historic fabric without compromising neighborhood character.

While in San Antonio, I met preservation engineers and architects who were eager to learn from New Orleans and to share their own creative solutions. Touring the Riverwalk, we marveled at how that flood control feature has become a boon to business and tourism.

300 years ago, the San Antonio River was a spring-fed trickle prone to flash floods. Today it's the heart of the city. Our own Bayou St. John, once a winding wetland stream scarcely above sea level, teaches a similar lesson: by making room for water in the urban environment, cities can achieve flood control in a way that attracts people and investment.

PRESIDENT

Sandra L. Stokes

FIRST VICE PRESIDENT

James R. Logan, IV

SECOND VICE PRESIDENT

Michael Duplantier

TREASURER

Louis W. McFaul

ASSISTANT TREASURER

R. Stephen Chauvin, AIA NCARB

RECORDING SECRETARY

Hilary Somerville Irvin

CORRESPONDING SECRETARY

Carol Allen

TRUSTEES

Charles A. (Chuck) Berg, AIA

Elizabeth M. Landis

Nathan Lott

Amanda McFillen

Howard W. Mielke

Thomas W. Milliner

Jerry Pepper

Mary Price Robinson

Jay Seastrunk

Drew Stewart

EX OFFICIO

T. Casey Stuart

EXECUTIVE DIRECTOR

Carol Gniady

HOUSE COORDINATOR

Amanda Duhon

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 2017 Awards for Excellence in Historic Preservation

Award Winning Teams

With the exception of Ace Hotel, listed on page 1.

- ◇ **208 Bienville Apartments:** Terrell-Fabacher Architects LLC; Lobell LLC; Gerard Breaux
- ◇ **The Broad Theater:** Art House NOLA; Design Office; Owen Riley Investments; Laura Scriba
- ◇ **Catahoula Hotel:** Ley Line Development; Global X; Preservation Resource Center
- ◇ **Faade RENEW Program:** The Albert and Tina Small Center for Collaborative Design; New Orleans Redevelopment Authority; Clio Associates LLC
- ◇ **Factors Row:** Trapolin-Peer Architects APC; Woodward Design + Build; Lou Talebloo
- ◇ **Felicity Church:** Coleman Partners Architects LLC; Felicity Church
- ◇ **Gallier Hall:** Markdesign, LLC; Cypress Building Conservation; City of New Orleans; Atkinson-Noland & Associates, Inc.; Battco Construction and Maintenance Inc.; Gray Studio
- ◇ **Hermann-Grima House:** The Woman's Exchange dba Hermann- Grima + Gallier Historic Houses; Cypress Building Conservation; ADG New Orleans, LLC; Koch + Wilson Architects APC; Ketih M. Guy Inc.; Watson & Henry Associates; Wendy Jessup and Associates
- ◇ **822 Howard:** Welty Architecture; DEI Contractors, LLC; Design Engineering Inc.; HMS Architecture



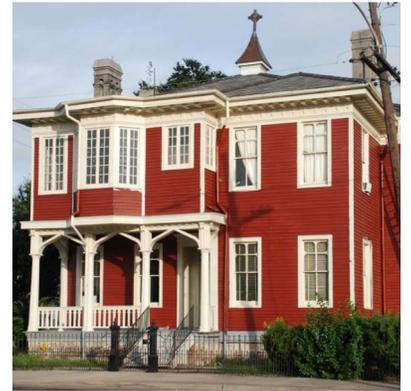
208 Bienville Apartments



The Broad Theater



Catahoula Hotel



Faade RENEW



Factors Row



Felicity Church



Gallier Hall



Hermann- Grima House



822 Howard

Louisiana Landmarks Society's 2017 Awards for Excellence in Historic Preservation

Award Winning Teams Cont'd.

- ◇ **Lusher Charter School:** Lusher Charter School; CORE Construction; SCNZ Architects; Orleans Parish School Board
- ◇ **May & Ellis Mixed Use:** Trapolin-Peer Architects APC; Formwork Development, LLC; Quiwa Holdings; Palmisano Contractors, LLC; Clio Associates, LLC
- ◇ **Milne Boys School:** Waggonner & Ball, LLC; City of New Orleans; Battco Construction & Maintenance Inc.; Crescent Commercial Construction, LLC; CDW Services; LA Dept. of Education; Jacobs/CSRS Program Management; CORE Construction; Schrenk, Endom and Flanagan
- ◇ **Pontchartrain Hotel:** Trapolin-Peer Architects APC; Citadel Builders; AJ Capital Partners; Clio Associates, LLC
- ◇ **Sadlier Residence:** Charles A. Berg, AIA Architect; Clause Sadlier
- ◇ **Sophie B. Wright Middle & High Schools:** Waggonner & Ball, LLC; LA Dept. of Education; Jacobs/CSRS Program Management; CORE Construction; Schrenk, Endom and Flanagan; Moses Engineers Inc.
- ◇ **The Troubadour:** Landis Construction; Slumber Corners NOLA, LLC; Campo Architects; Sumit Credits, LLC; Crescent Growth Capital, LLC; LeBlanc Hausknecht, LLP
- ◇ **Villa St. Maurice:** Gibbs Construction; Archdiocese of New Orleans; Lachin Architects APC



Lusher Charter School



May & Ellis Mixed Use



Milne Boys Home



Pontchartrain Hotel



Sadlier Residence



Sophie B. Wright School



The Troubadour



Villa St. Maurice

BECOME A SPONSOR TODAY!

Deadline for listing in the Awards Program: Wednesday, March 22

For more info, visit our website:
www.LouisianaLandmarks.org
Or call us at 504-482-0312

A win by FMIA is a win for Louisiana

Andrew Jacoby,
Attorney for FMIA

A December 2016 New Orleans City Council vote that sent a controversial zoning change to the City Planning Commission reflects vindication for the Faubourg Marigny Improvement Association (FMIA) and a major victory for preservationists all over the state. The "Riverfront Overlay" was a highly controversial zoning change that would have allowed a wall of tall, high-mass, high-density residences along the Marigny and Bywater riverfront just as the Short-Term Rental controversy has heated up. Some have called the Overlay "CBD-style zoning" due to the Overlay's near equivalence to some CBD zoning rules.

The controversial Riverfront Overlay was quietly rushed through City Council at the last minute without proper referral to the Planning Commission, and without the requisite public hearing. FMIA sued to block the council's new law, arguing in part that the City Council violated the law by failing to send the controversial amendment through the legally mandated Planning Commission and public hearing process. In December 2016, the City gave up and began the process anew, sending a formal request to the Planning Commission to consider the controversial zoning amendment by mid-February.

The impact of the FMIA suit extends to all citizens, neighborhood groups, and preservationists like the Louisiana Landmarks Society. Parishes and city councils across the state may occasionally want to pass a zoning amendment that is highly controversial, such as when a powerful developer and a councilmember want a zoning change that a neighborhood is collectively strongly opposed to. In this context, a city council may try to bypass Planning Commission review altogether, and avoid the public scrutiny that takes place when a



Mississippi River Front, New Orleans

Planning Commission holds its public hearing. It may do this by blurring the public notice of the zoning change with vague wording, or making "germane" changes to Planning Commission recommendations that convert something innocent at the Commission into something highly controversial at the tail end of the process.

The FMIA's ruling in the Fourth Circuit Court of Appeals secured a strong judicial rejection of such tactics. The ruling, *Faubourg Marigny Improvement Association, Inc. v. City of New Orleans*, 2015-CA-1308 (4th Cir. 5/25/16), 195 So.3d 606, strongly suggests that any city council attempt to take a planning commission recommendation and warp it into something else at the last minute renders the city vulnerable to a lawsuit by preservationists or citizens to get the zoning change tossed out.

Importantly, because the city has now sent the controversial Riverfront Overlay zoning change to the Planning Commission, the Commission will hold a public hearing by mid-February 2017 and make a recommendation to City Council that will have a huge impact on the historic character of the Marigny and Bywater. Tall residential complexes that are high-mass and high-density invite short-term rental problems and fundamentally alter the historic character of these neighborhoods. FMIA asks for the support of Louisiana Landmarks Society members and all preservation and neighborhood groups around the city to oppose the Riverfront Overlay at the important upcoming Planning Commission public hearing.

Inside the Pitot House with Linda Walker



Tours of the Pitot House are given a unique personal touch by our docents. Linda Chappell Walker started volunteering in 2016 to serve as a docent one day a week. Linda is a native New Orleanian, married with two children, with a B.A. in Art History from Vassar College and a MA in Architecture from Tulane University. Coincidentally, her undergraduate thesis was on French Colonial Architecture of South Louisiana. Linda is very interested in historic preservation, and renovates houses. She is also a member of Landmarks Society's Advocacy Committee and cites volunteering as "a way I can give back."

Linda loves the Pitot House's Creole West Indies style of architecture. "It's my favorite because of its honest, simple, elegant style and its response to our climate," she said. Linda also appreciates the many cultures intertwined in the creation of the house - French, Spanish, African, and Native Americans all had an influence, particularly the Native Americans who were responsible for showing the early settlers the bayou short cut to get to the city.

Her favorite spot at the house is the front loggia... surrounded by columns, the doors and windows, the gallery overhead, and the brick walkway. "I love walking in the front door - it's so peaceful here, especially the view of the garden and bayou from the windows."

Would you like to be a docent?

We are currently seeking docents to volunteer on Saturdays and/or help to fill in during the week between
10 am - 3 pm.

Split shifts are also available. For more information, call us at (504) 482-0312.

From the Executive Director

Carol Gniady

One of many distinctive and charming elements of the Pitot House is its rare pieux fence, a traditional protective barrier used by early French settlers. Pieux (planks) were split from cypress, cut in the back swamps of New Orleans, and driven into the ground to neatly surround yards and gardens or confine livestock.

An 1830's era sketch of the Pitot House by French naturalist Charles Alexandre Lesueur (1778-1846) shows the pieux fence, as well as the original hipped roof, balustrade and railing. The image was an invaluable reference for Louisiana Landmarks in the 1960's when the Pitot House was restored to reflect its 1799 Creole country house origins.

The Pitot House's antique cypress pieux fence standing today has roots in Gentilly. In 1974, Mr. Ralph Schaefer gifted the pieux fence that stood on his Frenchmen Street property for use around the house



Alexandre Lesueur, sketch of Pitot House, ca. 1830s

perimeter. Pickets from the Schaefer property were installed on treated pine posts and stringers at the Pitot House, and white washed (lime washed).

Mr. Schaefer shared in a 2008 interview with then Pitot House Director Susan McClamroch that his family settled in New Orleans before the Civil War. They were the first family to clear and build on the property which encompassed an entire square block in what is now known as the Gentilly neighborhood.

Mr. Schaefer reminisced how, as children, he and his brother made kites from wood that they took from the pieux pickets at their house, telling McClamroch how easily the old cypress boards split for constructing kite frames. Most of the pickets that now stand at the Pitot House were hand-split by Schaefer family members who immigrated directly from Germany.

Over the years, Louisiana Landmarks has incorporated pieux fence maintenance into preservation workshop curriculum and demonstrations. Limewashing is an integral preservation project, providing hands-on experience for participants and much needed protection for the antique fence. Limewashing should be done once a year and the fence is several years overdue for treatment. With the help of volunteers, our pieux fence will be limewashed this month. Our presence on Bayou St. John will be freshened up and ready for spring and the months ahead.

The Pitot House Pieux Fence Needs a Facelift!

Louisiana Landmarks Society to host a Volunteer Day to Limewash the Fence

Wednesday, March 15

1st Shift: 9:00 am—12 Noon

2nd Shift: 12 Noon—3:00 pm

Light Refreshments included

Come dressed to paint!

Rain day: March 16



Celebrate at the Pitot House!

Enjoy the unique setting of the Pitot House on Bayou St. John for your wedding reception, next party or business meeting.

Call 504-482-0312 to schedule a site visit today!



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
Make checks payable to Louisiana Landmarks Society, and mail to:
1440 Moss St., NOLA 70119

MEMBERSHIP LEVELS	
---	\$25 Student
---	\$40 Individual
---	\$60 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, or email our editor Hilary Somerville Irvin at hilaryirvin@gmail.com.

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____ EMAIL _____

