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FEMA DRLJA 10041107



### Medical Center of Louisiana at New Orleans 3rd Alternative: Construct Replacement Facilities

0 500 Feet

- Area of Potential Effect
- Current MCLNO Facilities
- Proposed MCLNO Location
- National Register Historic District

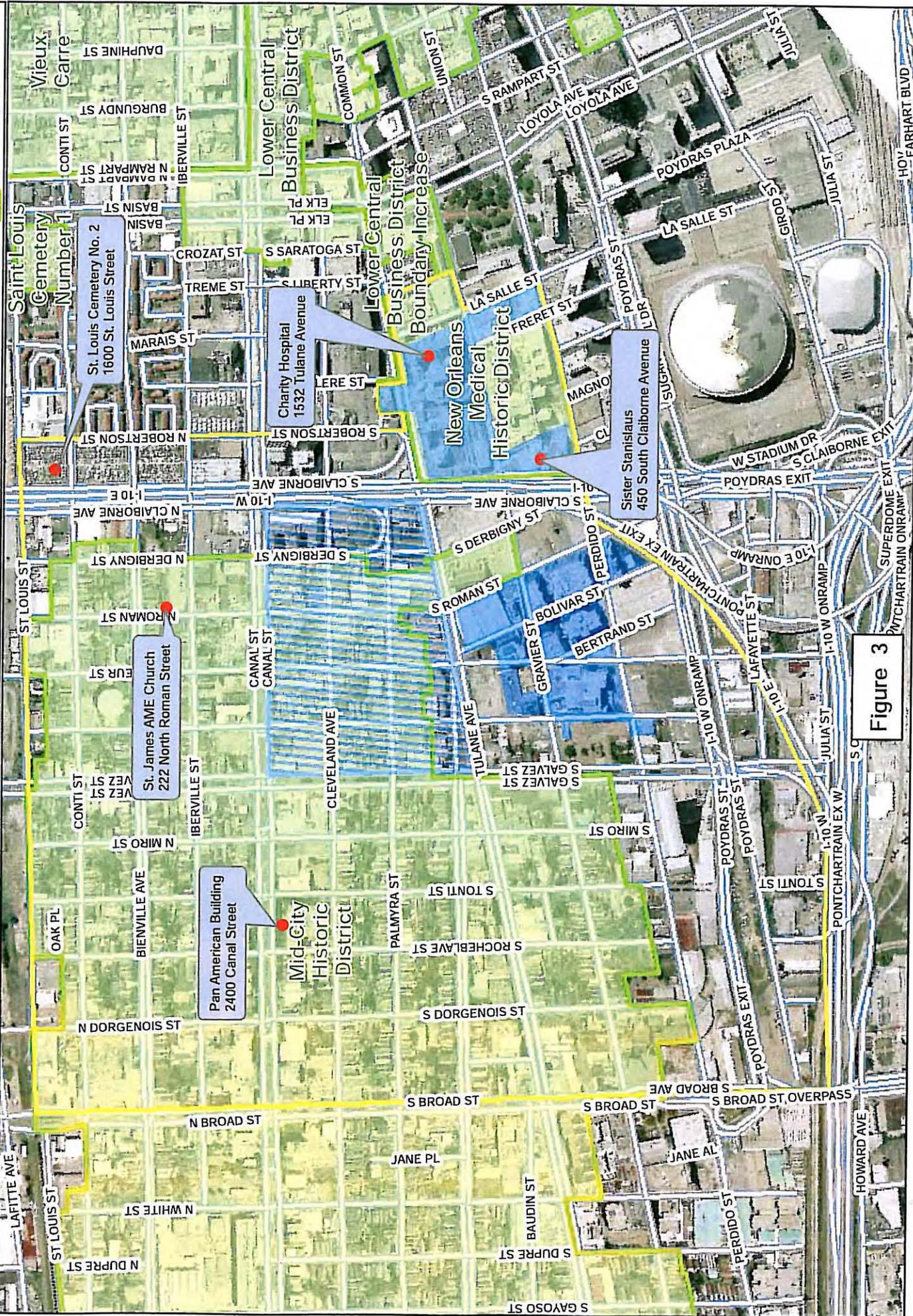


Figure 3



MITCHELL J. LANDRIEU  
LIEUTENANT GOVERNOR

**State of Louisiana**  
OFFICE OF THE LIEUTENANT GOVERNOR  
DEPARTMENT OF CULTURE, RECREATION & TOURISM  
OFFICE OF CULTURAL DEVELOPMENT

PAM BREAU  
SECRETARY

August 5, 2008

Mr. Howard R. Bush  
Environmental Liaison Officer  
U.S. Department of Homeland Security  
FEMA-DR-1603\1607-LA  
Louisiana Transitional Recovery Office  
One Seine Court  
New Orleans, LA 70114

Re: Request for SHPO Concurrence  
Medical Center of Louisiana at New Orleans (MCLNO)  
Area of Potential Effects (APE) and National Register  
of Historic Places (NRHP) Determination of Eligibility Assessment  
New Orleans, Orleans Parish, LA

Dear Mr. Bush:

Thank you for your letter of July 17, 2008 that we received July 23, 2008, concerning the above-referenced undertaking. We concur with your assessment of the provisional APEs for the following MCLNO Alternatives, noting that all were assessed based on a list of assumptions that included issues such as elevation visual effect, construction vibration, staging areas, and demolition that were discussed at our informal meeting on July 9, 2008, and at the meeting with the consulting parties on July 23. We would also note that our assumptions were made less certain at the consultation meeting on July 23, when representatives of MCLNO stated that they could not give any particulars on the scope of their project.

We recap, below, the three alternative approaches to the project, the provisional APE for each, and the assumptions for each. The scope of each provisional APE is understood to speak to buildings only, with archaeological resource issues to be worked out separately.

1. Alternative 1—Repair MCLNO in Place: The provisional APE for this alternative is the existing footprint of the MCLNO campus as illustrated in Figure 1 (see attachment).

Assumptions for Alternative 1's Provisional APE:

- a. No pile driving.
- b. No ground clearance in staging area.
- c. Controlled range of vibration associated with repair/construction, to be agreed upon through subsequent consultation.

2. Alternative 2—Replace Existing MCLNO Facilities on the Existing Site: The provisional APE for this alternative includes the existing MCLNO campus as well as those blocks bounded by the I-10 elevated Interstate, Poydras Street, Loyola Avenue and Cleveland Avenue, as illustrated in Figure 2 (see attachment).

Assumptions for Alternative 2's Provisional APE:

- a. Wholesale demolition of MCLNO in its entirety.
- b. Staging areas are included within APE.
- c. New construction limited to 20 stories in height
- d. Controlled range of vibration associated with replacement/construction, to be agreed upon through subsequent consultation.

3. Alternative 3—Construct Replacement Facilities: FEMA's applicant has identified the area bounded by South Claiborne Avenue, Tulane Avenue, South Galvez Street and Canal Street as a feasible site for the construction of replacement facilities. The provisional APE for this alternative is bounded by the Broad Street overpass, St. Louis Street, North Robertson Street, South Robertson Street, Tulane Avenue, the I-10 elevated Interstate, and the boundaries of the New Orleans Medical Historic District, as illustrated in Figure 3 (see attachment).

Assumptions for Alternative 3's Provisional APE:

- a. Controlled range of vibration associated with new construction, to be agreed upon through subsequent consultation.
- b. New construction limited to six stories in height.
- c. If historic properties were moved from the APE to other locations, the receiving locations would constitute part of the Provisional APE.

In reference to the determination of eligibility of NRHP historic districts and properties individually eligible for or listed in the NRHP, we concur with FEMA's assessment with one exception. For the properties listed under Alternative 1: Repair MCLNO in Place, one MCLNO building is located within the boundary of the Mid-City National Register District. As such, the Mid-City National Register District should be added to the list of historic properties.

Mr. Howard R. Bush  
August 5, 2008  
Page 3

Finally, in regard to the nine properties within Alternative 3 that are identified as perhaps being eligible for individual listing in the NRHP, we look forward to the opportunity to discuss that subject with you in the near future.

If you have any questions, please contact Mike Varnado in the Division of Historic Preservation at (225) 219-4596.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Collins".

Robert Collins  
Deputy State Historic Preservation Officer

RC:MV:s

cc by email: Secretary Pam Breaux  
Assistant Secretary Scott Hutcheson  
Pam Perkins, Facility Planning and Control  
John Ketchum, FEMA  
Laetitia Rankin, FEMA  
Don Klima, Advisory Council on Historic Preservation  
Katy Harris, Advisory Council on Historic Preservation  
Jeff Durbin, Advisory Council on Historic Preservation  
Consulting Parties



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

September 9, 2008

Robert Collins  
Deputy State Historic Preservation Officer  
Office of Cultural Development  
1051 N. 3<sup>rd</sup> Street  
Baton Rouge, LA 70802

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  
Lindy Boggs Alternative, New Orleans, Orleans Parish, Louisiana

Dear Mr. Collins:

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.

VA is consulting with the Louisiana State Historic Preservation Office (SHPO) regarding the three alternatives previously identified for this phase. The VA seeks to add an alternative, the Lindy Boggs site. The Lindy Boggs site consists of an approximately 40 acre site of multiple city blocks loosely bounded by Bienville Avenue, North Jefferson Davis Parkway, Toulouse Street and North Solomon Street. VA has determined previously the National Register eligibility of standing structures located within each Area of Potential Effect (APE) and has consulted on those eligibility determinations. VA will consult with the State Historic Preservation Officer (SHPO) regarding the delineation of APEs for areas in which archeological properties may be affected as well as identification and evaluation of archaeological properties in a subsequent step of the Section 106 review.

This letter requests SHPO's concurrence on VA's determinations regarding the proposed APE for the Lindy Boggs site as we discussed in person on August 5th, the National Register eligibility of standing structures located within each APE as discussed with Ms. Valerie Gomez on August 8<sup>th</sup>.

**Proposed Area of Potential Effect**

The proposed APE for the Lindy Boggs site is bounded by Orleans Avenue, Bayou St. John, North Rendon Street, Canal Street, North Scott Street, Iberville Street, and North Hennessey Street as illustrated in Figure 1. It also includes the existing VAMC building (not shown).

The APE is based on the assumptions that new construction will not exceed six (6) stories in height, the existing Lindy Boggs hospital will not be utilized and will be demolished, there will be no excessive vibratory effect, and the existing VAMC will no longer function as a hospital facility.

**Historic Structure Identification and Evaluation**

The proposed APE contains portions of the Parkview Historic District and the Mid-City Historic District.

<b>Eligible National Register Districts</b>		
<b>District</b>	<b>Date</b>	<b>Boundaries</b>
Parkview	1995	bounded roughly by City Park Avenue, Bayou St. John, Orleans Avenue, Rocheblave Street, Lafitte Street, and St. Louis Street
Mid-City	1993	bounded roughly by Derbigny Street, Conti Street, City Park Avenue, and I-10

VA has determined that the following properties within the APE contribute to a listed or eligible National Register Historic District.

<b>Address</b>	<b>Direction</b>	<b>Street</b>	<b>District</b>
509	North	Carrollton Avenue	Contributes to Parkview NRHD
601	North	Carrollton Avenue	Contributes to Parkview NRHD
605 A-B-C-D	North	Carrollton Avenue	Contributes to Parkview NRHD
606	North	Carrollton Avenue	Contributes to Parkview NRHD
609	North	Carrollton Avenue	Contributes to Parkview NRHD
610	North	Carrollton Avenue	Contributes to Parkview NRHD
614	North	Carrollton Avenue	Contributes to Parkview NRHD
618	North	Carrollton Avenue	Contributes to Parkview NRHD
620	North	Carrollton Avenue	Contributes to Parkview NRHD
621-23	North	Carrollton Avenue	Contributes to Parkview NRHD
625-27	North	Carrollton Avenue	Contributes to Parkview NRHD
629-31	North	Carrollton Avenue	Contributes to Parkview NRHD



Address	Direction	Street	District
3700		Orleans Avenue	Contributes to Parkview NRHD
3700		Orleans Avenue	Contributes to Parkview NRHD
3700		Orleans Avenue	Contributes to Parkview NRHD
3738-40		Orleans Avenue	Contributes to Parkview NRHD
3814		Orleans Avenue	Contributes to Parkview NRHD
3816-18		Orleans Avenue	Contributes to Parkview NRHD
3820		Orleans Avenue	Contributes to Parkview NRHD
3824-26		Orleans Avenue	Contributes to Parkview NRHD
3828-30		Orleans Avenue	Contributes to Parkview NRHD
3832		Orleans Avenue	Contributes to Parkview NRHD
3836-38		Orleans Avenue	Contributes to Parkview NRHD
3840-42		Orleans Avenue	Contributes to Parkview NRHD
3904-06		Orleans Avenue	Contributes to Parkview NRHD
3908-10		Orleans Avenue	Contributes to Parkview NRHD
3912-14		Orleans Avenue	Contributes to Parkview NRHD
3916-18		Orleans Avenue	Contributes to Parkview NRHD
3920-22		Orleans Avenue	Contributes to Parkview NRHD
4000		Orleans Avenue	Contributes to Parkview NRHD
4008-10		Orleans Avenue	Contributes to Parkview NRHD
4014		Orleans Avenue	Contributes to Parkview NRHD
4166-68		Orleans Avenue	Contributes to Parkview NRHD
4170-72		Orleans Avenue	Contributes to Parkview NRHD
4176		Orleans Avenue	Contributes to Parkview NRHD
4182		Orleans Avenue	Contributes to Parkview NRHD
4186		Orleans Avenue	Contributes to Parkview NRHD
4190		Orleans Avenue	Contributes to Parkview NRHD
4192-94		Orleans Avenue	Contributes to Parkview NRHD
4200-02		Orleans Avenue	Contributes to Parkview NRHD
4206-10		Orleans Avenue	Contributes to Parkview NRHD
4212-14		Orleans Avenue	Contributes to Parkview NRHD
4216-18		Orleans Avenue	Contributes to Parkview NRHD
4220-22		Orleans Avenue	Contributes to Parkview NRHD
4226		Orleans Avenue	Contributes to Parkview NRHD
4228-30		Orleans Avenue	Contributes to Parkview NRHD
4232		Orleans Avenue	Contributes to Parkview NRHD
4238		Orleans Avenue	Contributes to Parkview NRHD
614-16	North	Pierce Street	Contributes to Parkview NRHD
618-20	North	Pierce Street	Contributes to Parkview NRHD

Address	Direction	Street	District
619-21	North	Pierce Street	Contributes to Parkview NRHD
622-24	North	Pierce Street	Contributes to Parkview NRHD
625	North	Pierce Street	Contributes to Parkview NRHD
626-28	North	Pierce Street	Contributes to Parkview NRHD
627-29	North	Pierce Street	Contributes to Parkview NRHD
632-34	North	Pierce Street	Contributes to Parkview NRHD
635-37	North	Pierce Street	Contributes to Parkview NRHD
636-38	North	Pierce Street	Contributes to Parkview NRHD
639	North	Pierce Street	Contributes to Parkview NRHD
640-42	North	Pierce Street	Contributes to Parkview NRHD
644	North	Pierce Street	Contributes to Parkview NRHD
650-52	North	Pierce Street	Contributes to Parkview NRHD
654-56	North	Pierce Street	Contributes to Parkview NRHD
658-60	North	Pierce Street	Contributes to Parkview NRHD
4117-19		Saint Peter Street	Contributes to Parkview NRHD
4118		Saint Peter Street	Contributes to Parkview NRHD
4121		Saint Peter Street	Contributes to Parkview NRHD
4122		Saint Peter Street	Contributes to Parkview NRHD
4125-27		Saint Peter Street	Contributes to Parkview NRHD
4126		Saint Peter Street	Contributes to Parkview NRHD
4129-31		Saint Peter Street	Contributes to Parkview NRHD
4130		Saint Peter Street	Contributes to Parkview NRHD
4134-36		Saint Peter Street	Contributes to Parkview NRHD
4138-40		Saint Peter Street	Contributes to Parkview NRHD
4142-44		Saint Peter Street	Contributes to Parkview NRHD
4143-45		Saint Peter Street	Contributes to Parkview NRHD
4146-48		Saint Peter Street	Contributes to Parkview NRHD
4147-49		Saint Peter Street	Contributes to Parkview NRHD
4150-52		Saint Peter Street	Contributes to Parkview NRHD
4154-56		Saint Peter Street	Contributes to Parkview NRHD
4170		Saint Peter Street	Contributes to Parkview NRHD
4174-76		Saint Peter Street	Contributes to Parkview NRHD
4178-80		Saint Peter Street	Contributes to Parkview NRHD
4182-84		Saint Peter Street	Contributes to Parkview NRHD
4186-88		Saint Peter Street	Contributes to Parkview NRHD
4200		Saint Peter Street	Contributes to Parkview NRHD
4206		Saint Peter Street	Contributes to Parkview NRHD
4210		Saint Peter Street	Contributes to Parkview NRHD

Address	Direction	Street	District
4214		Saint Peter Street	Contributes to Parkview NRHD
4220		Saint Peter Street	Contributes to Parkview NRHD
617	North	Scott Street	Contributes to Parkview NRHD
619-21	North	Scott Street	Contributes to Parkview NRHD
623-25	North	Scott Street	Contributes to Parkview NRHD
627-29	North	Scott Street	Contributes to Parkview NRHD
633	North	Scott Street	Contributes to Parkview NRHD
700-02	North	Scott Street	Contributes to Parkview NRHD
502	North	Solomon Street	Contributes to Parkview NRHD
508	North	Solomon Street	Contributes to Parkview NRHD
510	North	Solomon Street	Contributes to Parkview NRHD
514	North	Solomon Street	Contributes to Parkview NRHD
516	North	Solomon Street	Contributes to Parkview NRHD
601	North	Solomon Street	Contributes to Parkview NRHD
607	North	Solomon Street	Contributes to Parkview NRHD
616-18	North	Solomon Street	Contributes to Parkview NRHD
617	North	Solomon Street	Contributes to Parkview NRHD
621	North	Solomon Street	Contributes to Parkview NRHD
622	North	Solomon Street	Contributes to Parkview NRHD
626-32	North	Solomon Street	Contributes to Parkview NRHD
638	North	Solomon Street	Contributes to Parkview NRHD
711 A-B	North	Solomon Street	Contributes to Parkview NRHD
3901-03		Toulouse Street	Contributes to Parkview NRHD
3905-07		Toulouse Street	Contributes to Parkview NRHD
3909-11		Toulouse Street	Contributes to Parkview NRHD
3913		Toulouse Street	Contributes to Parkview NRHD
3917-19		Toulouse Street	Contributes to Parkview NRHD
3921-23		Toulouse Street	Contributes to Parkview NRHD
3925-27		Toulouse Street	Contributes to Parkview NRHD
3929-31		Toulouse Street	Contributes to Parkview NRHD
3933		Toulouse Street	Contributes to Parkview NRHD
3937		Toulouse Street	Contributes to Parkview NRHD
4005		Toulouse Street	Contributes to Parkview NRHD
4113-15		Toulouse Street	Contributes to Parkview NRHD
4117		Toulouse Street	Contributes to Parkview NRHD
4119-21		Toulouse Street	Contributes to Parkview NRHD
4123		Toulouse Street	Contributes to Parkview NRHD
4129		Toulouse Street	Contributes to Parkview NRHD

Address	Direction	Street	District
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4139-41		Toulouse Street	Contributes to Parkview NRHD
4142-44		Toulouse Street	Contributes to Parkview NRHD
4143-45		Toulouse Street	Contributes to Parkview NRHD
4146		Toulouse Street	Contributes to Parkview NRHD
4147-49		Toulouse Street	Contributes to Parkview NRHD
4150-52		Toulouse Street	Contributes to Parkview NRHD
4151-53		Toulouse Street	Contributes to Parkview NRHD
4154-56 A-B		Toulouse Street	Contributes to Parkview NRHD
4155		Toulouse Street	Contributes to Parkview NRHD
4158-60		Toulouse Street	Contributes to Parkview NRHD
4159-61		Toulouse Street	Contributes to Parkview NRHD
4165		Toulouse Street	Contributes to Parkview NRHD
4168		Toulouse Street	Contributes to Parkview NRHD
4169-71		Toulouse Street	Contributes to Parkview NRHD
4172		Toulouse Street	Contributes to Parkview NRHD
4173-75		Toulouse Street	Contributes to Parkview NRHD
4177-79		Toulouse Street	Contributes to Parkview NRHD
4221		Toulouse Street	Contributes to Parkview NRHD

Address	Direction	Street	District
3300		Bienville Avenue	Contributes to Mid-City NRHD
3301		Bienville Avenue	Contributes to Mid-City NRHD
3304-06		Bienville Avenue	Contributes to Mid-City NRHD
3305-07		Bienville Avenue	Contributes to Mid-City NRHD
3317-19		Bienville Avenue	Contributes to Mid-City NRHD
3320		Bienville Avenue	Contributes to Mid-City NRHD
3323		Bienville Avenue	Contributes to Mid-City NRHD
3330-32 A		Bienville Avenue	Contributes to Mid-City NRHD
3336		Bienville Avenue	Contributes to Mid-City NRHD
3340		Bienville Avenue	Contributes to Mid-City NRHD
3420-22		Bienville Avenue	Contributes to Mid-City NRHD
3424-26.5		Bienville Avenue	Contributes to Mid-City NRHD
3428-30		Bienville Avenue	Contributes to Mid-City NRHD
3432-34		Bienville Avenue	Contributes to Mid-City NRHD
3636		Bienville Avenue	Contributes to Mid-City NRHD
3710		Bienville Avenue	Contributes to Mid-City NRHD
3712		Bienville Avenue	Contributes to Mid-City NRHD

<b>Address</b>	<b>Direction</b>	<b>Street</b>	<b>District</b>
3716		Bienville Avenue	Contributes to Mid-City NRHD
3720		Bienville Avenue	Contributes to Mid-City NRHD
3722		Bienville Avenue	Contributes to Mid-City NRHD
3730		Bienville Avenue	Contributes to Mid-City NRHD
3806-08		Bienville Avenue	Contributes to Mid-City NRHD
3810-12		Bienville Avenue	Contributes to Mid-City NRHD
3826-28		Bienville Avenue	Contributes to Mid-City NRHD
3830-32		Bienville Avenue	Contributes to Mid-City NRHD
3834-36		Bienville Avenue	Contributes to Mid-City NRHD
3838-40		Bienville Avenue	Contributes to Mid-City NRHD
3900-02		Bienville Avenue	Contributes to Mid-City NRHD
3904		Bienville Avenue	Contributes to Mid-City NRHD
3908-10		Bienville Avenue	Contributes to Mid-City NRHD
3912		Bienville Avenue	Contributes to Mid-City NRHD
3916-18		Bienville Avenue	Contributes to Mid-City NRHD
3920-22		Bienville Avenue	Contributes to Mid-City NRHD
3924-26		Bienville Avenue	Contributes to Mid-City NRHD
3932-34		Bienville Avenue	Contributes to Mid-City NRHD
3936		Bienville Avenue	Contributes to Mid-City NRHD
4144-46		Bienville Avenue	Contributes to Mid-City NRHD
4148		Bienville Avenue	Contributes to Mid-City NRHD
4152-54		Bienville Avenue	Contributes to Mid-City NRHD
4158		Bienville Avenue	Contributes to Mid-City NRHD
4160-62		Bienville Avenue	Contributes to Mid-City NRHD
4164-66		Bienville Avenue	Contributes to Mid-City NRHD
4168-70		Bienville Avenue	Contributes to Mid-City NRHD
4172-74		Bienville Avenue	Contributes to Mid-City NRHD
4176		Bienville Avenue	Contributes to Mid-City NRHD
4200-02		Bienville Avenue	Contributes to Mid-City NRHD
4210		Bienville Avenue	Contributes to Mid-City NRHD
4214		Bienville Avenue	Contributes to Mid-City NRHD
4222		Bienville Avenue	Contributes to Mid-City NRHD
4226		Bienville Avenue	Contributes to Mid-City NRHD
4230		Bienville Avenue	Contributes to Mid-City NRHD
4238		Bienville Avenue	Contributes to Mid-City NRHD
3517		Canal Street	Contributes to Mid-City NRHD
3527		Canal Street	Contributes to Mid-City NRHD
3601-03		Canal Street	Contributes to Mid-City NRHD
3609		Canal Street	Contributes to Mid-City NRHD
3631		Canal Street	Contributes to Mid-City NRHD
3701		Canal Street	Contributes to Mid-City NRHD
3715-17		Canal Street	Contributes to Mid-City NRHD
3723		Canal Street	Contributes to Mid-City NRHD
3727		Canal Street	Contributes to Mid-City NRHD

Address	Direction	Street	District
3731		Canal Street	Contributes to Mid-City NRHD
3827		Canal Street	Contributes to Mid-City NRHD
200	North	Carrollton Avenue	Contributes to Mid-City NRHD
208-10	North	Carrollton Avenue	Contributes to Mid-City NRHD
214	North	Carrollton Avenue	Contributes to Mid-City NRHD
220	North	Carrollton Avenue	Contributes to Mid-City NRHD
320	North	Carrollton Avenue	Contributes to Mid-City NRHD
117-19	North	Clark Street	Contributes to Mid-City NRHD
121-23	North	Clark Street	Contributes to Mid-City NRHD
125-27	North	Clark Street	Contributes to Mid-City NRHD
129-31	North	Clark Street	Contributes to Mid-City NRHD
133-35	North	Clark Street	Contributes to Mid-City NRHD
137	North	Clark Street	Contributes to Mid-City NRHD
200-02	North	Clark Street	Contributes to Mid-City NRHD
204-06	North	Clark Street	Contributes to Mid-City NRHD
208-10	North	Clark Street	Contributes to Mid-City NRHD
216-18	North	Clark Street	Contributes to Mid-City NRHD
221	North	Clark Street	Contributes to Mid-City NRHD
233-35	North	Clark Street	Contributes to Mid-City NRHD
3300		Conti Street	Contributes to Mid-City NRHD
3304-06		Conti Street	Contributes to Mid-City NRHD
118	North	Cortez Street	Contributes to Mid-City NRHD
120-22	North	Cortez Street	Contributes to Mid-City NRHD
124-26	North	Cortez Street	Contributes to Mid-City NRHD
130-32	North	Cortez Street	Contributes to Mid-City NRHD
131-33	North	Cortez Street	Contributes to Mid-City NRHD
135-37	North	Cortez Street	Contributes to Mid-City NRHD
138	North	Cortez Street	Contributes to Mid-City NRHD
213-15	North	Cortez Street	Contributes to Mid-City NRHD
219-21	North	Cortez Street	Contributes to Mid-City NRHD
220-22	North	Cortez Street	Contributes to Mid-City NRHD
602	North	Cortez Street	Contributes to Mid-City NRHD
200-02		David Street	Contributes to Mid-City NRHD
204-06		David Street	Contributes to Mid-City NRHD
208-10		David Street	Contributes to Mid-City NRHD
212-14		David Street	Contributes to Mid-City NRHD
219-21		David Street	Contributes to Mid-City NRHD
222		David Street	Contributes to Mid-City NRHD
223-25		David Street	Contributes to Mid-City NRHD
227-29		David Street	Contributes to Mid-City NRHD
115	North	Genois Street	Contributes to Mid-City NRHD
123	North	Genois Street	Contributes to Mid-City NRHD
124-26	North	Genois Street	Contributes to Mid-City NRHD
125-25.5	North	Genois Street	Contributes to Mid-City NRHD

Address	Direction	Street	District
128	North	Genois Street	Contributes to Mid-City NRHD
129-31	North	Genois Street	Contributes to Mid-City NRHD
133-35	North	Genois Street	Contributes to Mid-City NRHD
139	North	Genois Street	Contributes to Mid-City NRHD
3313-13.5		Iberville Street	Contributes to Mid-City NRHD
3315		Iberville Street	Contributes to Mid-City NRHD
3319-21		Iberville Street	Contributes to Mid-City NRHD
3320-22		Iberville Street	Contributes to Mid-City NRHD
3323-25		Iberville Street	Contributes to Mid-City NRHD
3324-26		Iberville Street	Contributes to Mid-City NRHD
3328-30		Iberville Street	Contributes to Mid-City NRHD
3419-21		Iberville Street	Contributes to Mid-City NRHD
3420-22		Iberville Street	Contributes to Mid-City NRHD
3421-23.5		Iberville Street	Contributes to Mid-City NRHD
3424-26		Iberville Street	Contributes to Mid-City NRHD
3428-28 A		Iberville Street	Contributes to Mid-City NRHD
3501-03		Iberville Street	Contributes to Mid-City NRHD
3520		Iberville Street	Contributes to Mid-City NRHD
3601-03		Iberville Street	Contributes to Mid-City NRHD
3605-07		Iberville Street	Contributes to Mid-City NRHD
3609-11.5		Iberville Street	Contributes to Mid-City NRHD
3613-15		Iberville Street	Contributes to Mid-City NRHD
3617-19		Iberville Street	Contributes to Mid-City NRHD
3622-24		Iberville Street	Contributes to Mid-City NRHD
3625		Iberville Street	Contributes to Mid-City NRHD
3631		Iberville Street	Contributes to Mid-City NRHD
3701		Iberville Street	Contributes to Mid-City NRHD
3705		Iberville Street	Contributes to Mid-City NRHD
3711		Iberville Street	Contributes to Mid-City NRHD
3715		Iberville Street	Contributes to Mid-City NRHD
3717-19		Iberville Street	Contributes to Mid-City NRHD
3721		Iberville Street	Contributes to Mid-City NRHD
3722-24		Iberville Street	Contributes to Mid-City NRHD
3731		Iberville Street	Contributes to Mid-City NRHD
3737		Iberville Street	Contributes to Mid-City NRHD
3805-07		Iberville Street	Contributes to Mid-City NRHD
3809-11		Iberville Street	Contributes to Mid-City NRHD
3821-23		Iberville Street	Contributes to Mid-City NRHD
3829		Iberville Street	Contributes to Mid-City NRHD
3835		Iberville Street	Contributes to Mid-City NRHD
3909-11		Iberville Street	Contributes to Mid-City NRHD
3917-19		Iberville Street	Contributes to Mid-City NRHD
3921 A-C		Iberville Street	Contributes to Mid-City NRHD
3925-27		Iberville Street	Contributes to Mid-City NRHD

Address	Direction	Street	District
133-35	North	Rendon Street	Contributes to Mid-City NRHD
137-39 A	North	Rendon Street	Contributes to Mid-City NRHD
201	North	Rendon Street	Contributes to Mid-City NRHD
207	North	Rendon Street	Contributes to Mid-City NRHD
211	North	Rendon Street	Contributes to Mid-City NRHD
215	North	Rendon Street	Contributes to Mid-City NRHD
219	North	Rendon Street	Contributes to Mid-City NRHD
315-17	North	Rendon Street	Contributes to Mid-City NRHD
331-33 B	North	Rendon Street	Contributes to Mid-City NRHD
215	North	Scott Street	Contributes to Mid-City NRHD
217-19	North	Scott Street	Contributes to Mid-City NRHD
214	North	Solomon Street	Contributes to Mid-City NRHD
216	North	Solomon Street	Contributes to Mid-City NRHD
222	North	Solomon Street	Contributes to Mid-City NRHD
120	North	Telemachus Street	Contributes to Mid-City NRHD
131	North	Telemachus Street	Contributes to Mid-City NRHD
134-36	North	Telemachus Street	Contributes to Mid-City NRHD
137	North	Telemachus Street	Contributes to Mid-City NRHD
140	North	Telemachus Street	Contributes to Mid-City NRHD
142	North	Telemachus Street	Contributes to Mid-City NRHD
146-48	North	Telemachus Street	Contributes to Mid-City NRHD
212	North	Telemachus Street	Contributes to Mid-City NRHD
215	North	Telemachus Street	Contributes to Mid-City NRHD
217	North	Telemachus Street	Contributes to Mid-City NRHD

VA has determined that the following properties within the APE do not contribute to a listed or eligible National Register Historic District nor are they individually eligible for listing in the NRHP.

Address	Direction	Street	Determination
3308		Bienville Avenue	Not Eligible
3313		Bienville Avenue	Not Eligible
3328		Bienville Avenue	Not Eligible
3333		Bienville Avenue	Not Eligible
3402		Bienville Avenue	Not Eligible
3522-24		Bienville Avenue	Not Eligible
3702		Bienville Avenue	Not Eligible
3708		Bienville Avenue	Not Eligible
3800		Bienville Avenue	Not Eligible
3816		Bienville Avenue	Not Eligible
3822		Bienville Avenue	Not Eligible
4000		Bienville Avenue	Not Eligible
4136		Bienville Avenue	Not Eligible

Address	Direction	Street	District
4001-03		Iberville Street	Contributes to Mid-City NRHD
4005-07		Iberville Street	Contributes to Mid-City NRHD
4009-11		Iberville Street	Contributes to Mid-City NRHD
4017-19		Iberville Street	Contributes to Mid-City NRHD
4021		Iberville Street	Contributes to Mid-City NRHD
4133-35		Iberville Street	Contributes to Mid-City NRHD
4137-39		Iberville Street	Contributes to Mid-City NRHD
4143-45		Iberville Street	Contributes to Mid-City NRHD
4149		Iberville Street	Contributes to Mid-City NRHD
4151		Iberville Street	Contributes to Mid-City NRHD
4163-65		Iberville Street	Contributes to Mid-City NRHD
4201		Iberville Street	Contributes to Mid-City NRHD
4205		Iberville Street	Contributes to Mid-City NRHD
4215		Iberville Street	Contributes to Mid-City NRHD
4217-19		Iberville Street	Contributes to Mid-City NRHD
4227		Iberville Street	Contributes to Mid-City NRHD
4231-33		Iberville Street	Contributes to Mid-City NRHD
4235-37		Iberville Street	Contributes to Mid-City NRHD
4239-41		Iberville Street	Contributes to Mid-City NRHD
122-24.5	North	Jefferson Davis Parkway	Contributes to Mid-City NRHD
126-28	North	Jefferson Davis Parkway	Contributes to Mid-City NRHD
130-32 A	North	Jefferson Davis Parkway	Contributes to Mid-City NRHD
134-40	North	Jefferson Davis Parkway	Contributes to Mid-City NRHD
135	North	Jefferson Davis Parkway	Contributes to Mid-City NRHD
200-02	North	Jefferson Davis Parkway	Contributes to Mid-City NRHD
201	North	Jefferson Davis Parkway	Contributes to Mid-City NRHD
208-10	North	Jefferson Davis Parkway	Contributes to Mid-City NRHD
213-15	North	Jefferson Davis Parkway	Contributes to Mid-City NRHD
214	North	Jefferson Davis Parkway	Contributes to Mid-City NRHD
216-18	North	Jefferson Davis Parkway	Contributes to Mid-City NRHD
217-19	North	Jefferson Davis Parkway	Contributes to Mid-City NRHD
221	North	Jefferson Davis Parkway	Contributes to Mid-City NRHD
224-28	North	Jefferson Davis Parkway	Contributes to Mid-City NRHD
225	North	Jefferson Davis Parkway	Contributes to Mid-City NRHD
316-18	North	Jefferson Davis Parkway	Contributes to Mid-City NRHD
320-22	North	Jefferson Davis Parkway	Contributes to Mid-City NRHD
326	North	Jefferson Davis Parkway	Contributes to Mid-City NRHD
204-04.5	North	Pierce Street	Contributes to Mid-City NRHD
212	North	Pierce Street	Contributes to Mid-City NRHD
213-15	North	Pierce Street	Contributes to Mid-City NRHD
214-16	North	Pierce Street	Contributes to Mid-City NRHD
224	North	Pierce Street	Contributes to Mid-City NRHD
125	North	Rendon Street	Contributes to Mid-City NRHD
129-31	North	Rendon Street	Contributes to Mid-City NRHD

Address	Direction	Street	Determination
4142		Bienville Avenue	Not Eligible
4234		Bienville Avenue	Not Eligible
3301		Canal Street	Not Eligible
3309		Canal Street	Not Eligible
3401		Canal Street	Not Eligible
3501		Canal Street	Not Eligible
3535		Canal Street	Not Eligible
3625		Canal Street	Not Eligible
3637		Canal Street	Not Eligible
3801		Canal Street	Not Eligible
201	North	Carrollton Avenue	Not Eligible
206	North	Carrollton Avenue	Not Eligible
215	North	Carrollton Avenue	Not Eligible
216	North	Carrollton Avenue	Not Eligible
231	North	Carrollton Avenue	Not Eligible
232	North	Carrollton Avenue	Not Eligible
232	North	Carrollton Avenue	Not Eligible
330	North	Carrollton Avenue	Not Eligible
527	North	Carrollton Avenue	Not Eligible
600	North	Carrollton Avenue	Not Eligible
601D	North	Carrollton Avenue	Not Eligible
212-14	North	Clark Street	Not Eligible
3310		Conti Street	Not Eligible
3314-16		Conti Street	Not Eligible
216	North	Cortez Street	Not Eligible
508		David Street	Not Eligible
509		David Street	Not Eligible
608		David Street	Not Eligible
223	North	Genois Street	Not Eligible
229	North	Genois Street	Not Eligible
622	North	Hennessey Street	Not Eligible
3522-36		Iberville Street	Not Eligible
3635		Iberville Street	Not Eligible
3727		Iberville Street	Not Eligible
4161-61.5		Iberville Street	Not Eligible
120	North	Jefferson Davis Parkway	Not Eligible
209-11	North	Jefferson Davis Parkway	Not Eligible
330-36	North	Jefferson Davis Parkway	Not Eligible
3600		Orleans Avenue	Not Eligible
3806		Orleans Avenue	Not Eligible
3924		Orleans Avenue	Not Eligible
4004-06		Orleans Avenue	Not Eligible
4134		Orleans Avenue	Not Eligible
4140		Orleans Avenue	Not Eligible

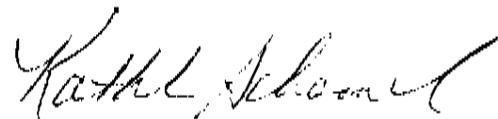
Address	Direction	Street	Determination
220	North	Pierce Street	Not Eligible
651	North	Pierce Street	Not Eligible
223	North	Rendon Street	Not Eligible
4149		Saint Louis Street	Not Eligible
4157		Saint Louis Street	Not Eligible
4226A		Saint Peter Street	Not Eligible
635	North	Scott Street	Not Eligible
132	North	Telemachus Street	Not Eligible
145	North	Telemachus Street	Not Eligible
3501		Toulouse Street	Not Eligible
4001		Toulouse Street	Not Eligible
4114		Toulouse Street	Not Eligible
4136		Toulouse Street	Not Eligible
4176		Toulouse Street	Not Eligible
4225-27		Toulouse Street	Not Eligible
4241		Toulouse Street	Not Eligible

VA has identified one property within the APE that may be eligible for individual listing in the NRHP. VA will consult with your office on the eligibility of this property when our evaluations are complete.

VA requests the SHPO's concurrence on its determinations regarding this APE for the Lindy Boggs Alternative; the steps VA has taken to identify and evaluate standing structures within each APE; and VA's application of the National Register criteria and determinations of National Register eligibility for standing structures within this APE.

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.

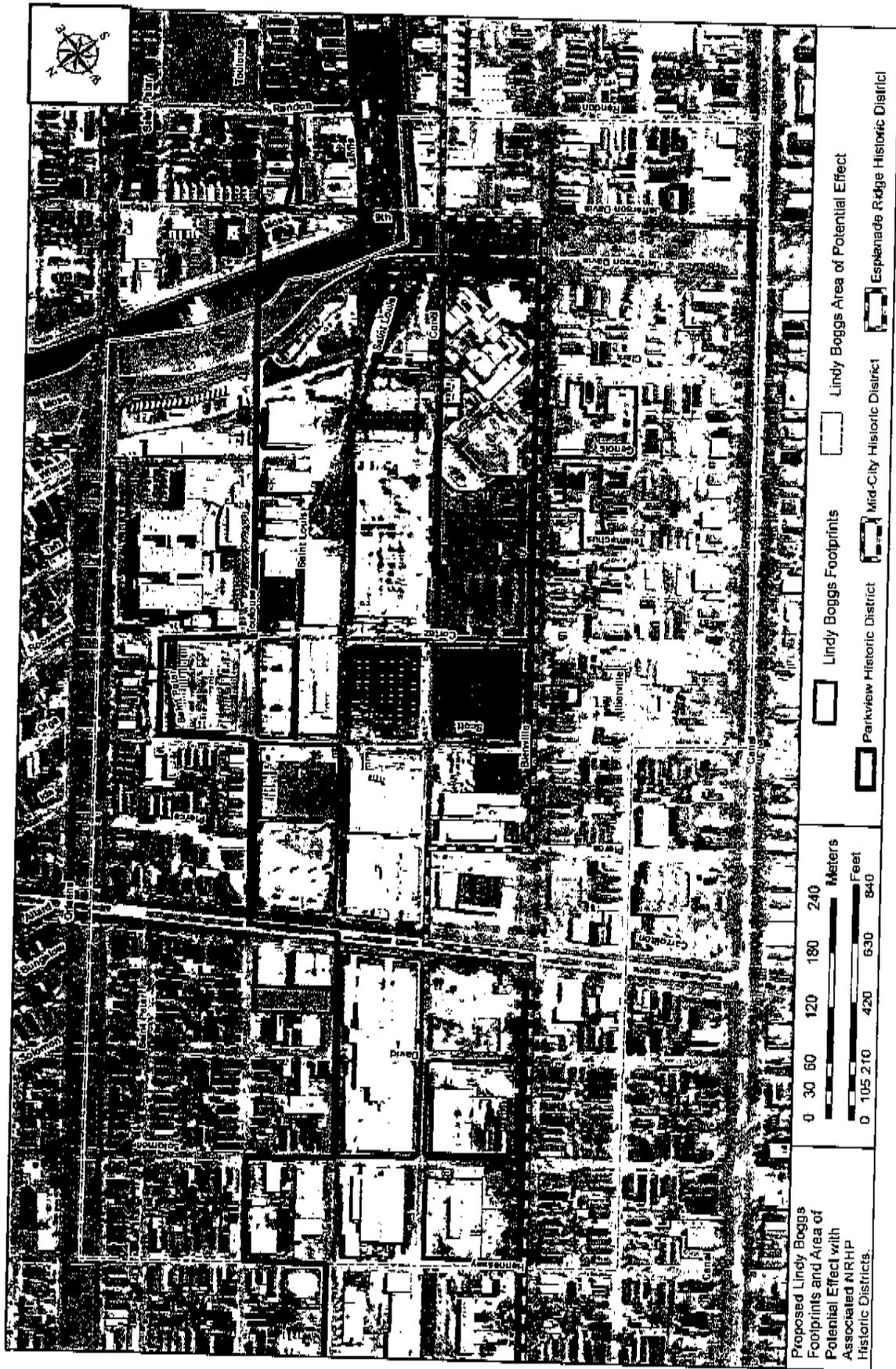
Sincerely,



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

Cc: Don Klima, Advisory Council on Historic Preservation  
John Ketchum, Federal Emergency Management Agency

Figure 1





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

September 9, 2008

Robert Collins  
Deputy State Historic Preservation Officer  
Department of Culture, Recreation & Tourism  
P.O. Box 44247  
Baton Rouge, LA 70804

RE: Repair or 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. Collins,

Thank you for your letter of August 5, 2008, concerning the above-referenced undertaking. We again thank you for your patience regarding the Lindy Boggs alternative. Your office has been most kind.

VA apologizes for any irregularities in our letter to you dated July 17, 2008. You are correct in your understanding of the assumptions of the provisional APEs for the previously discussed alternatives. For the sake of clarification:

- VA agrees that the New Orleans Public Library is not an individually listed NRHP property but a contributing element of the Lower Central Business District.
- VA agrees that the New Orleans City Hall, 1300 Poydras Street, is within the boundaries of the APE for the first alternative and is considered by SHPO and FEMA as eligible for listing in the NRHP.
- VA agrees that the existing VAMC, located at 1601 Perdido Street, is a contributing element of the New Orleans Medical Historic District.
- VA agrees that the APE for Alternative 3 is encompassed by: the Broad Street overpass, St. Louis Street, North Robertson Street, South Robertson Street, Tulane Avenue, the elevated I-10, and the boundaries of the New Orleans Medical Historic District.

Furthermore, it has come to our attention that in a warehouse in the Ochsner Site is a National Register listed steam locomotive. If the Ochsner Site is chosen, the warehouse will no longer be a suitable location for its storage. VA will be sure to allow the owner of the locomotive ample time to find a new facility for the storage of the locomotive.

Mr. Robert Collins  
September 9, 2008  
Page 2

Thank you again for your patience. 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

Cc by email: John Ketchum, FEMA  
Laetitia Rankin, FEMA  
Kathy Baumgaertner, FEMA  
Howard Bush, FEMA  
Don Klima, Advisory Council on Historic Preservation  
Katy Harris, Advisory Council on Historic Preservation  
Jeff Durbin, Advisory Council on Historic Preservation



**FEMA**

November 14, 2008

Scott Hutcheson  
State Historic Preservation Officer  
Office of Culture Recreation and Tourism  
Post Office Box 44247  
Baton Rouge, LA 70804

RE: 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  
Applicant: Louisiana Division of Administration, Office of Facility Planning and Control

Dear Mr. Hutcheson:

In a letter dated July 17, 2008, FEMA sought concurrence from your office regarding Areas of Potential Effect (APEs) for the above referenced Undertaking and identified historic standing structures contained within those APEs. During the identification and evaluation process, FEMA and our co-lead federal agency, the US Department of Veterans Affairs (VA), determined that some areas within the Mid-City National Register Historic District (NRHD) had sustained loss of integrity due to demolitions and renovations associated with Hurricanes Katrina and Rita. FEMA and VA requested an evaluation of the Mid-City NRHD by the Keeper of the National Register of Historic Places (Keeper). The Keeper's evaluation resulted in recommended changes to the existing boundary of the district to reflect loss of integrity of the NRHD since its inclusion in the NRHP in 1993. A map of the district indicating the Keeper's recommendations is attached.

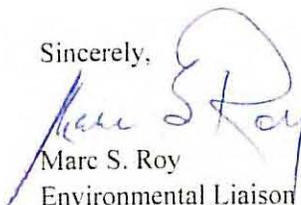
FEMA has re-evaluated the buildings within the APE for the New Construction alternative that fall outside of the Keeper's recommended boundaries of the Mid-City NRHD (see attachments). Thirty-four (34) buildings were identified in our July 17 letter as contributing to the district that now lie outside of the Keeper's recommended boundaries. These buildings are listed below:

	Address	Street
1	1723	Bienville Avenue
2	1729	Bienville Avenue
3	1731-33	Bienville Avenue
4	1800	Canal Street
5	1838	Canal Street
6	1805-07	Cleveland Avenue
7	1808-10	Cleveland Avenue
8	1809-11	Cleveland Avenue

9	2625-27	Conti Street
10	2410	Gravier Street
11	2414	Gravier Street
12	2418	Gravier Street
13	2506	Gravier Street
14	2518	Gravier Street
15	2524	Gravier Street
16	2544	Gravier Street
17	2601	Gravier Street
18	2420-22	Gravier Street
19	2432-34	Gravier Street
20	2655-61	Gravier Street
21	1823	Palmyra Street
22	1837	Palmyra Street
23	1829-31	Palmyra Street
24	1914-16	Palmyra Street
25	2028-30	Palmyra Street
26	536	South Broad Avenue
27	131	South Derbigny Street
28	325	South Johnson Street
29	613	South Rocheblave Street
30	613	South Rocheblave Street
31	615-17	South Rocheblave Street
32	641-43	South Rocheblave Street
33	301	South Roman Street
34	303-05	South Roman Street

Of the 34 buildings, FEMA has determined that one building, 1800 Canal Street is eligible for listing in the National Register of Historic Places (NRHP). FEMA will seek your concurrence with this finding in a subsequent letter. None of the remaining 33 buildings meets the criteria of significance required for individual listing in the NRHP. FEMA requests concurrence from your office with our determination that these 33 buildings are no longer Historic Properties for the purposes of this Undertaking. Should you need additional information, please contact Tish Rankin at (337) 281-5637 or [Tish.Rankin@associates.dhs.gov](mailto:Tish.Rankin@associates.dhs.gov).

Sincerely,



Marc S. Roy  
 Environmental Liaison Officer  
 FEMA-DR-1603-LA, FEMA-DR-1607

Attachments

cc: Kathleen Schamel, US Department of Veterans Affairs  
 Don Klima, Advisory Council on Historic Preservation  
 Pam Perkins, Louisiana Division of Administration, Department of Facility Planning and Control









**FEMA**

November 14, 2008

Scott Hutcheson  
State Historic Preservation Officer  
Office of Culture Recreation and Tourism  
Post Office Box 44247  
Baton Rouge, LA 70804

RE: 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  
Applicant: Louisiana Division of Administration, Office of Facility Planning and Control

Dear Mr. Hutcheson:

The Federal Emergency Management Agency (FEMA) will be providing funds authorized under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, P.L. 93-288, as amended, in response to the following major Disaster Declarations;

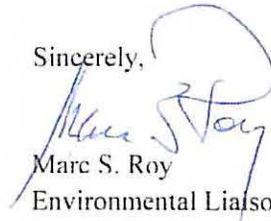
- 1) FEMA-DR-1603-LA, dated August 29, 2005, as amended
- 2) FEMA-DR-1607-LA, dated September 23, 2005.

In a letter dated July 17, 2008, FEMA sought concurrence from your office regarding Areas of Potential Effect (APEs) for the above referenced Undertaking and identified historic standing structures contained within those APEs. FEMA has conducted evaluations of eight buildings within the APE for Alternative 3: Construct Replacement Facilities to determine whether they meet criteria for individual listing in the National Register of Historic Places. These buildings are listed below:

Building Name	Address	Street
Dixie Brewery	2401	Tulane Avenue
Falstaff Brewery	2600	Gravier Street
Orleans House	1800	Canal Street
McDonogh No. 11	236	South Prieur Street
Deutsches Haus	200	South Galvez Street
St. Joseph's Church	1800	Tulane Avenue
Grace United Church	2001	Iberville Street
McDonogh No. 30	2228	Gravier Street

FEMA has determined that all of the eight buildings possess the level of significance required for individual listing in the National Register of Historic Places. Determinations of Eligibility for each of these buildings along with photographs and maps are attached for your review. FEMA requests concurrence from your office that these buildings are eligible for listing in the National Register of Historic Places. Should you need additional information, please contact Tish Rankin at (337) 281-5637 or [Tish.Rankin@associates.dhs.gov](mailto:Tish.Rankin@associates.dhs.gov).

Sincerely,



Marc S. Roy

Environmental Liaison Officer

FEMA-DR-1603-LA, FEMA-DR-1607

Attachments

Cc: Kathleen Schamel, US Department of Veterans Affairs  
Don Klima, Advisory Council on Historic Preservation  
Pam Perkins, Louisiana Division of Administration, Department of Facility Planning and Control

## **Description**

A six-story brick building with white stone trim, round arches, a central Mansard dome, and a corner turret, Dixie Brewery was designed by William Fitzner. Fitzner was a German-born architect active in New Orleans in the late nineteenth century, responsible for several ornate double shotguns in the city, as well as the Weckerling Brewery, formerly located at Magazine and Camp Streets. Dixie Brewery is one of the two extant buildings from the city's early 20<sup>th</sup> century brewery district. The property has been embroiled in litigation and the building sits abandoned (Lind 2007: 1 Money).

By 1908 the Dixie brewery assumed the basis of its modern shape. The original U-shaped structure ranging from 1 story along its Banks Street side to 3.5 stories facing Tulane has undergone few alterations. A small auto repair shop was added along the north side by 1940 and expanded by 1951. Also by 1951 a series of small structures were attached to the inner sides of the U shape. A 1-story structure constructed for bottle storage by 1940 along the Rocheblave side of the block was removed within the following decade (Sanborn Fire Insurance Maps).

The most prominent alteration to the site is on the north side of the structure along Tulane Avenue. A bottling facility ranging between 1 and 2 stories was added at that location by 1940. By 1951, the bottling facility was expanded along the Tulane side of the block to the Rocheblave intersection, a move that coincided with the removal of the recently added bottle storage facility (Sanborn Fire Insurance Maps).

Before Katrina and subsequent looting, the Dixie Brewery possessed some particularly unique elements. The beer was brewed in a large, solid-copper kettle (that Walt Disney emulated for its brewpub in Disney World, Orlando, Florida) and fermented in a row of open cypress tanks. The building also sported large grain silos on the roof painted to look like Dixie Beer cans (Brand 2007).

## **History**

The history of beer brewing in New Orleans follows the trajectory of the national industry. Across the nation, brewing emerged as an industrial concern and came increasingly under the control of large producers from the end of the Civil War until the 1890s. According to at least one historian New Orleans introduced the use of artificially manufactured ice to the brewing process in the late 1860s (Stack 2000:440). With the emergence of the twentieth century, local and regional breweries gained a firm foothold, often by expanding from their own saloons and taverns, until prohibition forced all but the largest breweries out of business (Stack 2000:436)

Beer brewing was a thriving industry in New Orleans for almost 100 years. Samuel and Louis Fasnacht, Swiss immigrants, kicked off the industry in the Crescent City in 1852 (Breerwood 2006). The city's brewery district grew steadily from the mid-nineteenth to the early-twentieth century, largely centered around Tulane Avenue. Valentine Merz, who came into the beer brewing business as a saloon keeper, opened Dixie Brewery on Halloween of 1907 (Thomas 2006: Living 1). The brewery, one of thirteen operating in the city, thrived until Prohibition, but managed to reinvent itself as the Dixie Brewing Company and produce non-alcoholic beverages until the 18<sup>th</sup> amendment was repealed in 1933. As the beer business became increasingly competitive in the mid-20<sup>th</sup> century, all the city's breweries shut down with the exception of Dixie. Though it survived prohibition, Dixie was in financial trouble by the 1970s, especially after a tainted batch of beer went out to the public over the Fourth of July weekend in 1975.

Joe and Kendra Bruno stepped in and purchased the ailing business in 1985. The Brunos set about righting the debt-ridden enterprise. Taking advantage of the beginning of the craft and microbrew trend they released a new beer that many credit with having saved the brewery, Dixie Blackened Voodoo Lager. Following the success of this new line Dixie turned out a handful of other critically acclaimed

new beers. To stabilize its market Dixie moved into the production of soft drinks alongside its beer and by 2000 produced a popular root beer (Reid 2000).

To some, Dixie has come to symbolize the city. In late 1990, Dixie became the first American-produced beer sold in the Soviet Union. The Brunos noted that overseas identification of the brand with the renowned Crescent City was what gave them this unique opportunity (*Modern Brewery Age*, 12 November 1990).

Dixie remained a functioning brewery and business until Hurricane Katrina (McNulty 2007). Until the storm Dixie was one of the few remaining regional breweries remaining in the South. Although the brewery is no longer used to produce Dixie, there are plans to do so. Until that time, the Brunos meet local and nationwide demand for the distinctive beer through a contract arrangement with Minhas Craft Brewery of Wisconsin.

### **Eligibility Recommendation**

Dixie Brewery has been nominated as a Local Landmark by the Historic District Landmarks Commission. The building has been identified as a "Selected Landmark" within the Mid-City National Register Historic District nomination. Dixie Brewery is eligible for the National Register applying Criterion A: Industry as part of New Orleans' brewing past of the late nineteenth and early twentieth centuries. The property is also eligible for the National Register under Criterion C: Architecture as an example of Romanesque Revival architecture applied to an industrial form, with its heavy brick arches, massive tower, and banks of windows. While Dixie has accrued a number of historic additions, they are not as significant, nor as iconic, as the main block with the massive tower and Mansard dome that is recognized across New Orleans.

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## **Description**

The Falstaff Brewery site occupies much of the block that is bounded by Gravier Street to the north, South Dorgenois Street to the east, South Broad Avenue to the west and Perdido Street to the south. The site contains a series of connected structures constructed of steel-frame and load-bearing masonry walls.

The concrete slab-on-grade foundation footprint is irregular, and the building heights span between five and ten stories. Roofs are flat except for a gable roof on a three-story addition to the linear warehouse on the South Dorgenois Street side of the site. A two-story addition, which sits atop to the original building on the Gravier Street side of the site, also has a gable roof, and third addition located within the center of site features a gable parapet roof. Roofing materials are not known. At the time of the building's survey, original windows and doors had been removed as part of a renovation project to convert the building into apartments and retail spaces. Since the survey, most of the wood windows on the South Dorgenois Street elevation have been replaced with new wood windows. Many of the original metal, louvered windows found throughout the complex also have been replaced with fixed-in-place, multi-pane metal windows.

What appears to be the original structure stands at the corner of Gravier and South Dorgenois streets, although some modifications have been made to it. The building is mainly industrial with the first floor denoted on the exterior by horizontal bands of concrete that cover the masonry walls. A band of molded concrete runs along the foundation, and a molded concrete plaque sits above the corner entrance at South Dorgenois and Gravier streets. Two black iron brackets once held lanterns on either side of the entry (the lanterns had been removed at the time of the building's survey).

Heading south along South Dorgenois Street from the original building, the site contains a smokestack displaying the Falstaff name in red lettering and a linear, two-story structure with a concrete stucco façade. A three-story addition, with a gable roof, concrete stucco façade and decorative bands of bricks at its corners, sits atop this structure. A two-story masonry warehouse is located on the southeast portion of the site. It is believed that this is a later addition as it does not appear on the 1940 Sanborn map of the site. The former bottling plant, the tallest structure on the site at seven stories, is connected to the original building's western side. The plant's structural system is visible on the exterior.

The brewery still retains two of its landmark features – the statue of King Gambrinus, the patron of beer, and the most notably, the vertical Falstaff sign that rises above the building. The statue of King Gambrinus stands atop the corner entrance of the original structure. The vertical sign, which sits atop the bottling plant, is capped with a weather ball that has not functioned continuously since the brewery closed.

## **History**

It is believed the original building was constructed c. 1911 by the National Brewing Co. (1908 Sanborn maps show an empty square where the brewery now sits). In 1936, the St. Louis, Missouri-based Falstaff Brewing Corporation bought the National Brewing Co. and its New Orleans plant and began embarking on plans to expand the facility (Thomas 2006; n.p.). Most of the buildings on site date to Falstaff's refurbishment and expansion of the brewery (Thomas 2006; n.p.). Circa 1937 architectural plans on file at the New Orleans Public Library show that the architectural firm of Bendernagel and Cazale designed a warehouse for the brewery.

Falstaff became one of the three major breweries in New Orleans, including Dixie Beer and the Jackson Brewery (Inside Northside, March/April 2006; n.p.). Falstaff expanded its brewery again in 1945 and 1950. Architect Philip P. Cazale designed a cellar addition in 1945, according to plans on file in the New Orleans Public Library. In 1950, he and partner Bob W. Layer were hired for additions and alterations to

the bottling plant, according to architectural plans on file at the New Orleans Public Library. It is believed that this is when the iconic vertical Falstaff sign and weather ball were added to the brewery (Inside Northside, March/April 2006; n.p.).

The brewery sat abandoned from 1978 to 2006 when it was purchased for \$1.1 million by developer Theodore Mondale of T. Mondale Construction and his partner, the Renaissance Property Group (Thomas 23 June 2006; n.p.). The developers began renovating the brewery to convert it into 149 mixed-income apartments and retail space. The Falstaff office building at 2601 Gravier Street was demolished as part of the project.

**Eligibility Recommendation**

The Falstaff Brewery has been nominated as a local landmark by the New Orleans Historic District Landmarks Commission. The brewery is eligible for individual listing in the National Register of Historic Places under *Criterion A: Industry* as part of New Orleans' brewing past of the late nineteenth and early twentieth centuries.

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