

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

Revised

NPS Project Number

35128

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name The Cathedral Academy

Street 820 Dauphine Street

City New Orleans County Orleans State LA Zip 70116

Name of Historic District Vieux Carre

National Register district certified state or local district potential district

2. Nature of request (check only one box)

- certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
- certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- certification that the building does not contribute to the significance of the above-named district.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)

Name Hilary Somerville Irvin Company Historical & Architectural Research

Street 5232 Coliseum Street City New Orleans State LA

Zip 70115 Telephone (504) 616-8869 (b) (6) gmail.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, now provides for imprisonment of up to 8 years.

Name William R. Legier, Managing Member Signature [Signature] Date 9/23/16

Applicant Entity Academy Real Estate, LLC SSN _____ or TIN 81-3939720

Street 1100 Poydras Street, 34th Floor City New Orleans State LA

Zip 70163 Telephone (504) 388-7272 Email Address wlegier@legier.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:

- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

Date 12/6/16 National Park Service Authorized Signature [Signature]

NPS comments attached

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property

County and State

Name of multiple property listing (if applicable)

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD



NRIS Reference Number: 66000377

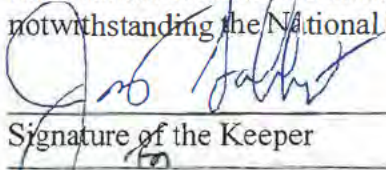
Date Listed: 10/15/1966

Property Name: Vieux Carre Historic District (AD)

Parish: Orleans

State: LA

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

12-6-2016

Date of Action

Amended Items in Nomination:

Section 7: Resources

The property at 820 Dauphine is hereby considered a **contributing** resource to the district, based on the 2011 Additional Documentation. The building's architectural design reflects the post-preservation design guidelines of the Vieux Carre HD, and contributes both under Criterion C and Criterion A as a significant representative of the conservation of the district's character.

The Louisiana State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)



HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

Superseded
By PH Approval 12/6/16

NPS Project Number 35128

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name The Cathedral Academy

Street 820 Dauphine Street

City New Orleans County Orleans State LA Zip 70116

Name of Historic District Vieux Carre

National Register district certified state or local district potential district

2. Nature of request (check only one box)

- certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
- certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- certification that the building does not contribute to the significance of the above-named district.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

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4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable) (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 5 years.

Name William R. Legier, Managing Member Signature  Date 9/23/16

Applicant Entity Academy Real Estate, LLC SSN _____ or TIN 81-3939720

Street 1100 Poydras Street, 34th Floor City New Orleans State LA

Zip 70163 Telephone (504) 388-7272 Email Address wlegier@legier.com


NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:

- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

Date 11/23/16 National Park Service Authorized Signature 

NPS comments attached

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Historic Preservation Certification Application
State Historic Preservation Office Review & Recommendation Sheet
Significance - Part 1

Project Number: 35128

Number 1	<u>820 Dauphine</u> (Property)
	<u>New Orleans</u>
	<u>Vieux Carré</u> (Historic District)

Preliminary done

NR District Certified State or Local district

Date application received by State 9-26-16
 Date(s) additional information requested by State _____
 Date complete information received by State _____
 Date of transmittal to NPS 10-31-16
 Property visited by State staff? _____

SHPO REVIEW SUMMARY	
<input checked="" type="checkbox"/>	Fully reviewed by SHPO
<input type="checkbox"/>	No outstanding concerns
<input type="checkbox"/>	Owner informed of SHPO recommendation
<input type="checkbox"/>	In-depth NPS review requested
<input type="checkbox"/>	Recommendation different from applicant's request

Number 2	STATE RECOMMENDATION: <u>Jessica Richardson</u>
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who meet the Secretary of the Interior's Professional Qualification Standards, have reviewed this application.

- The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
- The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Internal Revenue Code.
- The property does not contribute to the significance of the above-named district.
- Insufficient documentation has been provided to evaluate the structure.
- This application is being forwarded without recommendation.

Preliminary determinations:

- The property appears to meet National Register Criteria for Evaluation and will be nominated individually.
- The property does not appear to meet National Register Criteria for Evaluation and will not be nominated.
- The property appears to contribute to the significance of a:
 - potential historic district that appears to meet the National Register Criteria for Evaluation and will likely be nominated.
 - registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS and nomination will be amended.
- The property is located in a proposed historic district and:
 - the property does not appear to contribute to the significance of the proposed historic district.
 - The proposed historic district does not appear to meet the NR Criteria for Evaluation and will not be nominated.

10-28-16
Date

[Signature]
State Official Signature

Deputy SHPO

Number 3	ISSUES:		
<input type="checkbox"/>	Extensive loss or deterioration of historic fabric	<input type="checkbox"/>	Moved property
<input type="checkbox"/>	Substantial alterations over time	<input type="checkbox"/>	State recommendation inconsistent with NR documentation
<input type="checkbox"/>	Significance less than 50 years old	<input type="checkbox"/>	Functionally related complex or multiple buildings within an individual nomination.
<input type="checkbox"/>	Obscured or covered elevation(s)	<input type="checkbox"/>	Other (explain)

Number 4	Complete items below as appropriate:
(1)	<u>1745 - 1923, 961</u> is the period(s) of significance of the district.
(2)	The property is mentioned in the NR or state or local district documentation, Section _____, Page _____.
(3)	For preliminary determinations, the status of the nomination for the property/historic district <input type="checkbox"/> Nomination has already been submitted to State Review Board, and will be forwarded to the NPS within _____ months. Draft nomination is enclosed. <input type="checkbox"/> Nomination was submitted to NPS on _____ <input checked="" type="checkbox"/> Nomination process will likely be completed within thirty months. <i>update to the 2011 update in progress</i> <input type="checkbox"/> Other, explain: _____
(4)	<input type="checkbox"/> The property is located in a registered district, but its current condition is inconsistent with the determination of its contribution to the district as stated in the nomination. Supplemental Listing Record requested.

Number 5	Describe problematic issues or other concerns.
<p><i>See attached</i></p> <p><i>(property should have been included in the original 2011 update per the consultant who did the update and per DHP's professional opinion)</i></p>	

See attachments:
 photographs
 maps
 other:

NPS COMMENTS:

OK Contributor to HD

~~not HD~~

12/6/16
 11/23/16 *Donna Gunnin*
 Date NPS Reviewer



ARCHDIOCESE OF
NEW ORLEANS

Chief Financial Officer

September 20, 2016

Ms. Allison Saunders
Louisiana Division of Historic Preservation
P.O. Box 44247
Baton Rouge, LA 70804

Re: Cathedral Academy Property
820 Dauphine Street
New Orleans, LA 70116

Dear Ms. Saunders,

We hereby authorize Academy Real Estate, LLC to apply for the Evaluation of Significance and the Description of Rehabilitation for the property owned by The Archdiocese of New Orleans, located at 820 Dauphine Street, New Orleans, LA, as they are conducting their due diligence in connection with a transaction for this property.

Should you have any questions, please feel free to contact us.

- Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey J. Entwisle", with a long horizontal flourish extending to the right.

Jeffrey J. Entwisle

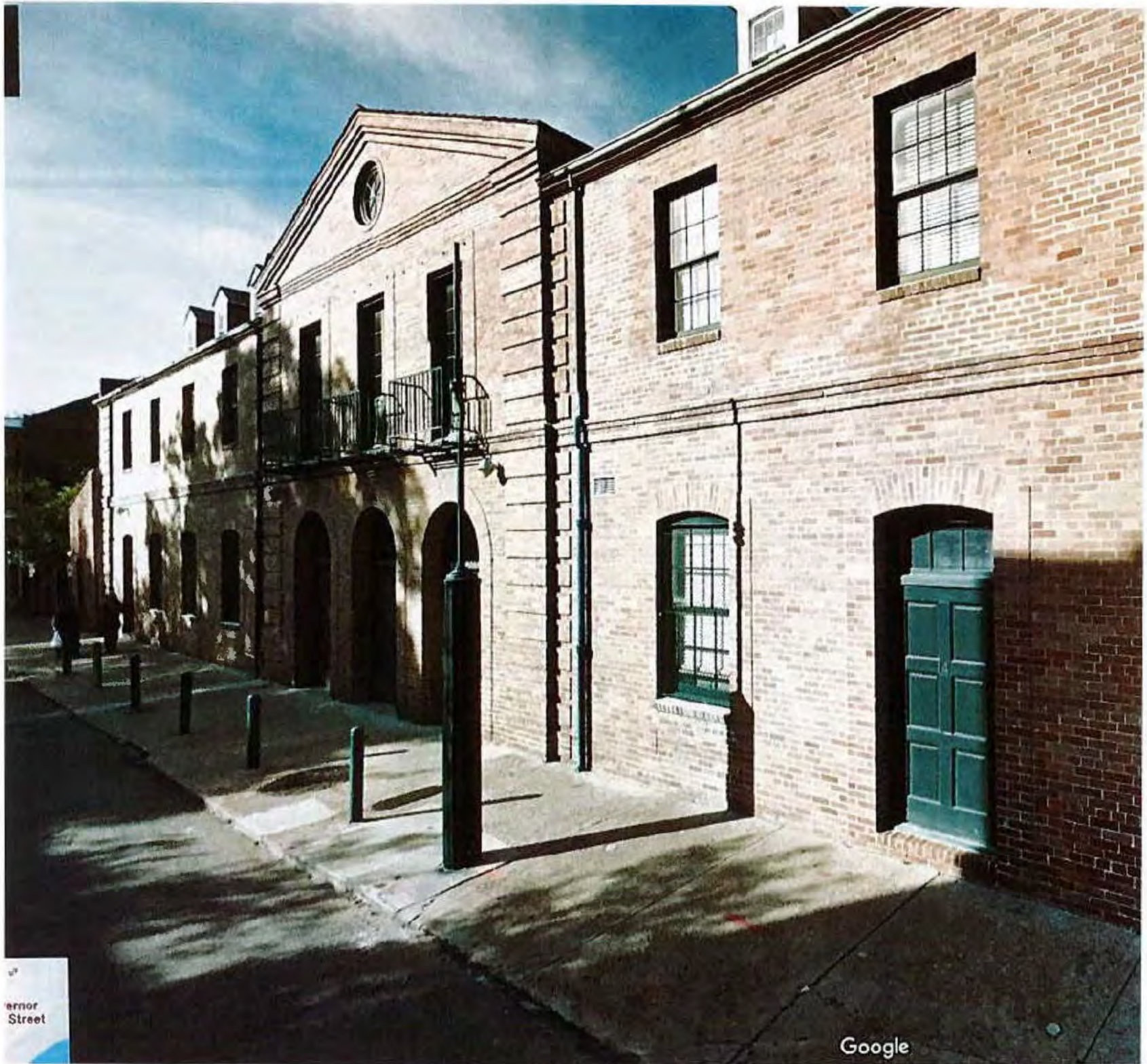
504-861-6251

Fax: 504-866-2906

jentwisle@archdiocese-no.org

7887 Walmsley Avenue

New Orleans, LA 70125



ernor
Street

Google

**820 Dauphine Street
New Orleans, LA
Part 1 Review**

This building, constructed in 1949 to replace an earlier 19th century building, is currently considered non-contributing to the Vieux Carré as the period of significance ends in 1933. In 2011, an update was done to the Vieux Carré that added Conservation as an area of significance. As part of this update, 28 buildings, some of which are contemporaries of 820 Dauphine and that feature many of the same characteristics as this building, were added as contributing to the district. However, this building was not.

The update stated that the French Quarter style, or French Quarter Revival Style, or Vieux Carré Style, was an attempt to blend in and an attempt to be 'appropriate' for the French Quarter. It went on to say that "the Vieux Carré style had various permutations" including new construction that was evocative of iconic French Quarter building types. Some buildings, like 820 Dauphine, were touted as reconstructions of demolished historic buildings, sometimes using salvaged parts. However, then some confusion is created as the 2011 update goes on to define seven characteristics of the French Quarter Style. We believe that these characteristics are misleading as some of the buildings considered contributing using these characteristics only have maybe 1 or 2 of the 7 overall characteristics. This is the only part of the nomination that attempts to define characteristics of the style to help determine contributing or non-contributing status.

DHP believes that as part of the in-progress update the definition of "French Quarter Revival" needs to be developed more and defined more clearly. It is probably best to go ahead and rename it "Historic Revivals of the Vieux Carré" as that is truly what it is. This building in question at 820 Dauphine is really more of a Greek Revival revival versus the "French Quarter Style" as defined by the 7 characteristics from 2011. There were various historic styles used in the Vieux Carré historically and all of these were imitated post World War II. We plan on expanding the definition of the style to include more distinct historic revivals in the current update and even including more general characteristics to help define contributing and non-contributing buildings. The draft of the update is attached to this review and shows that we have already expanded greatly on the history of conservation and historic revivals in the Vieux Carré. Adding an expanded definition of the styles used post World War II (and post 1961 as the 2011 updates ends then) will allow for a more comprehensive discussion of the "Vieux Carré/French Quarter Revival Style".

DHP believes that this building should have been included under the original 2011 update (as it almost identically matches several of the buildings in the 2011 update). *An SLR would be appropriate in this situation to include this building as contributing today.*

820 Dauphine Street, New Orleans, LA

Part 1 Additional Statement

Prepared by Donna Fricker, Fricker Historic Preservation Services LLC

The most recent update to the Vieux Carre National Register nomination was prepared by Donna and Jonathan Fricker as a service to the Preservation Resource Center of New Orleans. The impetus was a jeopardized Part 1 for façade easement purposes. Because of a critical time factor for the easement, the update was done on an expedited basis. It was accepted by the National Park Service on 10/11/2011.

The purpose of the update was to recognize buildings constructed between 1934 and 1961 that were designed in a calculated “French Quarter style” (also known as Vieux Carre style, or subsequently as Vieux Carre Revival) for the purpose of blending into the district and thus preserving its character and feeling. (The term “French Quarter style” was used at the time.)

The French Quarter Style had various permutations – permutations challenging to define in a list of characteristics. The late Malcom Heard, Tulane School of Architecture, writes in *French Quarter Manual*: “The Vieux Carre Revival style is a twentieth century mode characterized by copying pieces of earlier French Quarter buildings and combining them in new structures. . . . The best of this work deserves respect for its inventiveness and skill and for the genuine desire for contextual harmony it presents.”

Broadly speaking, most often buildings in the “French Quarter style” were generally evocative of early French Quarter buildings or building styles and types (French Creole and Greek Revival), as opposed, for example, to later Italianate buildings. In the case of 820 Dauphine Street (1949), the design of the front section is a clear reference to a specific building – the venerable Ursulines Convent (1745), the oldest extant building in the Vieux Carre.

As part of the 2011 update, the authors identified (in inventory format) 28 buildings in the Vieux Carre style constructed between 1933 and 1961 as new contributing buildings to the district. 820 Dauphine, a major expression of the French Quarter Style, was overlooked in this fieldwork. It is very similar in architectural character to a 1948 building identified in the inventory as a new contributing element – 1201-1209 Chartres/607 Gov. Nicholls (Inventory #12) – also a reference to the Ursulines Convent (photo attached for comparison purposes). This building, in a paragraph attempting to define the French Quarter style, is singled out as a specific reference to the Ursulines Convent. Had 820 Dauphine not been overlooked in the 2011 fieldwork, that statement would read that there are two buildings in the district that are specific references to the 1745 convent.

The front section of 820 Dauphine is a clear reference to the Ursulines Convent in the following respects: It is very similar in proportion to the Ursuline façade. It features a central pedimented pavilion, of similar proportions to the Ursulines Convent, with a surmounting cross, and an ironwork cantilevered balcony. The central pavilion is flanked by slightly recessed masses of the same number of bays as the old convent.

05 07
HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

Property name The Cathedral Academy NPS Project Number _____
Property address 820 Dauphine Street New Orleans Orleans LA 70116

5. Description of physical appearance

EXTERIOR

Two connected building sections comprise the St. Louis Cathedral Parochial School, constructed in 1949 to replace the earlier 19th-century academy that stood on the site. The three-story school fronts on Dauphine Street and the two-story associated convent stands at the corner of Dauphine and Dumaine Streets, with elevations on both. Both exteriors have brick-faced curtain walls and harmonious finely designed detailing such as limestone copings, window lintels and door casings and wrought and cast iron work including the balcony (Dumaine elevation), vents, frieze grilles and fencing. The style employed by the school's designers, the architectural firm of Wogan, Bernard and de la Vergne, today is referred to as "French Quarter revival," a conscious emulation of the 18th and 19th century styles found in this Creole neighborhood's historic architecture. The complete set of plans is archived in the New Orleans Public Library's microfilmed building plans (#448, attachments 13a-d).

Beginning in the 1920s with New Orleans architect Richard Koch's innovative design for Le Petit Theatre's building at 622 St. Peter, the effort to design modern buildings in a traditional French Quarter style became most evident in the 1940s. With the Cathedral school, the style employed was the Greek revival, that of the circa 1843 townhouse at 824 Dumaine that was both used and copied in the pre-1949 academies on the site (attachments 3, 5, 7-10). The "bow and arrow" iron railing—either the 1843 original or the 1887 copy—was salvaged and reused in 1949 for the convent balcony (photographs 15-17). Other elements such as the Greek revival entrance for the convent and frieze grilles mirror those of the original townhouse (11, 27, 67). According to the original plans, however, these details were modern interpretations of the historic.
(See Continuation Sheet)

Date(s) of building(s) 1949 Date(s) of alteration(s) _____

Has building been moved? no yes, specify date _____

6. Statement of significance

The St. Louis Cathedral Parochial School and Convent commands a prominent presence on both Dauphine and Dumaine Streets. Constructed in 1949 according to the plans of the New Orleans architectural firm of Wogan, Bernard and de la Vergne, the red brick three-story school and two-story convent wing is the third religious campus at this corner site. The existing building represents a post-World War II interpretation of an historic French Quarter style. As noted in a newspaper article reporting the laying of the cornerstone, the architecture of the school was "in keeping with the style of French Quarter houses" (attachment 12, Times Picayune, October 15 1949). Such conscious homage to the Vieux Carré's historic architecture—now known as the French Quarter revival style—was fashionable in the 1940s, as had been emulation of other North American historic styles in earlier decades.

In this instance, the historic style referenced was an Anglo-American one, that of the finely detailed Greek revival three-story townhouse that before its demolition in 1949, stood at the southern end of the Dumaine elevation. Constructed in 1843 by builders, Sidle and Stewart, the Lesconflair mansion was acquired in 1867 by the Society of the Sacred Heart and, along with several other early buildings at the corner of Dumaine and Dauphine, housed the Academy of Sacred Heart, one of the most noted Catholic educational institutions of the city (attachments 1, 2). In 1867 when architect James Freret (1838-1897) designed a new building for the establishment, he retained the historic townhouse as the southern (referred to also as the east) wing and replicated it for the northern wing at the corner (attachments 4, 5, 10). Set back from the street and linking the two wings was a late Victorian Italianate structure with a central bell tower. The existing Greek revival convent entrance actually incorporates or copies architectural elements from the 1843 townhouse. The bow and arrow pattern balcony railing and consoles on the Dumaine elevation are either 1843 remnants or 1887 copies. The cast iron fencing in front of the central 1867 building was reused in 1949 at the corner. The convent entrance on Dauphine Street and the anthemion-patterned frieze windows copy Greek revival detailing from the earlier two townhouse buildings.
(See Continuation Sheet.)

7. Photographs and maps. Send photographs and map with application.

5. Physical Description (continued)

The **Dauphine elevation** is the most visually prominent, with the school comprising a large street frontage and the convent's dramatic entrance at the corner (1, 4, 25). The **three-story school façade** has limestone coping between the first and second floors, inscribed with the name of the school, and limestone coping at the cornice level (26, 28, 33). The first floor façade has entrances in the Greek revival mode at each corner and seven 6/6 double-hung wooden windows between the two doors. At the second and third levels are ten "awning" type windows, with three horizontal lights. Originally fabricated in steel, there are now aluminum replacements. Above each of the two ground floor entrances, there is another "awning" window illuminating the interior stairs. A frieze grille with anthemion-patterned iron work is at each end at the cornice level.

The **convent entrance** is set back from Dauphine Street and stepped back from the school façade to create a small front yard (4, 12). An iron picket fence and gate, topped with an anthemion ornament, encloses this corner (13). Cast stone steps lead to the grand Greek revival entrance, framed with limestone casing and crowned with the anthemion motif, mirroring that of the gate (11). The **tablet stone** crafted in polished granite is located on the eastern side of the entrance (10). A multi-light transom and paneled wooden door comprise the opening at the first level and two 6/6 double-hung wood windows at the second. A wide limestone molding band with coping extends at the cornice level from the convent façade to wrap around the Dumaine elevation (2, 9, 14). This elevation of the convent is dominated by a central slightly projecting, pedimented bay. This center bay has a balcony with the salvaged "bow and arrow" railings and consoles. A stone cross is located at the pediment peak (95). Fenestration on this elevation includes three 6/6 double-hung wooden windows at each level of the bay and five identical windows at each level on the two flanking building sections (19). Six cast iron vents in a lattice pattern are at the foundation level (18). The southern side elevation at the first level has a wide steel and glass cathedral window toward the front and a smaller one at the rear illuminating the interior sacristy (20, 21). A wooden double door accesses the interior chapel sanctuary (22). The second floor on the southern side elevation has three windows, identical to those on the convent elevations.

The **rear elevations** of the school and the convent, the footprint of which forms an ell, are simpler versions of the facades. The convent has double-hung wooden windows at both levels, as well as three single doors at ground level that access the rear parking lot (24, 30). A **stair penthouse** is located toward the southern side of the convent roof (93, 94). The first floor of the school has four doors opening onto the parking area and a series of small bottom-hinged wooden windows for the interior lavatory and machinery rooms (30, 31). The two upper floors have a rhythmic fenestration pattern provided by series of metal windows (originally steel, now aluminum) that match those on the façade (32). The **western side elevation** of the school has a double glazed door at the first level and one "awning" style metals window at each upper level (29). The school and convent **roofs** both are flat. At the southern end of the convent roof accessed by stairs, there is a **roof terrace** with quarry tile flooring (94).

INTERIOR

As with the exterior, the interiors of both convent and school retain the original detailing almost in its entirety, with the only modifications being replacement of the steel upper floor windows with aluminum, addition of window air conditioning units and new acoustical ceilings. Most significant is the retention of the architecturally-designed **custom woodwork and cabinetry**. With the exception of the chapel, the **convent finishes** include composite tile flooring; wooden baseboards, frames, doors and windows; and plaster walls and ceilings. At the first floor front is the waiting/reception room, entered through the

Dauphine Street entrance (68, 69). This room opens into the principal's office on the east side and a corridor on the west, which also connects with the first floor corridor of the school (70-72). On each side of the corridor are the communal and utilitarian living spaces—parlors, refectory, community room, parlors, laundry, etc. (80-85). The stair to the second floor is located on the west side of the corridor (87). On the south side, the corridor opens into the **chapel**, finely detailed with a wooden paneled ceiling wainscoting, floors and plaster walls (74-78). A steel and glass cathedral window is on the southern side of the chapel and a screen of casement elements on the east side. The sanctuary is at the western end, with the sacristy to the north (79). The second floor contains nineteen bedrooms for the nuns, located on each side of the corridor, as well as at the southern end above the chapel (88-92). Also on the second floor are nine communal bathrooms and an infirmary. This floor is also accessible to the second floor of the school.

As with the convent, the **finishes and floor plan** for the **school** are uniform. The flooring mostly is composite tile, walls are plaster and the ceilings have acoustical tile over plaster. The corridors all have glazed tile wainscoting; the two stair wells have terrazzo treads, risers and flooring; and the toilet rooms have ceramic tile. On all floors, the corridor runs horizontally to Dauphine Street (35, 36). There is a stairway at each end accessed by the two Dauphine entries (38-40). On the north side of the corridor are the store room, kitchen and cafeteria (41-46). On the south side are the restrooms, machinery room and closets, each space divided by a short corridor with a door to the rear parking area (48-50). On the first floor, the rooms on the southern side are narrower than they are on the second and third floors, with the center corridor not aligned with that on the upper floors. On the two upper floors, there are eight classrooms, two on each floor on each side of the corridors. With the exception of the second floor **kindergarten** (57), which has a toilet room, each classroom is identical, with two doors opening into the corridor, custom wardrobes on one side wall and blackboards on the other walls (54-57; 62-64). Two doors with glazed and paneled wooden doors with 3/light wooden transom access each classroom to the center corridors on both upper floors (51, 61). All rooms are brightly lighted by walls of expansive windows.

6. Statement of Significance (continued)

According to the 1949 newspaper article, the cornerstone contains a "reliquary cross in which there will be a relic of the True Cross" and the cross was "taken from the cornerstone of the convent that was razed for the school."

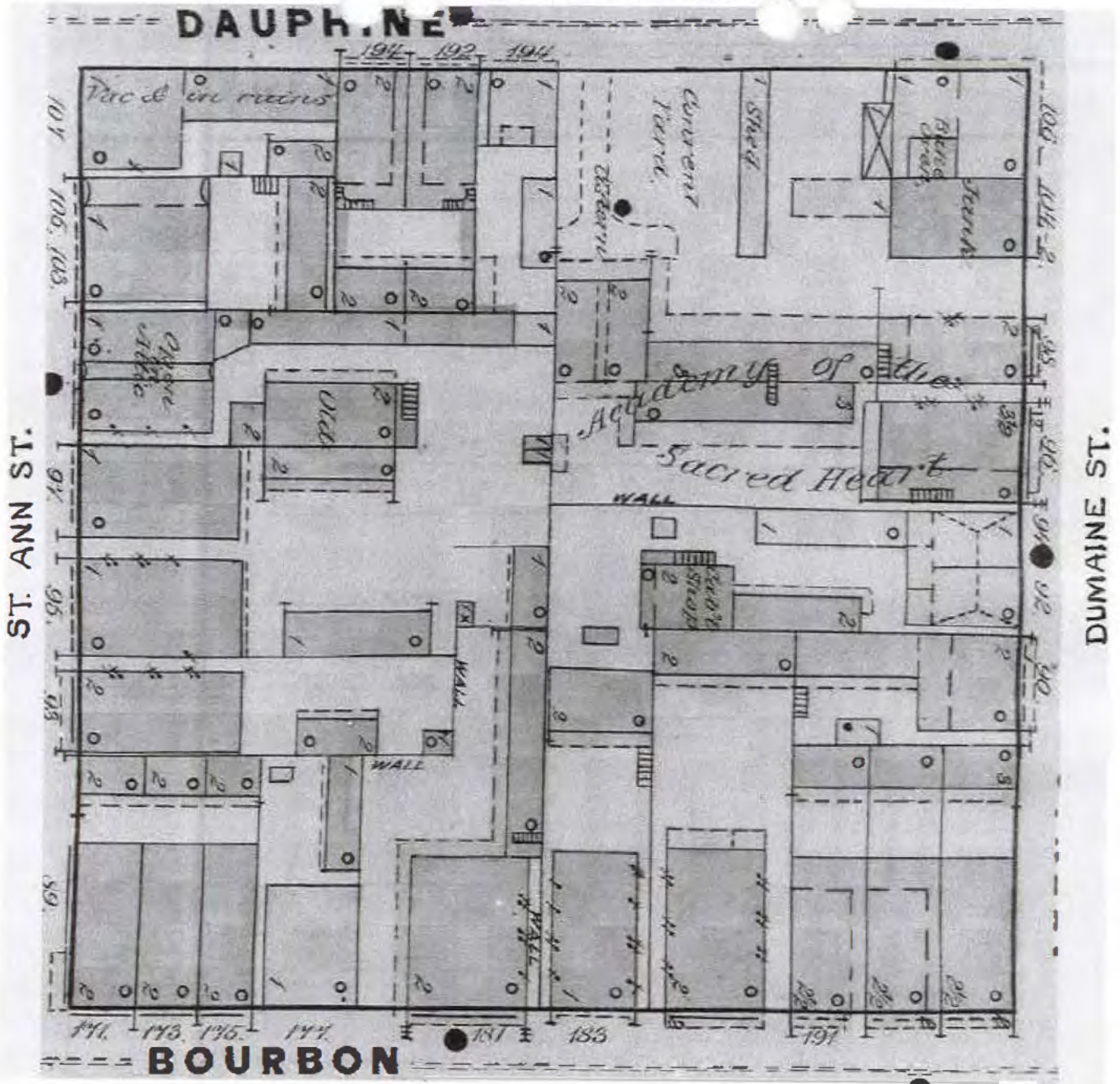
For many decades, the school of "Les Dames du Sacré-Coeur" educated daughters of "first" Creole families, both in the earlier antebellum grouping of buildings and in Freret's late 19th-century assemblage. In 1914, after Sacred Heart moved uptown to its new St. Charles Avenue campus, the academy transferred the property—including the circa 1900 school at 823 St. Ann—to St. Louis Roman Catholic Cathedral. For over thirty years, the St. Louis Cathedral School used the 19th-century buildings as well as the St. Ann building. In 1949, anticipating the post-war baby boom, the archdiocese contracted for fifteen new Catholic school facilities (Times Picayune, January 17, 1949). Wogan, Bernard and de la Vergne's new school with convent was one of these projects. This firm, a successor to offices of Toledano, Wogan, and Bernard, operated from 1946-49. With various names, the firm of Toledano, Wogan, and Bernard practiced in New Orleans for 70 years, designing notable buildings in the city and throughout Louisiana. Major commissions include the Monteleone Hotel, the B.P.O.E. Lodge No. 30, St. Anthony of Padua church and school, and the buildings of the first campus of Xavier University. Union Passenger Station (1949) and Loyola University's Main Library (1950) rank among Wogan, Bernard and de la Vergne's projects.

HPCA Part 1
The Cathedral Academy
820 Dauphine Street
New Orleans, LA 70116
Continuation Sheets, Page 3

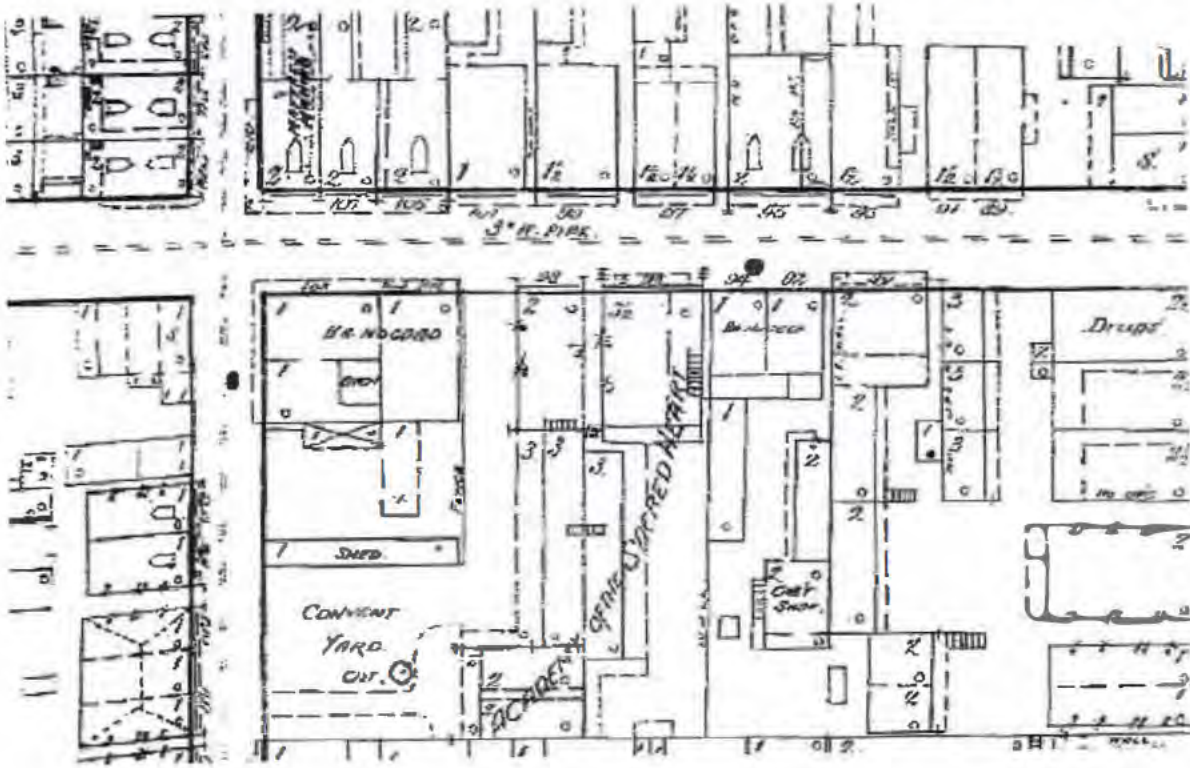
From 1949 until its closing in 2012, the subject property housed the St. Louis Parochial School in the three-story building and the convent for the Theresian sisters who staffed the school, in the two-story building. The St. Louis Cathedral School buildings are significant not only for their role in educating the Catholic young for over one hundred forty five years but as fine examples of the mid-20th-century French Quarter revival style, recognized recently as contributory to the Vieux Carré National Register District. As described by the late architect Malcolm Heard, “the Vieux Carré Revival style is a twentieth century mode characterized by copying pieces of earlier French Quarter buildings and combining them in new structures.” 820 Dauphine and 824 Dumaine well fit this description, and their earlier omission was an oversight.

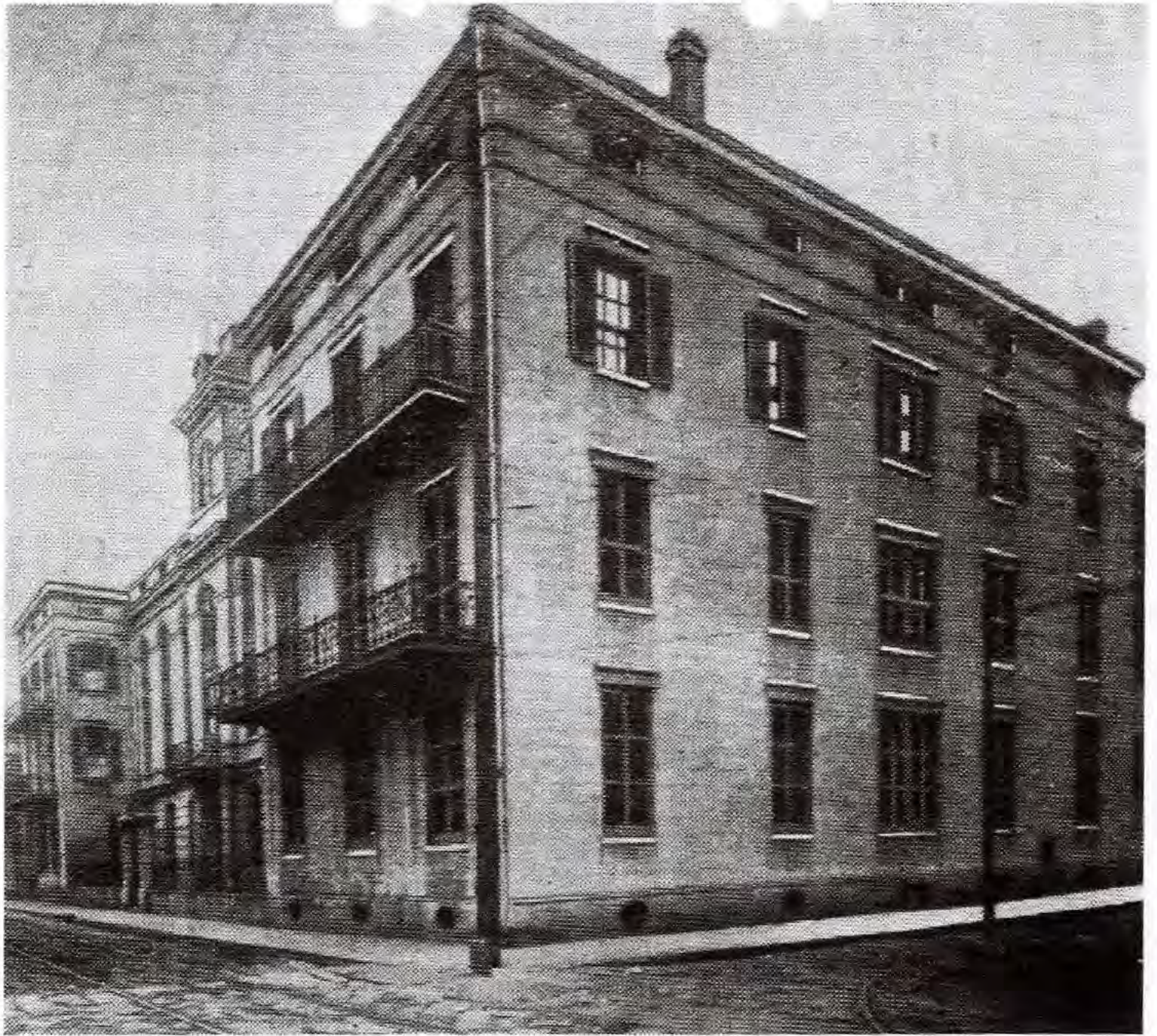
Attachments

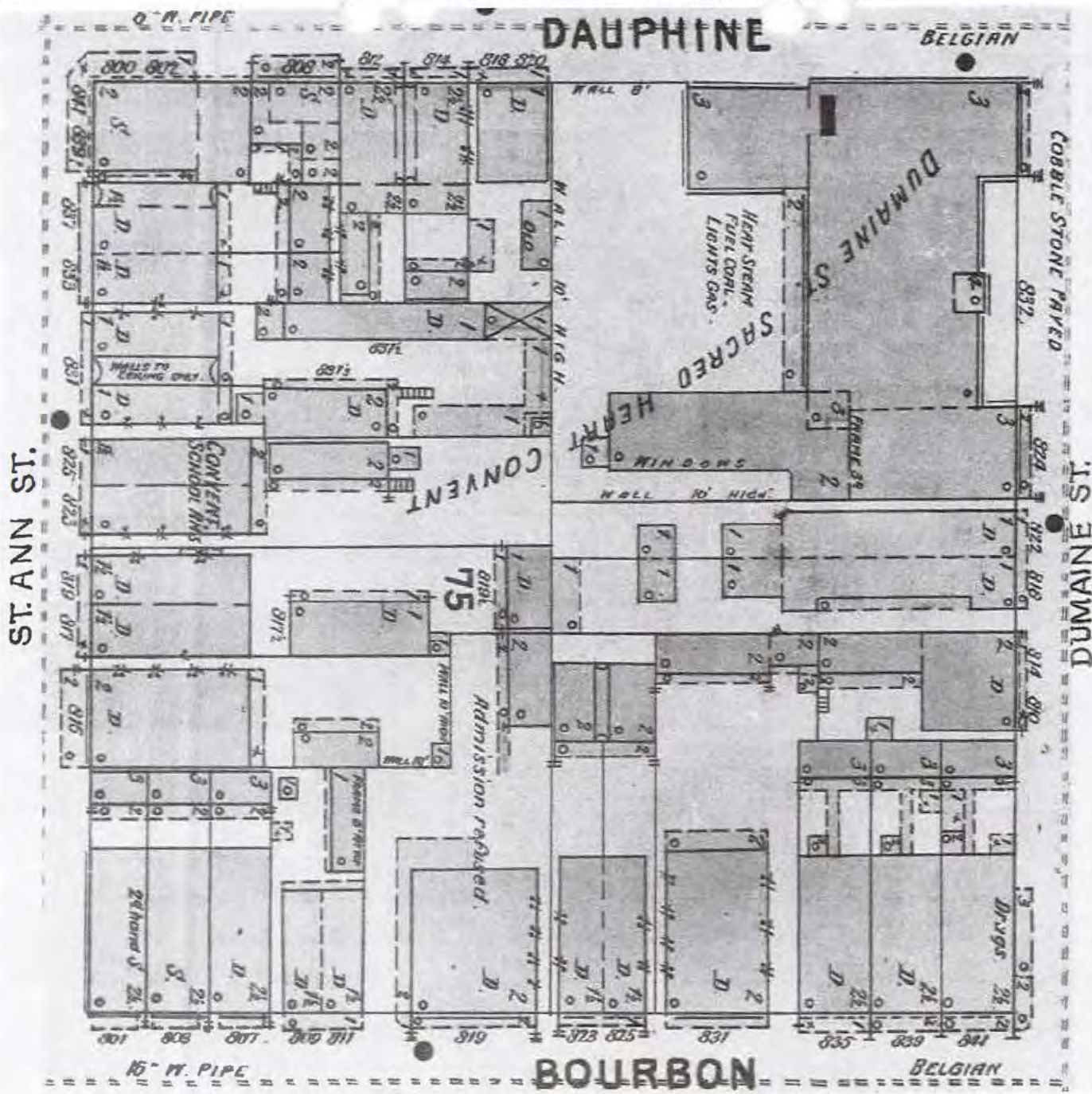
- Photograph continuation sheet
- Attachment 1. 1885 Sanborn Map
- Attachment 2. 1885 Sanborn Map
- Attachment 3. circa 1890 photograph, 1887 James Freret designed academy (HNOC)
- Attachment 4. 1896 Sanborn Map
- Attachment 5. Ca.1900 photograph (HNOC)
- Attachment 6. 1908 Sanborn Map
- Attachment 7. West wing, 840 Dumaine, ca. 1929
- Attachment 8. East wing (824 Dumaine). Circa 1843 doorway, circa 1937 photo (TU)
- Attachment 9. East wing (824 Dumaine) in forefront, ca. 1939 photo, LSM
- Attachment 10. East wing (824 Dumaine) in forefront, ca. 1940 (VCC archives)
- Attachment 11. 1940 Sanborn Map
- Attachment 12. 1949, 10.15 Times Picayune: cornerstone laid for school, with drawing
- Attachment 13a. Wogan, Bernard & de la Vergne plans, 1949. Elevations
- Attachment 13b. 1949 plans. 1st floor
- Attachment 13c. 2nd floor plan
- Attachment 13d. 3rd floor plan
- Attachment 14. New academy, circa 1950 (HNOC)
- Attachment 15. 1951 updated Sanborn Map, outlining new school



Attachment 2
1885 Sanborn Map

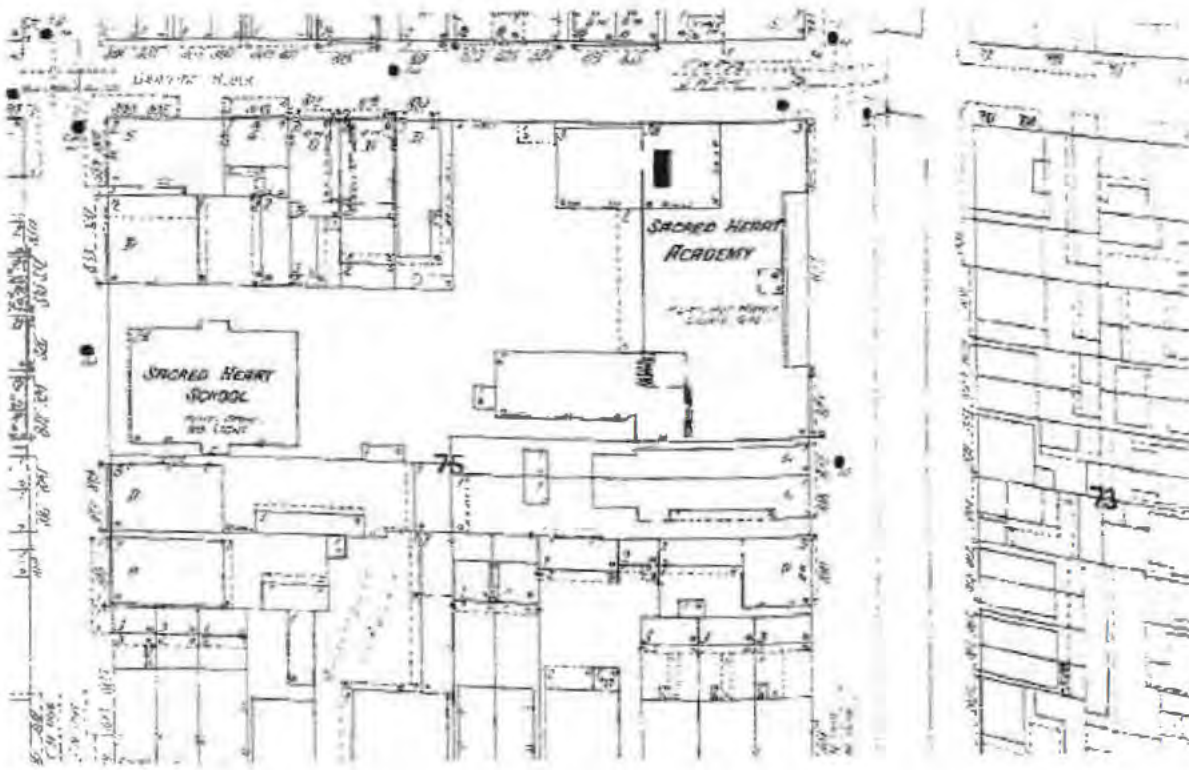








Attachment 6
1908 Sanborn Map

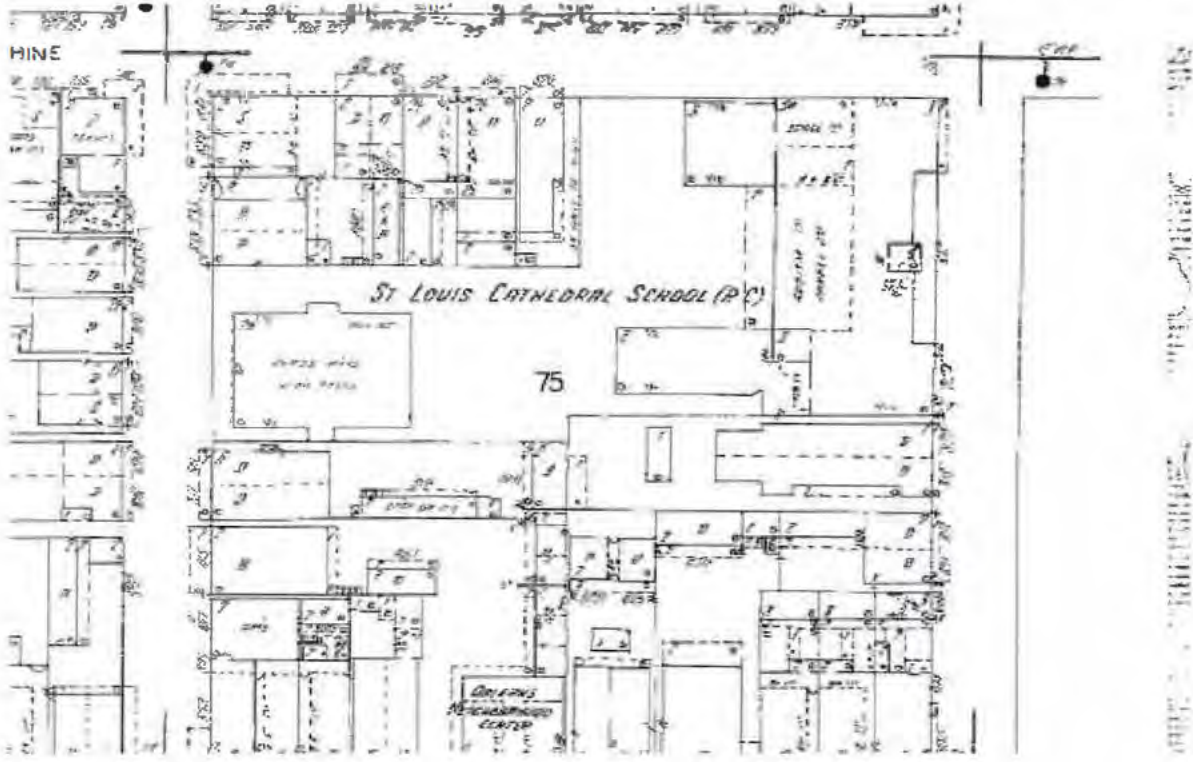












Annual School of Religion to Open



THREE-STORY STRUCTURE, WITH CONVENT, TO BE BUILT



TWO STUDENTS, Joan Lacey (left) and Mrs. Valeria Esté, also look at the shrine honoring Our Lady of Fatima, erected at St. Mary's Dominican college.

Our Lady of Fatima Shrine Is Unveiled at Dominican

ARCHBISHOP WILL LAY CORNERSTONE

Ceremonies Set Sunday for Cathedral School

The cornerstone for the St. Louis Cathedral school at Duvaline and Dauphine will be laid at ceremonies Sunday at 3:30 p. m.

Archbishop Joseph F. Rummel will lay and bless the cornerstone, which will contain a reliquary cross in which will be a relic of the True Cross and relics of several saints. The cross was taken from the cornerstones of the convent which was razed to make room for the school.

Assisting in the ceremonies will be Mayor deLoeuvre S. Murrison; the Rev. Henry C. Berou, archdiocesan superintendent of schools; the Rev. Charles Burke, pastor of the Cathedral; and other civic and ecclesiastical officials.

The ceremonies will follow a procession of school children and parishioners led by the Holy Cross band. The principal address will be given by the Rev. Vincent Verderme, assistant pastor of St. Mary's Italian church.

The school will be a three-story brick structure, with the style of French Quarter houses. There will be a two-story convent for Theresian Sisters, who staff the school. Cost of the project is estimated at \$250,000. Architects are Wagon, Bernard and de la Vergne and contractors are Feltlin and Rickett.

The parish will hold its fall bazaar Saturday and Sunday on the school grounds at Josephine and St. Ann. Proceeds will go toward the school building fund.

EPISCOPAL GROUP TO HAVE CLASSES

Bishop Jones Will Conduct Final Services

The annual school of religion sponsored by the Episcopal churches of New Orleans will open Monday and continue through Monday, Nov. 21.

Services will meet each Monday from 7:30 p. m. to 9:30 p. m. at Christ the King Cathedral. The school is a project of the department of Christian education, under the auspices of the Episcopal Laymen's Association.

In the first hour, classes will include "The Minor Prophets Considered the Light of Their Application to the Problems of the Modern World," the Rev. Charles L. McGovern, "Four Hundred Years of the Book of Common Prayer," the Rev. Henry W. Havens, and "The Message of Church Symbolism," the Rev. Sherwood S. Clayton.

In the second hour, the classes will be "Venture in Faith," by the Rev. Robert H. Manning, and "A Course for Lay Leaders," by the Rev. U. Julian Bartlett.

Religious devotional services will be held at each school meeting. The Very Rev. Albert R. Stuart will conduct the services at the opening session. Others who will lead later services are the Rev. James W. Temple, the Rev. Sidney L. Vail, the Rev. David S. Crumley and the Rev. Alfred Christy.

The Rt. Rev. Gerald M. Jones, bishop of the diocese of Louisiana, will conduct the final services.

Officers of the school are Mrs. Frances Abbott, president; Miss Nelson Wood, vice-president; Miss Killian-Rose J. Dunn, secretary-treasurer; and the Rev. Canon William S. Turner, clergy representative. William Donald George is organist.

METABOLIC MINISTER TO BE GREAT SPEAKER

The Rev. J. W. Sealey, minister of the Metabolic Presbyterian church, will be guest speaker at the 7:45 p. m. service Sunday at the Napoleon Avenue Presbyterian church, Dr. Dunbar H. Ogden, pastor at the latter church, announced Friday.

The Rev. Mr. Bracey will speak on "A Popular Idol."



REV. HAROLD H. BULA

Missionary Will Be Heard Sunday

The Rev. H. M. Bula, a missionary on foreign work in Nigeria, Africa, will be guest speaker at the annual mission festival Sunday morning at the First English Lutheran church, Post and St. Claude.

He will preach at three morning services at 8, 9 and 10:30 a. m. He will tell of his experiences in Africa where the Lutheran Church, it was reported, has gained a baptized membership of about 17,000 in less than 15 years.

The missionary will remain in the United States for about a year, Kay Barth, director of public relations for the Southern district of the Lutheran church, said Friday.

Church to Mark Silver Jubilee

The silver jubilee of St. Monica's church, 2027 S. Galvez, will be celebrated at a solemn high mass Sunday at 10:30 a. m.

Archbishop Joseph F. Rummel will preside in the sanctuary, and visiting priests and superiors of the Holy Ghost convent who have visited the church since its founding will take part in the services. The Rev. A. J. Walsh, pastor of St. Daniel's church, Shreveport, will be celebrant of the solemn mass, and the Rev. J. V. Huber, pastor of Holy Ghost church parish, will give the sermon.

St. Monica's parish was divided from Holy Ghost church 15 years ago because of the rapid expansion of the older parish.

STATUE BLESSING IS SET FOR SUNDAY

A statue of Blessed Martin de Porras will be placed on the altar and blessed Sunday afternoon at St. Jean de Arc Catholic church, 919 Cabanboue, according to the pastor, the Rev. George Wilson.

After the blessing of the statue, a veneration of the relic of Blessed Martin de Porras will take place. A South American Dominican, the Blessed Martin de Porras has been called the "Apostle of Intercultural Justice," and many Catholics throughout the world are praying for his canonization, Father Wilson said.

The service on Sunday will begin at 4 p. m.

Church of Christ
Organized by the Spirit of Prophecy
(The Bible and the Holy Spirit)
Singing by the Church of Christ
1000 S. West Street
New Orleans, La.

PLAN PRESBYTERIAN RALLY ON MONDAY

Women of the Presbyterian churches of New Orleans will have a citywide home mission rally at the St. Charles Avenue Presbyterian church at 7:45 p. m. Monday.

The program will be conducted by the Rev. T. R. Bourque, superintendent of home missions in the New Orleans Presbytery. Guest speakers, coming from the Birmingham, Alabama, and Young Missions in Hammond, New Orleans and Tampa, Fla., missions, respectively, will tell of life in those missions.

PLAN BENEFIT DANCE

A benefit dance and floor show will be sponsored by the Catholic Youth Organization of Holy Cross church Sunday at 8 p. m. in the school auditorium, 2868 Esplanade. Proceeds will be given to the school Co-operative Club as a contribution to its school building fund.

Valence St. Baptist Church
Pastor
DR. OTTO HUTTON
1212 Poydras St.
New Orleans, La.

Ragnar Memorial Methodist Church
"The Church of the Little Shepherd"
1000 St. Charles Ave.
N. O. 71705-00, phone
1140 A. 32
"Something to Stand On"
—A Church of the Future—
101 St. M.
"Why Missions?"

Ciudad Trujillo Rector to Speak

The Rev. Ray Caswell of Ciudad Trujillo, Dominican Republic, will speak at the 11 a. m. services Sunday at Grace Episcopal church.

He is pastor of the church of the Epiphany in Ciudad Trujillo and has been in this country as a delegate to the general convention from his missionary district.

St. Charles Avenue Christian Church

1000 St. Charles Avenue
Advised E. Carroll, Secretary
Charles R. Davidson, Treasurer
Services at 10:30 A. M. and 7:30 P. M.
Church School at 1:00 P. M.
Mrs. Gertrude M. de la Roche
Sunday School for Children
Singing School at 10:30 A. M.
1000 St. Charles Avenue
New Orleans, La.

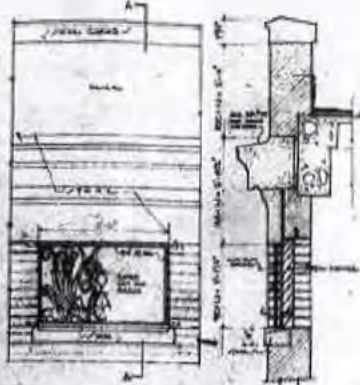
Trinity Church

1929 Ave. B
REV. GAY

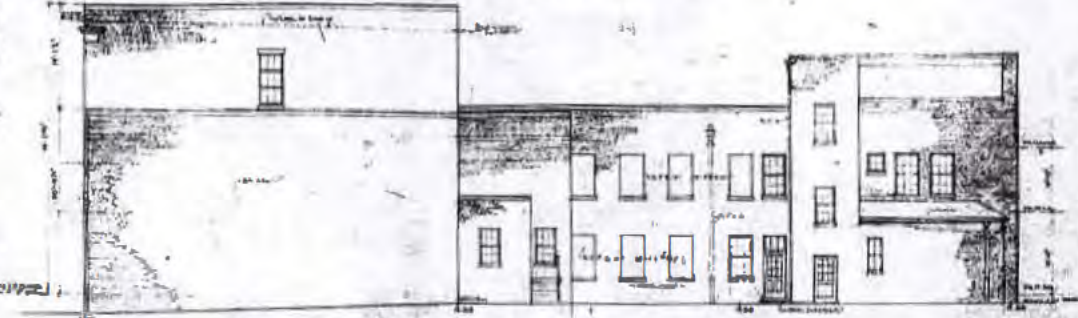
Attachment 12
1949, 10.15 Times Picayune,
cornerstone laid for school,
with drawings
CAP
METH



.. DUMAINE - STREET ELEVATION ..
 SCALE 1/8" = 1'-0"



· PART ELEVATION · · SECTION A-A ·
 .. DETAIL OF GRILLE & VENTILATOR ..
 · DUMAINE - 1' CLEV. ·
 · SCALE 1/4" = 1'-0" ·



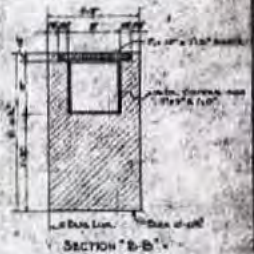
.. SOUTHWEST - ELEVATION ..
 SCALE 1/8" = 1'-0"



.. DAUPRINE - STREET ELEVATION ..
 SCALE 1/8" = 1'-0"



.. SOUTHEAST - ELEVATION ..
 SCALE 1/8" = 1'-0"



SECTION "B-B"



INSCRIPTION
 ALLOW FOR 800 LETTERS
 CUT INTO STONE

ELEVATION

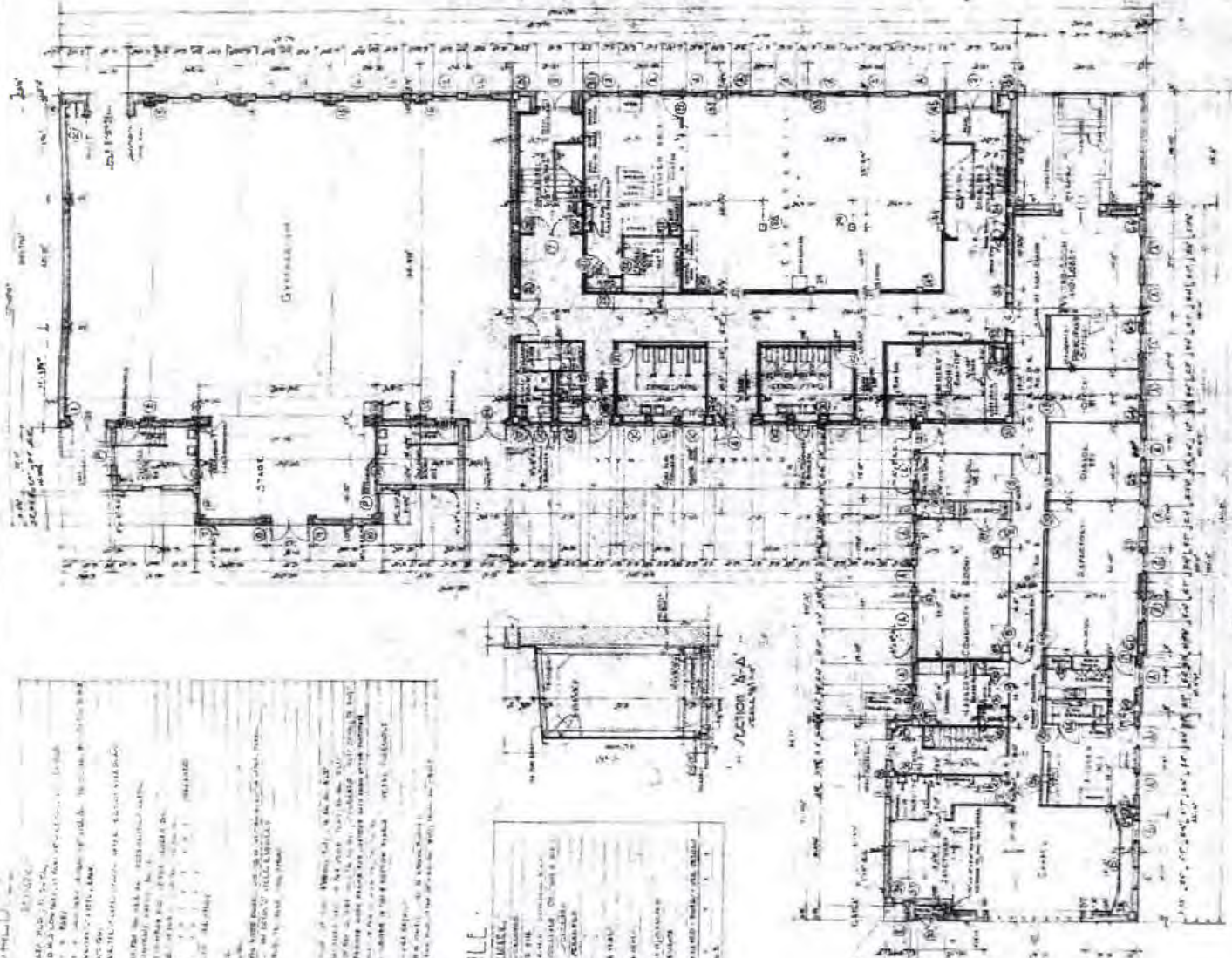


PLAN

DETAIL OF TABLET STORE
 SCALE 1/4" = 1'-0"

DE: M...
 CLASSIFIED BY...

.. ST. LOUIS CATHEDRAL -
 PAROCHIAL HOUSE ..
 ARCHITECT: BERNARD & DE LA VERGNE
 1949



TYPICAL SECTION THROUGH CORNER
 OF GLAZED TILE WALL
 SCALE 3/4" = 1'-0"

GENERAL NOTE:
 ALL MATERIALS SPECIFIED IN THIS PLAN ARE TO BE OF THE BEST QUALITY AVAILABLE AND TO BE MANUFACTURED IN THE U.S.A. UNLESS OTHERWISE SPECIFIED.

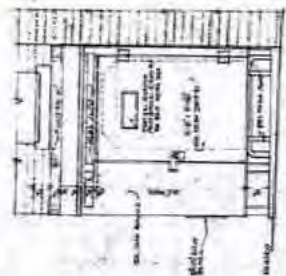
W. B. WOGAN
 ARCHITECT
 1001 CALIFORNIA STREET
 SAN FRANCISCO, CALIF.

DOOR SCHEDULE

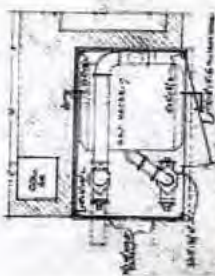
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3	WOOD DOOR WITH GLASS	WOOD	WOOD
4	WOOD DOOR	WOOD	WOOD
5	WOOD DOOR WITH GLASS	WOOD	WOOD
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9	WOOD DOOR WITH GLASS	WOOD	WOOD
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26	WOOD DOOR	WOOD	WOOD
27	WOOD DOOR WITH GLASS	WOOD	WOOD
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29	WOOD DOOR WITH GLASS	WOOD	WOOD
30	WOOD DOOR	WOOD	WOOD

WINDOW SCHEDULE

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6	WOOD WINDOW WITH GLASS	WOOD	WOOD
7	WOOD WINDOW	WOOD	WOOD
8	WOOD WINDOW WITH GLASS	WOOD	WOOD
9	WOOD WINDOW	WOOD	WOOD
10	WOOD WINDOW WITH GLASS	WOOD	WOOD
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12	WOOD WINDOW WITH GLASS	WOOD	WOOD
13	WOOD WINDOW	WOOD	WOOD
14	WOOD WINDOW WITH GLASS	WOOD	WOOD
15	WOOD WINDOW	WOOD	WOOD
16	WOOD WINDOW WITH GLASS	WOOD	WOOD
17	WOOD WINDOW	WOOD	WOOD
18	WOOD WINDOW WITH GLASS	WOOD	WOOD
19	WOOD WINDOW	WOOD	WOOD
20	WOOD WINDOW WITH GLASS	WOOD	WOOD



WINDOW ELEVATION

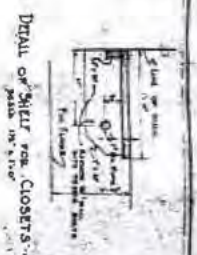
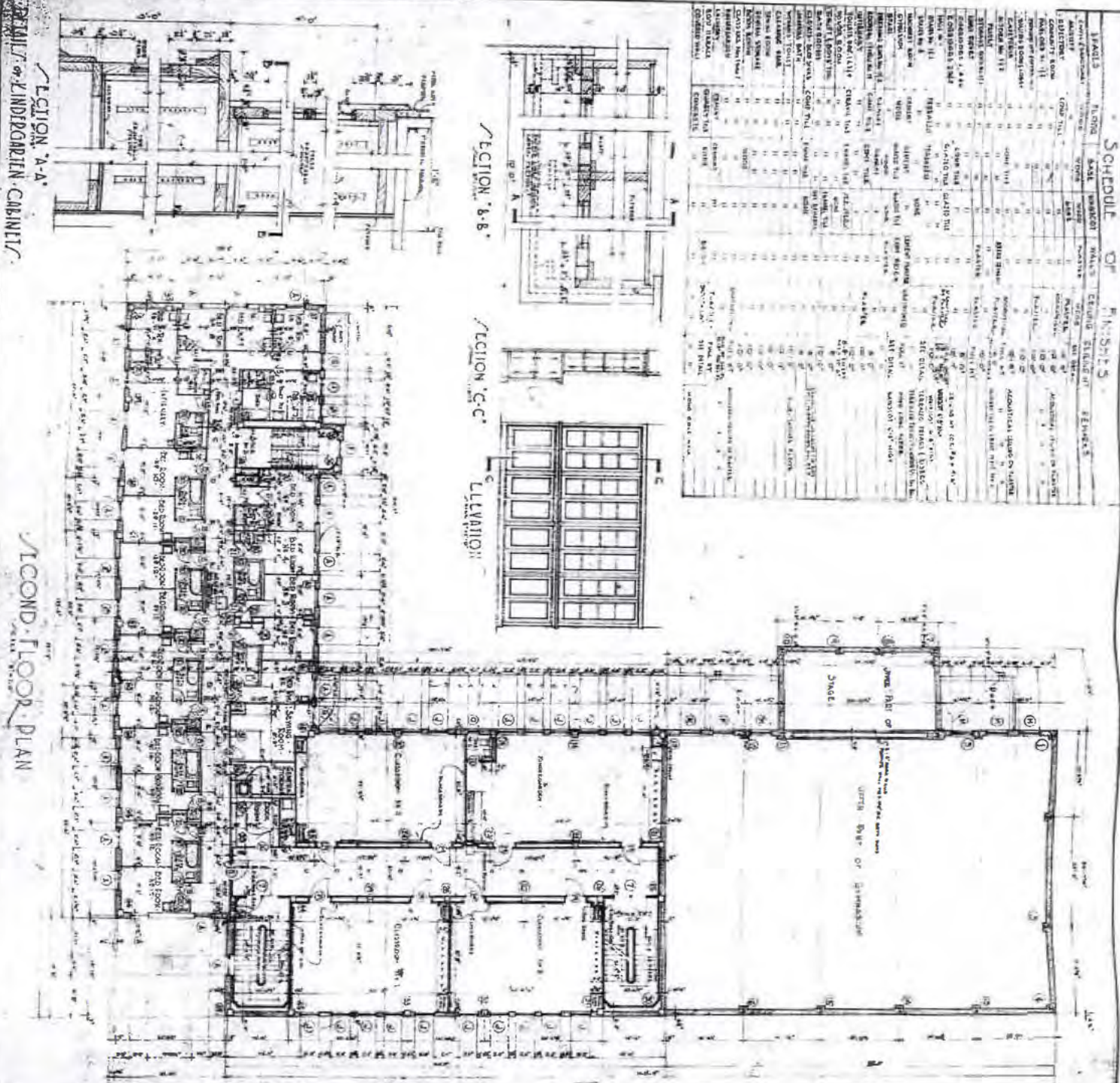


DOOR ELEVATION

DETAIL OF CORNER WITH TILE MOWING

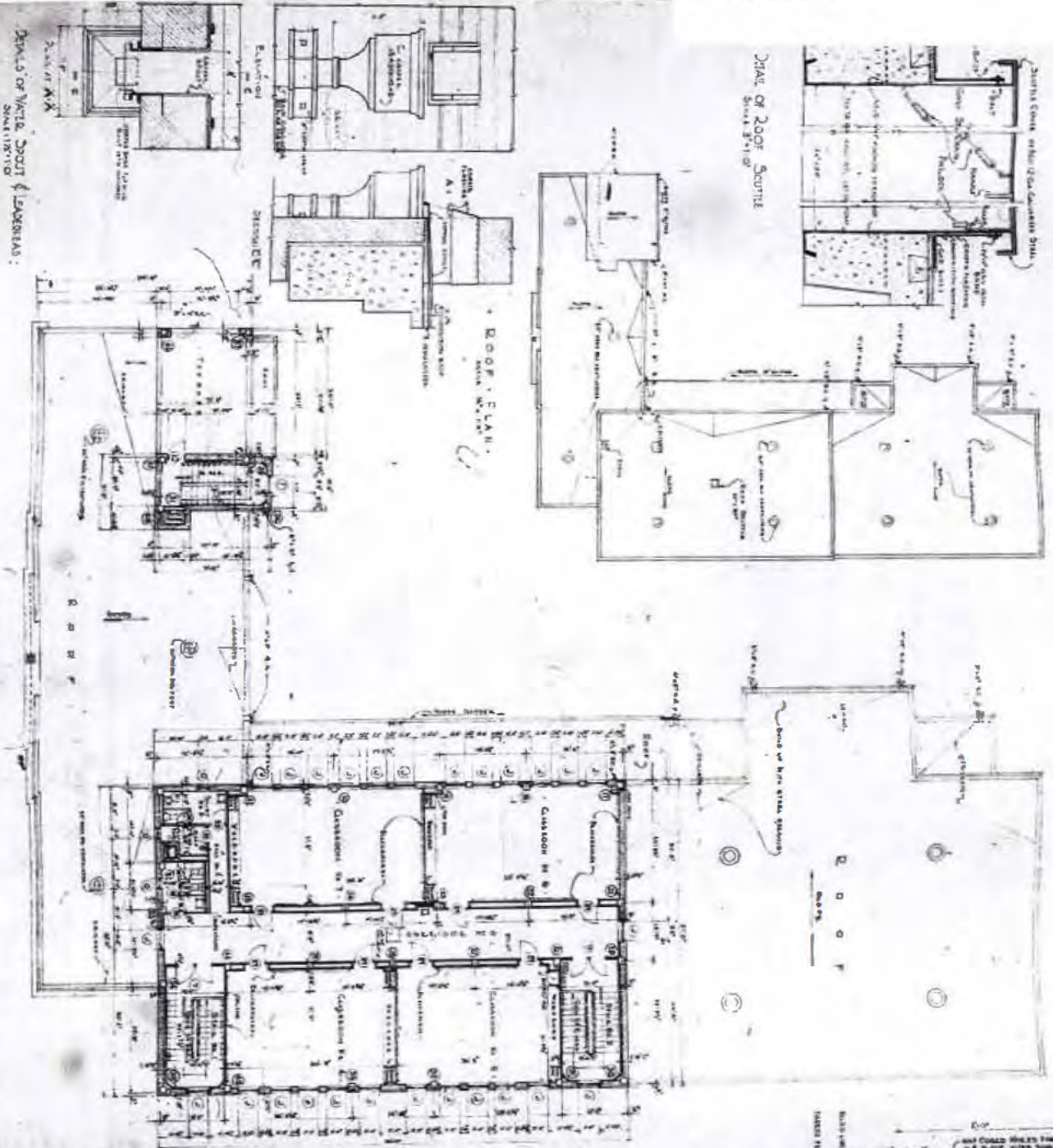
SCHEDULE OF FINISHES

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1 HOUR CALIBRATED
 BAROMETER
 700

Handwritten notes and signatures:
 W. Van...
 Bernard...
 de la Vergne



THIRD FLOOR PLAN

DETAILS OF WIRE DUCT & LAMPREAS:

DETAIL OF ROOF SCOURT

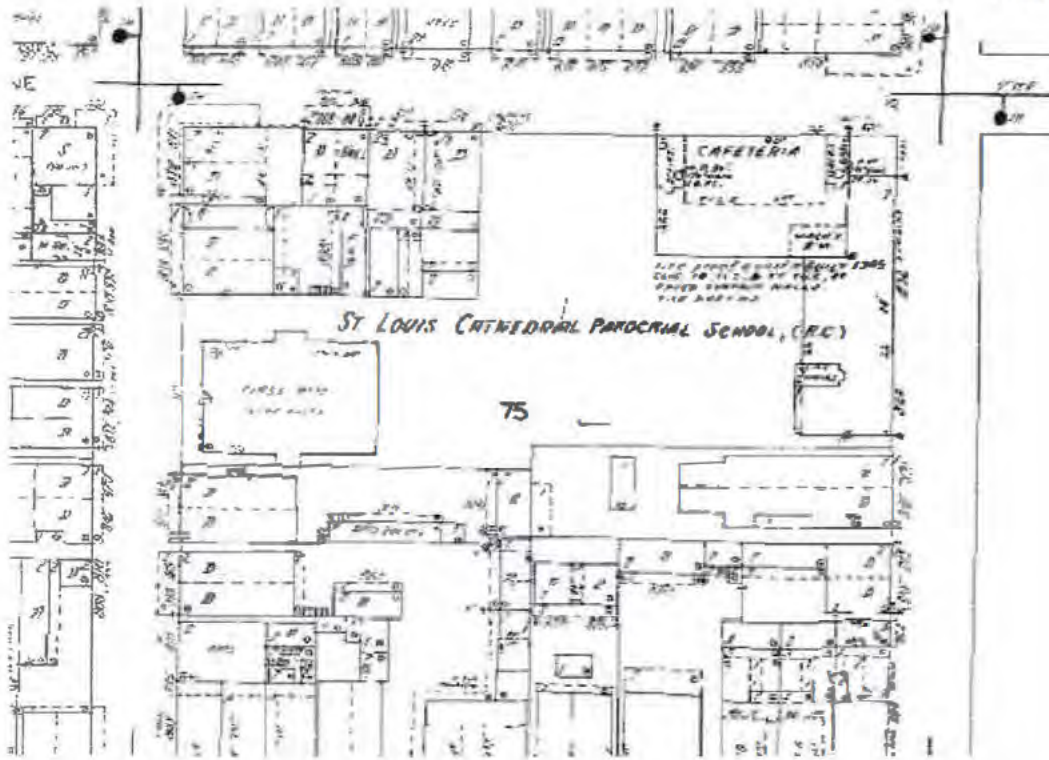
DETAILS OF ROOF SCOURT
 DETAIL DOOR

W. de la Vergne
Jan 1, 1949

W. de la Vergne ARCHITECTS 1000 BROADWAY NEW YORK 10, N.Y.	
DATE	1949
PROJECT	3 rd FLOOR PLAN
NO.	13d



Attachment 15
1951 updated Sanborn Map,
showing new school





ARCHDIOCESE OF
NEW ORLEANS

Chief Financial Officer

September 20, 2016

Ms. Allison Saunders
Louisiana Division of Historic Preservation
P.O. Box 44247
Baton Rouge, LA 70804

Re: Cathedral Academy Property
820 Dauphine Street
New Orleans, LA 70116

Dear Ms. Saunders,

We hereby authorize Academy Real Estate, LLC to apply for the Evaluation of Significance and the Description of Rehabilitation for the property owned by The Archdiocese of New Orleans, located at 820 Dauphine Street, New Orleans, LA, as they are conducting their due diligence in connection with a transaction for this property.

Should you have any questions, please feel free to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey J. Entwisle", with a long horizontal flourish extending to the right.

Jeffrey J. Entwisle

504-861-6251

Fax: 504-866-2906

jentwisle@archdiocese-no.org

7887 Walmsley Avenue

New Orleans, LA 70125

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

1. Vieux Carré Additional Documentation
2. State/Federal Agency Certification
3. As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets, meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria.

Signature of certifying official/Title: Phil Boggan, State Historic Preservation Officer Date

Louisiana Department of Culture, Recreation, and Tourism
State or Federal agency/bureau or Tribal Government

5. Number of Resources Within Property

- Contributing Buildings: 85
- Non-contributing buildings: 21
- Buildings previously listed on National Register: 90 contributing buildings in original district | know we do not have an accurate count for the whole district; we know 28 from the previous update under FQ Revival
- Updating period of significance for existing district changes 15 buildings from non-contributing to contributing, 8 contributing buildings now change to non-contributing due to inappropriate alterations.

Part 7:

The Vieux Carré was updated in 2011 to add a new area of significance under Criterion A: Conservation to include the French Quarter Revival architectural style. This update included adding 28 contributing buildings under this area of significance. The period of significance set up for these buildings was 1934-1961. This current additional documentation document further updates that period of significance to 19?? for buildings classified under the French Quarter Revival style. By updating the period of significance to 19??, x number of contributing buildings are being added to the Vieux Carré for their significance as French Quarter Revival style buildings.

Buildings Constructed Between 1962 and 19??:

The following discussion of the French Quarter Revival Style is taken from the 2011 update to the Vieux Carré:

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Vi	x Ca	Additional Documentation
Name of	perty	
Orleans P	sh. LA	
County a	State	
N/A		
Name of multiple listing (if applicable)		

"Overall Architectural Character of the Vieux Carre:

While the Vieux Carre has the reputation of being an ancient place, actually relatively little survives from the colonial period, due to disastrous fires in 1788 and 1794. Today's district has a huge inventory of fine buildings from roughly 1800 to 1860, but there are also many Victorian Era buildings (for example, Italianate commercial buildings, Italianate shotguns and Eastlake shotguns) and early twentieth century buildings (for example, in the Craftsman style). The 1983 National Register update estimated that 19% of the overall building stock dated from 1862 to 1900 and 14% from 1900 to 1933.

Architecturally the district is a place of great variety – in time, style, and type (with the notable exception of modern styles, which are found only very occasionally and along the periphery). Quoting Malcolm Heard, a member of the Vieux Carre Commission, in his overview of the 1980s survey: "The final point to be made is perhaps the most important: the diversity of the Vieux Carre should be understood and highly valued. The buildings represent no single style but an extraordinary assemblage of quite different styles and attitudes extending from the Ursuline Convent of about 1750 to the present day. Each successive style is of interest in itself, including those of our own century, once we gain sufficient distance to see it."

The "French Quarter Style":

The above diversity notwithstanding, in the popular imagination, the Vieux Carre equals French Creole cottages and lacey iron galleries on old red brick buildings. Ironically, the signature lacey galleries are from the American period. Countless rather chaste earlier buildings received elaborately worked cast-iron galleries in the 1840s and '50s.

These evocative images of Old New Orleans were revived in the mid-twentieth century in what was known at the time as the French Quarter or Vieux Carre style. (See also Part 8.) In a Times-Picayune article of August 2, 1959, describing renovation work planned for the Quarter, the author noted that the "iron-lace trim and balconies" of the old brick buildings "boast the charm of old New Orleans." "We understand," he continues, "that in cooperation with the Vieux Carre Commission, he [the new owner] will restore these properties in Vieux Carre style . . ."

The Vieux Carre style had various permutations, as detailed in the inventory below. Most often, new construction was generally evocative of iconic French Quarter building types – for example, a traditional historic building shape with a few typical French Quarter details. In a few notable instances, buildings were touted as "reconstructions" of demolished historic buildings, sometimes using salvaged parts. (See Part 8 for the Vieux Carre Commission's demolition policy that made provision for demolitions and rebuilds under certain circumstances.)

In summation, a definition of the French Quarter Style from this period would include

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Vieux Carré Additional Documentation
Name of Property
Orleans Parish, LA
County and State
N/A
Name of multiple listing (if applicable)

Section number 7 Page 3

the following: 1) the urban party wall Creole cottage form (with and without front galleries, largely without); 2) cast-iron galleries in lacey plentitude; 3) shallow cantilevered balconies with a wrought-iron look to the railings; 4) simple Greek Revival denticular brick cornices; 5) French doors; 6) wooden galleries on buildings designed after the manner of rear Quarter dependencies; and 7) Greek Revival columnar shopfronts. There is one fully developed French eighteenth century neo-classical-style building (#12 below) that resembles the nearby Ursuline Convent (1745). Finally, there are some quietly classical buildings with one or two signature applied features.

Among the most interesting buildings are utilitarian ones (two warehouses and a parking garage) designed to blend into the Quarter. All three are located on Bienville Street, near the edge of the VCC-controlled district and near Canal Street, a major commercial thoroughfare. The architects used traditional details such as wooden windows, cast-iron balconies, etc. – all for the French Quarter look rather than function. (See buildings 4, 6 & 7 below.)

There are also a few instances of historic buildings being remodeled to look "more French Quarter" – or at least, someone's perception of French Quarter. Continuing a tradition begun in the pre-Civil War years, the chaste, largely unadorned 1842 building at 508-510 Chartres (#10 below) received a multi-level lacey cast-iron gallery in 1954. (The gallery totally dominates the façade.) And there is one instance of an elaborate Victorian Era cottage being totally remodeled in a simpler Greek Revival-style in 1945-46 (#20 below). (The ear molded doorway is either salvaged or a good copy.)

The French Quarter Style reached its high-profile apogee (at least within the 1934 to 1961 timeframe of this update) with the controversial construction in 1960 of the Royal Orleans (now the Omni Royal Orleans), the first hotel to be built in the Quarter since the Monteleone (1908). The largest French Quarter style building ever built in the district, the hotel occupies the site of the venerable St. Louis Hotel, demolished in 1916. (The site had become a parking lot.) Years in the making and with Edgar Stern, a very prominent businessman/philanthropist behind it, the hotel was announced in the newspapers in the summer of 1957.

Initially the architectural firm of Curtis and Davis, specializing in the modern style, was hired for the project. Davis suggested a series of designs that might be a "bit of a departure" for the French Quarter (quoting from a book on the hotel). In late 1955 the VCC rejected Davis' designs, writing the firm that "the elevations were deemed not in character." Fairly soon the developers added to the design team traditionalists Koch and Wilson. Essentially the firm of Koch and Wilson was retained to design the exterior, with Curtis and Davis mainly responsible for the interior. In their November 1957 approval of the new design, the commission wrote: "Every new building in the Vieux Carre has to be considered individually. It is felt that the design as approved will give a

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building that is truly French Quarter in design at a great expense to the applicant, and it will replace an open parking lot that has been one of our problems for years."

Much emphasis was placed on the hotel taking its architectural cue from the old St. Louis Hotel. Like the St. Louis, the building has an arcaded first floor (with a small section of the St. Louis arcade being reused on a side elevation) and square head openings on the upper floors. Quoting Sam Wilson: "Of course, we were greatly influenced by the style of the St. Louis Hotel. We gave the Royal Orleans the same height as the St. Louis had, a similar cornice line, a similar mass." To add to the French Quarter look, lacey ironwork galleries were used – in this case sparingly to break up the mass of the primary elevations. The design received a Vieux Carre Commission award the year the facility opened. The hotel was designed to be able to handle an additional story, and in 1963, a Mansard roof ("in the Parisian manner," as noted at the time) was added to provide for a seventh story (Koch and Wilson; Curtis and Davis).

From previous update: The following buildings are contributing elements to the Vieux Carre because they exemplify an approach to historic preservation dominant at the time: the use of the French Quarter Style to be "in character" with, and preserve the feeling of, the old quarter, as noted above."

Note about Criterion Consideration G:

If we want to say they all are, what about ones less than 50 years old? Here's what Jim said: As for the POS, take it to the logical end. You do not need to spell out *what* the exceptional significance criteria might be for properties less than 50, you merely need to note that those constructed/altered, or achieving significance within the last 50 years must demonstrate exceptional significance. Let the nominator then make the case.

Do you want all of the buildings through the 1980s included? Or should we end it sooner? What do you think the case for exceptional significance is? Or is there the possibility that we state that the buildings pointed out in this nomination are eligible once they are 50? I can ask Jim if that is even an option.

I made the following table and realized that the major use of it seems to end by 1987. One could argue to end it in 1985 as that was the last year there were multiples, but who knows. This is the tricky part with this one ☺

1962	CCCC
1963	I
1964	II
1965	III
1966	
1967	II
1968	III
1969	I

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1970	I
1971	II
1972	II
1973	I
1974	I
1975	
1976	
1977	I
1978	
1979	I
1980	
1981	III
1982	II
1983	I
1984	III
1985	II
1986	I
1987	I
1988	
1989	I
1990	
1991	
1992	
1993	
1994	
1995	
1996	
1997	
1998	
1999	
2000	II
2001	I
2002	
2003	
2004	
2005	
2006	
2007	I

INVENTORY OF FRENCH QUARTER REVIVAL STYLE BUILDINGS, 1962-1977

The 2011 update to the district that added French Quarter Revival as an additional area of

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significance included an inventory for 28 buildings. A new resurvey was done of the buildings that post-date 1961 in order to evaluate their significance under the French Quarter Revival Style. These are included in the following inventory.

Survey of selected what do you mean by selected? Vieux Carré post-1961 buildings

- 1. Barracks Street 825-827. c. 1962 (Unknown architect).** Although it does not seem to have been remarked on by the press, at the time of its 1962 construction, this two-and-half story house was apparently the first private residence built in the French Quarter since World War I (or earlier). It replaced a modest two-story, two-bay frame house that dated to the mid-1800s. The new house looked to an earlier era for its inspiration and was modeled on the service buildings often allied to Creole townhouses. Various used as kitchens, slave/servant quarters, and workshops, the backyard buildings were well-suited to the sub-tropical New Orleans climate with high ceilings and multiple openings. This house is built up to the sidewalk and clad in old brick. The ground floor and second level each have three full-length openings, all covered with louvered shutters. The cantilevered gallery, which bisects the front facade, is frame with four slender wooden posts supporting the roof extension. The steeply pitched end-gable roof has two large dormers with three-over-three windows. The shutters, steep roof, and dormers were all added to the building later, probably in the 1980s. Photos from the mid-1960s show the house with a low-pitch hip roof and a heavy roof cornice. The changes, which perhaps were meant to confer a stronger French Quarter look, unfortunately altered the scale and proportions of the house. The heavy roof, over-large dormers, and shutters overload the small facade creating a visual imbalance.
- 2. Barracks Street 826-828. 1987 (David Becnel, architect).** A completely new single-family home was built on this vacant lot after many years of wrangling with the Vieux Carré Commission. A small, early 20th century dwelling disappeared in the 1950s and from the 1960s onward several individuals made efforts to obtain permission to construct a new house on the site. The final design is a stuccoed, three-story, 3,400 square foot residence in the French Quarter Style that echoes a detached, two-story service building in both its design and placement at the rear of the lot. The house is L-shaped with the front section filling the width of the lot. The four-bay front has French doors with shutters on the first and second floors, opening onto a gallery on the second floor. Two dormer windows are set at the center of the roof which is framed by fire walls that extend above the roof at each side.
(N.B. The house is only partially visible from the street, set back 80 feet from an eight-foot brick privacy wall.)
- 3. Blenville Street 715. 1974 (S. Stewart Farnet, Architect).** Two-story brick commercial building with a front facade dominated by a cast iron gallery. The design is based on 1850s' era Creole style buildings with arched door and window openings on the ground floor and symmetrical French window openings on the second floor. Instead

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of a balcony that would be typical of the antebellum Creole design, the exterior second floor is a gallery (covered) and extends over the sidewalk into a canopy. The proportions are an exaggeration of the Creole style but sustain the design language. The building was awarded a Vieux Carré Commission certificate of merit for new construction in 1974.

4. **Bienville Street 928-930. Addition, 1981. (Becnel & Associates, Architects).** This double Creole cottage was originally a "narrow" Creole cottage, a two-bay masonry building whose tall gabled sides accentuated the narrowness of the facade. At the time of the new construction, the c. 1830 house did not have a dormer, which was typical for this type of Creole cottage of the era. The 1981 construction doubled the size of the building, making it a double, four-bay Creole cottage and added two dormers. Period details include batten shutters for the French doors. The original materials, massing, and workmanship were admirably replicated. The new construction is imperceptible to all but specialists.
5. **Bienville Street 932-936. 1981. (Becnel & Associates, Architects).** One of two buildings built in a courtyard setting to function collaboratively as a hotel. The compound is oriented toward Burgundy Street. From the street the view is partly obscured by a masonry privacy wall and cast iron gate. The two-story rear building is patterned on a traditional detached service building. The narrow cantilevered balcony has a simple iron railing. The single slope metal roof is bracketed with firewalls. There are three door-height openings on each level. They are deep-set and evenly placed, without surrounds or other framing. They appear to have single, fixed glass doors as opposed to French doors. The exterior stucco on both on the street-facing and the courtyard-facing facades is smoothly finished. See below for the companion building.
6. **Bienville Street 938-940. 1981. (Becnel & Associates, Architects).** The back of this building opens onto a courtyard shared with 932-936 Bienville, described above, with the front facade on Burgundy Street. This was originally a two-story 1920s commercial building. It was completely renovated, becoming a three-story building that suggests a Creole townhouse. The front facade is a simple composition of a metal gable-end roof with firewalls, a cantilevered second-story balcony with an unadorned iron railing, and a repeating pattern of three openings on each floor, each lightly accented with a stucco relief surround. The openings are deep-set and have fixed glass. On the Bienville side, there are two windows for each floor, again with fixed glass and modest surround. The rear of the building, facing the courtyard, mirrors the rear two-story building with three openings on each floor and a modest balcony on the second floor. The fourth facade is flush with the adjoining building on Burgundy and thus not visible. These two buildings pass the "first glance test" of compatibility with the Vieux Carré landscape. They blend into the built landscape by virtue of their scale, roof forms, and placement. But a closer look shows that there is scant use of the elements of French Quarter Style (only the

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cantilevered balconies and party wall) and a concomitant lack of texture, details, or other elements that add to the "the character and feeling" of the Vieux Carré.

7. **Bourbon Street 137-141. Circa 1963. (Architect Unknown)** A rare Modernist building in the Vieux Carré built without any concession to traditional French Quarter designs. A 1964 photo in the Vieux Carré Survey shows the corner building on Bourbon and Iberville with a similar footprint and silhouette, as a rectangular building with a flat, industrial facade and a band of two-over-two windows within a second-story recess. The site was reportedly a laundry among other light-industrial uses. In 1997 the building was transformed into a music club and restaurant. The architectural firm of Arthur Q. Davis & Partners added open commercial doors and windows to the ground floor. After several music-dining incarnations it became a Hard Rock Cafe franchise. During the 1990s a third story was added to the building.
8. **Bourbon Street 221-225 and 227-233. 1989. (John C. Williams, Architect).** Separate but matching two-bay Creole cottages. The three-story 1840s Creole townhouse that occupied this site was destroyed by fire in 1983. The owner's proposal to rebuild one story at a time was rejected by the Vieux Carré Commission. The lot was sold and six years later plans for the Creole cottages linked by a carriageway were approved. The story-and-a-half cottages each have two street level openings with double batten shutters. The single slope roofs are pierced by a single dormer with a three-over-three window. The 221 cottage has firewalls on both sides of the roof while its twin only has a firewall on the river side. The lakeside wall is flush with the adjacent building and a firewall was not included (or has been removed). The carriageway is closed to the public with a double batten board gate and overhead iron grill. There is very little detailing on the smooth stucco exterior which is consistent with early Creole cottage architecture.
9. **Bourbon Street 517-541, 1965 (George A. Thomason and Henry G. Grimbail, Architects).** The northwest corner of Bourbon and Toulouse streets is famous in New Orleans as the home of the French Opera House, long considered the city's pinnacle of culture and spiritual home of its francophone Creoles. The massive Greek Revival building burned in 1919 but it remains a familiar landmark in New Orleans's mythology. The Opera House, designed by James Gallier, Sr., and opened in 1859, was not rebuilt after the 1919 fire and the huge lot was ultimately used as a salvage yard. By the 1950s, however, large vacant lots in the French Quarter were being bought up by developers in hopes of building big, modern hotels. The Opera House site went through several hands until a group of Texas and Tennessee investors were able to put together a hotel plan that passed city and Vieux Carré Commission scrutiny in 1963. The "hallowed ground" (as the *Times Picayune* referred to the site in reporting on the project) was under construction in 1964 for a five-story, 186-room Downtowner Motor Inn. The Memphis-based Downtowner chain was a new corporation that positioned its

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hotels in the central area of small to medium cities to service conventions. The company's properties used a standard boxy Modernist design that incorporated the Downtown signature: an entire exterior wall with a brightly colored grid, not unlike a Mondrian painting. Wisely, the company did not attempt to impose its standard design on the Vieux Carré property. One of the project's biggest partners was Winthrop Rockefeller, of the Standard Oil fortune family, who had settled in Arkansas (and later to be governor). His name seemed to calm some preservation fears and the project moved rapidly ahead. The five-story building wrapped around the Bourbon-Toulouse corner with two prominent facades on each street, as the Opera House had, taking up more than half the block on each side. While the hotel designers did not try to reproduce the chain's customary Modernist box, the box produced instead is cluttered with Vieux Carré architectural elements without a sense of scale or connection. The street-facing facades are intended to represent several buildings but have only minimal differences, altering between stucco and brick cladding and galleries and box balconies on the second and third floors. The large, closely placed dormers on the top floor unmistakably stamp the building as a single entity. The balconies and galleries crowd the facades and the fifth floor's simulated dormers with large windows create a top-heavy silhouette that is out of scale with the ground floor openings of French doors and multi-pane windows. The building appears to have been influenced by the Royal Orleans (1960) but lacks its attention to detail and careful use of traditional French Quarter components. The hotel has gone through several ownerships and is now (2016) a Four Points Sheridan property.

10. **Burgundy Street 228-230, 1982 (Becnel and Associates, Architects).** Four-story brick over masonry building is linked to the compound of rental-condominium buildings at 928-930, 932-936, 938-940 Bienville Street (see descriptions, above). This building was constructed over a vacant, unpaved lot that was used as an informal car park. It is built up to the sidewalk with the ground floor level matching the adjacent building (listed as 938-940 Bienville) with three openings of similar height, square head transoms, and a string course that continues along the adjoining facade. The other first floor elements of heavy, plastered pillars framing the slightly recessed openings and full-length, narrow windows contribute to the 1850s commercial building impression. But the upper stories are a complete mismatch to the first floor. Three rows of three Mid-Century Modern horizontal sliding windows punctuate a blank brick wall, capped by a negligible dentilated cornice at the roof line, an indifferent composition that makes no effort to complete the mid-19th century ideas of the first floor.
11. **Burgundy Street 501-507, 1977. (Leon Impastato, Architect).** Built on the northeast corner of Burgundy and St. Louis streets, this four-unit condominium building is based on 19th century Creole row houses. The building is punctuated by three characteristic French Quarter design elements: a continuous balcony with a simple iron railing wrapping around the second floor, a gable-end pitched roof with four dormers and

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firewalls, and arched ground-floor openings. However, these components do not work together well due to a conspicuous disparity in the scale and massing of the design. The ground floor openings,

12. with arched double-paneled doors, are meant to refer to porte-cochere houses and traditional passageways but lack the height and emphasis associated with those elegantly placed openings. The too-closely placed second floor balconies appear to hover over the ground floor openings but the upper floor is divided between an orderly fenestration of eight French doors opening to the balcony and an expanse of blank, unmediated wall space rising to the roof. Instead of transoms over the French doors or the small attic windows sometimes placed just below the roof line, the upper wall is blank, as if it is unfinished. The St. Louis facade's upper story has a third floor French door and box balcony which gives it some balance. The other side facade (toward Toulouse Street) is only partly visible from the street but has also been left completely blank.
13. **Burgundy Street 617-621, 1973. (Perez & Associates, Architects).** Three-bay Creole cottage reconstructed from materials of the original 19th century building on the site. In their original proposal, developers of the Maison Dupuy Hotel at the corner of Burgundy and Toulouse sought to demolish the circa 1840 Creole cottage as part of their lot clearance. After public outcry, a compromise was devised for the cottage to be dismantled during construction of the hotel then rebuilt on the same spot, with the same footprint. As much of the original materials as possible were used in the reconstruction. The one and a half story cottage is wedged into the northeast corner of the hotel building and abutting the Creole cottage at 625 Burgundy Street. It is built up to the sidewalk with a brick over masonry exterior. The lower half of the front facade's brick is stuccoed over and painted white. The roof is low with subtle double pitch. The three prominent dormers with casement windows line up with the three openings on the front facade. The ground floor's full-length batten shutters and lintels suggest French doors but in fact the openings are windows with transoms and wood panels below. There is no entry from the street to the building which is part of the hotel complex. Based on early documentation and the same era Creole cottage at 825 Burgundy, the original 617 building was almost certainly a four-bay configuration. At some point a center passageway was constructed, perhaps in the 1860s when a blacksmith shop in the rear. Photos from the 1960s show the wide center doorway was retained through the mid-20th century when a sheet metal shop operated on the site. The decision to replicate the altered building (from residential Creole cottage to business site with living quarters) rather than the pristine 1840 cottage is a commendable choice that respects and enhances the history and meaning of the site. The addition of the three heavily detailed dormers (not shown in the 1960s photograph or the 1939 HABS documentation) is an aesthetic decision that somewhat dilutes the building's historic references.

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14. **Canal Street 213, 1979, 1982-1983 (August Perez & Associates, Architects).** One Canal Place is a shopping mall-hotel-business center complex at the foot of Canal Street that covers 23 acres. Anchored by a 32-story tower, the complex also includes the Westin Hotel, the three-story shopping center block, and a parking garage. The buildings are unified by a gray-white color palate and vertical openings. The project was bitterly contested in the public and political arena, especially over the developers' request to consolidate all their properties into a super block that would obliterate several small streets. The super block was granted and other building plans approved by city agencies. As noted earlier, this part of the traditional French Quarter (east side of Canal Street) was never included in the Vieux Carré Commission's remit and thus had no control or influence over the plans for One Canal Place.
15. **Canal Street 511-555, 1972. (Curtis & Davis, Architects).** When completed in mid-1972, the Marriott Hotel was the third tallest building in New Orleans (after One Shell Plaza and the Plaza Tower). At 479 feet and 42 stories, it was also (briefly) the tallest hotel in the South. Although a major Holiday Inn had been built in 1969 (see 116 Royal Street, below), the Marriott was the first chain hotel to be built on Canal Street. It was conceived and designed as a convention anchor hotel, positioned to challenge the old line New Orleans downtown hotels that dominated the city's convention and commercial travel business. In keeping with its aggressive mission, the new hotel announced its presence on the New Orleans hotel landscape with a dense, Brutalist concrete and glass building that demanded attention. Modernist architects Curtis & Davis, who had attempted to give the Royal Orleans Hotel a contemporary stamp in 1960, did not hesitate with this opportunity to design a French Quarter hotel without the oversight of the Vieux Carre Commission. Grounded with a thick five-story block building, the hotel has two slender towers, a 42-story tower on the Decatur Street side and a 21-story tower on the Chartres Street side. But its biggest impact is with its bold Canal Street exterior. Twelve cast concrete vault-like frames protrude from the hotel's facade. Four stories in height, they shroud walls of dark glass that create a fortress-like appearance.
16. **Canal Street 735, 2002. (John Williams & Associates, Architects).** An undistinguished 1964 Woolworth's department store was demolished in 2000 and replaced by this 17-story hotel. The Astor Crowne Plaza is on the corner of Canal and Bourbon streets, a prime gateway to the French Quarter. The new building makes a strong statement with its confident reworking of the early 20th century commercial building style that was once common on Canal Street and also found in the French Quarter. Mixing elements of Beaux Arts and Italianate, the Canal Street facade makes obvious references to nearby buildings as with the repeating row of bull's eye windows on the seventh story which alludes to the elaborate cast iron facade of 622 Canal Street and marks the setback of the upper stories. The rusticated reinforced cement exterior panels echo the incised masonry facades of numerous Canal Street buildings. The cast iron balcony railings align with a similar balcony that wraps around the adjoining four-

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- story 1892 building (the upper stories are part of the hotel). The upper stories 1902 four-story building on the other side (south) of the building is also part of the hotel but not as obviously as the corner building. The fenestration of upper story windows and detailing is carefully scaled to the two older buildings and thus the entire facade of the Canal Street block. The hotel's medium tower, set back from Canal Street, continues the cornice and window detailing to a lesser degree.
17. **Chartres Street 316, 1972. (S. Stewart Farnet, Architect).** This small hotel was one of the many building projects of the 1960s and 1970s when vacant lots in the French Quarter were hurriedly bought up and swiftly developed. The building's design is a whispered homage to the Neoclassicism/nascent Greek Revival of the early 19th century Vieux Carré. Its design aspirations are easy to miss because of a bland monochromatic color scheme and the modest use of architectural design elements. Unfortunately, the most prominent feature of the hotel is the double-wide garage entrance which distorts the balance of the ground floor. However, a closer look at the five-story facade reveals the building's intentions. The upper stories are recessed which enables the facade to have two wide cornices, a gambit to make the small building appear wider than it actually is. The lower cornice is actually an end wall for the hidden second floor gallery that covers the protruding section of the ground floor. The upper cornice, at the roof line, roughly matches the other in height and depth, in addition to being punctuated by four diminutive ball-head finials (also seen in the first floor cornice). Although almost impossible to see from street level, the gable-end roof is pierced by three small curvilinear dormers. The rhythm of repeating matching elements continues on the recessed wall with narrow casement windows in two rows of five each. On the ground floor, four thick Tuscan columns almost fade from sight as they are painted the same dour gray-brown color at the exterior of the building. The Canal Street side of the driveway is an enclosed dining room. Five French doors with transoms separate the room from the busy sidewalk. The weakness of the design is somewhat mitigated by the sophistication of the choices. The curved dormers with ball-head finials echo the prominent single dormer and judicious use of ball-head finials on the iconic 1820 Louisiana State Bank building (403 Royal Street). The weighty repeating cornices suggest the 1827 Plique-Labranche House (730 St. Peter) and the overall restraint is a key characteristic of early 19th century Creole townhouses. These references contribute to a low-key, unassuming presence. The building is compatible with the French Quarter's built landscape but does not make extensive use of the range of architectural ideas available. The site formerly the Hotel de la Poste but is now a WV Hotel, part of the Starwood Hotels and Resorts corporation.
18. **Conti Street 535-537, 2007 (Davis Jahncke, Architect).** This three-and-half story building replicates the 1830s Conti Street hotel which was on this site and burned in 1883. Later a garage was built on the site. The Historic New Orleans Collection obtained the property in 2005 and removed the garage in order to expand their

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research facility at 410 Chartres, around the corner (and connected at the rear of the lots). The project is reportedly the only case where a historic French Quarter building has been rebuilt to historic standards on the exact lot where it once stood. The rebuilding used a variety of documentary evidence to guide the planning and rebuilding, relying heavily on an archival watercolor painting of the Veranda Hotel, the building that occupied the site for more than 50 years. The elaborately detailed painting, stored at the New Orleans Notarial Archives, shows only the front facade, with ground floor arched openings, six single doorways and one carriageway with double doors. A gallery extends over the full width of the sidewalk, supported by slender metal posts. The second floor has seven full-length openings with louvered shutters and the third floor has seven windows, also with louvered shutters. The gable-end roof has matching firewalls and four dormer windows. The building is historically correct in all its details, including the hardware. The interior is technologically enhanced for its use as archival storage space and research offices.

19. **Conti Street 717. 1971 (Glenn Maury Earl & Associates, Architects).** The hotel constructed on this site was part of the "Class of 1971" the bumper crop of hotels that were built in the French Quarter and CBD. Three lots occupied by Regal Brewery's post-World War II garages were cleared for the hotel. Across Conti Street, the late 19th century brewery was also demolished and replaced by a hotel (the Royal Sonesta, see 940 Conti Street, below). The multi-story hotel was initially called the French Quarter Inn. The facade is arranged around three levels of five repeating windows that create an orderly, open impression. The mansard roof and its five repeating dormer windows add definition to the facade, in contrast to the ground floor's rather formless openings. An unusual false front panel adjoins the south side of the front facade. About three stories high with its own double-door entrance, this is a walkway to the rear courtyard and work areas. The building is now known as the Hotel le Marais. It has also been called the St. Louis Hotel, the St. Ann Hotel, and the St. Ann-Marie Antoinette Hotel.
20. **Conti Street 740. 1968 (Curtis & Davls, with Koch & Wilson, Architects).** This low-rise hotel is one of the French Quarter's largest and densest buildings. It is a five-story hotel complex that covers half of Square 64 (Conti-Bourbon-Bienville-Royal), taking up the entire length of the Bourbon Street side and half of the Conti and Bienville sides. The hotel was built over the site of the 19th century Regal Brewery plant. The magnitude of the hotel project was possible because of the mid-1960s indifference to utilitarian buildings. The deteriorating brewery plant and offices were widely dismissed as unsightly and inappropriate for the French Quarter. Their removal was little mourned at the time. The hotel plan began in 1962 but was fraught with difficulties until it was taken over by a group of New Orleans businessmen. The leaders were Edgar B. Stern, Jr., and Lester E. Kabacoff, the men who engineered the first large modern French Quarter hotel, the Royal Orleans, in 1960. The developers turned to the same two architectural firms for an even bigger hotel. The plans were turned over to Curtis &

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Davis, Modernists to do the overall plan, and traditionalists Koch & Wilson to design the exterior. Unlike the Royal Orleans, the 1968 hotel was not constrained by a revered historical past that included physical remnants of an earlier building. The architects embraced the large scale of the project, deftly using the French Quarter's architectural vernacular. The exterior facades are broken up into a series of spaces evoking traditional row houses. Sections with smooth white plaster cladding and a single modest cast-iron balcony alternate with redbrick facades draped in lacy iron balconies. The two Bourbon Street corners are brick sections with prominent raised firewalls, visually anchoring the building. The roof line is defined by dormers trading off with prominent cornices. The ground floor has a profusion of openings with multi-pane French doors and large windows as well as formal hotel entrance doors. The hotel buildings form a thick rectangle with a courtyard at the center. The hotel complex's monumentality is continued in its enlarged architectural elements which have been scaled to harmonize with the massing of the building. While the facades are at capacity with architectural and decorative elements, the assured composition has imposed a spatial integrity that provides a robust celebration of the familiar French Quarter design ideas rather than sliding into caricature.

21. **Conti Street 911. 1967 (Henry G. Grimball & Associates, Architects).** Now part of the Dauphine Orleans Hotel complex, this Creole cottage was reconstructed from the materials of the circa 1813 cottage it replaced. The hotel (initially named La Dauphine) covers five lots fronting 409-425 Dauphine Street and connects to the 911 Conti lot at its rear. When the hotel was proposed in 1965 the developers planned to demolish the Conti cottage which had been substantially altered and was in a state of severe deterioration. For this and other reasons, Vieux Carré groups and residents of the area objected to the hotel and a long legal battle ensued. Part of the final approval for the hotel included the rebuilding of 911 Conti Street. The new cottage has the same footprint of the 1813 building and bases its design on early Creole cottages rather than the building's later appearance when it was haphazardly chopped into smaller spaces with multiple openings for various uses that included a brothel and rental property. Built up to the sidewalk, the unadorned smooth stucco facade appears to have four openings, two full-size doors and two windows, all with batten shutters. However, these are faux shutters without hinges that never open. The building functions as part of the hotel and has no independent exit/entrances. The gable end roof has a subtle double pitch that provides an abat-vent extending over the sidewalk. The centrally sited chimney pierces the roof mid-slope and is bracketed by the prominent firewalls at each gable end of the roof, both features common in early Creole cottages.
22. **Conti Street 930. 1984 (Andre L. Villere, Jr., Architect).** This three-story residential building was constructed on an empty lot with the intention of forming a condominium compound with the extant townhouse at 940 Conti Street. Design elements (light incising of the smooth stucco exterior and a drain pipe at the center of the front facade)

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are calculated to give the impression of two adjoining Creole townhouses but the building is one entity. The front facade employs the primary motifs of the Creole townhouse with arched ground floor openings, balconies with cast iron railings on the two upper floors, and louvered shutters. The driveway entryway attempts to suggest a porte-cochere townhouse but the opening is low and has a modern metal garage door. The steeply pitched roof is visible behind the entablature, creating a false front image for the Conti Street facade. The renovated 1840 Greek Revival townhouse at 940 Conti shares the courtyard and pool area. (The architect for renovating 940 Conti was also Andre L. Villere, Jr.)

23. **Dauphine Street 131-135-137-139-141. 2000 (Becnel & Associates, Architects).** The Ritz-Carlton Hotel took over the Maison Blanche department store site in the early 1990s and renovated the 1908 Beaux Arts building into a major luxury hotel. The buildings on Dauphine Street, adjacent to the main Maison Blanche building, were also acquired by the hotel corporation. These smaller, older buildings were constructed separately from Maison Blanche but were bought up by the store in the early 20th century. The earlier buildings were subsumed into the Ritz Carlton, although are visibly different from the 1908 building.
24. On the Dauphine Street side, from 131 (about one third of the block, beginning at the Iberville corner) the facade projects slightly farther onto the sidewalk. The terracotta exterior is darker in color though scored in a style similar to the main building. Two ground-to-ceiling plate glass windows with metalwork design work and elaborate balconies on the second and third floors refer to the Beaux Arts design. The windows and balcony elements are repeated on the smaller Iberville facade. The top five stories are set back a few feet above a heavy string course and do not include any design elements.
25. **Dauphine Street 201. 1962 (Solis Seiferth and James H. Gibert, Architects).** The construction of this five-level garage reflected the growing popularity of the French Quarter in the 1960s with both local residents and tourists. The need for parking was considered so pressing that the developers' request to destroy the elaborate and fully functional Palace Theater was granted with only minor objections. The garage included commercial shop spaces on the ground floor. The building's design is a clever melding of mid-century Modern utilitarian design with the traditional elements of French Quarter buildings. The Dauphine facade's great expanses of masonry walls are covered with heavily decorated cast-iron galleries on the second, third, fourth, and fifth floors. The galleries stretch across the facade forming a dense, textured rectangle that protrudes from the wall. The much narrower Iberville facade uses large paired openings on the four upper floors to create a visually interesting grid. The ground level is another visual tie to the French Quarter's built landscape with simplified heavy Doric pillars flanking the openings. In 1968 the garage was expanded on the Iberville side, removing the c. 1900 Plaza Hotel (221-225 Dauphine). The new addition continued the design and massing

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of the original building, adding another cast-iron gallery.

26. **Dauphine Street 301-311, 1971 (Ronald Bourgeois, Perez & Associates, Architects).** This was the last new hotel built after the city of New Orleans established a moratorium on hotels in the French Quarter. The project was controversial as it included demolishing the late 19th century Mercier department store building on the corner of Dauphine and Bienville. In addition to a large new building with multi-stories, the hotel included four extant 19th century structures. Three late 1840 townhouses at 313, 315, and 317 Dauphine and an 1857 townhouse at 927 Bienville were blended into the hotel complex. All four houses were designed by architect James Gallier, Sr. The new building is meant to represent row houses with varying styles and details, dividing the Bienville and Dauphine facades into spaces with different cladding (brick and stucco) and roof lines (dormers and cornices). Shutters and balconies with cast-iron railings are scattered over the facades but are awkwardly grouped and mixed with non-traditional elements such panels inset with windows. The scale changes irrationally from space to space for an overall lack of coherence. Facades of the 19th century buildings have not been altered.
27. **Dauphine Street 412. 1983 (Howard Hershberg & Associates, Architects).** Rue Dauphine Condominiums is a four-story residential building that uses elements of French Quarter architecture but is better understood as an abstraction of Vieux Carré style. The Dauphine Street facade refers to Creole townhouses but without the scale, detailing, or proportions of the style. On the ground floor, there are four openings, each with a rounded overdoor-transom and flanked by full-length shutters. Five narrow metal poles on the sidewalk support the galleries of the second and third floors. Those floors repeat the four openings patterns with French doors, flanked by shutters, opening onto the covered galleries. The fourth floor has four dormer-like windows but this segment of the building cannot be fully seen from the street. The side walls are massive, unbroken stuccoed slabs that rise four stories without openings or ornament. They tower above the flat roof, suggesting a Modernist parody of a firewall. All decoration and detailing have been edited out of the components of the facade. The gallery railings are simple, grill-like metal while the building's French doors are single panes of fixed glass. The ungainly scale of equal-sized floors, crowded facade openings, and over-simplified doors and windows separate the building from the genuine character and feel of its historic setting.
28. **Dauphine Street 500. 2000 (Frank Masson, Architect).** This four-story Creole townhouse sits at the corner of Dauphine and Conti streets where it is a prominent visual anchor. Designed by noted traditionalist architect Frank Masson (1950-2008) for a couple who wanted to live in the Vieux Carre in their retirement, the house complex includes a courtyard and dependency. The guiding idea for the new building was the New Orleans architectural ideas of the 1830s which blended Spanish Colonial and

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American Neoclassicism. The building captures the character and feeling of traditional French Quarter townhouses with its masterful use of traditional Vieux Carre design ideas and the clarity of its presentation. Unlike many reconstructions, the Dauphine Street house is not over-loaded with decorative elements. The wrap-around double gallery, gable-end chimneys and panel shutters are appropriately used and in the correct scale. The house has won several awards and is even used in the Vieux Carre Commission's official guidelines as a successful example of a new construction of a historic type.

29. **Dauphine Street 1125-1127, 1962 (J. Buchanan Blitch, Architect).** A modernist apartment building with ineffectual French Quarter Style references. The ground floor, which has an unbroken brick facade facing Dauphine Street, is used for parking and patios. The upper two stories have wraparound galleries on three sides. Evenly placed doors and windows face outward to the galleries which have cast iron railings. This building replaced a three-story institutional building that dated to the 1830s. It was demolished in 1962 after being too deteriorated for repair. During its lifetime, the 19th century frame and brick building was at various times a school, the Lustin Portugese Benevolent Society, and home to several Masonic groups.
30. **Decatur Street 320, 1967 (Donald J. Zimmer & Associates, Architects).** When two c. 1860 warehouse buildings were converted to a hotel they were connected by a new building constructed in the narrow lot adjoining both. Situated on the thin, triangular shaped Square 8, the building faces both Decatur and North Peters Street. The main entrance is on Decatur. The new construction that unites the two older buildings is marked on the Decatur side by a two-level balcony with cast-iron railings that spans the approximately 20-foot segment. Multi-pane double doors with lower wood panels open to the hotel lobby. The two joined buildings are roughly the same size and massing but the three-story masonry buildings are stylistically different with arch-head windows and openings on the down river side and square-head windows and openings on the up-river side. The lobby segment, also three stories and of masonry construction, provides continuity while giving the whole building a visual center. The 19th century industrial look of the buildings has been maintained despite some decorative additions such as the cast-iron galleries at the lobby entrance and second floor box balconies on the walls overlooking the courtyard. The lobby segment was not built all the way through to North Peters Street. About two-thirds of the space was left open as a courtyard and also contains a swimming pool. The original plan for the complex was to create apartments and the vacant lot to be turned into a pedestrian walkway with shops on the ground floors of the two converted warehouses. For unknown reasons this idea was abandoned and the project became the Bienville House Hotel.
31. **Decatur Street 600, 1986 (Concordia Architects).** This five-story masonry building is a companion to the renovated 1891 Jax Brewery complex next door (see 616 Decatur

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Street, below). Called the Mill House, it follows the original festival marketplace formula of a tourist-friendly mix of shops, entertainments, and dining. It was opened two years after the Jax Brewery renovation. The two buildings are linked by a broad outdoor staircase and an overhead metal walkway between the upper stories of the buildings. The Mill House exterior repeats the main design elements of the older building using large industrial windows with red trim and framing the building with wide white concrete pilasters and cornices. The broad bands and similar palette of pinkish-gray, white, blue-gray, and thin red trim link the two buildings visually. The Mill House is sparing in its use of architectural elements, eschewing arched windows with elaborate surrounds, detailed pilasters, and other decorative enhancements. The Mill House is an agreeable partner to the larger Jax Brewery but lacks the strong sense of place and history of the other.

32. **Decatur Street 616, 1891 (Dietrich Einsiedel, Architect); 1984 renovation (Concordia Architects).** Once a major partner in the robust manufacturing-shipping activities that covered the French Quarter's riverside, Jax Brewery a familiar landmark to generations of New Orleanians. Even as many businesses exited urban centers, the Jax company was expanding its already massive plant as late as the mid-1960s. But by the next decade the Jax company was sold to a non-Louisiana corporation which moved it out of the city and put the old plant up for sale. A group of investors bought the four-acre site in the 1980s with the announced plan of turning the brewery into a festival marketplace, the popular adaptive reuse strategy of the era. The renovation added a floor to the top of the building and opened up the building with a profusion of doors, windows, walkways, and entrances. The new design was guided by the vision of the original architect Dietrich Einsiedel, a German immigrant, who combined romantic ideas of medieval fortresses with Beaux Arts formalism. Einsiedel's 1890s designs had been steadily discarded in updatings and remodeling that replaced his arched windows, heavily detailed cornices, and crenellated towers with flat roofs, blank walls, and small openings. The 1980s renovations were edited versions of Einsiedel's exuberance and returned the Jax building to its prominence on the street and re-engagement with the community. The building included shops, eateries, entertainment sites, offices, and apartments. The new Jax proved so popular that a new building was added to the complex (see above, 600 Decatur Street).
33. **Iberville Street 717-721, 1962 (Collins Diboll, Architect).** This building replaced the 1850s building that housed Solari's Groceries, a long-established French Quarter food emporium. The owners (the Solari family) wanted a modern building with more space and with parking. Using the same footprint of the 19th century building, architect Collins Diboll designed the first floor as the main shopping area with a prominent entrance on Royal Street and situated the large garage entrance at the rear of the Iberville facade. Set on the corner of Royal and Iberville and stretching in both directions, this multi-story, steel frame garage-commercial building draws on several French Quarter design

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traditions. The smooth stucco facade of the Royal Street side is heavy with eight large multi-pane windows alternating with Doric pilasters. Six of the windows are protruding vitrines with a detailed copper awning. The windows are a prelude to the elaborate two-story center doorway. Deeply recessed, the opening is emphasized by a large overdoor of wrought iron grillwork that mimics a transom. The doorway pilasters extend to the second floor connecting to a massive arched entablature that incorporates two bulging cornucopias (a reference to the current occupant, Mr. B's, the restaurant on the ground floor). The effusive double-height decorative opening for the door is perhaps a nod to the Monteleone Hotel across the street with its grand Beaux Arts entranceway. The openings and decorative elements of the Royal Street facade lessen on each succeeding floor. The second floor has five windows (four full-length) with two cast iron balconies separated by the entablature. The third floor has five windows, two with box balconies, and the center three with a shared balcony. The fourth floor has five double-hung windows that align with the openings below but no detailing. A heavy cornice matches the first and second floor string courses. The Iberville facade has the same elements of vitrine windows, upper story balconies, frieze, and Doric pilasters but they are not organized into a coherent rhythm. The garage is entered from this side through a three-vehicle-wide opening. The building is perhaps most notable for its garage, the first fully enclosed car park in the French Quarter. Collins Diboll (1904-1987) became nationally known as a leading designer and advocate for parking garages. This building was his first fully developed iteration of placing parking inside the upper stories of a conventional building (as opposed to an open multi-story car park). When the new building opened in 1962 it was hailed in the press as a "model parking facility," with as much coverage for the garage as the re-opened gourmet foodshop. The seven levels of staggered parking began on the second floor and filled the rest of the building. In later iterations, Diboll would sandwich the parking between ground floor shops-lobbies and add upper floors over the car park area for more commercial use.

34. **Iberville Street 1022, c. 1962 (Architect Unknown).** This two-story commercial building has served as the Vieux Carré Postal Station since 1981. Little is known of its history or builders. The building has a one-story rear section that is roughly the shape of an "L." The short part of the "L" is flush with the rear of the building then tapers off, ending at the property line. Although the 1960s origin date is unquestionable, the building's classic proportions and clarity of line give it the appearance of a 1930s-1940s building. The ground floor has three openings, all recessed. Two are walk-in doors with equal door-height glass above. The center opening is a roll-up metal door, presumably for large mail deliveries or even vehicles. The second floor has three openings aligned with the first floor, all of which are all windows. The front facade has some simple decorative pilasters that barely register as they are painted the same reddish color as the building. Some of the raised plaster elements appear to have been removed along with the heavy cornice that gave the roof line a strong definition.

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35. **North Rampart Street 612. 1965 (John Rock, architect).** Two-story masonry building constructed as apartments with ground floor offices. In the late 1940s the city reclaimed part the North Rampart Street corridor from the Vieux Carré Commission's regulatory control. The VCC boundary became a legal issue that was not fully settled until the late 1960s. With VCC oversight under siege, several questionable demolitions and new construction took place. The current building replaced an early 20th century garage-commercial complex that was destroyed in 1964.
36. **North Rampart Street 920. 1964. (Architect Unknown, Donahue, Sullivan & Tarto, Engineers).** Originally known as the Vieux Carré Motor Lodge, this "J" shaped building was the second motor hotel in the French Quarter, following the Provincial Motel which opened in 1961 at 1024 Chartres Street. The Rampart Street project was similar to the Provincial in being able to take advantage of a large empty lot thus avoiding a long battle over demolition of an existing building. The site was earlier occupied by a mid-1800s three-story masonry and frame building that was first a union hall, later a school under L'Union Française, and a movie theater. It burned in 1953. At the time of the motor hotel's construction the status of North Rampart Street in relation to the Vieux Carré Commission was in dispute and there was no VCC oversight. The three-story brick over masonry building has a large footprint with only the Rampart facade (the top of the "J") visible from the street. The design makes vigorous use of French Quarter elements giving prominence to the round-head framed windows on the two upper stories. The second story windows are flanked with green shutters while the top story windows suggest dormers, slightly protruding from the Mansard roof. The even fenestration of the upper levels is echoed on the ground floor openings with a mix of doorways and windows, all arched with a mixture of multi-light glass and wood panels. The proportions are out of scale and the facade is overwhelmed by the profusion of windows, the awkward segmental arch over the double-wide driveway, and the ill-advised barrel shaped metal canopy that extends from the main door across the sidewalk to the edge of Rampart Street.
37. **Royal Street 116-132. 1969; (Collins C. Diboll, Architect); 1990 additions (Campo & Associates).** Constructed in 1969 as the first Holiday Inn in the Vieux Carré, this high-rise hotel-parking complex has been enlarged and remodelled several times in the intervening 47 years. The original design was the standard Holiday Inn urban template of boxy highrise with repeating rows of windows. At 17 stories, with 250 guest rooms, the Vieux Carré Holiday Inn was one of the city's largest hotels in the late 1960s. One unusual element of the building was a spacious private penthouse on the roof. This was the home of well-known New Orleans architect Collins C. Diboll (1904-1987) who was the developer, architect and owner of the hotel. In order to guard his privacy, Diboll never had the elevator extended to the roof and until the end of his life walked a flight of stairs to his front door. Diboll, known for his expertise in parking garages, used the model he had developed in other French Quarter projects of building the garage on the

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lower floors of the building, removing parking from the streets and from sight. The garage took up nine floors of the building with room for 388 vehicles. The hotel is now (2016) a Wyndham hotel. Later remodellings added French Quarter motifs to the Royal Street facade. A three-story masonry addition covers the entire width of the hotel's ground floor. A continuous series of openings break up the street level presentation of the building. A double wide garage driveway is the largest opening. Recessed lobby doorways and windows are placed between massive faux marble pillars, adjacent to a series of multi-pane, wood panel doors to a hotel restaurant. Stylized balconies and arches are used on the upper stories which clearly front parking spaces. The lower level facade embellishments do little to disguise the building's essential nature as a Modernist high-rise.

38. Royal Street 238-240 [See main text of Part 1, Historic Tax Credits application]

39. St. Ann Street 617-619. 1964 (Raymond T. Applegarth, Architect). The five-story brick-over-concrete hotel that occupies this site also includes the mid-19th century house (623 St. Ann) and a garage (627 St. Ann). A second story gallery with elaborate cast iron spans the facade, supported by five fluted metal poles on the sidewalk. The ground floor has four double French doors with large fan lights. Although difficult to see from the narrow street, the upper floor gallery has four French doors with louvered shutters. Above the gallery roof there are four small attic windows which align with the four dormers in the Mansard roof. The building facade is scaled to blend with the similar gallery and openings of 623 St. Ann in order to present a unified street front to the hotel.

40. St. Ann Street, 627. 1967 (Henry G. Grimball, Architect). The six-level parking garage is part of the Place d'Armes Hotel complex which includes 617-625 St. Ann. The garage was the target of a lawsuit in 1966, brought by a neighbor on Royal Street and widely supported by preservationists. Although it did not threaten historic buildings, the idea of a modern garage in the heart of the French Quarter (right off Jackson Square) alarmed residents and French Quarter activists. The court case was dismissed and the garage was built as planned but the contretemps marked a new vigilance against car parks in the Vieux Carre. The building's bland brick-over-concrete facade blends into the tightly-packed St. Ann streetscape. The garage opening is a wide arched driveway that refers to the arched openings that characterize ground floors of French Quarter buildings. Its story and a half height is softened with a fixed louvered curtain of wooden slates that covers approximately the top third of the opening. Two doors with closed louvered shutters flank each side of the driveway. French doors and louvered shutters are used on the upper floors to continue the design. A narrow (unusable) cast-iron balcony on the second level is an unnecessary decoration. The balcony interrupts the intentional flat design of the facade and unbalances the otherwise linear line of balconies on St. Ann.

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41. St. Ann Street 712. 1968 (Leon Impastato, Architect). The mid-1800s Victorian cottage on this site was severely damaged in 1967 by construction work on the adjacent Bourbon Orleans Hotel. Rather than repair the damage, a new house was built to replace it. However, the new house replicated a Creole cottage rather than rebuilding the c. 1860s three-bay, single shotgun house. The Vieux Carré Commission's Architectural Committee was indifferent to the removal, saying that the extant building had "no historical or architectural value." This decision, though met with minor complaints at the time, was a turning point in the VCC's and the public's view of what constituted essential Vieux Carré buildings. The demolition of the repairable mid-19th century house caused a rethinking of the conventional wisdom of Vieux Carré's built landscape as valuable for only its colonial and early 19th century architecture. The concept of Tout Ensemble was beginning to gain acceptance among preservationists at large and in New Orleans with the view of the French Quarter as an evolving, variegated built landscape. The new house was designed as a recreated 1830s Creole Cottage. Built up to the sidewalk, the five-bay cottage is masonry with a steeply pitched, end-gable roof. The roof is pierced by three dormer windows and firewalls at either end. The front facade's northern-most opening was possibly intended to suggest a porte-cochere. Wider than the other four openings, it now has three side-by-side doors with two-over-three glass panes and lower wood panels and a low, straight-head transom. The building was a residence for many years but is now part of the Bourbon Orleans Hotel.

42. St. Philip Street 919. 1965 (Architect Unknown). A three-and-a-half story apartment building that forms a 12-unit compound with two other buildings. The apartments were converted to condominiums in 1982. This new construction was built over the site of a significant 18th century residence, the Troxler Cottage. Architectural historians and the 1940 HABS documentation dated the modest one-story house to 1782, making it one of the oldest buildings in New Orleans to survive to the 20th century. Despite an illegal attempt at demolition in 1941 which was halted by the Vieux Carré Commission, the Troxler Cottage was allowed to deteriorate and was finally demolished in 1964. A New Orleans real estate attorney and developer, A. Lester Sarpy, began a campaign to build apartments on the site in 1962. There are three separate buildings on the site but only the St. Philip-facing main building can be seen from the street. The front facade is an interpretation of a mid-19th century porte-cochere Creole Townhouse. The low-pitched gable roof has extended fire walls on either end. The front facade's repeating pattern of four full-length openings on each floor with green louvered and panel shutters is neatly separated by the cantilevered balconies on the upper two floors. All the openings but one have French doors with multi-light glass and solid panels. The exception is the faux carriage way on the extreme right of the ground floor which has an iron grill. This opening is only slightly wider than the other doors. It is a walkway access to the center courtyard rather than a genuine carriage way. The building is brick but the front-facing

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side is finished with stucco. The building has the necessary components of French Quarter Revival style but they have been assembled without insight or imagination.

43. **Toulouse Street 615. 1970 (Koch & Wilson, Architects).** Built in 1970 to be a movie theater, this two-story building reproduces a mid-19th century commercial building. The site at 615 Toulouse, between Chartres and Royal, has been continuously occupied by a series of buildings dating from at least 1739. The documented buildings were an early 18th century residence, a mid-19th century three-story brick store, and a two-story veterinary hospital that was reconstructed as a one-story garage building in the early 20th century. The one-story garage was demolished in the 1960s. The new building was designed as a movie theater and was known as the Toulouse Theater. The front facade is a masterful composition of an early 19th century Creole townhouse that has been altered for commercial use. The building is brick with a flat roof and the first floor proportionately higher than the second in the traditional Creole manner. The second story shows Federal influences with the dentiled cornice and lintels formed by inset vertical bricks. The three full length openings are French doors with louvered shutters. The ground floor however, contrasts with the style of the second floor. After 1850 cast iron became widely available and was liberally embraced by the French Quarter. The four slender cast iron columns and the patterned cast iron railings of the balcony are typical of the way cast iron was added to pre-1850 townhouses. Further, the entire ground floor front presents itself as a commercial entrance, in a more strident mode than earlier Creole townhouses. The three ground floor openings cover virtually the entire facade. Each opening has four matching French doors with panels and three large lights, recessed between Doric columns. While some are fixed panels and others open as doors, the effect is a large and indiscriminate entrance, beckoning the public. The building is now a music club called One-Eyed Jack's.
44. **Toulouse Street 827. 1968-1969 (Richard S. Caldwell, Architect).** A five-story hotel building that is now part of the Hotel St. Marie complex of adjacent buildings that run from 817 to 837 Toulouse Street. The building was designed to fit into site that included existing buildings. Initially called the Marie Antoinette Hotel, the building is brick over masonry in a roughly "L" shape that includes a large courtyard. The building's corner segment curves around the Toulouse-Dauphine corner providing the familiar Vieux Carré image of a lacy cast iron balcony stretched over the sidewalk, delineating the ground level with the evenly spaced metal support poles. The scale and height of the overhang are larger than usual giving the traditional corner store scene an added lightness. Unfortunately the design does not extend this imaginative use of space. The second floor openings use panels to link French doors with multi-pane windows inserted above them in an unsuccessful attempt to balance the added height of the gallery level. Among the various facades, there is an uneasy mixture of Second Empire curves and Greek Revival straight lines.

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45. **Toulouse Street 1022-1024. 1984-1985 (Perez & Associates).** At least two new apartment buildings were constructed on this site but there is no visibility from the street, obviating a full evaluation.
46. **Ursullines Street 534-536. 1985 (Pio Lyons and Jerry Hudson, Architects).** This townhouse complex was designed to fit between two early 19th century buildings: an 1840 Creole townhouse at 1034 Chartres and an 1835 townhouse at 530 Ursulines Street. The new construction replaced a 1920s service station. However, the building the service station replaced was a historically significant 18th century Creole cottage that was thought to pre-date the 1788 fire that decimated the French Quarter. Despite strenuous objections the city allowed the owners to demolish the "Old Spanish Cottage" (as it was called). This event galvanized New Orleans preservationists and contributed to the formation of the Vieux Carré Commission in 1933. The 1983 building draws on Spanish Colonial era with its restrained facades of smooth stucco and repeating rows of French doors divided by narrow balconies with cast iron railings. The single slope roof is more steeply pitched than the typical late 1790s-early 1800s townhouse but its shape, height, and dormers mirror the Ursulines Convent across the street. The building's Ursulines Street-facing facade gives the appearance of being four joined buildings rather than a single construction. Faux party walls are marked by vertical gutter pipes which align with fire wall parapets. The two flanking buildings were renovated during the construction of the townhouse building. Together the buildings are a condominium group that is operated by the adjacent Provincial Hotel. The complex was awarded a Vieux Carré Commission Certificate for New Construction.
47. **Ursullines Street 824-826. 1985 (Davis Lee Jahncke, Jr., Architect).** Built on the site of the French Quarter's longest operating blacksmith shop (c. 1740-1941), this three-story masonry double is patterned on early Creole townhouses. The four-bay facade emphasizes the second story cantilevered balcony and porte-cochere openings on the ground floor. The ground floor's square-head wood paneled front doors and porte-cochere openings have generous arched transoms with iron bar grills, a standard element on early 19th century Creole townhouses. The second story has four French doors with square-head doors and transoms that open onto the balcony. The balcony ironwork is based on the c. 1820 Marchand House. The detailing on the stucco exterior is particularly fine with the entry doors and fan lights framed by pilasters and arches. The balcony French doors are capped by stucco relief lintels. Despite the careful integration of traditional elements and detailing, the building's off-kilter scale and proportions mark it as contemporary.

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Part 8:

New Period of Significance: 1934-19??

Summary Paragraph:

This additional documentation for the Vieux Carré National Register Historic District nomination will update the period of significance to end in 19???. A 2011 update added a new area of significance: conservation (Criterion A), at the local level of significance. A large majority of the buildings constructed in the Vieux Carré during the 1934 to 1961 period (the period of significance for this addendum) were designed in the "French Quarter style," for the purpose of blending into the district and, thus, preserving its character and feeling. This preference for the "French Quarter style" is significant at the local level because it reflects a historic preservation approach prevalent in the Vieux Carré at that time in preserving the "quaint and distinctive" character and feeling of America's second oldest municipally protected historic district.¹

Statement of Significance

The 2011 Vieux Carré update expounds on the new area of significance, conservation:

"As per National Park Service (NPS) definition, conservation is the preservation, maintenance, and management of natural or manmade resources. NPS defines feeling as a property's expression of the aesthetic or historic sense of a particular period of time. A sense of being transported to the city's early history is especially important to the Vieux Carré and might have been diminished had non-compatible development been allowed. Thus, conservation is the appropriate area of significance for buildings constructed in New Orleans' Vieux Carré between 1934 and 1961, a period dominated by the Modern Movement in architecture. This historicism prevalent in the Vieux Carré was in sharp contrast to the urban modernism that was becoming increasingly prevalent during the middle third of the 20th century. Modernism had indeed triumphed, especially in post-war America, but not always, and certainly not in the City of New Orleans' historic heart, its original center, the Vieux Carré.

It should also be noted that the twenty-eight resources (in 2011) proposed for addition to the nomination as contributing elements (many of them large and multi-story) are products of an approach to historic preservation that has added to the Vieux Carré's overall cohesiveness (preserving its "quaint and distinctive" character, as charged by the original legislation). While mimicking historic styles is not generally recommended by today's historic preservation commissions, the prevalence of "French Quarter style" buildings in the 1934 to 1961 period has had a salutary effect on the Vieux Carré by discouraging the introduction of jarringly different architectural styles into this delicate

¹ Cite previous update authors

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historic setting."

Buildings continued to be constructed in the French Quarter Revival style after 1961, including the ~~x~~ number in this additional documentation. The new period of significance for the district spans from 1934 (picking up with the end of the current period of significance for the rest of the district) to 1961, the latter to follow the National Register's fifty year cutoff. The French Quarter Revival style continued to be used for new construction and renovations through the 1980s and beyond for new construction. JUSTIFY EXCEPTIONAL SIGNIFICANCE HERE???

The Vieux Carré and the French Quarter Revival Style

The following Section 8 contextual information is taken from the 2011 update that was done to add the French Quarter Revival as an area of significance:

The Endangered Vieux Carré:

New Orleans' "old quarter" was an immigrant slum filled with decaying buildings at the turn of the twentieth century. Apathy toward the area was "pervasive" (to quote the Vieux Carré Commission's on-line history). As unimaginable as it may seem, in 1895 official plans were made to demolish both the Cabildo, the venerable seat of Spanish government on Jackson Square, and the nearby Presbytere. And perhaps neglect was better than attention. In 1903 the city purchased an entire square and demolished various early historic buildings to make way for a new Civil Courts Building. (The Beau Arts pile was completely out-of-scale for the Quarter and remains, to some extent, a building preservationists love to hate.)

Even in the early 1920s, as a preservation movement began to emerge, there were local businessmen who thought a good fire or bulldozer was in order. Anthony J. Stanonis, in his book *Creating the Big Easy: New Orleans and the Emergence of Modern Tourism, 1918-1945*, quotes businessman William Schultz: "In its present condition the Vieux Carré renders valueless a big slice of our commercial section . . . It is quite certain that a general demolition of the tumbledown shacks in the Vieux Carré will be necessary for the expansion of the city within the next decade." In other words, history stood in the way of progress, with progress equaling shiny new skyscrapers. Elizebeth Werlein, the grande dame of French Quarter preservation, recalled that local businessmen told her she "was a nice girl, who didn't know that 'progress' meant destruction of old buildings."

A Preservation Movement Emerges:

"The heart of the old French Quarter has stopped beating," eulogized Lyle Saxon shortly after a fire destroyed the French Opera House in December 1919. Some believe that the loss of this beloved landmark was a turning point in attitudes towards the Vieux Carré. (Another landmark of French Creole culture in the Quarter, the St. Louis Hotel, had been demolished three years earlier.) Various forces came together in the 1920s to

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create an awakened interest in preserving the city's historic heart. There was the private approach of individuals such as William Ratcliffe Irby, who restored his own house, donated buildings to Tulane University, and donated the Lower Pontalba Building and an endowment fund to the Louisiana State Museum. Various artists, writers and intellectuals settled in the Quarter in the 1920s and focused attention on the exotic locale in their work (for example, Sherwood Anderson and William Faulkner). Of particular importance was a series of organizations founded in the Quarter: Le Petit Theatre du Vieux Carre (1919); the Arts and Crafts Club (1922); and Le Petit Salon (1924).

In 1925, the various players interested in the Vieux Carre managed to pressure City Hall to create a historic preservation commission, albeit solely advisory to the mayor. The commission met only sporadically, and according to the Vieux Carre Commission's on-line history, there is "little evidence that the city heeded any advice."

The Vieux Carre Commission:

Today's Vieux Carre Commission (VCC) was made possible by an amendment to the Louisiana constitution, passed by voters on November 3, 1936, granting the City of New Orleans the authority to create a body to oversee preservation in the Quarter – one with "broad police powers," to quote the VCC on-line history. The boundaries were (as they are today): the Mississippi River, the uptown side of Esplanade, the river side of Rampart, and the downriver side of Iberville. The purpose: "in order that the quaint and distinctive character of the Vieux Carre section of the City of New Orleans may not be injuriously affected . . ."

On March 3, 1937, the New Orleans city council passed an ordinance creating the VCC. (New Orleans was the nation's second city to adopt a historic preservation ordinance and create a commission. Charleston, South Carolina was the first, in 1931.) The first commission met on April 8, 1937. But the battle to save the Vieux Carre was far from over. The first commission was characterized by "passivity" and "disappointing inertia" (VCC on-line history). Author Harnett Kane peppered the newspaper with articles about the commission doing nothing while buildings were being demolished, iron balconies being removed, etc.

A critical event was the founding in June 1938 of the Vieux Carre Property Owners Association (VCPOA) under the leadership of Elizebeth Werlein, perhaps the most influential single person in early French Quarter preservation. A Michigan native married to a local businessman, Werlein had led the delegation petitioning the Louisiana legislature for a referendum on a constitutional amendment. She had the social clout, not to mention the "spunk," to make things happen. Her special zeal for her adopted city was evidenced in a 1930s radio interview, when she asked, "What will we say to the New Orleans of tomorrow, bereft of all difference, become the typical American city,

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because inert, indifferent and lazy, we have taken no steps to save the inheritance of rare worth which we can easily preserve?"

Werlein quickly turned Mayor Robert Maestri, elected in 1936, into a supporter. Maestri dubbed her the "mayor of the French Quarter." Events came to a head in February 1939 when the VCC issued a demolition permit for a building on Bourbon Street to make room for a parking lot. The resulting confrontation between Werlein and VCPOA and the VCC ended with the Commission reversing its decision. The ensuing lawsuit became the first legal test of the ordinance, with the VCC winning. Soon afterward, Mayor Maestri gave the commission office space and funding for a full-time employee (architect Charles Wicker).

The VCC entered the war years with good press, defined powers and a professional staff. In 1941 the Louisiana Supreme Court gave them another legal victory, finding that the agency's jurisdiction extended to the "sides, rear and roof of any building in the Vieux Carre, as well as the street façade."

The post-World War II years were challenging for the Vieux Carre Commission. Particularly disheartening was a 1946 city ordinance that carved certain areas on the perimeter (ones particularly pressured by commercial interests) from the VCC's jurisdiction. (These areas were not reinstated until 1964.) Lawyer James J. Morrison of VCPOA, in a letter to the newspaper, thundered that the VCC's failure was not due to lack of authority or funds, but to "favoritism and the lack of imagination of the commission in accommodating the architectural tradition of the quarter to the needs of modern commerce and building."

There were a notable number of demolition applications in the 1950s, as the Quarter faced mounting threats from increasing commercialization (responding to the rise of mass tourism in the area). To address the problem, the Commission adopted a demolition policy in 1955. It reads in part: "Wherefrom, the Commission will consider the advisability of demolition when: (1) It is proved a necessary part of preservation by means of authentic restoration [reproduction], subject to approval of reproduction drawings, and to be under bond." (2) Building does not possess historic or architectural value to the quaint and distinctive character of the Vieux Carre, or is injurious to it, subject to approval of plans for replacement by suitable (in character) treatment, and to be under bond if deemed advisable."

Needless to say, the above represents an approach not in tune with today's preservation ethos. And while several important buildings were lost in the 1950s (and beyond) under this policy, the VCC minutes reveal that the advanced deterioration-demolish and rebuild argument did not always win the day. The Commission voted to deny demolition requests quite regularly, probably more often than it allowed

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demolitions under the 1955 policy.

The "French Quarter Style":

While modernism emerged triumphant in the post-WWII years, not so in the VCC-protected French Quarter. The late Malcolm Heard (Tulane School of Architecture) in his French Quarter Manual (published by the School of Architecture in 1997), notes: "Although the official position of the VCC has been that good modern design should not be discouraged in new construction, in practice a stifling conservatism has prevailed." Heard identifies two "identifiable styles" that emerged in the Quarter "within the constraints of preservationist attitudes": Twentieth Century Restoration and Vieux Carre Revival.

Heard describes the latter as follows: "The Vieux Carre Revival style is a twentieth century mode characterized by copying pieces of earlier French Quarter buildings and combining them in new structures. Designers work within some style or combination of styles represented in the Quarter's historic inventory. The practice arises from a feeling that new construction . . . should fill in the gaps in the French Quarter fabric as inconspicuously as possible, leaving the limelight for older buildings." "The best of this work," concludes Heard, "deserves respect for its inventiveness and skill and for the genuine desire for contextual harmony it presents."

Of course, the historicism approach has not been without its critics. It was particularly scorned in the mid-twentieth century (at the time the buildings in this update were built). Bernard Lemann, of the Tulane School of Architecture, in a 1960s piece on the Quarter derided "a flaccid historicism" that "is in no way preferable to any other kind of rampant destructiveness."

Le Petit Theatre was a pioneer in the French Quarter Revival approach to preservation. In 1922 the organization hired architect Richard Koch to substantially alter an old building on St. Peter Street (in a prominent location near the Cabildo) for its theatre. Koch convinced the group to leave the old building intact and build a new facility on an adjacent parcel. The design, by Armstrong and Koch, observes the Vieux Carre Commission, "marked the first attempt to fashion a new building to blend with the quarter's old structures." Thus was born the Vieux Carre Revival, or French Quarter Style.

Builders and architects were definitely selective in the French Quarter buildings they chose to reference in new construction. American taste, for example, at mid-twentieth century had generally little use for the various Victorian-era styles. The Eastlake and Italianate styles, found in abundance in the Quarter, were held in deep disdain. (In fact, when the Vieux Carre Survey was done in the mid-1960s, buildings from this era were considered almost intrusive. And occasionally Victorian era buildings were demolished

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or altered beyond recognition in the Quarter in the midtwentieth century.)

Architects and builders instead looked to what might seem natural – the Vieux Carre's earliest surviving architecture – the "signature" Vieux Carre looks. The buildings being proposed in this update for contributing status are almost all major expressions of this phenomenon. As such, these buildings contribute to the historic feeling of the Vieux Carre and to its look as it has evolved over time. And they represent the dominant approach to preserving the "quaint and distinctive" character of the Quarter at the time they were built.

The Vieux Carré Post-1961 – French Quarter Revival and its use through 1977

The History and Issues of New Construction in Historic Districts

The history of the Vieux Carré (a term interchangeable with French Quarter) has been thoroughly and expertly described in the National Register documents of 1983 and the 2011 Addendum (both updating the original 1967 nomination). This report will build on the history and background set out in those documents. Perhaps the key point to keep in mind when considering the issue of new construction in the Vieux Carré is the district's very compact and cohesive nature. Unlike many American settlements it did not grow organically but was carefully designed by French military engineer Pierre Leblond de la Tour in 1720. And, more importantly, the design was rigorously adhered to throughout the colonial period and into the American era, and to the current day. Placed at the apex of a large curve in the Mississippi River, the colonial-capital-to-be was laid out in a tight symmetrical grid with squares outlined for standard deep, narrow lots favored by the French. In the following centuries the Vieux Carré has remained within that original grid and with its original boundaries -- the Mississippi River, Esplanade Avenue, Rampart Street, Canal Street. While there are numerous "old town" sections found in American cities, New Orleans's French Quarter is unique in retaining not only its original dimensions but avoiding the wholesale development and urban renewal demolition that erased or severely diminished most historic neighborhoods. The intact nature of the French Quarter bestows upon it a rare and genuine character but also makes the question of new construction more difficult and urgent than in other historic districts.

In 2016 the seminal National Historic Preservation Law of 1966 turns 50 years old. The Vieux Carré Commission, established in 1936, is 80 years old. These laws are markers of the beginnings of the modern preservation movement. In the last eight decades the American preservation movement has matured and evolved. Much of that change and growth can be read in the 20th century experience of the French Quarter. The impetus for both the Vieux Carré Commission and the NHPA was to halt the mindless destruction of important buildings and to gain some legal control over the decision-making that affected historic areas. During the second half of the 20th century that initial mission of establishing the legitimacy of preservation and a concomitant legal framework has been achieved. Preservationists have continued to move forward, expanding the field beyond antiquities and adding more inclusive views of what are cultural resources and what is essential to preserve. With this evolution and

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growth there are new problems that were imperceptible 80 years ago. New construction in historic districts is now a critical issue that has moved to the forefront of preservation debates. The success of revitalizing old neighborhoods through renovation of historic buildings combined with a post-urban renewal planning ethos that promotes walkable communities, human-scale buildings, and an appreciation of local identity has wrought a sea change in urban real estate. The seedy inner city neighborhoods of the mid-20th century are now some of the nation's most desirable and expensive urban districts. Like the French Quarter, Atlanta's Inman Park, San Antonio's King William District, and Seattle's Pioneer Square are well-known examples of the revival of neighborhoods through preservation. With that revival has come increasing market pressures that agitate for new construction. This is a new frontier for most historic districts. In the 1960s and 1970s the struggle was to stop the demolition of historic buildings for parking lots. In the 21st century, developers and architects are eager to fill those parking lots in historic districts with new buildings.

While every historic district has building and renovation guidelines, the new focus on construction has intensified the debate over what is an appropriate new building for a historic neighborhood. The guidelines on new construction have often been more of a stumbling block than a useful guide. Many were written in the early years of the preservation movement when the idea of building in a historic district was all but unknown. For instance, the much-respected 1978 how-to manual *Design Review in Historic Districts* made quick work of the issue, telling readers, "New construction is not a pressing problem for many review boards." The brief section on "Guidelines for New Construction" gave a list of suggested regulations for the actual building (building height, massing, window and door proportions, roofs, landscaping, etc.) and ended with a noncommittal review of "contemporary" versus "traditional" architectural design. James Marston Fitch, one of the founding fathers of the preservation movement, does not even mention the concept of new buildings in his revered book, *Historic Preservation: Curatorial Management of the Built World* (1982).

This lack of clear direction on design and philosophy has persisted in historic district design guidelines. Part of the confusion emanates from the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. First introduced in 1977 and updated since, this document is the blueprint for historic preservation practice in the United States. Its strictures are mandatory for establishing National Register Historic Districts and obtaining certification for historic tax credits. The problematic guidelines on new construction and additions are spelled out in Standard 9. It reads:

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Another section, Standard 3, is also referred to in discussions of new construction as it reinforces the principle of false historicism:

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(3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The directive that "the new work shall be differentiated from the old and shall be compatible ..." has been disconcerting builders, architects, design review committees, and the public since it was written. The precept was based on the 1964 Venice Charter, the founding document of the modern preservation movement. Its intent was to prevent a "false historicism" that would muddy the actual history of a building. The interpretations of this seemingly contradictory directive (build it the same, but different) have taken a variety of forms, few of which have been satisfactory to all the involved parties. Traditionalists have been displeased with modernist new buildings and additions which they view disruptive intrusions into a district's cohesion and sense of place. Modernists are dismissive of new buildings designed in traditional styles as derivative mediocrities that detract from the genuinely old buildings.

The debate has shifted over the last 10 years as contemporary architecture has rediscovered traditional and vernacular design. The dominance of International Style as the architecture of "our time" has been eroded by the advent of Post-Modernism which abjures the starkness of sharp angles and plain surfaces commonly associated with Modernism. New Traditionalist architects, preservationists, and planners have increasingly promoted the philosophy of compatibility over differentiation in new buildings. As one of the leading spokesmen for of this viewpoint, Steven W. Semes, puts it: "In my view, the fundamental interests of preservation can only be served if compatibility is given greater weight, since it alone allows us to sustain valued historic character in the face of the many forces threatening it. To insist on differentiation by means of a contrasting Modernist style for new construction ... condemns historic buildings and districts to change in ways alien to their historic patterns and typologies."

This school of thought, which places compatibility over differentiation, can be seen as a vindication of the Vieux Carré's strong preference for compatibility in new buildings and additions. While there have been mistakes and missteps since 1936, the Vieux Carré Commission and the many stakeholders in the French Quarter have been unapologetically in the historicist camp, insisting that the integrity and identity of the district can only be achieved if it is allowed to develop within the pattern of its own historic patterns and styles. The 2011 decision to add "Conservation" as a National Register category for post-1961 French Quarter buildings is of a piece with this philosophy.

Differences between the Vieux Carré Commission and the National Register of Historic Places

Before turning to the specifics of new construction in the French Quarter, it is necessary to define the differences between the two bodies that oversee preservation in the district. The Vieux Carré Commission and the National Register of Historic Places have complimentary but not identical claims on the French Quarter. The Commission is an urban agency that has legal enforcement powers for its regulations. The National Park Service, which administers the

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National Register, has regulatory powers with the NRHP designation. The overlap of the two bodies is generally beneficial. The VCC precedes the National Register by more than 30 years. When the Vieux Carré Commission was proposed in the 1930s it was a radical new idea and only the second such agency in the United States. Charleston, South Carolina, established the first historic district commission with legal powers a few years earlier but the concept of preservation was unknown and generally unappealing to most Americans. New Orleans political and business leaders were not enthusiastic about the idea of a preservation commission but were somewhat persuaded of its usefulness as a way to "clean up" the French Quarter and enhance its attractiveness to tourists. However, the city did not want any interference with the business corridor on Canal Street so the western boundary was set at Iberville Street, one block east of Canal. The Vieux Carre Commission plan was put to the New Orleans public for a vote in 1933. The proposal passed and in 1936 the VCC opened its offices. In 1945 the city of New Orleans managed to reclaim a small part of the district from the VCC. A perimeter area along North Rampart Street was detached from the commission's jurisdiction and not restored until 1964. In the interim several demolitions and new construction took place without VCC oversight.

In 1965 and 1967 when the National Park Service conferred Historic Landmark and Historic District (respectively) status on the Vieux Carré, it established the district's boundaries on the traditional lines -- the Mississippi River, Canal Street, North Rampart Street, and Esplanade Avenue. The regulations of the two agencies differ but are generally harmonious. Concerning new construction, the federally mandated DOI Standards' directive of "work shall be differentiated from the old" is discussed above. The Vieux Carré Commission guidelines, some of the most exacting in the nation, do not make "differentiation" a requirement for new building. The VCC's *Guidelines for New Construction, Additions & Demolitions* section outlines three approaches to new design: "Reconstruction" (replication of a historic building), "Traditional" (design based on historic elements), and "Present Day" (contemporary design "compatible within the context of the property and neighboring sites"). While the DOI Standards about differentiation are mentioned at one point in the discussions additions and new construction, they are not stressed nor listed among the many lists of "VCC Requires."

Approaches to New Construction in the Vieux Carré

The difference in emphasis between the regulations of the Vieux Carré Commission and the National Register of Historic Places/National Park Service has put the French Quarter on the margins of the controversy over new construction. The VCC's commitment to traditional design (without a "stamp of our time") has curtailed extreme departures from the French Quarter's architectural heritage. There is diversity among the post-1936 buildings in the Vieux Carré but compatibility to the Vieux Carré built landscape is their common denominator.

As described in the earlier National Register documents, the first major new building in the Quarter was the Royal Orleans Hotel, completed in 1960. It was not only be the first hotel

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constructed in the district since 1908 it was built on the site of the iconic St. Louis Hotel. There was a strong consensus among city officials, French Quarter businesses, preservationists, and the public for an important building to replace the St. Louis Hotel (following a long decline it was severely damaged in a 1915 hurricane and subsequently demolished). The problem was what kind of building would be best for this meaningful site. Surprisingly, the commission was given to a New Orleans architectural firm nationally known for its sleek Modernist designs, Nathaniel C. Curtis (1917-1997) and Arthur Q. Davis (1920-2011) had done many commercial buildings but no hotels. They were given free rein on the design, with the Vieux Carre Commission stating the only qualification was "good" design. However, Davis's preliminary sketches of a Modernist building were immediately rejected by the VCC as inappropriate for the French Quarter. Koch and Wilson, the city's premier traditionalist-restoration architectural firm was quickly brought in to take over the exterior design for the hotel. Under their direction, the new five-story building took shape around prominent ground floor arcades (arched granite piers salvaged from the St. Louis hotel), balconies with lacy cast iron railings, french doors, and orderly fenestration of tall windows. A sixth story with a mansard roof and pedimented dormers was added a year later. The hotel's height and massing was similar to the Beaux Arts Louisiana Supreme Court building (1909) across St. Louis Street while the design elements associated with traditional French Quarter architecture tied it to the surrounding buildings. The Royal Orleans (now the Omni Royal Orleans) was instantly successful as a business and won several architectural awards. But it was not without its critics at the time of its construction or in the years since. The hotel's design has been disparaged as weak and lacking the distinction appropriate to such a prominent building. But the prevailing criticism has focused on the issue of its "deceptive period appearance," to quote the eminent Louisiana architectural historian Karen Kingsley. The Royal Orleans Hotel decision set the precedent for the Vieux Carre Commission's approach to new building in the district. Its guiding principles were Traditional architecture and compatibility with the French Quarter's built landscape.

As noted above, in the post-World War II era the French Quarter became increasingly popular as a tourist destination and as a chic residential neighborhood. Renovations and new building increased steadily through the 1960s and 1970s. According to noted cultural geographer Richard Campanella by 2001 8 percent of the Vieux Carré's built landscape was post-World War II construction. Of that figure, 5 percent was built between 1961 and 1984, the single largest period of activity since 1917 (the beginning of World War I for the United States). The confluence of these factors resulted in the unexpected discussion of how to assess mid-20th century buildings for certification as a historic building. The National Register regulations for historic districts state that buildings which fall within the declared "era of significance" are eligible to be named "contributing elements" and, thus certified historic buildings. Yet the idea of a 1960s French Quarter building officially designated as "historic" might initially appear counterintuitive to the district's image and history. The Louisiana State Preservation office and the National Register staff wrestled with this problem in 2011 and devised a thoughtful solution. Recognizing that the Vieux Carré is one of the nation's most important historic neighborhoods and one that has continued to evolve while fully engaged in the preservation

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ethos, a new category of significance for French Quarter buildings was created. It extended the era of significance from 1934 to 2011 (reflecting the 50-year cutoff date for historic buildings) and embraced late 20th and early 21st century buildings while setting careful parameters.

The 2011 document states:

This additional documentation for the Vieux Carré National Register Historic District nomination will add a new area of significance: conservation (Criterion A), at the local level of significance. A large majority of the buildings constructed in the Vieux Carré during the 1934 to 1961 period (the period of significance for this addendum) were designed in a calculated "French Quarter style," for the purpose of blending into the district and, thus, preserving its character and feeling. This preference for the "French Quarter style" is significant at the local level because it reflects a historic preservation approach prevalent in the Vieux Carré at that time in preserving the "quaint and distinctive" character and feeling of America's second oldest municipally protected historic district.

As per National Park Service definition, conservation is the preservation, maintenance, and management of natural or manmade resources. NPS defines feeling as a property's expression of the aesthetic or historic sense of a particular period of time. A sense of being transported to the city's early history is especially important to the Vieux Carré and might have been diminished had non-compatible development been allowed. Thus, conservation is the appropriate area of significance for buildings constructed in New Orleans' Vieux Carré between 1934 and 1961, a period dominated by the Modern Movement in architecture. This historicism prevalent in the Vieux Carré was in sharp contrast to the urban modernism that was becoming increasingly prevalent during the middle third of the 20th century. Modernism had indeed triumphed, especially in post-war America, but not always, and certainly not in the City of New Orleans' historic heart, its original center, the Vieux Carré.

The definition of "French Quarter Style" (also called "French Quarter Revival" or "Vieux Carré Style") in the 2011 document is nebulous. Seven architectural elements are listed as key characteristics of the style but without precise instructions on how they are to be evaluated. The indeterminate nature of the document is presumably intentional to allow ample consideration for the intangibles of "character and feeling." The specific points of French Quarter Style were enumerated as:

In summation, a definition of the French Quarter Style from this period would include the following:

- 1) the urban party wall Creole cottage form (with and without front galleries, largely without);

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- 2) cast-iron galleries in lacey plenitude;
 - 3) shallow cantilevered balconies with a wrought-iron look to the railings;
 - 4) simple Greek Revival denticular brick cornices;
 - 5) French doors;
 - 6) wooden galleries on buildings designed after the manner of rear Quarter dependencies;
 - 7) Greek Revival columnar shopfronts.
- Finally, there are some quietly classical buildings with one or two signature applied features.

The reviewer's last comment about "quietly classical buildings" signals an expansive view of French Quarter Style. The designation is intended to recognize and promote well-designed buildings of appropriate scale, height, materials, and use of architectural details that are compatible with the Vieux Carre built landscape. Their design worthiness is not predicated solely on the emphatic use of the design elements most associated with the French Quarter. The 2011 document particularly singles out large buildings that have blended into the community fabric with judicious use of design elements that suggest rather than dramatize the Vieux Carre traditions. The four-story garage at 619-625 Bienville Street (1957), the institutional building-turned-condominiums at 1201-1209 Chartres Street (1948), and the warehouse at 826 Bienville Street (1960) illustrate the "quietly classical" buildings that are included in the 2011 Contributing Elements.

Vieux Carre Construction Overview, 1962 to Present

The 2011 Addendum identifies French Quarter Style as a category for National Register eligibility within the Vieux Carre Historic District and ties the category to the period of 1934-1961. A careful review of the French Quarter's post-1961 built landscape will demonstrate that French Quarter Style is a continuum. This approach to new construction and significant additions to extant buildings is best understood as the template for the Vieux Carre. The style as defined by the National Register Addendum has not been adopted by the Vieux Carre Commission but the ideas principles of compatibility, continuation of the traditional architecture, and preserving the district's "character and feeling" are embedded in the commission's oversight of the French Quarter.

As one would expect, there have been many shifts, adaptations, and new ideas in the practice of French Quarter Style architecture in the last 55 years. The French Quarter Style that evolved after 1933 as the Vieux Carre Commission began to exert its power found a coherent expression in the post-World War II era. Taking this long view, the statement in the 2011 Addendum that the 1960 Royal Orleans represents "the apogee" French Quarter Style must be revised. Instead the complex negotiations and ultimate construction of the hotel represent the maturity of French Quarter Style rather than its culmination. It clearly established the Vieux Carre Commission's theory and practice of new building in the Quarter. In the wake of the

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Royal Orleans' success there was a rush to build more hotels in the French Quarter. Every new hotel project was loud and insistent that it would be built "in the French Quarter style." In 1969 the city passed a moratorium on new hotels in the Vieux Carre but the embrace of French Quarter Style was unaffected by the lack of new large scale design role models.

The increasing pace of building in the French Quarter during the 1960s and early 1970s showcased a variety of interpretations of French Quarter Style. The earliest designs were anchored in the Modernist idiom indifferently decorated with identifying elements such as french doors, shutters, or balconies with cast-iron railings. These efforts barely approached pastiche. One example is the 1962 three-story apartment building at 1125 Dauphine Street. The building is identical to the popular 1960s "shoebox" or "stucco box" apartment buildings with the addition of window shutters and old brick exterior facing as a nod to its French Quarter site. Fortunately, more evolved design ideas began to emerge. The Creole townhouse and dependency have been widely used in new buildings. The 1964 two-story residential building at 825 Barracks Street approximates a Creole dependency with a wood frame gallery, french doors, shutters, and old brick facing but its proportions are off-kilter giving it the look of an upscale suburban home. A steady increase in more careful design, better execution, and enhanced awareness of Vieux Carre architectural history can be seen in new buildings such as the three-story Creole townhouse at 824 Ursulines Street. The 1985 building's facade is carefully composed, if a bit crowded, with historically correct recessed doorways, a cantilevered balcony with graceful cast-iron railings, and arched openings on the ground floor. Further refinements are seen in the superb 1998 Creole townhouse at 500 Dauphine Street which the Vieux Carre Commission uses as an example of new construction in its regulations, and the Historic New Orleans Collection's reconstruction of an 1850s three-story hotel at 535 Conti Street.

New construction in the French Quarter looks to the district's history for its inspiration but the result is not a stultifying collection of house museums. The increased level of workmanship and detailing in Vieux Carre buildings reflects the renewed engagement with the local tradition and finding creativity within its parameters. French Quarter Style is a dynamic and sustainable approach to building that honors the past while living fully in the present. The new buildings in the French Quarter will continue to bear the stamp of their time and place which the National Register has rightly singled out for eligibility as "Conservation" as French Quarter Style.

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Vieux Carré Commission Design Guidelines, 2015. (Updated), online, www.nola.gov/vcc/design-guidelines.

commissions, the prevalence of "French Quarter style" buildings in the 1934 to 1961 period has had a salutary effect on the Vieux Carre by discouraging the introduction of jarringly different architectural styles into this delicate historic setting. Can one imagine, for instance, the effect upon the district had the massive Royal Orleans Hotel been built in a daring, rough-concrete New Brutalist style?

The period of significance for the district spans from 1934 (picking up with the end of the current period of significance) to 1961, the latter to follow the National Register's fifty year cutoff. The "French Quarter style," or "French Quarter Revival," (the style used to conserve the character and feeling of the historic district) continued to be the dominant approach through the 1960s and beyond for new construction. While the Register's fifty year cutoff is admittedly arbitrary in this instance, it is at least a nationally recognized period of time. To select any other date to end the period of significance would have been even more arbitrary. (There are various important examples of the French Quarter Revival in new construction in the 1960s and early '70s. Whether these buildings would meet the Register's requirements for "exceptional significance" is the subject of future research and analysis.)

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Endangered Vieux Carre:

New Orleans' "old quarter" was an immigrant slum filled with decaying buildings at the turn of the twentieth century. Apathy toward the area was "pervasive" (to quote the Vieux Carre Commission's on-line history). As unimaginable as it may seem, in 1895 official plans were made to demolish both the Cabildo, the venerable seat of Spanish government on Jackson Square, and the nearby Presbytere. And perhaps neglect was better than attention. In 1903 the city purchased an entire square and demolished various early historic buildings to make way for a new Civil Courts Building. (The Beaux Arts pile was completely out-of-scale for the Quarter and remains, to some extent, a building preservationists love to hate.)

Even in the early 1920s, as a preservation movement began to emerge, there were local businessmen who thought a good fire or bulldozer was in order. Anthony J. Stanonis, in his book *Creating the Big Easy: New Orleans and the Emergence of Modern Tourism, 1918-1945*, quotes businessman William Schultz: "In its present condition the Vieux Carre renders valueless a big slice of our commercial section . . . It is quite certain that a general demolition of the tumbledown shacks in the Vieux Carre will be necessary for the expansion of the city within the next decade." In other words, history stood in the way of progress, with progress equaling shiny new skyscrapers. Elizebeth Werlein, the grande dame of French Quarter preservation, recalled that local businessmen told her she "was a nice girl, who didn't know that 'progress' meant destruction of old buildings."

A Preservation Movement Emerges:

"The heart of the old French Quarter has stopped beating," eulogized Lyle Saxon shortly after a fire destroyed the French Opera House in December 1919. Some believe that the loss of this beloved landmark was a turning point in attitudes towards the Vieux Carre. (Another landmark of French Creole culture in the Quarter, the St. Louis Hotel, had been demolished three years earlier.)

Various forces came together in the 1920s to create an awakened interest in preserving the city's historic heart. There was the private approach of individuals such as William Ratcliffe Irby, who restored his own house, donated buildings to Tulane University, and donated the Lower Pontalba Building and an endowment fund to the Louisiana State Museum. Various artists, writers and intellectuals settled in the Quarter in the 1920s and focused attention on the exotic locale in

their work (for example, Sherwood Anderson and William Faulkner). Of particular importance was a series of organizations founded in the Quarter: Le Petit Theatre du Vieux Carre (1919); the Arts and Crafts Club (1922); and Le Petit Salon (1924).

In 1925, the various players interested in the Vieux Carre managed to pressure City Hall to create a historic preservation commission, albeit solely advisory to the mayor. The commission met only sporadically, and according to the Vieux Carre Commission's on-line history, there is "little evidence that the city heeded any advice."

The Vieux Carre Commission:

Today's Vieux Carre Commission (VCC) was made possible by an amendment to the Louisiana constitution, passed by voters on November 3, 1936, granting the City of New Orleans the authority to create a body to oversee preservation in the Quarter – one with "broad police powers," to quote the VCC on-line history. The boundaries were (as they are today): the Mississippi River, the uptown side of Esplanade, the river side of Rampart, and the downriver side of Iberville. The purpose: "in order that the quaint and distinctive character of the Vieux Carre section of the City of New Orleans may not be injuriously affected"

On March 3, 1937, the New Orleans city council passed an ordinance creating the VCC. (New Orleans was the nation's second city to adopt a historic preservation ordinance and create a commission. Charleston, South Carolina was the first, in 1931.) The first commission met on April 8, 1937. But the battle to save the Vieux Carre was far from over. The first commission was characterized by "passivity" and "disappointing inertia" (VCC on-line history). Author Harnett Kane peppered the newspaper with articles about the commission doing nothing while buildings were being demolished, iron balconies being removed, etc.

A critical event was the founding in June 1938 of the Vieux Carre Property Owners Association (VCPOA) under the leadership of Elizebeth Werlein, perhaps the most influential single person in early French Quarter preservation. A Michigan native married to a local businessman, Werlein had led the delegation petitioning the Louisiana legislature for a referendum on a constitutional amendment. She had the social clout, not to mention the "spunk," to make things happen. Her special zeal for her adopted city was evidenced in a 1930s radio interview, when she asked, "What will we say to the New Orleans of tomorrow, bereft of all difference, become the typical American city, because inert, indifferent and lazy, we have taken no steps to save the inheritance of rare worth which we can easily preserve?"

Werlein quickly turned Mayor Robert Maestri, elected in 1936, into a supporter. Maestri dubbed her the "mayor of the French Quarter." Events came to a head in February 1939 when the VCC issued a demolition permit for a building on Bourbon Street to make room for a parking lot. The resulting confrontation between Werlein and VCPOA and the VCC ended with the Commission reversing its decision. The ensuing lawsuit became the first legal test of the ordinance, with the VCC winning. Soon afterward, Mayor Maestri gave the commission office space and funding for a full-time employee (architect Charles Wicker).

The VCC entered the war years with good press, defined powers and a professional staff. In 1941 the Louisiana Supreme Court gave them another legal victory, finding that the agency's jurisdiction extended to the "sides, rear and roof of any building in the Vieux Carre, as well as the street façade."

The post-World War II years were challenging for the Vieux Carre Commission. Particularly disheartening was a 1946 city ordinance that carved certain areas on the perimeter (ones particularly pressured by commercial interests) from the VCC's jurisdiction. (These areas were not reinstated until 1964.) Lawyer James J. Morrison of VCPOA, in a letter to the newspaper, thundered that the VCC's failure was not due to lack of authority or funds, but to "favoritism and the

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Photo Log

T t l f 26 h o t s

Photographer: Donna Fricker

- Photo 1
Camera facing east
2/11/15
- Photo 2
Camera facing east
2/11/15
- Photo 3
Camera facing northwest
11/14/14
- Photo 4
Camera facing northeast
11/14/14
- Photo 5
Camera facing west
11/14/14
- Photo 6
Camera facing west/northwest
11/13/14
- Photo 7
Camera facing southeast
11/13/14
- Photo 8
Camera facing south
11/13/14
- Photo 9
Camera facing northeast
2/11/15
- Photo 10
Camera facing west
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- Photo 11

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Camera facing north
11/14/14

Photo 12
Camera facing north
2/11/15

Photo 13
Camera facing south
11/13/14

Photo 14
Camera facing north
11/14/14

Photo 15
Camera facing north
11/14/14

Photo 16
Camera facing north
11/14/14

Photo 17
Camera facing north/northwest
11/14/14

Photo 18
Camera facing south
11/13/14

Photo 19
Camera facing south
11/13/14

Photo 20
Camera facing north/northwest
11/14/14

Photo 21
Camera facing east
11/14/14

Photo 22
Camera facing northeast
2/11/15

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Photo 23

Camera facing west

2/12/15

Photo 24

Camera facing north/northwest

2/12/15

Photo 25

Camera facing north/northwest

2/12/15

Photo 26

Camera facing northeast

2/11/15

Summary Paragraph

This addendum will update the period of significance for the National Register Vieux Carre Historic District to include buildings constructed between 1934 and 1961 that contribute to a new area of significance documented in Part 8: conservation. (The present period of significance, under architecture, ends in 1933. The new period of significance follows the present National Register fifty year cutoff – see Part 8.) The Vieux Carre (“Old Quarter”) has been a municipally-protected district since the first Vieux Carre Commission (VCC) met in 1937. (The district is known popularly as the French Quarter. French Quarter and Vieux Carre are used interchangeably, as they will be in this document.)

The update will add an additional twenty-eight contributing elements – buildings and structures designed in the “French Quarter style” to be in character with the district. (“French Quarter Style” was used at the time.) Most of these are from the post-WWII period. While the twenty-eight resources are a small number for the roughly 2,000 building district, most are major buildings (some quite large), and they represent a notable theme in the history of historic preservation in the Vieux Carre.

Narrative Description

Background:

The National Park Service (NPS) accorded New Orleans’ historic heart, the Vieux Carre, National Historic Landmark (NHL) status in 1965 and National Register status in 1967. As is typical of early nominations, the documentation is woefully inadequate. In fact, a phone conversation with National Register reviewer James Gabbert in August of 2011 revealed that there is no original National Register form on file with NPS for the Vieux Carre. In late 1983, the staff of the Louisiana Division of Historic Preservation prepared a National Register update to bring the period of significance up to 1933, at that time the fifty year cutoff. The National Register accepted the update on March 27, 1985. Mr. Gabbert indicated that this document will be considered the baseline National Register form for this addendum. Very importantly, this addendum is an update to the National Register of Historic Places listing only. It does not address the NHL listing.

The addendum is being pursued at the present time, in the present accelerated fashion, to assist with a façade easement in progress with the Preservation Resource Center of New Orleans. One of the buildings in a proposed three building donation dates from 1948 (#24 below, in the French Quarter Style) and cannot receive the required Part 1 certification with the present National Register documentation.

Methodology:

The preparer’s first step was to determine the body of buildings in the Vieux Carre that now met the Register’s baseline fifty year cutoff for evaluation, i.e., those constructed between 1934 and 1961. This was accomplished by examining the first Vieux Carre survey, conducted by the Tulane School of Architecture in the mid-1960s, and a second survey conducted by architectural historian Hilary Irvin, a long-time Vieux Carre Commission staff member, in the 1980s. The 1980s survey produced a written inventory, which was invaluable in the preparation of this document. (The mid-1960s survey did not include a written inventory.)

But the surveys did not make the pool of possibilities totally complete because the jurisdiction of the VCC is smaller than the district recognized by the National Register. The VCC boundaries end at Iberville, while the Register boundaries extend one block further to Canal Street.

To solve this problem, the preparer, with the aid of the Preservation Resource Center, examined a city-sponsored survey that included the area in question and followed up with a windshield survey.

Each resource in the 1934 to 1961 period was visited and photographed individually and as part of a streetscape. It became immediately clear that the overarching theme for this period was the French Quarter Style, or French Quarter Revival style – an attempt to blend in – an attempt to be “appropriate” for the French Quarter. Roughly two-thirds of the buildings in the 1934-1961 category fit within this framework. (The number would have been higher had the Vieux Carre Commission not lost jurisdiction over certain areas from 1946 to 1964. The buildings from 1934 to 1961 that do not reflect the French Quarter Style are almost always located in areas exempt from VCC control, particularly along Rampart Street at the district’s edge. They are largely modern in style, occasionally “no style.”)

Overall Architectural Character of the Vieux Carre:

While the Vieux Carre has the reputation of being an ancient place, actually relatively little survives from the colonial period, due to disastrous fires in 1788 and 1794. Today’s district has a huge inventory of fine buildings from roughly 1800 to 1860, but there are also many Victorian Era buildings (for example, Italianate commercial buildings, Italianate shotguns and Eastlake shotguns) and early twentieth century buildings (for example, in the Craftsman style). The 1983 National Register update estimated that 19% of the overall building stock dated from 1862 to 1900 and 14% from 1900 to 1933.

Architecturally the district is a place of great variety – in time, style, and type (with the notable exception of modern styles, which are found only very occasionally and along the periphery). Quoting Malcolm Heard, a member of the Vieux Carre Commission, in his overview of the 1980s survey: “The final point to be made is perhaps the most important: the diversity of the Vieux Carre should be understood and highly valued. The buildings represent no single style but an extraordinary assemblage of quite different styles and attitudes extending from the Ursuline Convent of about 1750 to the present day. Each successive style is of interest in itself, including those of our own century, once we gain sufficient distance to see it.”

The “French Quarter Style”:

The above diversity notwithstanding, in the popular imagination, the Vieux Carre equals French Creole cottages and lacey iron galleries on old red brick buildings. Ironically, the signature lacey galleries are from the American period. Countless rather chaste earlier buildings received elaborately worked cast-iron galleries in the 1840s and ‘50s.

These evocative images of Old New Orleans were revived in the mid-twentieth century in what was known at the time as the French Quarter or Vieux Carre style. (See also Part 8.) In a *Times-Picayune* article of August 2, 1959, describing renovation work planned for the Quarter, the author noted that the “iron-lace trim and balconies” of the old brick buildings “boast the charm of old New Orleans.” “We understand,” he continues, “that in cooperation with the Vieux Carre Commission, he [the new owner] will restore these properties in Vieux Carre style”

The Vieux Carre style had various permutations, as detailed in the inventory below. Most often, new construction was generally evocative of iconic French Quarter building types – for example, a traditional historic building shape with a few typical French Quarter details. In a few notable instances, buildings were touted as “reconstructions” of demolished historic buildings, sometimes using salvaged parts. (See Part 8 for the Vieux Carre Commission’s demolition policy that made provision for demolitions and rebuilds under certain circumstances.)

In summation, a definition of the French Quarter Style from this period would include the following: 1) the urban party wall Creole cottage form (with and without front galleries, largely without); 2) cast-iron galleries in lacey plentitude; 3) shallow cantilevered balconies with a

broken up horizontally by molded bands (now painted a contrasting color) between the first and second stories and at the bottom and top of the fourth floor windows.

7. 912-920 Bienville. 1957 (Goldstein, Parham and Labouisse, architects). Contributing Element. Four story brick warehouse with domestic-looking windows set in regular bays. Three ground story wooden panel garage doors are set in individual square head openings. Correct proportioning and the window pattern give the building a modest but convincing classical feel. Second floor enhanced with a cantilever wrought-iron (looking) decorative balcony of the type popular in the French Quarter. Not needed from a functional standpoint, the balcony clearly was an attempt to blend into the existing Quarter building stock.
8. 216-218 Bourbon. Circa 1950. Contributing element. Single story stucco over masonry party wall commercial building with strongly proportioned classical pillars and entablature and a modest parapet. Capitals, cornice and transomed French doors have a mid-nineteenth century look. The Vieux Carre Survey notes that it was built to resemble the ground story of the demolished Italianate building it replaced.
9. 530-534 Bourbon. 1948 (I. William Ricciuti, Architect). Contributing Element. 1848 building (photo in 1960s Vieux Carre Survey) was demolished in 1947, with the present building built as a "replacement." Present building looks very much like its predecessor, with the exception of the pattern of openings on each floor. Two-story, stucco over masonry, party wall commercial building with a denticular cornice and an evocative French Quarter Style lacey iron second story gallery. (The gallery appears to be identical to that of the demolished building. The photo in the Vieux Carre Survey shows the building with a sign reading "Materials for Sale." Clearly the gallery was salvaged for the replacement building.) At ground level is an operable shutter, open bay commercial shopfront. Upper story has three transomed French doors whose spacing does not align with the four-bay, cantilevered, covered cast-iron gallery. (The 1848 building had four French doors aligned with the bays of the gallery, another clue that the old gallery was reused.)
10. 508-510 Chartres. 1842, renovated 1954. Contributing Element. Three-and-a-half story, brick commercial building with granite columnar shopfront and a façade of four bays. When renovated for hotel use in 1954, the rather chaste façade received a three-story, lacey cast-iron gallery under its own roof. At that time the second and third story façade windows were replaced by French doors to access the gallery. The cast-iron gallery, whose columns include Gothic and Italianate curvaceous vine elements, has a very convincing c.1860 appearance.
11. 1024 Chartres. Provincial Motor Hotel, 1961. Contributing Element. Built in 1961 on the site of a c.1903 ice house, the Provincial received a Vieux Carre Commission Honor Award that same year. It is a convincing "in the manner of" Federal style, two story, stuccoed building. The upper story is pierced by shuttered French doors, each with a lacey ironwork panel in front. At the center of the first floor is a handsome elliptical arch entrance, with fanlight. The entrance is flanked by round arch openings, each featuring a fanlight and multiple panes of glass with a wooden panel below. Elegant Federal style dormers pierce the roof.
12. 1201-1209 Chartres/607 Gov. Nicholls. 1948, Herbert Benson & George Riehl, architects. Contributing Element. Stella Maris Maritime Center. Two story brick classically styled institutional building, with a large footprint, located on the corner of Chartres and Gov. Nicholls. The principal façade (on Gov. Nicholls St.) features a three-part articulation. At the center is an entrance pavilion with a pediment. The pavilion is set off at the edges with bricks laid in a manner to suggest rustication. Lower floor of entrance pavilion features three round arch openings; upper floor features three French doors, each with a small balcony. Remainder of main façade is pierced by evenly spaced six-over-six windows on

*matches
design of
Sto Dauphine
almost
exactly*

the upper story and segmental head openings on the ground story. Ends of principal façade also feature bricks laid in a manner to suggest rustication. Hip roof is pierced by small dormers. The design inspiration must have been the nearby Ursuline Convent (1745).

13. 431 – 435 Dauphine. C. 1955. Contributing Element. Two story stuccoed party wall residence with unusually low proportions. The building has traditional French Quarter features, including prominent French doors, massive shutters with 18th century (looking) strap hinges, and a cantilever balcony with a decorative band iron railing system designed to suggest wrought iron.
14. 1220 Dauphine. 1950, Arthur Feitel, architect. Contributing Element. Two-and-a-half story, brick, hip-roofed institutional building (Maison Hospitaliere). Red brick walls, white trim, shuttered sash windows, elliptically arched entrance with fanlight and Federal style dormers should all be viewed within the context of the continuing popularity of the Colonial Revival taste during the mid 20th century. The building's two story lacey iron front gallery adds a strong French Quarter Style element.
15. 615 Decatur. 1948-49. Contributing Element. In 1948-49, according to the Vieux Carre Survey, c.1830 brick three-and-a-half story buildings at the corner of Decatur and Wilkinson were condemned and demolished. The present two story brick building (with a much smaller footprint) was then constructed. A photo dated May 22, 1962 in the Vieux Carre Survey shows the present building with no construction to either side (i.e., the building now to the right had not been built). The present building is so convincing that it could "pass" for an early French Quarter building. Presumably old brick from the demolition was used. The building features side gabled parapets, a denticular cornice, single leaf French doors on the second story accessing a simple iron balcony, and a shopfront with large openings. Intent of the design was to convey a c. 1825 appearance.
16. Decatur St. at Jackson Square. Meat (Butcher) Market (French Market complex). Contributing Element. This is a nineteenth century building significantly remodeled by the WPA in the late 1930s. The remodeling changed the character of the building to such an extent that for the purposes of the National Register, the building dates to the late 1930s. Pre-WPA photos show a utilitarian open market with slender posts supporting numerous cloth awnings. The Decatur Street side featured arched openings. The WPA added the signature Greek Revival-looking columnar gallery along the sidewalk (Decatur St.) and the cupolas. The arched wall behind the gallery was filled in with glass for shop windows. The building consists of two units beneath a continuous roofline. There is a breezeway between the two.
17. Decatur St. at Dumaine St. Bazaar (French Market complex). Late 1930s, WPA. Contributing Element. Built on the site of the old Bazaar (destroyed by a hurricane in 1915), this building is labeled "Fruits and Vegetables" on the 1940 Sanborn map. It is a long, low building that follows the curve in the street. It is styled to match the Meat Market (see above) – i.e., columns and cupolas. And like the meat market, is it two units under a continuous roof separated by a breezeway.
18. Decatur Street at St. Philip St. Vegetable Market (French Market complex). Late 1930s, WPA. Contributing Element. This building is entirely from the French Market WPA project and matches the Bazaar and Butcher Market (see above). It has the signature columns on all four elevations, but has no cupolas.
19. 900 Esplanade, 1313-1323 Dauphine. C. 1955. Contributing Element. Two story brick apartment building with Mansard roof third story. Symmetrical five-bay façade culminates with a central elliptical arch front doorway with fanlight. Mansard roof dormers have a chaste Federal look. (There is a late nineteenth century Mansard roof house in the same block.)

wrought-iron look to the railings; 4) simple Greek Revival denticular brick cornices; 5) French doors; 6) wooden galleries on buildings designed after the manner of rear Quarter dependencies; and 7) Greek Revival columnar shopfronts. There is one fully developed French eighteenth century neo-classical-style building (#12 below) that resembles the nearby Ursuline Convent (1745). Finally, there are some quietly classical buildings with one or two signature applied features.

Among the most interesting buildings are utilitarian ones (two warehouses and a parking garage) designed to blend into the Quarter. All three are located on Bienville Street, near the edge of the VCC-controlled district and near Canal Street, a major commercial thoroughfare. The architects used traditional details such as wooden windows, cast-iron balconies, etc. – all for the French Quarter look rather than function. (See buildings 4, 6 & 7 below.)

There are also a few instances of historic buildings being remodeled to look “more French Quarter” – or at least, someone’s perception of French Quarter. Continuing a tradition begun in the pre-Civil War years, the chaste, largely unadorned 1842 building at 508-510 Chartres (#10 below) received a multi-level lacey cast-iron gallery in 1954. (The gallery totally dominates the façade.) And there is one instance of an elaborate Victorian Era cottage being totally remodeled in a simpler Greek Revival-style in 1945-46 (#20 below). (The ear molded doorway is either salvaged or a good copy.)

The French Quarter Style reached its high-profile apogee (at least within the 1934 to 1961 timeframe of this update) with the controversial construction in 1960 of the Royal Orleans (now the Omni Royal Orleans), the first hotel to be built in the Quarter since the Monteleone (1908). The largest French Quarter style building ever built in the district, the hotel occupies the site of the venerable St. Louis Hotel, demolished in 1916. (The site had become a parking lot.) Years in the making and with Edgar Stern, a very prominent businessman/philanthropist behind it, the hotel was announced in the newspapers in the summer of 1957.

Initially the architectural firm of Curtis and Davis, specializing in the modern style, was hired for the project. Davis suggested a series of designs that might be a “bit of a departure” for the French Quarter (quoting from a book on the hotel). In late 1955 the VCC rejected Davis’ designs, writing the firm that “the elevations were deemed not in character.” Fairly soon the developers added to the design team traditionalists Koch and Wilson. Essentially the firm of Koch and Wilson was retained to design the exterior, with Curtis and Davis mainly responsible for the interior. In their November 1957 approval of the new design, the commission wrote: “Every new building in the Vieux Carre has to be considered individually. It is felt that the design as approved will give a building that is truly French Quarter in design at a great expense to the applicant, and it will replace an open parking lot that has been one of our problems for years.”

Much emphasis was placed on the hotel taking its architectural cue from the old St. Louis Hotel. Like the St. Louis, the building has an arcaded first floor (with a small section of the St. Louis arcade being reused on a side elevation) and square head openings on the upper floors. Quoting Sam Wilson: “Of course, we were greatly influenced by the style of the St. Louis Hotel. We gave the Royal Orleans the same height as the St. Louis had, a similar cornice line, a similar mass.” To add to the French Quarter look, lacey ironwork galleries were used – in this case sparingly to break up the mass of the primary elevations. The design received a Vieux Carre Commission award the year the facility opened. The hotel was designed to be able to handle an additional story, and in 1963, a Mansard roof (“in the Parisian manner,” as noted at the time) was added to provide for a seventh story (Koch and Wilson; Curtis and Davis).

Inventory:

The following buildings are contributing elements to the Vieux Carre because they exemplify an approach to historic preservation dominant at the time: the use of the French Quarter Style to be “in character” with, and preserve the feeling of, the old quarter, as noted above.

Buildings are listed by streets in alphabetical order. Dates of construction or remodeling are generally from the Vieux Carre Survey, and where needed, research in primary sources. Their distribution within the district is shown on the attached map.

Note: The terms balcony and gallery are used frequently in the inventory below. For purposes of this addendum, a balcony is defined as an open elevated platform suspended from the second story, or higher, of a building that permits a person to stand in the open air outside the building. In the Vieux Carre balconies are most often supported by cantilevered wrought iron beams and feature decorative wrought iron railings. A gallery functions similarly, but has the added features of columns and a roof. Galleries may also embrace a building's first story to (1) shelter the entrance and (2) provide support for galleries above.

1. 709-715 Barracks. 1950s. Contributing Element (one of two matching structures). At the front property line, along Barracks Street, are two small flanking one story "maisonette" type structures built in the 1950s. They are located at the ends of a high brick wall and serve as garages. They are styled in the manner of petite Creole cottages, with the side elevations along Barracks. The hip roofs feature a slight kick at the eaves, as was seen in French Creole architecture. Because of the high brick fence, it was impossible to see and photograph the courtyard-facing (main) elevations.
2. 709-715 Barracks. 1950s. Contributing Element. See above.
3. 612-614 Bienville/234-238 Exchange Alley. Circa 1940. Contributing Element. Story and a half, brick residential-looking commercial building in the French Quarter Creole Cottage style (but with the side elevation rather than the façade facing the street). The design features regular bays, shuttered French doors with transoms, and three modest shopfront windows on the gable side (Bienville) under crowning entablatures. The building is surmounted by a simple brick molded cornice. Gable features half-circle vent. Small gabled dormers feature thin classical pilasters. Overall intent of design is a c. 1820 appearance.
4. 619-625 Bienville/301-307 Exchange Alley. 1957 (Bernard and Bernard, Architects). Contributing Element. Four-story brick parking garage. Sash windows in regular bays and strongly articulated entablature with inset windows and a heavy brick denticular cornice give the upper stories of this structure a Greek Revival feel. Garage entrance bays rendered as broad elliptical arched openings. (Recipient with #23 below of 1958 Vieux Carre Commission award.)
5. 736 Bienville. Circa 1950. Contributing Element. The 1980s Vieux Carre survey describes this small building as "modeled after a two story detached kitchen building with gallery." The brick building's gallery features delicate turned colonnettes of the type found in French Creole architecture in Louisiana. Galleried service buildings are ubiquitous in the French Quarter – detached, or more often, attached to the main building. The higher building mass at the rear, behind the gallery, was fitted with shutters, apparently to give it a domestic look.
6. 826 Bienville. D. H. Holmes Service Building (warehouse). Building plans dated January 13, 1960, Benson & Riehl, Architects; building permit issued March 14, 1960. Contributing element. Four story stuccoed building with a large footprint, built as a warehouse for D. H. Holmes Department Store (retail store faced nearby Canal St.). This corner French Quarter Style building was designed to look residential. At the second and third floors of the two primary elevations are French doors with iron balconies. The fourth floor features single multi-pane windows. The Bienville façade at ground level is pierced by a round arch entrance and four garage openings with paneled garage doors. The building mass is

halls. Thirdly, there is the continuing use of cabinets in otherwise wholly American houses. Finally, there is the continuing use of courtyards and dependencies as the prevalent form of site development even after most other Creole features had been dropped. Moreover, the local Creole heritage had a marked effect upon the types of American development that took place. Excluding purely American and purely Creole buildings, the shift between the two traditions embraces several hundred structures, which is something no other old Creole settlement can match. The American buildings of the late-nineteenth and early-twentieth centuries are of course important in the transition because they represent the end of the spectrum and the realization of Latrobe's prediction.

The Transition:

The Creole buildings of the Mississippi Valley have often been seen as the area's true architectural heritage. But in many ways this is because they are the region's oldest buildings and hence they are the ones people prefer to think about. If one considers the entire architectural history of the Mississippi Valley, it becomes clear that the shift from the Creole influence to that of mainstream America was the major development between the late-eighteenth and the early-twentieth centuries. More than anything else, it changed the architectural character of the region from what could have been an ethnically distinct entity to something not very different from the East Coast. (The Vieux Carre and St. Genevieve are exceptional because their Creole character was not completely absorbed into mainstream American architecture.) Although the Creole heritage is more venerated, the shift is much more important in terms of what the region actually became.

Historical Sketch:

The NPS 1982 boundary justification (see Item 10) contains a historical narrative which will serve as the historical sketch for this district renomination. However, we offer one correction. On page 2 it states incorrectly that in 1763 France ceded all of Louisiana to Spain. The fact of the matter is that in 1762 France ceded the Isle of Orleans along with all of Louisiana west of the Mississippi River to Spain. In 1763 France ceded the eight Florida Parishes (east of the Mississippi and north of the Isle of Orleans) to Great Britain.

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UPDATE

2011 Update

This update will add the following 28 contributing elements to the Vieux Carre National Register district:

709-715 Barracks St. (two structures)
612-614 Bienville/234-238 Exchange Alley (one building)
619/625 Bienville/301-307 Exchange Alley (one structure)
736 Bienville (one building)
826 Bienville (one building)
912-920 Bienville (one building)
216-218 Bourbon (one building)
530-534 Bourbon (one building)
508-510 Chartres (one building)
1024 Chartres (one building)
1201-1209 Chartres/607 Gov. Nicholls (one building)
431-435 Dauphine (one building)
1220 Dauphine (one building)
615 Decatur (one building)
Decatur St. at Jackson Square. Meat Market (one building)
Decatur St. at Dumaine. Bazaar (one building)
Decatur St. at St. Philip St. Vegetable Market (one building)
900 Esplanade/1313-1323 Dauphine (one building)
819 Orleans (one building)
630-632 N. Rampart (one building)
704-706 N. Rampart (one building)
300-304 Royal (one building)
630 Royal (one building)
1307-1309 Royal (one building)
621 St. Louis (one building)
617-619 St. Peter (one building)
533-535 Toulouse (one building)

20. 819 Orleans St. 1945-46 remodeling of c.1890 center hall cottage. Contributing Element. Quoting from the Vieux Carre Survey, "In 1945-46, when late Victorian architecture was scorned," this ornate circa 1890 cottage "was transformed into an austere hybrid Greek Revival and Italianate cottage." The hipped roof building has a five bay stuccoed façade with a central entrance flanked by segmental head windows. The central entrance features an ear molded door surround in the Greek Revival manner. (The door surround is either salvaged or a good copy.)
21. 630-32 N. Rampart. Circa 1940. Contributing Element. Plain two story stuccoed building with an irregular pattern of multi-pane windows and doors. The only "nod" to the Vieux Carre look is an iron gallery resting on slender iron poles.
22. 704-06 N. Rampart. Circa 1938. Contributing Element. Two story plain commercial building with a simple first story iron gallery supporting a second story balcony. Three French doors access the balcony. The lower story has large commercial shopfront windows and a central entrance.
23. 300-304 Royal. 1957, Bernard and Bernard, Architects. Contributing Element. The Vieux Carre Survey identifies this address as a "1950s reconstruction of three demolished three-and-one-half story townhouses [presumably c.1830]." Broad three-and-a-half story stuccoed building in prominent corner location built as part of a "package" with the Monteleone Hotel parking garage (#4 above). The parking garage is immediately behind 300-304 Royal. The two buildings were presented as one project to the Vieux Carre Commission. Building at 300-304 Royal has an early Greek Revival character, with a full entablature featuring mutule blocks and inset windows. Upper floor windows have molded lintels. There is a granite columnar shopfront with characteristic molded capitals and a cantilevered balcony on the second floor with a wheatsheaf pattern in wrought iron. Side elevation has an elegant gabled parapet with two recessed quarter round panels and a central Federal-style arched window. Recipient of VCC award in 1958.
24. 630 Royal. 1948. Contributing Element. This building received its present French Quarter style appearance when Rau's Antiques remodeled and expanded a one story circa 1935 undistinguished, quite plain building (as documented in a photo in the Vieux Carre survey). With its denticular cornice, building reflects, in part, the rather austere look of the Greek Revival in the city's commercial buildings. On the upper façade three French doors (with shutters) open onto a cast-iron balcony resting on iron scroll brackets. The shopfront is multi-pane with a recessed entrance.
25. 1307-09 Royal. 1960, Freret & Wolfe Architects. Contributing Element. One story stuccoed French Creole style cottage. Signature hipped roof has a slight kick at the eaves and an off-center chimney. Façade features three windows and a garage opening set within a broad arch. Garage door is paneled.
26. 621 St. Louis St. Royal Orleans Hotel (now Omni Royal Orleans Hotel). 1960. Koch and Wilson, Architects; Curtis and Davis, Associate Architects. Contributing element. Largest of the French Quarter Style buildings in this submission, the Royal Orleans, as originally constructed, was six stories high, with its monumental facade embracing the length of a city block. Its design borrows from two periods of Vieux Carre architecture. Its flat stuccoed front, first story round arch openings, modestly molded cornices, crowning entablature, and flat plank-like window surrounds belong to the late eighteenth and early nineteenth centuries. The lacy cast-iron galleries belong to the mid-nineteenth century. The top (sixth story) of the original building is set off from the other stories by a cornice that runs the length of the building. The second and third story windows are paired, each pair united by a single window surround. These devices were used to break up the mass of the building and reduce its perceived scale. The cast-iron galleries add much visual interest. The first

story is entirely embraced by a more-or-less continuous gallery. Above the first story, the galleries are set in three separate groups on the facade, one at the center and another set near each end of the facade. The galleries serve to further break up the building mass. As noted elsewhere in Part 7, the seventh story (a dormered garret termed a mansard roof at the time) was added in 1963.

27. 617-619 St. Peter. 1936 (WPA). Jackson House, Louisiana State Museum. Contributing Element. This three story brick neo-Greek Revival residence, located at the corner of St. Peter and Cabildo Alley, is a WPA "reconstruction" of the building previously on the site. The ground level features shuttered French doors, and on the St. Peter façade, a Greek Revival ear-molded entrance. The second story features shuttered slip-head windows accessing a wraparound iron balcony. There is also a shuttered slip-head window with iron balcony on the third floor of the main façade (St. Peter). Roof features a broad overhang which seems inappropriate for the building.
28. 533-35 Toulouse. Contributing Element. Two c.1860 buildings remodeled and joined in 1961 with the addition of cast-iron balconies (2), a matching cast-iron railing at the top of one building, and a Colonial Revival entrance. By comparing a pre-remodeling photo with the building today, it is clear that the ground floor openings were generally reworked as part of the remodeling.

Significant Dates: 1934-1961
Architect/Builder: See Inventory
Criterion: A

Summary:

This additional documentation for the Vieux Carre National Register Historic District nomination will add a new area of significance: conservation (Criterion A), at the local level of significance. A large majority of the buildings constructed in the Vieux Carre during the 1934 to 1961 period (the period of significance for this addendum) were designed in a calculated "French Quarter style," for the purpose of blending into the district and, thus, preserving its character and feeling. This preference for the "French Quarter style" is significant at the local level because it reflects a historic preservation approach prevalent in the Vieux Carre at that time in preserving the "quaint and distinctive" character and feeling of America's second oldest municipally protected historic district.

As per National Park Service (NPS) definition, conservation is the preservation, maintenance, and management of natural or manmade resources. NPS defines feeling as a property's expression of the aesthetic or historic sense of a particular period of time. A sense of being transported to the city's early history is especially important to the Vieux Carre and might have been diminished had non-compatible development been allowed. Thus, conservation is the appropriate area of significance for buildings constructed in New Orleans' Vieux Carre between 1934 and 1961, a period dominated by the Modern Movement in architecture. This historicism prevalent in the Vieux Carre was in sharp contrast to the urban modernism that was becoming increasingly prevalent during the middle third of the 20th century. Modernism had indeed triumphed, especially in post-war America, but not always, and certainly not in the City of New Orleans' historic heart, its original center, the Vieux Carre.

It should also be noted that the twenty-eight resources proposed for addition to the nomination as contributing elements (many of them large and multi-story) are products of an approach to historic preservation that has added to the Vieux Carre's overall cohesiveness (preserving its "quaint and distinctive" character, as charged by the original legislation). While mimicking historic styles is not generally recommended by today's historic preservation

lack of imagination of the commission in accommodating the architectural tradition of the quarter to the needs of modern commerce and building.”

There were a notable number of demolition applications in the 1950s, as the Quarter faced mounting threats from increasing commercialization (responding to the rise of mass tourism in the area). To address the problem, the Commission adopted a demolition policy in 1955. It reads in part: “Wherefrom, the Commission will consider the advisability of demolition when: (1) It is proved a necessary part of preservation by means of authentic restoration [reproduction], subject to approval of reproduction drawings, and to be under bond.” (2) Building does not possess historic or architectural value to the quaint and distinctive character of the Vieux Carre, or is injurious to it, subject to approval of plans for replacement by suitable (in character) treatment, and to be under bond if deemed advisable.”

Needless to say, the above represents an approach not in tune with today’s preservation ethos. And while several important buildings were lost in the 1950s (and beyond) under this policy, the VCC minutes reveal that the advanced deterioration-demolish and rebuild argument did not always win the day. The Commission voted to deny demolition requests quite regularly, probably more often than it allowed demolitions under the 1955 policy.

The “French Quarter Style”:

While modernism emerged triumphant in the post-WWII years, not so in the VCC-protected French Quarter. The late Malcolm Heard (Tulane School of Architecture) in his *French Quarter Manual* (published by the School of Architecture in 1997), notes: “Although the official position of the VCC has been that good modern design should not be discouraged in new construction, in practice a stifling conservatism has prevailed.”

Heard identifies two “identifiable styles” that emerged in the Quarter “within the constraints of preservationist attitudes”: Twentieth Century Restoration and Vieux Carre Revival. Heard describes the latter as follows: “The Vieux Carre Revival style is a twentieth century mode characterized by copying pieces of earlier French Quarter buildings and combining them in new structures. Designers work within some style or combination of styles represented in the Quarter’s historic inventory. The practice arises from a feeling that new construction . . . should fill in the gaps in the French Quarter fabric as inconspicuously as possible, leaving the limelight for older buildings.” “The best of this work,” concludes Heard, “deserves respect for its inventiveness and skill and for the genuine desire for contextual harmony it presents.”

Of course, the historicism approach has not been without its critics. It was particularly scorned in the mid-twentieth century (at the time the buildings in this update were built). Bernard Lemann, of the Tulane School of Architecture, in a 1960s piece on the Quarter derided “a flaccid historicism” that “is in no way preferable to any other kind of rampant destructiveness.”

Le Petit Theatre was a pioneer in the French Quarter Revival approach to preservation. In 1922 the organization hired architect Richard Koch to substantially alter an old building on St. Peter Street (in a prominent location near the Cabildo) for its theatre. Koch convinced the group to leave the old building intact and build a new facility on an adjacent parcel. The design, by Armstrong and Koch, observes the Vieux Carre Commission, “marked the first attempt to fashion a new building to blend with the quarter’s old structures.” Thus was born the Vieux Carre Revival, or French Quarter Style.

Builders and architects were definitely selective in the French Quarter buildings they chose to reference in new construction. American taste, for example, at mid-twentieth century had generally little use for the various Victorian-era styles. The Eastlake and Italianate styles, found in abundance in the Quarter, were held in deep disdain. (In fact, when the Vieux Carre Survey was done in the mid-1960s, buildings from this era were considered almost intrusive. And occasionally

Victorian era buildings were demolished or altered beyond recognition in the Quarter in the mid-twentieth century.)

Architects and builders instead looked to what might seem natural – the Vieux Carre's earliest surviving architecture – the "signature" Vieux Carre looks. The buildings being proposed in this update for contributing status are almost all major expressions of this phenomenon. As such, these buildings contribute to the historic feeling of the Vieux Carre and to its look as it has evolved over time. And they represent the dominant approach to preserving the "quaint and distinctive" character of the Quarter at the time they were built.

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Jessica G. Richardson

From: Hilary Irvin (b) (6) @gmail.com>
Sent: Wednesday, October 26, 2016 6:03 PM
To: Krystal Cox; Andrea McCarthy; Jessica G. Richardson
Subject: 820 Dauphine
Attachments: 2. Dumaine Street facade, looking southwest.JPG; 9. Convent, corner of Dauphine and Dumaine Streets, looking south.JPG; 15. Convent, balcony detail, looking west.JPG; 27. School. facade entry detail.JPG; Attachment 8. East wing (824 Dumaine). Circa 1843 doorway, circa 1937 photo (TU).jpg

Thank you all for taking the time to look at this part 1. I was truly very surprised at your denial, and needless to say also very disappointed. A few thoughts for your reconsideration.

Here are some points that Donna and Jonathan pointed out in her Vieux Carre addendum. I believe that just lifting out those 7 points as a guide is misleading and restrictive, especially since it does not include the conscious imitation and replication of historic detailing; and the inclusion in the subject building of such ubiquitous historic detailing in the French Quarter as the exposed red brick construction; the Greek revival anthemion pattern door enframing; wooden double-hung windows, stone lintels, casings and cornices; the central pediment bay, cast iron frieze grilles and "bow and arrow" wrought iron railings & consoles

- Heard identifies two "identifiable styles" that emerged in the Quarter "within the constraints of preservationist attitudes": Twentieth Century Restoration and Vieux Carre Revival. Heard describes the latter as follows: *"The Vieux Carre Revival style is a twentieth-century mode characterized within some style or combination of styles represented in the Quarter's historic inventory.* The practice arises from a feeling that new construction . . . should fill in the gaps in the French Quarter fabric as inconspicuously as possible, leaving the limelight for older buildings." "The best of this work," concludes Heard, "deserves respect for its inventiveness and skill and for the genuine desire for contextual harmony it presents."
- The Vieux Carre style had permutations, as detailed in the inventory below. Most often, new construction was generally evocative of iconic French Quarter building types – *for example, a traditional historic building shape with a few typical French Quarter details. In a few notable instances, buildings were touted as "reconstructions" of demolished historic buildings, sometimes using salvaged parts.* (My emphasis, hsi)

As noted in a newspaper article reporting the laying of the cornerstone, the architecture of the school was "in keeping with the style of French Quarter houses" (Times-Picayune, October 15, 1949). Not only were historic elements of the demolished townhouse retained and reused, some such as the grand Greek revival door enframing for the convent were copied, using modern materials. The care in doing so is evidenced in the architects' drawings.

I do hope that you will reconsider your decision since I earnestly believe this is a good example of the French Quarter revival that was omitted before. Thank you so much for your attention.

Jessica G. Richardson

From: Krystal Cox
Sent: Friday, October 28, 2016 8:58 AM
To: Jessica G. Richardson
Subject: FW: 820 Dauphine

From: Krystal Cox
Sent: Wednesday, October 26, 2016 4:00 PM
To: Hilary Irvin (b) (6) @gmail.com
Subject: 820 Dauphine

Hilary,

Here are the specific features that the nomination lists as being indicative of French Quarter style from 1934-61:

1. Urban party wall Creole Cottage form (with and without front galleries)
2. cast-iron galleries in lacy plentitude
3. denticular brick cornices
4. French doors
5. wooden galleries on buildings designed after the manner or rear Quarter dependencies
6. Greek Revival Columnar Shopfronts
7. shallow cantilevered balconies with a wrought-iron look to the railings

I noted in my discussions with my colleagues that it does have #7.

Thank you,
Krystal

From: Krystal Cox
Sent: Wednesday, October 26, 2016 3:33 PM
To: 'Hilary Irvin'
Subject: RE: [SPAM] Re:

Hi Hilary,

I have looked over the federal part 1 submission and discussed the draft nomination of the French Quarter Revival expansion with Jessica. After looking at how the nomination defines French Quarter Revival style, I don't think this building fits into that definition. Therefore, I don't think we can recommend it be included in the expansion of the district. If it is not included in the expansion, then what we have here, essentially, is a building that was constructed outside of the period of significance for this district. And unfortunately, that means we will have to recommend denial of the Part 1. Of course, we can still send it up to NPS to see what they say.

In the meantime, we can review it for the State Commercial program. I do believe it will be eligible for the state credit.

Thank you,
Krystal

Krystal Cox
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p 225.342.8154/f. 225.342.8173
www.louisianahp.org

It has not yet been reviewed at the State level or sent to Washington. We received it on 9/26, so we would hope to get to it this week. Since you have just mailed the Part 2, the quickest way would be to review them both at the same time, and then submit to the Park Service. It would likely not be submitted until next week. It will be close, but that should allow enough time to hear back by Dec. 8th, as long as they pay the review fees on time.

Andrea McCarthy

Tax Credit Reviewer

LA Division of Historic Preservation

P.O. Box 44247

Baton Rouge, LA 70804

(225) 219-9771

From: Jessica G. Richardson
Sent: Wednesday, October 26, 2016 9:38 AM
To: Hilary Irvin
Cc: Andrea McCarthy
Subject: RE:

Hilary,

That is very kind of you. She will really appreciate your note.

I have copied Andrea to concerning the tax credit side of the project you mentioned.

LA Division of Historic Preservation

P.O. Box 44247

Baton Rouge, LA 70804

(225) 219-9771

From: Hilary Irvin [<mailto:hilaryirvin@gmail.com>]
Sent: Wednesday, October 26, 2016 10:05 AM
To: Andrea McCarthy
Subject: [SPAM] Re:
Importance: Low

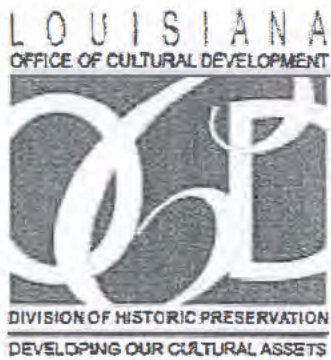
On Wed, Oct 26, 2016 at 9:56 AM, Hilary Irvin <[\(b\) \(6\)@gmail.com](mailto:(b) (6)@gmail.com)> wrote:

Thank you, Andrea, I am so sorry to be asking about such things with the sadness and stress that you all are under. You all are so much in my thoughts.

The Legiers did send in the fee with the part 2...all was sent to Alison. Jessica said that the FQ Revival expansion is not on the agenda for Dec. 1 after all. I do not know how this affects the chances of their getting tax credits. They cannot go ahead with this very extensive projects without them, and I don't know what to advise them at this point.

On Wed, Oct 26, 2016 at 9:42 AM, Andrea McCarthy <amccarthy@crt.la.gov> wrote:

Hilary,



From: Hilary Irvin [mailto:(b) (6)@gmail.com]
Sent: Wednesday, October 26, 2016 1:00 PM
To: Andrea McCarthy
Cc: Krystal Cox
Subject: Re: [SPAM] Re:
Importance: Low

Thank you so much for taking time for this, considering the sad circumstances. I'm trying to gather what I should tell the Legiers. The part 1 certification is the necessary element now, rather than the part 2. If part 1 is approved as a contributing element of the proposed district, does this in your opinion seem to be safe enough to proceed with the project? When do you think it will go to Washington from you all?

On Wed, Oct 26, 2016 at 11:42 AM, Andrea McCarthy <amccarthy@crt.la.gov> wrote:

Hilary,

Krystal is reviewing the Part 1 for the building. In this instance, you will need to obtain certification that the building is a contributing element of a potential district, which would allow for it to be included in the French Quarter Revival expansion. Generally, a PDIL would need to be submitted with the Part 1. Jessica has offered to print out a draft of the nomination which we can include. It will not need to go before the NR Review board prior to getting an approved Part 1.

That being said, PDILs do tend to take longer at the Park Service than the usual 30 days. Krystal will be able to provide a timeline for the State review.

Andrea McCarthy

Tax Credit Reviewer

Krystal Cox

From: Hilary Irvin <(b) (6) gmail.com>
Sent: Thursday, October 27, 2016 10:07 AM
To: Krystal Cox; Andrea McCarthy; Jessica G. Richardson
Subject: [SPAM] 630 Royal & F.Q revival

Importance: Low



Another thought. This is the building that spurred the addition of the FQ revival structures to the contributing status. It is not a Creole-style building but a Greek revival one, thus prompting "Greek Revival columnar shopfronts" inclusion in the 7 checkpoints. This references the same circa 1840 time period that 824 Dumaine does.

Thank you

Krystal Cox

From: Jessica G. Richardson
Sent: Wednesday, October 26, 2016 6:55 PM
To: Krystal Cox
Subject: Re: 820 Dauphine

We can discuss Friday and include Nicole just so she's aware of this one.

Sent from my iPhone

On Oct 26, 2016, at 6:03 PM, Hilary Irvin <(b) (6)@gmail.com> wrote:

Thank you all for taking the time to look at this part 1. I was truly very surprised at your denial, and needless to say also very disappointed. A few thoughts for your reconsideration.

Here are some points that Donna and Jonathan pointed out in her Vieux Carre addendum. I believe that just lifting out those 7 points as a guide is misleading and restrictive, especially since it does not include the conscious imitation and replication of historic detailing; and the inclusion in the subject building of such ubiquitous historic detailing in the French Quarter as the exposed red brick construction; the Greek revival anthemion pattern door enframement; wooden double-hung windows, stone lintels, casings and cornices; the central pediment bay, cast iron frieze grilles and "bow and arrow" wrought iron railings & consoles

* Heard identifies two "identifiable styles" that emerged in the Quarter "within the constraints of preservationist attitudes": Twentieth Century Restoration and Vieux Carre Revival. Heard describes the latter as follows: "The Vieux Carre Revival style is a twentieth-century mode characterized by copying pieces of earlier French Quarter buildings and combining them in new structures. Designers work within some style or combination of styles represented in the Quarter's historic inventory. The practice arises from a feeling that new construction . . . should fill in the gaps in the French Quarter fabric as inconspicuously as possible, leaving the limelight for older buildings." "The best of this work," concludes Heard, "deserves respect for its inventiveness and skill and for the genuine desire for contextual harmony it presents."

* The Vieux Carre style had various permutations, as detailed in the inventory below. Most often, new construction was generally evocative of iconic French Quarter building types – for example, a traditional historic building shape with a few typical French Quarter details. In a few notable instances, buildings were touted as "reconstructions" of demolished historic buildings, sometimes using salvaged parts. (My emphasis, hsi)

As noted in a newspaper article reporting the laying of the cornerstone, the architecture of the school was "in keeping with the style of French Quarter houses" (Times-Picayune, October 15, 1949). Not only were historic elements of the demolished townhouse retained and reused, some such as the grand Greek revival door enframement for the convent were copied, using modern materials. The care in doing so is evidenced in the architects' drawings.

I do hope that you will reconsider your decision since I earnestly believe this is a good example of the French Quarter revival that was omitted before. Thank you so much for your attention.

<2. Dumaine Street facade, looking southwest.JPG>

<9. Convent, corner of Dauphine and Dumaine Streets, looking south.JPG>

<15. Convent, balcony detail, looking west.JPG>

<27. School. facade entry detail.JPG>

<Attachment 8. East wing (824 Dumaine). Circa1843 doorway, circa 1937 photo (TU).jpg>

I have been so distressed for Alison and her friends over the tragic news. So unimaginable how to deal with such sadness. So wish such things were not part of life. I have written her a note and will send to the office for when she returns.

I know you all have been thunderstruck and hate to ask about such things as work. However, my clients for 820 Dauphine, the St. Louis Cathedral School, have to finalize their decision about a long-term lease by December 8 and their decision depends on whether the tax credits are available. We submitted the Part 1 on September 23, and the Part 2 was just sent via Fedex last Friday. I checked online about the status of the part 1 application but did not see anything. Do you know how I can check if this is being reviewed yet in Washington? Is there someone I should call?

Also, is the F.Q. Revival extension still scheduled for December 1? Do you think this will be approved?

Again, I apologize for asking about work questions when your office is under such stress. I would not if there were not such time constraints with the project.

Thank you and my best regards to you all.

Hilary

The FQ Revival is not on the December agenda. I haven't heard from the consultant working on it for a little while. I think when it is finalized, it should be approved as other Part 1s submitted with the draft we had as PDIL were approved.

Thanks,

Jessica

Jessica G. Richardson, MSHP

National Register Coordinator

Louisiana Division of Historic Preservation | P.O. Box 44247 | Baton Rouge, LA 70804

225-219-4595 (O) | 225-219-9772 (F)

www.louisianahp.org



#laSHPO

#LABuildingSelfie

From: Hilary Irvin [mailto:[\(b\) \(6\)@gmail.com](mailto:(b) (6)@gmail.com)]

Sent: Wednesday, October 26, 2016 9:35 AM

To: Jessica G. Richardson

Subject:



ARCHDIOCESE OF
NEW ORLEANS

Chief Financial Officer



September 20, 2016

Ms. Allison Saunders
Louisiana Division of Historic Preservation
P.O. Box 44247
Baton Rouge, LA 70804

Re: Cathedral Academy Property
820 Dauphine Street
New Orleans, LA 70116

Dear Ms. Saunders,

We hereby authorize Academy Real Estate, LLC to apply for the Evaluation of Significance and the Description of Rehabilitation for the property owned by The Archdiocese of New Orleans, located at 820 Dauphine Street, New Orleans, LA, as they are conducting their due diligence in connection with a transaction for this property.

Should you have any questions, please feel free to contact us.

Sincerely,

Jeffrey J. Entwisle

504-861-6251

Fax: 504-866-2906

jentwisle@archdiocese-no.org



7887 Walmsley Avenue

New Orleans, LA 70125

820 Dauphine

Vieux Carre

Legend

-  820 Dauphine St
-  District



Google earth

© 2016 Google



1000 ft

545



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240



September 26, 2017

Mr. William R. Legier
Managing Member
Academy Real Estate, LLC
1100 Poydras Street, 34th Floor
New Orleans, LA 70163

PROPERTY: The Academy, 820 Dauphine Street, New Orleans, LA
PROJECT NUMBER: 35128

Dear Mr. Legier:

I have concluded my review of your appeal of the decision of Technical Preservation Services (TPS), National Park Service, denying certification of the rehabilitation of the property cited above. The appeal was initiated and conducted in accordance with Department of the Interior regulations (36 C.F.R. part 67) governing certifications for federal income tax incentives for historic preservation as specified in the Internal Revenue Code. I thank you, Mrs. Melissa Legier, Mr. Billy Legier, Mr. Peter Trapolin, Mr. Shea Trahan, and Mr. Kyle Ruckert, for meeting with me on September 15, 2017, and for providing a detailed account of the project.

After careful review of the complete record for this project, I have determined that the rehabilitation of the Academy is consistent with the historic character of the property and the historic district in which it is located, and hereby reverse the denial of certification of the Part 2 – Description of Rehabilitation application issued by TPS on July 21, 2017.

The former St. Louis Cathedral Parochial School at 820 Dauphine Street is a red brick building constructed in 1949 at the corner of Dauphine and Dumaine Streets. The building is composed of two blocks: a relatively plain, three-story classroom wing, with entrances into the stairwells at each end, facing Dauphine Street; and a two-story convent facing Dumaine. The convent's facade has a slightly projected central bay with a pediment and cross on top, reminiscent of the historic Ursulines Convent, and a decorative iron balcony reminiscent of those found in the Vieux Carré. TPS determined that the property contributes to the updated period of significance of the Vieux Carré Historic District on December 6, 2016.

The proposed rehabilitation of the Academy building for apartments includes the construction of a rear addition (not part of this appeal) and a rooftop addition on the two-story section of the building. The Part 2 application was given conditional approval by the National Park Service on December 12, 2016. All

but one of the conditions were addressed in a Part 2 amendment received by the NPS on June 14, 2017. The condition regarding the rooftop addition, requiring a mock-up of its proposed mass and photographs demonstrating its visibility from the street, was not addressed until after construction of the rooftop addition had already begun. After review of photographs of the rooftop addition under construction, TPS determined that it is prominent and detracts from the historic character of the building, and negatively impacts the historic character of the Vieux Carré Historic District, finding that it violates Standards 2, 9, and 10, of the Secretary of the Interior's Standards for Rehabilitation (the Standards).

Standard 2 states, "*The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*" Standard 9 states, "*New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*" Standard 10 states, "*New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*"

The building is easily the largest building in the neighborhood, not uncommon for a school in a historic residential neighborhood. Although the classroom wing is only three stories, it is a tall brick box, nearly fifty feet high, the height limit for new construction in the district. Its massing looms over the nearby, small scale, historic buildings. The convent wing is only two stories, thus more compatible with the buildings across Dumaine Street, but it, too, is a brick box, shorter but longer than the classroom wing. The projecting center bay and pediment, and the iron balcony, only minimally disguise its overall massing. And, its flat roof does not match the character-defining gable roofs found within the district. Thus, although the building falls within the criteria for the expanded period of significance for the historic district, it is only marginally compatible with the much older historic buildings that surround it. It is that context in which the impact of the rooftop addition must be evaluated.

Guidance regarding rooftop additions is provided in Preservation Brief 14, *New Exterior Additions to Historic Buildings: Preservation Concerns*, which states, "*It is difficult, if not impossible, to minimize the impact of adding an entire new floor to relatively low buildings, such as small-scale residential or commercial structures, even if the new addition is set back from the plane of the façade. Constructing another floor on top of a small, one, two or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character.*" <<https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm> >

Here, the rooftop addition is set back approximately twelve feet from the convent parapet and three times that amount from the ends of the convent wing, covering only about one-third of the convent roof. It is a rectangular mass, set between the classroom block and the convent stair tower, projecting approximately twelve feet forward of both. Its parapet is below the cornice of the classroom block but is slightly taller than the roof of the stair tower. In its context, I have determined that its massing is compatible with the massing of the two blocks of the original building. The facade materials are differentiated from the historic brick of the original building, but the modern materials are effectively hidden from view at street level by the convent parapet. And, the only visible part of the addition, its parapet, is compatible in materials and color with the cornice of the classroom block. Although the addition is visible from the next block to the east on Dumaine Street, it is less so from closer vantage points and from Dauphine Street. I have determined that its visibility has a minimal impact on the visual character of the original building, and a very minimal impact on the surrounding historic district. Thus, I disagree with TPS that it is so prominently visible that it will cause the overall rehabilitation to fail to meet the Standards. Accordingly, I have reversed the previous decision.

Although I am reversing the Part 2 denial of certification issued by TPS on July 21, 2017, please note that the scope of this appeal decision is limited to the issues of the denial. Subsequent amendments to the project must be submitted for review through the normal process. In addition, the project will not become a certified rehabilitation eligible for the tax incentives until it is completed and so designated by TPS after submitting a Part 3 application through the normal process.

As the Department of the Interior regulations state, my decision is the final administrative decision with respect to the July 21, 2017, denial that TPS issued regarding rehabilitation certification. A copy of this decision will be provided to the Internal Revenue Service. Questions concerning specific tax consequences of this decision or interpretations of the Internal Revenue Code should be addressed to the appropriate office of the Internal Revenue Service.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Burns". The signature is fluid and cursive, with a long horizontal stroke at the end.

John A. Burns, FAIA, FAPT
Chief Appeals Officer
Cultural Resources

cc: LA SHPO
IRS

Appeal Meeting Attendees

Property: The Cathedral Academy
820 Dauphine Street
New Orleans, LA
NPS #35128

Date: 15 September 2017

<u>Name</u>	<u>Organization</u>
1. John A. Burns	Chief Appeals Officer
2. Billy LEGIER	DE LA TOUR HOLDINGS, LLC
3. BILL LEGIER	✓ ✓
4. Melissa C Regis	— —
5. Kyle Ruckert	Bob Strategos
6. Jenny Parker	NPS
7. ELIZABETH MILHARIK	NPS
8. PETER M TRAPLOW	TRAPLOW PEER ARCHITECTS
9. Shea Trahan	Trapolin Peer Architects
10.	

8/11/2017
via email



August 11, 2017

Mr. John Burns,
Chief Appeals Officer, Cultural Resources
National Park Services
1849 C Street, NW, Mailstop 7243
Washington, D.C. 20240

Re: Denial Appeal
The Academy
820 Dauphine Street
New Orleans, LA 70116
Project Number 35128

Dear Mr. Burns,

We respectfully request an appeal of the National Park Services (NPS) denial of our Part 2 application on the referenced project. NPS has sited standards 2,9, and 10 in the denial of the proposal.

Standard 2 states, "*The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*" The addition has been designed to minimize its visibility, especially from the Dumaine St. elevation which has been identified in the denial letter as being of particular importance. We feel the visibility is both minimal and understated, especially in respect to the Dumaine St. elevation, and thus we believe the addition meets Standard 2. The team is amenable to exploring options to further reduce the addition's visibility, if necessary.

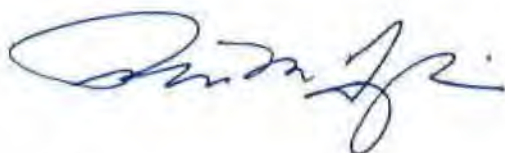
Standard 9 states, "*New Additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*" The proposed addition was designed with numerous design reviews and approved by the Vieux Carre Commission. The VCC and we feel that the massing, size, scale, and architectural features are not only compatible but complimentary to the historic building. Our team feels the addition meets Standard 9.

Standard 10 states, "*New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*" As designed the proposed addition could be removed in the future with no negative impact to the original property and as such we feel Standard 10 is met.

As stated above, we feel the project meets the Standards and respectfully request a meeting for us to present to you our more in-depth and expanded basis and reasons in support of our appeal.

Thank you for your consideration in advance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter M. Trapolin". The signature is fluid and cursive, with a large initial "P" and "T".

Peter M. Trapolin,
President

Cc: Anne Grimmer
William R. Legier
William R. Legier, Jr.



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240



September 26, 2017

Mr. William R. Legier
Managing Member
Academy Real Estate, LLC
1100 Poydras Street, 34th Floor
New Orleans, LA 70163

PROPERTY: The Academy, 820 Dauphine Street, New Orleans, LA
PROJECT NUMBER: 35128

Dear Mr. Legier:

I have concluded my review of your appeal of the decision of Technical Preservation Services (TPS), National Park Service, denying certification of the rehabilitation of the property cited above. The appeal was initiated and conducted in accordance with Department of the Interior regulations (36 C.F.R. part 67) governing certifications for federal income tax incentives for historic preservation as specified in the Internal Revenue Code. I thank you, Mrs. Melissa Legier, Mr. Billy Legier, Mr. Peter Trapolin, Mr. Shea Trahan, and Mr. Kyle Ruckert, for meeting with me on September 15, 2017, and for providing a detailed account of the project.

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but one of the conditions were addressed in a Part 2 amendment received by the NPS on June 14, 2017. The condition regarding the rooftop addition, requiring a mock-up of its proposed mass and photographs demonstrating its visibility from the street, was not addressed until after construction of the rooftop addition had already begun. After review of photographs of the rooftop addition under construction, TPS determined that it is prominent and detracts from the historic character of the building, and negatively impacts the historic character of the Vieux Carré Historic District, finding that it violates Standards 2, 9, and 10, of the Secretary of the Interior's Standards for Rehabilitation (the Standards).

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Here, the rooftop addition is set back approximately twelve feet from the convent parapet and three times that amount from the ends of the convent wing, covering only about one-third of the convent roof. It is a rectangular mass, set between the classroom block and the convent stair tower, projecting approximately twelve feet forward of both. Its parapet is below the cornice of the classroom block but is slightly taller than the roof of the stair tower. In its context, I have determined that its massing is compatible with the massing of the two blocks of the original building. The facade materials are differentiated from the historic brick of the original building, but the modern materials are effectively hidden from view at street level by the convent parapet. And, the only visible part of the addition, its parapet, is compatible in materials and color with the cornice of the classroom block. Although the addition is visible from the next block to the east on Dumaine Street, it is less so from closer vantage points and from Dauphine Street. I have determined that its visibility has a minimal impact on the visual character of the original building, and a very minimal impact on the surrounding historic district. Thus, I disagree with TPS that it is so prominently visible that it will cause the overall rehabilitation to fail to meet the Standards. Accordingly, I have reversed the previous decision.

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As the Department of the Interior regulations state, my decision is the final administrative decision with respect to the July 21, 2017, denial that TPS issued regarding rehabilitation certification. A copy of this decision will be provided to the Internal Revenue Service. Questions concerning specific tax consequences of this decision or interpretations of the Internal Revenue Code should be addressed to the appropriate office of the Internal Revenue Service.

Sincerely,

John A. Burns

John A. Burns, FAIA, FAPT
Chief Appeals Officer
Cultural Resources

cc: LA SHPO
IRS

bcc: SOL-Mattix
2203-Burns
2255-Goeken
2255-Milnarik
2255-White File



Burns, John <john_a_burns@nps.gov>

Re: Draft Appeal Decision - The Academy, New Orleans, LA

1 message

Mattix, Carla <carla.mattix@sol.doi.gov>
To: "Burns, John" <john_a_burns@nps.gov>
Cc: Elizabeth Milnarik AIA <elizabeth_milnarik@nps.gov>

Mon, Sep 25, 2017 at 4:12 PM

Hi John,

Your appeal letter for the Academy in New Orleans, Louisiana, is legally sufficient (b) (5)

Thanks,
Carla

Carla Mattix
U.S. Department of the Interior, Office of the Solicitor
Division of Parks and Wildlife
1100 Old Santa Fe Trail
Santa Fe, NM 87505
T: (505) 988-6720 F: (505) 988-6217 Carla.Mattix@sol.doi.gov
Telework: Tuesdays 505-982-4077

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On Fri, Sep 22, 2017 at 2:36 PM, Burns, John <john_a_burns@nps.gov> wrote:
Carla,

Please find attached for your review my draft appeal decision to reverse the TPS denial of the Part 2 application for the Academy in New Orleans, Louisiana.

Also attached are copies of the TPS denial letter, and photographs and drawings for the project.

(b) (5)

Thanks,

John

John A. Burns, FAIA, FAPT, LEED® AP
Chief Appeals Officer, Cultural Resources
Historic Preservation Tax Incentives Program
National Park Service
1849 C Street NW, Mail Stop 7508
Washington, DC 20005
Voice: 202-354-2118
FAX: 202-371-1767

The National Park Service cares for special places saved by the American people so that all may experience our heritage.

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Total Postage and Fees \$ _____	# 35128
Sent To <u>William Legier</u>	
Street and Apt. No., or PO Box No. <u>1100 Poydras St, 34th flr</u>	
City, State, ZIP+4® <u>New Orleans, LA 70103</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

July 21, 2017

William R. Legier
Managing Member
Academy Real Estate, LLC
1100 Poydras Street, 34th Floor
New Orleans, LA 70163

PROPERTY: **The Academy, 820 Dauphine Street, New Orleans, LA**
PROJECT NUMBER: **35128**
Application: **Part 2**
Decision: **Deny**

Dear Mr. Legier:

The National Park Service (NPS) has received and reviewed your Historic Preservation Certification Application, Part 2- Description of Rehabilitation for this property, as well as an amendment and other additional information submitted, and has determined that the project does not meet Standards 2, 9 and 10 of the Secretary of the Interior's Standards for Rehabilitation due to the rooftop addition. Accordingly, because this treatment does not meet the Standards, the project is not eligible to receive the 20 % tax credit for rehabilitating historic properties.

The Academy at 820 Dauphine Street, New Orleans, LA, is a red brick building constructed in 1949 in the French Quarter Revival style, also known as the Vieux Carre Revival style or, simply, the Vieux Carre style. Located at the corner of Dauphine and Dumaine Streets the property is composed of two sections: a relatively plain, three-story block facing Dauphine Street; and a two-story portion distinguished by a decorative iron balcony on its primary elevation and a central pediment featuring a cross on top. According to the Historic Preservation Certification Application, Part 1- Evaluation of Significance these features are a "clear reference to the Ursulines Convent," the oldest building in the Vieux Carre which dates to 1745. The NPS determined that the Academy contributes to the updated period of significance (expanded in 2011 to include buildings constructed between 1933 and 1961 in the Vieux Carre style) of the Vieux Carre Historic District on December 6, 2016.

The proposed rehabilitation of the Academy building for apartments includes the construction of a rear addition and a rooftop addition on the two-story section of the building. The Part 2 Application was given conditional approval by the National Park Service on December 12, 2016. All of the conditions have been addressed in an Amendment received by the NPS on June 14, 2017. Unfortunately, one condition regarding the rooftop addition was not addressed until after construction of the rooftop addition had already begun. This condition reads as follows: "A mock up of the proposed rooftop addition must be constructed with photographs from the public right of way in order to gauge visibility. **These must be submitted for review and approval.**" (Emphasis added.)

While the proposed rear addition, which is on a secondary elevation facing a parking lot, was determined to be compatible with the historic building, the rooftop addition is located on the primary façade of the two-story portion of the building. Guidance regarding rooftop addition that is provided in *Preservation Brief 14: New Additions to Historic Buildings: Preservation Concerns* states that "It is difficult, if not impossible, to minimize the impact of adding an entire new floor to relatively low buildings, such as small-scale residential or

commercial structures, even if the new addition is set back from the plane of the façade. Constructing another floor on top of a small, one, two or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character." <http://www.nps.gov/history/hps/tps/briefs/brief14.htm>

Photographs taken of a mockup of the rooftop addition and photographs taken more recently of the addition itself that is now under construction show that this addition is quite prominent and visible from surrounding public thoroughfares within the historic district. Not only does the rooftop addition detract from the historic character of the Academy building, its most significant elevation and, in particular, diminish the prominence of its distinctive pediment, but it also negatively impacts the historic character of the Vieux Carre Historic District in which the building is located. Thus, this rehabilitation project does not meet Standards 2, 9 and 10.

Standard 2 states *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.* Standard 9 states *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.* Standard 10 states *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Because this rooftop addition is already under construction, it is important to note that the regulations governing this program state that "Owners are strongly encouraged to submit part 2 of the application prior to undertaking any rehabilitation work. Owners who undertake rehabilitation projects without prior approval from the Secretary do so strictly at their own risk." (36 CFR Part 67.6 [a] [1].)

Please note that because this project does not meet the Standards, it is not eligible to receive the 20% Federal tax credit for rehabilitating historic properties. However, you may appeal this decision by writing to the Chief Appeals Officer, Cultural Resources, National Park Service, 1849 C Street NW, Mailstop, 7243, Washington, DC 20240, addressing the concerns raised in this letter. Requests for an appeal must be received within thirty (30) days of the date of this letter. See our website at <http://www.nps.gov/tps/tax-incentives/appeals-process.htm> for information on the appeal process. A copy of this decision letter will be sent to the Internal Revenue Service.

If you have any questions, please contact Anne Grimmer in this office at (202) 354-2028.

Sincerely,


for Brian D. Goeken
Chief, Technical Preservation Services

cc: LA/SHPO
Peter Trapolin, Trapolin Peer Architects, 850 Tchoupitoulas Street, New Orleans, LA 70130-3614
Shea Trahan, Trapolin Peer Architects, 850 Tchoupitoulas Street, New Orleans, LA 70130-3614



**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION**

NPS Project Number 35128

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name The Academy
Street 820 Dauphine Street

City New Orleans County Orleans Parish State LA Zip 70116

Name of Historic District Vieux Carre

Listed individually in the National Register of Historic Places; date of listing _____

Located in a Registered Historic District; name of district Vieux Carre

Part 1 - Evaluation of Significance submitted? Date submitted 9/15/2016 Date of certification pending

2. Project Data
Date of building 1949 Estimated rehabilitation costs (QRE) \$4,650,000

Number of buildings in project 2 Floor area before / after rehabilitation 23,650 / 28,000 sq ft

Start date (estimated) 01/01/2017 Use(s) before / after rehabilitation vacant / apts.

Completion date (estimated) 11/01/2017 Number of housing units before / after rehabilitation 0 / 25

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 0

3. Project Contact (if different from applicant)
Name Peter Trapolin/Shea Trahan Company Trapolin-Peer Architects

Street 850 Tchoupitoulas Street City New Orleans State LA

Zip 70130 Telephone (504) 523-2772 Email Address ptrapolin@trapolinpeer.com

4. Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name William R. Legier, Managing Member Signature  Date 10/21/16

Applicant Entity Academy Real Estate, LLC SSN _____ or TIN 81-3939720

Street 1100 Poydras Street, 34th Floor City New Orleans State LA

Zip 70163 Telephone (504) 388-7272 Email Address legier@legier.com; blegier@legier.com

Applicant, SSN, or TIN has changed since previously submitted application.

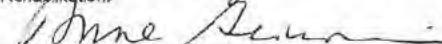
NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 12/28/16 National Park Service Authorized Signature 

NPS conditions or comments attached

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Condition Sheet 1 of 2

CONDITIONS SHEET

Historic Preservation Certification Application

Property Name: The Academy

Project Number 35128

Property address 820 Dauphine

The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met.

1. Additional details on the exterior finishes of the new construction must be submitted for review and approval. In order to meet Standards 9 and 10, finishes must be compatible, but the building must also be differentiated from the historic structure.
2. Historic Interior finishes within the Academy building and the Convent must be retained. This includes interior door and window trim, as well as the tile wainscoting, and all of the distinctive wood finishes with in the chapel. Wood that has been stained must remained stained, it may not be painted.
3. A mock up pf the proposed rooftop addition must be constructed with photographs from the public right away in order to gauge visibility. These must be submitted for review and approval.

11/23/16

Andrea McCarthy

Date

State Signature

(225) 219-9771

State Contact Telephone Number

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

12/28/16 Dome Keenan

Date

National Park Service Signature

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET
Historic Preservation Certification Application

Property name: The Academy

Project Number: 35128

Property address: 820 Dauphine, New Orleans, LA

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

Condition Sheet 2 of 2

Windows: The application does not include information on the proposed treatment of the existing windows or the design and material of the new windows. The existing windows must be repaired and retained. Information on the new windows to be added to the historic buildings and the windows in the new building to be constructed must be provided.

Interior surface treatments: Information must be provided on the proposed interior wall, ceiling and floor finishes in the historic buildings.

HVAC: HVAC ducting must be concealed and soffits must not impact the windows. Information must be provided on the location of the HVAC system.

Site plan: A site plan must be provided.

New construction: Drawings of the east and west elevations of the new building to be constructed must be provided, as well as information on the exterior siding material (including color) proposed for the new building.

Color renderings and/or a sample of the Randomized Fiber Cement Rain screen proposed for the rooftop addition must be provided.

The information requested above must be provided in duplicate to the LA SHPO for review and approval by the National Park Service:

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

12/28/16 Donna Seuma
Date National Park Service Signature

Telephone Number

820 Dauphine

New Orleans

Part 2 Review

This historic school and convent will be converted into 25 new apartment units. Most of the exterior work is limited to masonry repair. On the west elevation, changes include infilling one opening, adding a new pair of doors, and adding windows for the new corridor on the second and third floor (Part 1 Photo 25). This elevation is largely devoid of openings. On the south elevation, which faces the interior courtyard, two of the upper floor windows will be widened, a new garden wall will be constructed. On the interior, the new layout does respect the buildings historic configuration. The only corridor that will be changed is on the first floor Academy building, where the existing corridor is slightly off center (Part 1 photos 35-37). While the corridor walls will be maintained here, only one will remain as a corridor, the other will be situated within the units. Elsewhere, all corridor walls will remain, along with original doors and transoms. Some of the doors will be fixed open, and new rated doors will be installed within the opening. Other doors will be fixed in place. Beyond the corridor, some partitions walls will be removed and new walls installed for the residential layout. A new elevator will be constructed at the intersection of the Academy and Convent. Existing stairs will be retained, and the chapel will be used as an open community space. There are no details on interior finishes or mechanical systems within the Part 2 work description or the plans. DHP has requested additional plans.

Additional work includes a rooftop addition, situated between the two buildings. It will be set back from the façade, and it will not exceed the height of the taller academy building. Additionally, a portion of the roof will be used as a roof top terrace.

Within the large parking lot, a new three story building has been proposed. Information has been provided as to the overall massing of the construction, and the interior layout. However, details on exterior and interior finishes have not been provided.

After contacting the applicant, it appears that the planning is still in the infancy stage, and the details have not been finalized. They are requesting the ability to submit additional information once it is ready.

Therefore, DHP will recommend approval with the following conditions:

1. Additional details on the exterior finishes of the new construction must be submitted for review and approval. In order to meet Standards 9 and 10, finishes must be compatible, but the building must also be differentiated from the historic structure.
2. Historic Interior finishes within the Academy building and the Convent must be retained. This includes interior door and window trim, as well as the tile wainscoting, and all of the distinctive wood finishes within the chapel. Wood that has been stained must remain stained, it may not be painted.
3. A mock up of the proposed rooftop addition must be constructed with photographs from the public right away in order to gauge visibility. These must be submitted for review and approval.

Number 3	ISSUES:	
<input type="checkbox"/>	Additions, including rooftop	<input type="checkbox"/> Alteration of significant exterior features or surfaces
<input type="checkbox"/>	Alteration, removal, or covering of significant interior finishes or features	<input type="checkbox"/> Adjacent new construction, extensive site work, or demolition of adjacent structures
<input type="checkbox"/>	Changes in significant interior spaces or plan features (including circulation patterns).	<input type="checkbox"/> Window replacements on any major elevation that do not match historic configuration, material, and profiles
<input type="checkbox"/>	Damaging or inadequately specified masonry treatments	<input type="checkbox"/> Other (explain)

Number 4	Basis for Recommendation. Focus on how the issues checked in NUMBER 3 are being addressed. Where denial is recommended, explain fully. Comment on noteworthy aspects of the project, including any technical or design innovations, or creative solutions.
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STATE EVALUATION OF PROJECT & CONCERNS:

INNOVATIVE SOLUTIONS/NOTEWORTHY ASPECTS:
 new technical process creative design solution noteworthy project

See attachments: plans specifications photographs other: *UD*
 Items sent separately: plans specifications photographs other:
 Other documentation on file in State:

NPS COMMENTS:

See conditions

12/28/10 *Anne Gunn*

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Historic Preservation Certification Application
State Historic Preservation Office Review & Recommendation Sheet
Rehabilitation—Part 2/Part 3

Project Number: 35128

Number 1	<u>820 Dauphine St</u> (Property) <u>New Orleans</u> (Property)	<input type="checkbox"/> Preliminary done <input type="checkbox"/> Non-standard billing
Certified Historic Structure? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> pending		
Type of Request: <input checked="" type="checkbox"/> Part 2 <input type="checkbox"/> Part 3 (Part 2 previously reviewed) <input type="checkbox"/> Part 3 (Part 2 not previously reviewed) <input type="checkbox"/> Amendment		
Date application received by State <u>10.27.16</u> Date(s) additional information requested by State _____		
Complete information received by State _____ Date transmitted to NPS <u>11.28.16</u> Property visit by State staff _____ rehab.		
(before) (during) (after)		

PROJECT SUMMARY REVIEW

Fully reviewed by SHPO

No outstanding concerns

Owner informed of SHPO recommendation

In-depth NPS review requested

Number 2	<p>STATE RECOMMENDATION:</p> <p><u>Andrea McCarthy</u></p> <p>who meet the Secretary of the Interior's Professional Qualification Standards, have reviewed this application.</p> <p>The project _____ meets the Standards.</p> <p><input checked="" type="checkbox"/> meets the Standards <i>only</i> if the attached conditions are met.</p> <p>_____ does not meet Standard number(s) _____ for the reasons listed on reverse.</p> <p>_____ warrants denial for lack of information.</p> <p>_____ This application is being forwarded without recommendation.</p> <p>For completed work previously reviewed, check as appropriate:</p> <p>_____ completed rehabilitation conforms to work previously approved.</p> <p>_____ completed rehabilitation differs substantively from work previously approved (describe divergences from Part 2 application on reverse).</p>
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11-23-16 [Signature]

Date State Official Signature Deputy SHPO

HIST C PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Property name The Academy NPS Project Number _____
Property address 820 Dauphine Street New Orleans Orleans Parish LA 70116

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information.
Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number <u>1</u>	Feature <u>Exterior: Academy, facade</u>	Date of Feature <u>1949</u>
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Describe existing feature and its condition

The facade of the 3-story exposed brick academy building is in good condition. At the ground floor it retains its original wooden windows, two entrance doors and frames. On the upper floors, the original steel "awning" sash was replaced with aluminum members.

Photo numbers 4, 25-28 Drawing numbers A-1.11-13; A-2.01-03

Describe work and impact on feature

There are no modifications proposed for the academy facade. The brick and limestone elements will be cleaned as necessary, using NPS approved products; and the millwork will be repaired if necessary and painted.

Number <u>2</u>	Feature <u>Exterior: Academy, west elevation</u>	Date of Feature <u>1949</u>
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Describe existing feature and its condition

The western side elevation of the school has a double glazed door at the first level and one "awning" style metal window at each upper level. The exposed brick side wall is in good condition.

Photo numbers 29 Drawing numbers A-1.11-13; A-2.01-03

Describe work and impact on feature

The brick will be cleaned as necessary, using NPS approved products. The proposed modifications are to 1) remove the existing ground floor entrance door and fill with brick to match adjacent surfaces; 2) install a new pair of doors to access the re-aligned ground floor interior corridor; and 3) make a new window opening at both the 2nd and 3rd floor at the southern end to illuminate the two interior rear apartments.

Number <u>3</u>	Feature <u>Exterior: Academy, south elevation</u>	Date of Feature <u>1949</u>
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Describe existing feature and its condition

The first floor of the school has four doors opening onto the parking area and a series of small bottom-hinged wooden windows for the interior lavatory & machinery rooms. The two upper floors have a rhythmic fenestration pattern provided by series of metal windows that match those on the facade. The condition of this elevation is good.

Photo numbers 29-33 Drawing numbers A-1.11-13; A-2.01-03

Describe work and impact on feature

The brick will be cleaned as necessary. On the first floor, the small service area windows will be enlarged for interior illumination. On the upper floors, there will be no changes. A new free-standing garden wall will be constructed to create two private

HIST C PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

courtyards

Number 4	Feature Exterior: Academy, north elevation	Date of Feature 1949
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Describe existing feature and its condition

This elevation consist of only the third floor exposed brick wall with a limestone cornice. There are two windows and one door leading onto the flat roof above the convent building. This elevation is in good condition.

Photo numbers 33 Drawing numbers A-1.13; A-2.03

Describe work and impact on feature

No work is proposed other than cleaning the brick and limestone as needed.

Number 5	Feature Interior: Academy, 1st corridor	Date of Feature 1949
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Describe existing feature and its condition

The center corridor has glazed tile wainscoting & composite tile flooring. On the south side are four service areas, each divided by a short corridor with a door to the rear parking area. The rooms on the southern side are narrower than they are on the 2nd and 3rd floors, with the center corridor not aligned with that on the upper floors. On the north side of the corridor are the store room, kitchen and cafeteria.

Photo numbers 34-36 Drawing numbers A-1.11; A-2.01

Describe work and impact on feature

The existing center corridor walls will be maintained on the northern side and used to enclose the two residential units on the south rear side. The existing doors leading into the original kitchen & cafeteria areas will be retained--two as operable entry doors into the two units & the third will remain in the corridor side but will be walled in from the interior residential unit. Most of the corridor wall on the southern side will be retained and used as interior wall elements for the two units on the south side.

Number 6	Feature Interior: Academy, 1st north rooms	Date of Feature 1949
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Describe existing feature and its condition

On the north side of the corridor are the store room, kitchen and cafeteria. These areas contain nothing of architectural significance other than the facade windows and the ceramic tile supporting columns.

Photo numbers 42-46 Drawing numbers A-1.11; A-2.01

Describe work and impact on feature

A new corridor wall will be constructed, with a new door leading into each of the two units. A new wall, running perpendicular to Dauphine Street, will form the two units.

HIST C PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

Number 7

Feature Interior: Academy, 1st south rooms Date of Feature 1949

Describe existing feature and its condition

On the south side are the restrooms, machinery room and closets, each space divided by a short corridor with a door to the rear parking area. Nothing architecturally significant remains.

Photo numbers 48-50

Drawing numbers A-1.11; A-2.01

Describe work and impact on feature

These spaces will be converted into two residential units. Large segments of the existing central corridor glazed tile walls will be retained in the interior spaces, as well as in the realigned corridor; and the western side corridor wall will divide the two units, as noted in #5. The three existing doors on the southern, rear elevation will be retained to access the new private courtyards. As noted in #3, the small service windows will be enlarged. At the northern side of the location of the units, a new elevator will be installed, accessed by a new door opening from the realigned central corridor.

Number 8

Feature Interior: Academy, stair wells Date of Feature 1949

Describe existing feature and its condition

On all three floors, there is a stairway at each end of the central corridor, accessed on the first floor exterior by the two Dauphine entries and on the interior by double wood/glazed doors. These stair wells have glazed tile walls and terrazzo treads, risers and flooring, all in good condition.

Photo numbers 38-40; 58-59

Drawing numbers A-1.11-13; A-2.01-03

Describe work and impact on feature

These features will remain as existing, and will have only required repair to match existing and cleaning.

Number 9

Feature Interior: Academy, 2nd floor Date of Feature 1949

Describe existing feature and its condition

On the two upper floors, there are eight classrooms, two on each floor on each side of the corridors. With the exception of the 2nd floor kindergarten, which had a toilet, each classroom is identical, with two glazed/paneled wooden doors with a 3/light wooden transom opening into the corridor. All classrooms are brightly lighted by a generous series of "awning windows." With the exception of these windows and the entry doors, these spaces have no significant architectural detailing.

Photo numbers 51-57

Drawing numbers A-1.12; A-2.02

Describe work and impact on feature

The four classrooms on the 2nd floor will be renovated as four residential units. The central corridor will remain as existing. A new window will be installed in the west wall for the southwest corner unit. At the northern end of the corridor will be located the elevator and elevator machine room. The existing doors leading into the former classrooms will be retained as follows: the stair well doors remain as is; one of the two doors leading into each unit will be walled in on the interior; and the other door will be

HIST C PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

mounted in the open position, with a new unit entry door recessed behind existing door.

Number 10	Feature Interior: Academy, 3rd floor	Date of Feature 1949
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Describe existing feature and its condition

As noted in #9, each upper floor has four classrooms, two on each floor on each side of the corridor. With the exception of the series of windows and glazed/paneled doors with transoms opening, these classroom spaces have no significant architectural detailing. On the northern end of the corridor is a restroom.

Photo numbers 60-66 Drawing numbers A-1.13; A-2.03

Describe work and impact on feature

As with the 2nd floor, the four classrooms will be renovated as four residential units. The central corridor will remain as existing. The elevator will be at the northern end of the corridor; and there will be an exercise room in the area of the former restroom. The existing doors leading into the former classrooms will be retained in the same manner as those on the second floor. The door leading onto the roof of the convent will also be kept as is. As on the 2nd floor, a new window will be installed in the west wall for the southwest corner unit.

Number 11	Feature Exterior: convent, Dauphine facade	Date of Feature 1949
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Describe existing feature and its condition

The convent facade entrance is set back from Dauphine Street and stepped back from the school facade to create a small front yard. The grand Greek revival entrance, emulating that of the demolished townhouse that stood on the site, dominates this elevation. All elements--brick walls, cast stone, ironwork and millwork--are in good, original condition.

Photo numbers 9-13, 67 Drawing numbers A-1.11-13; A-2.01-03

Describe work and impact on feature

Other than the cleaning and repair as required of the brick, ironwork and millwork, there will be no changes made to this historic elevation.

Number 12	Feature Exterior: convent, Dumaine side	Date of Feature 1949
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Describe existing feature and its condition

This elevation is constructed of brick-faced curtain walls and has fine detailing such as limestone copings, window lintels and door casings and wrought and cast iron work, including the "bow and arrow" balcony railing retained from the 19th-century townhouse that stood on the site. This prominent portion of the building is in good, original condition.

Photo numbers 1, 2, 9, 14-19 Drawing numbers A-1.11-13; A-2.01-03

Describe work and impact on feature

Other than the cleaning and repair as required of the brick, ironwork and millwork, there will be no changes made to this historic elevation.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Number 13	Feature Exterior: convent, south side	Date of Feature 1949
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Describe existing feature and its condition

The southern side elevation at the first level has a wide steel and glass cathedral window toward the front and a smaller one at the rear illuminating the interior sacristy. A wooden double door accesses a utility closet. The second floor on the southern side elevation has three windows, identical to those on the convent elevations. These features are in good condition.

Photo numbers 20-23	Drawing numbers A-1.11-13; A-2.01-03
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Describe work and impact on feature

This historic elevation will not be modified and will be only cleaned & repaired to match existing as required.

Number 14	Feature Exterior: convent, west side	Date of Feature 1949
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Describe existing feature and its condition

The rear elevation of the convent has double-hung wooden windows at both levels, as well as three single doors at ground level that access the rear parking lot. A stair penthouse is located toward the southern side of the convent roof. This elevation also retains its salient historic features

Photo numbers 24, 30, 93, 94	Drawing numbers A-1.11-13; A-2.01-03
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Describe work and impact on feature

This historic elevation will not be modified and will be only cleaned & repaired to match existing as required. The only change will be to construct a free-standing wall to create two private courtyard spaces.

Number 15	Feature Interior: convent, 1st floor	Date of Feature 1949
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Describe existing feature and its condition

The first floor of the convent contains the public and shared spaces. At the front is the waiting/reception room. This room opens into the principal's office on the east side and a corridor on the west, which also connects with the first floor corridor of the school. On each side of the corridor are the communal and utilitarian living spaces—parlors, refectory, community room, parlors, laundry, etc. The stair to the second floor is located on the west side of the corridor. On the south side, the corridor opens into the chapel, finely detailed with a wooden paneled ceiling wainscoting, floors, plaster walls and steel/glass cathedral window.

Photo numbers 68-83	Drawing numbers A-1.11; A-2.01
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Describe work and impact on feature

These first floor spaces will be renovated as residential units, with no removal of historic fabric. The existing corridor walls will be retained, as will the interior and exterior doors. As with the academy, some of the doors will be closed and walled in from the interior of the units.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Number 16

Feature Interior: convent, 2nd floor

Date of Feature 1949

Describe existing feature and its condition

The second floor contains nineteen small bedrooms for the nuns, located on each side of the corridor, as well as at the southern end above the chapel. Also on the second floor are nine communal bathrooms and an infirmary. This floor is also accessible to the second floor of the school. The only contributing historic features on this floor are the corridor, the doors leading from the corridor into the sleeping rooms and the exterior windows.

Photo numbers 88-92

Drawing numbers A-1.12; A-2.01-02

Describe work and impact on feature

This floor will contain five living units. The corridor will remain as existing and six of the existing hallway doors will remain operable. The other nine will remain but be closed and walled in from the interior living units.

Number 17

Feature Convent: roof

Date of Feature 1949

Describe existing feature and its condition

At the southern end of the flat convent roof is a stair penthouse. Adjacent to that is a roof terrace. At the northwest corner, the convent roof joins with the northeast corner of three-story academy building.

Photo numbers 93, 94

Drawing numbers A-1.13; A-2.03; A-3.01-3.05

Describe work and impact on feature

One-story infill construction is proposed on the western side of the convent roof between the existing masses of the stair penthouse and the third floor of the academy. The height of the proposed infill will be lower than that of the existing academy. This infill construction will be set back from Dumaine Street and will have a private roof deck at the front. The existing roof deck at the southwest corner will serve as a shared space.

Number 18

Feature Parking lot: southwest elevation

Date of Feature N/A

Describe existing feature and its condition

There is a large open parking lot on the southwest portion of the lot.

Photo numbers 6, 30, 31

Drawing numbers A-1.11-13; A-2.01-03; A-3.01-3.05

Describe work and impact on feature

A new three-story, detached structure is proposed for the southern side of this parking area. The building will have parking at the first floor and living units on the upper floors. Neither the proposed roof infill nor the new construction will impact the integrity of historic structures, either physically or visually.

Add Item

Andrea McCarthy

From: Shea Trahan <strahan@trapolinpeer.com>
Sent: Wednesday, November 23, 2016 9:31 AM
To: Andrea McCarthy
Subject: RE: 820 Dauphine

We haven't gotten that far in the design yet. This submittal was really preliminary to see if the massing and overall interventions were appropriate. We plan to submit a full Part 2 in the coming months.

SHEA MICHAEL TRAHAN – ASSOCIATE AIA, LEED AP
Architectural Designer

TRAPOLIN • PEER | ARCHITECTS

CELEBRATING 35 YEARS OF ARCHITECTURAL EXCELLENCE
850 Tchoupitoulas Street
New Orleans, LA 70130
D 504.293.3694
C 337.258.4401
strahan@trapolinpeer.com
trapolinpeer.com

From: Andrea McCarthy [mailto:amccarthy@crt.la.gov]
Sent: Wednesday, November 23, 2016 9:20 AM
To: Shea Trahan <strahan@trapolinpeer.com>
Subject: RE: 820 Dauphine

Shea,

Do you happen to also have a finish schedule and a reflective ceiling plan? The work description doesn't go into detail on interior finishes or mechanical systems.

Andrea McCarthy
Tax Credit Reviewer
LA Division of Historic Preservation
P.O. Box 44247
Baton Rouge, LA 70804
(225) 219-9771

From: Shea Trahan [mailto:strahan@trapolinpeer.com]
Sent: Wednesday, November 23, 2016 9:16 AM
To: Andrea McCarthy
Subject: RE: 820 Dauphine

Good morning Andrea. At the time we submitted we had not created elevations, but we have in the time since. Please see attached.

Let me know if there is anything else you might need.

SHEA MICHAEL TRAHAN – ASSOCIATE AIA, LEED AP
Architectural Designer

TRAPOLIN•PEER | ARCHITECTS

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850 Tchoupitoulas Street
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D 504.293.3694
C 337.258.4401
strahan@trapolinpeer.com
trapolinpeer.com

From: Andrea McCarthy [<mailto:amccarthy@crt.la.gov>]
Sent: Wednesday, November 23, 2016 8:52 AM
To: Shea Trahan <strahan@trapolinpeer.com>
Subject: 820 Dauphine

Shea,

I am looking at the Part 2 for 820 Dauphine. Did you all prepare elevation drawings? I wanted to make sure I am clear on the changes to exterior openings.

Andrea McCarthy
Tax Credit Reviewer
LA Division of Historic Preservation
P.O. Box 44247
Baton Rouge, LA 70804
(225) 219-9771

Andrea McCarthy

From: Shea Trahan <strahan@trapolinpeer.com>
Sent: Wednesday, November 23, 2016 9:16 AM
To: Andrea McCarthy
Subject: RE: 820 Dauphine
Attachments: 820 Dauphine_Supplemental Elevations_2016_1123.pdf

Good morning Andrea. At the time we submitted we had not created elevations, but we have in the time since. Please see attached.

Let me know if there is anything else you might need.

SHEA MICHAEL TRAHAN – ASSOCIATE AIA, LEED AP
Architectural Designer

TRAPOLIN • PEER | ARCHITECTS

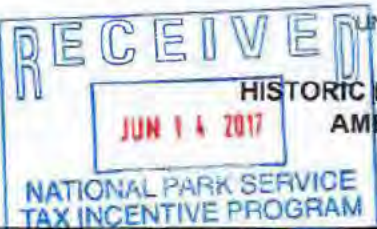
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From: Andrea McCarthy [mailto:amccarthy@crt.la.gov]
Sent: Wednesday, November 23, 2016 8:52 AM
To: Shea Trahan <strahan@trapolinpeer.com>
Subject: 820 Dauphine

Shea,

I am looking at the Part 2 for 820 Dauphine. Did you all prepare elevation drawings? I wanted to make sure I am clear on the changes to exterior openings.

Andrea McCarthy
Tax Credit Reviewer
LA Division of Historic Preservation
P.O. Box 44247
Baton Rouge, LA 70804
(225) 219-9771



**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION**

NPS Project Number
35126

Instructions: This page must bear the applicant's original signature and must be dated.

1. Property name The Academy
Property address 820 Dauphine Street, New Orleans, LA 70116

2. This form includes additional information requested by NPS for an application currently on hold.
 updates applicant or contact information.
 amends a previously submitted Part 1 Part 2 Part 3 application.
 requests an advisory determination that phase _____ of _____ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date _____
 Estimated rehabilitation costs of phase (QRE) _____

Summarize information here; continue on following page if necessary.

Please see the following responses, with the indicated documents which address the NPS's Conditions Sheet, dated December 28, 2016.

1. Additional details on the exterior finishes of the new construction.
 New construction materials include stucco walls with metal panels & coping. See Sheet A-4.03.2, "820 Dauphine-Phase 2," 4-25-17.

(Continued)

3. Project Contact (if different from applicant) *SHERA TRAHAN*
 Name Peter Trapolin/Daniel Ferg Company Trapolin-Peer Architects
 Street 850 Tchoupitoulas Street City New Orleans State LA
 Zip 70139 Telephone (504) 523-2772 Email Address dferg@trapolinpeerptrapolin

4. Applicant
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001 which, under certain circumstances, provides for imprisonment of up to 8 years.

Name William R. Legier, Managing Member Signature *[Signature]* Date 5/3/17
 Applicant Entity Academy Real Estate, LLC SSN _____ or TIN 81-3939720
 Street 1100 Poydras Street, 34th Floor City New Orleans State LA
 Zip 70163 Telephone (504) 388-7272 Email Address legier@legier.com; blegier@legier.com
 Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

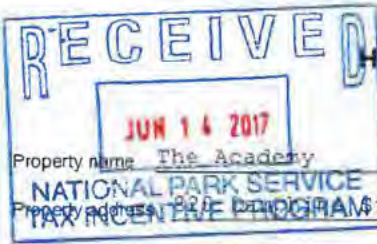
- meets the Secretary of the Interior's Standards for Rehabilitation.
 will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
 does not meet the Secretary of the Interior's Standards for Rehabilitation.
 updates the information on file and does not affect the certification.

Advisory Determinations:

- The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date 10/12/17 National Park Service Authorized Signature *[Signature]*

NPS conditions or comments attached



HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION

Property name The Academy

NPS Project Number 35128

Property address 820 Dauphine Street, New Orleans, LA 70116

(Continued from page 1)

2. Historic interior finishes within the Academy building and the Convent must be retained. This includes interior door and window trim, as well as the tile wainscoting, and all of the distinctive wood finishes within the chapel. Wood that has been stained must remain stained, it may not be painted.

All historic corridor doors, window trim & wainscoting will remain as is or encapsulated in original location. The distinctive wood finishes within the chapel will remain as is. All wood that has been stained will remain stained and not painted.
See "820 Dauphine-Phase 1," 4-25-17.

3. A mock-up of the proposed rooftop addition must be constructed with photographs from the public right away in order to gauge visibility. These must be submitted for review and approval.

See attached "820 Dauphine-Phase 2 Mock-Up Photos," 4-25-17.

Windows: The application does not include information on the proposed treatment of the existing windows or the design and material of the new windows. The existing windows must be repaired and retained. Information on the new windows to be added to the historic buildings and the windows in the new building to be constructed must be provided.

See Sheets A-3.14.1 & A-4.02.1, "820 Dauphine-Phase 1", 4-25-17. All existing windows will be repaired & retained. New windows will be aluminum. See Sheet A-3.10.2 for window details in new building in "820 Dauphine-Phase 2, 4-25-17.

Interior surface treatments: Information must be provided on the proposed interior wall, ceiling and floor finishes in the historic buildings.

See Sheet A-3-20.1, "820 Dauphine-Phase 1," 4-25-17.

HVAC: HVAC ducting must be concealed and soffits and must not impact the windows. Information must be provided on the location of the HVAC system.

HVAC ducting, concealed in drop ceiling and soffits, will not impact windows.

Site plan: A site plan must be provided.

See Sheet A-0.10.1, "820 Dauphine-Phase, 1" & Cover sheets, "820 Dauphine-Phase 2," 4-25-17.

New construction: Drawings of the east and west elevations of the new building to be constructed must be provided, as well as information on the exterior siding material (including color) proposed for the new building.

See Sheets A-4.01.2 & A-4.02.2, "820 Dauphine-Phase 2, 4-25-17".

As for the color of exterior stucco & metal panels proposed for new building, this will be determined by VCC restrictions. See attached VCC report for documentation of change from cement panels to metal panels (relevant sections highlighted).

Color rendering and/or sample of the Randomized Fiber Cement Rain screen proposed for the rooftop addition must be provided.

See "820 Dauphine-Phase 2, 4-25-17". The Randomized Fiber Cement Rain Screen has been changed to MT Reveal Panel System; as for color, this will be determined also by restrictions of the VCC. See attached VCC report for documentation of change from cement panels to metal panels (relevant sections highlighted).



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION

NPS Project Number
35128

Instructions: This page must bear the applicant's original signature and must be dated.

1. Property name THE ACADEMY
Property address 820 DAUPHINE STREET NEW ORLEANS, LA 70116

2. This form includes additional information requested by NPS for an application currently on hold.
 updates applicant or contact information.
 amends a previously submitted Part 1 Part 2 Part 3 application.
 requests an advisory determination that phase 2 of 3 phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date 12/29/17
 Estimated rehabilitation costs of phase (QRE) 0

Summarize information here; continue on following page if necessary.

PHOTO KEY FOR PHASE II COMPLETION ATTACHED.

3. Project Contact (if different from applicant)
 Name WILLIAM R. LEGIER, JR. Company ACADEMY REAL ESTATE, LLC
 Street 1100 POYDRAS STREET #3450 City NEW ORLEANS State LA
 Zip 70163 Telephone 504-599-8330 Email Address BLEGIER@LEGIER.COM

4. Applicant
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which code certain circumstances, provides for imprisonment of up to 8 years.

Name WILLIAM R. LEGIER Signature [Signature] Date 1/4/18
 Applicant Entity ACADEMY REAL ESTATE, LLC SSN _____ or TIN 81-3939720
 Street 1100 POYDRAS STREET #3450 City NEW ORLEANS State LA
 Zip 70163 Telephone 504-599-8300 Email Address LEGIER@LEGIER.COM
 Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- meets the Secretary of the Interior's Standards for Rehabilitation.
 will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
 does not meet the Secretary of the Interior's Standards for Rehabilitation.
 updates the information on file and does not affect the certification.

Advisory Determinations:

- The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date 4/11/18 National Park Service Authorized Signature Anne Gannier

NPS conditions or comments attached

Number 3	ISSUES:	<input type="checkbox"/> Additions, including rooftop	<input type="checkbox"/> Alteration of significant exterior features or surfaces
		<input type="checkbox"/> Alteration, removal, or covering of significant interior finishes or features	<input type="checkbox"/> Adjacent new construction, extensive site work, or demolition of adjacent structures
		<input type="checkbox"/> Changes in significant interior spaces or plan features (including circulation patterns).	<input type="checkbox"/> Window replacements on any major elevation that do not match historic configuration, material, and profiles
		<input type="checkbox"/> Damaging or inadequately specified masonry treatments	<input type="checkbox"/> Other (explain)

Number 4	Basis for Recommendation. Focus on how the issues checked in NUMBER 3 are being addressed. Where denial is recommended, explain fully. Comment on noteworthy aspects of the project, including any technical or design innovations, or creative solutions.
-------------	--

STATE EVALUATION OF PROJECT & CONCERNS:

SOI - Copied, no issues.

INNOVATIVE SOLUTIONS/NOTEWORTHY ASPECTS:
 new technical process creative design solution noteworthy project

See attachments: plans specifications photographs other.
 Items sent separately: plans specifications photographs other.
 Other documentation on file in State.

NPS COMMENTS:

OK

4/11/18 Anne Kemmer

 Date National Park Service Reviewer



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION

NPS Project Number

35128

Instructions: This page must bear the applicant's original signature and must be dated.

1. Property name THE ACADEMY
Property address 820 DAUPHINE STREET NEW ORLEANS, LA 70116
2. This form includes additional information requested by NPS for an application currently on hold.
 updates applicant or contact information.
 amends a previously submitted Part 1 Part 2 Part 3 application.
 requests an advisory determination that phase 1 of 3 phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date 12/29/17
Estimated rehabilitation costs of phase (QRE) \$5,500,000

Summarize information here; continue on following page if necessary.

PHOTO KEY FOR PHASE I COMPLETION ATTACHED.

3. Project Contact (If different from applicant)
Name WILLIAM R. LEGIER, JR Company ACADEMY REAL ESTATE, LLC.
Street 1100 PONDRAIS STREET #3450 City NEW ORLEANS State LA
Zip 70163 Telephone 504-599-8330 Email Address BLEGIER@LEGIER.COM

4. Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (1) either is attached to this application form and incorporated herein or has been previously submitted, and (2) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. Understanding that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
- Name WILLIAM R. LEGIER Signature [Signature] Date 1/24/18
Applicant Entity ACADEMY REAL ESTATE, LLC SSN _____ or TIN 81-3939720
Street 1100 PONDRAIS STREET #3450 City NEW ORLEANS State LA
Zip 70163 Telephone 504-599-8300 Email Address LEGIER@LEGIER.COM
 Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- meets the Secretary of the Interior's Standards for Rehabilitation.
 will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
 does not meet the Secretary of the Interior's Standards for Rehabilitation.
 updates the information on file and does not affect the certification.

Advisory Determinations:

- The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date 4/11/18 National Park Service Authorized Signature [Signature]

- NPS conditions or comments attached

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Historic Preservation Certification Application
State Historic Preservation Office Review & Recommendation Sheet
Rehabilitation—Part 2/Part 3

Project Number: 35120

Number 1	<u>610 Dauphin St.</u> (Property)
	<u>New Orleans</u> (Property)

Preliminary done

Non-standard billing

Certified Historic Structure? Yes pending

Phase I

Type of Request: Part 2
 Part 3 (Part 2 previously reviewed)
 Part 3 (Part 2 not previously reviewed)
 Amendment Adversely Determination

Date application received by State _____
Date(s) additional information requested by State _____

Complete information received by State 01-30-2018
Date transmitted to NPS 03-25-2018

Property visit by State staff (before) (during) (after) rehab.

PROJECT SUMMARY REVIEW	
<input checked="" type="checkbox"/>	Fully reviewed by SHPO
<input checked="" type="checkbox"/>	No outstanding concerns
<input type="checkbox"/>	Owner informed of SHPO recommendation
<input type="checkbox"/>	In-depth NPS review requested

Number
2

STATE RECOMMENDATION:

ALISON F. SANDERS

who meet the Secretary of the Interior's Professional Qualification Standards, have reviewed this application.

- The project: meets the Standards.
 meets the Standards *only* if the attached conditions are met.
 does not meet Standard number(s) _____ for the reasons listed on reverse.
 warrants denial for lack of information.
 This application is being forwarded without recommendation.

For ~~completed~~ work previously reviewed, check as appropriate:
 completed rehabilitation conforms to work previously approved.
 completed rehabilitation differs substantively from work previously approved (describe divergences from Part 2 application on reverse).

3-28-18 [Signature]
 Date State Official Signature Deputy SHPO

Number 3	ISSUES:	
	<input type="checkbox"/> Additions, including rooftop	<input type="checkbox"/> Alteration of significant exterior features or surfaces
	<input type="checkbox"/> Alteration, removal, or covering of significant interior finishes or features	<input type="checkbox"/> Adjacent new construction, extensive site work, or demolition of adjacent structures
	<input type="checkbox"/> Changes in significant interior spaces or plan features (including circulation patterns).	<input type="checkbox"/> Window replacements on any major elevation that do not match historic configuration, material, and profiles
	<input type="checkbox"/> Damaging or inadequately specified masonry treatments	<input type="checkbox"/> Other (explain)

Number 4	Basis for Recommendation. Focus on how the issues checked in NUMBER 3 are being addressed. Where denial is recommended, explain fully. Comment on noteworthy aspects of the project, including any technical or design innovations, or creative solutions.
-------------	--

STATE EVALUATION OF PROJECT & CONCERNS:

SOI Compliant - no issues

INNOVATIVE SOLUTIONS/NOTEWORTHY ASPECTS:

new technical process creative design solution noteworthy project

See attachments: plans specifications photographs other:
 Items sent separately: plans specifications photographs other:
 Other documentation on file in State: _____

NPS COMMENTS:

OK

4/11/18 *Mme Gennie*

Date National Park Service Reviewer:



Grimmer, Anne <anne_grimmer@nps.gov>

[EXTERNAL] The Academy 820 Dauphine NPS 35128

2 messages

Peter Trapolin <Ptrapolin@trapolinpeer.com>

Tue, Apr 3, 2018 at 8:00 PM

To: "Grimmer, Anne" <anne_grimmer@nps.gov>

Cc: Bill Legier <legier@legier.com>, "Billy Legier (BLegier@legier.com)" <BLegier@legier.com>, Shea Trahan <strahan@trapolinpeer.com>, Daniel Ferg <dferg@trapolinpeer.com>

Anne,

Shea Trahan in my office said he received a call from you requesting more exterior photos of the above referenced project. I took the requested views this morning and used the Part 1 and the Appeal photos as a reference and tried to get the same views as those photos. We had a document that I believe we left with John Burns that had a street plan showing graphically where each of those photos were taken. I've labeled these images as the same numbers that referenced those views of the framed addition.

I've attached the photos with this email but can also provide hard copies by snail mail if you wish. Please let us know if there's anything else you need to complete your Part 3 review.

Sincerely,

PETER M. TRAPOLIN, FAIA

Principal

TRAPOLIN • PEER | ARCHITECTS

850 Tchoupitoulas Street

New Orleans, LA 70130

C 504.669.5599

D 504.293.3682

O 504.523.2772

ptrapolin@trapolinpeer.com

trapolinpeer.com

9 attachments**V-01.jpg**
626K



V-02.jpg
603K



V-03.jpg
598K



V-04.jpg
836K



V-05.jpg
812K

V-06.jpg
883K



V-07.jpg
672K



V-08.jpg
699K



V-09.jpg
563K

Grimmer, Anne <anne_grimmer@nps.gov>
Draft To: Peter Trapolin <Ptrapolin@trapolinpeer.com>

Wed, Apr 4, 2018 at 9:22 AM

Thanks, Peter!

Anne

Anne Grimmer
Architectural Historian



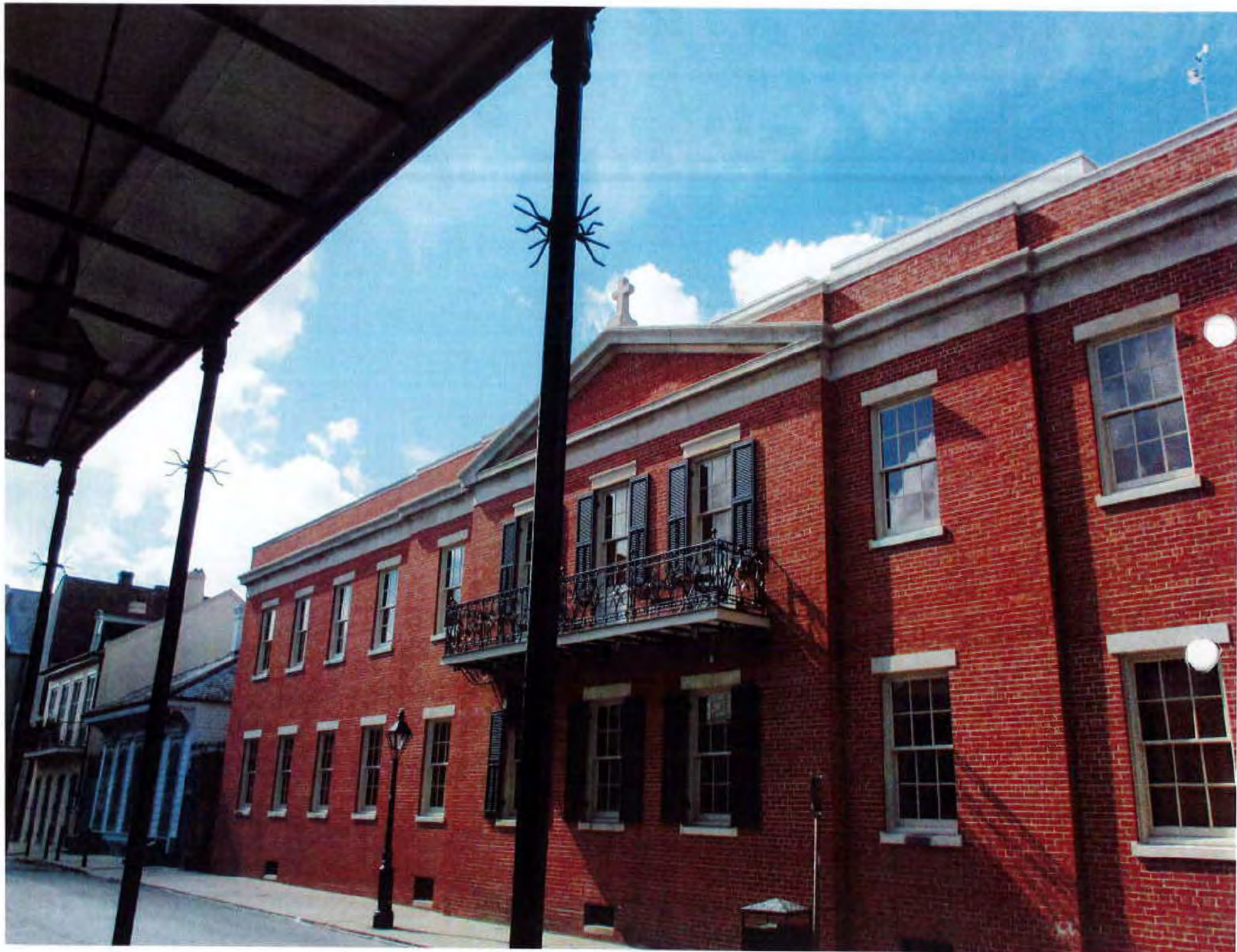














ONE WAY

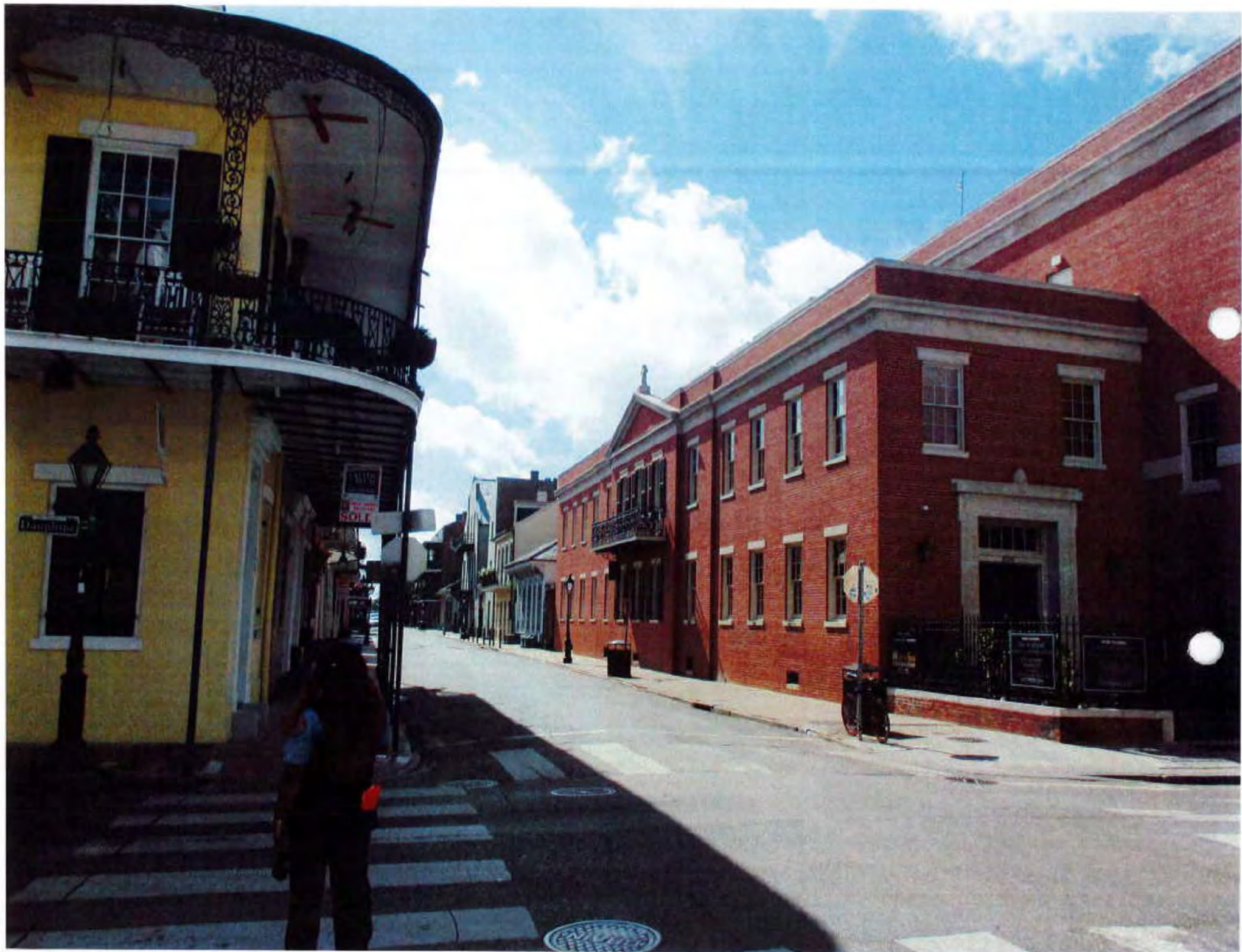
Dauphine

SOLD

Who to Buy

Who to Buy

Who to Buy





1. Dauphine & Dumaine Street Façades, looking southwest



2. Dumaine Street façade, looking southwest



3. Streetscape, Dauphine Street looking southeast



4. Streetscape. Dauphine Street looking southwest

Photo Continuation Sheet- 820 Dauphine Street, 3



5. Streetscape, looking west from convent roof



6. Convent. corner of Dauphine and Dumaine Streets. looking south



7. Convent, entry details, looking south



8. Convent, entry, Dauphine Street, looking north toward street



9. Convent, gate detail, looking southeast



10. Convent, balcony detail, looking west



11. Convent, Balcony detail, looking north



12. Convent, balcony consoles



13. Convent vent detail



14. Convent, window detail, looking west



15. Convent, southern side elevation, looking west



16. Convent, southern side elevation, chapel side window exterior, looking northwest

Photo Continuation Sheet- 820 Dauphine Street, 9



17. Convent, rear elevation, looking east



18. School, looking southeast down Dauphine St.



19. School. Façade entry detail



20. School, iron grille details, looking south



21. School. Façade detail—signage & windows



22. School, western side elevation, looking northeast



23. School, rear elevation, looking north



24. School, rear windows detail, looking north



25. School, Eastern & southern elevation, looking northwest.



26. School. 1st floor, looking south toward entry from rear parking area



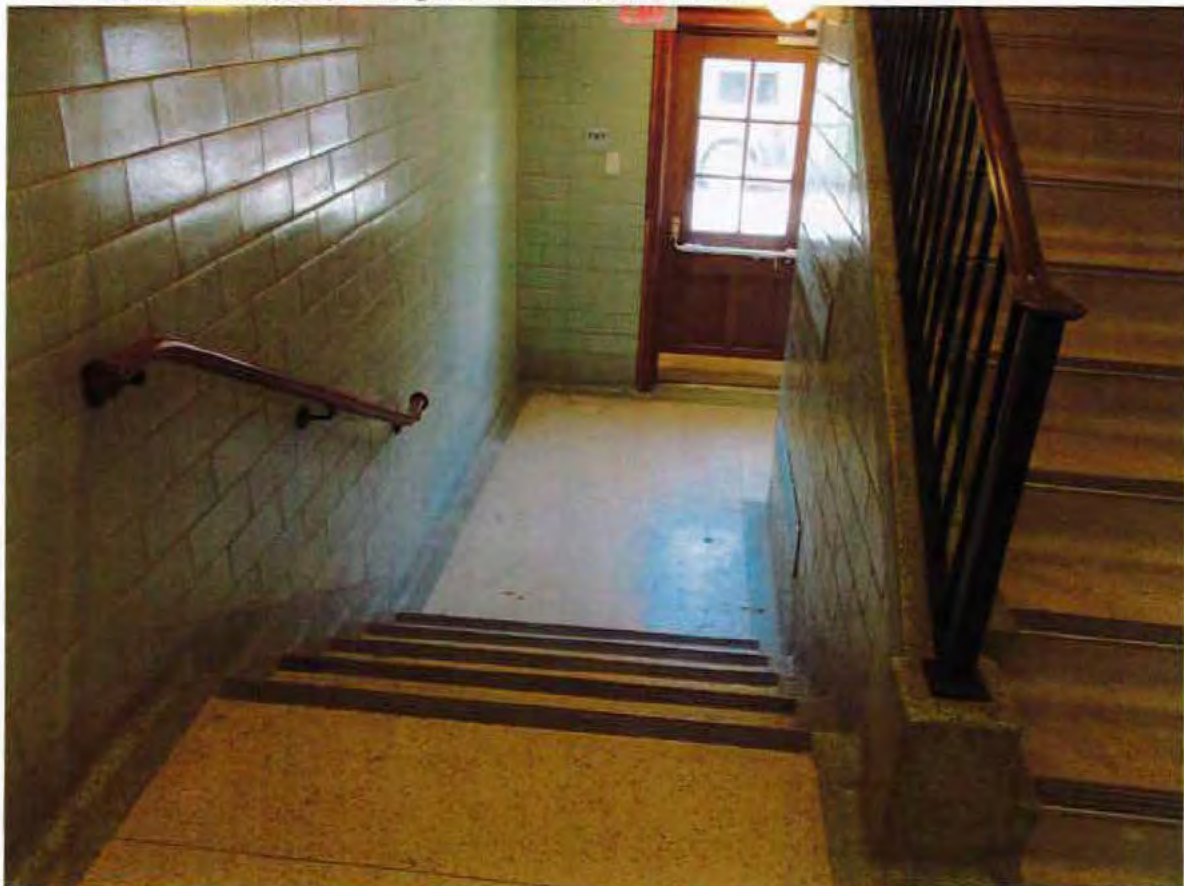
27. School, 1st floor corridor, looking west toward entry from side parking lot



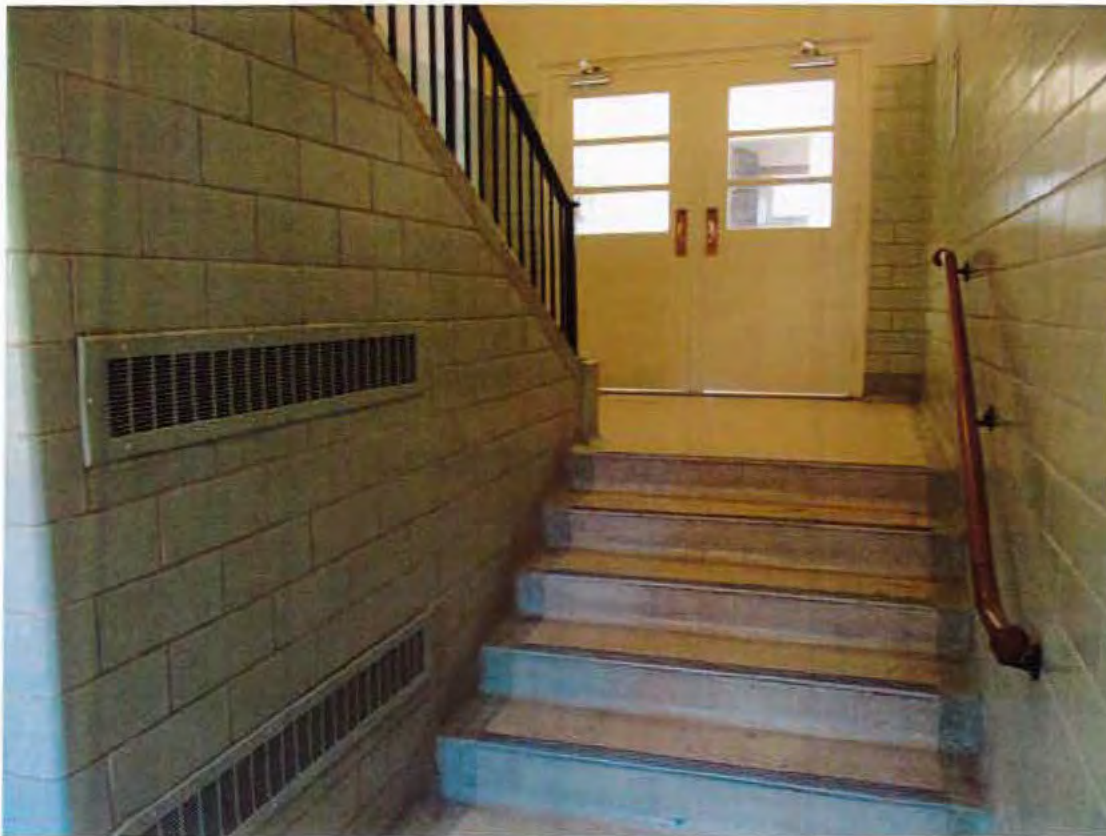
28. School. 1st floor corridor, looking east toward convent



29. School, 1st floor corridor, looking east into 1st floor convent



30. School 1st floor, Dauphine entry, looking north



31. School 1st floor, Dauphine entry & stair 2, looking south



32. School, 2nd floor stair, looking north



33. School 1st floor, stair 2, looking northeast



34. School. 1st floor, kitchen, looking northeast



35. School, 1st floor, kitchen, looking northeast into cafeteria



36. School, 1st floor cafeteria, looking southwest



37. School, 1st floor cafeteria, looking north toward façade windows



38. School, 1st floor cafeteria, looking northeast



39. School, 1st floor, looking northwest toward stair 1 & Dauphine Street entry



40. School, 1st floor, boys' toilet, looking southeast, looking northeast



41. School 1st floor, girls' toilet, looking east



42. School, 1st floor, 3rd toilet, looking southwest



43. School, 2nd floor corridor looking west



44. School, 2nd floor corridor, western elevation window



45. School, 2nd floor corridor, looking east toward convent



46. School, 2nd floor front classroom 1, looking northwest



47. School, 2nd floor front classroom 2, looking northwest



48. School, 2nd floor, front classroom 2, looking northeast



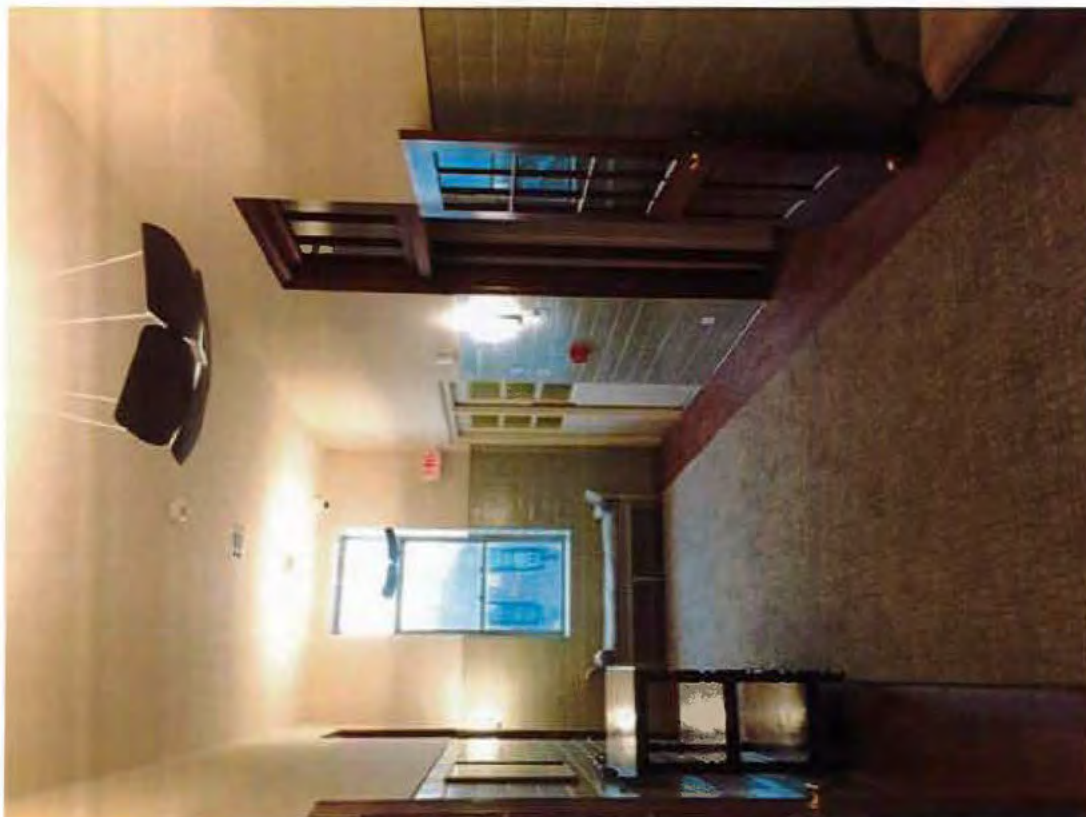
49. School, 2nd floor kindergarten, looking southwest



50. School. Stair between 2nd & 3^d floors, looking south



51. School, 3rd floor stair, looking north



52. School, 3rd floor corridor, looking west



53. School, 3rd floor corridor, looking east



54. School, 3rd floor rear classroom, looking southwest



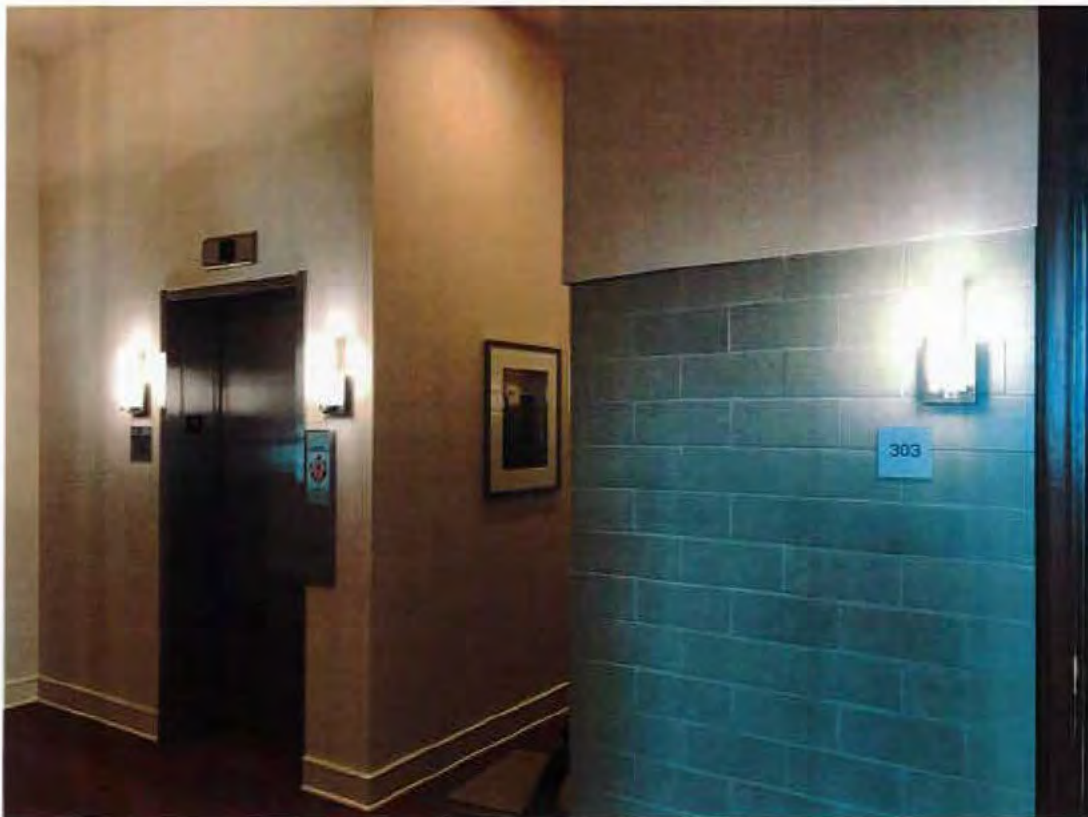
55. School, 3rd floor front classroom, looking northeast



56. School, 3rd floor front classroom, looking north



57. School. 3rd floor, looking east toward access to convent roof



58. School. 3rd floor toilet, looking east



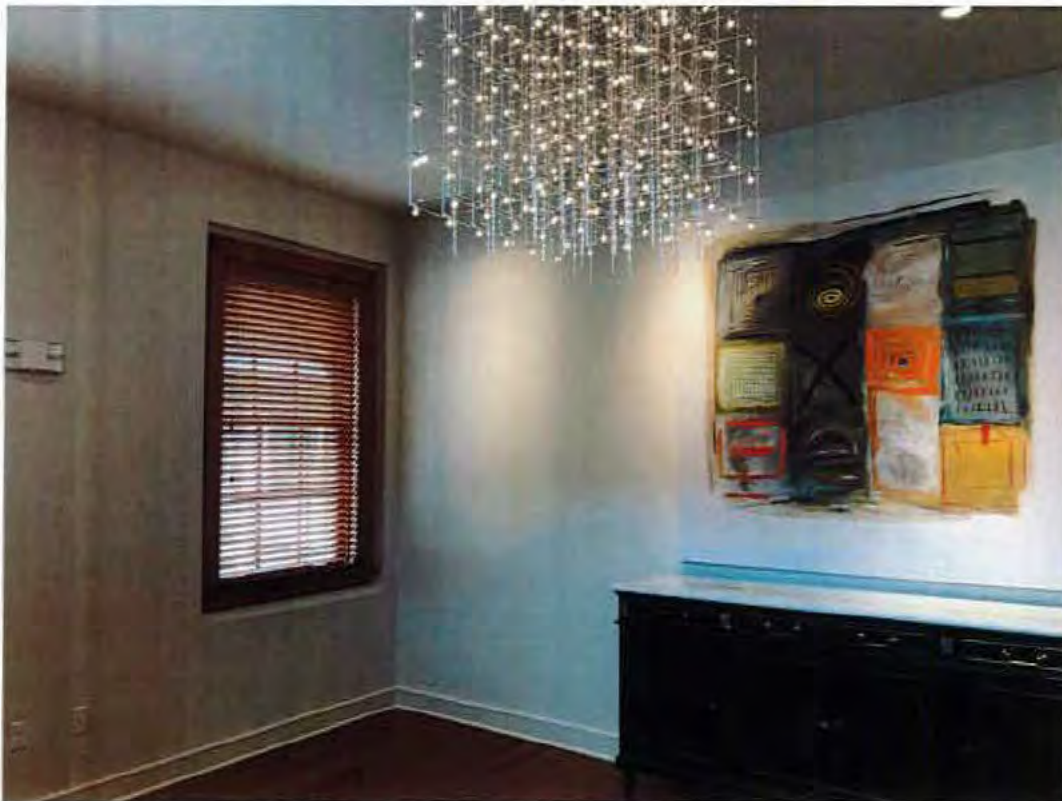
59. Convent. Dauphine Street entry, looking south



60. Convent, 1st floor, Dauphine entry, looking northeast



61. Convent, 1st floor, waiting room & lobby, looking northeast



62. Convent, 1st floor waiting room & lobby, looking southeast into principal's office



63. Convent 1st floor corridor, looking south



64. Convent, 1st floor corridor, looking south toward chapel



65. Convent, 1st floor, side corridor, looking west toward rear parking area



66. Chapel, looking east



67. Chapel, east wall wood casement detail, looking east



68. Chapel, looking south toward sanctuary



69. Chapel wood ceiling detail



70. Chapel. Steel and glass cathedral window, looking south



71. Convent 1st floor, sacristy, looking east



72. Convent, 1st floor kitchen, looking east



73. Convent, 1st floor laundry room, looking west



74. Convent 1st floor communal room, looking southwest



75. Convent, 1st floor refectory, looking northeast



76. Convent, 1st floor, office, looking east



77. Convent. 1st floor elevator door



78. Convent 1st floor, typical rear window



79. Convent, 1st floor, stair, looking west



80. Convent, 2nd floor corridor, looking north



81. Convent, 2nd floor, looking south



82. Convent, 2nd floor, typical bedroom with bath



83. Convent, 2nd floor, typical bathroom



84. Convent, bedroom 5, looking west



85. Convent roof looking northwest, stair penthouse: in foreground & southeast corner of school at rear



86. Convent roof, looking northwest, stair penthouse & terrace



87. Convent roof, parapet, looking east



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-188
Rev. 2014

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION**

#2

NPS Project Number
35128

Instructions: This page must bear the applicant's original signature and must be dated.

1. Property name The Academy
Property address 820 Dauphine Street, New Orleans, LA 70116

2. This form includes additional information requested by NPS for an application currently on hold.
 updates applicant or contact information.
 amends a previously submitted Part 1 Part 2 Part 3 application.
 requests an advisory determination that phase _____ of _____ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date _____
 Estimated rehabilitation costs of phase (CRE) _____

Summarize information here; continue on following page if necessary.

We are amending the Part 2 to request the project be separated into 3 phases of work. Phase 1 includes the renovation of the existing historic building, phase 2 is the new rooftop addition, and phase 3 is a new construction project composed of 4 townhomes to be constructed in the parking area behind the existing building. Phases 1&2 are anticipated to complete construction in December. Phase 3 is currently in design with heavy input from the Vieux Carre Commission.

3. Project Contact (if different from applicant)
Name Peter Trapolin/Shea Trahan Company Trapolin-Peer Architects
Street 850 Tchoupitoulas Street City New Orleans State LA
Zip 70130 Telephone 5045232772 Email Address strahan@trapolinpeer.com

4. Applicant
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) If I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001 which, under certain circumstances, provides for imprisonment of up to 8 years.

Name William R. Legier, Managing Member Signature  Date 11/2/17
 Applicant Entity Academy Real Estate, LLC SSN _____ or TIN 81-393972
 Street 1100 Poydras Street, 34th Floor City New Orleans State LA
 Zip 70163 Telephone 5043887272 Email Address legier@legier.com; blegier@legier.com
 Applicant, SSN, or TIN has changed since previously submitted application.


NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- meets the Secretary of the Interior's Standards for Rehabilitation.
 will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
 does not meet the Secretary of the Interior's Standards for Rehabilitation.
 updates the information on file and does not affect the certification.

Advisory Determinations:

- The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date 1/8/18 National Park Service Authorized Signature 

NPS conditions or comments attached

Thank you very much Krystal. We are beginning that amendment form immediately.

If I might ask for a bit of clarification, we have 3 Phases (amongst our team) within this project:

- Phase 1 is composed of the modifications to the existing building (to be completed this year)
- Phase 2 is the rooftop addition (to be completed this year)
- Phase 3 is the new building in the parking lot (will not be completed this year)

Should I use these 3 phases in the amendment, or would it simply be 2 phases...Phase 1 being all work which will be done by year's end, and Phase 2 being the new building in the parking lot?

SHEA M. TRAHAN, AIA, LEED AP

Associate

TRAPOLIN • PEER | ARCHITECTS

850 Tchoupitoulas Street
New Orleans, LA 70130
C 337.258.4401
O 504.523.2772
strahan@trapolinpeer.com
trapolinpeer.com

From: Krystal Cox [<mailto:kcox@crt.la.gov>]

Sent: Thursday, October 26, 2017 1:38 PM

To: Shea Trahan <strahan@trapolinpeer.com>; Andrea McCarthy <amccarthy@crt.la.gov>

Cc: Alison F. Saunders <asaunders@crt.la.gov>; Peter Trapolin <Ptrapolin@trapolinpeer.com>; Bill Legier <legier@legier.com>; William (Billy) R. Legier (BLegier@legier.com) <BLegier@legier.com>; Melissa Legier (Mlegier@legier.com) <Mlegier@legier.com>

Subject: RE: 820 Dauphine: New Construction Phase

Shea,

Andrea had forwarded me your original email but I hadn't had a chance to answer it until now.

Yes, construction of the new building would have to be completed in order to get Part 3 certification. However, what you can do is: submit a federal amendment form to us requesting that this project be phased. You could present Phase 1 as the school rehab and Phase 2 as the new construction. NPS would have to approve that phasing plan. And along with that amendment requesting phasing approval, you could submit another federal amendment that requests an advisory determination that the work done in Phase 1 work meets the Standards.

Hope that helps,

Krystal

From: Shea Trahan [<mailto:strahan@trapolinpeer.com>]

Sent: Wednesday, October 25, 2017 5:39 PM

To: Andrea McCarthy <amccarthy@crt.la.gov>

Cc: Alison F. Saunders <asaunders@crt.la.gov>; Krystal Cox <kcox@crt.la.gov>; Peter Trapolin <Ptrapolin@trapolinpeer.com>; Bill Legier <legier@legier.com>; William (Billy) R. Legier (BLegier@legier.com) <BLegier@legier.com>; Melissa Legier (Mlegier@legier.com) <Mlegier@legier.com>

Subject: 820 Dauphine: New Construction Phase

Andrea,

A question has come up on the 820 Dauphine project. As you know the project consists of the renovation of the School building with a rooftop addition. A separate phase of the project is the construction of a separate building in the parking lot that will have 4 apartments. Only the school renovation qualifies for tax credits. The penthouse and new building do not qualify.

We showed the new construction in our Part 2 and didn't have any comments regarding it. In order to finalize our Part 3 for tax credit purposes does the construction of the new building need to be completed or can we file the Part 3 for only the renovation that qualifies for the credits?

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Historic Preservation Certification Application
State Historic Preservation Office Review & Recommendation Sheet
Rehabilitation—Part 2/Part 3

Project Number: 35128

Number 1	<u>820 Dauphine St.</u>	<input type="checkbox"/> Preliminary done
	(Property) <u>New Orleans</u>	<input type="checkbox"/> Non-standard billing
	(Property)	

Certified Historic Structure? Yes pending

Type of Request: Part 2
 Part 3 (Part 2 previously reviewed)
 Part 3 (Part 2 not previously reviewed)
 Amendment # 2

Date application received by State 11.6.17
 Date(s) additional information requested by State _____
 Complete information received by State _____
 Date transmitted to NPS 12.6.17
 Property visit by State staff _____ (before) _____ (during) _____ (after) rehab.

PROJECT SUMMARY REVIEW	
<input checked="" type="checkbox"/>	Fully reviewed by SHPO
<input checked="" type="checkbox"/>	No outstanding concerns
<input checked="" type="checkbox"/>	Owner informed of SHPO recommendation
<input type="checkbox"/>	In-depth NPS review requested

Number 2	STATE RECOMMENDATION: <u>Kristal Cox</u> who meet the Secretary of the Interior's Professional Qualification Standards, have reviewed this application.
-------------	---

The project:
 meets the Standards.
 meets the Standards *only* if the attached conditions are met.
 does not meet Standard number(s) _____ for the reasons listed on reverse.
 warrants denial for lack of information.

KC This application is being forwarded without recommendation.

For completed work previously reviewed, check as appropriate:
 completed rehabilitation conforms to work previously approved.
 completed rehabilitation differs substantively from work previously approved (describe divergences from Part 2 application on reverse).

12.5.2017 _____
 Date State Official Signature Deputy SHPO

Number 3	ISSUES:	
<input type="checkbox"/>	Additions, including rooftop	<input type="checkbox"/> Alteration of significant exterior features or surfaces
<input type="checkbox"/>	Alteration, removal, or covering of significant interior finishes or features	<input type="checkbox"/> Adjacent new construction, extensive site work, or demolition of adjacent structures
<input type="checkbox"/>	Changes in significant interior spaces or plan features (including circulation patterns).	<input type="checkbox"/> Window replacements on any major elevation that do not match historic configuration, material, and profiles
<input type="checkbox"/>	Damaging or inadequately specified masonry treatments	<input type="checkbox"/> Other (explain)

Number 4	Basis for Recommendation. Focus on how the issues checked in NUMBER 3 are being addressed. Where denial is recommended, explain fully. Comment on noteworthy aspects of the project, including any technical or design innovations, or creative solutions.
-------------	--

STATE EVALUATION OF PROJECT & CONCERNS: *Seeks to retroactively phase this project. The phasing plan is described on the amendment form. We (SHPO) had initially recommended it be a 2-phased plan but the applicants wanted to do a 3-phased plan. We have no issues with this proposal.*

INNOVATIVE SOLUTIONS/NOTEWORTHY ASPECTS:
 new technical process creative design solution noteworthy project

See attachments: plans specifications photographs other: *- emails*
 Items sent separately: plans specifications photographs other:
 Other documentation on file in State:

NPS COMMENTS:

ok

1/8/18 *Arnie Gummie*
 Date National Park Service Reviewer

Krystal Cox

From: Shea Trahan <strahan@trapolinpeer.com>
Sent: Wednesday, November 01, 2017 11:07 AM
To: Krystal Cox
Subject: RE: 820 Dauphine: New Construction Phase

We have a couple of questions related to part 3 filings in a phased project, and the need for an advisory determination...this is our first phased project and we want to be clear on our process.

SHEA M. TRAHAN, AIA, LEED AP
Associate

TRAPOLIN + PEER | ARCHITECTS

850 Tchoupitoulas Street
New Orleans, LA 70130
C 337.258.4401
O 504.523.2772
strahan@trapolinpeer.com
trapolinpeer.com

*Spoke to shea:
they want to do a
3-phased
project -
CC*

From: Krystal Cox [mailto:kcox@crt.la.gov]
Sent: Wednesday, November 01, 2017 11:04 AM
To: Shea Trahan <strahan@trapolinpeer.com>
Subject: FW: 820 Dauphine: New Construction Phase

Shea,
I've received a couple of calls from Hilary Irvin re: the amendment for this project. Is there something else you guys needed?
Thanks,
Krystal

From: Krystal Cox
Sent: Thursday, October 26, 2017 2:47 PM
To: 'Shea Trahan' <strahan@trapolinpeer.com>
Subject: RE: 820 Dauphine: New Construction Phase

That's what I would suggest:
Using 2 phases for the project with Phase 1 being all work which will be done by year's end and Phase 2 being the new building in the parking lot.
Hope that helps,
Krystal

From: Shea Trahan [mailto:strahan@trapolinpeer.com]
Sent: Thursday, October 26, 2017 2:30 PM
To: Krystal Cox <kcox@crt.la.gov>; Andrea McCarthy <amccarthy@crt.la.gov>
Cc: Alison F. Saunders <asaunders@crt.la.gov>; Peter Trapolin <Ptrapolin@trapolinpeer.com>; Bill Legier <legier@legier.com>; William (Billy) R. Legier (BLegier@legier.com) <BLegier@legier.com>; Melissa Legier (Mlegier@legier.com) <Mlegier@legier.com>
Subject: RE: 820 Dauphine: New Construction Phase

Associate

TRAPOLIN • PEER | ARCHITECTS

850 Tchoupitoulas Street

New Orleans, LA 70130

C 337.258.4401

O 504.523.2772

strahan@trapolinpeer.com

trapolinpeer.com

Krystal Cox

From: Grimmer, Anne <anne_grimmer@nps.gov>
Sent: Thursday, October 26, 2017 12:38 PM
To: Krystal Cox
Subject: [SPAM] Re: FW: 820 Dauphine: New Construction Phase

Importance: Low

Yes!

Anne Grimmer
Architectural Historian
Technical Preservation Services
National Park Service
1849 C Street, NW, Mail Stop 7243
Washington, DC 20240
202-354-2028 (phone)

On Thu, Oct 26, 2017 at 9:39 AM, Krystal Cox <kcox@crt.la.gov> wrote:

Welcome back Anne,

I'm celebrating your return by forwarding you more emails filled with riddles to solve.

So this was not presented as a phased project in the Part 2. So my response to them would be: the new construction has to be completed in order for them to file the Part 3. Or they can submit an amendment requesting this be considered a phased project, with the school rehab as phase 1 and the new construction as phase 2. And then submit another amendment requesting an advisory determination that Phase 1 work meets the Standards.

Does that sound like the best way to go?

Thanks,

Krystal

Krystal Cox

SHEA M. TRAHAN, AIA, LEED AP
Associate

TRAPOLIN • PEER | ARCHITECTS

850 Tchoupitoulas Street
New Orleans, LA 70130
C 337.258.4401
O 504.523.2772
strahan@trapolinpeer.com
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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Historic Preservation Certification Application
State Historic Preservation Office Review & Recommendation Sheet
Rehabilitation—Part 2/Part 3

Project Number: 35128

Number 1	<u>820 Dauphine St.</u>
	(Property)
	<u>New Orleans</u>
	(Property)

Preliminary done
 Non-standard billing

Certified Historic Structure? Yes pending

Type of Request: Part 2
 Part 3 (Part 2 previously reviewed)
 Part 3 (Part 2 not previously reviewed)
 Amendment #1

Date application received by State 5.5.17
Date(s) additional information requested by State _____

Complete information received by State _____
Date transmitted to NPS 6.9.17
Property visit by State staff _____ (before) _____ (during) _____ (after) rehab.

PROJECT SUMMARY REVIEW	
<input checked="" type="checkbox"/>	Fully reviewed by SHPO
<input type="checkbox"/>	No outstanding concerns
<input type="checkbox"/>	Owner informed of SHPO recommendation
<input type="checkbox"/>	In-depth NPS review requested

Number
2

STATE RECOMMENDATION:

ANDREA MCCARTHY
who meet the Secretary of the Interior's Professional Qualification Standards, have reviewed this application.

The project: meets the Standards.

meets the Standards *only* if the attached conditions are met.

does not meet Standard number(s) _____ for the reasons listed on reverse.

warrants denial for lack of information.

This application is being forwarded without recommendation.

For completed work previously reviewed, check as appropriate:

completed rehabilitation conforms to work previously approved.

completed rehabilitation differs substantively from work previously approved (describe divergences from Part 2 application on reverse).

6-7-17 [Signature]
Date State Official Signature Deputy SHPO



Grimmer, Anne <anne_grimmer@nps.gov>

820 Dauphine Street, #35128

1 message

Hilary Irvin <(b) (6)@gmail.com>

Tue, Oct 3, 2017 at 4:21 PM

To: "Alison F. Saunders" <asaunders@crt.la.gov>, Krystal Cox <kcox@crt.la.gov>, Andrea McCarthy <amccarthy@crt.la.gov>, "Grimmer, Anne" <anne_grimmer@nps.gov>

Cc: Bill Legier <legier@legier.com>, "William Legier, Jr." <Blegier@legier.com>, Melissa Legier <mlegier@legier.com>, Peter Trapolin <ptrapolin@trapolinpeer.com>, Shea Trahan <strahan@trapolinpeer.com>

The Legier family was pleased to receive a letter from NPS reversing the previous denial of their part 2 for(attached).

Now that the project is entering the phase of interior finishes and new construction, the owners are anxious to receive a comprehensive and clear approval for all aspects of the work that was outlined in the submitted part 2 application and amendment. In an email of June 19, 2017, Andrea noted that SHPO had recommended approval to NPS for the part 2 submittal (attached).

In the letter of denial from NPS of July 21, 2017, Mr. Goeken stated that the denial was based on the penthouse addition and not the remainder of the project (attached). In this letter he wrote that ***"All of the conditions have been addressed in an Amendment received by the NPS on June 14, 2017. Unfortunately, one condition regarding the rooftop addition was not addressed until after construction of the rooftop addition had already begun."***

The owners wish to receive a written statement of unconditional Part 2 approval from SHPO and NPS that all conditions stated in the part 2 application and amendment, as well as the rooftop addition are approved at this point.

Thank you so much for your assistance and support during this project, as well as many others.

With my best to you all,

Hilary

3 attachments

email from Andrea, June 19, 2017.docx
15K

July 21, 2017 NPS letter of denial of Part 2 .pdf
924K

September 26, 2017 letter from NPS reversing the denial of the certification of the Part 2, 820 Dauphine Street.pdf
3102K

Number 3	ISSUES:	
<input type="checkbox"/> Additions, including rooftop	<input type="checkbox"/> Alteration of significant exterior features or surfaces	
<input type="checkbox"/> Alteration, removal, or covering of significant interior finishes or features	<input type="checkbox"/> Adjacent new construction, extensive site work, or demolition of adjacent structures	
<input type="checkbox"/> Changes in significant interior spaces or plan features (including circulation patterns).	<input type="checkbox"/> Window replacements on any major elevation that do not match historic configuration, material, and profiles	
<input type="checkbox"/> Damaging or inadequately specified masonry treatments	<input type="checkbox"/> Other (explain)	

Number 4	Basis for Recommendation. Focus on how the issues checked in NUMBER 3 are being addressed. Where denial is recommended, explain fully. Comment on noteworthy aspects of the project, including any technical or design innovations, or creative solutions.
-------------	--

STATE EVALUATION OF PROJECT & CONCERNS: Amendment addresses Part 2 conditions, providing additional info on site plan, windows, interior finishes, and rooftop addition. Interior finishes will be a combination of restored historic trim, gyp. walls, tile floor.

Photos of the rooftop addition were submitted, showing minimal visibility. The penthouse will be finished with a combination of stucco and metal panels. DHP advised against the metal panels, but these were recommended and approved by VGC (see attached). DHP believes the amendment meets SOI Standards

INNOVATIVE SOLUTIONS/NOTEWORTHY ASPECTS:
 new technical process creative design solution noteworthy project

See attachments: plans specifications photographs other:
 Items sent separately: plans specifications photographs other:
 Other documentation on file in State:

NPS COMMENTS:

ok

10/12/17 Anne Lunn

Date
National Park Service Reviewer

HILARY SOMERVILLE IRVIN
Historical and Architectural Research

5232 Coliseum Street
New Orleans, Louisiana 70115

(504) 616-8869



Andrea McCarthy
Tax Credit Reviewer
LA Division of Historic Preservation
1051 N. Third Street, Room 405
Baton Rouge, LA 70802
(225) 219-9771

Anne Grimmer
Architectural Historian
Technical Preservation Services
National Park Service
1201 Eye Street, NW, 6th Floor
Washington, DC 20005
(202) 354-2028 (phone)
(202) 371-1616 (fax)

RE: 820 Dauphine Street, NOLA 70116
Project # 35128, Part 1 & 2 Amendment

On behalf of the applicants and architects, I am sending an amendment with requested information from your office, along with the supporting documents as listed. Please contact us if you have any additional questions.

- Amendment with information requested by NPS
- Letter from owner of property
- 820 Dauphine-Phase 1 drawings, April 25, 2017
- 820 Dauphine-Phase 2 drawings, April 25, 2017
- 820 Dauphine-Phase 2 Mock-up with photographs, April 25, 2017
- Vieux Carré Commission Staff Report

Thank you as always for your assistance.

Hilary Irvin
Hilary Somerville Irvin

Tax Incentives Staff

Division of Historic Preservation

P.O. Box 44247

Baton Rouge, LA 70804

p 225.342.8154/f. 225.342.8173

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LOUISIANA
OFFICE of CULTURAL
DEVELOPMENT

ARTS - ARCHAEOLOGY - HISTORIC PRESERVATION - CODOFIL

From: Shea Trahan [mailto:straham@trapolinpeer.com]

Sent: Wednesday, October 25, 2017 5:39 PM

To: Andrea McCarthy <amccarthy@crt.la.gov>

Cc: Alison F. Saunders <asaunders@crt.la.gov>; Krystal Cox <kcox@crt.la.gov>; Peter Trapolin <Ptrapolin@trapolinpeer.com>; Bill Legier <legier@legier.com>; William (Billy) R. Legier

(<BLegier@legier.com> <BLegier@legier.com>; Melissa Legier (<Mlegier@legier.com> <Mlegier@legier.com>

Subject: 820 Dauphine: New Construction Phase

Andrea,

A question has come up on the 820 Dauphine project. As you know the project consists of the renovation of the School building with a rooftop addition. A separate phase of the project is the construction of a separate building in the parking lot that will have 4 apartments. Only the school renovation qualifies for tax credits. The penthouse and new building do not qualify.

We showed the new construction in our Part 2 and didn't have any comments regarding it. In order to finalize our Part 3 for tax credit purposes does the construction of the new building need to be completed or can we file the Part 3 for only the renovation that qualifies for the credits?

SHEA M. TRAHAN, AIA, LEED AP

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

COMMENTS SHEET
Historic Preservation Certification Application

Property name: The Academy

Project Number: 35128

Property address: 820 Dauphine Street, New Orleans, LA

These comments respond to the Historic Preservation Certification Application –

Part 1 x Part 2 Request for Certification of Completed Work.

The approved Amendment #1 satisfies all of the conditions placed on the Part 2 Application for this property.

The National Park Service has reviewed and approved the submitted application noted above. These comments must be addressed in future submissions related to this project.

10/12/17 Donna K. Swann

Date

National Park Service Signature

Telephone Number



Grimmer, Anne <anne_grimmer@nps.gov>

Re: Attached Image

1 message

Burns, John <john_a_burns@nps.gov>
To: "Grimmer, Anne" <anne_grimmer@nps.gov>

Thu, Oct 5, 2017 at 6:46 PM

Anne,

My recollection is that the metal panels were below the coping, which was deep enough that the metal panels below it would not be visible even from a distance. I would have to check the drawings to be sure.

I'm out of town this week, but will be back home next week. However, we are having our steel windows restored and do not know how much I will be in the office versus working at home.

John

John A. Burns, FAIA, FAPT, LEED® AP
Chief Appeals Officer, Cultural Resources
Historic Preservation Tax Incentives Program
National Park Service
1849 C Street NW, Mail Stop 7508
Washington, DC 20005
Voice: 202-354-2118
FAX: 202-371-1767

The National Park Service cares for special places saved by the American people so that all may experience our heritage.

EXPERIENCE YOUR AMERICA

On Thu, Oct 5, 2017 at 4:19 PM, Grimmer, Anne <anne_grimmer@nps.gov> wrote:
John,

Your letter overturning the TPS denial of the rooftop addition on The Academy in the Vieux Carre doesn't specify what materials you approved for the exterior. I am forwarding the amendment they submitted that describes the materials they are proposing. Are these what you approved?

Thanks.
Anne

Anne Grimmer
Architectural Historian
Technical Preservation Services
National Park Service
1849 C Street, NW, Mail Stop 7243
Washington, DC 20240



ADDRESS: 820-40 Dauphine
OWNER: Academy of the Sacred Heart
ZONING: VCR-I
USE: Vacant

APPLICANT: Shea Trahan
SQUARE: 75
LOT SIZE: 23,652.2 sq. ft.

DENSITY-

ALLOWED: 26 Units
EXISTING: None
PROPOSED: 23 Units

OPEN SPACE-

REQUIRED: 4,730.44 (20% corner lot)
EXISTING: 199 sq. ft.
PROPOSED: 1,326 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Main Building: Brown, Objectionable or of no Architectural or Historical Importance.

The St. Louis Cathedral Parochial School is housed in a modern (1940) translation of the 19th c. Greek Revival style by the firm of Wogan and Bernard. The school's entrance incorporates the Greek Revival entrance that was taken from the building formerly on the site. That building, which was constructed as a residence in 1843, once formed the east wing of the Academy of the Sacred Heart.

DETAILED DESCRIPTION OF APPLICATION:

03/28/17

Permit Number: 17-04424

Lead Staff: Erin Vogt

Review of design development drawings for conceptually approved rooftop penthouse, per application & materials received 02/07/17 & 03/21/17.

Proposal to construct two (2) new roof decks on existing brown rated building, per application & materials received 02/07/17 & 03/21/17.

STAFF ANALYSIS AND RECOMMENDATION:

03/28/17

Rooftop addition:

The applicant has submitted drawings for design development, providing wall sections and window and roof details for review prior to producing construction documents. With the exception of the Dauphine-side window on the St. Ann elevation (which has moved approximately 2'-0" towards Bourbon), no aspects of the design have changed.

Details of the proposed storefront windows and doors are typical for their design, and are recessed deep within the wall behind the stucco bands. Break metal and wood blocking are used to connect the new walls to the St. Ann side parapet. Staff finds these details to be approvable and recommends further development.

The metal panels proposed for the recessed walls are shown in section, with a recessed, horizontal seam. Staff requests that additional specifications be submitted for the walls, but finds the proportion, profile and sizing of the panels to be approvable. Metal cap flashing on the roof of the new construction may be found approvable in this case, as it is not historic fabric. Staff recommends **conceptual approval** of the design development drawings.

Roof decks:

The private and communal roof decks were deferred by the Commission and returned to the Committee for review. The applicant has revised the proposals, decreasing the size of the private roof deck by setting the railing back 2'-8" from the closest point of the front parapet.

The communal roof deck has been relocated; previously proposed on the Dauphine and Dumaine corner of the two-story structure, it has been moved to the Bourbon side of the building, facing the parking lot rather

- *Strives to make a rooftop addition, including an elevator and mechanical equipment, as well as furnishings as unobtrusive and minimally visible as possible.*
- *Limits the overall height of a rooftop addition, including framing and parapet, to 12'-0" above the lowest surface of the existing roof, except for code-required components, such as an elevator override.*
- *Requires that a rooftop addition be set back from the street façade(s) of the building by a minimum of the overall height of the proposed addition (i.e., a 12'-0" high rooftop addition should be set back from the street wall a minimum of 12'-0")*
- *Requires that all furnishings including railings, screens, planters, plants and permanent rooftop furnishings taller than the closest parapet be set back from the street wall(s) a minimum of the height of the proposed furnishing from the lowest roof surface." (VCC DG: 14-17)*

While the VCC Design Guidelines state that the VCC does not recommend a rooftop addition on a building of less than three full stories in height, staff finds the massing and location of the proposed addition to be relatively discrete in this particular case. Staff seeks the guidance of the Committee as to the appropriateness of the building form and cladding material.

Main building interventions include the removal of HVAC window units, restoration of existing windows, minor alterations to existing openings, and additions of first floor courtyards.

A three story outbuilding is proposed to be located on the Bourbon side of the property, which will be addressed in a separate phase of construction. Any new construction in this lot would not subtract open space square footage from the property, as the existing parking lot does not contribute to open space requirements.

Staff recommends **deferral** of the application

STAFF ANALYSIS & RECOMMENDATION:

11/22/16

Ms. Gates presented the staff report with Mr. Trahan present on behalf of the application. Mr. Musso asked the applicant to include surrounding context in the revised drawings, as well as documentation regarding the proposed number of units and amount of open space. Mr. Fifield asked that the client allow VCC staff to walk through the property with SHPO and take photographs, provide sight line studies.

Mr. Fifield stated that the rooftop addition would likely be approvable, once additional information is submitted for review. Mr. Musso recommended that renderings be completed to show the proposed finishes as realistically as possible, for the benefit of Commission review. Mr. Trahan noted that the proposed wall panel material was recently used at 223-25 Chartres, and that he could provide photographs.

Mr. Trahan stated that the property owners intend to move the project as quickly as possible in order to complete construction within 2017. Mr. Fifield recommended that the new construction be removed from the current proposal, to allow the Committee to focus on the proposed work for the existing building. Mr. Trahan responded that he would separate applications for the proposed penthouse and existing building renovations from the proposed new construction, which Mr. Musso stated the Commission would appreciate having both proposals available.

Mr. Fifield moved for **deferral**, consistent with staff recommendations. Mr. Musso seconded the motion, which passed unanimously.

DETAILED DESCRIPTION OF APPLICATION:

12/13/16

Permit Number: 16-37200

Lead Staff: Erin Vogt

Proposal to construct rooftop penthouse on existing two-story building, and new, detached structure in rear parking lot, per application & materials received 12/06/16.

STAFF ANALYSIS AND RECOMMENDATION:

12/13/16

be eliminated and the front of the addition not exceed the 14'-0" setback as shown on the Dauphine-side massing.

Visibility of the addition is most apparent from the rear of the site on Dauphine and St. Ann. The mockup only includes the Dauphine side of the addition and not the St. Ann side, which is likewise offset in plan but is partially flush with the St. Ann side of the existing building. Staff finds the degree of visibility from these angles to be of some concern.

After reviewing the mockup and its visibility from the street, staff is also concerned that any roof decks on the two story building would be highly visible, particularly once any furniture (movable furniture is not under VCC purview unless it constitutes a sign violation) is installed. The private roof deck corresponding to the rooftop addition may be found approvable since it would be minimally occupied, however any public roof decks would likely be inappropriate in this instance.

Staff finds the proposed masonry alterations to create new openings or enlarge existing openings to be approvable, and requests additional details regarding the new step, door, and window designs.

Staff recommends **deferral** of the application, to return to the Committee with revisions per staff and Committee recommendations.

ARCHITECTURAL COMMITTEE ACTION:

12/13/16

DRAFT

Mr. Albrecht presented the staff report with Messrs. Trapolin and Trahan present on behalf of the application. Mr. Musso noted that he would like to see the rain screen proposed for the rooftop addition to vary in color, but was apprehensive about the use of the roof as occupiable deck. Mr. Block voiced concern over the asymmetry of the proposed addition, particularly when compared to the rigid symmetry of the main building. Mr. Fifield asked how the addition would be fenestrated on the rear elevation; Mr. Trahan answered that it would be contemporary openings which align with those existing below, with the exception of the recessed portion, which would be storefront. Mr. Taylor stated that he found the rooftop addition to be gratuitous considering the number of units that would be housed by the existing building renovation. Mr. Musso asked how crucial the rooftop addition would be to both the design and development of the project, noting that the pro forma could not be considered by the Committee and any decisions would have to be based solely on design merit. Mr. Trapolin noted that while the existing building is large, it is inefficient for interior development due to restrictions placed by SHPO for tax credit purposes. Mr. Musso stated that he was sympathetic to the addition since it is smaller in proportion to the existing building, and is clearly a contemporary departure from the existing aesthetic and does not seek to emulate historic style. Mr. Leget, the developer, commented that the interior common space would have to exceed 30%, and that it had been important to them to make the intervention as discrete in massing as possible, which Mr. Trahan echoed. Mr. Musso requested that the proposal be further split into separate permit applications; one for the renovation of the existing building, and another application for the rooftop addition.

Mr. Musso stated that he did not find the private roof decks to be objectionable in size or use, but asked the applicant to elaborate on the function of the public roof decks. Mr. Trahan stated that it would be for the use of other residents.

STAFF ANALYSIS AND RECOMMENDATION:

01/10/17

Staff notes that the proposals for the renovation of the existing brown-rated structure and the rooftop addition have been separated in to two applications and will require two separate rulings from the Committee.

Phase 1: Renovation of existing brown-rated building:

The application for Phase 1 has minimal exterior impact on the existing building, including the removal of window screens and AC units, creation of new, single lite windows on the St. Ann elevation of the three

Phase 2: Proposed rooftop addition:

Additional details have been provided for the rooftop addition and proposed private and public roof decks. For the addition, the randomized fiber cement rainscreen has greater variation of color. The windows are proposed as aluminum clad wood on the outer walls, with storefront and stucco behind. Staff recommends that the windows be revised as aluminum in design rather than a combination of aluminum and wood; considering the contemporary design of the addition, aluminum windows could be found to be appropriate. A privacy fence and full height gates are provided to separate the private roof deck from the public.

Staff maintains concerns over the visibility and asymmetry of the proposed addition, particularly when compared to the rigid symmetry of the main building.

The public roof deck at the corner of Dauphine and Dumaine has been revised to include a low planter and seating behind the existing parapet, with the intention of minimizing furniture on this portion of the roof.

The revised materials also include renderings which show the massing of the surrounding blocks. Staff finds that the height of the surrounding buildings are largely comparable to the proposed rooftop addition. Potential view sheds from surrounding buildings should be explored.

Staff recommends **deferral** of the addition, pending recommendations and comment from the Committee.

ARCHITECTURAL COMMITTEE ACTION:

01/10/17

Ms. Vogt presented the staff report with Messrs. Trapolin and Trahan present on behalf of the application. Mr. Musso asked for a comparison of details between the proposed aluminum and wood windows and the aluminum windows as recommended by staff. Mr. Trahan noted that the mockup had been pushed back a foot to minimize visibility and asymmetry.

Mr. Fifield requested that staff consult with the SHPO contact working on the project. Mr. Trapolin stated that they would take recommendations from SHPO and VCC staff in concert. Mr. Taylor stated that he would prefer no rooftop addition, and asked if the applicant had explored constructing an additional building at the rear of the lot. Mr. Trapolin responded that they would be proposing an additional building as a third phase to the project, but had not yet developed it.

Mr. Musso stated that the size of the proposed roof decks had addressed his concerns regarding their use, as well as general concerns surrounding the rooftop addition. Mr. Taylor responded that he was still concerned regarding any potential rooftop use.

Mr. Fifield moved to defer the application to allow for VCC staff to discuss the proposal with SHPO prior to further Committee review. Mr. Musso seconded the motion, which passed unanimously. Mr. Musso asked the applicant to develop phase 3 for Committee review.

DETAILED DESCRIPTION OF APPLICATION:

02/14/17

Permit Number: 17-04424**Lead Staff: Erin Vogt**

Proposal to construct new rooftop addition and roof decks, per application & materials received 02/07/17.

Permit Number: 17-04426**Lead Staff: Erin Vogt**

Proposal to construct new row of four (4) townhouses in rear parking area, per application & materials received 02/07/17.

STAFF ANALYSIS AND RECOMMENDATION:

02/14/17

Staff notes that the proposals for the rooftop addition and rear townhouses have been separated in to two applications and will require two separate rulings from the Committee.

Phase 2: Proposed rooftop addition:

Staff finds the revised addition responsive to staff and Committee comment, and appropriate to the context of the existing building. Staff recommends **conceptual approval**, with the project to be forwarded to the Commission for further review.

[Note: as of the meeting date, staff has not yet discussed the latest revisions with SHPO, but will do so prior to Commission review.]

Phase 3: Conceptual review of proposed row of townhouses in rear of lot:

At the request of the Committee, phase 3 has been submitted as a conceptual proposal, showing the size and massing of the proposed row of four (4) townhouses along the Bourbon side property line. The townhouses will be raised, with parking underneath, and will not exceed the height of the existing building. The applicant has begun to address elements from the VCC Design Guidelines chapter on new construction, noting that the building will be of similar height and width to buildings on adjacent sites, and will have similar roof forms, wings, ells, etc. to those found on the existing building on the site. Staff recommends **deferral** of phase 3.

ARCHITECTURAL COMMITTEE ACTION: 02/14/17

Ms. Vogt presented the staff report with Messrs. Trapolin and Ferg present on behalf of the application. Mr. Musso stated that he had no objections to the new design. Mr. Taylor stated that he found that the addition had found its place and now fit the existing building. Mr. Musso moved to **conceptually approve** the addition, consistent with staff recommendation. Mr. Fifield seconded the motion, which passed unanimously and will be forwarded to the Commission for further review.

DETAILED DESCRIPTION OF APPLICATION: 03/08/17
Permit Number: 17-04424 **Lead Staff: Erin Vogt**

Proposal to construct new residential rooftop addition and two (2) rooftop decks on existing brown rated building, in conjunction with a potential **change of use** from *vacant* to *residential*, per application & materials received 02/07/17.

STAFF ANALYSIS AND RECOMMENDATION: 03/08/17

The applicant is proposing a residential adaptive reuse of the vacant brown rated building, which is two stories tall (30') along Dumaine Street and three stories (46') along Dauphine. A 12'-0" tall penthouse addition is proposed to be constructed on the roof of the two story portion, where the two story and third story forms intersect. The minor renovations to the building have been approved by the Committee and will be permitted separately from the proposed rooftop addition, without requiring Commission review. Staff also notes that the renovation will increase the open space on the existing site, and is within density requirements for the number of units. Due to the use of historic tax credits on the existing building, the units will be leased as apartments.

The addition has three bays, which are distinguished by stucco bands and incorporate storefront windows and recessed metal panels in elevation. Staff will require additional information regarding the proposed metal material prior to approval, but considered the concept of the metal panels to be a potentially appropriate method of distinguishing the rooftop addition as a contemporary intervention. The addition centered on the Dumaine portion of the building, between the existing roof access stair and adjoining third story wing along Dauphine, set back 12'-4" from the parapet and creating a private roof deck for this unit on the Dumaine side of the building. A communal roof deck, for use by all residents, is proposed for the Dauphine-side corner of the Dumaine building roof.

VCC Design Guidelines Design Standards for Rooftop Addition Review, state that "the VCC uses specific design standards to review a rooftop addition proposal. In its review of a proposed rooftop amenity or addition, the VCC:

- Strives to make a rooftop addition, including an elevator and mechanical equipment, as well as

While the VCC Design Guidelines state that the VCC does not recommend a rooftop addition on a building of less than three full stories in height, the Committee found the massing and location of the proposed addition to be discrete in this particular case; all other elements of the design meet VCC Design Guidelines for rooftop addition approval. The proposed private and public roof deck have also been found to be reasonably sized and considered for minimal visibility. The Committee recommended **conceptual approval** of the penthouse and roof decks.

Additionally, it has not yet been established whether or not the property, which is currently vacant, will require a **change of use** from Zoning Administration. If the change of use is found to be necessary, staff recommends that the Commission **conceptually approve** the new, residential use, as it is appropriate to the VCR-1 overlay district.

VIEUX CARRÉ COMMISSION ACTION:

03/08/17

DRAFT

Ms. Vogt presented the staff report with Messrs. Trapolin and Trahan present on behalf of the application.

Mr. Skinner moved to **defer** the roof deck portion of the proposal and return it to the Committee for further review. Mr. Blanda seconded the motion, which passed with votes from Messrs. Blanda, Skinner and Henriquez and Ms. Stokes, with votes against by Messrs. Musso, Taylor and Fifield. Mr. Taylor moved to **conceptually approve** the change of use and rooftop penthouse addition. Mr. Skinner seconded the motion, which passed unanimously.

DETAILED DESCRIPTION OF APPLICATION:

03/14/17

Permit Number: 17-04426

Lead Staff: Erin Vogt

Proposal to construct new row of four (4) townhouses in rear parking area, per application & materials received 02/07/17.

STAFF ANALYSIS AND RECOMMENDATION:

03/14/17

Phase 3: Review of proposed row of townhouses in rear of lot:

The new construction is proposed as four (4) townhouses, clearly delineated in the rhythm of the massing, which is raised from the ground floor to allow parking underneath for eight (8) spaces. The width and length of the new building has not been provided on the drawings; staff notes that future submittals should be fully dimensioned for review. Stair halls and storage are provided underneath the living space, with two parking spaces under each unit. Staff is concerned that the parking beneath the building will adversely influence the design decisions made for the new construction, as this building form is extremely rare in the district and increases the building's height, massing, and visibility.

The stairs continue up to the rooftop decks, with one deck for each unit for a total of four. The building height is three stories, with the roof level at 40'-8" and stair towers reaching 46'-9". Staff has significant concerns regarding the roof decks and their appropriateness within the district, and recommends that they be removed from the proposal. Staff suggests that the applicants consider exploring the use of balconies, either added to the Bourbon or Dauphine elevations or inset balconies within the building massing, in order to provide exterior space for the units.

The Design Guidelines for new construction state that *"In many cases, a successful new building is one that is clearly contemporary in design but compatible with the character of neighboring properties. [...] Building designers are encouraged to consider the Vieux Carré's unique and wide range of existing historic building types, styles, and detailing [...] An understanding of existing building fabric should be viewed as a starting point in the design process and not a limiting vocabulary or kit of parts."* The proposed building utilizes a similar vocabulary as the conceptually approved penthouse addition on the existing brown rated building, which is appropriate to that addition in order to distinguish the construction as contemporary, and has limited visibility from the surrounding streets. Staff is concerned that the building form, materials, and massing are too far removed from the character of the district for new

Staff is of the opinion that, while the building should be recognizable as new construction and should not pretend to be historic, the building should more heavily reference its context and take design elements from surrounding buildings in the block, not just the brown rated building on the site. The following Design Guidelines (as well as those listed above) should be carefully considered:

- *"Façade Proportions: Window and Door Patterns: Relationship of the size, shape and location of the new building/addition façade and building elements to each other, as well as when compared to other buildings on the property, block/existing building."*
- *"Trim & Detail: Mouldings, decorative elements and features of a building that are secondary to major surfaces such as walls and a roof, and how they relate to the neighboring buildings/existing building."*
- *"Materials: Products with which an addition or new building is composed or constructed and how these relate to neighboring buildings/existing building."* (VCC DG: 14-4)

Staff recommends **deferral** of the proposal.

ARCHITECTURAL COMMITTEE ACTION:

03/14/17

Ms. Vogt presented the staff report with Messrs. Trapolin and Trahan present on behalf of the application. Mr. Trahan noted that the drawings had been submitted by the Committee deadline, which was prior to receiving feedback from the Commission and, as such, had not been revised since that meeting. Mr. Trapolin stated that small amounts of green space were being provided for first floor units on the parking lot side, but that there were limited opportunities to create additional outdoor space. He also added that the design of the penthouse had heavily influenced the design of the townhouses, and that they would explore the use of galleries or balconies. The building was offset from the Bourbon street property line in order to utilize the pedestrian access on Dauphine, but other relationships to the street are limited to visibility. Mr. Trahan asked if the Committee defined context as the site or surrounding block, to which the Committee responded that the entire square and portion of the district should be considered.

Mr. Taylor stated that the scale and proportions were unusual, particularly with the raised area for parking, which is tall for that purpose and contributes of the proportions of the massing. He noted that the penthouses seem to be cubes since the first floor is not enclosed, rather than vertical rectangles. Mr. Fifield appreciated that the massing was broken to articulate the individual units, which would allow for vertical proportions similar to others in the district. Mr. Taylor noted that the Bourbon elevation should be developed to have window openings, and asked that the adjacent context be provided. Mr. Fifield also recommended that the applicant begin to study how materials and color may affect the appearance of the building, instead of envisioning it as a generic contemporary white box.

Ms. Susan Guillot asked if the roof decks would be removed from the penthouse proposal. Mr. Trahan stated that, in light of Commission response to roof decks on the existing building, the penthouse roof decks would likely be eliminated and would only provide roof access for mechanical equipment.

Mr. Fifield moved to **defer** the application to allow for response to Committee and staff feedback, per staff recommendation. Mr. Musso seconded the motion, which passed unanimously.

DETAILED DESCRIPTION OF APPLICATION:

11/22/16

Permit Number: 16-37200

Lead Staff: Erin Vogt

Proposal to construct rooftop penthouse on existing two-story building, and new, detached structure in rear parking lot, per application & materials received 11/08/16.

STAFF ANALYSIS AND RECOMMENDATION:

11/22/16

The applicant is proposing a residential adaptive reuse of the existing brown rated building, which is two stories tall (30') along Dumaine Street and three stories (46') along Dauphine. A 12'-0" tall rooftop addition is proposed to be constructed on the roof of the two story portion, where the two story and third story forms intersect. The addition is centered on the Dumaine portion of the building and is offset in plan,

DETAILED DESCRIPTION OF APPLICATION:

03/28/17

Permit Number: 17-04426**Lead Staff: Erin Vogt**

Proposal to construct new row of four (4) townhouses in rear parking area, per application & materials received 02/07/17 & 03/21/17.

STAFF ANALYSIS AND RECOMMENDATION:

03/28/17

The applicant has revised the proposal in response to Committee and staff comment, providing renderings as follows:

- The rooftop decks have been removed from the proposal and replaced with second floor balconies on the parking lot elevation. Staff considers this to be a move in the right direction, as it creates more of a “street front”-type interaction typical for buildings in the district. Third floor balconies could also be considered, as a way of providing additional exterior space and giving more depth to the building in elevation.
- The first floor parking has been enclosed, which gives the townhouses more of a vertical proportion typical of the district. The distinct rhythm of the townhouses has also been maintained, but slightly adjusted to create an A – B – A massing instead a completely uniform one, which echoes the rhythm of the existing building on Dumaine.
- While the building is not on a traditional street frontage as is common in the district, staff feels that the proposal has begun to interact with the ground floor to a greater degree, particularly due to the addition of two ground floor entrances. These “front doors” help the project overcome some atypical siting issues.
- Materials have begun to be developed, largely pulling from the existing building and proposed rooftop addition. Staff still questions if the metal panels are appropriate on a building this visible, and seeks the guidance of the Committee as to the direction the materials should take.
- Staff also recommends further development of the windows and doors on all four elevations of the building; the Bourbon elevation should take greater influence from that which is developing on the Dauphine side.

Staff feels that the project is moving in the right direction and considers this proposal to be improved and promising. Staff recommends **deferral**, with revisions to be made per Committee recommendation.

ARCHITECTURAL COMMITTEE ACTION:

03/28/17

Burns, John <john_a_burns@nps.gov>

Fwd: Attached Image

1 message

Grimmer, Anne <anne_grimmer@nps.gov>
To: John Burns <john_a_burns@nps.gov>

Thu, Oct 5, 2017 at 4:19 PM


John,

Your letter overturning the TPS denial of the rooftop addition on The Academy in the Vieux Carre doesn't specify what materials you approved for the exterior. I am forwarding the amendment they submitted that describes the materials they are proposing. Are these what you approved?

Thanks.
Anne

Anne Grimmer
Architectural Historian
Technical Preservation Services
National Park Service
1849 C Street, NW, Mail Stop 7243
Washington, DC 20240
202-354-2028 (phone)

----- Forwarded message -----
From: **6th floor color c5250** <CR_scans@nps.gov>
Date: 2017-10-05 16:03 GMT-04:00
Subject: Attached Image
To: anne_grimmer <anne_grimmer@nps.gov>

 **3856_001.pdf**
224K



HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION

#1

NPS Project Number
35128

Instructions: This form must be signed by the original signature and must be dated.

1. Property name The Academy
Property address 820 Dauphine Street, New Orleans, LA 70116

2. This form includes additional information requested by NPS for an application currently on hold.
 updates applicant or contact information.
 amends a previously submitted Part 1 Part 2 Part 3 application.
 requests an advisory determination that phase _____ of _____ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date _____
 Estimated rehabilitation costs of phase (QRE) _____

Summarize information here; continue on following page if necessary.

Please see the following responses, with the indicated documents which address the NPS's Conditions Sheet, dated December 28, 2016.

1. Additional details on the exterior finishes of the new construction.
 New construction materials include stucco walls with metal panels & coping. See Sheet A-4.03.2, "820 Dauphine-Phase 2," 4-25-17.

(Continued)

3. Project Contact (if different from applicant) ISHERA TRAHAN
 Name Peter Trapolin/Daniel Ferg Company Trapolin-Peer Architects
 Street 850 Tchoupitoulas Street City New Orleans State LA
 Zip 70139 Telephone (504) 523-2772 Email Address dferg@trapolinpeerptrapolin

4. Applicant
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable) (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural where appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § _____, and/or certain circumstances, provides for imprisonment of up to 8 years.

Name William R. Legier, Managing Member Signature [Signature] Date 5/3/17
 Applicant Entity Academy Real Estate, LLC SSN _____ of TIN 81-3939720
 Street 1100 Poydras Street, 34th Floor City New Orleans State LA
 Zip 70163 Telephone (504) 388-7272 Email Address legier@legier.com; wlegier@legier.com
 Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

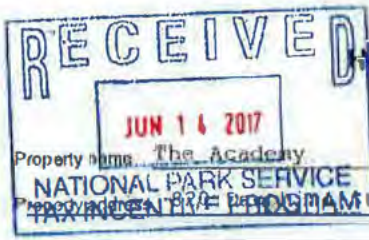
- meets the Secretary of the Interior's Standards for Rehabilitation.
 will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
 does not meet the Secretary of the Interior's Standards for Rehabilitation.
 updates the information on file and does not affect the certification.

Advisory Determinations:

- The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date _____ National Park Service Authorized Signature _____

NPS conditions or comments attached



HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION

NPS Project Number 35128

Property Name: The Academy

NATIONAL PARK SERVICE
PRESERVATION PROGRAM

Street, New Orleans, LA 70116

(Continued from page 1)

2. Historic interior finishes within the Academy building and the Convent must be retained. This includes interior door and window trim, as well as the tile wainscoting, and all of the distinctive wood finishes within the chapel. Wood that has been stained must remain stained, it may not be painted.

All historic corridor doors, window trim & wainscoting will remain as is or encapsulated in original location. The distinctive wood finishes within the chapel will remain as is.

All wood that has been stained will remain stained and not painted.

See "820 Dauphine-Phase 1," 4-25-17.

3. A mock-up of the proposed rooftop addition must be constructed with photographs from the public right away in order to gauge visibility. These must be submitted for review and approval.

See attached "820 Dauphine-Phase 2 Mock-Up Photos," 4-25-17.

Windows: The application does not include information on the proposed treatment of the existing windows or the design and material of the new windows. The existing windows must be repaired and retained. Information on the new windows to be added to the historic buildings and the windows in the new building to be constructed must be provided.

See Sheets A-3.14.1 & A-4.02.1, "820 Dauphine-Phase 1," 4-25-17. All existing windows will be repaired & retained. New windows will be aluminum. See Sheet A-3.10.2 for window details in new building in "820 Dauphine-Phase 2, 4-25-17.

Interior surface treatments: Information must be provided on the proposed interior wall, ceiling and floor finishes in the historic buildings.

See Sheet A-3-20.1, "820 Dauphine-Phase 1," 4-25-17.

HVAC: HVAC ducting must be concealed and soffits and must not impact the windows. Information must be provided on the location of the HVAC system.

HVAC ducting, concealed in drop ceiling and soffits, will not impact windows.

Site plan: A site plan must be provided.

See Sheet A-0.10.1, "820 Dauphine-Phase, 1" & Cover sheets, "820 Dauphine-Phase 2," 4-25-17.

New construction: Drawings of the east and west elevations of the new building to be constructed must be provided, as well as information on the exterior siding material (including color) proposed for the new building.

See Sheets A-4.01.2 & A-4.02.2, "820 Dauphine-Phase 2, 4-25-17".

As for the color of exterior stucco & metal panels proposed for new building, this will be determined by VCC restrictions. See attached VCC report for documentation of change from cement panels to metal panels (relevant sections highlighted).

Color rendering and/or sample of the Randomized Fiber Cement Rain screen proposed for the rooftop addition must be provided.

See "820 Dauphine-Phase 2, 4-25-17". The Randomized Fiber Cement Rain Screen has been changed to MT Reveal Panel System; as for color, this will determined also by restrictions of the VCC. See attached VCC report for documentation of change from cement panels to metal panels (relevant sections highlighted).

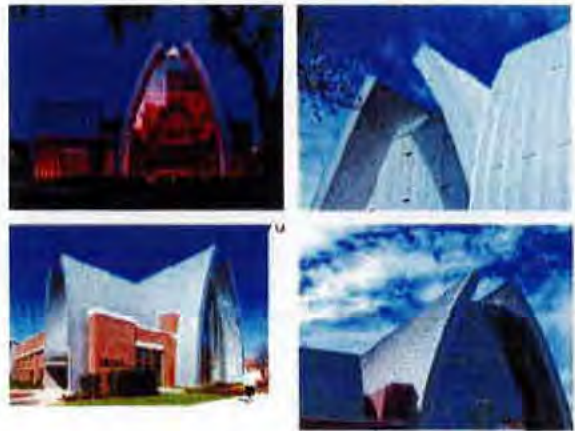


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Project: University of Central Florida School of Performing Arts
 Location: Orlando, FL
 Project Type: Façade
 System: Reveal Panels
 Material: Zinc Alloy



Project: Sykes Chapel and Center for Faith and Values. University of Tampa
 Location: Tampa, FL
 Industry: Civic & Cultural
 Project Type: Façade & Roof
 System: Façade: Vertical Reveal Panels
 Roof: Curved Double Lock Standing Seam Panels
 Material: Zinc Alloy





Burns, John <john_a_burns@nps.gov>

Fwd: Attached Image

1 message

Grimmer, Anne <anne_grimmer@nps.gov>
To: John Burns <john_a_burns@nps.gov>

Tue, Oct 10, 2017 at 10:35 AM

The Academy, 820 Dauphine Street, New Orleans.

John,

See attached details from plans in the file. This is presumably what you approved.

The owners want written assurance, that is "comprehensive and clear approval for all aspects of the work that was outlined in the submitted part 2 application and amendment," and "unconditional approval from the SHPO and NPS that all conditions stated in the part 2 application and amendment, as well as the rooftop addition are approved at this point."

Thanks.

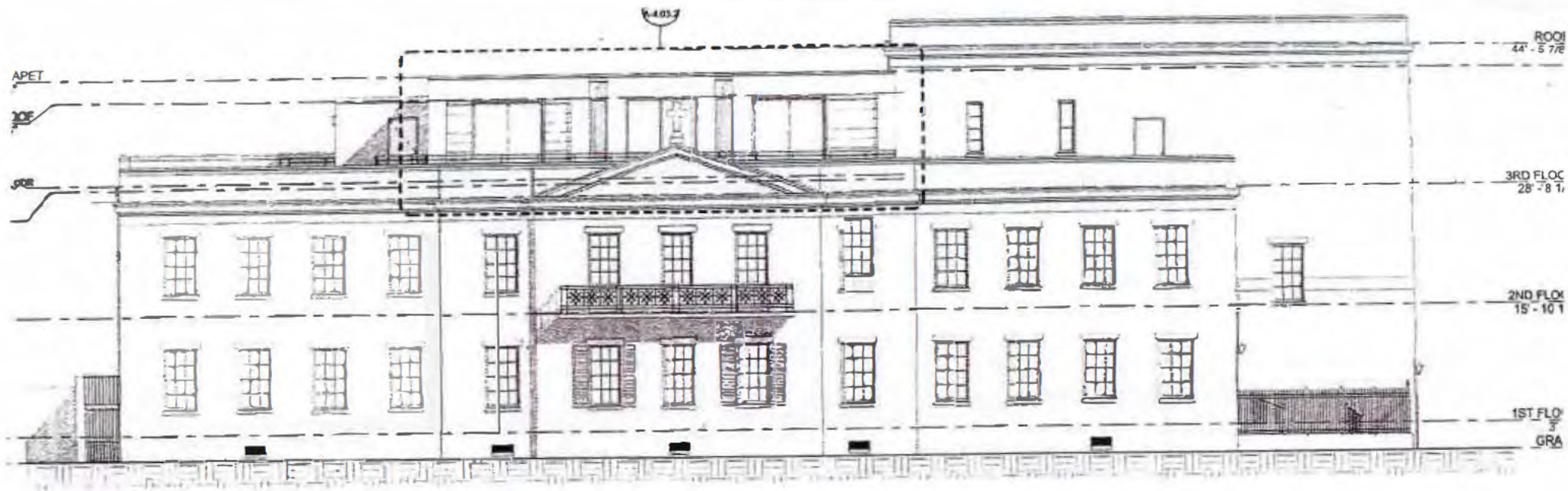
Anne

Anne Grimmer
Architectural Historian
Technical Preservation Services
National Park Service
1849 C Street, NW, Mail Stop 7243
Washington, DC 20240
202-354-2028 (phone)

----- Forwarded message -----

From: **6th floor color c5250** <CR_scans@nps.gov>
Date: 2017-10-10 10:09 GMT-04:00
Subject: Attached Image
To: anne_grimmer <anne_grimmer@nps.gov>

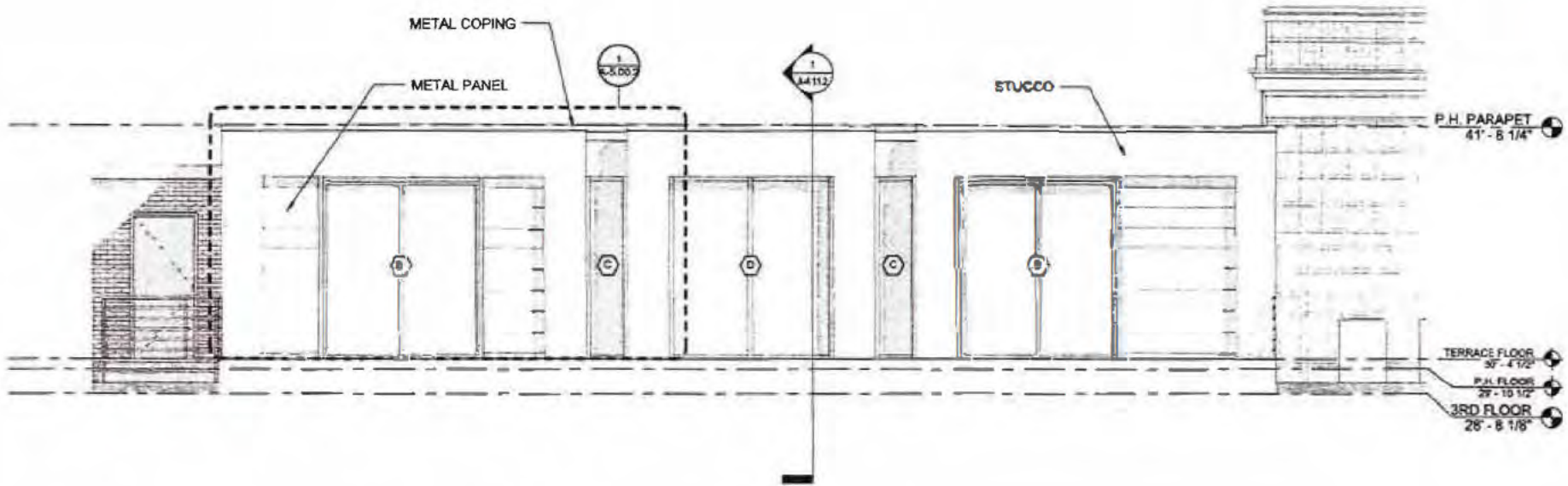
3869_001.pdf
185K



ELEVATION - PHASE 2

The Academy 820 Dauphine

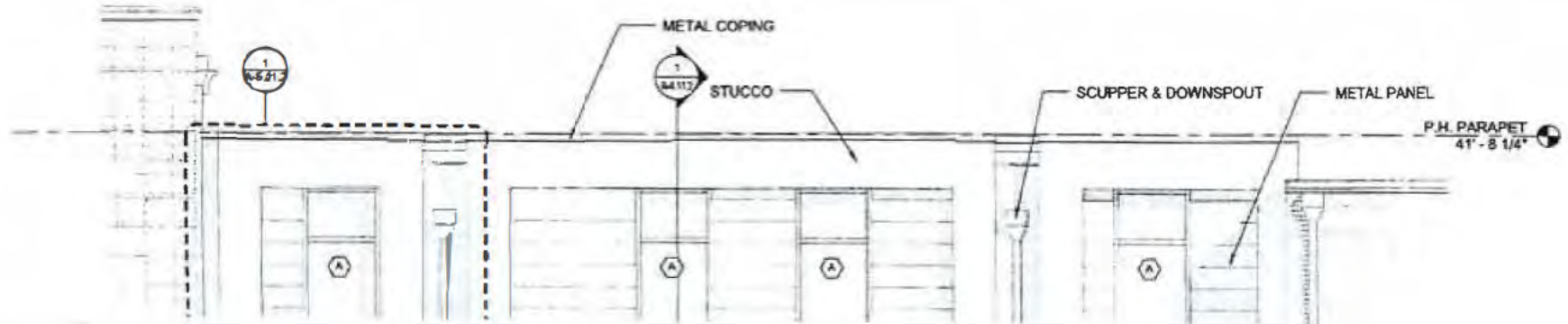




SOUTH ELEVATION - NEW ADDITION

A-201A.2/A-4.03.2 SCALE: 1/4" = 1'-0"

A-201A





Burns, John <john_a_burns@nps.gov>

Fwd: 820 Dauphine Street, #35128

1 message

Grimmer, Anne <anne_grimmer@nps.gov>
To: John Burns <john_a_burns@nps.gov>

Wed, Oct 11, 2017 at 4:43 PM

The Academy

Anne Grimmer
Architectural Historian
Technical Preservation Services
National Park Service
1849 C Street, NW, Mail Stop 7243
Washington, DC 20240
202-354-2028 (phone)

----- Forwarded message -----

From: **Hilary Irvin** <(b) (6)@gmail.com>

Date: Tue, Oct 3, 2017 at 4:21 PM

Subject: 820 Dauphine Street, #35128

To: "Alison F. Saunders" <asaunders@crt.la.gov>, Krystal Cox <kcox@crt.la.gov>, Andrea McCarthy <arnccarthy@crt.la.gov>, "Grimmer, Anne" <anne_grimmer@nps.gov>

Cc: Bill Legier <legier@legier.com>, "William Legier, Jr." <Blegier@legier.com>, Melissa Legier <mlegier@legier.com>, Peter Trapolin <ptrapolin@trapolinpeer.com>, Shea Trahan <strahan@trapolinpeer.com>

The Legier family was pleased to receive a letter from NPS reversing the previous denial of their part 2 for(attached).

Now that the project is entering the phase of interior finishes and new construction, the owners are anxious to receive a comprehensive and clear approval for all aspects of the work that was outlined in the submitted part 2 application and amendment. In an email of June 19, 2017, Andrea noted that SHPO had recommended approval to NPS for the part 2 submittal (attached).

In the letter of denial from NPS of July 21, 2017, Mr. Goeken stated that the denial was based on the penthouse addition and not the remainder of the project (attached). In this letter he wrote that ***"All of the conditions have been addressed in an Amendment received by the NPS on June 14, 2017. Unfortunately, one condition regarding the rooftop addition was not addressed until after construction of the rooftop addition had already begun."***


The owners wish to receive a written statement of unconditional Part 2 approval from SHPO and NPS that all conditions stated in the part 2 application and amendment, as well as the rooftop addition are approved at this point.

Thank you so much for your assistance and support during this project, as well as many others.

With my best to you all,

Hilary

3 attachments

 **email from Andrea, June 19, 2017.docx**
15K

 **July 21, 2017 NPS letter of denial of Part 2 .pdf**
924K

 **September 26, 2017 letter from NPS reversing the denial of the certification of the Part 2, 820 Dauphine Street.pdf**
3102K

Andrea McCarthy <amccarthy@crt.la.gov>

Jun
19

to me, Alison, William, Bill, Melissa, Shea, Daniel

Hilary,

NPS received the amendment on 6/14, so we should hear back from them by 7/14. SHPO recommended approval, even though the materials are not what we would normally consider compatible. I heavily weighed the response letter from VCC, who preferred the metal panels to better differentiate the new construction, along with the fact that this would not be visible.



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

July 21, 2017

William R. Legier
Managing Member
Academy Real Estate, LLC
1100 Poydras Street, 34th Floor
New Orleans, LA 70163

PROPERTY: The Academy, 820 Dauphine Street, New Orleans, LA

PROJECT NUMBER: 35128

Application: Part 2

Decision: Deny

Dear Mr. Legier:

The National Park Service (NPS) has received and reviewed your Historic Preservation Certification Application, Part 2- Description of Rehabilitation for this property, as well as an amendment and other additional information submitted, and has determined that the project does not meet Standards 2, 9 and 10 of the Secretary of the Interior's Standards for Rehabilitation due to the rooftop addition. Accordingly, because this treatment does not meet the Standards, the project is not eligible to receive the 20 % tax credit for rehabilitating historic properties.

The Academy at 820 Dauphine Street, New Orleans, LA, is a red brick building constructed in 1949 in the French Quarter Revival style, also known as the Vieux Carre Revival style or, simply, the Vieux Carre style. Located at the corner of Dauphine and Dumaine Streets the property is composed of two sections: a relatively plain, three-story block facing Dauphine Street; and a two-story portion distinguished by a decorative iron balcony on its primary elevation and a central pediment featuring a cross on top. According to the Historic Preservation Certification Application, Part 1- Evaluation of Significance these features are a "clear reference to the Ursulines Convent," the oldest building in the Vieux Carre which dates to 1745. The NPS determined that the Academy contributes to the updated period of significance (expanded in 2011 to include buildings constructed between 1933 and 1961 in the Vieux Carre style) of the Vieux Carre Historic District on December 6, 2016.

The proposed rehabilitation of the Academy building for apartments includes the construction of a rear addition and a rooftop addition on the two-story section of the building. The Part 2 Application was given conditional approval by the National Park Service on December 12, 2016. All of the conditions have been addressed in an Amendment received by the NPS on June 14, 2017. Unfortunately, one condition regarding the rooftop addition was not addressed until after construction of the rooftop addition had already begun. This condition reads as follows: "A mock up of the proposed rooftop addition must be constructed with photographs from the public right of way in order to gauge visibility. These must be submitted for review and approval." (Emphasis added.)

While the proposed rear addition, which is on a secondary elevation facing a parking lot, was determined to be compatible with the historic building, the rooftop addition is located on the primary façade of the two-story portion of the building. Guidance regarding rooftop addition that is provided in *Preservation Brief 14: New Additions to Historic Buildings: Preservation Concerns* states that "It is difficult, if not impossible, to minimize the impact of adding an entire new floor to relatively low buildings, such as small-scale residential or

commercial structures, even if the new addition is set back from the plane of the façade. Constructing another floor on top of a small, one, two or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character." <http://www.nps.gov/history/hps/tps/briefs/brief14.htm>

Photographs taken of a mockup of the rooftop addition and photographs taken more recently of the addition itself that is now under construction show that this addition is quite prominent and visible from surrounding public thoroughfares within the historic district. Not only does the rooftop addition detract from the historic character of the Academy building, its most significant elevation and, in particular, diminish the prominence of its distinctive pediment, but it also negatively impacts the historic character of the Vieux Carre Historic District in which the building is located. Thus, this rehabilitation project does not meet Standards 2, 9 and 10.

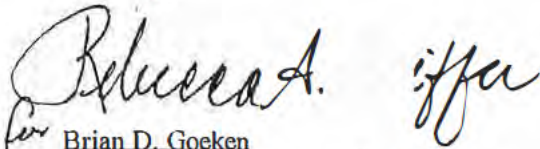
Standard 2 states *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.* Standard 9 states *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.* Standard 10 states *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Because this rooftop addition is already under construction, it is important to note that the regulations governing this program state that "Owners are strongly encouraged to submit part 2 of the application prior to undertaking any rehabilitation work. Owners who undertake rehabilitation projects without prior approval from the Secretary do so strictly at their own risk." (36 CFR Part 67.6 [a] [1].)

Please note that because this project does not meet the Standards, it is not eligible to receive the 20% Federal tax credit for rehabilitating historic properties. However, you may appeal this decision by writing to the Chief Appeals Officer, Cultural Resources, National Park Service, 1849 C Street NW, Mailstop, 7243, Washington, DC 20240, addressing the concerns raised in this letter. Requests for an appeal must be received within thirty (30) days of the date of this letter. See our website at <http://www.nps.gov/tps/tax-incentives/appeals-process.htm> for information on the appeal process. A copy of this decision letter will be sent to the Internal Revenue Service.

If you have any questions, please contact Anne Grimmer in this office at (202) 354-2028.

Sincerely,


for Brian D. Goeken
Chief, Technical Preservation Services

cc: LA/SHPO
Peter Trapolin, Trapolin Peer Architects, 850 Tchoupitoulas Street, New Orleans, LA 70130-3614
Shea Trahan, Trapolin Peer Architects, 850 Tchoupitoulas Street, New Orleans, LA 70130-3614



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240



September 26, 2017

Mr. William R. Legier
Managing Member
Academy Real Estate, LLC
1100 Poydras Street, 34th Floor
New Orleans, LA 70163

PROPERTY: The Academy, 820 Dauphine Street, New Orleans, LA
PROJECT NUMBER: 35128

Dear Mr. Legier:

I have concluded my review of your appeal of the decision of Technical Preservation Services (TPS), National Park Service, denying certification of the rehabilitation of the property cited above. The appeal was initiated and conducted in accordance with Department of the Interior regulations (36 C.F.R. part 67) governing certifications for federal income tax incentives for historic preservation as specified in the Internal Revenue Code. I thank you, Mrs. Melissa Legier, Mr. Billy Legier, Mr. Peter Trapolin, Mr. Shea Trahan, and Mr. Kyle Ruckert, for meeting with me on September 15, 2017, and for providing a detailed account of the project.

After careful review of the complete record for this project, I have determined that the rehabilitation of the Academy is consistent with the historic character of the property and the historic district in which it is located, and hereby reverse the denial of certification of the Part 2 – Description of Rehabilitation application issued by TPS on July 21, 2017.

The former St. Louis Cathedral Parochial School at 820 Dauphine Street is a red brick building constructed in 1949 at the corner of Dauphine and Dumaine Streets. The building is composed of two blocks: a relatively plain, three-story classroom wing, with entrances into the stairwells at each end, facing Dauphine Street; and a two-story convent facing Dumaine. The convent's facade has a slightly projected central bay with a pediment and cross on top, reminiscent of the historic Ursulines Convent, and a decorative iron balcony reminiscent of those found in the Vieux Carré. TPS determined that the property contributes to the updated period of significance of the Vieux Carré Historic District on December 6, 2016.

The proposed rehabilitation of the Academy building for apartments includes the construction of a rear addition (not part of this appeal) and a rooftop addition on the two-story section of the building. The Part 2 application was given conditional approval by the National Park Service on December 12, 2016. All

but one of the conditions were addressed in a Part 2 amendment received by the NPS on June 14, 2017. The condition regarding the rooftop addition, requiring a mock-up of its proposed mass and photographs demonstrating its visibility from the street, was not addressed until after construction of the rooftop addition had already begun. After review of photographs of the rooftop addition under construction, TPS determined that it is prominent and detracts from the historic character of the building, and negatively impacts the historic character of the Vieux Carré Historic District, finding that it violates Standards 2, 9, and 10, of the Secretary of the Interior's Standards for Rehabilitation (the Standards).

Standard 2 states, "*The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*" Standard 9 states, "*New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*" Standard 10 states, "*New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*"

The building is easily the largest building in the neighborhood, not uncommon for a school in a historic residential neighborhood. Although the classroom wing is only three stories, it is a tall brick box, nearly fifty feet high, the height limit for new construction in the district. Its massing looms over the nearby, small scale, historic buildings. The convent wing is only two stories, thus more compatible with the buildings across Dumaine Street, but it, too, is a brick box, shorter but longer than the classroom wing. The projecting center bay and pediment, and the iron balcony, only minimally disguise its overall massing. And, its flat roof does not match the character-defining gable roofs found within the district. Thus, although the building falls within the criteria for the expanded period of significance for the historic district, it is only marginally compatible with the much older historic buildings that surround it. It is that context in which the impact of the rooftop addition must be evaluated.

Guidance regarding rooftop additions is provided in Preservation Brief 14, *New Exterior Additions to Historic Buildings: Preservation Concerns*, which states, "*It is difficult, if not impossible, to minimize the impact of adding an entire new floor to relatively low buildings, such as small-scale residential or commercial structures, even if the new addition is set back from the plane of the façade. Constructing another floor on top of a small, one, two or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character.*" <https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>

Here, the rooftop addition is set back approximately twelve feet from the convent parapet and three times that amount from the ends of the convent wing, covering only about one-third of the convent roof. It is a rectangular mass, set between the classroom block and the convent stair tower, projecting approximately twelve feet forward of both. Its parapet is below the cornice of the classroom block but is slightly taller than the roof of the stair tower. In its context, I have determined that its massing is compatible with the massing of the two blocks of the original building. The facade materials are differentiated from the historic brick of the original building, but the modern materials are effectively hidden from view at street level by the convent parapet. And, the only visible part of the addition, its parapet, is compatible in materials and color with the cornice of the classroom block. Although the addition is visible from the next block to the east on Dumaine Street, it is less so from closer vantage points and from Dauphine Street. I have determined that its visibility has a minimal impact on the visual character of the original building, and a very minimal impact on the surrounding historic district. Thus, I disagree with TPS that it is so prominently visible that it will cause the overall rehabilitation to fail to meet the Standards. Accordingly, I have reversed the previous decision.

Although I am reversing the Part 2 denial of certification issued by TPS on July 21, 2017, please note that the scope of this appeal decision is limited to the issues of the denial. Subsequent amendments to the project must be submitted for review through the normal process. In addition, the project will not become a certified rehabilitation eligible for the tax incentives until it is completed and so designated by TPS after submitting a Part 3 application through the normal process.

As the Department of the Interior regulations state, my decision is the final administrative decision with respect to the July 21, 2017, denial that TPS issued regarding rehabilitation certification. A copy of this decision will be provided to the Internal Revenue Service. Questions concerning specific tax consequences of this decision or interpretations of the Internal Revenue Code should be addressed to the appropriate office of the Internal Revenue Service.

Sincerely,

A handwritten signature in blue ink, appearing to read "John A. Burns".

John A. Burns, FAIA, FAPT
Chief Appeals Officer
Cultural Resources

cc: LA SHPO
IRS



Burns, John <john_a_burns@nps.gov>

Re: REPLY DUE - Appreciates willingness to review appeal of rooftop addition project for Cathedral Academy School in the French Quarter, New Orleans; supports roof top addition

1 message

Burns, John <john_a_burns@nps.gov>
To: India Gillis <india_gillis@nps.gov>
Cc: "Goeken, Brian" <brian_goeken@nps.gov>

Fri, Sep 29, 2017 at 4:38 PM

India,

Please find attached draft responses to Senator Kennedy, Senator Cassidy, and Representative Johnson. PDF copies of all three incoming letters are attached.

Please note that the response letter to Rep. Johnson is slightly different because he included additional materials for the project record with his letter.

I have also attached a PDF copy of my appeal decision, which will be an attachment to each letter.

Call me if you have any questions.

Thanks.

John

John A. Burns, FAIA, FAPT, LEED® AP
Chief Appeals Officer, Cultural Resources
Historic Preservation Tax Incentives Program
National Park Service
1849 C Street NW, Mail Stop 7508
Washington, DC 20005
Voice: 202-354-2118
FAX: 202-371-1767

The National Park Service cares for special places saved by the American people so that all may experience our heritage.

EXPERIENCE YOUR AMERICA

On Fri, Sep 29, 2017 at 4:22 PM, Goeken, Brian <brian_goeken@nps.gov> wrote:
India, these should go to John Burns to respond.

Brian Goeken, AICP
Acting Deputy Associate Director, Preservation Assistance Programs
Cultural Resources, Partnerships, and Science
National Park Service

Our new address:

National Park Service
Technical Preservation Services

1849 C Street NW, Mail Stop 7243
Washington, DC 20240

202-354-2033 phone
Brian_Goeken@nps.gov

[Sign up for updates from Technical Preservation Services](#)

Website <http://www.nps.gov/tps/>

Facebook Heritage & Historic Preservation - NPS | Twitter @HHPreservItNPS

**FIND YOUR
PARK**



----- Forwarded message -----

From: <india_gillis@nps.gov>
Date: Fri, Sep 29, 2017 at 9:17 AM
Subject: REPLY DUE - Appreciates willingness to review appeal of rooftop addition project for Cathedral Academy School in the French Quarter, New Orleans; supports roof top addition
To: Brian_Goeken@nps.gov

Hi Brian,

Would you please prepare a response to the incoming letter if necessary?

7 attachments



09.05.17 Sec Zinke - CathedralAcademySchool - signed.pdf
484K



Draft response revised to Sen. Bill Cassidy re 820 Dauphine Street, New Orleans, LA, appeal.doc
24K



Draft response to Rep. Mike Johnson re 820 Dauphine Street, New Orleans, LA, appeal .doc
25K



Draft response to Sen. John Kennedy re 820 Dauphine Street, New Orleans, LA, appeal .doc
24K



Johnson letter to Sec. Zinke NPS Nola issue[2][1].pdf
3523K



Kennedy Letter Support for HTC Legier.pdf
64K



The Academy, 820 Dauphine Street, New Orleans, LA (35128; appeal 1545)-signed appeal decision.pdf
3100K



DEPARTMENT OF THE INTERIOR

TASKING PROFILE

ACCN #: EST-00004708 **Status:** Open **Fiscal Year:** 2017
Document Date: **Received Date:** **Due Date:** **Action Office:** **Signature Level:** **Doc Source:**
08/31/2017 09/07/2017 10/16/2017 NPS DR CMC

To (Recipient): Zinke, Ryan

From (Author): Kennedy, John

United States Senate
Washington, DC 20510

Subject Text: Appreciates willingness to review appeal of rooftop addition project for Cathedral Academy School in the French Quarter, New Orleans; supports roof top addition

Req. Surnames:

Mail Carrier:

Mail Track #:

Cross Ref: EST4496/NPS24112

Copies To: SIO-OES

Status Tracking: 09/18/2017 11:42:51 AM - Lisa Cannuscio : There are 3 letters from LA Congressional members supporting the addition of the rooftop at the Academy School in New Orleans. Same response should be used for all incomings, with only one draft response sent to OCL for surname.

Correspondence Specialist and Phone: SIO-OES Lisa Cannuscio/202-208-2443

Closed

Comments:

Signed:

JOHN KENNEDY
LOUISIANA

SUITE SR-383
RUSSELL BUILDING
WASHINGTON, DC 20518
(202) 224-4623

United States Senate

August 31, 2017

COMMITTEES
APPROPRIATIONS
BANKING, HOUSING, AND
URBAN AFFAIRS
BUDGET
JUDICIARY
SMALL BUSINESS AND
ENTREPRENEURSHIP

The Honorable Ryan Zinke
U.S. Department of the Interior
Office of the Secretary
1849 C Street, NW, Room 6612
Washington, DC 20240

Dear Secretary Zinke:

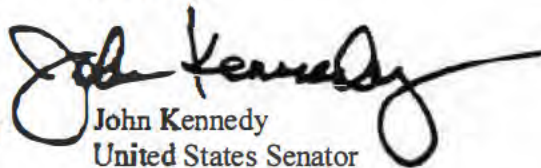
I ask that you give full and careful consideration of the appeal related to the residential redevelopment project at the Academy School in New Orleans, Louisiana. If approved, the development would support the ongoing restoration efforts in the French Quarter, and it would ensure that this historic property continues to be preserved for generations to come.

I am committed to supporting conservation and restoration of historic neighborhoods, knowing how critical these efforts are to preserving my state's unique architectural legacy. Built 103 years ago, the Academy School is an excellent example of that history, and I am pleased that Mr. Legier has committed to ensuring that its redevelopment balances the area's residential needs with a desire to maintain the structure's architectural integrity. However, I understand that although the project was given conditional approval last December, the National Parks Service ultimately denied the request for a rooftop addition.

As the project nears completion in December 2017, I hope that you consider the minimal visibility of the roof top addition, and the importance of this building to the historic integrity of the French Quarter. This project has cleared the rigorous review and approval processes outlined by both the Vieux Carre Commission and the State Historic Preservation Office. I am grateful to you and to the National Parks Service for the work you do to protect our historic neighborhoods, and I hope that you will carefully review the appeal submitted by Mr. Legier and his architectural firm, Trapolin Peer.

I sincerely hope that this process is a productive one, and I appreciate your willingness to reconsider the approval for a roof top addition at the Academy School in New Orleans.

Sincerely,



John Kennedy
United States Senator

EXECUTIVE SECRETARIAT
OFFICE OF THE

2017 SEP 1 AM 9:46

610210



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240



September 26, 2017

Mr. William R. Legier
Managing Member
Academy Real Estate, LLC
1100 Poydras Street, 34th Floor
New Orleans, LA 70163

PROPERTY: The Academy, 820 Dauphine Street, New Orleans, LA
PROJECT NUMBER: 35128

Dear Mr. Legier:

I have concluded my review of your appeal of the decision of Technical Preservation Services (TPS), National Park Service, denying certification of the rehabilitation of the property cited above. The appeal was initiated and conducted in accordance with Department of the Interior regulations (36 C.F.R. part 67) governing certifications for federal income tax incentives for historic preservation as specified in the Internal Revenue Code. I thank you, Mrs. Melissa Legier, Mr. Billy Legier, Mr. Peter Trapolin, Mr. Shea Trahan, and Mr. Kyle Ruckert, for meeting with me on September 15, 2017, and for providing a detailed account of the project.

After careful review of the complete record for this project, I have determined that the rehabilitation of the Academy is consistent with the historic character of the property and the historic district in which it is located, and hereby reverse the denial of certification of the Part 2 – Description of Rehabilitation application issued by TPS on July 21, 2017.

The former St. Louis Cathedral Parochial School at 820 Dauphine Street is a red brick building constructed in 1949 at the corner of Dauphine and Dumaine Streets. The building is composed of two blocks: a relatively plain, three-story classroom wing, with entrances into the stairwells at each end, facing Dauphine Street; and a two-story convent facing Dumaine. The convent's facade has a slightly projected central bay with a pediment and cross on top, reminiscent of the historic Ursulines Convent, and a decorative iron balcony reminiscent of those found in the Vieux Carré. TPS determined that the property contributes to the updated period of significance of the Vieux Carré Historic District on December 6, 2016.

The proposed rehabilitation of the Academy building for apartments includes the construction of a rear addition (not part of this appeal) and a rooftop addition on the two-story section of the building. The Part 2 application was given conditional approval by the National Park Service on December 12, 2016. All

but one of the conditions were addressed in a Part 2 amendment received by the NPS on June 14, 2017. The condition regarding the rooftop addition, requiring a mock-up of its proposed mass and photographs demonstrating its visibility from the street, was not addressed until after construction of the rooftop addition had already begun. After review of photographs of the rooftop addition under construction, TPS determined that it is prominent and detracts from the historic character of the building, and negatively impacts the historic character of the Vieux Carré Historic District, finding that it violates Standards 2, 9, and 10, of the Secretary of the Interior's Standards for Rehabilitation (the Standards).

Standard 2 states, "*The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*" Standard 9 states, "*New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*" Standard 10 states, "*New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*"

The building is easily the largest building in the neighborhood, not uncommon for a school in a historic residential neighborhood. Although the classroom wing is only three stories, it is a tall brick box, nearly fifty feet high, the height limit for new construction in the district. Its massing looms over the nearby, small scale, historic buildings. The convent wing is only two stories, thus more compatible with the buildings across Dumaine Street, but it, too, is a brick box, shorter but longer than the classroom wing. The projecting center bay and pediment, and the iron balcony, only minimally disguise its overall massing. And, its flat roof does not match the character-defining gable roofs found within the district. Thus, although the building falls within the criteria for the expanded period of significance for the historic district, it is only marginally compatible with the much older historic buildings that surround it. It is that context in which the impact of the rooftop addition must be evaluated.

Guidance regarding rooftop additions is provided in Preservation Brief 14, *New Exterior Additions to Historic Buildings: Preservation Concerns*, which states, "*It is difficult, if not impossible, to minimize the impact of adding an entire new floor to relatively low buildings, such as small-scale residential or commercial structures, even if the new addition is set back from the plane of the façade. Constructing another floor on top of a small, one, two or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character.*" <<https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm> >

Here, the rooftop addition is set back approximately twelve feet from the convent parapet and three times that amount from the ends of the convent wing, covering only about one-third of the convent roof. It is a rectangular mass, set between the classroom block and the convent stair tower, projecting approximately twelve feet forward of both. Its parapet is below the cornice of the classroom block but is slightly taller than the roof of the stair tower. In its context, I have determined that its massing is compatible with the massing of the two blocks of the original building. The facade materials are differentiated from the historic brick of the original building, but the modern materials are effectively hidden from view at street level by the convent parapet. And, the only visible part of the addition, its parapet, is compatible in materials and color with the cornice of the classroom block. Although the addition is visible from the next block to the east on Dumaine Street, it is less so from closer vantage points and from Dauphine Street. I have determined that its visibility has a minimal impact on the visual character of the original building, and a very minimal impact on the surrounding historic district. Thus, I disagree with TPS that it is so prominently visible that it will cause the overall rehabilitation to fail to meet the Standards. Accordingly, I have reversed the previous decision.

Although I am reversing the Part 2 denial of certification issued by TPS on July 21, 2017, please note that the scope of this appeal decision is limited to the issues of the denial. Subsequent amendments to the project must be submitted for review through the normal process. In addition, the project will not become a certified rehabilitation eligible for the tax incentives until it is completed and so designated by TPS after submitting a Part 3 application through the normal process.

As the Department of the Interior regulations state, my decision is the final administrative decision with respect to the July 21, 2017, denial that TPS issued regarding rehabilitation certification. A copy of this decision will be provided to the Internal Revenue Service. Questions concerning specific tax consequences of this decision or interpretations of the Internal Revenue Code should be addressed to the appropriate office of the Internal Revenue Service.

Sincerely,

A handwritten signature in blue ink, appearing to read "John A. Burns".

John A. Burns, FAIA, FAPT
Chief Appeals Officer
Cultural Resources

cc: LA SHPO
IRS



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240



September 26, 2017

Mr. William R. Legier
Managing Member
Academy Real Estate, LLC
1100 Poydras Street, 34th Floor
New Orleans, LA 70163

PROPERTY: The Academy, 820 Dauphine Street, New Orleans, LA
PROJECT NUMBER: 35128

Dear Mr. Legier:

I have concluded my review of your appeal of the decision of Technical Preservation Services (TPS), National Park Service, denying certification of the rehabilitation of the property cited above. The appeal was initiated and conducted in accordance with Department of the Interior regulations (36 C.F.R. part 67) governing certifications for federal income tax incentives for historic preservation as specified in the Internal Revenue Code. I thank you, Mrs. Melissa Legier, Mr. Billy Legier, Mr. Peter Trapolin, Mr. Shea Trahan, and Mr. Kyle Ruckert, for meeting with me on September 15, 2017, and for providing a detailed account of the project.

After careful review of the complete record for this project, I have determined that the rehabilitation of the Academy is consistent with the historic character of the property and the historic district in which it is located, and hereby reverse the denial of certification of the Part 2 – Description of Rehabilitation application issued by TPS on July 21, 2017.

The former St. Louis Cathedral Parochial School at 820 Dauphine Street is a red brick building constructed in 1949 at the corner of Dauphine and Dumaine Streets. The building is composed of two blocks: a relatively plain, three-story classroom wing, with entrances into the stairwells at each end, facing Dauphine Street; and a two-story convent facing Dumaine. The convent's facade has a slightly projected central bay with a pediment and cross on top, reminiscent of the historic Ursulines Convent, and a decorative iron balcony reminiscent of those found in the Vieux Carré. TPS determined that the property contributes to the updated period of significance of the Vieux Carré Historic District on December 6, 2016.

The proposed rehabilitation of the Academy building for apartments includes the construction of a rear addition (not part of this appeal) and a rooftop addition on the two-story section of the building. The Part 2 application was given conditional approval by the National Park Service on December 12, 2016. All

but one of the conditions were addressed in a Part 2 amendment received by the NPS on June 14, 2017. The condition regarding the rooftop addition, requiring a mock-up of its proposed mass and photographs demonstrating its visibility from the street, was not addressed until after construction of the rooftop addition had already begun. After review of photographs of the rooftop addition under construction, TPS determined that it is prominent and detracts from the historic character of the building, and negatively impacts the historic character of the Vieux Carré Historic District, finding that it violates Standards 2, 9, and 10, of the Secretary of the Interior's Standards for Rehabilitation (the Standards).

Standard 2 states, "*The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*" Standard 9 states, "*New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*" Standard 10 states, "*New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*"

The building is easily the largest building in the neighborhood, not uncommon for a school in a historic residential neighborhood. Although the classroom wing is only three stories, it is a tall brick box, nearly fifty feet high, the height limit for new construction in the district. Its massing looms over the nearby, small scale, historic buildings. The convent wing is only two stories, thus more compatible with the buildings across Dumaine Street, but it, too, is a brick box, shorter but longer than the classroom wing. The projecting center bay and pediment, and the iron balcony, only minimally disguise its overall massing. And, its flat roof does not match the character-defining gable roofs found within the district. Thus, although the building falls within the criteria for the expanded period of significance for the historic district, it is only marginally compatible with the much older historic buildings that surround it. It is that context in which the impact of the rooftop addition must be evaluated.

Guidance regarding rooftop additions is provided in Preservation Brief 14, *New Exterior Additions to Historic Buildings: Preservation Concerns*, which states, "*It is difficult, if not impossible, to minimize the impact of adding an entire new floor to relatively low buildings, such as small-scale residential or commercial structures, even if the new addition is set back from the plane of the façade. Constructing another floor on top of a small, one, two or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character.*" <<https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm> >

Here, the rooftop addition is set back approximately twelve feet from the convent parapet and three times that amount from the ends of the convent wing, covering only about one-third of the convent roof. It is a rectangular mass, set between the classroom block and the convent stair tower, projecting approximately twelve feet forward of both. Its parapet is below the cornice of the classroom block but is slightly taller than the roof of the stair tower. In its context, I have determined that its massing is compatible with the massing of the two blocks of the original building. The facade materials are differentiated from the historic brick of the original building, but the modern materials are effectively hidden from view at street level by the convent parapet. And, the only visible part of the addition, its parapet, is compatible in materials and color with the cornice of the classroom block. Although the addition is visible from the next block to the east on Dumaine Street, it is less so from closer vantage points and from Dauphine Street. I have determined that its visibility has a minimal impact on the visual character of the original building, and a very minimal impact on the surrounding historic district. Thus, I disagree with TPS that it is so prominently visible that it will cause the overall rehabilitation to fail to meet the Standards. Accordingly, I have reversed the previous decision.

Although I am reversing the Part 2 denial of certification issued by TPS on July 21, 2017, please note that the scope of this appeal decision is limited to the issues of the denial. Subsequent amendments to the project must be submitted for review through the normal process. In addition, the project will not become a certified rehabilitation eligible for the tax incentives until it is completed and so designated by TPS after submitting a Part 3 application through the normal process.

As the Department of the Interior regulations state, my decision is the final administrative decision with respect to the July 21, 2017, denial that TPS issued regarding rehabilitation certification. A copy of this decision will be provided to the Internal Revenue Service. Questions concerning specific tax consequences of this decision or interpretations of the Internal Revenue Code should be addressed to the appropriate office of the Internal Revenue Service.

Sincerely,

A handwritten signature in blue ink, appearing to read "John A. Burns".

John A. Burns, FAIA, FAPT
Chief Appeals Officer
Cultural Resources

cc: LA SHPO
IRS



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, DC 20240

JAN 12 2018

H32(2255)

The Honorable John Kennedy
United States Senate
Washington, DC 20510

Dear Senator Kennedy:

Thank you for your letter of August 31, 2017, to Secretary Zinke concerning the proposed rehabilitation of the former St. Louis Cathedral Parochial School at 820 Dauphine Street in New Orleans, Louisiana. The Secretary has asked me to respond on his behalf. I regret the delay in this response.

The rehabilitation of this property was denied historic preservation certification for Federal tax purposes by Technical Preservation Services, National Park Service, on July 21, 2017. The denial issue regarded the proposed construction of a rooftop addition on this certified historic structure. Unless the decision is overturned on appeal, the owners of this property are ineligible for the Federal income tax credit specified in the Internal Revenue Code.

Mr. Legier, through his architect, Mr. Peter M. Trapolin, filed an appeal of this decision pursuant to the Department of the Interior regulations (36 CFR 67.10) in a letter dated August 11, 2017. Mr. Legier and members of the project team met with the Chief Appeals Officer, Mr. John A. Burns, on September 15, 2017, to provide additional information and to discuss the appeal.

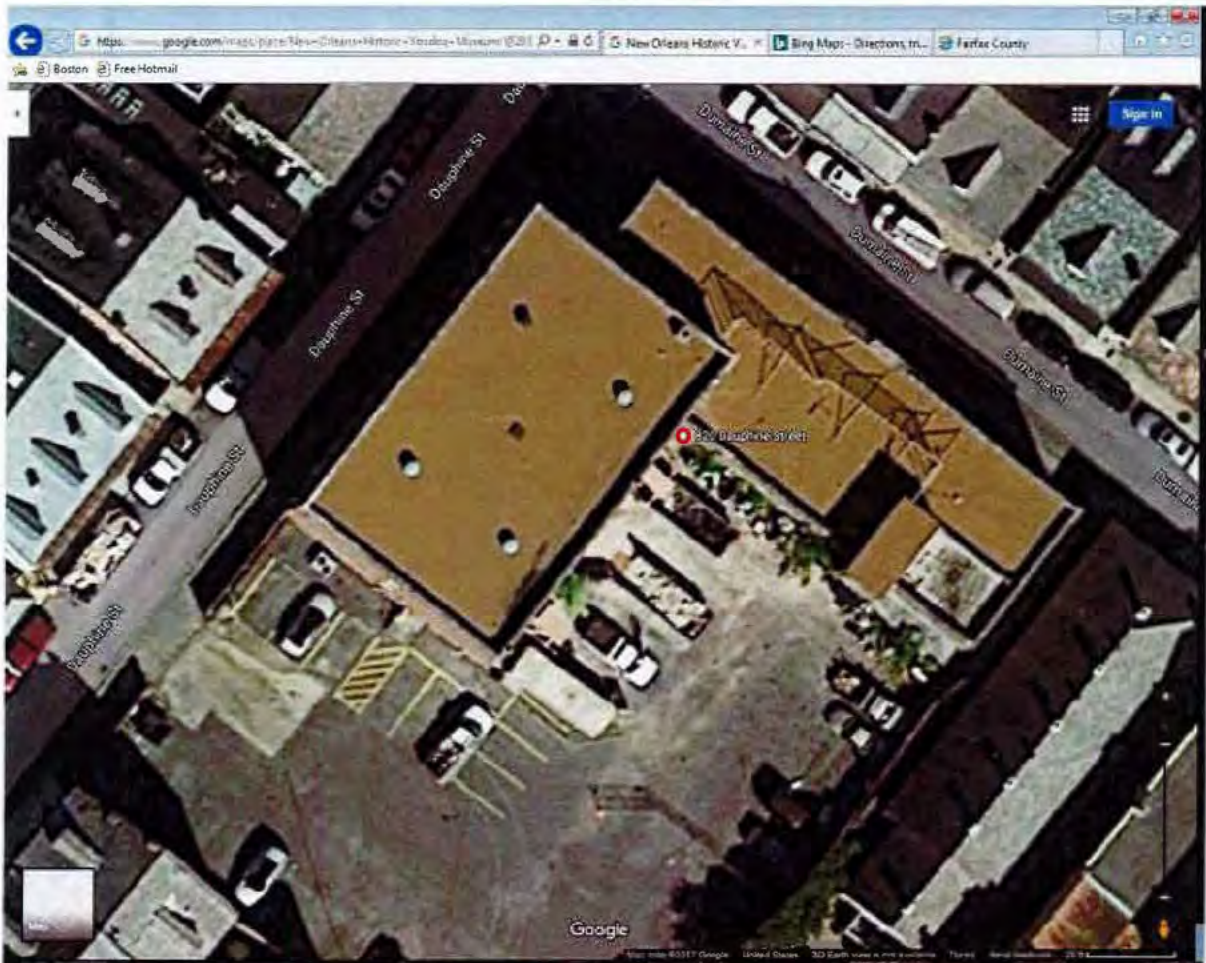
After careful review of the complete record for the project, including the additional information provided at the appeal meeting, Mr. Burns determined that the proposed rehabilitation does comply with the Secretary of the Interior's Standards for Rehabilitation, and reversed the previous decision. A copy of the final decision is included with this letter for your information.

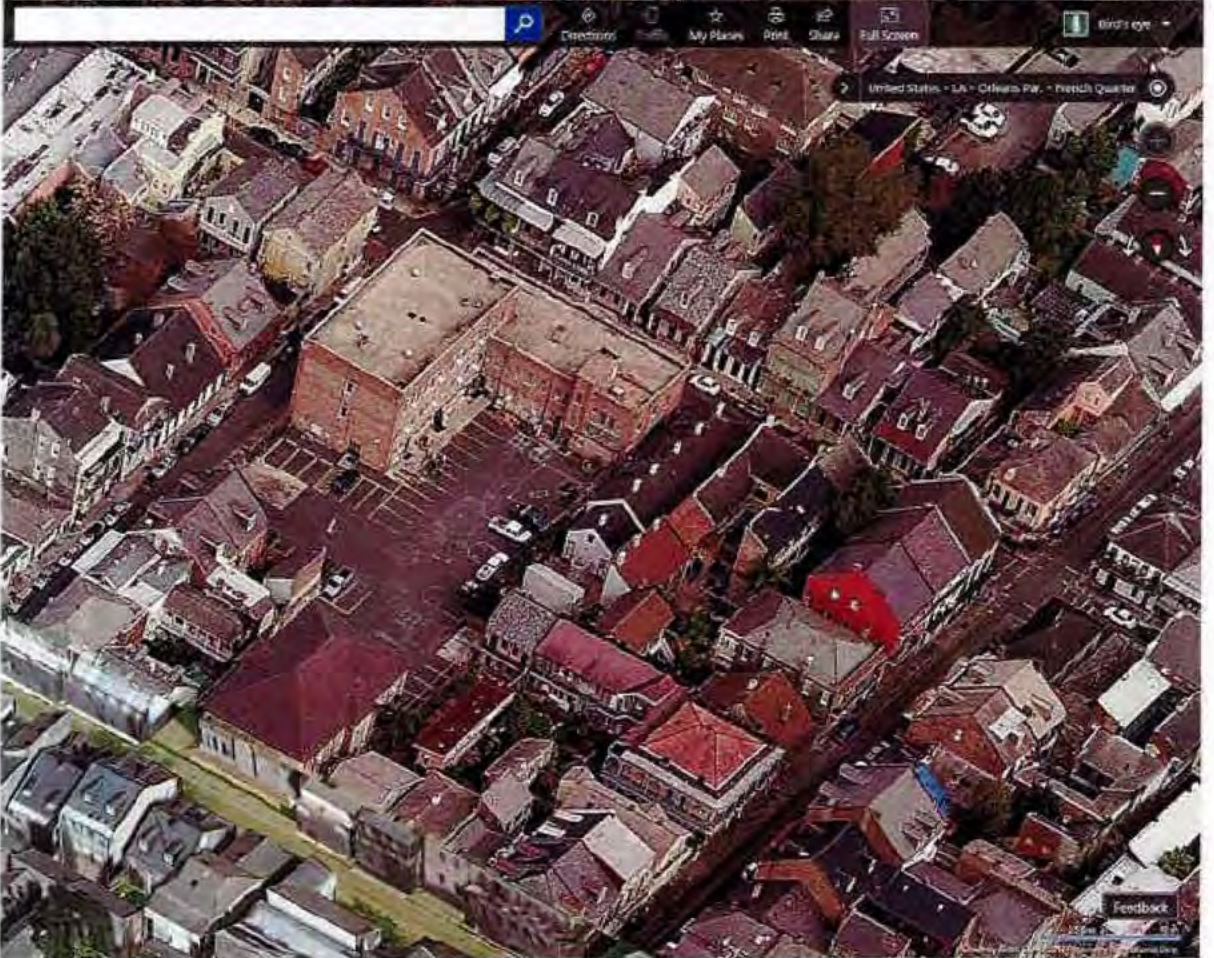
Thank you for your interest in the National Park Service and your continued support. We look forward to continuing to work with you on issues that affect your constituents. If you have further questions, please contact Mr. Burns at 202-354-2118, or by email at john_a_burns@nps.gov.

Sincerely,

Michael T. Reynolds
Deputy Director, Operations
Exercising the Authority of Director for the National Park Service

PHOTO FOR CARLA









Framing

07 13 2017



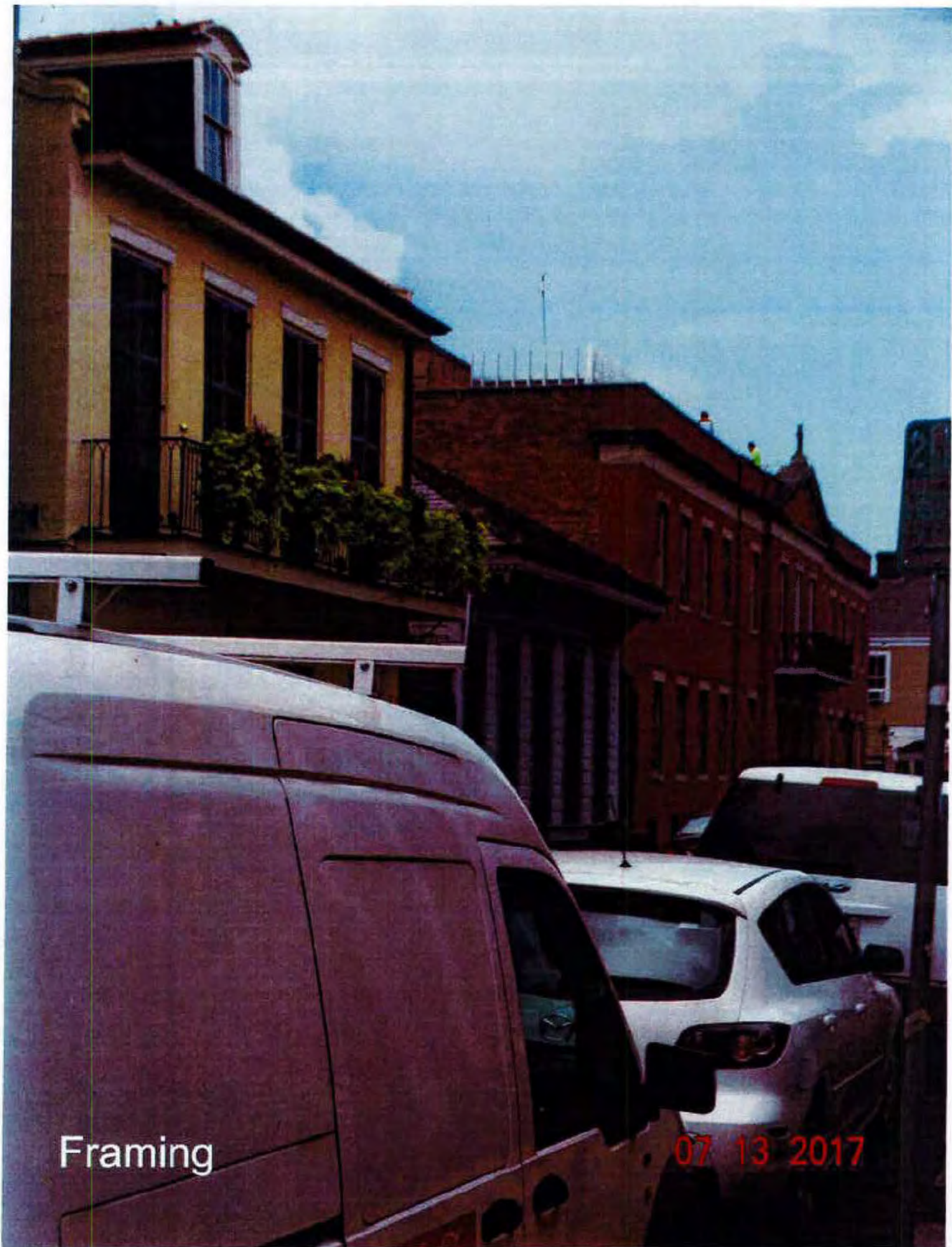
Mockup

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Framing

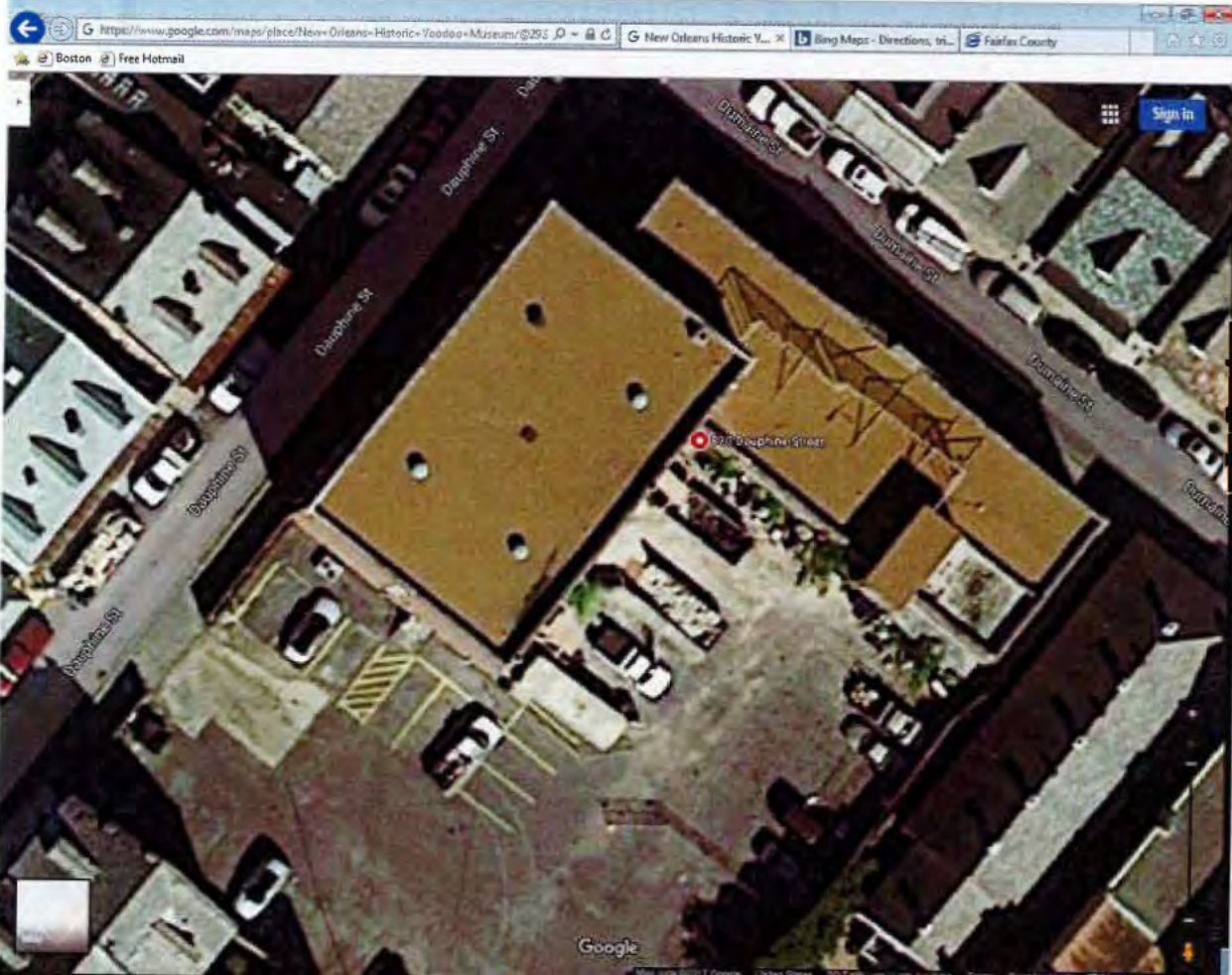
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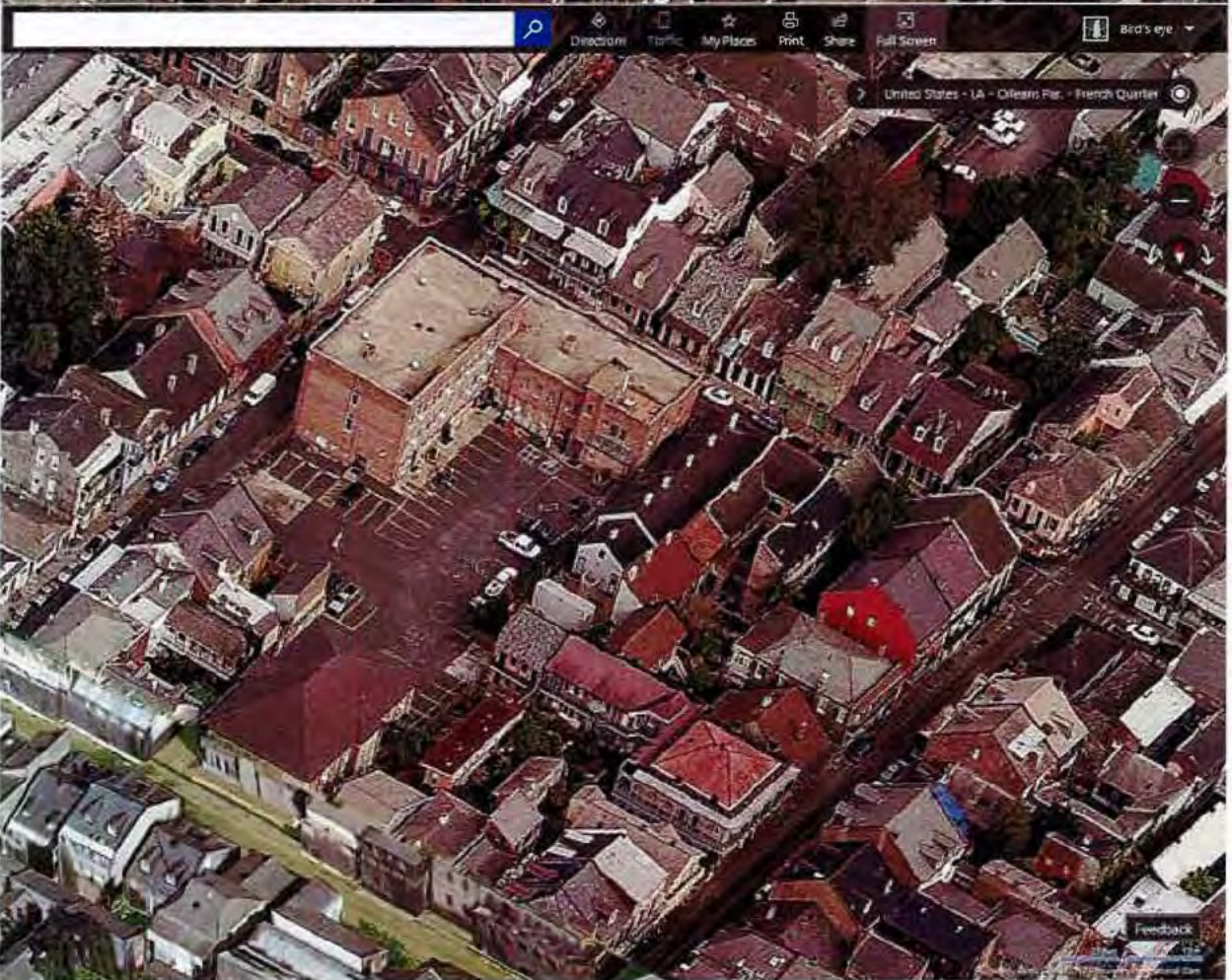
07 13 2017

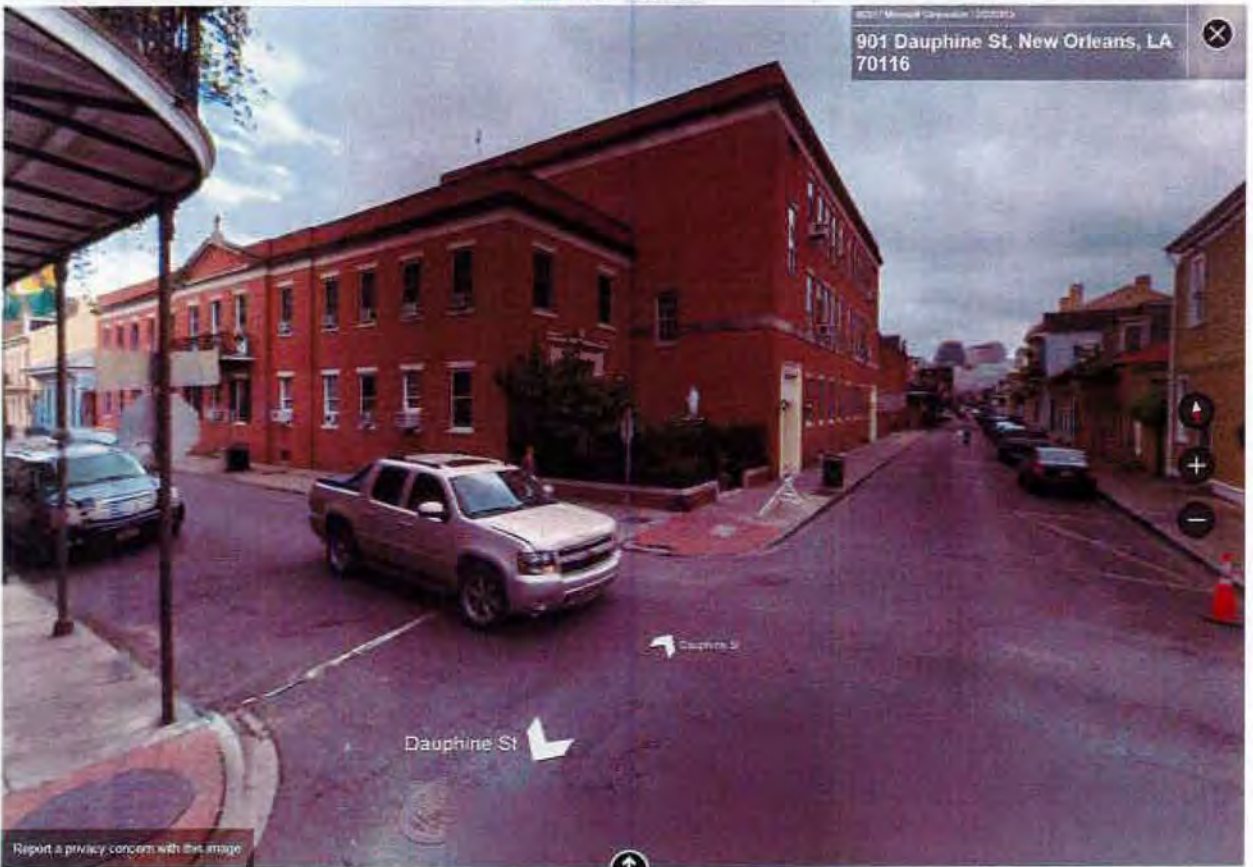
ST. LOUIS CATHEDRAL
PAROCHIAL SCHOOL



A.K.A. "THE ACADEMY"
820 DAUPHINE STREET
NEW ORLEANS



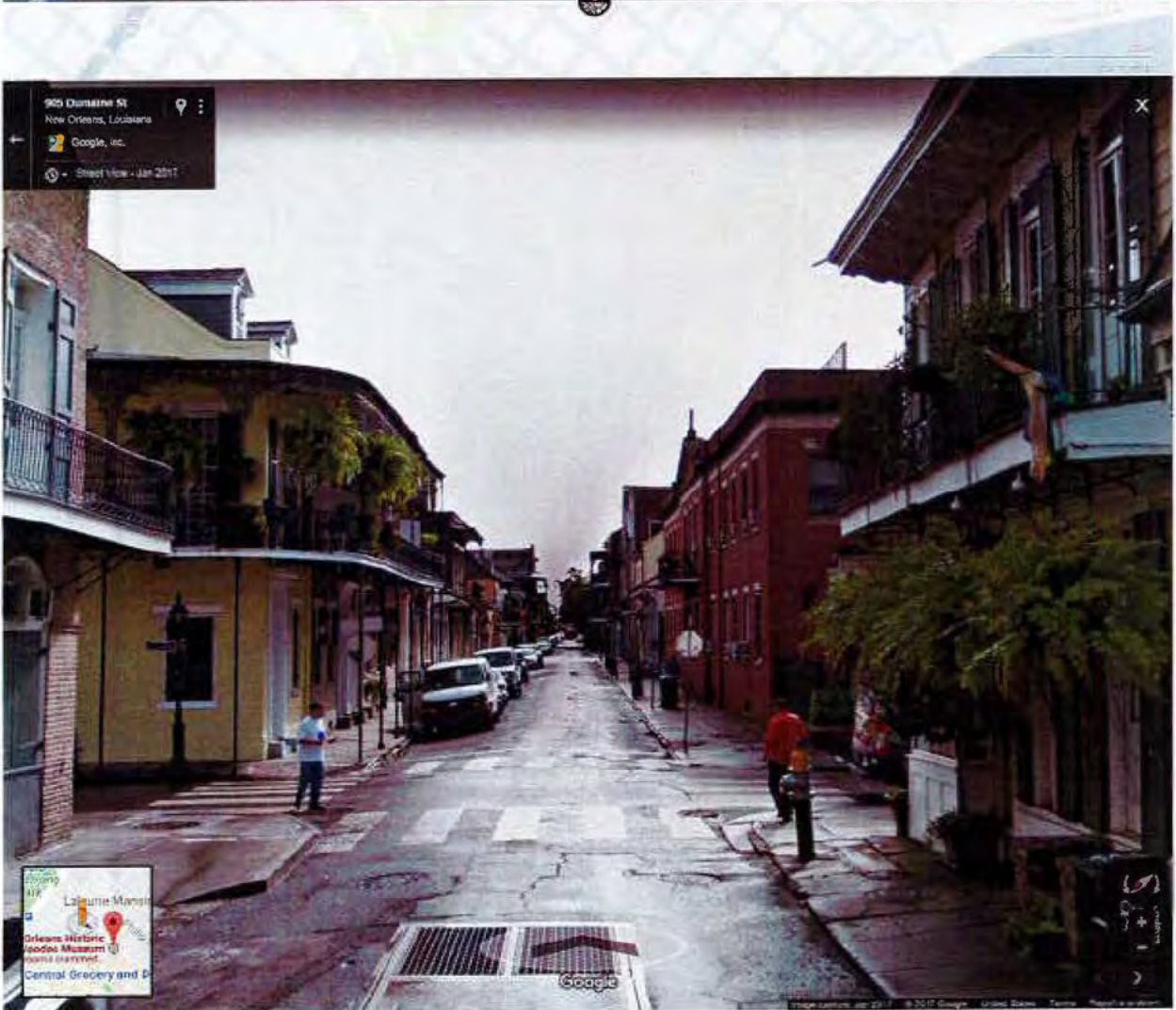
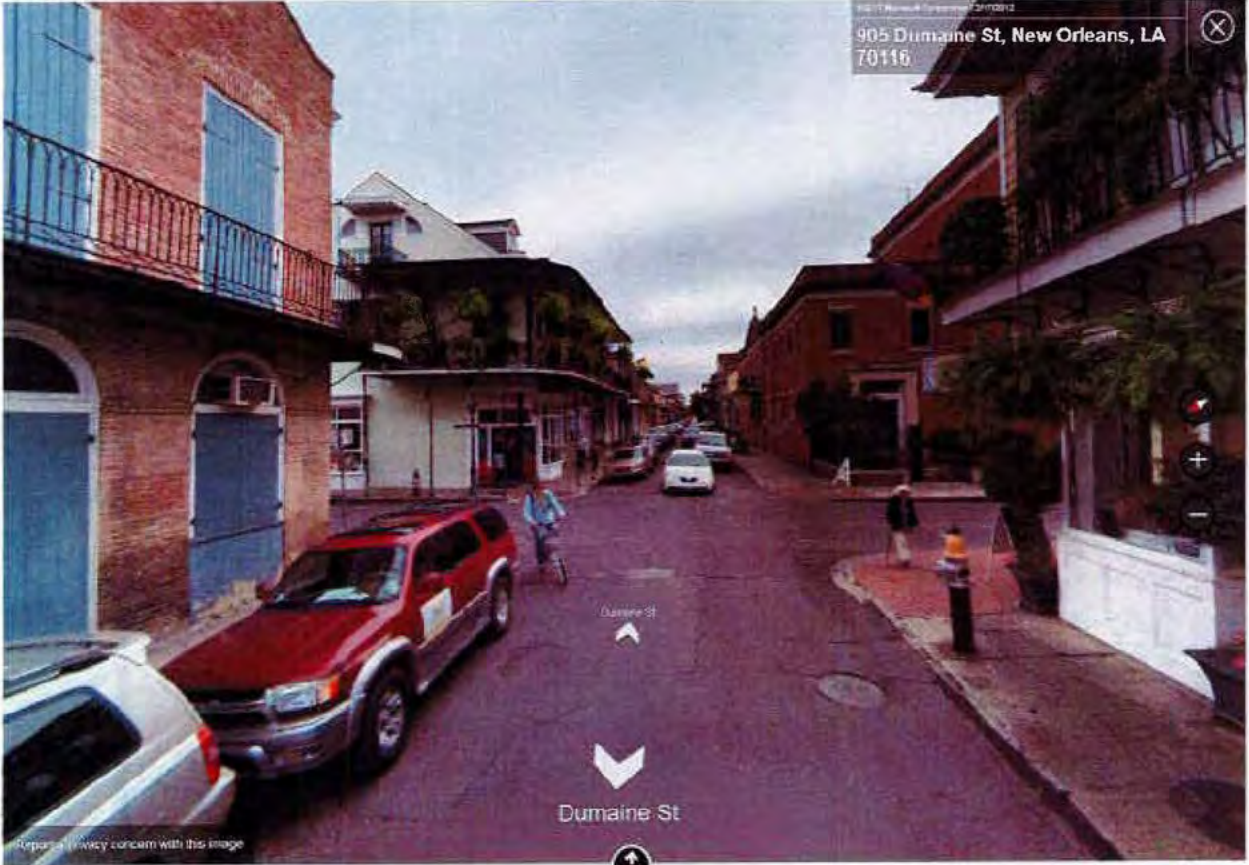






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VIEUX CARRÉ COMMISSION
CITY OF NEW ORLEANS

MITCHELL J. LANDRIEU
MAYOR

BRYAN D. BLOCK
DIRECTOR

September 14, 2017

RE: Penthouse addition to 820 Dauphine Street

To whom it may concern:

The St. Louis Cathedral Parochial School is housed in a modern (c. 1940) translation of the 19th c. Greek Revival style by the firm of Wogan and Bernard. The school's ornamental entrance was taken from the building formerly on the site. Proposal for adaptive reuse of the building, which is two stories tall (30') along Dumaine Street and three stories (46') along Dauphine, has been reviewed and permitted including a 1,294 s.f., 12'-0" tall penthouse with balconies to be constructed on the roof of the two story portion, where the two story and third story forms intersect.

The rooftop addition permitted by the VCC after extensive review by the Commission, Architectural Committee and VCC staff is somewhat symmetrical in elevation, with three bays distinguished by stucco bands and painted, recessed metal panels. The stucco material relates to the masonry construction of the existing building. However, the concept of the painted metal panels is considered to be an appropriate method of distinguishing the rooftop addition as a contemporary intervention.

In its review, VCC staff and Commission evaluated the proposed rooftop addition using the criteria set forth in both the **Secretary of the Interior's Standards for Rehabilitation** and **VCC Design Guidelines**:

VCC Design Guidelines Design Standards for Rooftop Addition Review:

- *Strives to make a rooftop addition, including an elevator and mechanical equipment, as well as furnishings as unobtrusive and minimally visible as possible.*
- *Limits the overall height of a rooftop addition, including framing and parapet, to 12'-0" above the lowest surface of the existing roof, except for code-required components, such as an elevator override.*
 - *Requires that a rooftop addition be set back from the street façade(s) of the building by a minimum of the overall height of the proposed addition (i.e., a 12'-0" high rooftop addition should be set back from the street wall a minimum of 12'-0")*
 - *Requires that all furnishings including railings, screens, planters, plants and permanent rooftop furnishings taller than the closest parapet be set back from the street wall(s) a minimum of the height of the proposed furnishing from the lowest roof surface." (VCC DG: 14-17)*

Secretary of the Interior's Standards for Rehabilitation for building additions:

- *A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.*
- *A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.*
- *The construction materials and the color of the new addition should be harmonious with the historic building materials.*
- *The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.*

The same guidance should be applied when designing a compatible rooftop addition, plus the following:

- *A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.*

334 ROYAL STREET | SECOND FLOOR | NEW ORLEANS, LOUISIANA | 70130
PHONE 504.658.1420 | FAX 504.658.6742



- *A rooftop addition should be minimally visible.*
- *Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.*
- *Generally, a rooftop addition should not be more than one story in height.*
- *Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.*

Furthermore, the Secretary of the Interior's Standards for Rehabilitation state,

"...in accordance with the Standards, a new addition must preserve the building's historic character and, in order to do that, it must be differentiated, but compatible, with the historic building. A new addition must retain the essential form and integrity of the historic property.

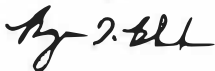
New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

The communal roof deck has been relocated; previously proposed on the Dauphine Street and Dumaine Street corner of the two-story structure, it has been moved to the Bourbon Street side of the building, facing the parking lot rather than the street. Original construction documents of the building from c. 1948 show that this space was used as a terrace when first built. Staff finds this location to be appropriate.

While the VCC Design Guidelines and Secretary's Standards state that a rooftop addition on a building of less than three full stories in height is not recommended, the VCC found the massing and location of the proposed addition to be discrete in this particular case; all other elements of the design meet VCC Design Guidelines and Secretary's Standards for rooftop addition approval. Therefore, we respectfully request that you allow this portion of this adaptive reuse to remain and to not affect the status of the tax credit application.

Most sincerely,



Bryan D. Block
Director





Burns, John <john_a_burns@nps.gov>

Fwd: Letter for Reply

1 message

Mayo, Denise <denise_m_mayo@nps.gov>
To: John Burns <john_a_burns@nps.gov>

Tue, Sep 19, 2017 at 12:21 PM

Denise M. Mayo
National Park Service
Office of the Associate Director, Cultural Resources,
Partnerships, and Science
202/354-6991 o
202/273-3237 f

Expect wonderful things to happen and they will!

----- Forwarded message -----

From: **Shiffer, Rebecca** <rebecca_shiffer@nps.gov>
Date: Mon, Sep 18, 2017 at 10:45 AM
Subject: Fwd: Letter for Reply
To: "Mayo, Denise" <denise_m_mayo@nps.gov>, Brian Goeken <Brian_Goeken@nps.gov>

Denise,

I'm forwarding to Brian, since he's now back in the office.

Becky

Rebecca A. Shiffer
Technical Preservation Services
National Park Service
1849 C Street NW
Mail Stop 7243
Washington, DC
(202) 354-2029

TPS [website](#) | [Sign up for updates from TPS](#)

[Facebook Heritage & Historic Preservation - NPS](#) | [Twitter @HHPreservtNPS](#)

----- Forwarded message -----

From: **Mayo, Denise** <denise_m_mayo@nps.gov>
Date: Wed, Sep 13, 2017 at 10:59 AM
Subject: Letter for Reply
To: Rebecca Shiffer <rebecca_shiffer@nps.gov>

Becky,

Please see the attached file for a letter that needs a reply. If you are not the person that should receive this request. Please let me know. Thanks.

Denise M. Mayo
National Park Service
Office of the Associate Director, Cultural Resources,
Partnerships, and Science
202/354-6991 o
202/273-3237 f

Expect wonderful things to happen and they will!



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3294K



Data Tracking System (DTS)

National Park Service, U.S. Department of the Interior

Application: DTS | Username: denise_m_mayo@nps.gov | Office: ACR | Today's Date: 09/13/2017

Data Tracking Training Forms Section 508 Help



DTS-Database-NPS-Items=12760

Main Search Reports

Database: NPS NPS General Database

Search for DCN: [] Go ES No: [] Go

DCN: NPS0024112 Input Date: 09/06/2017 Orig. Office: OES-Cannuscio/202-208

In/Out: I-Incoming document Inc Date: 09/05/2017 Due Date: 10/04/2017

Action: 4-Signature External No: EST-00004469

Doc Type: C-Congressional ES No: 004469

Sig Level: D-Director ES Due Date: 10/04/2017

Subject: Concerns about rooftop addition project appeal for Cathedral Academy School in the

Synopsis: []

CCU Analyst: [] Lead Office: []

Ack Date: [] Xref: [] Sign Date: []

Interm Date: [] Medium: Medium Select Medium: [] Signed By: []

Closed Date: [] Lock Record: [] Work Flow Report Setup: [] NARA Retention: [] FOIA Request: []

- Active Routings:
- 2 Addressees
 - Cassidy, Bill
 - Zinke, Ryan
 - 2 Comments
 - 09/06/2017, Lisa C...
 - 09/08/2017, Octavia...
 - 0 Status
 - 16 Routings
 - 09/06/2017, OES-C...
 - 09/06/2017, DDCEI...
 - 09/06/2017, Lis...
 - 09/06/2017, FW (1...
 - 09/07/2017, ABSV-
 - 09/07/2017, Co...
 - 09/07/2017, ACR-I...
 - 09/07/2017, ACR-F...
 - 09/08/2017, ACR-I...
 - 09/13/2017, De...
 - 09/13/2017, ACR-F...
 - DDCER-OLCA (3)
 - D-COS (3)
 - DOO (3)
 - D-COS-POL (3)
 - FW (3)
 - D-COS-Staff Rang...
 - SIO-OCL (3)
 - D (4)

Attachments						
Upload		Upload Version				
View File	Description	Date	Version	Author	Detail	Ext.Rout
	20170905_CathedralAcademySchool.pdf	in	09/06/2017	Lisa Cannuscio	<input checked="" type="checkbox"/>	
	DEPARTMENT OF THE INTERIOR Mail - Fwd: Letter for Secretary Zinke.pdf	email transmittal	09/06/2017	Lisa Cannuscio	<input checked="" type="checkbox"/>	



Cannuscio, Lisa <lisa_cannuscio@ios.doi.gov>

Fwd: Letter for Secretary Zinke

1 message

Howarth, Robert <robert_howarth@ios.doi.gov>
To: Lisa M Cannuscio <Lisa_Cannuscio@ios.doi.gov>

Tue, Sep 5, 2017 at 4:59 PM

Lisa, please task.

Thanks, Rob

----- Forwarded message -----

From: Micah Chambers <micah_chambers@ios.doi.gov>**Date:** Tue, Sep 5, 2017 at 4:49 PM**Subject:** Fwd: Letter for Secretary Zinke**To:** Robert Howarth <robert_howarth@ios.doi.gov>, Pamela Barkin <pamela_barkin@ios.doi.gov>, melissa_kuckro@nps.gov

Sent from my iPhone

Begin forwarded message:

From: "Schindler, Blake (Cassidy)" <Blake_Schindler@cassidy.senate.gov>
Date: September 5, 2017 at 3:47:21 PM EDT
To: "Chambers, Micah" <micah_chambers@ios.doi.gov>
Subject: Letter for Secretary Zinke

Hello Micah,

Please see the attached letter from Sen Cassidy to Sec Zinke regarding a property in New Orleans' French Quarter.
Please let us know if you have any questions. Thanks so much.

Blake Schindler

Sen. Bill Cassidy (R-LA)

520 Hart Senate Office Building

Washington, DC 20510

Office: (202) 224-5824

Robert Howarth
Deputy Director for Correspondence and FOIA Management
Office of the Executive Secretariat and Regulatory Affairs

9/6/2017

DEPARTMENT OF THE INTERIOR Mail - Fwd: Letter for Secretary Zinke

Department of the Interior
1849 C Street, NW
Washington, DC 20240
202-208-3181
202-208-4451 (direct)
202-549-8961 (cell)

2 attachments



noname.html

1K



20170905_CathedralAcademySchool.pdf

484K

BILL CASSIDY, M.D.
LOUISIANA

WASHINGTON, DC OFFICE:
SUITE SH-520
HART SENATE OFFICE BUILDING
WASHINGTON, DC 20510
(202) 224-5824

United States Senate

COMMITTEES
FINANCE
HEALTH, EDUCATION, LABOR,
AND PENSIONS
ENERGY AND NATURAL
RESOURCES
VETERANS' AFFAIRS
JOINT ECONOMIC COMMITTEE

September 5, 2017

The Honorable Ryan K. Zinke
Secretary
US Department of the Interior
1849 C Street, N.W.
Washington, DC 20240

Dear Secretary Zinke:

Preserving the rich history and culture throughout Louisiana is a priority for all Louisianans. In approximately 1718, the French Quarter was developed in New Orleans and has been a continuous residential neighborhood since then. The French Quarter, or Vieux Carré (Old Square) is designated as a National Historic Landmark where local residents and tourists alike enjoy the parks, restaurants, shopping and churches. In fact, New Orleans was the first city to pass an ordinance creating a historic district. The Vieux Carré Commission (VCC), operating since 1936, has been tasked with preserving the traditional architecture in the New Orleans Vieux Carré.

In 2012, the Cathedral Academy School in the French Quarter closed. Now, the former School is being redeveloped as apartments to meet the growing need for housing in the French Quarter. Having followed the standards outlined, the Vieux Carré Commission (VCC) and the Louisiana State Historic Preservation Office (SHPO) granted full and final approval for the redevelopment of the School with a rooftop addition. The National Park Service's determined their criteria regarding rooftop additions were also met, and granted "conditional approval" on December 28, 2016. This conditional approval was based upon architectural plans that depicted the design, placement, size and massing of the rooftop addition atop the existing structure. Relying upon this approval, the owner/developer committed more than \$8 million dollars towards the rehabilitation of this property. Construction began in May 2017 and is scheduled for completion in December of this year.

It is my understanding that additional requested information was submitted to the National Park Service and covered all aspects of the Secretary's conditional approval request. However, the National Park Service then denied the request for the rooftop addition, jeopardizing the entire rehabilitation project. As a result, the matter is currently pending an appeal requested by the owner and its architectural firm and is supported by the Vieux Carré Commission (VCC).

I would appreciate your taking the time to review the Cathedral Academy School project. As you will see, the rooftop addition is limited with minimal visibility from the streets and sidewalks.

3600 JACKSON STREET
SUITE 115A
ALEXANDRIA, LA 71301
(318) 448-7178

5555 HILTON AVENUE
SUITE 1100
BATON ROUGE, LA 70809
(225) 929-7711

801 LA RUE PEARCE
SUITE 500
LAFAYETTE, LA 70508
(337) 283-1400

1 LAFAYETTE DRIVE
SUITE 1155
LAKE CHARLES, LA 70629
(337) 281-1400

3421 N. EAGLEWAY BOULEVARD
SUITE 204
METAIRIE, LA 70002
(504) 838-0100

1651 LOUISVILLE AVENUE
SUITE 123
MONROE, LA 70201
(318) 324-2111

6425 YOURKE DRIVE
SUITE 415
SHREVEPORT, LA 71105
(318) 398-3398

Thank you for your consideration, and I look forward to your timely response. If you or your staff have any questions, please contact Blake Schindler at blake_schindler@cassidy.senate.gov or at 202-224-6787.

Sincerely,

Bill Cassidy, M.D.

Bill Cassidy, M.D.
United States Senator

JOHN KENNEDY
LOUISIANA

SUITE SR-383
RUSSELL BUILDING
WASHINGTON, DC 20510
(202) 224-4623

United States Senate

August 31, 2017

COMMITTEE
APPROPRIATIONS
BANKING, HOUSING, AND
URBAN AFFAIRS
BUDGET
JUDICIARY
SMALL BUSINESS AND
ENTREPRENEURSHIP

The Honorable Ryan Zinke
U.S. Department of the Interior
Office of the Secretary
1849 C Street, NW, Room 6612
Washington, DC 20240

Dear Secretary Zinke:

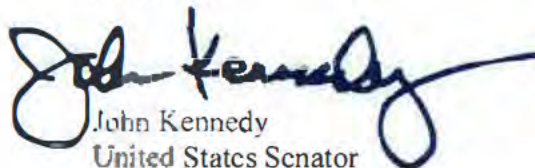
I ask that you give full and careful consideration of the appeal related to the residential redevelopment project at the Academy School in New Orleans, Louisiana. If approved, the development would support the ongoing restoration efforts in the French Quarter, and it would ensure that this historic property continues to be preserved for generations to come.

I am committed to supporting conservation and restoration of historic neighborhoods, knowing how critical these efforts are to preserving my state's unique architectural legacy. Built 103 years ago, the Academy School is an excellent example of that history, and I am pleased that Mr. Legier has committed to ensuring that its redevelopment balances the area's residential needs with a desire to maintain the structure's architectural integrity. However, I understand that although the project was given conditional approval last December, the National Parks Service ultimately denied the request for a rooftop addition.

As the project nears completion in December 2017, I hope that you consider the minimal visibility of the roof top addition, and the importance of this building to the historic integrity of the French Quarter. This project has cleared the rigorous review and approval processes outlined by both the Vieux Carre Commission and the State Historic Preservation Office. I am grateful to you and to the National Parks Service for the work you do to protect our historic neighborhoods, and I hope that you will carefully review the appeal submitted by Mr. Legier and his architectural firm, Trapolin Peer.

I sincerely hope that this process is a productive one, and I appreciate your willingness to reconsider the approval for a roof top addition at the Academy School in New Orleans.

Sincerely,



John Kennedy
United States Senator

BILL CASSIDY, M.D.
LOUISIANA

WASHINGTON, DC OFFICE:
SUITE 511-520
HART SENATE OFFICE BUILDING
WASHINGTON, DC 20510
(202) 224-5824

United States Senate

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AND PENSIONS
ENERGY AND NATURAL
RESOURCES
VETERANS' AFFAIRS
JOINT ECONOMIC COMMITTEE

September 5, 2017

The Honorable Ryan K. Zinke
Secretary
US Department of the Interior
1849 C Street, N.W.
Washington, DC 20240

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Preserving the rich history and culture throughout Louisiana is a priority for all Louisianans. In approximately 1718, the French Quarter was developed in New Orleans and has been a continuous residential neighborhood since then. The French Quarter, or Vieux Carré (Old Square) is designated as a National Historic Landmark where local residents and tourists alike enjoy the parks, restaurants, shopping and churches. In fact, New Orleans was the first city to pass an ordinance creating a historic district. The Vieux Carré Commission (VCC), operating since 1936, has been tasked with preserving the traditional architecture in the New Orleans Vieux Carré.

In 2012, the Cathedral Academy School in the French Quarter closed. Now, the former School is being redeveloped as apartments to meet the growing need for housing in the French Quarter. Having followed the standards outlined, the Vieux Carré Commission (VCC) and the Louisiana State Historic Preservation Office (SHPO) granted full and final approval for the redevelopment of the School with a rooftop addition. The National Park Service's determined their criteria regarding rooftop additions were also met, and granted "conditional approval" on December 28, 2016. This conditional approval was based upon architectural plans that depicted the design, placement, size and massing of the rooftop addition atop the existing structure. Relying upon this approval, the owner/developer committed more than \$8 million dollars towards the rehabilitation of this property. Construction began in May 2017 and is scheduled for completion in December of this year.

It is my understanding that additional requested information was submitted to the National Park Service and covered all aspects of the Secretary's conditional approval request. However, the National Park Service then denied the request for the rooftop addition, jeopardizing the entire rehabilitation project. As a result, the matter is currently pending an appeal requested by the owner and its architectural firm and is supported by the Vieux Carré Commission (VCC).

I would appreciate your taking the time to review the Cathedral Academy School project. As you will see, the rooftop addition is limited with minimal visibility from the streets and sidewalks.

3600 JACKSON STREET
SUITE 115A
ALEXANDRIA, LA 71301
(318) 448-7175

5055 HILTON AVENUE
SUITE 100
BATON ROUGE, LA 70808
(225) 929-7711

101 LA RUE FRANCE
SUITE 305
LAFAYETTE, LA 70508
(337) 281-1400

1 LAMBSON DRIVE
SUITE 1155
LAWRENCE, LA 70508
(337) 261-1400

3471 N. CALIBREWAY BOULEVARD
SUITE 204
METairie, LA 70002
(504) 838-0130

1651 LOUISVILLE AVENUE
SUITE 128
MONROE, LA 70201
(318) 324-2111

8425 YOUNG DRIVE
SUITE 415
SHREVEPORT, LA 71105
(318) 798-3215

Thank you for your consideration, and I look forward to your timely response. If you or your staff have any questions, please contact Blake Schindler at blake_schindler@cassidy.senate.gov or at 202-224-6787.

Sincerely,

Bill Cassidy, M.D.

Bill Cassidy, M.D
United States Senator



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, DC 20240

JAN 16 2018

H32(2255)

The Honorable Mike Johnson
U.S. House of Representatives
Washington, DC 20515

Dear Representative Johnson:

Thank you for your letter of September 7, 2017, to Secretary Zinke concerning the proposed rehabilitation of the former St. Louis Academy School at 820 Dauphine Street in New Orleans, Louisiana. The Secretary has asked me to respond on his behalf. I regret the delay in this response.

The rehabilitation of this property was denied historic preservation certification for Federal tax purposes by Technical Preservation Services, National Park Service, on July 21, 2017. The denial issue regarded the proposed construction of a rooftop addition on this certified historic structure. Unless the decision is overturned on appeal, the owners of this property are ineligible for the Federal income tax credit specified in the Internal Revenue Code.

Mr. Legier, through his architect, Mr. Peter M. Trapolin, filed an appeal of this decision pursuant to the Department of the Interior regulations (36 CFR 67.10) in a letter dated August 11, 2017. Mr. Legier and members of the project team met with the Chief Appeals Officer, Mr. John A. Burns, on September 15, 2017, to provide additional information and to discuss the appeal.

After careful review of the complete record for the project, including the additional information provided at the appeal meeting, Mr. Burns determined that the proposed rehabilitation does comply with the Secretary of the Interior's Standards for Rehabilitation, and reversed the previous decision. A copy of the final decision is included with this letter for your information.

Thank you for your interest in the National Park Service and your continued support. We look forward to continuing to work with you on issues that affect your constituents. If you have further questions, please contact Mr. Burns at 202-354-2118, or by email at john_a_burns@nps.gov.

Sincerely,

Michael T. Reynolds
Deputy Director, Operations
Exercising the Authority of Director
for the National Park Service

MIKE JOHNSON

4TH DISTRICT, LOUISIANA

WASHINGTON DC OFFICE
327 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
PHONE: (202) 225-2777
FAX: (202) 225-8039

BOSSIER CITY OFFICE
2250 HOSPITAL DRIVE, SUITE 248
BOSSIER CITY, LA 71111
PHONE: (888) 216-3005
FAX: (318) 584-7294



Congress of the United States
House of Representatives
Washington, DC 20515

COMMITTEE ON JUDICIARY
SUBCOMMITTEE ON CRIME, TERRORISM,
HOMELAND SECURITY AND INVESTIGATIONS
SUBCOMMITTEE ON IMMIGRATION
AND BORDER SECURITY
COMMITTEE ON NATURAL RESOURCES
SUBCOMMITTEE ON OVERSIGHT
AND INVESTIGATIONS
VICE CHAIRMAN
SUBCOMMITTEE ON WATER, POWER AND OCEANS

September 7, 2017

The Honorable Ryan Zinke
Secretary of the Department of Interior
Department of the Interior
1849 C Street, N.W.
Washington, D.C. 20240

Dear Secretary Zinke,

As you know, the French Quarter in New Orleans was developed in approximately 1718 and has been a continuous residential neighborhood since then. As such, local residents and tourists alike enjoy the parks, restaurants, shopping and churches in the French Quarter, or Vieux Carré (Old Square). Today, I write to bring an issue under an area of my committee jurisdiction to your attention.

The area is designated as a National Historic landmark. Preserving the rich history and culture of New Orleans is a top priority for everyone in Louisiana. In fact, New Orleans was the first city to pass an ordinance creating a historic district. The Vieux Carré Commission (VCC), operating since 1936, has been tasked with preserving the traditional architecture in the New Orleans' Vieux Carré. As such, the VCC has a more rigorous review and approval processes and standards than many other agencies of its kind.

In 2012, the Academy school in the French Quarter closed and is being redeveloped as apartments to meet the growing need for housing in the French Quarter. According to information provided to my office, having followed all of the rigorous standards outlined by the Vieux Carré Commission, the State Historic Preservation Office (SHPO) and the National Park Service, the school redevelopment was granted full and final approval by the Vieux Carré Commission (VCC) and the State Historic Preservation Office (SHPO) for the redevelopment of the Academy school with a rooftop addition. The VCC approval alone entailed an extensive 5 month on/off site vetting process by its staff, its architectural review committee and Board of Directors. Attached, you will find VCC unconditional approval. All National Park Service criteria regarding rooftop additions were also met, including:

- a. Does not significantly impact the character of the historic building
- b. It is subordinate to the historic building in size and design
- c. Is compatible with its massing, scale, materials and features
- d. Set back far enough so that it is not highly visible from the public right of way
- e. It is minimally visible from public right of way

As such, the National Park Service granted "conditional approval" on December 28, 2016. This conditional approval was based upon architectural plans provided to NPS, SHPO and the VCC that clearly depicted the design, placement, size and massing of the rooftop addition atop the existing structure. In reliance upon this approval, the owner/developer in turn committed to an extensive historic rehabilitation of this property at a total cost in excess of \$8 million. Construction has been underway since May 2017 and is nearing completion which is scheduled for early December 2017.

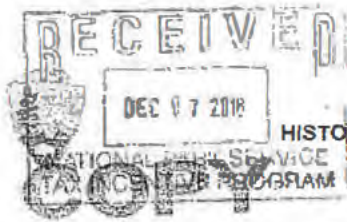
It is my understanding that all of the requested conditional approval information has been submitted to the National Park Service. However, even though the documents covered all aspects of the secretary's conditional approval request, the National Park Service reversed course and recently denied the request with little explanation for its actions. As a result, the matter is currently pending a final appeal for approval that was requested by the owner and its architectural firm, and supported by the VCC.

I would appreciate you or your office taking the time to review the St. Louis Academy School project rooftop addition. As you will see, the rooftop addition to the St. Louis Academy School that was already conditionally approved by the National Park Service on December 28 and fully approved by the French Quarter VCC and the Louisiana SHPO is very limited and minimally visible from the street and sidewalk vantage points.

Sincerely,

A handwritten signature in blue ink that reads "Mike Johnson". The signature is stylized and includes a long horizontal line extending to the right.

Mike Johnson
Member of Congress



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 4024-0008
Form 10-1088
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

NPS Project Number 35128

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name The Academy

Street 820 Dauphine Street

City New Orleans County Orleans Parish State LA Zip 70116

Name of Historic District Vieux Carre

Listed individually in the National Register of Historic Places; date of listing _____

Located in a Registered Historic District; name of district Vieux Carre

Part 1 - Evaluation of Significance submitted? Date submitted 9/15/2016 Date of certification pending

2. Project Data

Date of building 1949 Estimated rehabilitation costs (ORE) \$4,650,000

Number of buildings in project 2 Floor area before / after rehabilitation 23,650 / 28,000 sq ft

Start date (estimated) 01/01/2017 Use(s) before / after rehabilitation vacant / apts.

Completion date (estimated) 11/01/2017 Number of housing units before / after rehabilitation 0 / 25

Number of phases in project 1 Number of low/moderate income housing units before / after rehabilitation 0 / 0

3. Project Contact (if different from applicant)

Name Peter Trapolin/Shea Tahan Company Trapolin-Peer Architects

Street 850 Tchoupitoulas Street City New Orleans State LA

Zip 70130 Telephone (504) 523-2772 Email Address ptrapolin@trapolinpeer.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), under (2) I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection as noted in a written statement from the owner, a copy of which (i) either is attached to this application and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowingly and with falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name William R. Legier, Managing Member Signature [Signature] Date 10/21/16

Applicant Entity Academy Real Estate, LLC SSN _____ or TIN 81-3939720

Street 1100 Poydras Street, 34th Floor City New Orleans State LA

Zip 70163 Telephone (504) 388-7272 Email Address legier@legier.com; blegier@legier.com

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

12/20/16 [Signature]
Date National Park Service Authorized Signature

NPS conditions or comments attached

Form 10-168f
New

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Condition Sheet 1 of 2

CONDITIONS SHEET

Historic Preservation Certification Application

Property Name: The Academy

Project Number 35128

Property address 320 Dauphine

The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met.

1. Additional details on the exterior finishes of the new construction must be submitted for review and approval. In order to meet Standards 9 and 10, finishes must be compatible, but the building must also be differentiated from the historic structure.
2. Historic Interior finishes within the Academy building and the Convent must be retained. This includes interior door and window trim, as well as the tile wainscoting, and all of the distinctive wood finishes with in the chapel. Wood that has been stained must remained stained, it may not be painted.
3. A mock up pf the proposed rooftop addition must be constructed with photographs from the public right away in order to gauge visibility. These must be submitted for review and approval.

11/23/16

Date

Andrea McCarthy
State Signature

(225) 219-9771

State Contact Telephone Number

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

Date

12/28/16 Donna Green
National Park Service Signature

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET
Historic Preservation Certification Application

Property name: The Academy

Project Number: 35128

Property address: 820 Dauphine, New Orleans, LA

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

Condition Sheet 2 of 2

Windows: The application does not include information on the proposed treatment of the existing windows or the design and material of the new windows. The existing windows must be repaired and retained. Information on the new windows to be added to the historic buildings and the windows in the new building to be constructed must be provided.

Interior surface treatments: Information must be provided on the proposed interior wall, ceiling and floor finishes in the historic buildings.

HVAC: HVAC ducting must be concealed and soffits must not impact the windows. Information must be provided on the location of the HVAC system.

Site plan: A site plan must be provided.

New construction: Drawings of the east and west elevations of the new building to be constructed must be provided, as well as information on the exterior siding material (including color) proposed for the new building.

Color renderings and/or a sample of the Randomized Fiber Cement Rain screen proposed for the rooftop addition must be provided.

The information requested above must be provided in duplicate to the LA SBPO for review and approval by the National Park Service:

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

12/28/16
Date


National Park Service Signature

Telephone Number



Vieux Carré Commission

1300 Perdido St, 7th Floor
New Orleans, LA 70112
(504) 658-1420



Permit No. 17-04424-VCGEN

The Vieux Carré Commission hereby grants permission
for the approved work specified below.

Issued in accordance with Chapter 166 of the 1995 Code of the City of New Orleans, this permit is only for the work which meets Commission guidelines, policies, and specifications. This permit must be posted on the site, along with any approved plans and specifications, so as to be visible from the street.

Address: 820 Dauphine St Phone: (504) 523-2772
 Applicant: Shea Trahan
 Owner: Of The Sacred Heart Academy
 Contractor: Broadmoor, LLC

Work approved:

Rooftop penthouse addition on roof of two-story portion of brown-rated school building, per Commission approval and materials stamped VCC approved 04/28/17, including:

- Construct one-story single residential unit rooftop addition between existing stair tower and third-story of Dauphine-side existing building. Walls shall be stucco and 10 gauge aluminum metal panel systems over lightweight steel construction. Addition shall not exceed 12'-0" in height, and must be set back approx. 12'-0" from existing parapet, per stamped materials. Flat roof system may have galvanized, stainless steel, or aluminum coping, which must be painted to match stucco walls (to be permitted separately).
- Install copper break metal, downspouts, and leaderheads on St. Ann elevation, to match existing.

Note: Trash chutes are required for removal of debris from all roofs
All work must conform to standard VCC policies & guidelines
Torch-applied roofing is not permitted in the Vieux Carré.

NOTE: ALL ROOF TOP TERRACE ELEMENTS (INC. DECKING, PEDESTAL SYSTEM, RAILINGS, ETC.) AND EXTERIOR LIGHTING FIXTURES/ LAMPING ARE CONCEPTUALLY APPROVED AND NOT INCLUDED IN THIS PERMIT. ADDITIONAL MATERIALS MUST BE SUBMITTED TO VCC STAFF FOR FINAL REVIEW AND APPROVAL PRIOR TO FABRICATION OR INSTALLATION.

All work must conform to standard VCC policies & guidelines.

Estimated cost: not stated ebvgt 5/2/2017

This permit expires six (6) months from date of issuance, and may be renewed if work is proceeding satisfactorily. A permit may still be required from the City of New Orleans, Department of Safety and Permits. A Vieux Carré surcharge will be assessed against all city building permits which also require a Vieux Carré Commission permit. This project will be inspected on a regular basis by the Vieux Carré Commission staff to guarantee that the work executed conforms to this permit.

I, the undersigned, understand that the work must be executed exactly as specified on this permit. If it is determined that changes are necessary, I will apply for those modifications prior to the commencement of any work on those changes.

I certify that I have the authority of the current property owner(s) to perform the "permitted" work.

Signature: [Handwritten Signature] Print Name: William R. LeFevre, Jr.
 Approved: [Handwritten Signature] Date: 5/10/17
 Director

Vieux Carré Commission



Vieux Carré Commission

1300 Perdido St, 7th Floor
New Orleans, LA 70112
(504) 658-1420



Permit No. 17-04424-VCGEN

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Address: 820 Dauphine St Phone: (504) 523-2772

Applicant: Shea Trahan

Owner: Of The Sacred Heart Academy

Contractor: Broadmoor, LLC

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All work must conform to standard VCC policies & guidelines.

Revised code: 301 added ebvgt 5/2/2017

This permit expires six (6) months from date of issuance, and may be renewed if work is proceeding satisfactorily. A permit may still be required from the City of New Orleans, Department of Safety and Permits. A Vieux Carré surcharge will be assessed against all city building permits which also require a Vieux Carré Commission permit. This project will be inspected on a regular basis by the Vieux Carré Commission staff to guarantee that the work executed conforms to this permit.

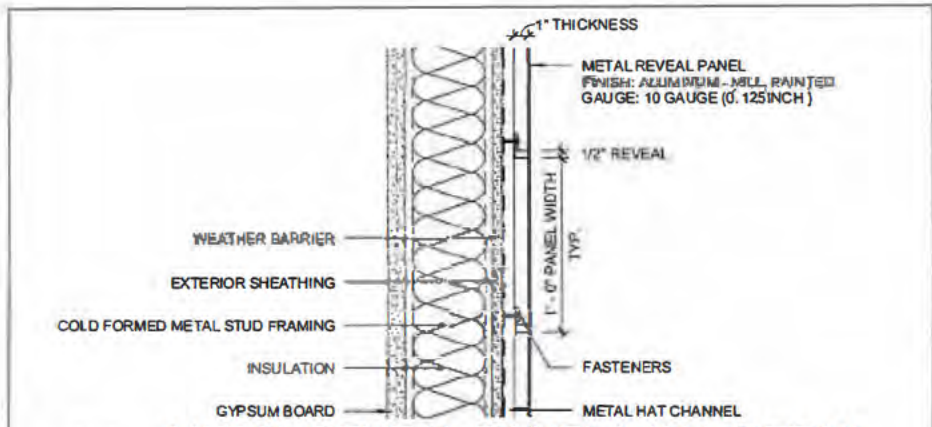
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I certify that I have the authority of the current property owner(s) to perform the "permitted" work.

Signature: [Handwritten Signature] Print Name: William R. LeFevre, Jr.

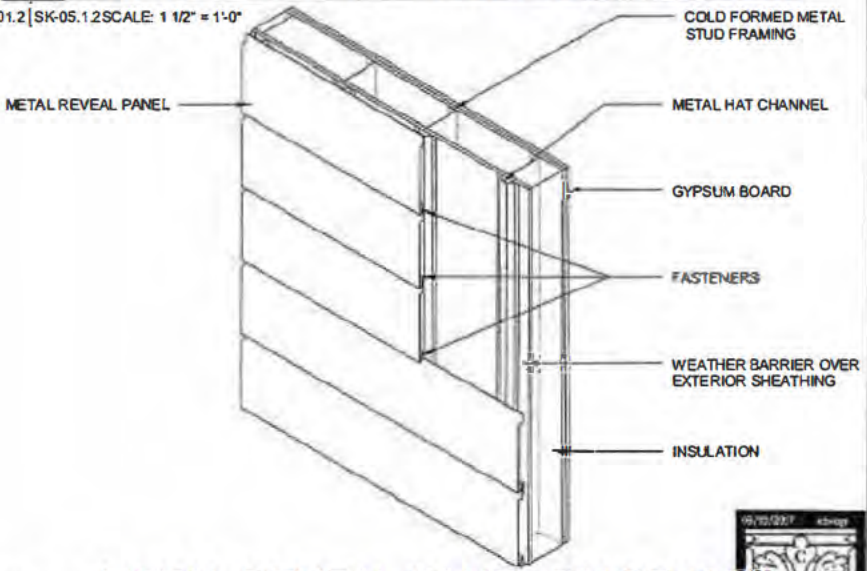
Approved: [Handwritten Signature] Date: 5/10/17

Director



METAL REVEAL PANEL WALL DETAIL

1
A-5.01.2 | SK-05.1.2 SCALE: 1 1/2" = 1'-0"



METAL REVEAL PANEL DIAGRAM

2
SK-05.1.2 SCALE:



820 Dauphine

SK-05.1.2

Project No.: CH1677
Date: 4-27-17
Revision No.: 3
Revision Made: YCC

TRAPOLIN • PEER ARCHITECTS

ARCHITECTS
1 (504) 521-2711 • 1 (800) 545-5555
www.trapolinpeer.com

07 42 13
METAL WALL PANELS

PART 1 GENERAL

1.1 SUMMARY

- A. Section Includes: This Section specifies metal wall panels and accessories.
- B. Related Requirements:
 - 1. Section 07 8200 - Joint Sealants

1.2 REFERENCES

- A. ASTM International (ASTM):
 1. ASTM A240/A240M-14 Standard Specification for Chromium and Chromium-Nickel Stainless Steel Plate, Sheet, and Strip for Pressure Vessels and for General Applications.
 2. ASTM A606/A606M-09a Standard Specification for Steel, Sheet, and Strip, High-Strength, Low-Alloy, Hot-Rolled and Cold-Rolled, with Improved Atmospheric Corrosion Resistance.
 3. ASTM A653/A653M-13 Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
 4. ASTM B69-13 Standard Specification for Rolled Zinc.
 5. ASTM B209-10 Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate.
 6. ASTM B265-13a1 Standard Specification for Titanium and Titanium-Alloy Strip, Sheet, and Plate.
 7. ASTM B370-12 Standard Specification for Copper Sheet and Strip for Building Construction.
 8. ASTM B506-09 Standard Specification for Copper-Clad Stainless Steel Sheet and Strip for Building Construction.

1.3 SUBMITTALS

- A. General: Submit listed submittals in accordance with Contract Conditions and Section 01 33 00 - Submittal Procedures.
- B. Product Data: Submit for specified products as follows:
 1. Manufacturer's product data, including manufacturer's SPEC-DATA product sheet.
 2. Manufacturer's Standard Installation Details.
 3. Material Safety Data Sheets (MSDS).
- C. Shop Drawings: Indicate information on shop drawings as follows:
 1. Verify field dimensions.
- D. Closeout Submittals:
 1. Manufacturer's maintenance instructions.
 2. Warranty Documentation: Submit warranty documents specified.
- E. Samples: Submit as follows:
 1. Full size samples of wall panel colors and finishes prepared on metal specified for panels.
- F. Manufacturer's maintenance instructions.
- G. Warranty Documentation: Submit warranty documents specified.

1.4 QUALITY ASSURANCE

- A. Installer: Acceptable to the manufacturer, experienced in performing work of this section and has specific experience in installation of work similar to that required for this project.

1.5 DELIVERY, STORAGE & HANDLING



- A. Deliver material in accordance with Section [01 61000 - Product Requirements] and in accordance with manufacturer's instructions.
- B. Deliver materials in manufacturer's original packaging with identification labels intact and in sizes to suit project.
- C. Store materials protected from exposure to harmful weather conditions and at temperature conditions in accordance with manufacturer's instructions.

1.6 WARRANTY

- B. Manufacturer's Warranty: Submit, for Owner's acceptance, manufacturer's standard warranty document executed by authorized company official. Manufacturer's warranty is in addition to, and does not limit, other rights Owner may have under other Contract Documents.
 - 1. Warranty Term: Five-years commencing on date of substantial completion for defects in workmanship.
- C. Special Warranty:
 - 1. Warranty Term: [20-years] commencing on date of substantial completion for defects in material.

PART 2 PRODUCTS

2.1 METAL WALL PANELS

- A. Manufacturer: MetalTech-USA.
 - 1. Contact: 611 Highway 74 South, Suite 900, Peachtree City, GA 30269; Telephone: (770) 486-8825; Fax: (770) 631-7689; E-mail: info@metaltch-usa.com; Website: www.metaltch-usa.com
 - 2. Single Source Responsibility: Provide components and materials specified in this section from a single manufacturer.
 - 3. Substitutions: No substitutions permitted.
- B. Panel Details:
 - 1. Panel Width: As detailed.
 - 2. Panel Length: As detailed.
 - 3. Orientation: As detailed.
 - 4. Profile Height: 1 inch (25.4 mm).
 - 5. Reveal Width: $\frac{1}{2}$ (12 mm).
 - 6. Joint: Endfold.
 - 7. Installation Method: Mechanical attachment to As detailed.

2.2 MATERIALS

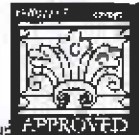
- A. Aluminum; ASTM B209, Type 3003:
 - 1. Thickness and Weight: 0.125 inch (3.1 mm); 1.782 lb./ft.² (0.8 kg/m²).
 - 2. Standard Finish: Mill, Painted.
 - 3. Custom Finish: Contact MetalTech-USA for other types of finishes and colors available for aluminum wall panels and accessories.
 - 4. Special Finish Warranty: Manufacturer's 20 year warranty against defects in custom finish. A finish warranty is available depending on the anodized coating, contact manufacturer.

2.3 ACCESSORIES

- A. Ventilation/Drainage Mat:
 - 1. Recommended Material: Colbond Building Products; Enkamat 7010
- B. Fasteners: Galvanized

2.4 FABRICATION

- A. Fabricate and finish metal wall panels and accessories at MetalTech-USA to the greatest extent possible MetalTech-USA's standard procedures and processes, as necessary to fulfill indicated performance



requirements demonstrated by laboratory testing. Comply with indicated profiles and with dimensional and structural requirements.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Verification of Conditions: Verify that conditions of substrates previously installed under other sections or contracts are acceptable for product installation in accordance with manufacturer's instructions prior to metal wall panel installation.
 - 1. Ensure structure or substrate is adequate to support metal wall panels.
 - 2. Proceed with installation only after unacceptable conditions are corrected.

3.2 PREPARATION

- A. Prepare substrates to receive metal wall panels, and accessories in accordance with manufacturer's instructions, approved shop-drawings.

3.3 INSTALLATION

- A. Install metal wall panels and accessories in accordance with manufacturer's instructions, approved shop-drawings.
- B. Accurately fit, align, securely fasten and install free from distortion or defects.

3.4 CLEANING

- A. Perform daily cleanup.
- B. Upon completion, remove surplus materials, rubbish, tools and equipment.
- C. Collect recyclable waste and dispose of as directed.

3.5 PROTECTION

- A. Protect installed product from damage during construction.
- B. Repair or replace adjacent materials damaged by installation of metal wall panels.

3.6 MAINTENANCE

- A. Coordinate maintenance requirement with Section 00 78 23 – Operation and Maintenance Data.
- B. Maintain metal wall panel system in accordance with manufacturer's instructions [and terms of warranty].
 - 1. Inspect metal wall panels and exposed accessories every [6] months to verify proper drainage, integrity of flashings and sealants, and overall condition of wall panel system.
 - 2. Clean lightly soiled areas with mild soap and water.
 - 3. Clean heavily soiled areas with light pressure washing.
 - 4. Do not use abrasive cleaners, pads, or brushes for cleaning.
- C. Provide separate maintenance contract for maintenance and repair of metal wall panel system.

END OF SECTION





Vieux Carré Commission

1300 Perdido St, 7th Floor
New Orleans, LA 70112
(504) 658-1420



Permit No. 16-37200-VCGEN

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for the approved work specified below.

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Address: 820 Dauphine St Phone: (504) 523-2772

Applicant: Shea Trahan

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Contractor: Broadmoor, LLC

Work approved:
Renovation and adaptive reuse of brown-rated school building, per Commission approval and materials stamped VCC approved 04/28/17, including:

- Remove steps, double doors, and landing on St. Ann elevation. Retain double doors for reinstallation. Remove steps on Dauphine as indicated.
- Remove first floor windows and drinking fountains on Bourbon elevation of three-story building, and install new aluminum windows as indicated. Finish and depth within wall must match existing windows on second and third stories. Remove masonry as indicated for new exhaust vents.
- Reinstall double doors and construct new ADA ramp and railing on St. Ann elevation.
- Install twenty (20) Rheem Classic RA14 series HVAC units on roof of three-story portion of building, and two (2) units on Dauphine/Dumaine corner of two-story building.

ALL COURTYARD ELEMENTS CONCEPTUALLY APPROVED, AND NOT INCLUDED IN THIS PERMIT.

COURTYARDS WILL REQUIRE FINAL REVIEW AND APPROVAL BY VCC PRIOR TO CONSTRUCTION OR FABRICATION.

All work must conform to standard VCC policies & guidelines.

Estimated cost: nmi-estab01 cbvogt 5/11/2017

This permit expires six (6) months from date of issuance, and may be renewed if work is proceeding satisfactorily. A permit may still be required from the City of New Orleans, Department of Safety and Permits. A Vieux Carré surcharge will be assessed against all city building permits which also require a Vieux Carré Commission permit. This project will be inspected on a regular basis by the Vieux Carré Commission staff to guarantee that the work executed conforms to this permit.

I, the undersigned, understand that the work must be executed exactly as specified on this permit. If it is determined that changes are necessary, I will apply for those modifications prior to the commencement of any work on those changes.

I certify that I have the authority of the current property owner(s) to perform the "permitted" work.

Signature: Print Name: William R. LEGRAND, JR.

Approved: Date: 5/10/17
Director

Vieux Carré Commission

printed courtesy of the Vieux Carré Commission Foundation

THE ACADEMY 820 DAUPHINS, NEW ORLEANS, LA

9/15/2017



Appeal

15 September 2017

Property	The Cathedral Academy 820 Dauphine Street New Orleans, LA
Owner	Mr. William R. Legier Academy Real Estate, LLC 1100 Poydras Street, 34 th Floor New Orleans, LA 70163
Participants for the Owner	Mr. William R. Legier Mrs. Melissa Legier Mr. William Legier Mr. Kyle Ruckert Mr. Peter Trapolin Mr. Shea Trahan
Building History	The Cathedral Academy, school and convent for the nearby St. Louis Cathedral, was built in 1949. Architect Richard Koch designed the 2-3 story red brick building in the developing Historic Revivals of the Vieux Carre Style, and, typical for the style, included architectural references to the Ursulines Convent (1749), the oldest surviving building in the Vieux Carre.
Chronology	November 3, 2016 NPS received Part 1 December 6, 2016 NPS approved Part 1 December 7, 2016 NPS received Part 2, fee was paid December 28, 2016 NPS issued a Conditional Approval June 14, 2017 NPS received Amendment #1 July 21, 2017 NPS denied Amendment #1 August 11, 2017 Appeal request received
Uses Before/After Rehabilitation	School and Convent/Residential
Denial Issue	The provided photographs of the mock-up, which were submitted in Amendment #1, as well as in-progress construction photos, indicate the rooftop addition is quite prominent and visible from surrounding public thoroughfares. It unacceptably impacts, not only the appearance of the building, but also the scale of the surrounding Vieux Carre National Landmark District.
SHPO Recommendation	The SHPO approved the Part 1. It conditionally approved Part 2, requesting a mock-up of the rooftop addition. The SHPO approved Amendment #1.

rec'd 8/11/2017
via email



August 11, 2017

Mr. John Burns,
Chief Appeals Officer, Cultural Resources
National Park Services
1849 C Street, NW, Mailstop 7243
Washington, D.C. 20240

Re: Denial Appeal
The Academy
820 Dauphine Street
New Orleans, LA 70116
Project Number 35128

Dear Mr. Burns,

We respectfully request an appeal of the National Park Services (NPS) denial of our Part 2 application on the referenced project. NPS has sited standards 2,9, and 10 in the denial of the proposal.

Standard 2 states, "*The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*" The addition has been designed to minimize its visibility, especially from the Dumaine St. elevation which has been identified in the denial letter as being of particular importance. We feel the visibility is both minimal and understated, especially in respect to the Dumaine St. elevation, and thus we believe the addition meets Standard 2. The team is amenable to exploring options to further reduce the addition's visibility, if necessary.

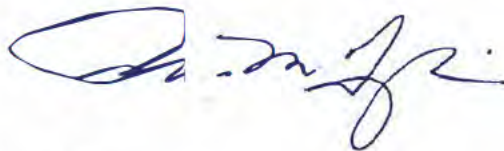
Standard 9 states, "*New Additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*" The proposed addition was designed with numerous design reviews and approved by the Vieux Carre Commission. The VCC and we feel that the massing, size, scale, and architectural features are not only compatible but complimentary to the historic building. Our team feels the addition meets Standard 9.

Standard 10 states, "*New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*" As designed the proposed addition could be removed in the future with no negative impact to the original property and as such we feel Standard 10 is met.

As stated above, we feel the project meets the Standards and respectfully request a meeting for us to present to you our more in-depth and expanded basis and reasons in support of our appeal.

Thank you for your consideration in advance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter M. Trapolin". The signature is fluid and cursive, with a large initial "P" and "T".

Peter M. Trapolin,
President

Cc: Anne Grimmer
William R. Legier
William R. Legier, Jr.



Figure 1: The Cathedral Academy from the intersection of Dauphine and Dumaine.



Figure 2: The Cathedral Academy from the intersection of Dauphine and Dumaine.



Figure 3: The Cathedral Academy from the southeast on Dauphine St., showing the parking lot where infill construction is approved.



Figure 4: The North facade of the Cathedral Academy, on Dumaine Street.



Figure 5: Construction photo of rooftop addition from the corner of Dauphine and Dumaine Streets.



Figure 6: Construction photo of rooftop addition from the east on Dumaine Street.



Figure 7: Close-up of the construction photo of rooftop addition from the east on Dumaine Street.



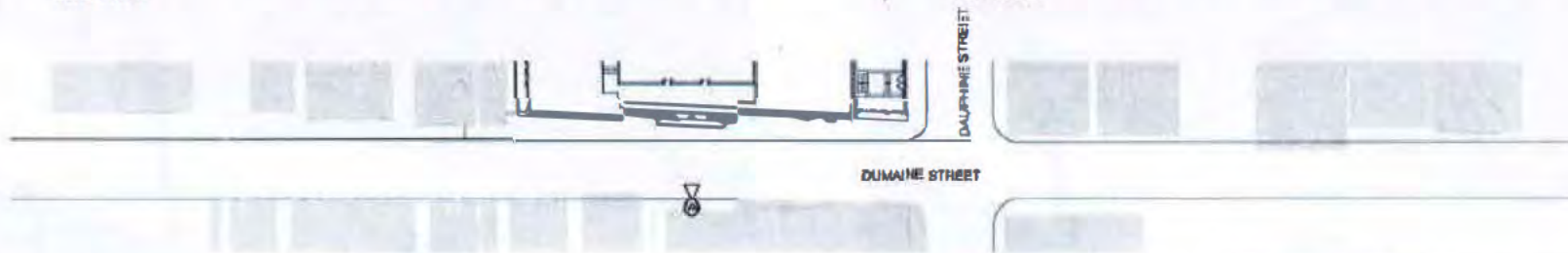
VIEW 06 - EXISTING CONDITION

SCALE: N.T.S.



VIEW 06 - SHORTER PARAPET

SCALE: N.T.S.



820 Dauphine

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de la Tour Holdings, LLC 820 Dauphine Street	VIEW 06
Project Number: CN 16277	Date: 08/28/17
N-0.6.2	

7/26/2017 3:27:56 PM

Figure 9: Photos of Addition, and proposed alteration to Addition, from the parapet on Dumaine Street.



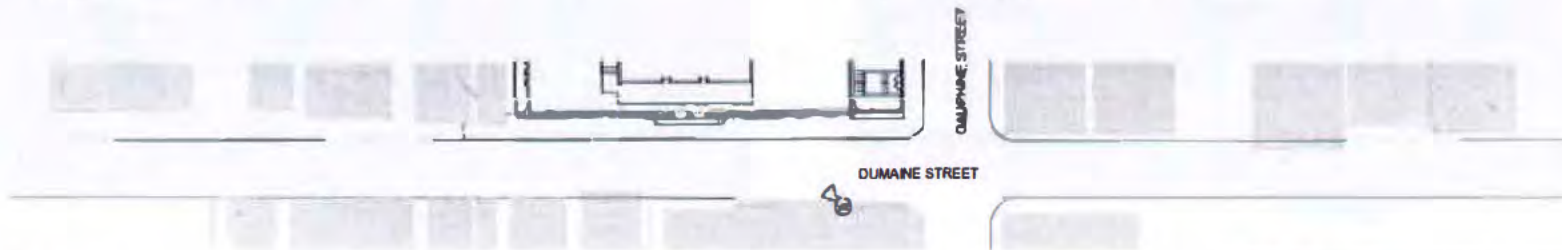
VIEW 07 - EXISTING CONDITION

SCALE: N.T.S.



VIEW 07 - SHORTER PARAPET

SCALE: N.T.S.



820 Dauphine

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12/15/2017 10:28:00 AM C:\Users\jpe\Documents\820 Dauphine\820 Dauphine.dwg @peers@trapolin.com

de la Tour Holdings, LLC
820 Dauphine Street

VIEW 07

Project Number CH1672J

Date: 07/26/17

N-0.7.2

10/2/2017 3:27:58 PM

Figure 10: Photos of Addition, and proposed alteration to Addition, from directly in front of the building on Dumaine Street.



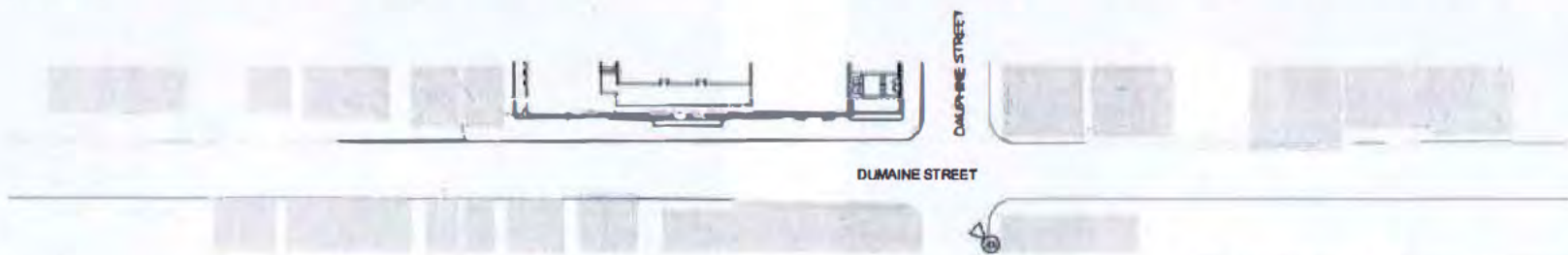
VIEW 08 - EXISTING CONDITION

SCALE: N.T.S.



VIEW 08 - SHORTER PARAPET

SCALE: N.T.S.



820 Dauphine
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C:\3207\Building\820 Dauphine\820 Dauphine_C0118771_001.dwg | User: tl_vary | Date: 07/28/17

de la Tour Holdings, LLC 820 Dauphine Street	VIEW 08
Project Number: CN167Z7	Date: 07/28/17
N-0.8.2	

11/8/2017 3:28:30 PM

Figure 11: Photos of Addition, and proposed alteration to Addition, from the intersection of Dauphine and Dumaine Streets.



VIEW 11 - EXISTING CONDITION



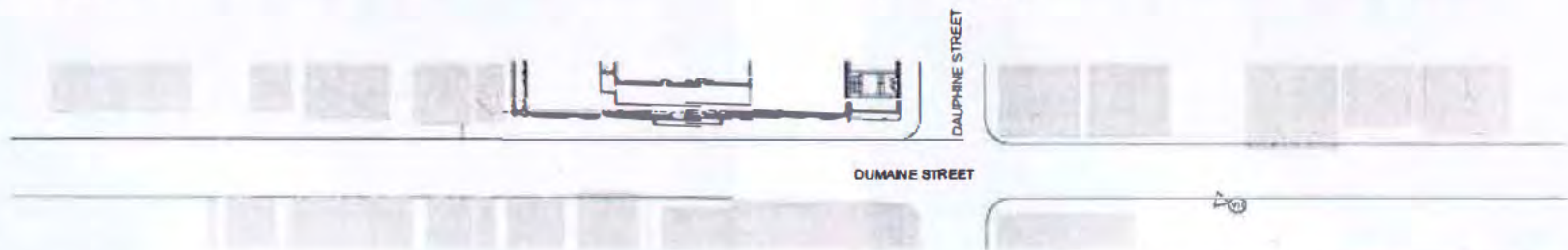
SCALE: N.T.S.



VIEW 11 - SHORTER PARAPET



SCALE: N.T.S.



820 Dauphine

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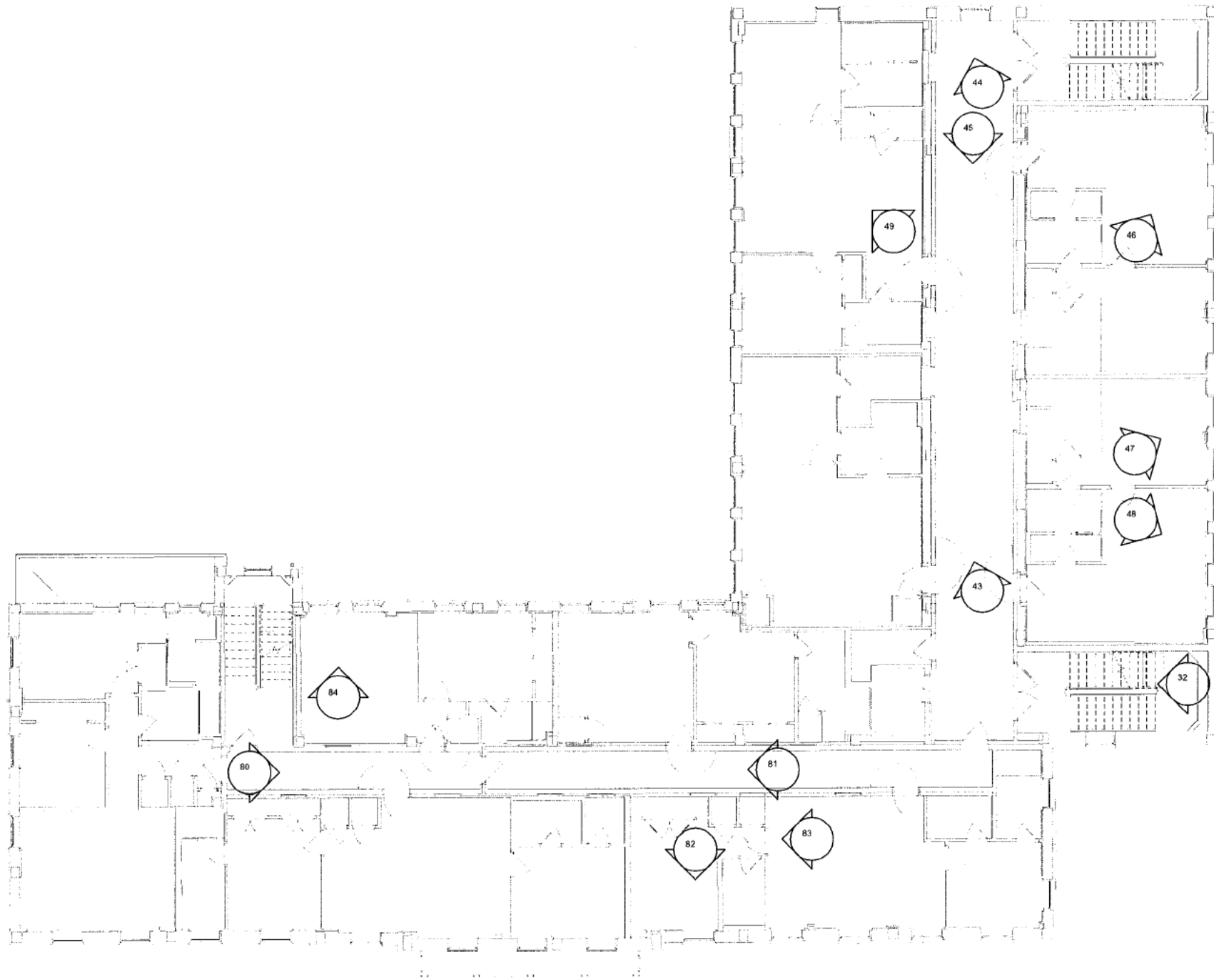
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de la Tour Holdings, LLC 820 Dauphine Street		VIEW 11
Project Number: CN16727	Date: 07/26/17	N-0.11.2

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Figure 12: Photos of Addition, and proposed alteration to Addition, west on Dumaine Street.



KEY PLAN (2ND FLOOR)

A-1.04.1 | A-0.02.0 SCALE: 1/8" = 1'-0"



820 Dauphine
Adaptive Reuse/Addition
820 Dauphine Street

Owner
Armstrong NOLA
de la To
1100 Poydras
New

Contractor
Renovations of
72
Col

Revisions

Project Number: CN1
Drawn By: STDF
Checked By: ST

Issue Date: 01/0

Title: **KEY PL
FLO**

Sheet



95. Convent roof, parapet, looking east



93. Convent roof, looking northwest: stair penthouse in foreground & southeast corner of school at rear



94. Convent roof, looking northwest, stair penthouse & terrace



91. Convent, 2nd floor, typical bathroom



92. Convent, bedroom 5, looking west



89. Convent, 2nd floor, looking south



90. Convent, 2nd floor, typical bedroom with bath



87. Convent, 1st floor, stair, looking west



88. Convent, 2nd floor corridor, looking north



85. Convent. 1st floor elevator door



86. Convent 1st floor, typical rear window



83. Convent, 1st floor refectory, looking northeast



84. Convent, 1st floor, office, looking east



81. Convent 1st floor laundry room, looking west



82. Convent 1st floor communal room, looking southwest



79. Convent, 1st floor, sacristy, looking east



80. Convent, 1st floor kitchen, looking east



77. Chapel wood ceiling detail



78. Chapel. Steel and glass cathedral window, looking south



75. Chapel, east wall wood casement detail, looking east



76. Chapel, looking south toward sanctuary



73. Convent, 1st floor, side corridor, looking west toward rear parking area



74. Chapel, looking east



69. Convent, 1st floor, waiting room & lobby, looking northeast



70. Convent, 1st floor waiting room & lobby, looking southeast into principal's office



67. Convent. Dauphine Street entry, looking south



68. convent, 1st floor, Dauphine entry, looking northeast



63. School. 3rd floor front classroom, looking northeast



64. School, 3rd floor front classroom, looking north



61. School. 3rd floor corridor, looking east



62. School. 3rd floor rear classroom, looking southwest



59. School. 3rd floor stair, looking north



60. School 3rd floor corridor, looking west



57. School 2nd floor kindergarten, looking southwest



58. School. Stair between 2nd & 3rd floors, looking south



55. School, 2nd floor front classroom 2, looking northwest



56. School, 2nd floor, front classroom 2, looking northeast



53. School, 2nd floor corridor, looking east toward convent



54. School, 2nd floor front classroom 1, looking northwest



49. School, 1st floor, girls toilet, looking east



50. School, 1st floor, 3rd toilet, looking southwest



47. School, 1st floor, looking northwest toward stair 1 & Dauphine Street entry



48. School, 1st floor, boys' toilet, looking southeast, looking northeast



45. School, 1st floor cafeteria, looking north toward facade windows



46. School, 1st floor cafeteria, looking northeast



41. School 1st floor, stair 2, looking northeast



42. School, 1st floor, kitchen, looking northeast



39. School 1st floor, Dauphine entry & stair 2, looking south



40. School, 2nd floor stair, looking north



37. School, 1st floor corridor, looking east into 1st floor convent



38. School 1st floor, Dauphine entry, looking north



35. School, 1st floor corridor, looking west toward entry from side parking lot



36. School, 1st floor corridor, looking east toward convent



33. School, Eastern & southern elevation, looking northwest



34. School. 1st floor, looking south toward entry from rear parking area



31. School, rear elevation, looking north



32. School, rear windows detail, looking north



29. School, western side elevation, looking northeast



30. School & convent. side and rear elevations, looking east



27. School, iron grille details, looking south



28. School. Facade detail—signage & windows



25. School, looking southeast down Dauphine St.



26. School. Facade entry detail



23. Convent, southern side elevation, looking east



24. Convent, rear elevation, looking east



21. Convent, southern side elevation, chapel side window exterior, looking northwest



22. Convent, southern side elevation, looking west



17. Convent, balcony consoles



18. Convent vent detail



15. Convent, balcony detail, looking west



16. Convent. Balcony detail, looking north



13. Convent, gate detail, looking southeast



14. Convent, Dumaine Street facade, pedimented bay detail, looking southwest



11. Convent, entry details, looking south



12. Convent, entry, Dauphine Street, looking north toward street



9. Convent, corner of Dauphine and Dumaine Streets, looking south



10. Cornerstone, Dauphine Street entrance, looking southeast



7. Streetscape. Dumaine Street, looking southwest



8. Streetscape. Dumaine Street, looking north



5. Streetscape. Dauphine Street, looking northwest from 3rd floor school window



6. Streetscape, looking west from convent roof



3. Streetscape, Dauphine Street looking southeast



4. Streetscape. Dauphine Street looking southwest



1. Dauphine & Dumaine Street Facades, looking southwest



2. Dumaine Street Facade, looking southwest