



FEMA

U.S. Department of Homeland Security
Federal Emergency Management Agency
FEMA-1603/1607-DR-LA
Harahan Area Field Office
800 W. Commerce Rd., 2nd Floor
Harahan, LA 70123

May 12, 2006

RE: Section 106 Review Consultation, Hurricane Katrina
Memorandum of Agreement for Funding the Demolition of the St. Charles Parish School
Board Maintenance Building, 111 Ellington, Luling LA 70070
Applicant: St. Charles Parish School Board

Dear Ms. Breaux and Mr. Fairley:

Enclosed for your signatures are four copies of the Memorandum of Agreement outlining the treatment measures required to proceed with the funding of the demolition of St. Charles Parish School Board by the Federal Emergency Management Agency. Enclosed for your review are materials relating to the Undertaking, including a determination of eligibility with its SHPO concurrence letter, photographs, a map and letters regarding correspondence on the matter.

Your prompt review of this project is greatly appreciated. Should you need additional information please contact Valerie Gomez, Historic Preservation Specialist, at (823) 851-3573.

Sincerely,

Michael Grisham
Deputy Environmental Liaison Officer
FEMA-DR-1603-LA, FEMA-DR-1607-LA

Attachments

MEMORANDUM OF AGREEMENT

**BETWEEN THE FEDERAL EMERGENCY MANAGEMENT AGENCY
AND THE LOUISIANA STATE HISTORIC PRESERVATION OFFICER**

**REGARDING THE DEMOLITION OF THE ST. CHARLES PARISH SCHOOL
BOARD MAINTENANCE BUILDING IN LULING, LOUISIANA**

May 11, 2006

WHEREAS the Federal Emergency Management Agency (FEMA) proposes to undertake the funding of the demolition of the St. Charles Parish School Board Maintenance Building (Undertaking); and

WHEREAS, FEMA has determined that the Undertaking will have an adverse effect on the St. Charles Parish School Board Maintenance building, which is eligible for the National Register of Historic Places, and has consulted with the Louisiana State Historic Preservation Officer (SHPO) pursuant to 36 CFR Part 800, regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. Section 470f) as amended; and

WHEREAS, in accordance with 36 CFR Section 800.6(a)(1), FEMA has notified the Advisory Council on Historic Preservation (ACHP) of its adverse effect determination with specified documentation and the ACHP has chosen not to participate in the consultation pursuant to 36 CFR Section 800.6(a)(1)(iii);

NOW, THEREFORE, FEMA and the Louisiana SHPO agree that the Undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the Undertaking on historic properties.

STIPULATIONS

FEMA shall ensure that the following measures are carried out:

I. RECORDATION

- A. FEMA shall ensure that the Building that is eligible for listing in the National Register of Historic Places and is to be demolished shall be digitally photographed as a Treatment Measure. The digital photography must comply with the following requirements, which are from the National Park Service's March 2005 Photo Policy Expansion for the National Register of Historic Places and National Historic Landmarks Survey found at <http://www.cr.nps.gov/nr/policyexpansion.htm>:
 - The photographs must meet the NPS Photo Expansion Policy 75-year permanence standard.

- Image files must be saved as uncompressed Tagged Image File Format (TIFF) files on CD-R media.
 - Paper prints must follow the "Acceptable Ink and Paper Combinations for Digital Images" guidelines in the Photo Expansion Policy.
 - Image size must be 1600x1200 pixels at 300 pixels per inch (ppi) or larger.
 - Images must be saved in 8-bit (or larger) color format.
 - Images of the Building must include:
 - Wide-angle exterior views of every facade of the building, an oblique view, two contextual views, close-ups of any unique architectural features and;
 - Address followed by name of the Historic District, if applicable;
 - Parish and state where Building is located;
 - Date of photograph;
 - Description of view including direction of camera; and
 - Name of photographer.
- B. FEMA shall prepare four sets of documents (including photographic prints, CD-ROM containing the digital versions of the photographs). FEMA shall submit two of the four sets to the Louisiana State Historic Preservation Office (SHPO) in Baton Rouge. FEMA shall submit the remaining two sets of documents to the Tulane University Southeastern Architectural Archives in New Orleans.
- C. Documentation will be submitted to the SHPO for review and approval. SHPO has 14 days after receipt of documentation to respond.

II. DURATION

This agreement will be null and void if its terms are not carried out within two (2) years from the date of its execution. Prior to such time, FEMA may consult with the other signatories to reconsider the terms of the agreement and amend in accordance with Stipulation III below.

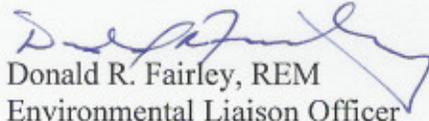
III. DISPUTE RESOLUTION

Should any party to this agreement object at any time to any actions proposed or the manner in which the terms of this MOA are implemented, FEMA shall consult with the objecting party(ies) to resolve the objection. If FEMA determines, within 30 days, that such objection(s) cannot be resolved, FEMA will:

- A. Forward all documentation relevant to the dispute to the ACHP in accordance with 36 CFR Section 800.2(b)(2). Upon receipt of adequate documentation, the ACHP shall review and advise FEMA on the resolution of the objection within 30 days. Any comment provided by the ACHP, and all comments from the parties to the MOA, will be taken into account by FEMA in reaching a final decision regarding the dispute.
- B. If the ACHP does not provide comments regarding the dispute within 30 days after receipt of adequate documentation, FEMA may render a decision regarding the dispute. In reaching its decision, FEMA will take into account all comments regarding the dispute from the parties to the MOA.
- C. FEMA's responsibility to carry out all other actions subject to the terms of this MOA that are not the subject of the dispute remain unchanged. FEMA will notify all parties of its decision in writing before implementing that portion of the Undertaking subject to dispute under this stipulation. FEMA's decision will be final.

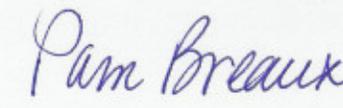
SIGNATORIES:

Federal Emergency Management Agency


Donald R. Fairley, REM
Environmental Liaison Officer
FEMA-1603/7-DR-LA

18 May 2006
Date

Louisiana State Historic Preservation Officer


Pam Breaux
State Historic Preservation Officer

24 May 2006
Date



MITCHELL J. LANDRIEU
LIEUTENANT GOVERNOR

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

ANGÈLE DAVIS
SECRETARY
PAM BREAU
ASSISTANT SECRETARY

January 24, 2006

Mr. Kenneth Sessa
Environmental Liaison Officer
U. S. Department of Homeland Security
Joint Field Office FEMA-1603-DR-LA
415 N. 15th Street
Baton Rouge, LA 70802

Re: Section 106 Consultation, Hurricane Katrina
Demolition of the St. Charles School Board
Maintenance Building
111 Ellington, Luling, St. Charles Parish, LA

Dear Mr. Sessa:

Thank you for your letter of January 11, 2006, concerning the above-referenced property. We concur with your assessment that the St. Charles Parish School Board Maintenance Building, formerly Des Allemands Grammar School, is eligible for listing in the National Register of Historic Places. However, it is our opinion that the building is only eligible under Criterion C. We would need additional information in order to concur with your assessment that it is eligible under Criterion A.

Due to its NRHP eligibility, the building's proposed demolition would constitute an adverse effect. As such, we invite you to consult with our office in order to proceed with a Memorandum of Agreement.

If you have any questions, please contact Mike Varnado of our staff at (225) 342-8160.

Sincerely,

A handwritten signature in blue ink that reads "Pam Breau".

Pam Breau
State Historic Preservation Officer

PB:MV:s



FEMA

U.S. Department of Homeland Security
Federal Emergency Management Agency
FEMA-1603/1607-DR-LA
1500 Main Street
Baton Rouge, LA 70802

January 11, 2006

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

RE: Section 106 Review Consultation, Hurricane Katrina
Demolition of the St. Charles Parish School Board Maintenance Building, 111 Ellington,
Luling LA 70070
Applicant: St. Charles Parish School Board

Dear Ms. Breaux:

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.

FEMA is initiating Section 106 review for the above referenced property in accordance with the Programmatic Agreement among FEMA, the Louisiana State Historic Preservation Officer (SHPO), the Louisiana Office of Homeland Security and Emergency Preparedness (LOHSEP) and the Advisory Council on Historic Preservation dated December 3, 2004. Damage to the St. Charles Parish School Board Maintenance Building coupled with the pre-storm state of disrepair is severe enough to warrant demolition. It is proposed that federal funding through FEMA's Public Assistance program be provided to the St. Charles Parish School Board (Applicant) to demolish the property (Undertaking).

FEMA has determined that the building is eligible for the National Register of Historic Places under Criteria A and C at the local level with a period of significance of 1931. Therefore a historic property is affected as a result of the Undertaking. A description of the building, eligibility determination, photographs, and a location map are attached.

Please note that this property was documented as part of the Standing Structures Survey by the Division of Archeology and Historic Preservation of Louisiana in November of 1981.

Your prompt review of this project is greatly appreciated. Should you need additional information please contact Laura Caffrey, Historic Preservation Specialist, at 703-254-9871.

Sincerely,

Kenneth Sessa

Environmental Liaison Environmental Officer
FEMA-DR-1603-LA, FEMA-DR-1607-LA

National Register Eligibility Evaluation

Section 106 Review Consultation, Hurricane Katrina
Demolition of the St. Charles Parish School Board Maintenance Building, 111 Ellington,
Luling LA 70070
Applicant: St. Charles Parish School Board

Constructed in 1931, the building at 111 Ellington in Luling, LA was originally named Des Allemandes Grammar School. It was built as part of a nine elementary school building initiative financed through a highly-supported bond issue. Later, its name was later changed to Luling Grammar School. From 1958, it served as the St. Charles Parish School Board offices and is currently in use as the maintenance shop/storage facility for the St. Charles Parish School Board. It is one of only three remaining elementary schools from this community-endorsed building campaign.

The National Register Criteria require that a property physically embody a quality of significance in American history, architecture, archeology, engineering, and culture as a district, site, building, structure, or object and possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property may be eligible under Criterion A if associated with events that have made a significant contribution to the broad patterns of our history; under Criterion B if associated with the lives of persons significant in our past; under Criterion C if embodying the distinctive characteristics of a type, period, or method of construction, or representing the work of a master, or possessing high artistic values, or representing a significant and distinguishable entity whose components may lack individual distinction; or under Criterion D if likely to yield, information important in history or prehistory.

The property has played a significant role in the local governmental and educational history of the community. The building is eligible for listing in the National Register under Criterion A as a physical embodiment of the community's educational system as an elementary school.

The building is eligible for listing in the National Register under Criterion C as a local example of Spanish Colonial Revival style. Few buildings of any high architectural style exist in St. Charles Parish. The building is a two-story, five bay brick structure on a concrete slab with an approximately 90' by 66' footprint. The wood truss and decking roof system is faced with curved terra-cotta tile on the front and sides and asphalt shingles in the rear, forming a low-pitched mansard with carved rafter-revealing overhangs. The rear of the building is walled with a different grade of brick, but appears to be original, due to the uninterrupted extension of both side walls at the first story level. A wood-walled single-story metal-roofed addition to the rear was attached at an unknown date. The property retains most of its original exterior material including steel-framed awning-style fenestration. Its entrance maintains its elaborate cast-concrete ornamentation. Unfortunately, the interior has been significantly altered through various

changes in use and was most likely in disrepair prior to Hurricane Katrina and now suffers from significant moisture and structural damage on all walls and ceilings.

While the building's setting has suffered from modern intervention, the property possesses significant architectural integrity. Despite its damaged state, the former Luling Elementary School still possesses integrity of location, design, materials, workmanship, feeling, and association

Prepared by: Laura Caffrey, FEMA Historic Preservation Specialist
Date: November 25, 2005

**School Board Maintenance Building, 111 Ellington, Luling LA 70070
St. Charles Parish**

View of southwest corner from Ellington



View of east (rear) elevation with single-story wood-frame infill



School Board Maintenance Building, 111 Ellington, Luling LA 70070 St. Charles Parish

West (primary) entrance with cast concrete ornament



Carved rafter tail detail at entry and original steel-frame awning-style windows



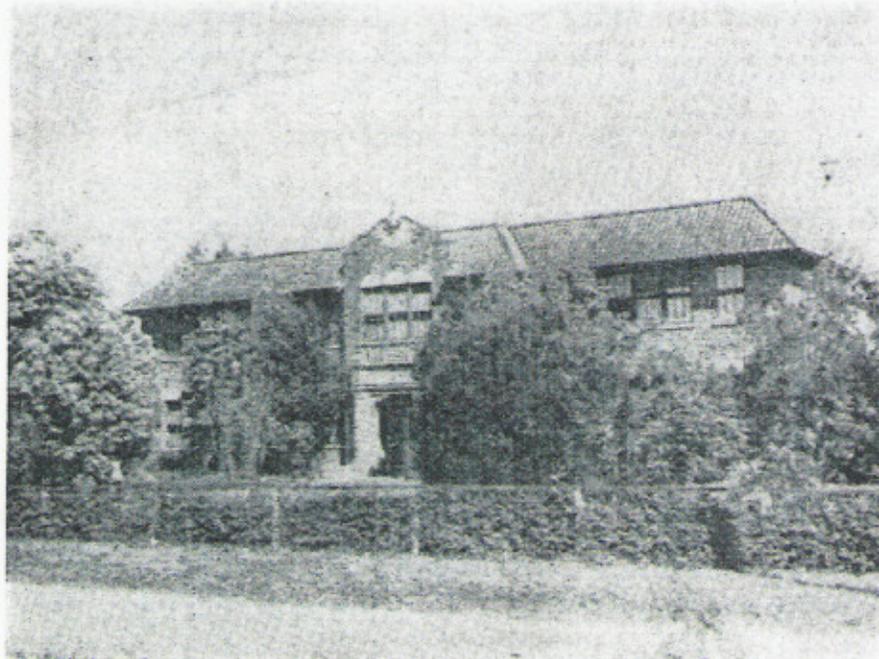
**School Board Maintenance Building, 111 Ellington, Luling LA 70070
St. Charles Parish**

Historic photo,
circa 1931,
west elevation



Des Allemands Grammar School

Historic
photograph,
circa 1950,
west elevation



Luling Grammar School

U.S. Department of Homeland Security
Federal Emergency Management Agency

Section 106 Review: Aerial View Location Map

Resource Name: St. Charles Parish School Board Maintenance Building

Resource Address: 111 Ellington, Luling LA 70070

Resource Coordinates: N 29.9330, W 90.3659

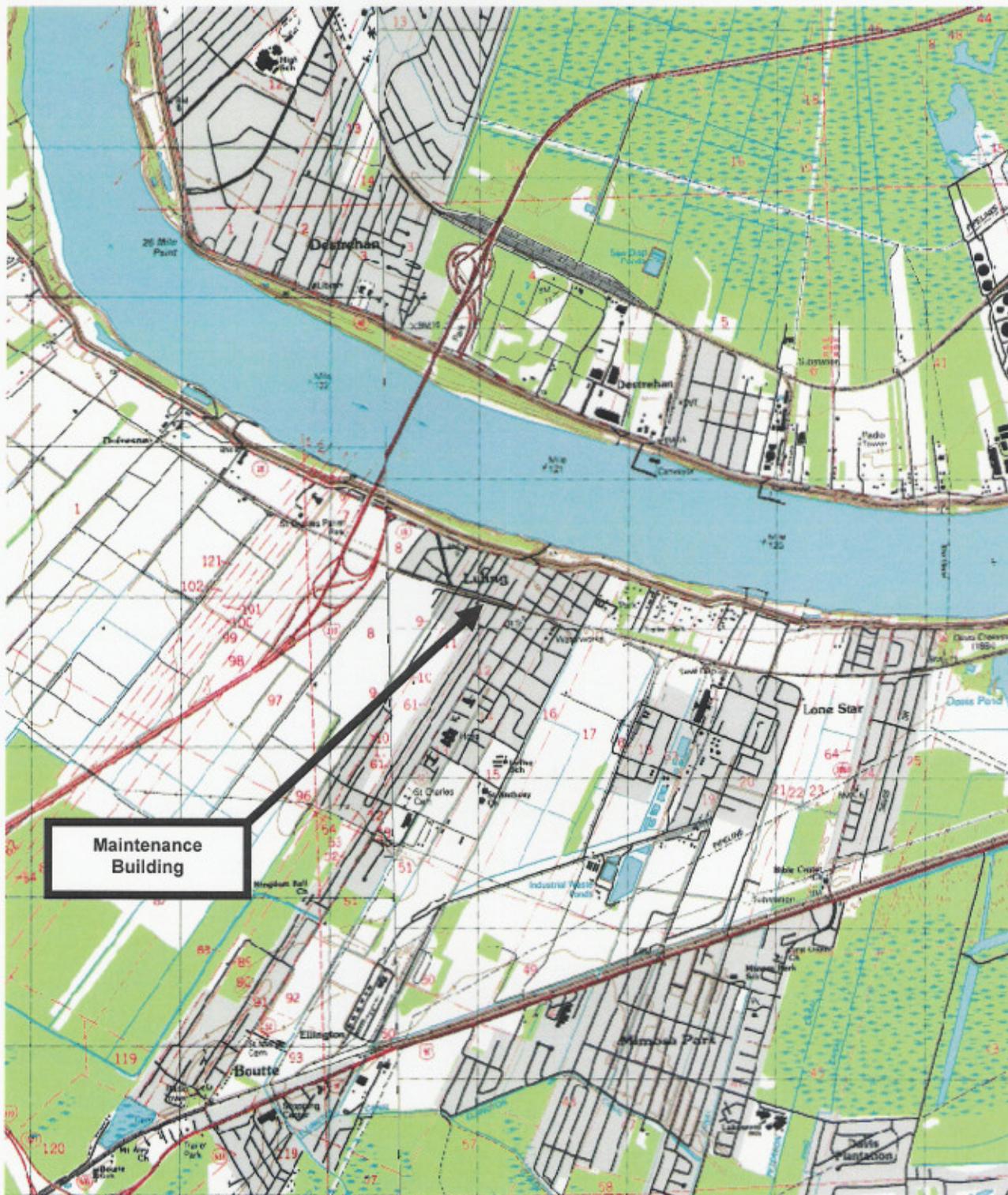


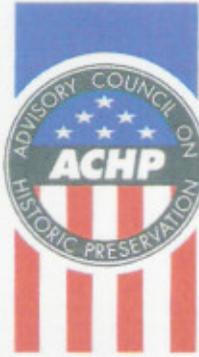
U.S. Department of Homeland Security
Federal Emergency Management Agency
Section 106 Review: USGS Quad Location Map

Map Name: USGS Luling Quad

Resource Name: St. Charles Parish School Board Maintenance Building

Resource Address: 111 Ellington, Luling LA 70070





Preserving America's Heritage

April 11, 2006

Mr. Michael Grisham
Deputy Environmental Liaison Officer
Federal Emergency Management Agency
FEMA-1603/1607-DR-LA
1500 Main Street
Baton, Rouge, Louisiana 70802

Ref: FEMA Public Assistance Program Demolition of
St. Charles Parish School Board Maintenance Bldg.
a.k.a. Des Allemands Grammar School
Luling, Louisiana

Dear Mr. Grisham:

The ACHP has received your notification and supporting documentation regarding the adverse effects of the referenced undertaking on the St. Charles Parish School Board Maintenance Building in Luling, Louisiana. Based upon the information you provided, we do not believe that our participation in consultation to resolve adverse effects is needed. However, should circumstances change and you determine that our participation is required, please notify us. Pursuant to 36 CFR 800.6(b)(iv), you will need to file the final Memorandum of Agreement (MOA) and related documentation at the conclusion of the consultation process. The filing of this MOA with the ACHP is required in order to complete the requirements of Section 106 of the National Historic Preservation Act.

Thank you for providing us with your notification of adverse effects. Should you have any questions, please contact Jeffrey Durbin, ACHP FEMA Liaison, by telephone at (202) 606-8518 or via email at jdurbin@achp.gov.

Sincerely,

Don L. Klima
Director
Office of Federal Agency Programs

ADVISORY COUNCIL ON HISTORIC PRESERVATION

1100 Pennsylvania Avenue NW, Suite 809 • Washington, DC 20004
Phone: 202-606-8503 • Fax: 202-606-8647 • achp@achp.gov • www.achp.gov

Daily Report Form

Reporting Guidance:

- Provide report information by 10pm daily for the activities conducted on that day.
- Where dates/times are available, please provide
- Be as specific as possible (e.g., estimate timelines, provide points-of-contact)
- Report information should be emailed to fema-1603-infra@associates.dhs.gov or faxed to (225) 379-4024. Feel free to call-in information to 225-339-3732.
- Please ensure hand-written reports are legible.

Submitted by: Laura Caffrey Date Submitted: 05/10/06

Area of responsibility: FEMA Historic Preservation Specialist

Accomplishments:

I attempted to contact Stacy Jameson, executive director of the Louisiana Preservation Alliance in Baton Rouge at (225) 344-6001 two times. On April 26, 2006 and May 5, 2006 I left detailed messages asking if the LPA would like to participate in the development of an MOA regarding the demolition of the St. Charles Parish School Board Maintenance Building. In the second message I indicated that if I did not hear from them shortly, I would assume they were not interested in participating. I have not heard back from them as of this afternoon, so I am assuming they choose not to participate.

Issues:

• Problems:

I was unable to talk the Louisiana Preservation Alliance in a reasonable amount of time.

• Action:

I am assuming they do not wish to participate.

Daily Report Form

Reporting Guidance:

- Provide report information by 10pm daily for the activities conducted on that day.
- Where dates/times are available, please provide
- Be as specific as possible (e.g., estimate timelines, provide points-of-contact)
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- Please ensure hand-written reports are legible.

Submitted by: Laura Caffrey Date Submitted: 03/13/06

Area of responsibility: FEMA Historic Preservation Specialist

Accomplishments:

I was provided with contact information by Lori Durio (SHPO Liaison) for Lloyd Sensat. I called him at 504-250-6681 to ask for input concerning the demolition of the St. Charles Parish School Board Maintenance Building. Mr. Sensat suggested I attempt to contact Mr. Yoes, a newspaper reporter who had compiled a history of the parish, and may have written specifically on school board issues. Mr. Sensat had no contact information for Mr. Yoes but believed he was still alive. He suggested I go to the St. Charles Parish Library on Highway 90 in Luling and look for information on the development of the parish in the Louisiana Room, compiled by Mr. Yoes or others.

Issues:

• Problems:

No contact information for Mr. Yoes.
Haven't been to St. Charles Library.

• Action:

Attempt to find Mr. Yoes.
Visit St. Charles library and gather parish history information for written historical context as part of MOA.

Meetings attended/held (include dates and times):

- Kick-off meetings

- General/Informational

Items of special interest:

See Attached Photos.