

PORTFOLIO

Elisabeth Price

Master of Preservation Studies

Tulane University

2018

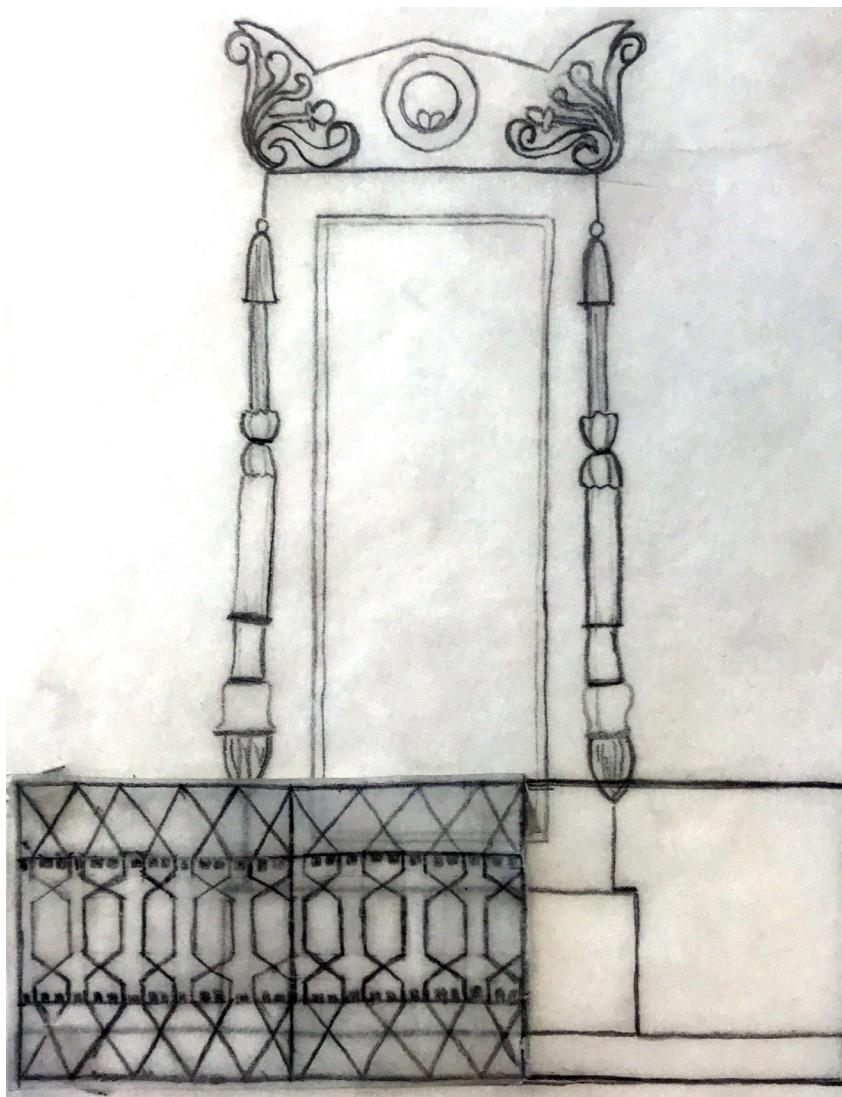
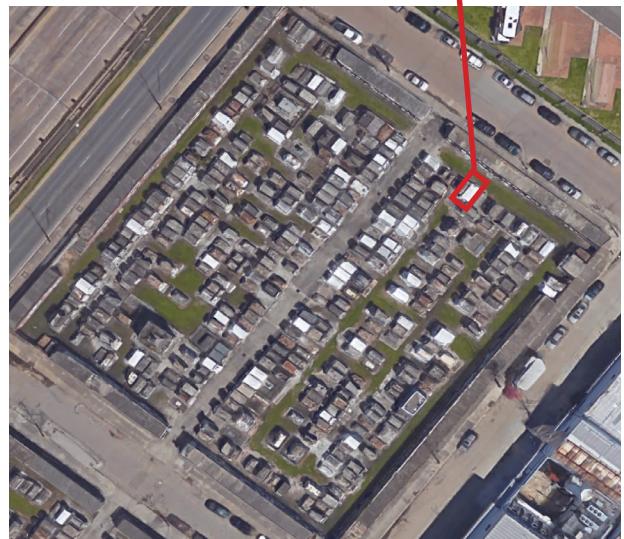
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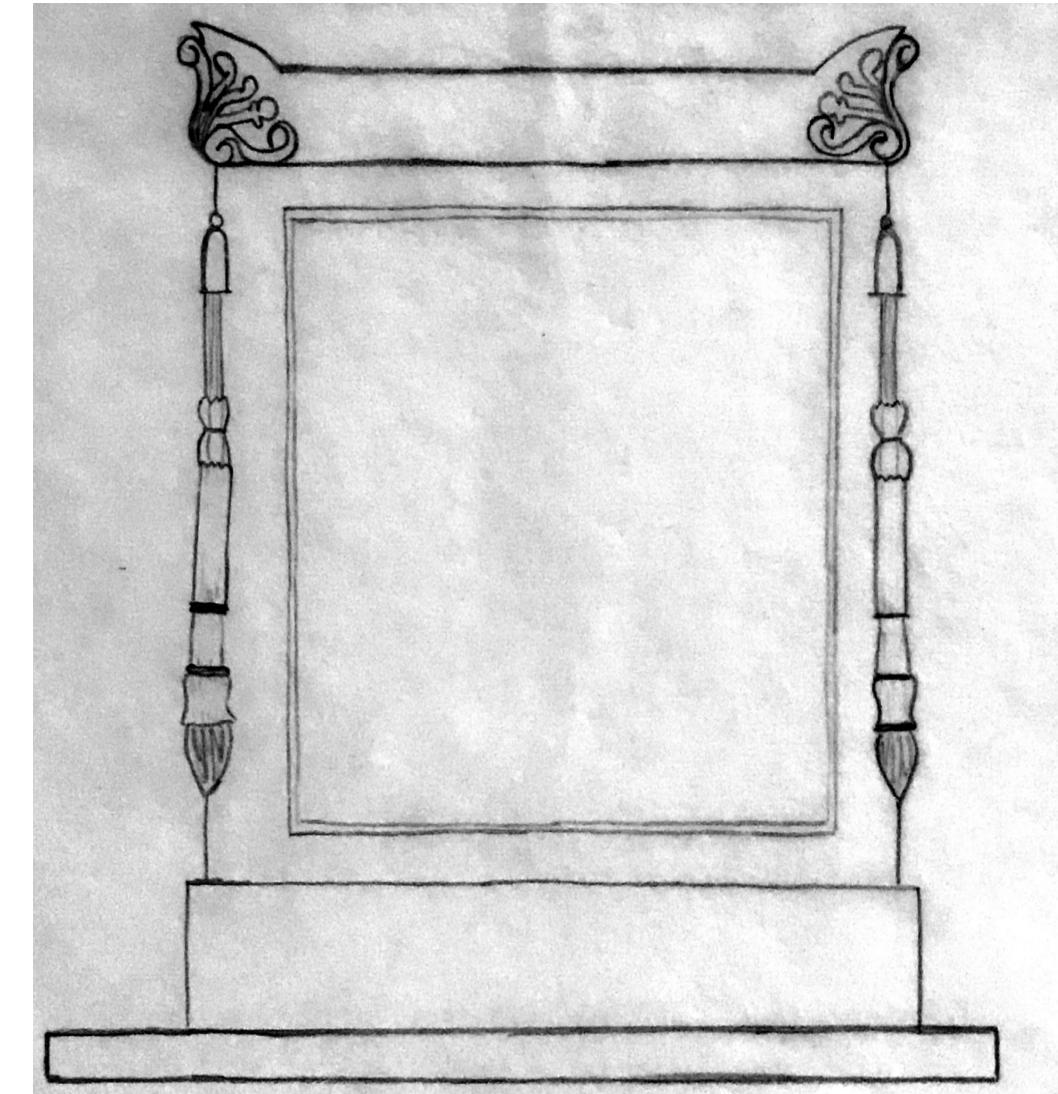
HAND DRAFTED DRAWINGS OF SELECTED TOMB

The Famille Gustave Jacquet Tomb
St. Louis Cemetery, No. 2

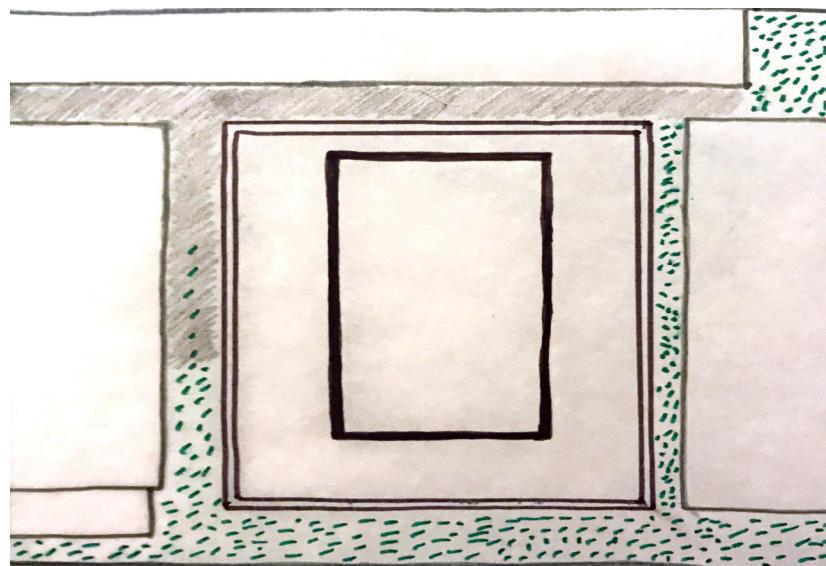
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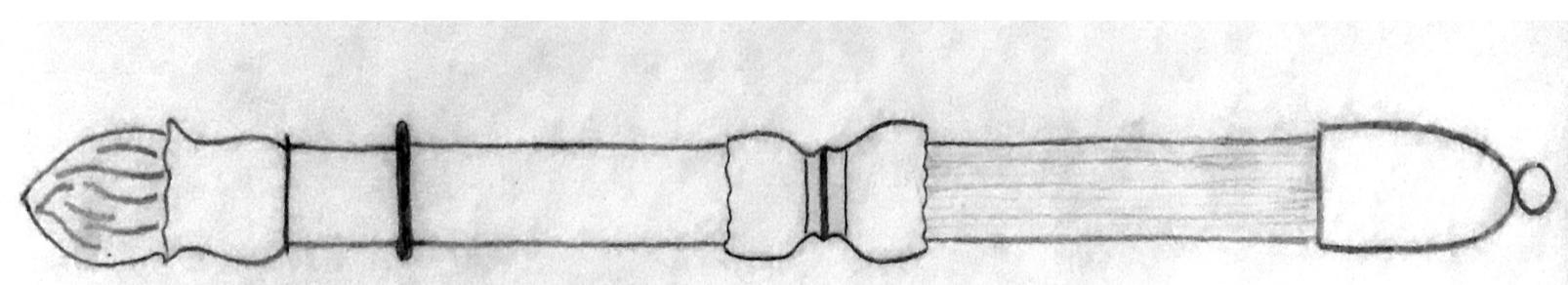
Northeast facade (front), 1'0=1/2"



Northwest facade (side), 1'0=1/2"



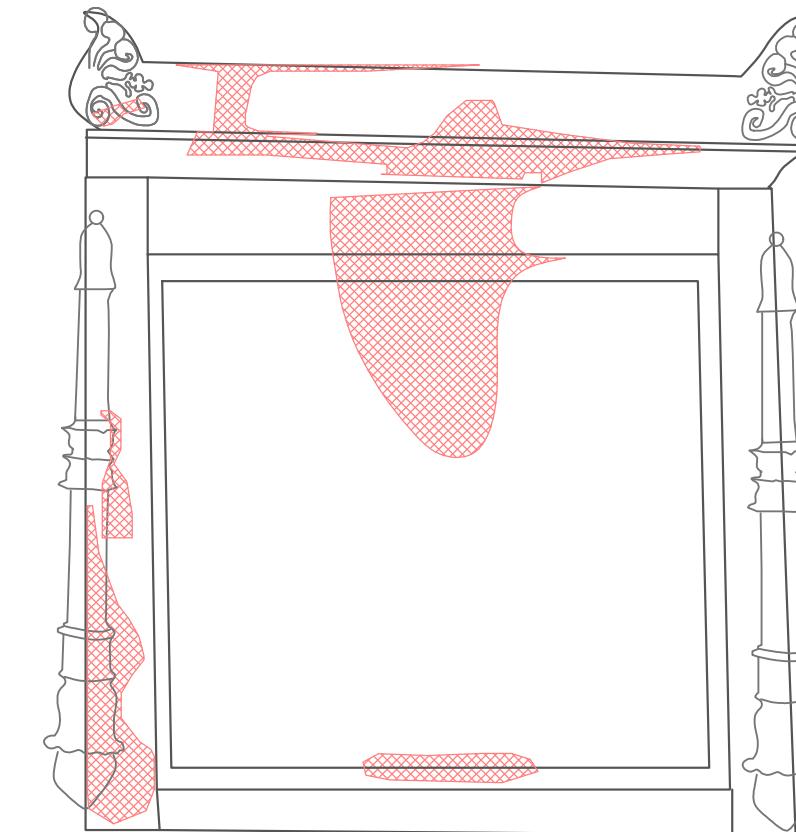
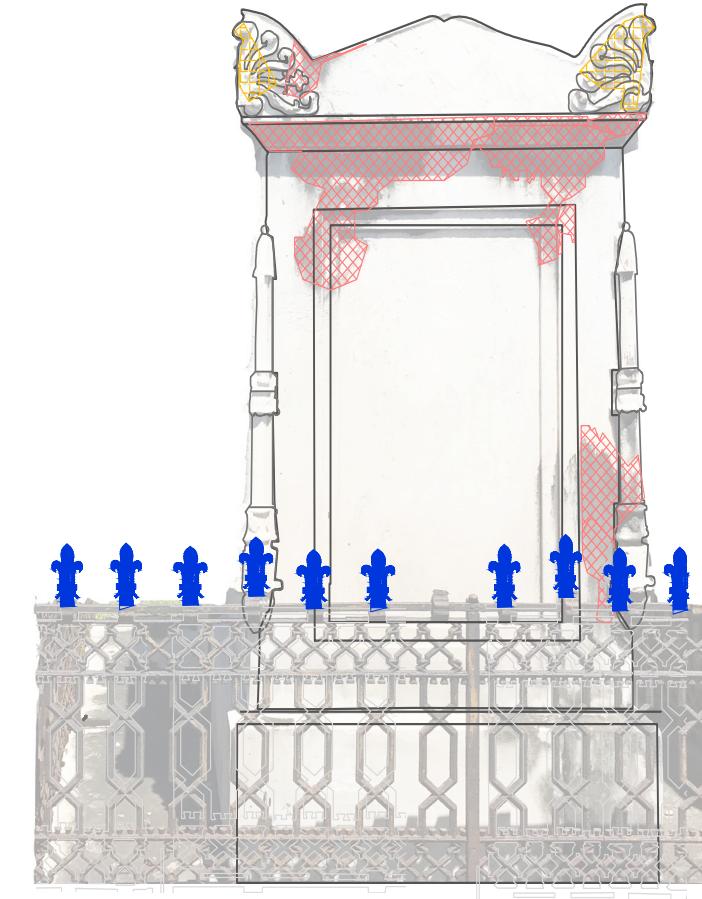
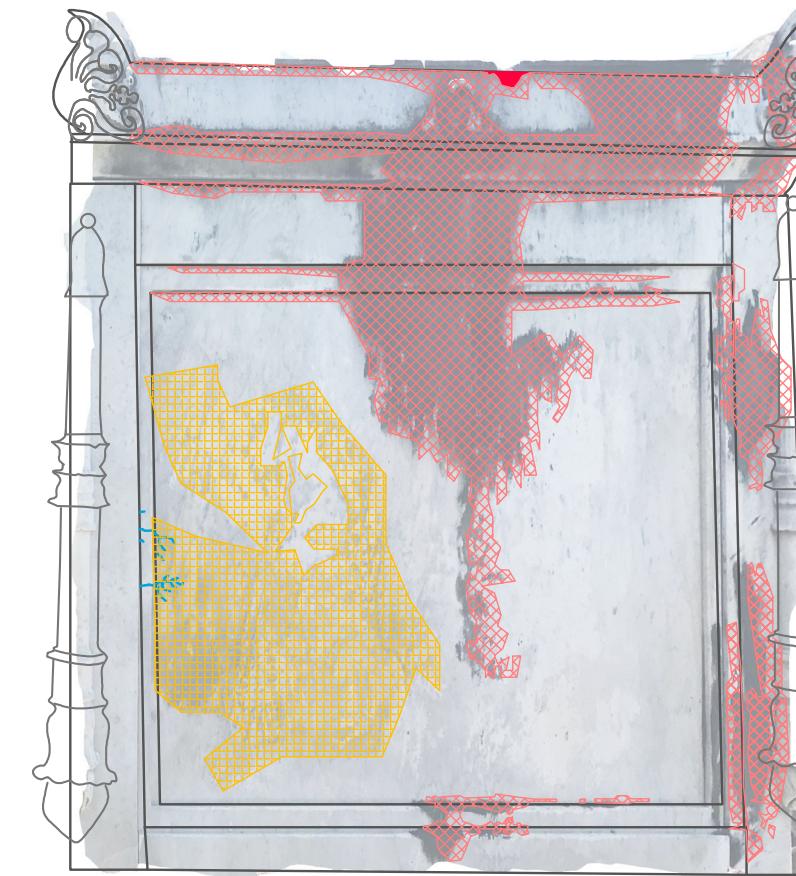
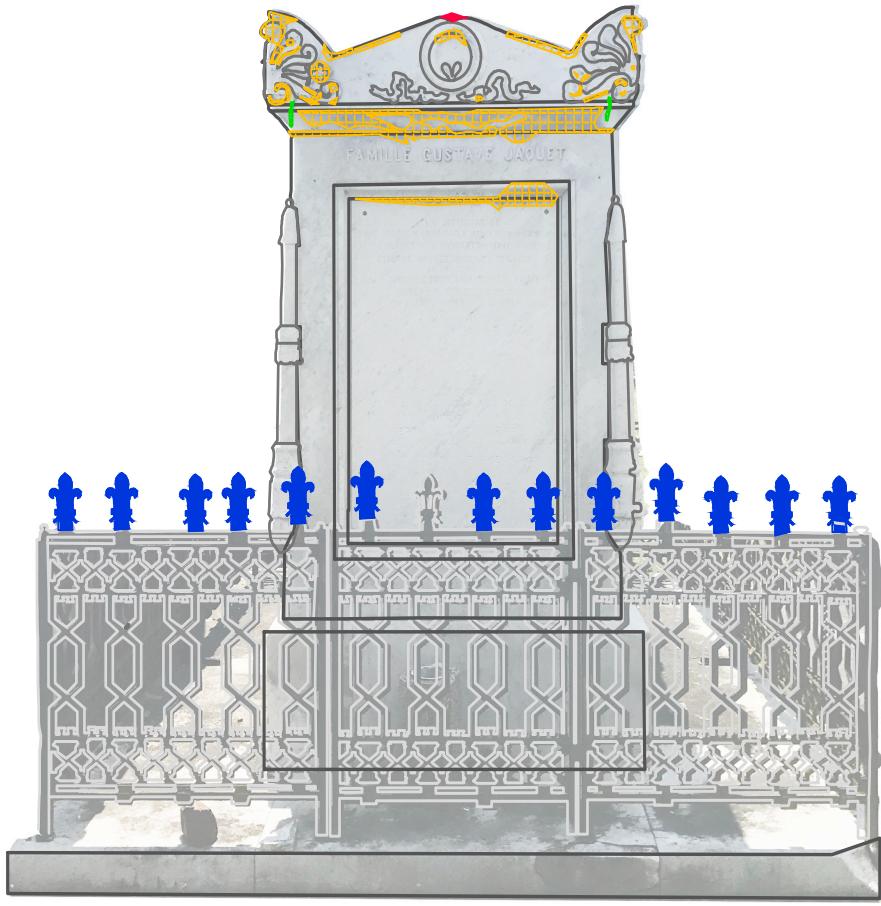
Site map, 1'0=1/4"



Upside down torch (character defining feature), 1'0=3"

CONDITIONS ASSESSMENT OF SELECTED TOMB

The Famille Gustave Jacquet Tomb
St. Louis Cemetery, No. 2



Key

	Copper alloy stain
	Gate loss
	Cracking
	Pollution
	Loss
	Biological growth

General Note: The substrate has eroded over the entirety of the structure.

CONDITIONS GLOSSARY

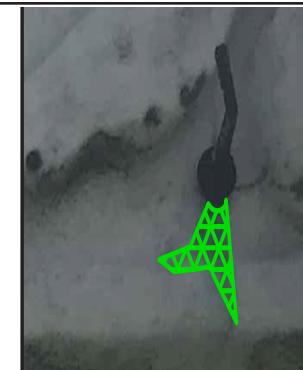
General Note: The substrate has eroded over the entirety of the structure.



CRACKING - Narrow fissures in a block of masonry.



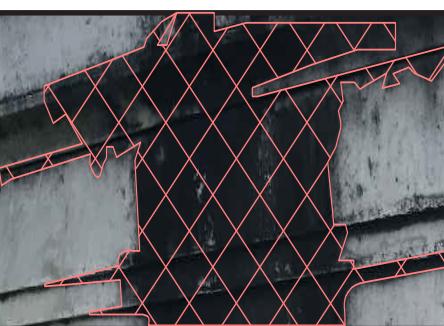
LOSS - loss of portions of marble due to general weathering and erosion



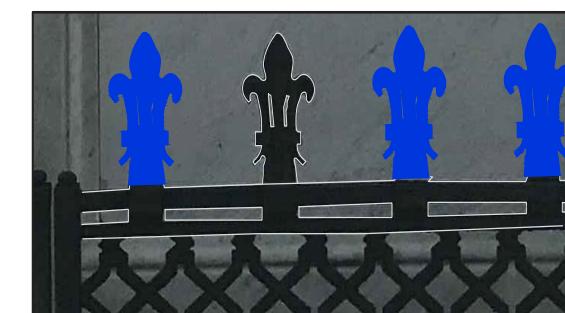
COPPER ALLOY STAINS - staining of masonry due to the oxidation of the copper elements; water related



POLLUTION - staining due to airborne pollutants that leave a film over the surface of the substrate



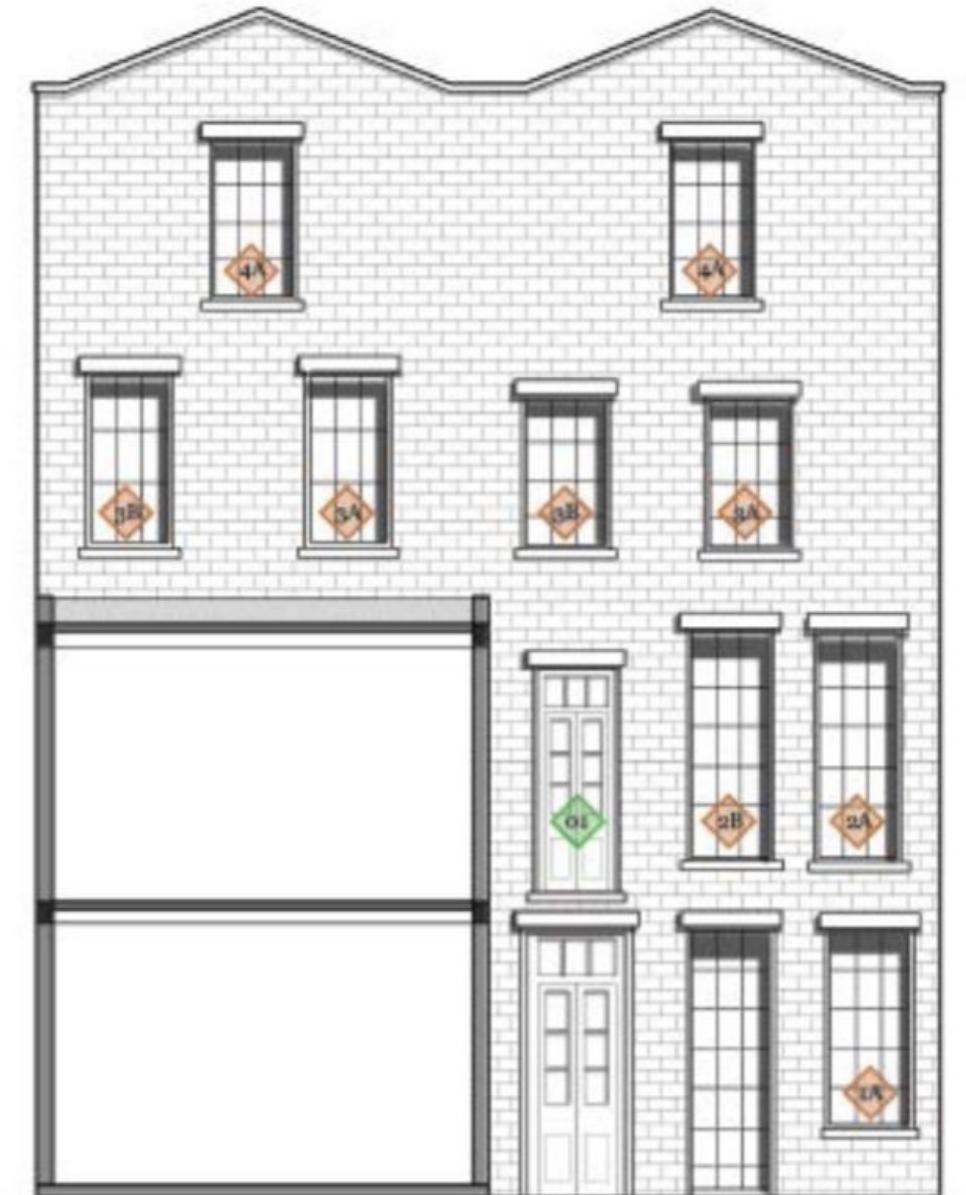
BIOLOGICAL GROWTH - grows when moisture is present and the substrate is not exposed to the sun



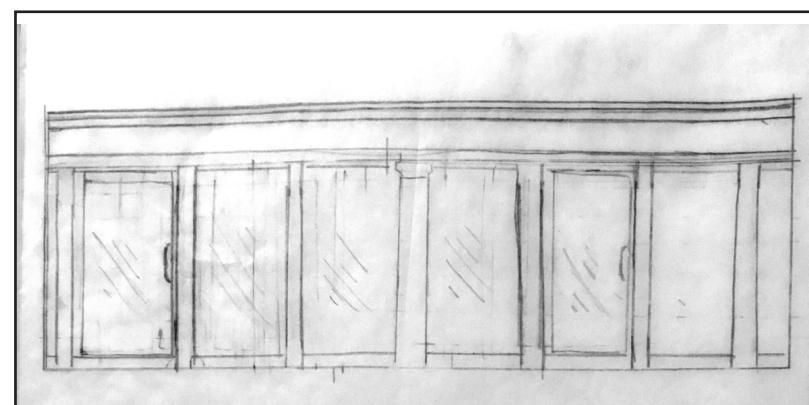
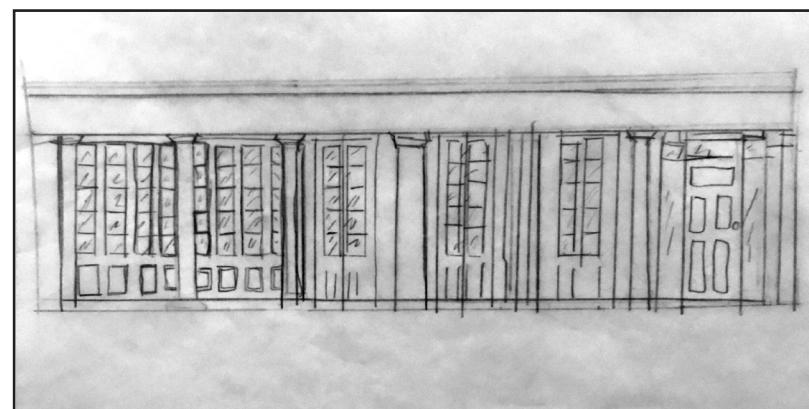
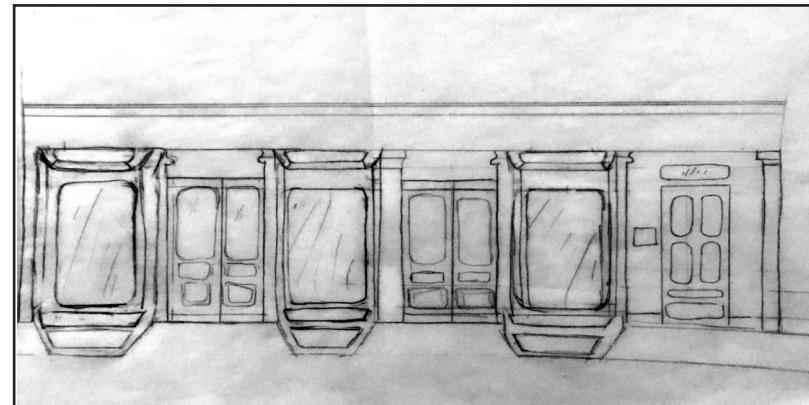
GATE LOSS - the cast-iron decor on the gate have been stolen

614-618 GRAVIER STREET

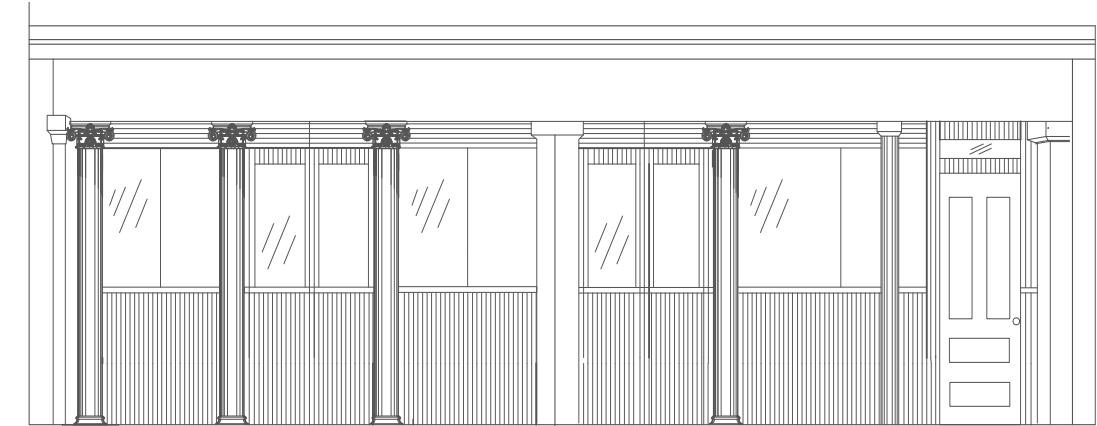
Elevation drawings and proposed storefronts
Central Business District, New Orleans



Rear elevation drawing of 614-618 Gravier Street



Proposed storefront elevation hand drawings
Top two proposals were inspired by storefronts in New Orleans from different time periods (see right). The bottom is a modern, all glass storefront.



Above: CAD drawing of proposed storefront, inspired by the photo to the left.



Above: CAD drawing of proposed storefront, inspired by the photo to the right.

To the right: photo of a mid-1800s New Orleans storefront in the Central Business District.



HISTORY OF AUDUBON PARK

Trees, globalization, and landscape preservation in Audubon Park and New Orleans



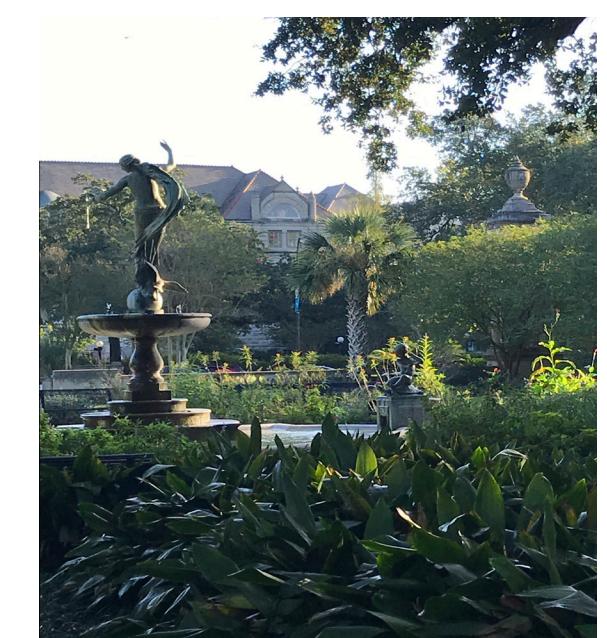
Maps of Audubon Park comparing three different eras for research:
Pre-Colonial and Plantation (1798-1871), Horticultural Hall and Olmstead
(1884-1924), and Modern-Day (1930s-Present).



1930s

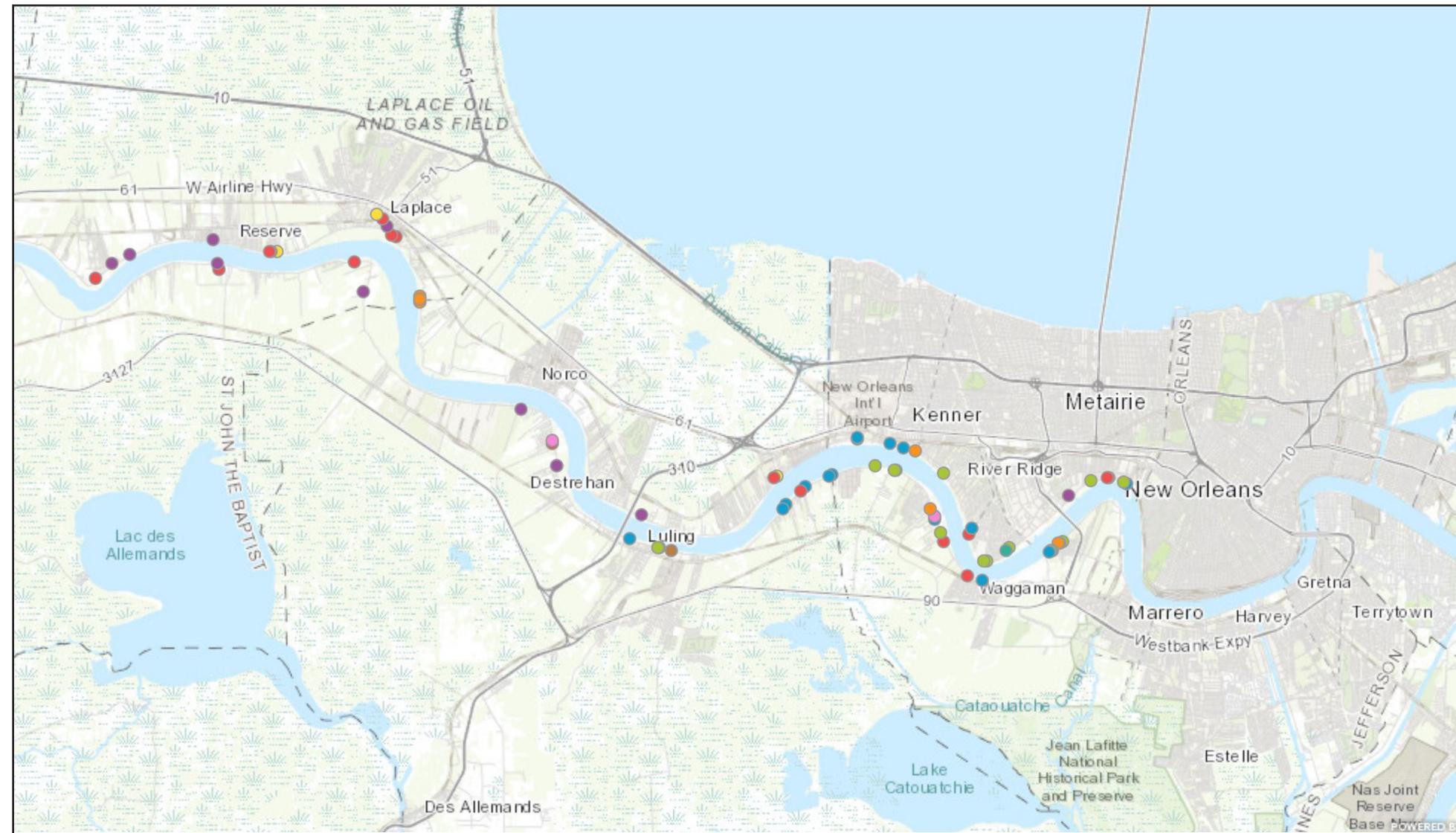


2017



Historic photographs of Audubon Park next to current day photographs of the Park. As one can tell, the landscape has been well-preserved.

Through collective research, the group was able to make the argument that through Audubon Park and the World Cotton Exposition in 1884, many foreign species of vegetation were introduced to the Park and New Orleans. Since then, these types of trees have become a normal part of the city's plant life. However, we also found that the Park and the City is actively trying to reintroduce indigenous vegetation to the area, most notably cypress trees.



● Cottage 29%
● Shotgun 24%
● Ranch 16%

● Plantation 13%
● Trailer 6%
● Bungalow 4%

● Double Shotgun 3%
● Mixed/Other 3%
● Modern House 1%

Study of residential buildings in River Road from Jefferson Parish to Baton Rouge. The data was collected during a thorough windshield survey, where all building types were surveyed. There were a total of 77 residential buildings included in the survey. After analyzing the buildings, the GIS map above was created. In total, there were nine building types: cottage, shotgun, ranch, plantation, trailer, bungalow, double shotgun, mixed/other, and modern house. Through our survey of River Road residential buildings, we found that the majority of the remaining house types correlate to the development of both New Orleans and River Road and their periods of prosperity. Closer to the city, the house types are majority shotguns and ranch houses, telling us that these types permeated the landscape of River Road from New Orleans, as this area of the river was developed at a later date. Plantation houses and small Creole Cottages dot the river banks in larger numbers the closer one gets to Baton Rouge, showing that these older structures are leftover from a more prosperous time.

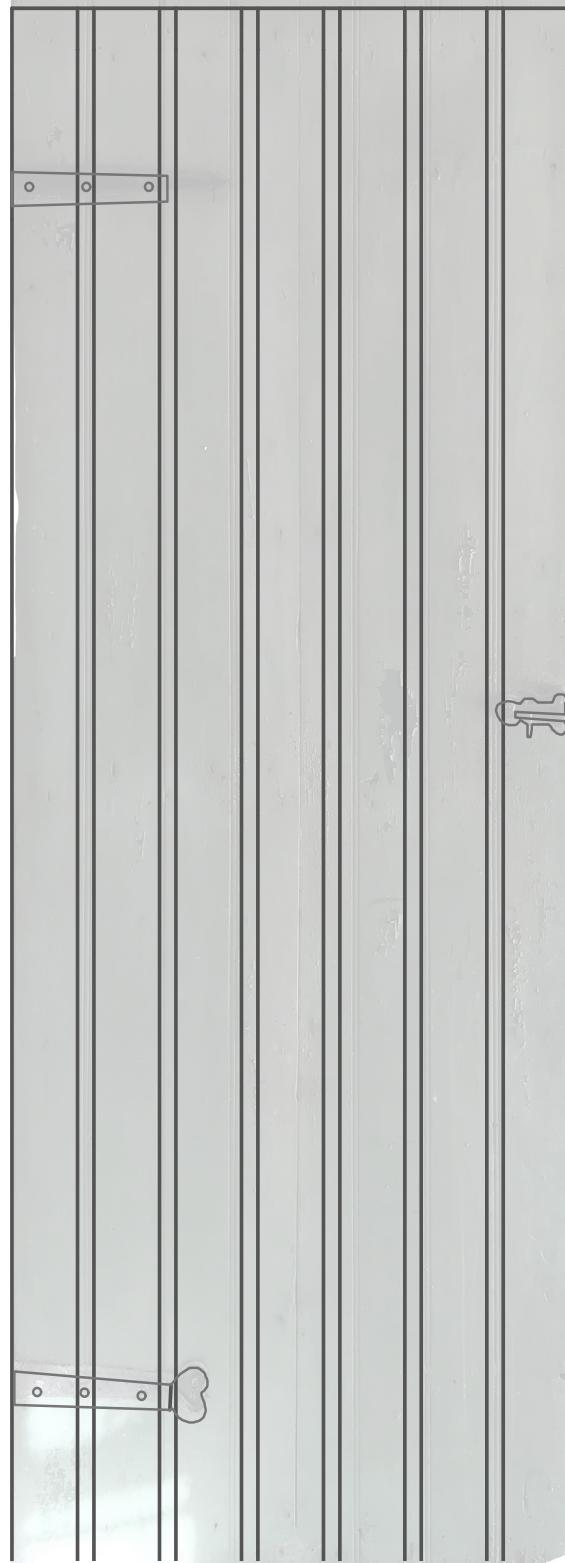
DOCUMENTATION OF ARCHITECTURAL ELEMENTS IN PLANTATION HOUSES

The Bright House - interior door
Godchaux Reserve - fireplace

The Bright House, ca. 1790s

A bousillage house in Slidell, LA.

Original interior beadboard wood door (34"x90")



Godchaux Reserve, ca. 1790s

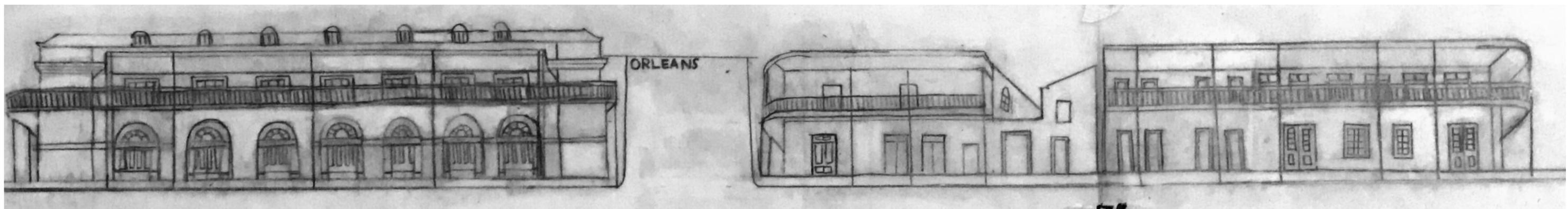
A bousillage building in Reserve, LA.

Original fireplace, original wood mantles are missing



BOURBON STREET BLOCK ANALYSIS

700 riverside block
French Quarter



730-734 BOURBON

- Original building on site built in 1881 - associated with Sisters of the Holy Family Convent, school and orphanage
- Current building on site built in late 1960s as a hotel; renovated in early 2000s
- 1876: corner store building on the downtown corner (Bourbon and St. Ann); integrated into Sisters of the Holy Family buildings by 1881
- 1881 to 1964 use: owned and operated by Sisters of the Holy Family Convent - school and orphanage
- 1964 to current use: hotel on second floor (Bourbon Orleans Hotel); restaurant and bar on first floor (Napoleon's Itch and Bourbon O Bar)

712-718 BOURBON

- Built c.1810
- Creole-style 2-story masonry building
- Modified in late 19th century (detached service building becomes attached)
- 1820s to mid-1900s use: Cafe on first floor, residential on second floor
- Current use: restaurant/bar (Johnny White's) on both first and second floor

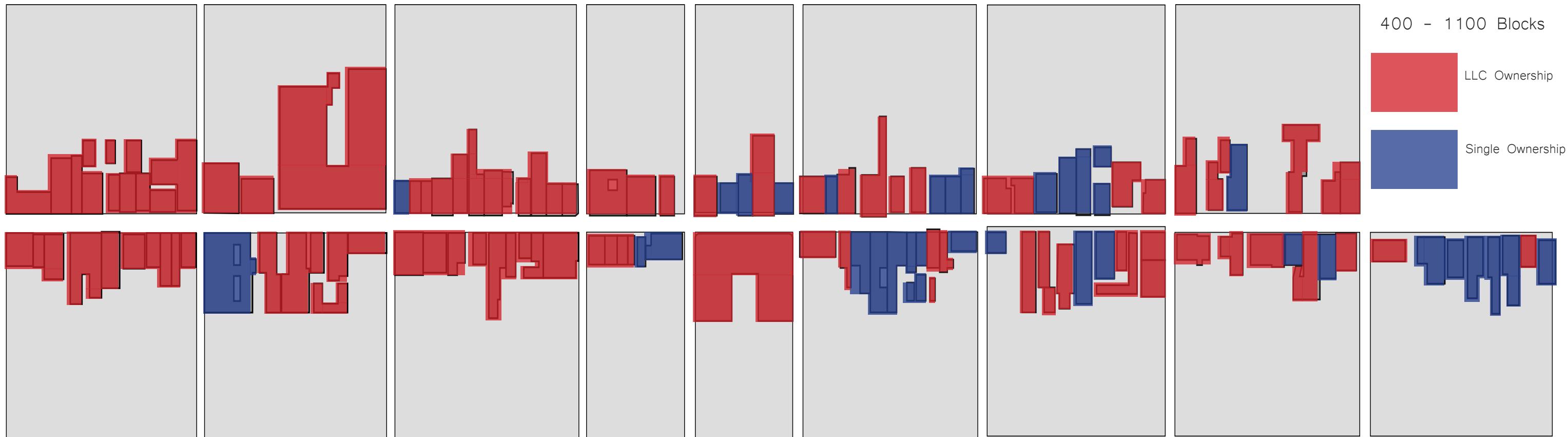
700-708 BOURBON

- Built c.1848
- 2-story Greek Revival masonry building
- Detached service building
- Two different buildings, but built together; unified by covered cast-iron gallery; modification in 1960s to facade of 700-704 Bourbon
- 1850s use: Townhomes (residential)
- Current use: restaurant/bar in both buildings on first and second floors

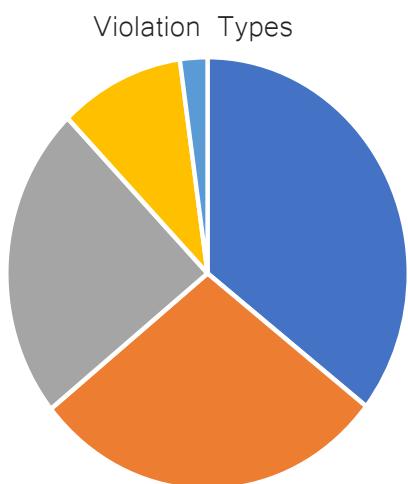
VIEUX CARRÉ COMMISSION STUDY ON VIOLATIONS AND OWNERSHIP

French Quarter

Ownership on Bourbon St.



Violations and Unpaid Fines on Bourbon St.



- Working without a Permit (145) ■ Demolition by Neglect (117)
- Unknown: Historic Record (96) ■ Signage (41)
- Merchandising (9)

Unpaid Fines

Working Without Permit: \$23,885
 Demolition by Neglect: \$60,455
 Unknown: Historic Record: \$0
 Signage: \$4,075
 Merchandising: \$0

Bourbon St. Total: \$88,415
 French Quarter Total: \$230,115

Findings

- The majority of Bourbon Street building owners do not reside in New Orleans, however many are from Louisiana.
- Bourbon Street is called out for violations about as much as any other street in the French Quarter. However, it holds a heavily disproportionate amount of unpaid fines.
- Out of 171 properties on Bourbon, 60% (103 properties) are owned by LLCs and 39% (68 properties) are single owners.

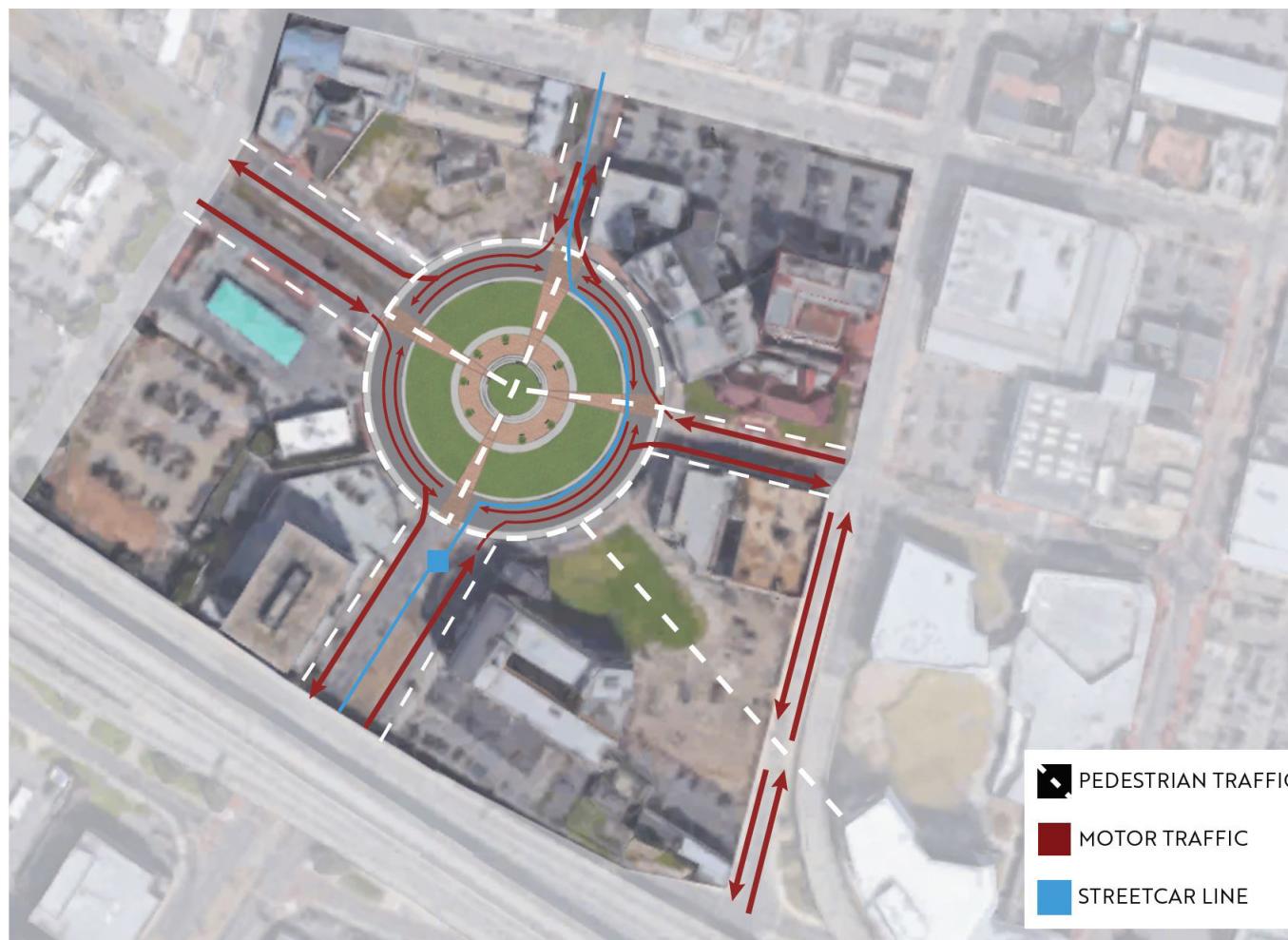
Overall, the VCC needs to be able to fine faster, fine higher dollar amounts, more frequently, and make sure these fines are collected if we are going to prevent the total erosion of the tout ensemble of Bourbon St. Additionally, repeat offenders need harsher punishments. Perhaps the quarter of a million dollars in unpaid fines, when collected, could be allocated to explore new ways of protecting Bourbon.

LEE CIRCLE REVITALIZATION PROJECT

Historic research and new use design proposals
Lee Circle

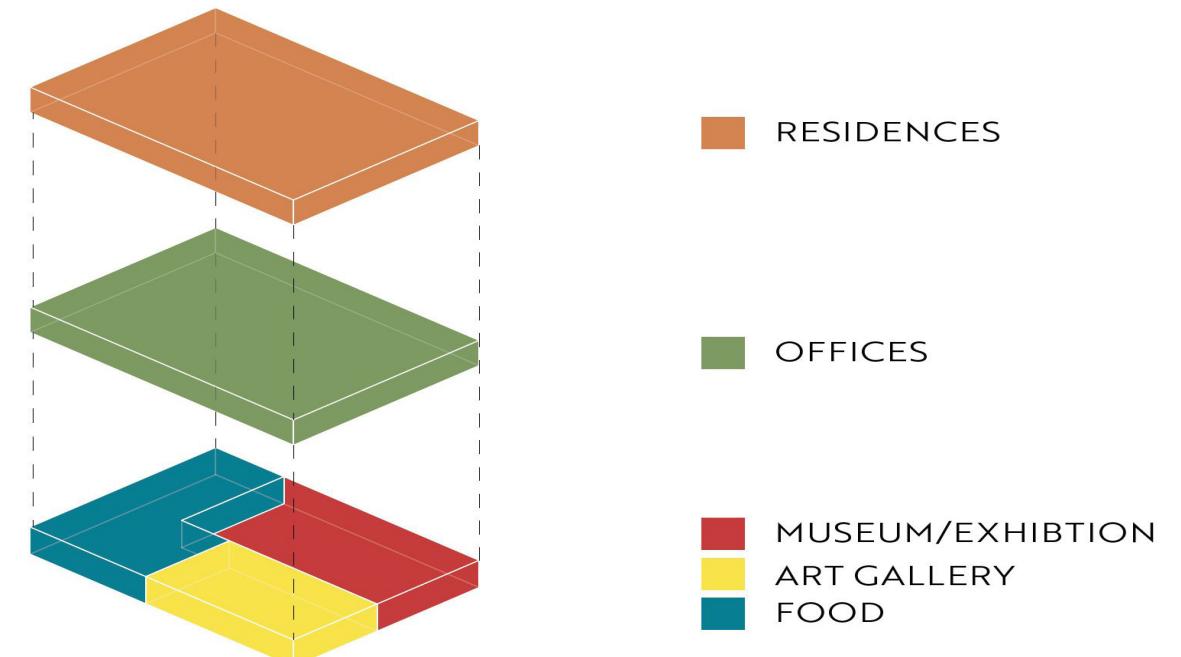


Historic photomerge compared to present-day photomerge showing the evolution of the buildings around the Circle. Few historic buildings remain. Originally, the block was a vibrant gateway from downtown New Orleans to uptown. Currently, the area is underutilized, but has potential to become something similar to what it once was.



Design proposal for new use of the circle; utilizing the multi-modal corridor that is the Lee Circle Roundabout while also creating a safe and welcoming space for visitors and residents alike.

Elisabeth Price



Massing of new infill design building.

Project: empty lot infill at Lee Circle to revitalize the area

After researching the history of the block and understanding its evolution, we (group of three students) talked to community members and received input on what is needed in the location and were able to make three well-informed new construction proposals, along with programming for the building. Massing is shown above.

Park proposals include: remove marble stand, lower grass mound, add benches and landscaping, increase crosswalks and traffic lights around the circle, rename circle to "Tivoli Circle" (its original name)

Feasibility Report included the following:

- Legal limitations (property and land/use zoning)
- Local factors
- Rehabilitation/design intervention
- Intervention tools
- Various constraints
- Financial synthesis



840 Piety Street
New Orleans, LA 70117

Located in the Bywater Historic District
Built in 1901 and renovated 1930
Constructed of brick and currently in fair condition
Located in the HMC-1 zone
4000 square feet



Left: Map of New Orleans with 840 Piety Street pinned

Above: Photo of Zengel Market in 1931, taken by Charles Finck, post-WPA renovation

Right: 840 Piety Street, taken 2018



The current structure at this site was built in 1901 and housed a food market: Zengel's Market. Previous to this construction, there was a grocery store at this site since 1869. Food markets in New Orleans have a rich history. Dating back to 1791, markets proliferated throughout the city for centuries. The first market in the city was built at the corner of current day St. Ann and Decatur streets. Eventually, as the city grew, more and more markets opened. By the 1940s, New Orleans had the largest public food market system in the country with 34 markets. As these markets were well-dispersed throughout the city, they have played an integral role in the city's cultural, economic, and political life.

Unfortunately, less than half of these market buildings remaining and only two of the, currently remain as food markets. The Zengel Market building's significance is tied to the rise and fall of food markets in New Orleans, including the current-day issue of food deserts in the city. During the 1930s, as a part of the New Deal and the Works Progress Administration, several New Orleans' markets were renovated, the Zengel Market being one of them. Because these markets were renovated at the same time and by the same architect, they all look the same. Most of these markets remain but have modern commercial business tenants. The Zengel Market building is the only one of these remaining WPA market buildings that sits abandoned today.

The Zengel Market building is also a contributing building in the Bywater Historic District, a part of the Historic District Landmarks Commission of New Orleans. This district is comprised of corner stores, bars, restaurants, and many small-scale residences of eclectic architectural styles. As the building was constructed in 1901, it fits into one of the many periods of significance of the District, specifically 1900-1924. The character-defining feature of this building is the blue Art Deco tile that spans the entirety of the cornice. The building is currently owned by Plauche Guerra, LLC. Previously, Mr. Guerra ran a cabinetry and wood-working shop in the building. After Hurricane Katrina, he left the city but is interested in the development of the building.

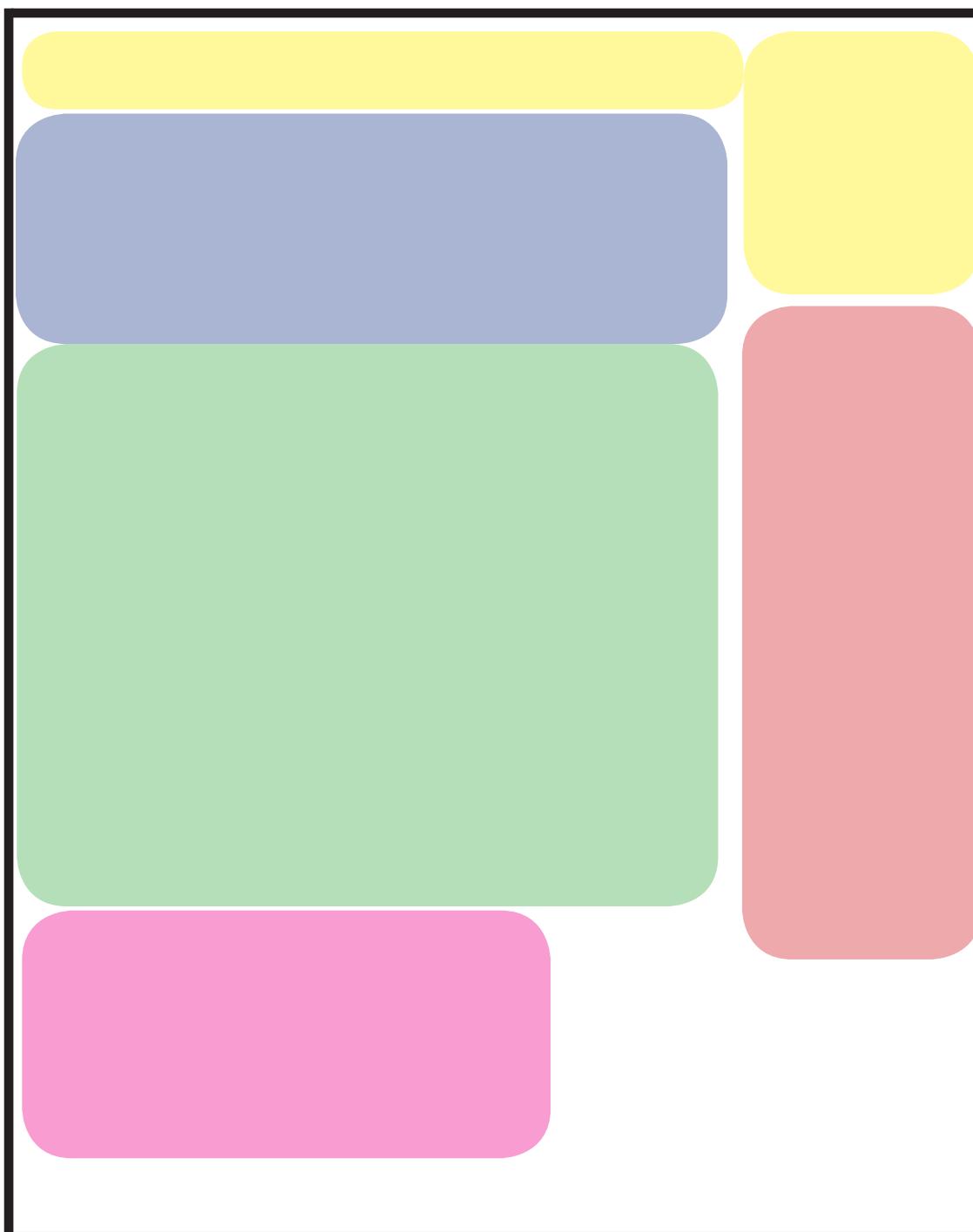
NEW USE PROPOSAL

The Zengel Market has been vacant since 2005, when the owner abandoned his woodworking shop (previous use) after Hurricane Katrina. A central location in the Bywater neighborhood, the building is accessible to the entire community, which is a food desert. The closest source for fresh groceries is on St. Claude Avenue (a few blocks away), a newly opened Robert's. However, this is not a viable option for some community members due to affordability. Opening a corner grocery store would not only enhance the community by generating jobs and increasing property values, it would also serve the neighborhood by providing accessible, affordable, fresh food. Partnering with an already existing local market would help make this project feasible. Another objective is also the preservation of this early 1900s corner market building through updating and rehabilitating the structure, which in turn preserves the integrity, character and diversity of the neighborhood.

FINDINGS

For this project, legal limitations, rehabilitation plans, community needs, intervention tools and the financial synthesis show that this Zengel Market project is feasible. This business would not only be vital on this corner in the Bywater, but would improve the economics of the neighborhood by creating jobs and increasing the health of the community as a whole by creating an accessible food source. Two major factors that contribute to the feasibility of this project is the land-lease deal and the partnership with a locally-owned business.

PROPOSED ZONE DIAGRAM



Massing of new infill design building.



BACK OF THE HOUSE



DELI/HOT FOOD COUNTER



FRIDGE UNIT



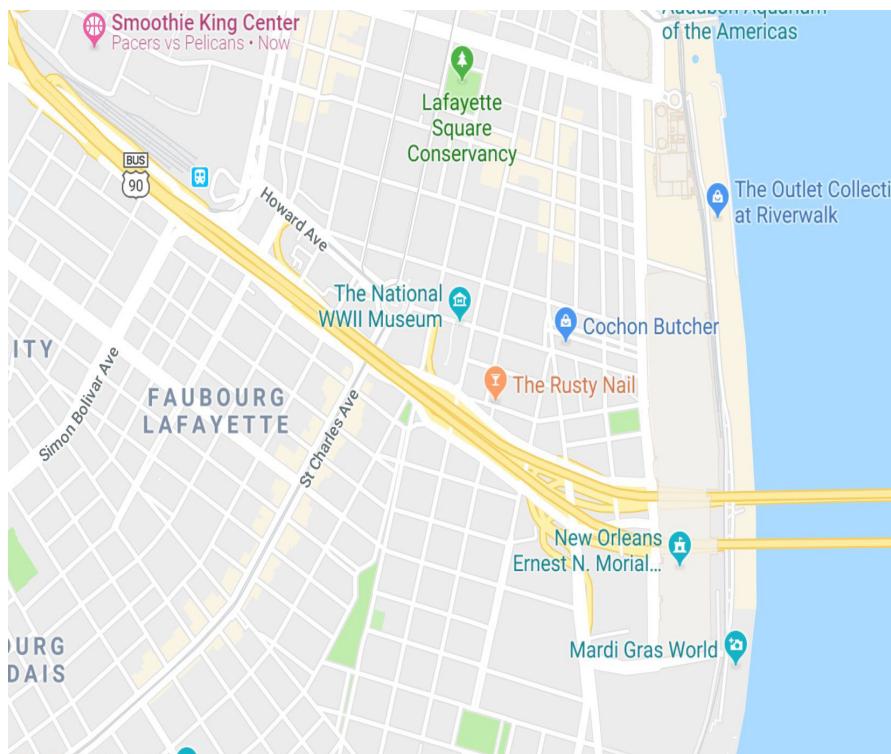
SHELVING



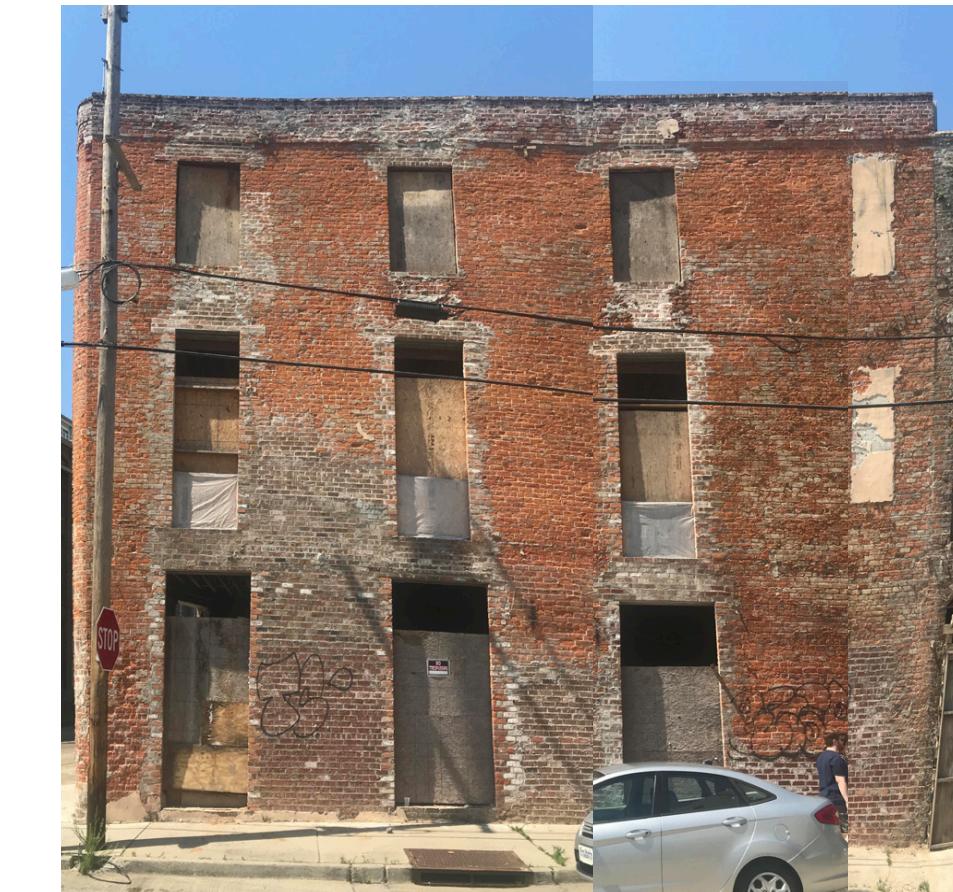
CHECK OUT LANES

1050 ANNUNCIATION – BUILDING ASSESSMENT

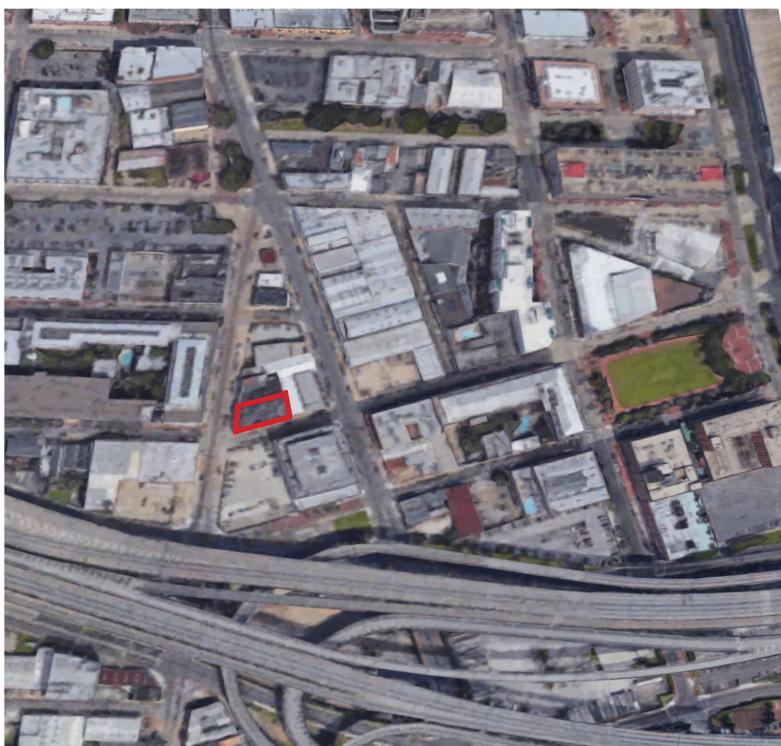
Documentation and Analysis
Central Business District



Front facade of 1050 Annunciation Street



Side elevation (John Churchill Chase Street side) of 1050 Annunciation Street



Located in the warehouse district, 1050 Annunciation Street is a three story brick building built in 1852 as a residence. While currently the building is on the corner of Annunciation and John Churchill Chase Streets, originally, John Churchill Chase Street was a large alleyway with no street name. The building originally had numerous outbuildings associated with residential buildings, such as a cistern or a privy. Eventually, the building was enlarged and turned into a commercial space – at one point it was a machine shop. This was most likely due to meet the needs of the neighborhood because as people moved out of this part of town, the area turned more and more into the historic warehouse district that we know it as today. Many of these changes can be seen on the Sanborn Fire Insurance Maps. Physically, the building has been through quite a bit, with the removal of the granite lintels, application and removal of stucco, and the removal of windows and doors. The bricks used in construction are low-fired river bricks. This building has an interesting history as a residence turned commercial space for a building in its location. It is important to understand this history in order to properly address the needs of the building in its restoration.



DAMAGED BRICK FROM STUCCO REMOVAL

At some point in the history of the building, the brick facades were covered in stucco. The current owners removed this stucco, resulting in the damaging of the original brick. This damage was most likely across the entire surface of the building, but there are other, more severe spaces of deterioration on the building.



HEAVILY DETERIORATED BRICK

The low-fired river brick, once the stucco was removed, was cleaned improperly. This brick is heavily deteriorated due to this too aggressive cleaning. This has resulted in the loss of the brick's fire skin, or its protective coating from the kiln, leaving the bricks vulnerable to even more damage and deterioration. This can also be called spalling.



NEW / REPLACEMENT BRICK

A previous project had repointed and replaced various sections of deteriorated brick with a variety of new replacement bricks. This new mortar and brick system is not compatible with the existing original bricks because the new system is too hard. This causing even further failure within the bricks in the building system.



NEW BRICK THAT REplaced Lintels AND SURROUNDS

Originally, the building had granite lintels around the window openings. A previous project removed these lintels and replaced them with various types of new brick and a new mortar system. This new system is not compatible with the existing historic bricks. This causes even further failure within the building system.

CURACAO – INTERNATIONAL FIELD STUDIES, MARCH 2018

Willemstad, Curacao, Netherlands Antilles

Class visit for a week to Curacao in order to understand preservation problems outside of the United States. We met up with many professionals in the field, including government officials, and took tours around the different neighborhoods and parts of the island. Additionally, we were able to go out in the landscape of Curacao to see and help document ruins and outhouses of a plantation. We visited the University on the island, meeting architecture and engineering students and learning how they implement preservation practices in their curriculum and various projects.



University buildings



Façade of building in Curacao

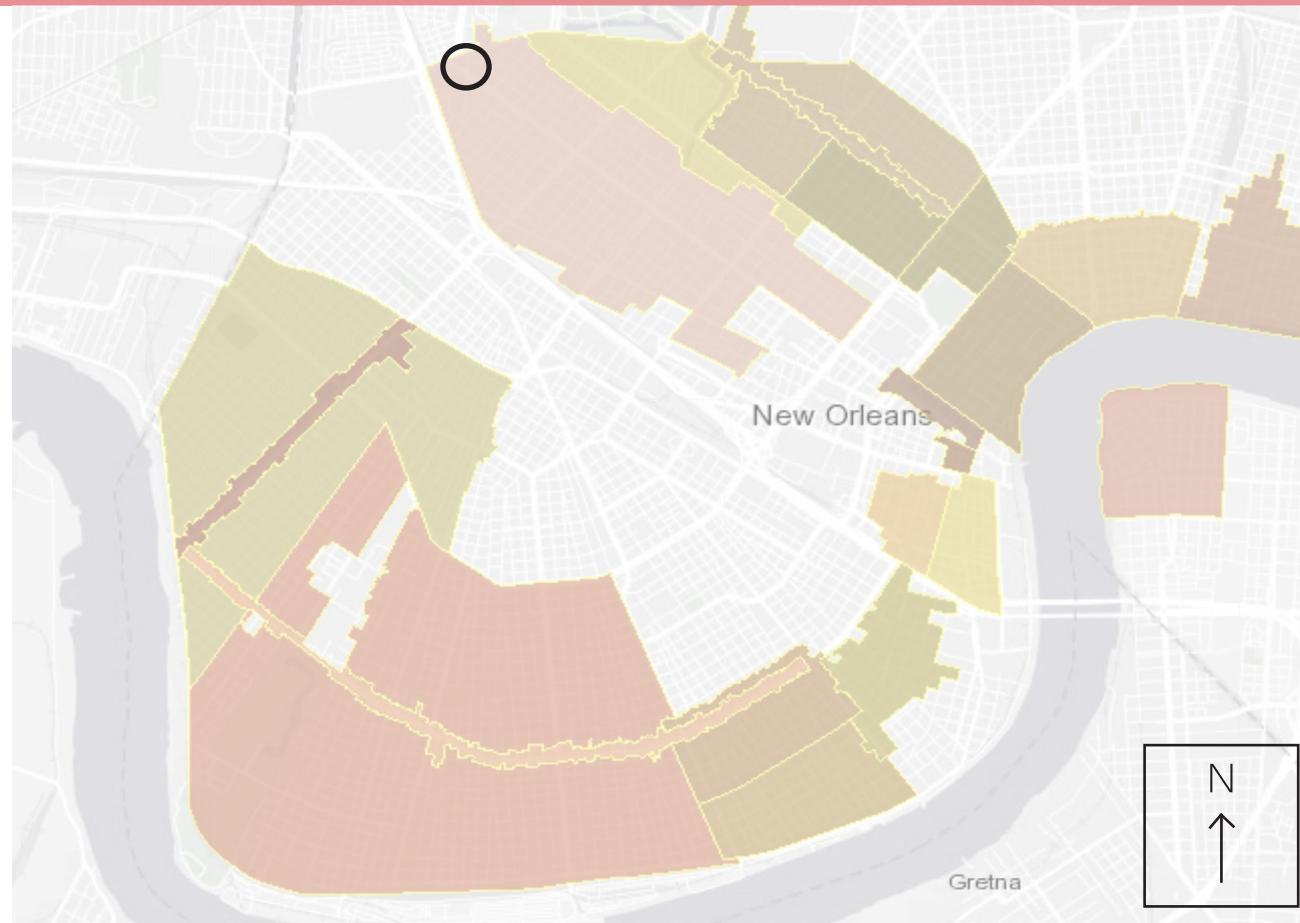


View of islands from airplane



Above: Willemstad buildings; Below: Sketch of partial roofline





A HABS Report is meant to convey what is most important about the structure being documented based upon significance and complexity of the building. The report consists of the following:

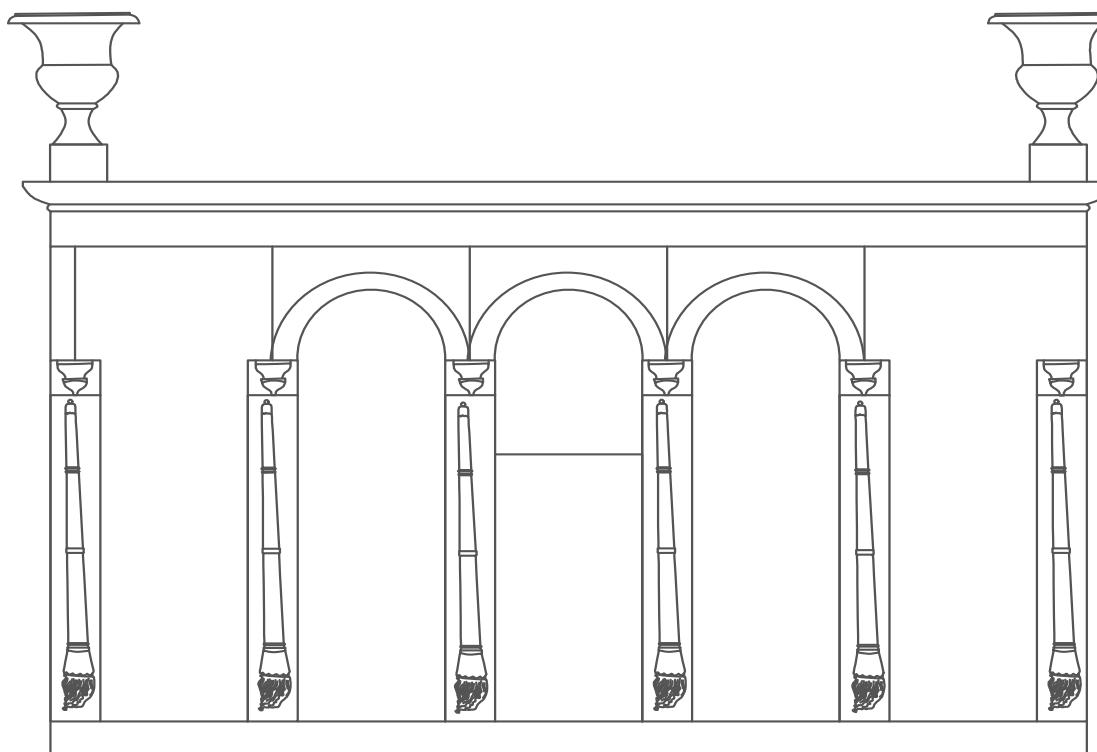
DOCUMENTATION (Floor Plan, Elevations, Details)

WRITTEN HISTORY (Significance, Evolution of structure, Architectural description)

PHOTOGRAPHS (Environmental setting, Elevations, Significant details)

The goal of this report is to supply a comprehensive understanding of Teutonia Lodge Society Tomb, in both its history and its architectural context. This is especially important for this site because much of the historic information has been lost or was never recorded.

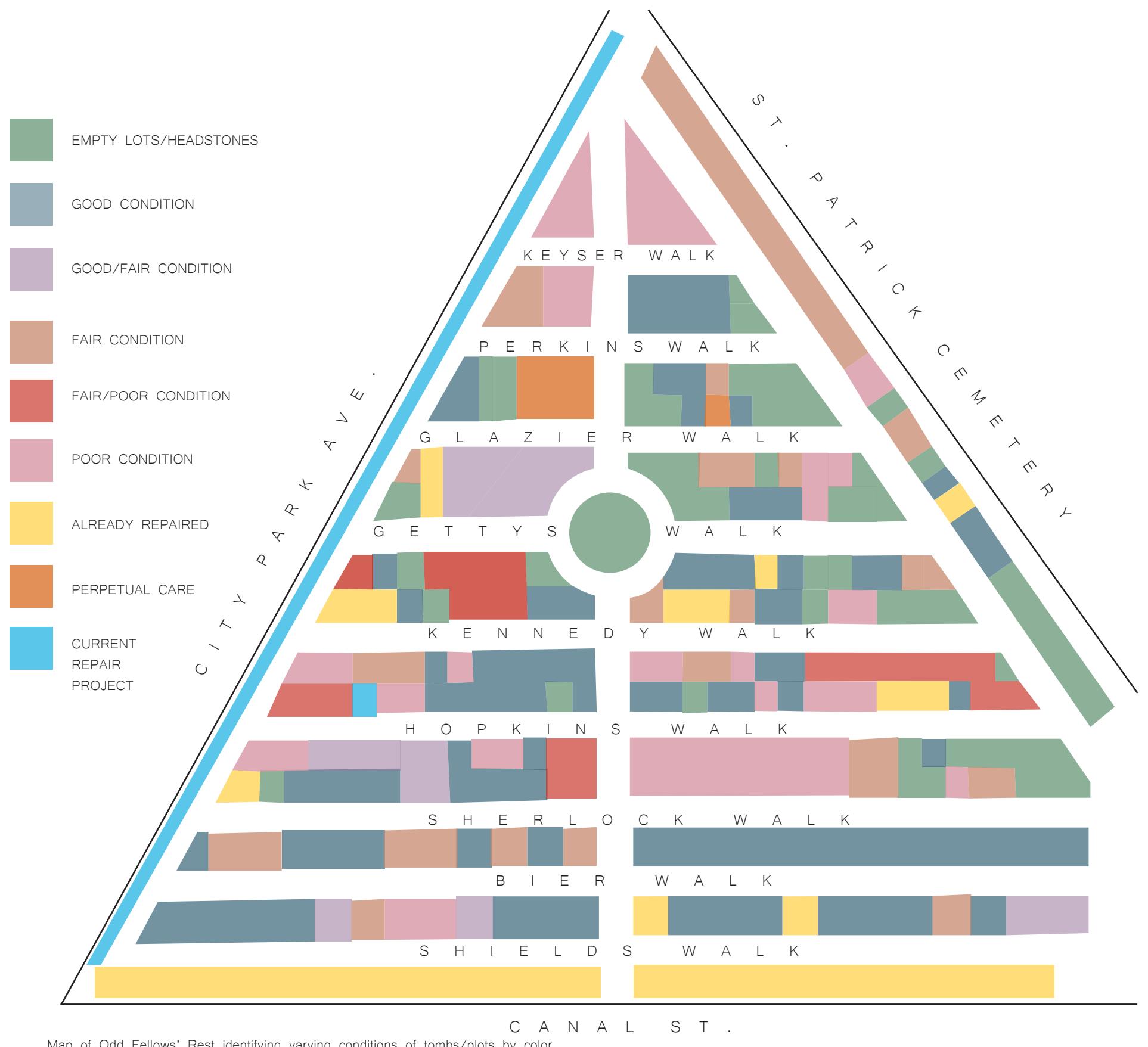
Left: Map showing Odd Fellows' Rest at the edge of the Mid-City Historic District; Bottom left: AutoCAD drawing of primary facade of Teutonia Lodge; Below: Photograph of primary facade of Teutonia Lodge



A conditions assessment or survey is meant to fully identify and document deterioration, structural issues, building failures, and any other problems associated with a site. Additionally, this type of survey includes specific reasons or factors for the damages to a site. This survey for Odd Fellows’ Rest will include:

- comprehensive history of Odd Fellows’ Rest
- the ongoing scope of work for current preservation efforts
- description and documentation (photographs) of tomb types present in Odd Fellows’
- identification and documentation (photographs and drawings) of various issues present
- prioritization of potential repairs based upon severity of damages, short or long term projects, and cost

This assessment report will help to organize the ongoing preservation and rehabilitation project by prioritizing the necessary projects that need to be completed. The report will also serve as documentation for future efforts, especially because there are no other such documents present for the Cemetery.



INDEX OF TITLES

Completed paper, report and project titles

Tax Credits in Tandem: The Historic Preservation Tax Credit an the Low-Income Housing Tax Credit (Historic Preservation Law Seminar)

National Register Nomination - Ashton Theater, New Orleans, LA (History of North American Architecture)

Pontchartrain Park Survey of Residential Buildings (History of North American Architecture)

New Orleans Nine Nomination - 840 Piety Street (Field Studies and Advocacy)

Hand Drafted Drawings and Conditions Assessment of Selected Tomb with Conditions Glossary (Studio I: Building Preservation)

614-618 Gravier Street Project (Studio I: Building Preservation)

History of Audubon Park (Studio I: Building Preservation)

River Road Project (Studio I: Building Preservation)

Documentation and Research for Plantation Houses in the Greater New Orleans Area (Studio I: Building Preservation)

Feasibility Report - Zengel Market 840 Piety Street (Economics and Practice of Preservation)

The Development of Bay Windows in Commercial and Residential Architecture of New Orleans (History of New Orleans Architecture)

Building Assessment - 1050 Annunciation Street (Preservation Technology)

Labs - porosity of building stone, mortar analysis, capillary action, wood identification, paint analysis (Preservation Technology)

Internship - 60 hours completed with Wisznia Development and Architecture

Curacao (International Field Studies)

Bourbon Street Block Analysis (Studio II: Urban Conservation)

Vieux Carré Commission Study on Violations and Ownership (Studio II: Urban Conservation)

Lee Circle Revitalization Project (Studio II: Urban Conservation)

Odd Fellows' Rest (Preservation Practicum)