

## **Description**

Located at 1800 Canal Street, the Charles Orleans house is one of the city's most outstanding examples of Victorian architecture. With its corner tower, jutting bay, asymmetrical façade and decorative wood work, the house features Queen Anne and Eastlake style influences.

The asymmetrical, two-story house appears to be built on a brick chain wall foundation, which features decorative foundation vents. Construction is wood-frame, and the moderate pitched hip roof is covered with asphalt shingles with barrel ridge tiles. The home features two dormers on each of its elevations, for a total of eight. The dormers are paired except for those on the southwest elevation. These dormers appear to be a later addition to the house, as a photo from the time of construction does not show them. Decorative wooden brackets are found on either side of the dormers on the northeast and southeast elevations.

The home's sheathing is varied, a feature typical of the Queen Anne style. The front façade features drop-lap siding, as well as panels underneath the windows of the home's two-story projecting bays. Other elevations are clad in weatherboards. The double-hung, one-over-one windows appear to be original, according to a photo of the house at the time of its construction. The southeast elevation contains some double-hung, two-over-two wood windows.

While much of the original Queen Anne and Eastlake style elements have been removed from the home, those that remain are fine examples of the styles. Elements that have been removed include two projecting gables on the northeast elevation, a second story porch with spindle-like balustrades and two circular porches at the northwest and northeast corners. The cupola that remains on the house has been altered, but is still a good example of the style. The first floor porch that remains features turned wood posts and Eastlake Style carved decoration. The first floor of projecting bay at Canal and South Dorgenois streets features carved wood brackets, as does the southeast elevation.

## **History**

The house was constructed in 1899 for Charles Orleans, a cemetery memorial builder, whose family owned the home until 1934 (Huber 1984:39). Orleans was born in Montreal, Canada, on December 12, 1842 and began his career there overseeing the erection of a church (Miller 1998: n.p.). Orleans' checkered career in the building trades took him to New York, Chicago and Paris. It is reputed that he made and lost two fortunes and came to New Orleans after suffering from bad luck in Chicago (Huber, McDowell, and Christovich 1974: 61).

Orleans' career in New Orleans thrived. He erected many of the mausoleums in Metairie Cemetery and elsewhere. He had the leading monument firm in the city until about 1891 when he lost the competition to design and build the monument erected in memory of Superintendent of Police David C. Hennessy, who was shot by activists from the New Orleans Sicilian colony (Huber, McDowell, and Christovich 1974: 61).

Orleans is listed for the first time in the 1886 New Orleans City Directory, as an agent for Hallowell Granite Company at 36 Carondelet Street (later directories show his profession as a granite contractor and designer of monumental building works). City directories dating from 1886 to 1892 indicate that he resided at 359 Canal Street, then 344 Canal Street. It was not until 1900 that the directory lists his residence as the 1800 block of Canal Street. Further, data from the 1900 United States Census lists Orleans' house at Canal Street. Orleans passed away in 1923 (Huber, McDowell, and Christovich 1974: 61).

The house continued to be a residence until 1978 when it was purchased by the Orleans Parish Medical Society. The organization altered the home into offices, removing much of the gingerbread and altering the cupola. The house now stands as one of few remaining residential style structures dating to the late 19<sup>th</sup> century along this section of Canal Street.

#### **Eligibility Recommendation**

The Historic District Landmarks Commission lists the Charles Orleans House as a Local Landmark. In 2008, the Louisiana Landmarks Society listed the house as one of the Nine Most Endangered Sites in New Orleans.

The building is eligible for inclusion in the National Register of Historic Places under *Criterion C: Architecture* as it embodies the distinctive characteristics of Queen Anne style. It is unlikely that the structure is eligible for listing in the National Register under *Criterion A*, as there is no evidence that the building is associated with an event significant at the local, state, or national level. Inclusion under *Criterion B* is unlikely because it is not the only structure associated with Charles Orleans' productive life, since many of the cemetery monuments Orleans designed and constructed still remain. Eligibility under *Criterion D* (if the property has not yielded, nor is it likely to yield information important in prehistory or history) has not been assessed.

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## **Description**

McDonogh School No. 11 was constructed in 1878 in the neighborhood popularly called Mid-City. The principal architect of the McDonogh Schools in the late 19<sup>th</sup> century was William Freret, a celebrated local architect and New Orleans native. Freret's public school designs are highly regarded even today with their symmetrical facades, natural light, and ample play space (Ferguson 1991). McDonogh No. 11 was one of Freret's most grand designs with a Mansard roof and Second French Empire detailing. Some of McDonogh No. 11's original architectural features have been removed, namely the elegant roof, but the striking roofline, large windows, and façade symmetry remain.

## **History**

John McDonogh was born in Baltimore in 1779 where his father owned extensive real estate. John McDonogh began his career in Baltimore at the mercantile house of William Taylor. Taylor traded both domestically and internationally, eventually sending John McDonogh to other ports including New Orleans (Allan 1983: 5-10). John McDonogh eventually became an important agent for Taylor in New Orleans where he formed several trading businesses over many years including McDonogh & Payne, J. McDonogh, Jr. & Company, and Shepherd Brown & Company (Allan 1983: 12-16).

Inspired by his father's success in real estate and his own success in the mercantile business, McDonogh began purchasing real estate in 1803. McDonogh's first large real estate purchases were large land tracts in Spanish West Florida. During the next years McDonogh continued to purchase real estate including urban residences and rural plantations spread throughout the southeast. By 1806 he split his time tending to his merchant business and his real estate holdings (Allan 1983: 17-20).

Though New Orleans was a Spanish territory when McDonogh moved to New Orleans, he remained a union patriot. In 1815, McDonogh participated in the Battle of Chalmette (New Orleans) during the War of 1812 (Allan 1983: 30). In 1817, McDonogh left his urban New Orleans home to live at one of his plantations along the west bank of the Mississippi River, upriver from the Vieux Carré in New Orleans. The city around this plantation became known as McDonoghville, and more recently, Gretna. At this point, McDonogh increasingly became known as an eccentric hermit (Allan 1983: 31-35). McDonogh also began his philanthropic pursuits, beginning with a few orphans including his younger siblings. McDonogh paid the living expenses and education dues for several orphans while he managed his extensive land holdings (Allan 1983: 31-41).

At the same time that McDonogh was beginning his philanthropic pursuits, he devised a complex way in which his slaves could earn their freedom. In 1822, he secretly offered his slaves money in exchange for their work and then allowed them to buy their freedom with the wages he paid. The first group of McDonogh's slaves earned their freedom in 1842 and promptly left for Liberia, Africa. Though McDonogh received negative feedback from his fellow slave-owning colleagues, he maintained throughout the rest of his life that manumission of slaves was desirable and re-colonization of Africa was the best possible outcome for freed slaves (Allan 1983 43-53).

On October 26, 1850, John McDonogh died on his plantation in McDonoghville. His will was revealed shortly thereafter, and contained many surprising requests. The will provided the City of New Orleans and the City of Baltimore each half of the bulk of his estate to be used in the construction of free schools for the education of the lowest classes. Other provisions of his will provided money for his widowed sister, and the final manumission of his remaining slaves. (Allan 1983: 64, 75-77). McDonogh's estate, however, remained embroiled in the courts as the will executors tried to make McDonogh's complex last wishes a reality. The Civil War and further legal challenges to the will resulted in the slow application of McDonogh's wishes. However, eventually the City of New Orleans opened over 30 public schools

throughout Orleans and Jefferson Parish with the proceeds from McDonogh's estate (Allan 1983). Even though the funding was slow to be applied, the McDonogh's financing enabled the local school district to build and maintain facilities during the lean Reconstruction years and well into the 20<sup>th</sup> century (Devore and Logsdon 1991).

McDonogh No. 11 was built in 1878 at the corner of South Prieur and Palmyra Street (Allan 1983: 102). McDonogh No. 11 was one of 13 buildings designed by William A. Freret, a prominent New Orleans architect between 1875 and 1884. The original design of the building followed the same pattern as with McDonogh No. 6 and 7. This design had an open basement (ground floor) for covered play space and the two upper floors as instructional space. McDonogh also incorporated sliding walls in the classrooms to allow for flexible space utilization (Ferguson 1991: 310-316).

McDonogh was later renovated in 1951 and housed the New Orleans Center for Health Careers and Margaret Haughery School (Allan 1983: 102). McDonogh No. 11 is also an important site in the public school system's history of racial desegregation. In January 1960, court-ordered desegregation first took place in the Orleans Parish School System at McDonogh No. 19 and Frantz elementary schools. By the fall of 1961, six of the 118 Orleans Parish Schools had young African-American students enrolled in the first and second grades, including McDonogh No. 11 (Devore and Logsdon 1991). At sometime the roofline was radically changed with the removal of the towers, mansard roof, and circular windows.

#### **Eligibility Recommendation**

The building has been most recently used by the New Orleans Center for Health Careers and is currently undergoing renovation from Hurricane Katrina damage. McDonogh No 11 is eligible for the National Register under Criterion A: Education as an example of the education system developed in New Orleans as well as Criterion C: Architecture.

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## **Description**

The *Deutsches Haus* is a cultural organization inside the Mid-City National Register Historic District dedicated to the preservation and celebration of German heritage. Three German civic societies joined in 1928 to purchase a structure that could serve as “a home for all the activities of the city’s German societies” (Stewart and Woodruff n.d.:3). Now in its eightieth year, members of the *Deutsches Haus* still hosts cultural events such as Oktoberfest, movies, language classes, concerts, and the camaraderie of a Biergarten from their location on South Galvez Street.

Cumberland Telephone and Telegraph Company bought the property in February 1910, suggesting a construction date of 1910-1912. The Southern Bell Telephone and Telegraph Company purchased the property in 1926 only to sell to the *Deutsches Haus* in January 1928. A large crowd gathered at the dedication in November of that year. The structure was expanded in 1930 to accommodate its rapidly expanding membership. A dining room and two bowling alleys were included in the renovation (Stewart and Woodruff n.d.:3).

The *Deutsches Haus* is a two-story brick structure with little exterior ornamentation except a row of dentils beneath the white cornice and a classical door overhang. Members enjoy a pavilion-style dining room with a view of the garden. The second story is a meeting room with a stage at one end. The *Deutsches Haus* lost most of its original woodwork due to flooding from Hurricane Katrina but crews of volunteers were able to save the rest of the structure.

## **History**

Recruitment of Germans into Louisiana began as early as 1717 when John Law and the Company of the West took control of the fledgling settlement at New Orleans (Campanella 2006:247). Many of those who survived the voyage settled upriver of New Orleans in an area that became known as *La Côte des Allemands*, or the German Coast. This agricultural community produced rice, corn, beans, peas, and tobacco which could be sold downriver in New Orleans (Merrill 2005:24-25).

War and famine drove large numbers of Germans into New Orleans in the 1810s. German immigration to the Crescent City continued to increase for the next forty years. During the 1830s roughly 9,000 Germans entered the port of New Orleans. This influx was followed by another near 42,000 in the 1840s. Germans accounted for approximately 35 percent of all immigration to the city from the 1820s through the 1850s (Merrill 2005:56). Though many of these immigrants continued on to other places, New Orleans had a sizable and active German population by the outbreak of the Civil War.

The *Deutsche Gesellschaft* (the German Society) emerged as one of the most prominent manifestations of the activities of the city’s German population. The society formed in 1847 to help the large number of immigrants entering New Orleans. Many of these immigrants spoke no English or were badly in need of financial assistance (Merrill 2005:57). In its first year of operation, the German Society aptly illustrated the efforts it would pursue well into the future by taking responsibility for the care of thirty immigrant orphans from Germany (Merrill 2005:59).

During and after the Civil War the German population grew very slowly. By 1860, official records indicated that New Orleans was home to the largest German population in the American South (Campanella 2006:248). Just thirty years later estimates placed the number of German-born residents of the city at over 11,300. The same estimates placed the population of American-born New Orleanians with German-born parents at over 42,300 (Campanella 2006:249).

*Deutsches Haus* represents an important element of the social life of Germans of New Orleans, beneficent organizations. One author places the number of such organizations formed by Germans in Louisiana

during the nineteenth century at: 43 fraternal organizations, 26 religious organizations, 24 German benevolent societies, 24 military organizations, 23 singing and musical groups, 21 trade and professional associations, 12 volunteer fire companies, 9 drama societies, 9 heritage societies, 8 sporting clubs, 7 political societies, 6 cultural societies, and 2 handicraft clubs, most in New Orleans (Campanella 2006:249). Germans banded together to maintain their cultural traditions, for recreation, and to support their compatriots who could not support themselves.

**Eligibility Recommendation**

*Deutsches Haus* is eligible for the National Register of Historic Places under criterion A: German Cultural History. The important and unique contributions of Germans and their beneficent societies to the development of New Orleans are not preserved anywhere else in the city. In addition, this location is the most notable example of the ethnic group's efforts to preserve its cultural identity and thrive in the diverse Crescent City.

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## Description

Saint Joseph's is the largest historical church in New Orleans, measuring 110 feet in width by 225 feet in length and standing 150 feet tall. The massive brick church is documented to contain two million bricks in the foundation alone (*States-Item* [S-I], 12 March 1975:n.p.). The building is Romanesque style with several important architectural details. The façade consists of three bays – the center entrance bay, and two outer bays. The center bay consists of a three-arched arcade supported by octagonal column shafts with Corinthian capitals. A large rose window dominates the façade which is topped with an arcaded row of 9 bricked-in arched windows set at an angle to one another forming an upside-down V. The two outer bays are undeveloped bell towers that contain four stories of windows. The first row consists of arched stained-glass windows with traditional engaged Corinthian columns. The upper three fenestrations have similar, but smaller, windows. The nave portion of the building (side elevations) have three rows of windows separated by buttresses. The first row of windows consists of elongated arched windows, most of whom have been bricked over. The next fenestration consists of a row of five sets of three arched windows. The clerestory fenestration consists of 10 sets of three windows (one roundel window flanked by two arched windows). The building is unique because it does not have either an apse or transepts, and the two bell towers on the front are unfinished. The interior of the church is accentuated by columns, arches, flying buttresses, and a beamed ceiling.

## History

The parish of St. Joseph was created in 1844 (Christovich et al. 1998: 31). The first St. Joseph's Church was on Common Street (present-day Tulane Avenue) between Freret and Howard Streets, opposite the site of the Charity Hospital. On the same block were two schools, a boys and girls, associated with St. Joseph's Church (Robinson 1883). The religious order of the Vincentian priests, a loose collection of followers inspired by St. Vincent de Paul, took over the parish in 1858 (St. Joseph's Parish 1968). In 1896 The current site was purchased in 1866 to serve the increased needs of the parish as well as the site for its expanded educational services. The former church became St. Katherine's and was ultimately demolished in 1964 (St. Joseph's Parish 2008).

In 1869 the groundbreaking ceremonies for the present St. Joseph's Church building were witnessed by a large crowd. The first plan, designed by architect Thomas O' Neill, however, were not structurally sound. The work on the Church was halted for 10 years starting in 1875. Around 1885 the structural problems were fixed and construction continued using the plans of architect P.C. Keely (Christovich et al. 1998: 31). Brooklyn-based architect Charles Patrick Keely, a student of A.W.N. Pugin, designed the current structure at 1802 Tulane Avenue. Pugin advocated Gothic Revival Style through essays and building designs (Poesch and Bacot, eds., 1997: 208-213). Keely helped to popularize the Gothic Revival style in the United States, designing more than 500 Catholic churches over the course of his career (McAleer 1986:134). Among Keely's masterpieces is the Church of St. Charles Borromeo in Brooklyn, the Cathedral of St. John and St. Finibar in Charleston, and St. Mary's Basilica in Halifax, Nova Scotia (Patrick 1980:137; McAleer 1986:134).

St. Joseph's Church was finished in 1892, almost 30 years after construction started. When it was finished, St. Joseph's Church was the largest church in the City of New Orleans. Some sections of the church including the projecting towers, apse, and transepts were never completed (Christovich et al. 1998: 31). The Church lacked much of its current interior ornamentation when it was finished in 1892. The main altar, various pictures, and pews were added over time as donations and funds were available. The only interior addition that affected the exterior is the replacement of the original clear glass windows with stained glass windows (St. Joseph's Parish 2008). In the late twentieth century two associated buildings

on the same block, a rectory and school, were demolished to accommodate the expanding Louisiana State University (LSU) medical school ([S-I], 12 March 1975:n.p., Sanborn 1940).

**Eligibility Recommendation**

Saint Joseph's Church is listed by the Historic District Landmarks Commission as a Local Landmark and is eligible for inclusion in the National Register under *Criterion C: Architecture* as an example of Romanesque religious architecture.

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## **Description**

St. John's Evangelical Lutheran Church, now associated with the congregation of Grace United Methodist, dates to the late nineteenth century and epitomizes the Gothic Revival style popular during that time period. The church features a unique corner tower with decorative brick work, a prominent rose window, and sharply arched windows and prominent main entry. A historic rendering of the church from 1871 shows that some architectural detailing has changed (Figure 1). These changes include the removal of vergeboard on the cross gables, and the removal of the belfry and spire on the tower.

## **History**

Grace United Methodist Church began as the St. John Evangelical Lutheran Church when it was built between 1852 and 1853 (Deiler 1894). It is difficult to determine when Protestants first came to New Orleans. The colony was largely Catholic and laws passed by the ruling authority banned the practice of other belief systems besides Catholicism (Deiler 1894: 9). The Treaty of San Lorenzo, signed in 1795, gave American citizens free use of the Mississippi River. This resulted in an influx of American settlers into the area, who also brought their Protestant beliefs. In 1805 the first open meeting of Protestants occurred in New Orleans. Soon after, different sects of Protestants broke away from the original congregation and constructed their individual churches (Deiler 1894: 10-11).

In 1826 the first German Protestant Church received a permit from the city to gather. This congregation eventually constructed a church building on Clio Street between St. Charles Street and Carondelet Street. This congregation was popularly known as the Clio Church (Deiler 1894:10-14). The 1840s and 1850s proved difficult for the Clio Church congregation. The congregation fragmented and several new German Protestant churches were formed including the Evangelical Lutheran St. John's Congregation (Deiler 1894: 15-17).

The first building constructed on the present site of the St. John's Evangelical Lutheran/Grace United Methodist Church was constructed in 1852. The land was donated by two of its members, M. Haas and Hein. Weber. The first building was a small "prayerhouse" that later became a kitchen and parsonage. A larger, permanent meeting building was also built between 1852 and 1853. This building is the extant church on the site. On 20 March 1853 the church was dedicated by the congregation (Deiler 1894: 65). A pastor from the Missouri Synod was assigned to the congregation but dissent among members of the congregation resulted in further splintering within the congregation with some members leaving the church for a Presbyterian Church and others leaving for a Reformed Church. However, the Church did remain in the Missouri Synod and membership increased (Deiler 1894: 65-67). In 1855, bells for the church were donated by Martin Halbritter who served as the congregation president for about 40 years (Deiler 1894: 67).

The Gothic Revival styling and design of the St. John's Church building reflects the influence of the Protestant Reformation and the Romanticism movement on all aspects of society including architecture and art. This influence was especially felt in Northern Europe (Benesch 1965: 61). The Reformation movement was based on the notion of returning to basic religious teachings by rejecting the complex pageantry that typified Medieval Catholicism. As a result, most Protestant sects worked to incorporate asceticism into the design of their church buildings. Along with the Protestant Reformation, the rise of Romanticism at the turn of the nineteenth century resulted in a retrospective treatment of the grand Gothic cathedrals built in the Middle Ages. For these reasons, the Gothic Revival Style became popularized at the turn of the nineteenth century. Prominent architects such as A.W.N. Pugin in Britain supported the movement back to Gothic, only simplified, through essays and building designs (Poesch and Bacot, eds., 1997: 208-213). The St. John Evangelical Lutheran Congregation/Grace United Methodist Church building reflects the popularity of the Gothic Revival style. Its sharply arched windows, heavy wooden

front door, bell tower, large rose window, steeply pitched roof, and imposing entrance makes it an excellent example of Gothic Revival architecture.

In 1857 a school, called St. John's and St. Johannes, associated with the church was constructed nearby on South Johnson Street. The *Robinson Atlas* labels the school a "German Lutheran School," and later Sanborn Fire Insurance maps designate the school as belonging to St. John's (Robinson 1883; Sanborn 1895, 1908). A few years later in 1866 four lots on Canal Street were purchased to found the St. John's Cemetery. The cemetery was later expanded to 13 lots in 1883 (Deiler 1894: 67). The congregation also formed a sister congregation on the west bank of the Mississippi River with a Church named the Evangelical-Lutheran Trinity Congregation. This congregation was ministered by St. John's pastor for a short time (Deiler 1894: 68).

In 1891 a neighborhood fire destroyed the original parsonage and another later building, the custodian's quarters. The parsonage was rebuilt that same year (Deiler 1894: 68-69). In 1882 division occurred within the church on whether to use the English language in services. Those wishing to remain using German the language in the church remained with the congregation at Prieur Street and Iberville Street. It was not until 1893 that a few English-language services were held in the church (Merrill 2005: 206). A 1908 map shows the main church building had expanded to its current footprint (Sanborn 1908). In 1917 the congregation sold the church building and built a new building at Pierce Street and Canal Street (Merrill 2005: 206) By 1940 the property had transferred to the African-American congregation, Grace Methodist, while the school was now designated as the Tulane Baptist Church (Sanborn 1940).

#### **Eligibility Recommendation**

The church is listed as a local landmark and is eligible for the National Register under Criterion C: Architecture as an example of the Gothic Revival style popular in the United States in the late nineteenth century. The church may also be eligible under Criterion A: Ethnic Heritage as illustrative of the influx of German immigrants in New Orleans during that same time period.

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1940 *Insurance Maps of New Orleans, Orleans Parish, Louisiana*. Available online at <http://sanborn.umi.com>.

## Description

McDonogh School No. 30 was constructed in 1894 on the corner of Gravier Street and South Miro Street. The building follows the basic design of other McDonogh schools with a *piano nobile* entrance, two enclosed upper floors, and an originally open (now enclosed) ground floor designed for covered play space. The façade retains its original segmental arched windows on the first floor, and arched windows on the second floor. Towers adorn three corners, possibly missing the original fourth tower on the southeast corner. Remaining architectural details include extensive dentil detailing, course brick buttresses, and highly stylized window cornices on the façade and one side elevation.

## History

John McDonogh was born in Baltimore in 1779 where his father owned extensive real estate. John McDonogh began his career in Baltimore at the mercantile house of William Taylor. Taylor traded both domestically and internationally, eventually sending John McDonogh to other ports including New Orleans (Allan 1983: 5-10). John McDonogh eventually became an important agent for Taylor in New Orleans where he formed several trading businesses over many years including McDonogh & Payne, J. McDonogh, Jr. & Company, and Shepherd Brown & Company (Allan 1983: 12-16).

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and Jefferson Parish (Allan 1983). Even though the funding was slow to be applied, McDonogh's financing enabled the local school district to build and maintain facilities during the lean Reconstruction years and well into the 20<sup>th</sup> century (Devore and Logsdon 1991).

In 1883 most settlement in the area of McDonogh No. 30 remained below South Galvez. Nearby the future site of McDonogh No. 30, on the other side of Galvez was the Hotel Dieu hospital located at Common Street (now Tulane Avenue) and South Johnson Street. Five blocks away, and on the less settled area lakeside of South Galvez was the Marine Hospital located at Gravier Street and South Broad Street. The block where McDonogh No. 30 was eventually located was empty in 1883 (Robinson 1883).

McDonogh No. 30 was built in 1894 at the corner of Gravier and South Miro Street. According to the 1940 Sanborn Map the building was used as a National Youth Administration (N.Y.A.) Vocational School (Sanborn 1940). It closed in 1975 and in 1977 was reopened as the Career Education Center. That same year the building suffered fire damage (Allan 1983: 105). McDonough 30 most recently was used as the studios for WYLD radio. Currently the building is vacant after sustaining damage from Hurricane Katrina and the ensuing flooding.

#### **Eligibility Recommendation**

The building has been most recently used by the WYLD radio station. Currently the building is vacant. McDonogh No 30 is eligible for the National Register under Criterion C: Architecture and may also be eligible under Criterion A: Education as an example of the education system developed in New Orleans and Criterion B for the association with John McDonogh.

## Works Cited

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1983 *Life and Work of John McDonogh*. Reprinted by the Jefferson Parish Historical Commission, Metairie.

Devore, Donald E. and Joseph Logsdon

1991 *Crescent City Schools: Public Education in New Orleans, 1841-1991*. University of Southwestern Louisiana, Lafayette.

Ferguson, John C.

1991 "The Architecture of Education: The Public School Buildings of New Orleans." In *Crescent City Schools: Public Education in New Orleans, 1841-1991*. Appendix I. University of Southwestern Louisiana, Lafayette.

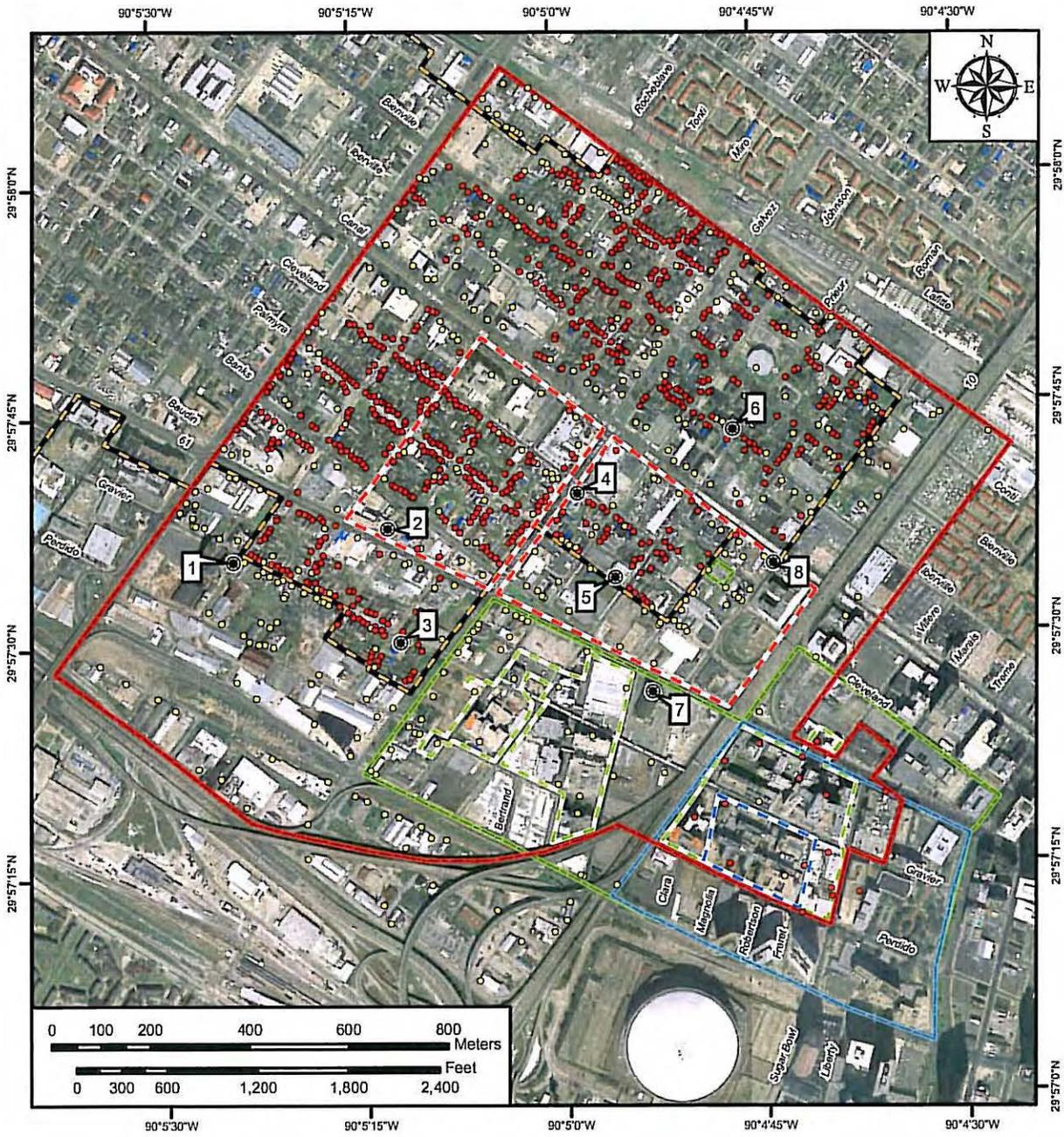
Robinson, E.

1883 *Robinson's Atlas of the City of New Orleans, Louisiana*. E. Robinson, New York. [Online] Available at <http://www.notarialarchives.org/robinson/index.htm>.

Sanborn Fire Insurance Map, New Orleans, Louisiana

1940 *Insurance Maps of New Orleans, Orleans Parish, Louisiana*. Available online at <http://sanborn.umi.com>.

Attachment 1:  
Map



Proposed Facility Footprints with Areas of Potential Effect	<ul style="list-style-type: none"> <li>• Contributing Property</li> <li>○ Non-Contributing Property</li> <li>⊙ Properties Potentially Eligible for NRHP</li> <li>--- Proposed VA Campus (Orleans) Footprint</li> <li>--- Proposed LSU Campus Footprint</li> <li>--- Proposed VA Campus and LSU Campus Area of Potential Effect</li> <li>--- Mid-City Historic District Outline</li> <li>--- Existing VA Campus Rebuild Area of Potential Effect</li> <li>--- Existing VA Campus Footprint</li> <li>--- Existing LSU Campus Rebuild Area of Potential Effect</li> <li>--- Existing LSU Campus Footprint</li> </ul>
Properties Potentially Eligible for NRHP:	
<ol style="list-style-type: none"> <li>1: Falstaff Brewing Company (2600 Gravier Street)</li> <li>2: Dixie Brewery (2401 Tulane Avenue)</li> <li>3: McDonogh No. 30 (2228 Gravier Street)</li> <li>4: Deutsches Haus (200 S. Galvez Street)</li> <li>5: McDonogh No. 11 (2001 Palmyra Street)</li> <li>6: St. John's Evangelical Lutheran/Grace United Church (2001 Iberville Street)</li> <li>7: St. Joseph's Catholic Church (1802 Tulane Avenue)</li> <li>8: Orleans House (1800 Canal Street)</li> </ol>	

Attachment 2:  
Photos

**Dixie Brewery**  
**2401 Tulane Avenue, New Orleans, Orleans Parish, Louisiana**

View of main  
block of  
brewery



View of  
brewery from  
Tulane Avenue



**Dixie Brewery**  
**2401 Tulane Avenue, New Orleans, Orleans Parish, Louisiana**

Rear of  
building from  
Banks Street



**Falstaff Brewery**  
**2600 Gravier Street, New Orleans, Orleans Parish, Louisiana**

View from Gravier Street



Main entrance



**Falstaff Brewery**  
**2600 Gravier Street, New Orleans, Orleans Parish, Louisiana**

Brewery  
renovation

under



**Orleans House**  
**1800 Canal Street, New Orleans, Orleans Parish, Louisiana**

Canal Street  
facade

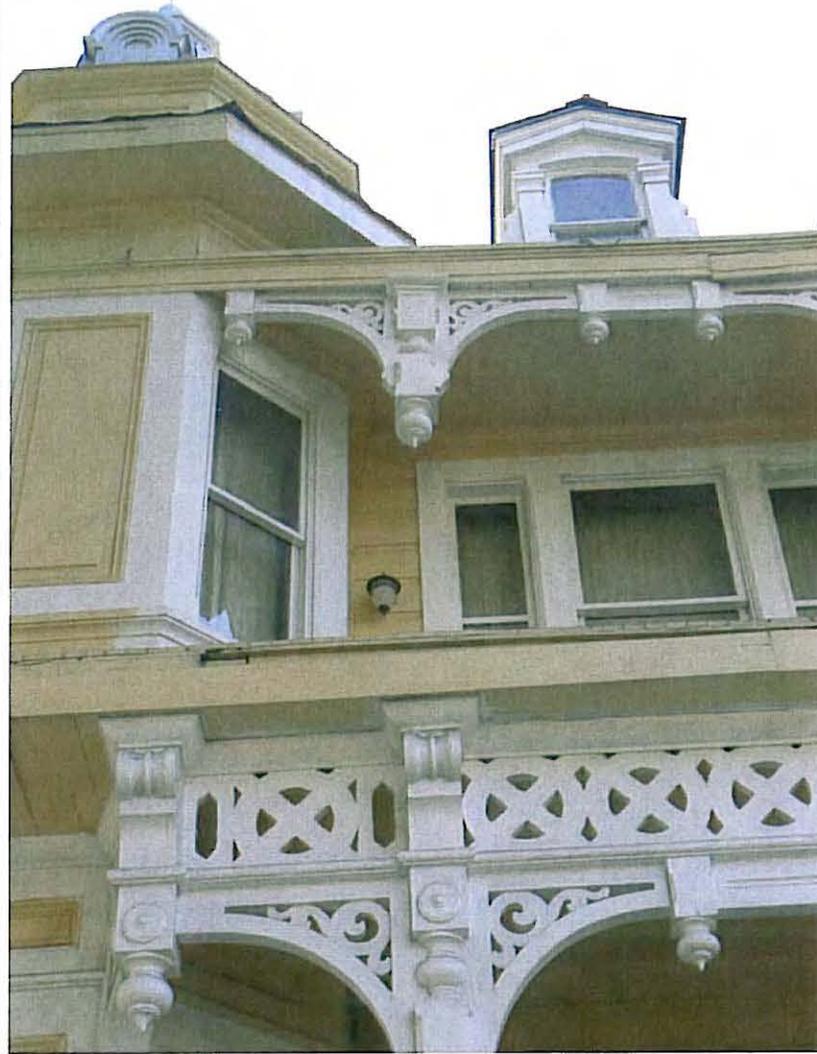


View from Canal  
Street and South  
Derbigny Street



**Orleans House**  
**1800 Canal Street, New Orleans, Orleans Parish, Louisiana**

Detail of Canal  
Street facade



**McDonogh School No. 11**  
**2001 Palmyra Street, New Orleans, Orleans Parish, Louisiana**

View of building from Palmyra Street and South Prieur Street



Rear of building



Palmyra  
Street  
elevation



View of  
building from  
Palmyra  
Street and  
South Prieur  
Street



Rear of building



**Deutsches Haus**  
**200 South Galvez Street, New Orleans, Orleans Parish, Louisiana**

Main Facade



**Deutsches Haus**  
**200 South Galvez Street, New Orleans, Orleans Parish, Louisiana**

Northeast  
corner



Northwest  
corner



**Deutsches Haus**  
**200 South Galvez Street, New Orleans, Orleans Parish, Louisiana**

Rear of  
building



**St. Joseph's Church**  
**1802 Tulane Avenue, New Orleans, Orleans Parish, Louisiana**

View of church from Tulane Avenue



Rear of church



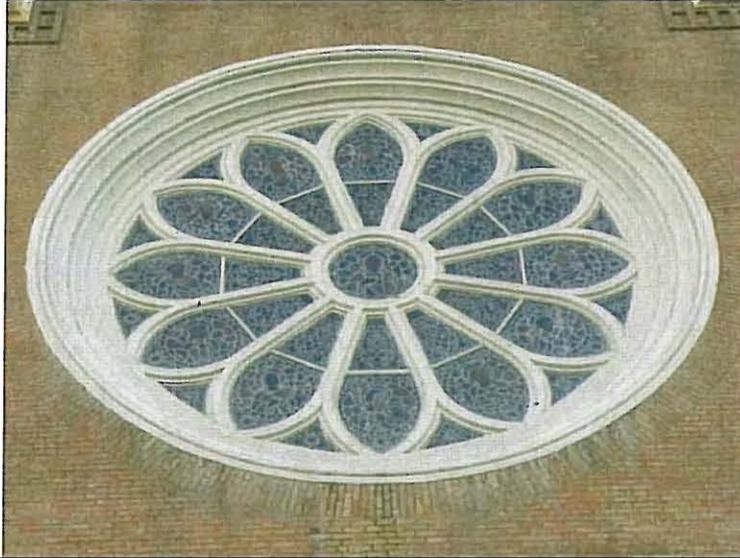
**St. Joseph's Church**  
**1802 Tulane Avenue, New Orleans, Orleans Parish, Louisiana**

Detail of  
entrance



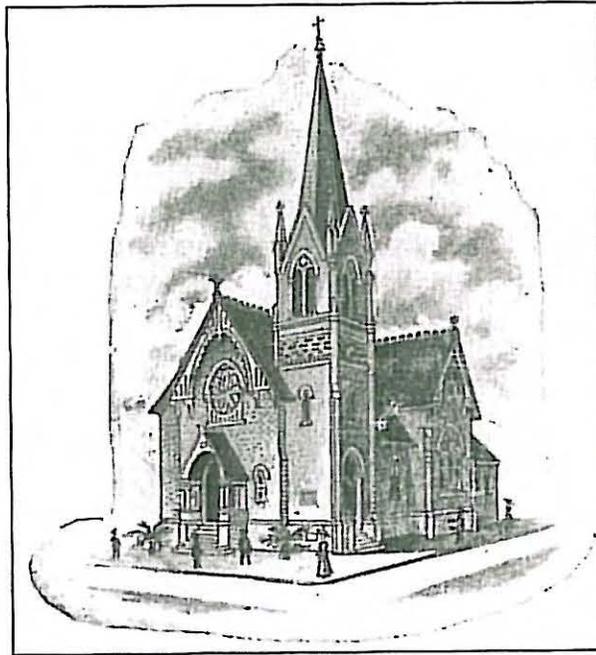
**St. Joseph's Church**  
**1802 Tulane Avenue, New Orleans, Orleans Parish, Louisiana**

Rose window  
at facade



**St. John's Evangelical Lutheran / Grace United Methodist Church  
2001 Iberville Street, New Orleans Parish, Louisiana**

Historic rendering of St. John's Evangelical Lutheran Church



Present day façade of church

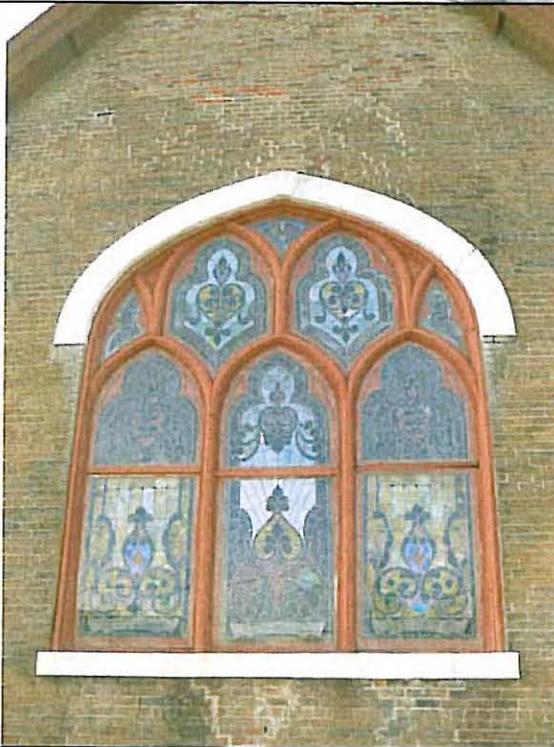


**St. John's Evangelical Lutheran / Grace United Methodist Church  
2001 Iberville Street, New Orleans Parish, Louisiana**

Rear of church



Detail of stained glass window



**McDonogh School No. 30**  
**2228 Gravier Street, New Orleans, Orleans Parish, Louisiana**

Façade of building



View of building from Gravier Street and South Miro Street



**McDonogh School No. 30**  
**2228 Gravier Street, New Orleans, Orleans Parish, Louisiana**

Detail





**DEPARTMENT OF VETERANS AFFAIRS**  
**Office of Construction & Facilities Management**  
**Washington DC 20420**

November 3, 2008

Mr. Scott Hutcheson  
State Historic Preservation Officer  
Department of Culture, Recreation & Tourism  
P.O. Box 44247  
Baton Rouge, LA 70804

RE: Replacement of Healthcare Facilities Comprising the U.S. Department of Veterans Affairs New Orleans Medical Campus (VAMC) that were Damaged by Hurricanes Katrina and Rita, New Orleans, LA

Dear Mr. Hutcheson:

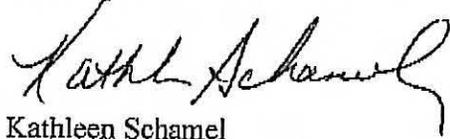
The U.S. Department of Veterans Affairs (VA) and the Federal Emergency Management Agency (FEMA) notified the State Historic Preservation Officer (SHPO) on July 2, 2008 that they have determined to fulfill their responsibilities under Section 106 of the National Historic Preservation Act (NHPA) for their individual Undertakings to replace the healthcare facilities comprising the Veterans Affairs Medical Center (VAMC) located in New Orleans, Louisiana that were damaged by Hurricanes Katrina and Rita. The SHPO is participating in this consultation.

FEMA submitted a letter on October 22, 2008 requesting concurrence for finding of individual eligibility for listing in the National Register of Historic Places for the following structures: Falstaff Brewery at 2600 Gravier Street; Dixie Brewery at 2401 Tulane Avenue; Deutsches Haus at 200 South Galvez Street; St. Joseph's Church at 1802 Tulane Avenue; McDonogh School No. 11 at 2001 Palmyra Street; Orleans House at 1800 Canal Street; McDonogh School No. 30 at 2228 Gravier Street; Pumping Station No. 15 at 2431 Palmyra Street; and St. John's Evangelical Lutheran / Grace United Methodist Church at 2001 Iberville Street.

VA agrees with the findings of FEMA regarding individual eligibility for the above listed buildings. Dixie Brewery and Pumping Station No. 15 are located with the proposed footprint for the RPC site alternative. If the VA selects the RPC site, the disposition of the Dixie Brewery and Pumping Station No. 15 will be addressed within the Programmatic Agreement.

Please contact me at (202) 461-8254 or [Kathleen.Schamel2@va.gov](mailto:Kathleen.Schamel2@va.gov) if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Kathleen Schamel". The signature is fluid and cursive, with a large initial "K" and a long, sweeping tail.

Kathleen Schamel  
Federal Preservation Officer

cc: John Ketchum, Federal Emergency Management Agency

**PROGRAMMATIC AGREEMENT**

**APPENDIX 2:**

**FINDINGS OF ADVERSE EFFECTS**



DEPARTMENT OF VETERANS AFFAIRS  
Office of Construction & Facilities Management  
Washington DC 20420

September 9, 2008

Don L. Klima, Director  
Office of Federal Agency Programs  
Advisory Council on Historic Preservation  
Old Post Office  
1100 Pennsylvania Ave., NW, Suite 809  
Washington, D.C. 20004

RE: Repair or Replacement of Healthcare Facilities Comprising the Veterans Affairs Medical Center (VAMC) that were Damaged by Hurricanes Katrina and Rita, New Orleans, LA  
Determination: Adverse Effects

Dear Mr. Klima: *DK*

The U.S. Department of Veterans Affairs (VA) and the Federal Emergency Management Agency (FEMA) notified the Advisory Council on Historic Preservation (ACHP) on July 2, 2008 that they have determined to fulfill their responsibilities under Section 106 of the National Historic Preservation Act (NHPA) for their individual Undertakings to repair or replace the healthcare facilities comprising the Veterans Affairs Medical Center (VAMC) located in New Orleans, Louisiana that were damaged by Hurricanes Katrina and Rita. The ACHP is participating in this consultation. The Undertaking is phased to facilitate the full consideration of all potential effects as project details are developed, in accordance to the requirements outlined in 36 CFR §800.5(a)(3), and the Section 106 Programmatic Agreement (PA) will include provisions for revisiting the issue of adverse effect after the current phase, Site Selection, is completed and future effects are better defined. This letter describes anticipated adverse effects that may be identified through phased application of the Criteria of Effect and Adverse Effect for each Alternative.

**Definition of the Undertaking**

VA intends to replace the healthcare facilities comprising the Veterans Affairs Medical Center (VAMC) located in New Orleans, LA (Undertaking). As a part of this Undertaking, VA intends to replace the existing campus in one of four geographic locations. The course of action is dependent on completion of Section 106 review for site selection.

### **Area of Potential Effect (APE)**

Currently, four alternatives are under consideration for the VAMC portion of this undertaking: rebuild a new facility in the current VA Hospital location; rebuild a new facility at a site adjacent to Ochsner Hospital; rebuild a new facility in the RPC site bounded by South Rocheblave Street, South Galvez Street, Tulane Avenue, and Canal Street; and rebuild a new facility at the current Lindy Boggs Hospital location. The Lindy Boggs site has been added to consideration only recently; therefore, the letter regarding possible adverse effects to those historic properties within the Lindy Boggs Area of Potential Effect will follow at a future date. The Areas of Potential Effect (APEs) for the other alternatives have previously been sent to the ACHP. For clarification, maps outlining the APEs are attached.

### **Identification of Historic Properties**

VA consulted with State Historic Preservation Office (SHPO) to identify historic districts and buildings within the APEs for each Alternative. VA's letter to SHPO, dated July 17, 2008, identifies both historic and non-historic districts and buildings within the APEs.

Consultation with the SHPO on the identification and evaluation of historic standing structures was completed by a side-by-side photo and data review by the Federal agencies. The SHPO and Federal agencies made determinations of eligibility based on information collected in the summer of 2006 and winter of 2007 by teams of architectural historians who met Secretary of the Interior standards. Teams collected a minimum of four digital photographs of each building; the photographs met National Park Service minimum standards for quality. Building data was collected on hand-held GPS computers, and information collected included type, style, integrity of materials, workmanship, location, setting, and design, and whether it retained the qualities of significance as defined by 36 CFR part 800. The photos, digital determinations of eligibility and information were linked by GIS. Properties that retained the elements of integrity and significance as contributing elements to the National Register Historic District were determined to be eligible in consultation with SHPO.

The consultation did not include buildings that may meet or exceed the threshold for individual listing in the National Register of Historic Places. Subsequent research has identified nine properties that possess the qualities of significance required for individual listing: Falstaff Brewery at 2600 Gravier Street; Dixie Brewery at 2401 Tulane Avenue; Deutsches Haus at 200 South Galvez Street; St. Joseph's Church at 1802 Tulane Avenue; McDonogh School No. 11 at 2001 Palmyra Street; Orleans House at 1800 Canal Street; McDonogh School No. 30 at 2228 Gravier Street; Pumping Station No. 15 at 2431 Palmyra Street; and St. John's Evangelical Lutheran / Grace United Methodist Church at 2001 Iberville Street. VA is currently consulting with SHPO regarding the eligibility of these properties.

### **Determinations of Effect**

The current effects determination for each Alternative relates to anticipated effects, since the assessment of the full range of effects of future phases is not possible. Adverse effects determination will be revisited at future phases, including design, site preparation, and construction, in order to ensure that all direct and indirect effects will be identified and efforts to avoid or minimize any potential adverse effects will be considered.

#### **1<sup>st</sup> Alternative: Replace Existing VAMC Facilities on the Existing Site**

This alternative will require the demolition of VA Hospital, and the construction of a new facility/facilities in that geographic location. The result would be a direct adverse effect to VA Hospital, as well as to the New Orleans Medical District, of which VA Hospital is a landmark element. This effort would constitute a direct adverse effect as defined by 36 CFR §800.5(a)(2)(i). The construction of a replacement facility on this site may cause indirect adverse effects to other historic properties within the APE through the introduction of visual, atmospheric or audible elements that diminish their integrity (36 CFR §800.5(a)(2)(v)). If this Alternative is selected, VA will apply the Criteria of Adverse Effect at subsequent phases of the project including design, site preparation, and construction, to determine whether additional direct and indirect adverse effects are identified in order to ensure that options are avoid or minimize those adverse effects will be considered.

#### **2<sup>nd</sup> Alternative: Construct Replacement Facilities at the Ochsner Site**

This Alternative includes the construction of a new hospital facility/facilities in the site adjacent to Ochsner Medical Center (Main Campus) located at 1514 Jefferson Highway. No historic properties have been identified within the APE for this alternative; therefore, no direct or indirect effects have been identified.

A warehouse in this Alternative houses a National Register listed steam locomotive. If the Ochsner Site is chosen, the warehouse will no longer be a suitable location for its storage. To avoid direct effects to this property, VA will be sure to allow the owner of the locomotive ample time to find a new facility for the storage of the locomotive.

#### **3<sup>rd</sup> Alternative: Construct Replacement Facilities at the RPC Site**

This Alternative will require the demolition of properties that contribute to the significance of the Mid-City National Register Historic District (NRHD) and are located within the project area. All of the twelve blocks fall entirely inside the boundaries of the Mid-City NRHD. Consequently, both the Mid-City National Register District and the individual properties that contribute to that district may meet the definition of adverse effect set out in 36 CFR §800.5(a)(2)(i), for direct effects if future phases are unable to avoid or minimize effects. Although it may be possible to minimize or mitigate the adverse effect through the relocation of some contributing buildings or

Mr. Don L. Klima

September 9, 2008

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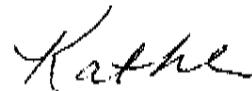
to the retention of certain historic buildings, these actions also have the potential to meet the adverse effect criteria because they would result in the removal of a property from its historic location (36 CFR §800.5(a)(2)(iv)). This Alternative will introduce visual, atmospheric and audible elements that may diminish the integrity of the Mid-City NRHD (36 CFR §800.5(a)(2)(v)). Should FEMA and its applicant, the Louisiana Division of Administration, Office of Facility Planning and Control, choose to construct a new medical center on the adjacent 15-block parcel below South Galvez Street, additional Adverse Effects to the Mid-City NRHD will occur. If this Alternative is selected, VA will apply the Criteria of Adverse Effect at subsequent phases of the project including design, site preparation, and construction, to determine whether additional direct and indirect adverse effects are identified in order to ensure that options are avoid or minimize those adverse effects will be considered.

In addition to those direct effects noted above, the selection of Alternative #3, to construct replacement facility/facilities in the RPC Site, could result in the existing VAMC hospital no longer operating as a hospital. Since one of the criteria under which it has been determined eligible is as a contributing element to the New Orleans Medical Historic District, such a change in the use of the building could constitute an adverse effect, as noted in by 36 CFR §800.5(a)(2)(iv), "change of the character of the property's use...that contribute to its historical significance."

VA looks forward to receiving the ACHP's comments on VA's determinations of effect for each Alternative outlined in this letter and any advice on any additional steps that VA should take to identify and evaluate historic standing structures and assess the potential effects of each alternative on these historic properties. We appreciate your interest in this Undertaking and the active role that you and other members of the ACHP staff have taken in the consultation meetings to date.

Please contact me at (202) 461-8254 or Kathleen.Schamel2@va.gov if you have any questions or need additional information.

Sincerely,



Kathleen Schamel  
Federal Preservation Officer  
U.S. Department of Veterans Affairs

Enclosures

cc: Ms. Katry Harris, ACHP  
Mr. Howard Bush, FEMA

**1<sup>st</sup> Alternative: Replace Existing VAMC Facilities on the Existing Site**



**2<sup>nd</sup> Alternative: Construct Replacement Facilities at the Ochsner Site**



**3<sup>rd</sup> Alternative: Construct Replacement Facilities at the RPC Site**





DEPARTMENT OF VETERANS AFFAIRS  
Office of Construction & Facilities Management  
Washington DC 20420

September 9, 2008

Don L. Klima, Director  
Office of Federal Agency Programs  
Advisory Council on Historic Preservation  
Old Post Office  
1100 Pennsylvania Ave., NW, Suite 809  
Washington, D.C. 20004

RE: Repair or Replacement of Healthcare Facilities Comprising the Veterans Affairs Medical Center (VAMC) that were Damaged by Hurricanes Katrina and Rita, New Orleans, LA  
Determination: No Direct Adverse Effects

Dear Mr. Klima:

The U.S. Department of Veterans Affairs (VA) notified the Advisory Council on Historic Preservation (ACHP) on July 2, 2008 that they have determined to fulfill their responsibilities under Section 106 of the National Historic Preservation Act (NHPA) for the Undertaking to repair or replace Healthcare Facilities in New Orleans, LA that were damaged by Hurricanes Katrina and Rita through the development and implementation of a Programmatic Agreement (Section 106 PA). The ACHP is participating in this consultation. The Undertaking is phased to facilitate the full consideration of all potential effects as project details are developed, in accordance to the requirements outlined in 36 CFR §800.5(a)(3), and the Section 106 PA will include provisions for revisiting the issue of adverse effect after the current phase, Site Selection, is completed and future effects are better defined. This letter describes anticipated adverse effects that may be identified through phased application of the Criteria of Effect and Adverse Effect for the Lindy Boggs Alternative.

**Definition of the Undertaking**

As a result of damages from Hurricanes Katrina and Rita, the Department of Veterans Affairs will replace the healthcare facilities comprising the Veterans Affairs Medical Center (VAMC) located in New Orleans, LA. The replacement of healthcare facilities is viewed as vital to the city and region's overall recovery and improvement because of the central role this hospital plays in the health and safety of all area residents.

### **Area of Potential Effect (APE)**

Currently, the VA is considering three alternatives for the VAMC Undertaking: 1<sup>st</sup> Alternative: Construct Replacement Facilities at the Ochsner Site; 2<sup>nd</sup> Alternative: Construct Replacement Facilities at the RPC site; and 3<sup>rd</sup> Alternative: Construct Replacement Facilities at the Lindy Boggs site. The Area of Potential Effect (APEs) for the Lindy Boggs Alternative, previously sent to the ACHP, is attached to this letter.

### **Identification of Historic Properties**

VA consulted with the SHPO to identify historic districts and buildings within the APE for the Lindy Boggs Alternative. VA's letter to SHPO identifies both historic and non-historic districts and buildings within the Lindy Boggs APE. As part of FEMA's Section 106 responsibilities for another undertaking, FEMA deployed teams of architectural historians who met Secretary of the Interior's Professional Qualifications Standards to survey and evaluate all buildings within the existing boundaries of the Mid-City Historic District in late 2007 and the Parkview National Register District in the summer and fall of 2006. FEMA, VA and SHPO reviewed photographs and information collected by those surveyors to determine whether the buildings retained enough integrity and significance to contribute to the Mid-City or Parkview Historic Districts.

This consultation did not include buildings or area that may meet or exceed the threshold for individual listing in the National Register of Historic Places. Subsequent research has identified one property that possesses the qualities of significance required for individual listing: Bayou St. John / Carondelet Canal. VA is currently consulting with SHPO regarding the eligibility of this property.

### **Determinations of Effect**

The current effects determination for the Lindy Boggs Alternative relates anticipated effects, since assessment of the full range of effects of future phases is not possible. Adverse effects determination will be revisited at future phases, including design, site preparation, and construction, in order to ensure that all direct and indirect effects will be identified, and efforts to avoid or minimize any potential adverse effects will be considered.

### **Construct Replacement Facilities at the Lindy Boggs Alternative**

This Alternative will *Not Adversely Affect* historic properties within the APE because buildings that are subject to direct adverse effects are not historic properties. It is unlikely that this Alternative will affect archaeological properties. If this Alternative is selected, VA will apply the Criteria of Adverse Effect at subsequent phases of the project including design, site preparation and construction, to determine whether additional direct

and indirect adverse effects are identified in order to ensure that options to avoid or minimize those adverse effects will be considered.

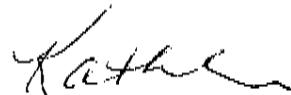
The construction of a replacement facility on this site may cause indirect adverse effects to historic properties within the APE though the introduction of visual, atmospheric or audible elements that diminish their integrity (36 CFR §800.5(a)(2)(v)). If this Alternative is selected, VA will apply the Criteria of Adverse Effect at subsequent phases of the project including design, site preparation, and construction, to determine whether additional direct and indirect adverse effects are identified in order to ensure that options are avoid or minimize those adverse effects will be considered.

In addition to those direct effects noted above, the selection of Alternative #3, to construct replacement facility/facilities in the RPC Site, could result in the existing VAMC hospital no longer operating as a hospital. Since one of the criteria under which it has been determined eligible is as a contributing element to the New Orleans Medical Historic District, such a change in the use of the building could constitute an adverse effect, as noted in by 36 CFR §800.5(a)(2)(iv), "change of the character of the property's use...that contribute to its historical significance."

VA looks forward to receiving the ACHP's comments on VA's determinations of effect for the Alternative outlined in this letter and any advice on any additional steps that VA should take at this phase to identify and evaluate historic standing structures and assess the potential effects of each alternative on these historic properties. We appreciate your interest in this Undertaking and the active role that you and other members of the ACHP staff have taken in the consultation meetings to date.

Please contact me at (202) 461-8254 or [Kathleen.Schamel2@va.gov](mailto:Kathleen.Schamel2@va.gov) if you have any questions or need additional information.

Sincerely,



Kathleen Schamel  
Federal Preservation Officer  
U.S. Department of Veterans Affairs

cc: John Ketchum, FEMA  
Tish Rankin, FEMA  
Robert Collins, Deputy State Historic Preservation Officer  
Katy Harris, ACHP



U.S. Department of Homeland Security  
Louisiana Transitional Recovery Office  
One Seine Court  
New Orleans, LA 70114  
(504) 762-2018 office  
(504) 762-2899 fax



**FEMA**

November 14, 2008

Don L. Klima, Director  
Office of Federal Agency Programs  
Advisory Council on Historic Preservation  
Old Post Office  
1100 Pennsylvania Ave., NW, Suite 809  
Washington, D.C. 20004

RE: FEMA Undertaking: Repair or Replacement of Healthcare Facilities Comprising the Medical Center of Louisiana at New Orleans (MCLNO) that were Damaged by Hurricanes Katrina and Rita, New Orleans, LA  
FEMA Effect Determinations  
Applicant: Louisiana Division of Administration, Office of Facility Planning and Control (FP&C)

Dear Mr. Klima:

The Federal Emergency Management Agency (FEMA), the U.S. Department of Veterans Affairs (VA) and the City of New Orleans (CNO) are consulting with the Advisory Council on Historic Preservation (ACHP) and the State Historic Preservation Officer of Louisiana (SHPO) to develop a Programmatic Agreement (Section 106 PA) for their Undertakings to repair or replace Healthcare Facilities in New Orleans, LA that were damaged by Hurricanes Katrina and Rita.

FEMA has applied the Criteria of Effect and Adverse Effect for the two Alternatives under consideration for the FEMA/MCLNO Undertaking. This letter notifies the ACHP of FEMA's determinations of effect for each Alternative and requests the ACHP's advice on any additional steps that FEMA should take at this time to identify and evaluate historic standing structures and assess the potential effects of each alternative on historic properties.

### **Area of Potential Effect (APE)**

FEMA consulted with the SHPO to identify an APE for the three alternatives under consideration for the FEMA/MCLNO Undertaking: 1<sup>st</sup> Alternative: Repair in Place, 2<sup>nd</sup> Alternative: Replace MCLNO Facility on Site and 3<sup>rd</sup> Alternative: Construct Replacement Facilities in the area bounded by South Claiborne Avenue, South Galvez Street, Tulane Avenue,

and Canal Street.. Since that time, the alternative to replace the MCLNO facility on site has been determined to be infeasible and is no longer under consideration.

### **Identification of Historic Properties**

FEMA consulted with SHPO in a letter dated July 17, 2008 to identify and evaluate historic districts and buildings within each of the APEs. At that time FEMA and VA were in the process of assessing the National Register eligibility of buildings within the APEs that may be individually eligible for the National Register of Historic Places. FEMA has determined that the following eight properties possess the qualities of significance required for individual listing in the National Register of Historic Places: Falstaff Brewery, 2600 Gravier St.; Dixie Brewery, 2401 Tulane Ave., Deutsches Haus, 200 S. Galvez St.; St. Joseph's Church, 1802 Tulane Ave.; McDonogh School No. 11, 2001 Palmyra St.; Orleans House, 1800 Canal St.; McDonogh School No. 30, 2228 Gravier St.; and St. John's Evangelical Lutheran/Grace United Methodist Church, 2001 Iberville St. FEMA is currently consulting with SHPO regarding this eligibility determination.

FEMA and VA propose to include provisions in the Section 106 PA that will describe the steps that FEMA and the VA will take to identify and evaluate archaeological properties in the APEs after the project sites are selected.

### **FEMA Determinations of Effects for Site Selection**

#### **1<sup>st</sup> Alternative: Repair MCLNO in Place**

This Alternative will *Not Adversely Affect* historic properties within the APE if repairs to character-defining features of these properties conform to the Secretary of the Interior's *Standards for the Treatment of Historic Properties* (SOI Standards). It will not require a change in use and will not introduce elements that will diminish the integrity or historic significance of properties in the Area of Potential Effect. It is unlikely that this Alternative will affect archaeological properties, but information about staging areas and areas of potential ground disturbance will be necessary to complete the effects analysis. If the State selects this Alternative, FEMA will ensure that treatment measures are carried out as outlined in the Section 106 PA.

#### **2<sup>nd</sup> Alternative: Construct Replacement Facilities in the area bounded by South Claiborne Avenue, South Galvez Street, Tulane Avenue, and Canal Street**

Implementation of this alternative will require the demolition of up to 42 properties that contribute to the significance of the Mid-City National Register Historic District (NRHD). This represents 1.1% of the 3,710 contributing buildings within the Mid-City NRHD. While these demolitions will *Adversely Affect* the Mid-City NRHD (36 CFR §800.5(a)(2)(i)), the demolitions will not cause a significant loss of integrity to the historic property. This Alternative may require the demolition of three properties that FEMA has determined are eligible for individual listing in the National Register of Historic Places: the Deutsches Haus, the Charles Orleans House and McDonough 11 School. If these demolitions cannot be

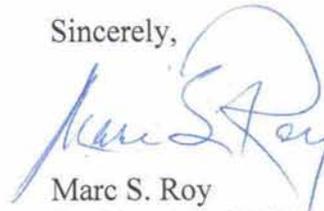
Mr. Don L. Klima  
November 14, 2008  
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avoided, the historic properties will be *Adversely Affected* (36 CFR §800.5(a)(2)(i)). This Alternative will introduce visual, atmospheric and audible elements that may diminish the integrity of the Mid-City NRHD (36 CFR §800.5(a)(2)(v)). In the event that FP&C fails to secure and ventilate the existing MCLNO buildings adverse effects may occur through neglect while the State seeks alternative uses for the facilities (36 CFR §800.5(a)(2)(vi)). It is possible that Adverse Effects could result from future uses of the MCLNO buildings if such uses change their character and historic use (36 CFR §800.5(a)(2)(iv)). This alternative will *Adversely Affect* historic archeological properties that occur in the location of ground-disturbing activities associated with construction of the new facility (36 CFR §800.5(a)(2)(i)). Should the VA choose to construct a new medical center on the adjacent Regional Planning Commission site, additional Adverse Effects to the Mid-City NRHD may occur. If the State selects this Alternative, FEMA will ensure that treatment measures are carried out as outlined in the Section 106 PA.

We appreciate your interest in this Undertaking and the active role that you and other members of the ACHP staff have taken in the consultation meetings. FEMA looks forward to receiving any comments or advice on additional steps that FEMA should take to identify and evaluate historic standing structures and assess the potential effects on historic properties.

Please contact Tish Rankin at (337) 281-5637 or [Tish.Rankin@associates.dhs.gov](mailto:Tish.Rankin@associates.dhs.gov) if you have any questions or need additional information regarding this Undertaking.

Sincerely,



Marc S. Roy  
Environmental Liaison Officer  
Federal Emergency Management Agency

cc: Pam Perkins, Facility Planning and Control  
Scott Hutcheson, State Historic Preservation Officer, State of Louisiana  
Jeff Durbin, Advisory Council on Historic Preservation  
Kathleen Schamel, US Department of Veterans Affairs  
Brenda Breaux, City of New Orleans  
Ken Carleton, Mississippi Band of Choctaw Indians

**PROGRAMMATIC AGREEMENT**

**APPENDIX 3:**

**RECORDATION PROTOCOL**

At a minimum, the photographs will document all elevations and character-defining architectural features. Digital photography will comply with the following requirements:

- a. Image files must be saved as Tagged Image or RAW format files using high quality compression settings. These files must be transferred as first generation Tagged Image or RAW format files that have not been degraded in quality by multiple revisions and re-saving. The images must be formatted on archival quality CD-R media.
- b. Digital camera files must be captured as 6 megapixel files or greater with a minimum pixel array of 3,000 pixels by 2,000 pixels.
- c. Color images must be produced in RGB (Red Green Blue) color mode as 24-bit or 48-bit color files.
- d. Photographic prints must comply with the National Park Service (NPS) March 2005 photo policy regarding photographic printing.
- e. The photographs must meet the NPS 75-year permanence standard.
- f. Paper prints will be produced in accordance with the NPS guidelines for "Acceptable Ink and Paper Combinations for Digital Images."
- g. The backs of each print must be labeled in soft pencil with the following information:
  - i. Building Name,
  - ii. Address,
  - iii. Date of Photograph,
  - iv. Description of view including direction of camera,
  - v. Number of image in photographic set,
  - vi. Name of photographer, and
  - vii. Repository of CD-R media.
- h. VA, the City, and/or FP&C will prepare narrative histories commensurate with the significance of the historic property for each documented building and structure. This narrative will address both the site-specific history and the significant associations of the building to its neighborhood and/or historic district.
- i. Materials deemed by SHPO to be substantively or technically inadequate will be returned to the VA, the City, and/or FP&C for revision and resubmission. If the SHPO does not comment within a 14-day review period, VA, the City, and/or FP&C may assume that SHPO accepts the

recordation materials. VA, the City, and/or FP&C will incorporate the comments provided by SHPO to the extent feasible.

- j. VA, the City, and/or FP&C will prepare three sets of each recordation package. Two sets will be transmitted to the SHPO for archiving in the State Library and State Archives. One set will be archived at a publically accessible archive within the City of New Orleans.

**PROGRAMMATIC AGREEMENT**

**APPENDIX 4:**

**ARCHITECTURAL SALVAGE**

- I. Architectural Salvage: This Attachment applies to the VA's RPC Site Alternative and FEMA's New LSU Site Alternative. For the VA's Alternative, the VA is the applicable agency in the stipulations of this attachment. For FEMA's Alternative, FP&C is the applicable agency in the stipulations of this attachment. In FEMA's Alternative, FP&C will submit the salvage plan to FEMA for 14-day review prior to submission to the SHPO for review.
- II. Prior to the demolition or substantial alteration of buildings and structures contributing to the Mid-City Historic District, the applicable agency will develop and implement an architectural salvage plan for the removal and reuse of significant architectural elements.
  - A. This Architectural Salvage Plan will detail:
    1. This plan will provide for the removal of all of the following historic architectural details from each historic property: doors; wood front façade windows (including dormer windows); brackets; mantels; foundation vents; turned and/or solid wood columns; louvered wood shutters, including appropriate hardware; and decorative "gingerbread" trim, including quoins;
    2. Elements with active termite infestation will not be salvaged.
    3. This plan will include security of architectural details prior to the implementation of the salvage plan. See provisions for Site Security outlined in Stipulation V.B.2.(a) and Stipulation VI.C.2.(a) of the PA;
    4. This plan will delineate removal, inspection, and storage provisions;
    5. This plan will include identification of non-profit historic preservation organization recipient(s) of salvaged architectural elements, terms of receipt, insurance requirements, timeframe to receive elements, and reuse provisions.
    6. In the event that a non-profit historic preservation organization cannot be identified by the City to receive salvaged architectural elements, the Agencies shall not have any responsibilities regarding architectural salvage.
  - B. The applicable agency will forward two (2) copies of the Architectural Salvage Plan to SHPO and one copy of the plan to each of the Concurring Parties for comment. If the SHPO or Concurring Parties do not comment within a 14-day review period, the applicable agency may assume that

SHPO and the Concurring Parties concur with the plan. The applicable agency will finalize the Architectural Salvage Plan after considering the SHPO's review and Concurring Party comments and will implement the plan.

- C. The applicable agency will post the final Architectural Salvage Plan to the Website.