

CITY PLANNING COMMISSION
CITY OF NEW ORLEANS

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EXECUTIVE DIRECTOR

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DEPUTY DIRECTOR

City Planning Commission Staff Report

Executive Summary

Summary of Mid-City and Parkview Local Historic District Proposals:

The Historic Preservation Study Committee Report of April 2016, recommended the creation of the Mid-City Local Historic District with boundaries to include the area roughly bounded by City Park Avenue, Saint Louis Street, North Claiborne Avenue and I-10, and the creation of the Parkview Local Historic District with boundaries to include the area generally bounded by City Park Avenue, Esplanade Avenue, East Moss Street, Orleans Avenue, North Rocheblave Street, and Saint Louis Street. These partial control districts would give the Historic District Landmarks Commission (HDLC) jurisdiction over demolition only in Parkview and demolition and new construction in Mid-City.

Recommendation:

The CPC staff is presenting the Historic Preservation Study Committee Report and general information about the local historic district without a recommendation. The staff expects to present an analysis and recommendation for the September 27, 2016 City Planning Commission meeting.

Consideration of the Study Committee Report:

City Planning Commission Public Hearing: The CPC holds a public hearing at which the report and recommendation of the Study Committee are presented and the public is afforded an opportunity to consider them and comment.

City Planning Commission's recommendations to the City Council: Within 60 days after the public hearing, the City Planning Commission will consider the staff report and make recommendations to the Council.

City Council Action: The report and recommendation will be reviewed at an open meeting of the City Council within a reasonable time after transmittal of the report, but not more than 90 days thereafter.

City Planning Commission Meeting
Tuesday, August 23, 2016

CPC Deadline: 10/22/16
CC Deadline: 90 days from receipt
Council District: A-Guidry
B-Cantrell

CONSIDERATION: Creation of the Mid-City Local Historic District and Parkview Local Historic District as proposed by the Historic Preservation Study Committee.

PRELIMINARY STAFF REPORT

To: City Planning Commission

From: Robert Rivers, Executive Director
Paul Cramer, Planning Administrator

Prepared by: Sabine Lebailleux and Brittany Desrocher

Date: August 16, 2016

I. GENERAL INFORMATION:

Proposal: To consider the Historic Preservation Study Committee Report of April 2016, recommending the creation of the Mid-City Local Historic District boundaries to include the area roughly bounded by City Park Avenue, Saint Louis Street, North Claiborne Avenue and I-10, and the creation of the Parkview Local Historic District boundaries to include the area generally bounded by City Park Avenue, Esplanade Avenue, East Moss Street, Orleans Avenue, North Rocheblave Street, and Saint Louis Street. These partial control districts would give the Historic District Landmarks Commission (HDLC) jurisdiction over demolition only in Parkview and demolition and new construction in Mid-City.

Why is City Planning Commission action required?

Chapter 16, Section 753 of the Louisiana State Legislation states that prior to the establishment of an historic preservation district a public hearing shall be held by the planning or zoning agency or commission serving the governmental unit, at which hearing the report and recommendations of the historic preservation study committee shall be presented and an opportunity afforded the public to consider them. The planning commission shall then submit a final report with recommendations to the governing body.

A. Current Regulations

Demolition in many of the city's oldest neighborhoods is currently governed by the Neighborhood Conservation District Advisory Committee (NCDAC). Pursuant to **Chapter 26, Article I, Section 26-3** of the New Orleans City Code of Ordinances, the purpose of the district was to preserve and stabilize neighborhoods through the protection of those structures that represent the character and quality of the neighborhood or the architectural history of New Orleans and to promote redevelopment that contributes to the historic character of the neighborhood. Demolition of any building in this area requires review and recommendations by the NCDAC and approval by the City Council.

The NCDAC jurisdiction covers almost every neighborhood between the Mississippi River and Florida Avenue less and except local historic districts under the jurisdiction of the HDLC, CBDHDLC or VCC. More precisely, it encompasses the area generally bounded, on the east bank of the Mississippi River, by the Orleans/Jefferson Parish line, Metairie Road, Interstate 10, Norfolk-Southern Railroad track, Orleans Avenue, City Park Avenue, Wisner Boulevard, Interstate 610, Florida Boulevard, the Orleans/St. Bernard Parish line, and the Mississippi River; on the west bank of the Mississippi River, by Atlantic Avenue, Bodenger Boulevard, the Orleans/Jefferson Parish line, and the Mississippi River. The NCD also includes all National Register Historic Districts that are on the National Register of Historic Places and in addition to the Gentilly Terrace National Register District, the area bounded by the following streets, and those properties fronting on the bounding streets, beginning at Elysian Fields Avenue at Gentilly Boulevard, north along Elysian Fields Avenue to Filmore Avenue, east along Filmore Avenue to Peoples Avenue, south along Peoples Avenues to Gentilly Boulevard, and along Gentilly Boulevard back to Elysian Fields Avenue. Both the Mid-City and Parkview neighborhoods are currently covered by the NCDAC boundaries.

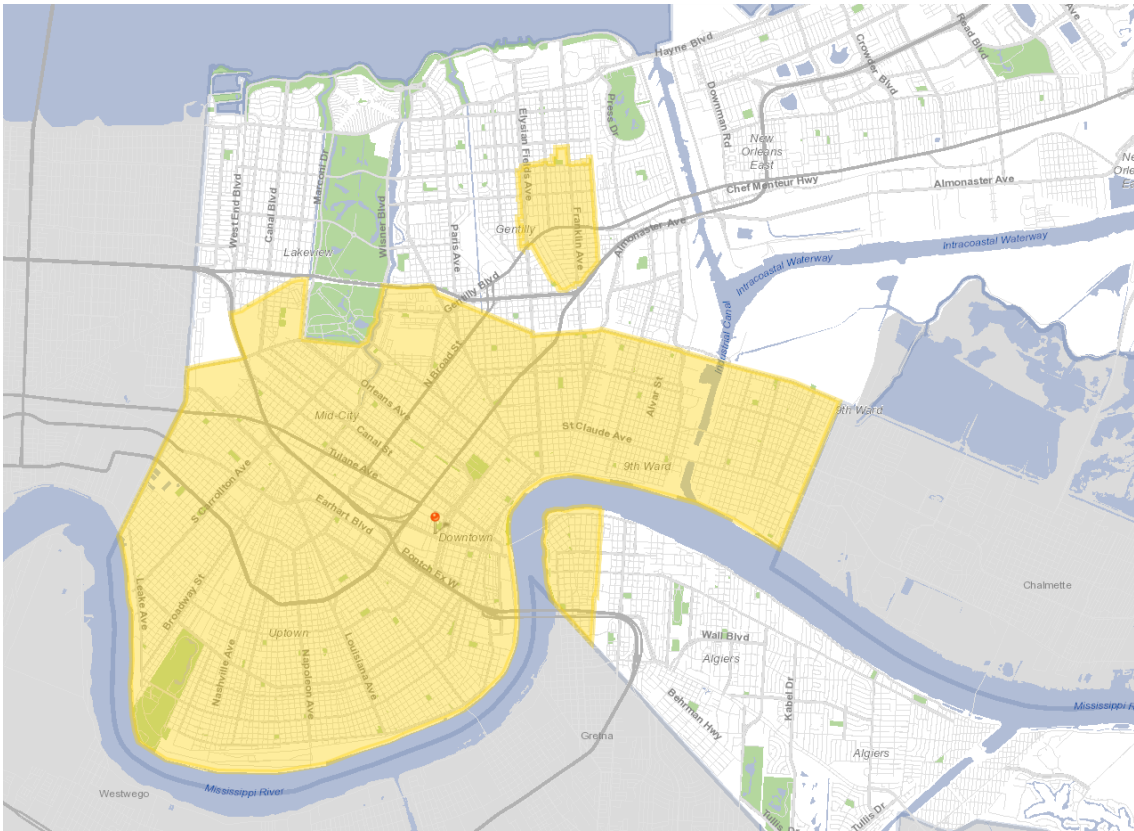


Figure 1. Area under NCDAC jurisdiction

For the areas proposed, NCDAC jurisdiction would be replaced with the Historic District Landmarks Commission (HDLC). Currently, these neighborhoods are designated as National Historic Districts by the National Park Service. The Mid-City and Parkview neighborhoods are not in Local Historic Districts so they are currently not subject to any review from HDLC. National Register Districts do not provide any controls over demolition, construction, or renovation.

B. A Brief History of Planning in the Study Area and Vicinity

The following events have culminated in the recommendation of the Study Committee:

- 1978:** Mid-City/Parkview Survey by Koch and Wilson Architects for the City of New Orleans.
- 1985:** Mid-City Survey by New Orleans Office of Community Development.
- 1993:** The Mid-City District was placed on the National Register of Historic Places.
- 1995:** The Parkview District was placed on the National Register of Historic Places.

- 2010:** Historic Mid-City Study Report, R. Christopher Goodwin and Associates, Inc. for the City of New Orleans.
- 2011:** Mid City/Parkview Historic Preservation Review Committee established by the City Council.
- 2015:** Mid-City/Parkview Historic Preservation Review Committee holds public meetings and makes a recommendation regarding boundaries and levels of jurisdiction.
- 2016:** HDLC forwards Study Report and committee recommendations to the City Planning Commission.

C. General reasons for the Creation of a Historic District

In addition to recognizing the historical value of an area and furthering the educational, cultural, and economic welfare of the public, there are a number of additional specific benefits to creating a historic district:

1. The declaration of local historic district status preserves the historical integrity of the area and prevents intrusion of buildings that are not in character with the surroundings.
2. The ability to regulate and control demolitions assists in securing the preservation of valuable buildings while providing a thorough review process for demolition applications.
3. There are advantages and incentives in the form of investment tax credits, façade easements, and restoration tax abatements.
4. Design control over new construction would assure the environmental and architectural integrity of the area. Rehabilitation investments are protected by the review of adjacent properties and foster an atmosphere for reinvestment.
5. The “demolition by neglect” provisions of the HDLC assist in preventing the deterioration of existing structures.

D. Authority of the HDLC over Local Historic Districts with Partial Control

The authority of the HDLC over Local Historic Districts differs from one district to another. The Study Committee recommends a partial control over the proposed Mid-City and Parkview Local Historic Districts. There are different levels of partial control. For example the Garden District Local Historic District was created in 2007 giving the HDLC jurisdiction over new construction, demolition, and demolition by neglect, but did not

include renovation, or addition.

Mid-City:

Pursuant to HDLC Enabling Legislation¹, the partial control district proposed for Mid-City would give the HDLC jurisdiction over demolition and new construction.

1. The designation of a partial control local historic district would give the Historic District Landmarks Commission jurisdiction within the stated boundaries and the authority to regulate new construction (including accessory structures but not fences or additions to existing buildings) and demolitions of privately owned buildings.
2. No new private building, structure, or edifice shall be constructed until after an application for a Certificate of Appropriateness as to exterior architectural features has been submitted to and approved by the Historic District and Landmark Commission. Similarly, if earthworks of historical or archeological importance exist in a district, there shall be no excavating or moving of earth, rock, or subsoil without a Certificate of Appropriateness.
3. The Historic District and Landmark Commission shall not consider interior arrangement or use, but shall consider the relationship of the exterior of the building concerned with all others in the district so as to avoid incongruity and promote harmony therewith. For new construction, the Commission shall regulate those outside surfaces of a building that can be viewed from a public right of way or street.
4. Nothing in the enabling legislation shall be construed to prevent ordinary maintenance or repairs which do not involve a change of design, material, or of the outward appearance of a building. In the case of a partial control district, materials change and other work that is not considered “new construction” may take place without HDLC approval. Fences and additions to existing buildings shall not be considered new construction. New accessory structures shall be subject to review if they are visible from the public right-of-way.

Parkview:

The partial control district proposed for Parkview would give the HDLC jurisdiction over demolition only.

1. The designation of a partial control local historic district would give the Historic District Landmarks Commission jurisdiction within the stated

¹ Ordinance (as amended) No. 5992MCS, August 21, 1980

boundaries and the authority to regulate demolitions of privately owned buildings.

F. Proposed Districts Boundaries

The proposed Mid-City and Parkview Local Historic Districts boundaries are intended to closely follow the boundaries of the existing Mid-City and Parkview National Register Districts. However, so as to be easily understood, the Study Committee recommends to simplify these boundaries and include a few areas that fall outside of the National Register Districts but contain numerous historic buildings.

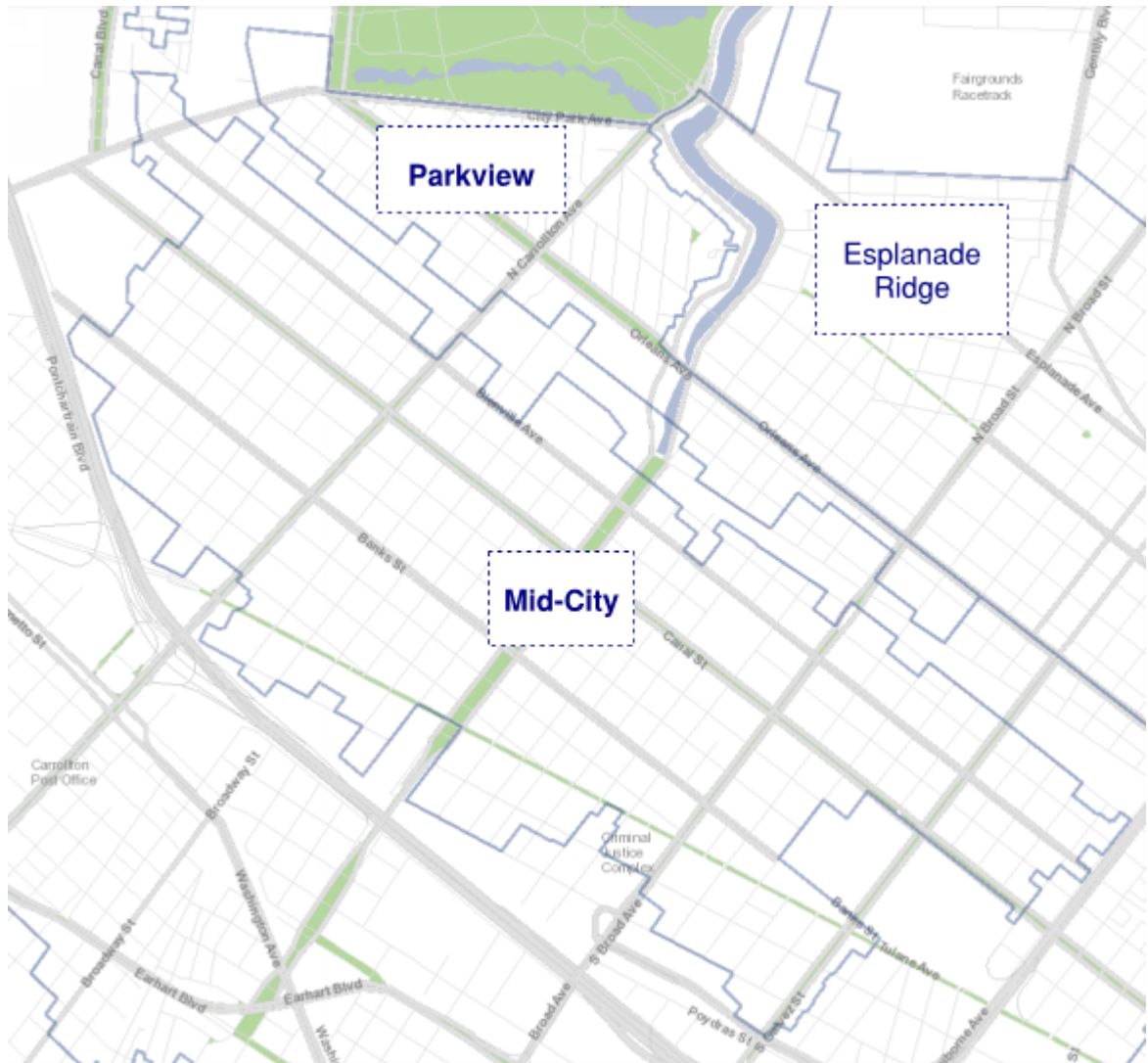


Figure 2. Mid-City and Parkview National Historic Districts

Proposed Mid-City Local Historic District boundaries:

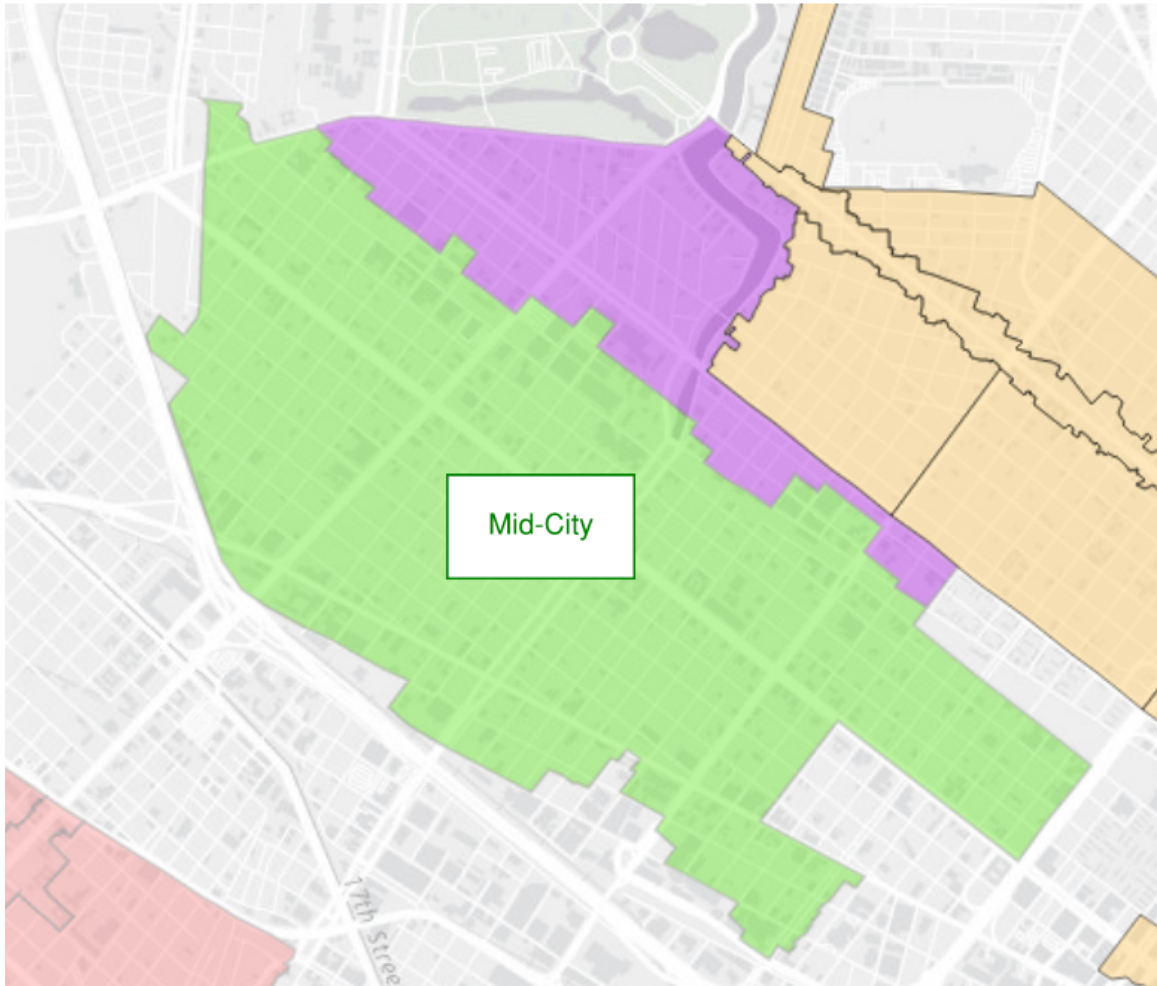


Figure 3. Proposed Mid-City Local Historic District

The proposed north, west and south boundaries of the proposed Mid-City Local Historic District are simplified in comparison to the existing boundaries of the National Register. In addition, the former industrial corridor (now including the Lafitte Greenway) between the two National Register Districts was included into the proposed Mid-City Local Historic District.

Boundaries description:

At the Intersection of St. Louis and Claiborne Avenue proceed down Claiborne Avenue to the Intersection of Canal Street. Turn right and proceed up Canal Street to the intersection of South Rocheblave Street. Turn left and proceed down South Rocheblave Street to the intersection of Tulane Avenue. Turn left and proceed down Tulane Avenue to the intersection of South Johnson Street and turn right. Proceed down South Johnson Street to the rear property line of the buildings fronting Tulane Avenue. Turn right and proceed along the rear property lines of the buildings fronting on Tulane Avenue to the

rear property line of the properties fronting South Galvez Street continuing along the property line separating 2117 and 2119 Gravier Street. Proceed along the rear property line of the properties fronting South Galvez Street continuing along the property line separating 2113 and 2119 Perdido Street. Proceed along the rear property line separating 2118 and 2120 Perdido Street. Turn right and proceed along the rear property line of the property fronting on Perdido Street to Galvez Street. Turn right and proceed to the intersection of Perdido Street and South Galvez Street. Turn left and proceed down Perdido Street to South Broad Street. Turn right and proceed to Tulane Avenue. Turn left and proceed to South Dupre. Turn left and proceed past Gravier Street to the rear property lines of the properties fronting on Gravier Street to the rear property lines of the buildings fronting on South Salcedo Street. Turn left and proceed along the rear property lines of the properties fronting South Salcedo Street to Perdido Street. Proceed up Perdido Street to Jefferson Davis Boulevard. Proceed along the railroad right of way to South Genois Street. Turn right and proceed down South Genois Street to Gravier Street. Turn left on Gravier Street and proceed to South Carrollton Avenue. Proceed along Interstate 10 to S. St. Patrick Street. Turn right on South St. Patrick Street and proceed to the intersection of Baudin Street. Turn left and proceed on Baudin Street, continuing on Julia Street and turn right on St. Anthony Street. Proceed to Banks Street and turn right. Proceed on Banks Street to South Bernadotte Street. Proceed on Bernadotte Street to Palmyra Street to the rear property lines of properties fronting on S. Bernadotte Street. Proceed in the same direction to the intersection of Conti Street and Rosedale Drive. Turn right and proceed down Rosedale Drive to Virginia Street and turn right and proceed down Virginia Street to the rear property lines of the buildings fronting on Conti Street. Turn left and follow the rear property lines of the buildings fronting Conti Street to City Park Avenue. Turn left and proceed down City Park Avenue to Toulouse Street. Turn right and proceed down Toulouse Street to North Bernadotte Street. Turn right and proceed down N. Bernadotte Street to the rear property lines of the properties fronting Toulouse Street. Turn Left and proceed along the rear property lines of the properties fronting Toulouse Street to North Olympia Street. Turn right and proceed to St. Louis Street. Turn Left and proceed to North Carrollton Avenue. Turn left and proceed to Toulouse Street. Turn right and proceed to Moss Street. Turn right and proceed to Lafitte Street. Turn left and proceed to North Gayoso Street. Turn left and proceed to the rear property line of the properties fronting on St. Peter Street. Turn right and proceed along the rear property lines of the properties fronting St. Peter Street to North Dupre Street. Turn left and proceed to St. Peter Street. Turn right and proceed to North Broad Street. Turn right and proceed to Toulouse Street. Turn left and proceed to North Dorgenois Street. Turn right and proceed to St. Louis Street. Turn left and proceed to N. Claiborne Avenue.

Proposed Parkview Local Historic District boundaries:

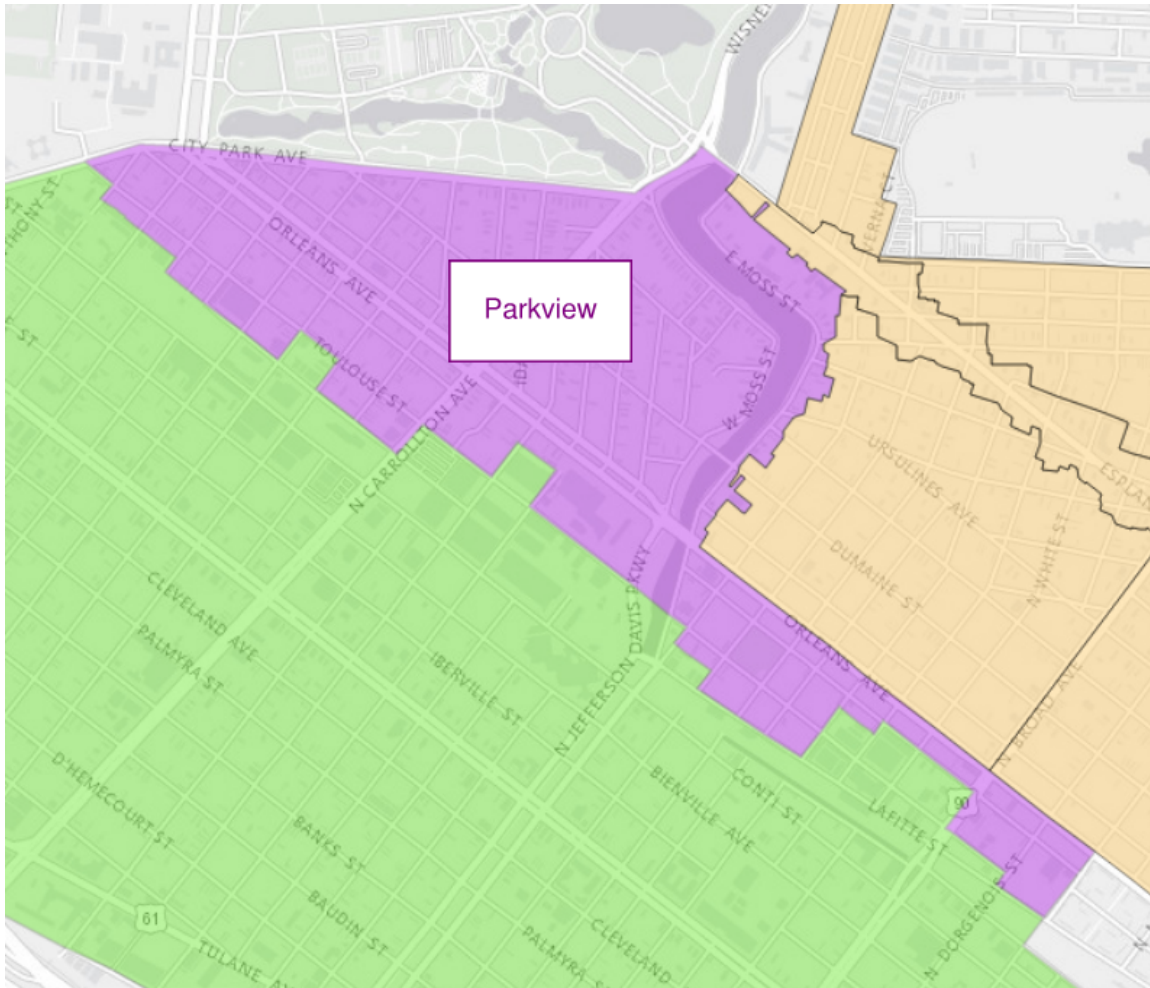


Figure 4. Proposed Parkview Local Historic District

The proposed north, west and south boundaries of the proposed Parkview Local Historic District follow the boundaries of the existing National Register boundaries. The proposed eastern boundary includes the properties facing both sides of Bayou Saint John which are currently located in the Esplanade Ridge National Register but are not included in the existing Esplanade Ridge Local Historic District.

Boundaries Description:

Beginning at the intersection of City Park Avenue and Toulouse Street, proceed down Toulouse Street to North Bernadotte Street. Turn right and proceed down North Bernadotte Street to the rear property lines of the properties fronting Toulouse Street. Turn left and proceed along the rear property lines of the properties fronting Toulouse Street to North Olympia Street. Turn right and proceed to St. Louis Street. Turn left and proceed to North Carrollton Avenue. Turn left and proceed to Toulouse Street. Turn right and proceed to Moss Street. Turn right and proceed to Lafitte Street. Turn left and

proceed to North Gayoso Street. Turn left and proceed to the rear property line of the properties fronting on St. Peter Street. Turn right and proceed along the rear property lines of the properties fronting St. Peter Street to North Dupre Street. Turn left and proceed to St. Peter Street. Turn right and proceed to North Broad Street. Turn right and proceed to Toulouse Street. Turn left and proceed to North Dorgenois Street. Turn right and proceed to Lafitte Street. Turn left and proceed to North Rocheblave Street. Turn left and proceed to Orleans Avenue. Turn left and proceed to the rear property line of 720-22 Moss Street. Follow the rear property lines of properties fronting on Moss Street to Esplanade Avenue. Turn left and proceed on Esplanade Avenue to North Carrollton Avenue. Turn left and proceed to City Park Avenue. Turn right and proceed to Toulouse Street.

II. PRELIMINARY STAFF RECOMMENDATION

The CPC staff is presenting the Historic Preservation Study Committee Report and general information about the local historic district without a recommendation. The staff expects to present an analysis and recommendation for September 27, 2016 City Planning Commission meeting. Written comments will be accepted until 5pm, Monday September 19, 2016. It is customary for the CPC to hold two public hearings prior to making a recommendation on the designation of a local historic district.