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Land Use Planning & Historic Preservation Property Assessment Tool in New Orleans: The Algiers Main Street Demonstration Project

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Land Use Planning & Historic Preservation Property Assessment Tool in New Orleans:

THE ALGIERS MAIN STREET DEMONSTRATION PROJECT
UNIVERSITY OF NEW ORLEANS:
MURP 4050/5050 LAND USE PLANNING AND PLAN MAKING

***Land Use Planning & Historic Preservation Property Assessment Tool in New Orleans:
The Algiers Main Street Demonstration Project***

**University of New Orleans
Department of Planning and Urban Studies
MURP 4050/5050: Land Use and Plan Making, Fall 2017 Class Project**

In conjunction with WhoData and the Louisiana Office of Cultural Development, Division of Historical Preservation (LA SHPO).

January 2018

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EXECUTIVE SUMMARY

Overview & Importance

Service-learning is a critical component of the student-centered education model at the University of New Orleans (UNO). For students to apply their knowledge activities within, classes are developed to provide technical service and experiential knowledge for community organizations. In the fall of 2017 students in the MURP 4050/5050 “Urban Land Use Planning & Plan Making” course combined their recently acquired knowledge of how policy affects the use of applying new planning tools in practice. Specifically, the course focused on the application of Federal and State policies for identifying and evaluating the significance of properties under Historic Preservation (HP) guidelines. This training was complemented with the WhoData property survey (PS) methodology & image inventory which evaluated the use, condition, location in combination with public data identification sources.

In the fall of 2016 an initial field study in the French Quarter consolidated the *HP* and *PS* models but not in a consolidated fashion. The *Algiers Historic Preservation Assessment & Land Use Planning Survey* demonstration project is the first study which integrates the tools and techniques from two fields of study into a single model that can be replicated nationally. The students in MURP 4050/5050 aided in using, evaluating and improving the tools by applying their knowledge to an active project. Initially the demonstration project was aimed at providing the initial documentation and an implementation plan to expand the existing Algiers Historic District. However, the scope of work had to be changed. The ability to create the resources necessary would not be developed properly without additional training by the course team without further training on historic preservation theory and application.

As a result, additional teaching resources were obtained which provided guidance on how to conduct historic property research (The New Orleans Historic Collection), conducting HP & LUP surveys in Algiers (Jennie Garcia, MURP '17) and State/Federal Historic Preservation guidelines (LA State Historic Preservation Office). The students moved to the role of *Planning Analyst* in order to complete the research and reporting required to complete the preliminary analysis necessary for community organizations, such as the Algiers Main Street Corporation, to consider the benefits of historic district expansion and the cost of developing the documents to do so.

Key Findings

- The field of Historic Preservation and Planning use similar concepts for data identification and evaluation but report them in different ways.
- The skills necessary to complete Federal forms are inversely proportionate to the time taken but not in technical skills required.
- A total of 131 properties out of the 199 surveyed (7/2017) were considered contributing;
- Regarding **property condition**, 57 (22.7%) were in good, 58 (44.3%) were in fair, and 16 (12.2%) were in poor condition.
- In terms of **property use** 111 (84.7%) were residential, 11 (8.4%) were commercial, 5 (3.8%) were mixed use, and 4 (3.1%) were other.
- Regarding **property status**, 112 (85.5%) were occupied, 11 (8.4%) were vacant, 7 (5.3%) were under construction, and 1 (0.8%) property was for sale.
- The Standing Structure Survey Form (SSSF) requires an expanded 'how to use' guide that has been provided in this document.
- Technology, specifically GIS spatial analysis, requires in-field examination combined with municipal data to improve data quality and accuracy.

Next Steps

WhoData @ UNO PLUS (University of New Orleans, Department of Planning & Urban Studies) will continue this research by taking what was learning from this demonstration project and moving the 'project' to a 'program.' To learn more about this applied research project, please contact Dr. Michelle M. Thompson at UNO PLUS mmthomp1@uno.edu or 504-280-6593.

ALGIERS HISTORIC OVERVIEW

- **History of Algiers**

Located within the Algiers Historic District, the study properties' historical significance is tied to the district within which it is located. The Algiers Historic District was last officially surveyed as part of the 1978 Algiers National Register Historic District Survey.

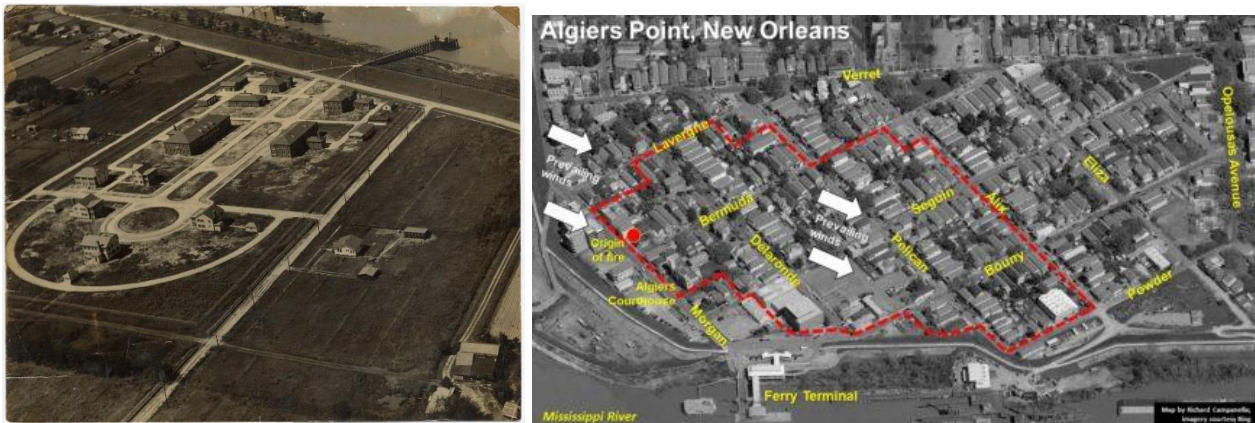
Per brief histories described by both Old Algiers Main Street Corporation (Algiers, date) put the link in citations: www.oldalgiersmainstreet.com, prior to European settlement, the area today known as "Old Algiers" was inhabited by Native Americans. The French created the first non-Native American settlement which was founded in 1719. Algiers is the second oldest European derived settlement location in what is now Greater New Orleans. Despite its' designation of being on the "west bank" of the Mississippi, it is east of what is modern day downtown New Orleans. Old Algiers was first granted to the Frenchman Jean Baptiste Lemoyne Sier de Bienville and the settlement was used as a plantation. This settlement included agriculture, slavery, housed the city's powder magazine and slaughter house, and local historians from the Algiers Historical Society have said Algiers is the birthplace of jazz music, based on the number of early influential jazz musicians that the neighborhood birthed, including Henry Allen Sr., the Adams family, and Clarence "Frogman" Henry.



Images Source: Early map, circa early 1800's of Old Algiers and The Duverje Plantation. Algiers Historical Society.

- **Origins**

In 1769, the Spanish took control of Louisiana from France. During this transition, the Spanish sold Algiers to homesteaders who would continue to use the land for plantations and agriculture for the next 50 years. Around 1819, shipbuilding became a new addition to the banks of the river in Algiers. This was followed by other commerce such as saw mills, lumber yards, dry docks and iron working. By the mid 1800's most residents of Algiers were dependent on the shipbuilding occupations for work and livelihood. In 1848, The United States Naval Station was located to Old Algiers. Jobs at the naval yard- became a significant source of employment for residents. Other commerce included the addition of a railway in the mid 1850's which also provided additional jobs to community residents. This railway activity occupied 22 blocks in Old Algiers, the same area which now is the site of the River Pointe development, Port Cargo, as well as other industrial land uses. Along with this healthy and vibrant development and activity, came tragedy with the Great Fire of Algiers in 1895. The fire destroyed many homes along with a prominent plantation, which doubled as the courthouse building. However, the community rebounded from economic hardship and by the early 20th century, the neighborhood was once again thriving.



Images Source: Picture - Naval Station during WWII; Map - Area damaged by the Great Fire of 1895 - The Historic New Orleans Collection and Richard Campanella.)

Throughout Algiers early periods and up through the first half of the 20th century, activity and neighborhood amenities included the previously discussed residential, agricultural, commercial, industrial, and military uses. Algiers also included a healthy makeup of community amenities which included stores, schools, restaurants, entertainment and music establishments, theaters, and churches. However, in the 1970's, due to the closure of the rail yard and the 1970's American oil crisis, industrial activity in Algiers declined. This decline affected jobs, employment, population, demographics, the staple business corridors on Newton and Teche Streets, and overall

neighborhood stability. It wasn't until the mid to late 1990's that the neighborhood began to bounce back through the influx of tourists to the area, as well as the shift in businesses to those that accommodate tourism. Today in 2017, Old Algiers neighborhood retains historic housing stock and other historic community and commercial architecture including Louisiana Colonial, Greek Revival, Italianate, Craftsman, and Victorian styles.

- **Businesses**

In the early 1700's the French decided that the first major economic purpose of Algiers was to serve as a destination and a place to house slaves that were brought from Africa. When slaves arrived in Algiers Point they would rest and be cleaned up before being brought into the city to be sold. Some of Algiers was also used for agriculture during this time. Another major business that called Algiers its' home was the slaughterhouse, which gave Algiers the nickname Slaughterhouse Point. The powder magazine was also located in Algiers during the French occupation. This was where gunpowder was stored in barrels for safety reasons.

After the Spanish took control of New Orleans in 1769 the land was divided and sold amongst bidders who would homestead and farm the land. The use of Algiers agriculturally stayed relatively constant until the shipbuilding industry began booming. Shipbuilders began buying land along the river in Algiers. These land transfers occurred shortly after New Orleans was purchased from France by the United States in 1803. The shipbuilding industry provided many jobs for those living in Algiers, and this number increased when the railroad industry arrived in the 1850's. The opening of the ferry between Algiers Point and the French Quarter in 1827 also impacted businesses. The ferry allowed Algiers to open their clientele to those that lived across the river, and vice versa. Another addition to the local businesses was the Naval Air Station, which opened near Algiers Point in 1848. The Naval Air station brought in jobs and inhabitants to Algiers. The businesses would continue to grow until the 1970's after the railyard closed and the oil crisis in 1973 caused New Orleans to suffer financially.

According to Reference USA, (Charts 1-3) before Hurricane Katrina the top businesses in Old Algiers were considerably different than they are in 2017, except for Religious Organizations. In 2004, Old Algiers had 183 businesses. The top five industries were Religious Organizations with 30 businesses, Supermarkets with eight (8) businesses, Full-Service Restaurants with seven (7) businesses, Barber Shops with seven (7) businesses, Barber Shops



Chart 1: Source: Algiers Historic District Business Data - Reference USA.

with six (6) businesses, and Legislative Bodies with 5 (5) businesses. After the storm, however, this number of businesses dropped significantly, and even today their numbers have not returned to pre-storm numbers. As of 2017, Old Algiers has 148 businesses. Top five industries are Religious Organizations with 20 businesses, Commercial Banking with six (6) businesses, Supermarkets with six (6) businesses, Unclassified Establishments with five (5) businesses, and Elementary & Secondary Schools with five (5) schools. Schools and banking may have increased in the area over time due to changes in population after Hurricane Katrina.

Some residents feel that the loss of many full-service restaurants could be partially blamed on the complications of the Algiers Ferry, which was once free and ran on schedule that was flexible to those who wished to use it, to a charged service that had hours that were not accommodating to both residents and tourists alike. Previously, the Algiers Ferry ran from 6 A.M. to midnight daily, which allowed many residents of Algiers to travel to work in the city, with a reliable way of returning home. Today, the Algiers Ferry is run by the Regional Transit Authority, and has a schedule that changes depending on the day of the week. Its hours can be found at <http://www.norta.com/Maps-Schedules/New-Orleans-Ferry>.

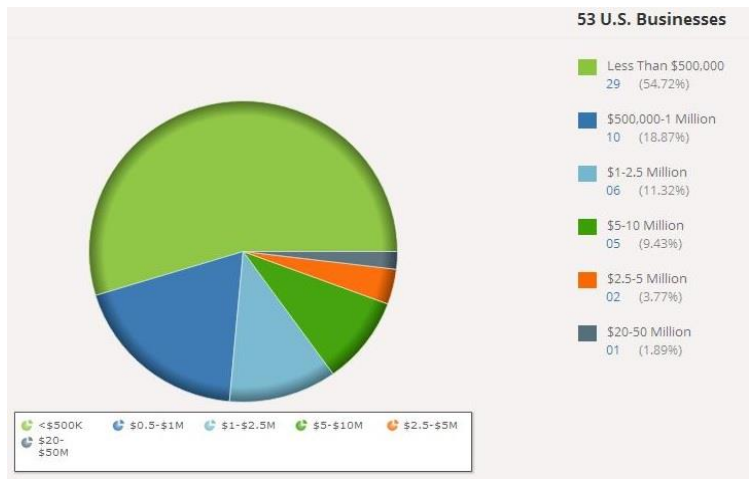


Chart 2. Source: Algiers Historic District Business Data - Reference USA.

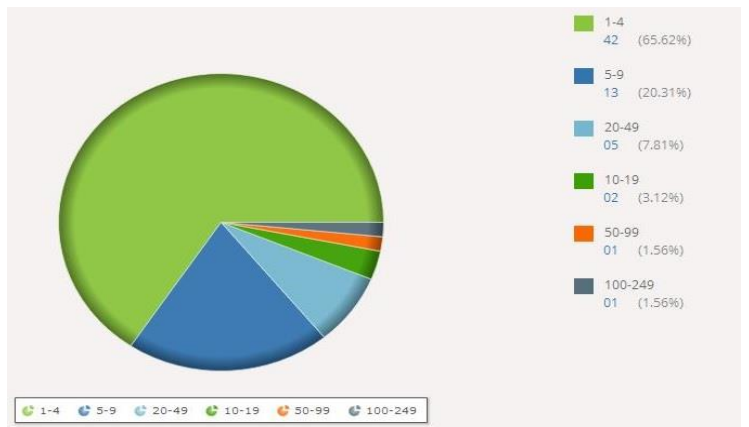
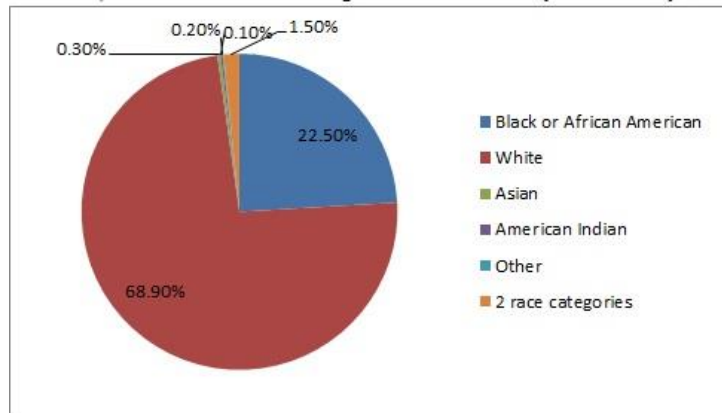


Chart 3. Source: Algiers Historic District Business Data - Reference USA.

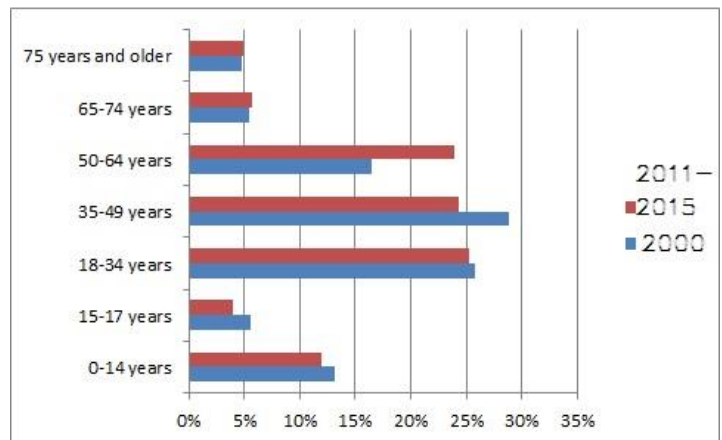
- **Demographics**

Population of Algiers Point in 2000 was 2,381 compared to 2,455 in 2010. That is a difference of 74 (The Data Center, 2000) The adult ages of 34-49 decreased in 2010, from 28.9% in 2000 to 24.3%. The population in the age group of 50-64 increased by about 8%, from 16.5% in 2000 to 24.0% in 2010 (The Data Center - U.S. Census 2000 and 2010). CHART? The most interesting statistic is that in 2000, most income was around 39,999 or below. An average of income from 2011 to 2015 shows that that most income was above 39,999, with the income bracket of \$100,000 - 124,999 increasing by about 5% (The Data Center - U.S. Census 2000 and 2011-2015 American Community Survey). These statistics reflect a major trend in the demographics of Old Algiers before and after Hurricane Katrina, showing that most of the population in the area has changed to a group that is significantly wealthier, and notably older as well.

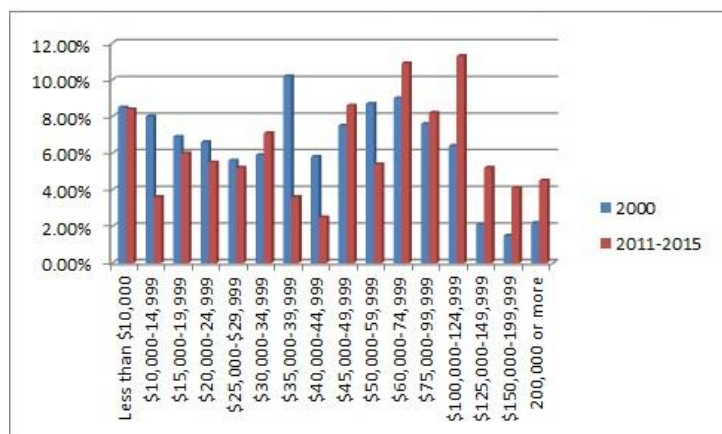
Population by Race (2010)



Age Distribution in 2000 and 2011–2015



Income Distribution in 2000 and 2011–2015



Charts 3-6. Source: The Data Center.
<https://www.datacenterresearch.org/>

- Main Street and Old Algiers Historic District

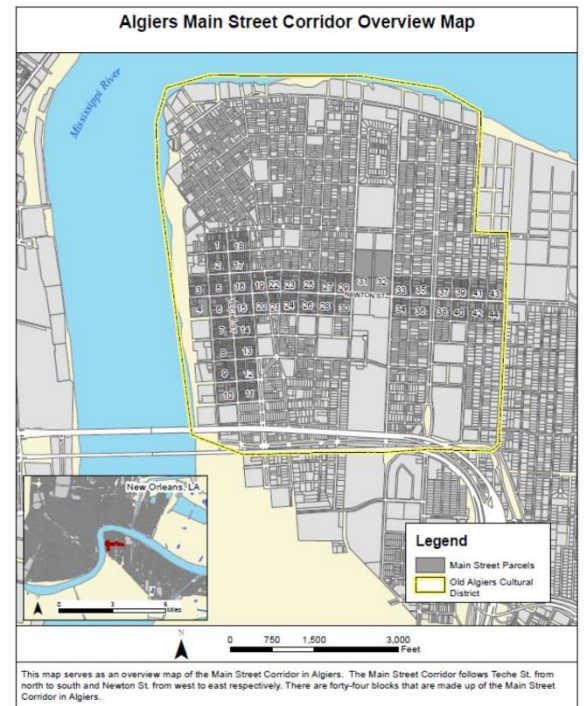


Image Source: Map of Old Algiers Historic District - City of New Orleans.
 Retrieved from:
<https://www.nola.gov/nola/media/HDLC/Historic%20Districts/Algiers-Point.pdf>

Current organized planning and historic preservation efforts are being made to reinvigorate this once thriving community. Notably of these efforts include having been designated as a “Main Street” corridor which includes the areas of the Newton and Teche Street corridors. These two corridors retain to this day, a land use mix of residential, commercial, and community buildings, parks, and registered historic architectural designations (Old Algiers Main Street Corporation & <http://www.oldalgiersmainstreet.com/>).

METHODOLOGY

Part A: Overview of the process





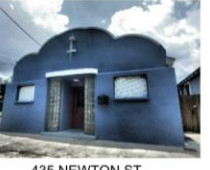




 <p>812 BROOKLYN ST. Building Type: Residential Architecture: Double Shotgun, Queen Anne Condition: Good, Occupied Comments: For Sale</p>	 <p>926 BROOKLYN ST. Building Type: Residential Architecture: Bungalow, Craftsman Condition: Fair Comments: Under Construction</p>	 <p>422 DIANA ST. Building Type: Residential Architecture: Shotgun, Craftsman Condition: Poor Comments: Under Construction</p>	 <p>440 HOMER ST. Building Type: Commercial Architecture: Warehouse Condition: Poor Comments: Occupied</p>	 <p>435 NEWTON ST. Building Type: Mixed Use Architecture: Commercial, Mission Condition: Good Comments: Occupied</p>
 <p>425 OPELOUSAS AVE. Building Type: Other Architecture: Mission Condition: Good Comments: Fire Station, Occupied</p>	 <p>318 SLIDELL ST. Building Type: Residential Architecture: Double Shotgun, Craftsman Condition: Good Comments: Converted, Occupied</p>	 <p>328 SLIDELL ST. Building Type: Residential Architecture: Double Shotgun, Craftsman Condition: Good Comments: Occupied, For Sale, Converted</p>	 <p>916 TECHE ST. Building Type: Mixed Use Architecture: Bungalow Condition: Poor Comments: Obliterated Queen Anne</p>	<p>Project Description</p> <p>The MURP 4050/5050 Land Use Planning & Plan Making course provided a service learning project where students served as "planning analysts" (PAs) to evaluate and test a new model of neighborhood property asset evaluation. The PA used data from a WhoData Historic Preservation Assessment and Property Condition Survey of 136 properties in the Algiers Historic District (AHD) conducted by Jennie Garcia and Nicole Coleman in July 2017. The survey also included an image inventory and maps. The results of the field survey data were utilized the Louisiana Historic Resource Inventory Standing Structure Survey Forms (SSSF) based on training from the Louisiana State Historic Preservation Office (LA SHPO). The analysis of the data consisted of use types, architecture, condition, and potential historic significance of the buildings. This information was combined with secondary research on the property use, ownership, address matching based on City of New Orleans and the Office of the Assessor websites. The SSSF cards and data analysis will be provided to LA SHPO with a goal to populate their mapping portal and to the Algiers Main Street Corporation as a demonstration project of resources needed for historic district expansion.</p>
<p><small>Source: Photos and information provided by WhoData Historic Preservation Assessment & Property Condition (99-HPAPC) Survey completed in July 2017</small></p>				<p><small>Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.</small></p>
<p>ALGIERS HISTORIC DISTRICT - HISTORIC STRUCTURES STUDY MURP 4050/5050 Urban Land Use Planning & Plan Making Fall 2017 Final Project</p>				<p>Poster Design: Blythe Wilson Planning Analysts: William Casperides, Nicole Coleman, John Fleminster, Jennie Garcia, Ian Butler-Sevenson, Miles Sharkey, Blythe Wilson Project Manager: Dr. Michelle M. Thompson, GISP Date: December 1st, 2017</p>

Figure 1 - Algiers Historic District Structure Study (MURP 4050/5050, December 2017)

The methodology for the Algiers historic preservation project included:

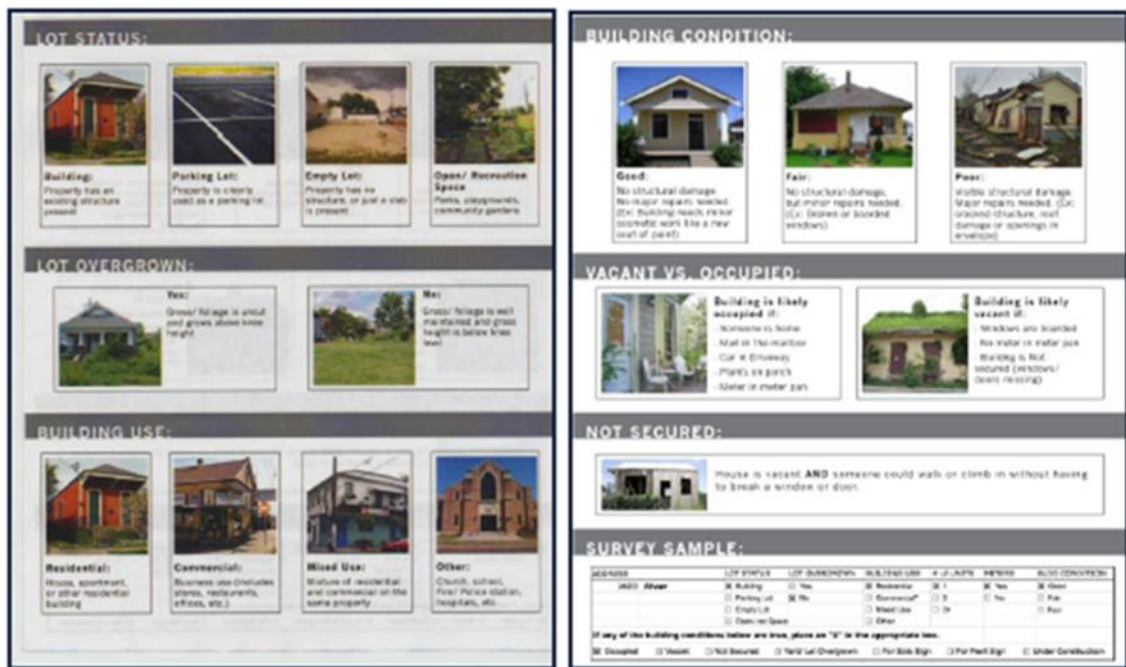
1. Development of project plan to complete a *demonstration* project for the Algiers Main Street Corporation to provide initial documents for expansion of the *Algiers Historic District (AHD)*. The preliminary staging for the *AHD* was started in the spring 2017 with a WhoData project development plan that was developed in cooperation with then *WhoData* Associate Director Jennie Garcia, MURP '17. After conducting research on the policies, process and cost of expanding an existing Federal Historic District, it was determined that this activity could no longer be completed.
2. Because of this planning development exercise, WhoData began to formalize the tasks and training needed to combine the *Historic Preservation Assessment Tool* with the *Community Property Condition Survey* protocol. During the summer of 2017 *WhoData* Intern Nicole Coleman, in collaboration with Jennie Garcia, Principal of *ITA Preservation Consulting, LLC*, the use of the combined tool was initiated.

3. In July 2017 a sub-area of the Algiers Main Street corridor was evaluated and the results were made available for use in the fall 2017 MURP 4050/5050 course.

4. The MURP 4050/5050 students began the project phase of the course by reviewing maps of the study site in Algiers, conducting a literature review of Algiers history, as well as initial site visits. The October 2017 neighborhood visit included re-verification of the July 2017 observations regarding general neighborhood property conditions and land use types (residential, commercial, mixed use) and an observational inventory of neighborhood amenities and assets (e.g. grocery stores, community centers, churches, transportation and transit assets, public services, etc.). Due to issues external to this project the *Algiers Main Street Corporation (AMSC)* became indirect project partners but would still benefit from the data analysis and final reporting. The service learning project focus then became development of resources that would be beneficial when, or if, the *AMSC* wanted to expand the Algiers Historic District.

5. Students then participated in informational sessions where historical data and research resources were provided from several PowerPoint presentations by the following:

- The New Orleans Historic Commission (THNOC).



- Jennie Garcia of *ITA Preservation Consulting, LLC* presented “*Historic Preservation & Neighborhood Planning Property Assessments: 2017 Algiers Main Street Case Study.*” This presentation provided architectural style and era research references for construction information, as well as door and window style identification and naming instructions for

proper SSSF documentation. The July 2017 results of the *WhoData Algiers Main Street Historic Preservation & Property Condition Survey* was presented and discussed. The WhoData using Public Participation Geographic Information Systems (PPGIS) Guide to Surveying was provided to complement the lab training since PAs did not contribute to the data collection. Use of in-field instruction tools such as the FIGURE below allows knowledge transfer, and the ability to conduct cross neighborhood comparisons, since the same standards and definitions have been used.

- *LA State Historic Preservation Office (LA SHPO)*. The presentation by Andrea McCarthy and Jessica Richardson included an overview of Programs, use of Historic Standing Structure Survey Form (SSSF), and use of the National Register. Alternative research resources, such as the Preservation Research Center of New Orleans were identified for the Algiers neighborhood, as well as, for individual properties in the study area.

6. After receiving the necessary LA SHPO (Historic Preservation) and *WhoData* (Land Use/Property Condition) training, including the theoretical basis for land use planning decisions in an urban environment, students advanced to 'Planning Analysts' for the remainder of the course.

7. Project deliverables were based on both LA SHPO application and course requirements. For example, the demonstration site survey captured color photos but the LA SHPO forms required conversion to black and insertion within the SSSFs. The *Planning Analysts (PAs)* continued their property record research using Google Earth to retrieve latitude/longitude for each property using addresses, and then converted latitude/longitude information to the Universal Transverse Mercator (UTM) coordinates using a UTM converter found online. PAs used a variety of New Orleans municipal websites such as the Orleans Parish Assessor's website) for property ownership, address, tax parcel identification and a link to a map/aerial photo of the site plan.

As questions or issues arose with completing the SSSFs, solutions/suggestions were provided by Andrea McCarthy and Jessica Richards at LA SHPO, as well as Jennie Garcia and Dr. Thompson.

Part B: Standing Structure Survey Form (SSSF) completion guidelines

SSSF User Guide

The SSSF user guide provides a step by step instruction toolkit for successfully completing an LA SHPO Standing Structure Survey Form (SSSF).

First, review LA SHPO's **LOUISIANA HISTORIC RESOURCE INVENTORY GUIDELINES** found at:

[https://www.crt.state.la.us/Assets/OCD/hp/standing-structures-survey/SurveyGuidelines\(mastecopied_9_11_14\).pdf](https://www.crt.state.la.us/Assets/OCD/hp/standing-structures-survey/SurveyGuidelines(mastecopied_9_11_14).pdf) (Louisiana Office of Cultural Development, Division Of Historic Preservation, Louisiana Historic Standing Structures Survey)

Next, download the Louisiana Historic Resource Inventory pdf (SSSF form) from:

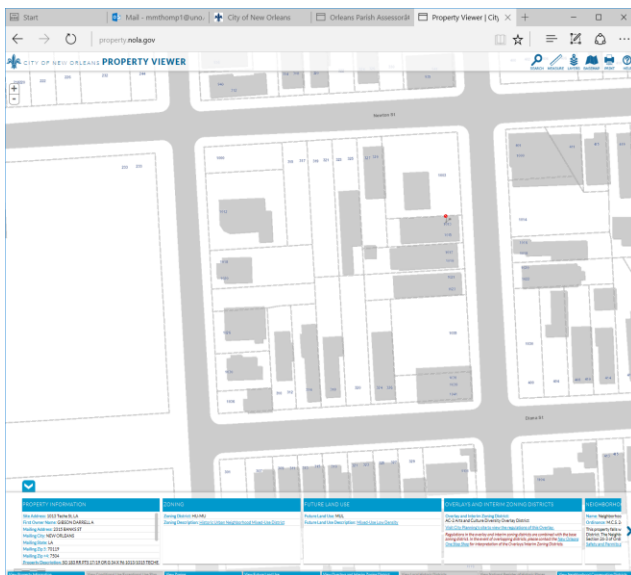
https://www.crt.state.la.us/Assets/OCD/hp/standing-structures-survey/Louisiana_Historic_Resource_Inventory.pdf (Louisiana Office Of Cultural Development, Division Of Historic Preservation, Louisiana Historic Standing Structures Survey)

Next, follow this alternative methodology to complete the SSSF form for each property.

Example Property: 1013 Teche Street Algiers, LA 70119

1. Identify the property address using the City of New Orleans Property Viewer

<http://property.nola.gov/>



2. Insert the 'Property Information' into the card

Site Address: 1013 Teche St, LA

First Owner Name: GIBSON DARRELL A

Mailing Address: 2315 BANKS ST

Mailing City: NEW ORLEANS

Mailing State: LA

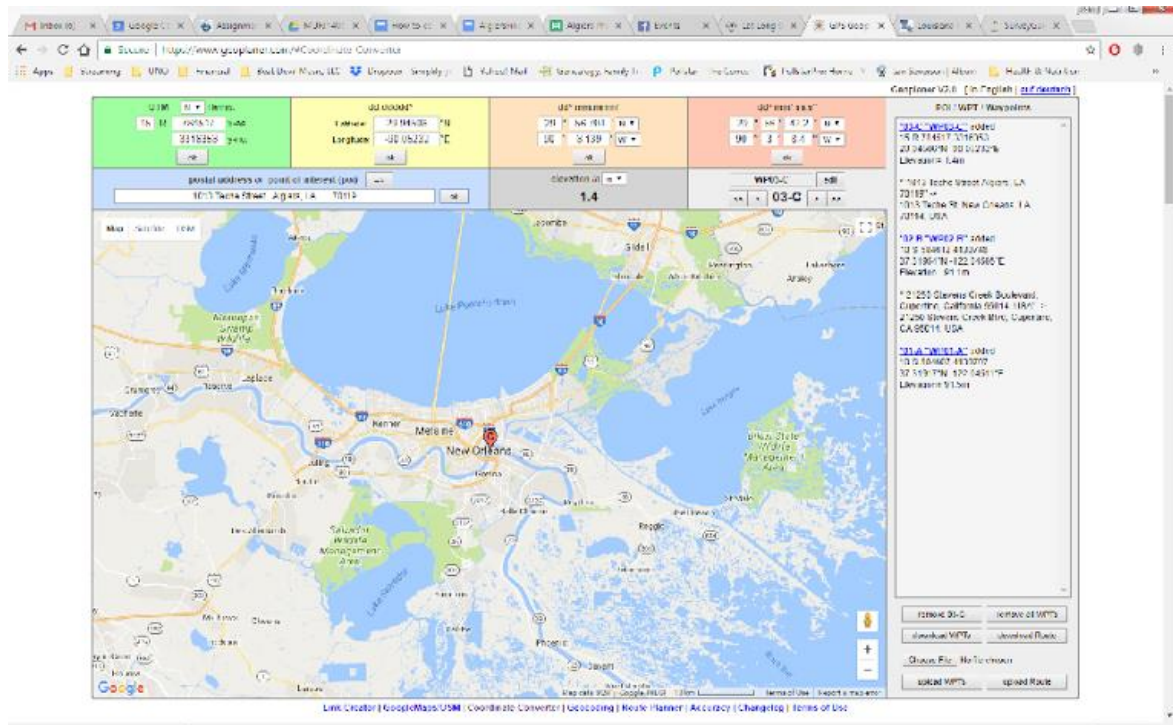
Mailing Zip 5: 70119

Mailing Zip +4: 7504

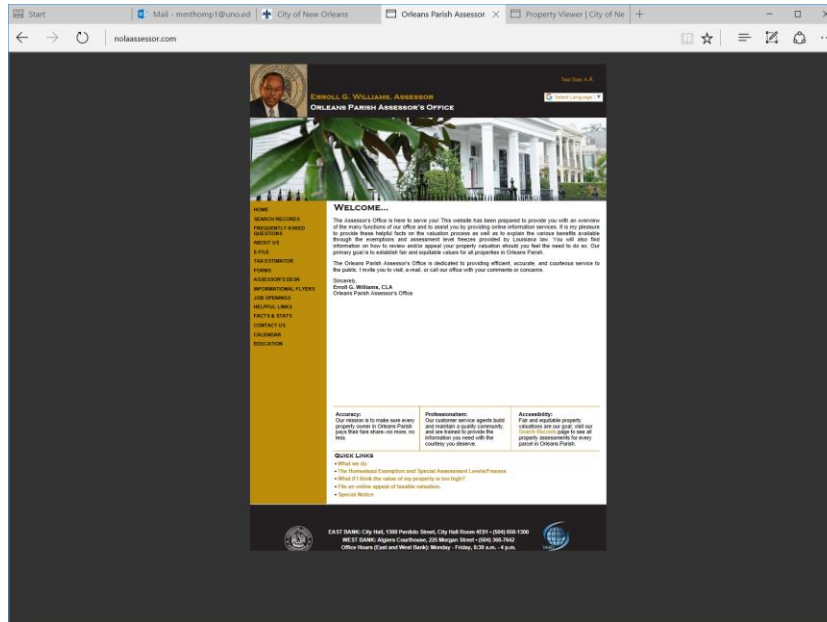
Property Description: SQ 183 RR PTS 17/19 OR G 34 X 96 1013/1015 TECHE

3. To find a properties **UTM** (Universal Transverse Mercator) location coordinates, enter the street address using the following website: Geoplaner at <https://www.geoplaner.com/>

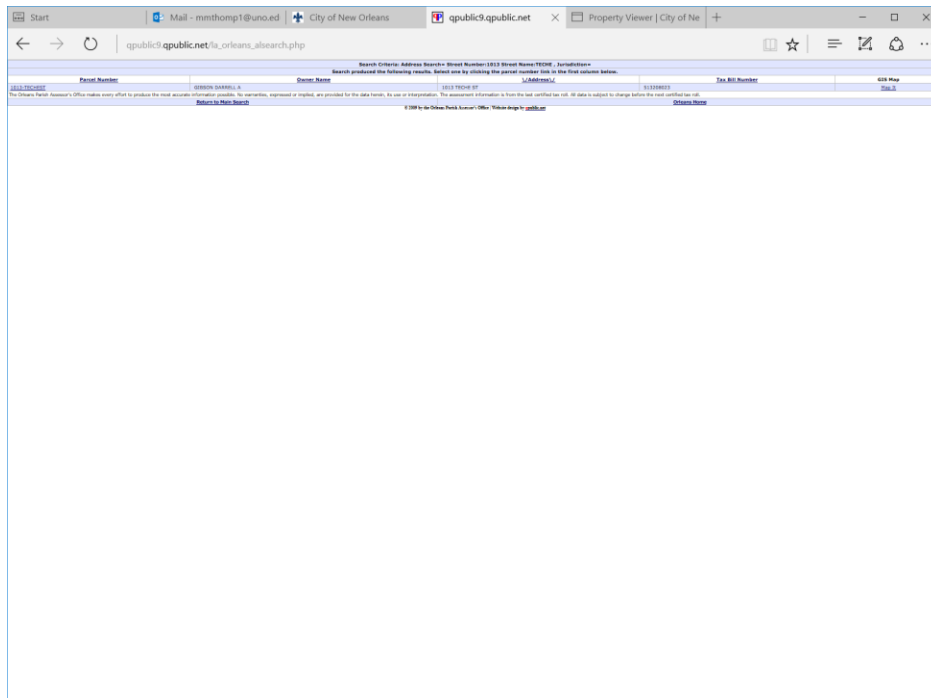
As an alternative, if latitude/longitude are known, other UTM converter tools such as <https://www.latlong.net/lat-long-utm.html> may be used to find the property's UTM.



4. Property Details are found on the Orleans Parish Assessor's Office website:
<http://nolaassessor.com/>



5. Use 'search records', 'yes' to accept statement, then 'search by location address'



6. Click on the highlighted blue address to open the file

The screenshot shows the Orleans Parish Assessor's Office website. The main content area displays property details for 1013-TECHST. The 'Owner and Parcel Information' section includes the owner's name (Orleans Parish), address (2511 MARSH ST, NEW ORLEANS, LA 70115), and parcel number (1013-TECHST). The 'Assessment Information' section shows the total assessed value of \$1,154,800. The 'Sale/Transfer Information' section shows the date of sale (10-08-1982) and price (\$1). At the bottom of the page, there is a blue link: http://gpublic9.gpublic.net/la_orleans_display.php?KEY=1013-TECHST.

7. Use the July 2017 WhoData Historic Property Assessment & Property Condition Survey results.

The screenshot shows an Excel spreadsheet with a large table of property data. The table has columns for ID, Shape, OBJECTID, AREA, PERMITEE ACRES, HECTARES, GEOPIN, IN_DATE, STATUS, DIRSTATUS, STATUS_TY, STATUS_NU, STATUS_ST, STATUS_ST_SHAPE, SHAPENUM, OBJECTID, OBJECTID_AREA_1, PERMITEE ACRES_1, HECTARES, GEOPIN_1, IN_DATE, STATUS, DIRSTATUS, STATUS_TY, STATUS_NU, STATUS_ST, STATUS_ST_SHAPE, SHAPENUM, and List_Status/Building_Number. The data is organized into rows, with the first row being a header and subsequent rows containing numerical and text data. The table is sorted by ID, and the first few rows are highlighted in blue.

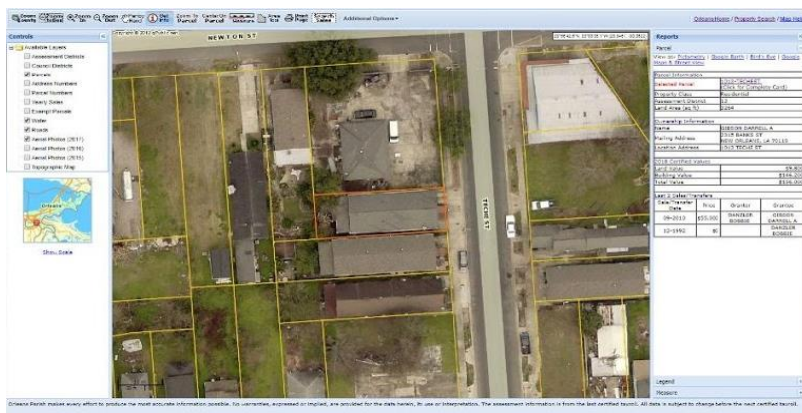
8. Using the Contributing Structure survey results, the following information was extracted and will be inserted into the SSSF:

- **Example:** Use: Residential; Number of units: 2; Meters: Yes; Building condition: 2; Architecture: Raised Basement; Arch_1: Craftsman; Occupied: Yes

9. An Image of the parcel can be obtained from the Assessor's office: <http://nolaassessor.com/>



Once you've navigated to the property's info at the Assessor's page (pictured at left), click the **"show parcel map"** icon to retrieve a color photo of the parcel map.



Right click the image to "save as."

10. Converting a color image to black and white:

- For conversion of photos from color to black and white, there are several available free software online (example: <https://www194.lunapic.com/editor/?action=effect-bw>), or adobe products such as photoshop, adobe acrobat pro can be used. If using a mac, the photo viewer app has a conversion process.

LIMITATIONS

Part 1. Research Limitations

Research limitations were uncovered throughout the process, most notably a lack of historical information pertaining to specific properties within the study area using available resources. Property history searches included the following online resources:

The Historic New Orleans Collection

Online Research Database

<https://www.hnoc.org/research>

Orleans Parish Civil Clerk

Research Center & Historical Documents

<http://www.orleanscivilclerk.com/research.htm>

Office of Culture Development

Division of Historic Preservation

Standing Structures Survey

<https://www.crt.state.la.us/cultural-development/historic-preservation/louisiana-historic-standing-structures-survey/index>

Office of Cultural Development

Division of Historic Preservation

National Register of Historic Places Database

<https://www.crt.state.la.us/dataprojects/hp/nhl/index.asp>

Louisiana State Museum Collections

Historical Center

<https://www.crt.state.la.us/louisiana-state-museum/collections/historical-center/index>

Planning Analysts found that there may be some retrievable information at Nutrias.org, but that process involves ordering digital copies from the New Orleans Public Library's Louisiana Division (City Archives & Special Collections) and retrieving property tax data to gather the history of ownership of each property.

While the instruction document for the SSSF forms provides mostly thorough directions for filling out the forms, the "Narrative, History, and Sources" sections (pg. 22) provides no information as to

where to search for individual property histories. For laymen, providing this information would be beneficial to users.

[https://www.crt.state.la.us/Assets/OCD/hp/standing-structures-survey/SurveyGuidelines\(mastecopyed 9 11 14\).pdf](https://www.crt.state.la.us/Assets/OCD/hp/standing-structures-survey/SurveyGuidelines(mastecopyed 9 11 14).pdf)

However, based on information retrieved from the Algiers Historical Society at <http://algiershistoricalsociety.org/resources.html>, individual property information does not appear to be retrievable from an online source.

As a result of the difficulty of finding specific historical information for some of the Algiers study properties, a primary concern is the possibility that a property may not qualify for historic status (and the associated tax credits) due to a lack of available data and/or documentation.

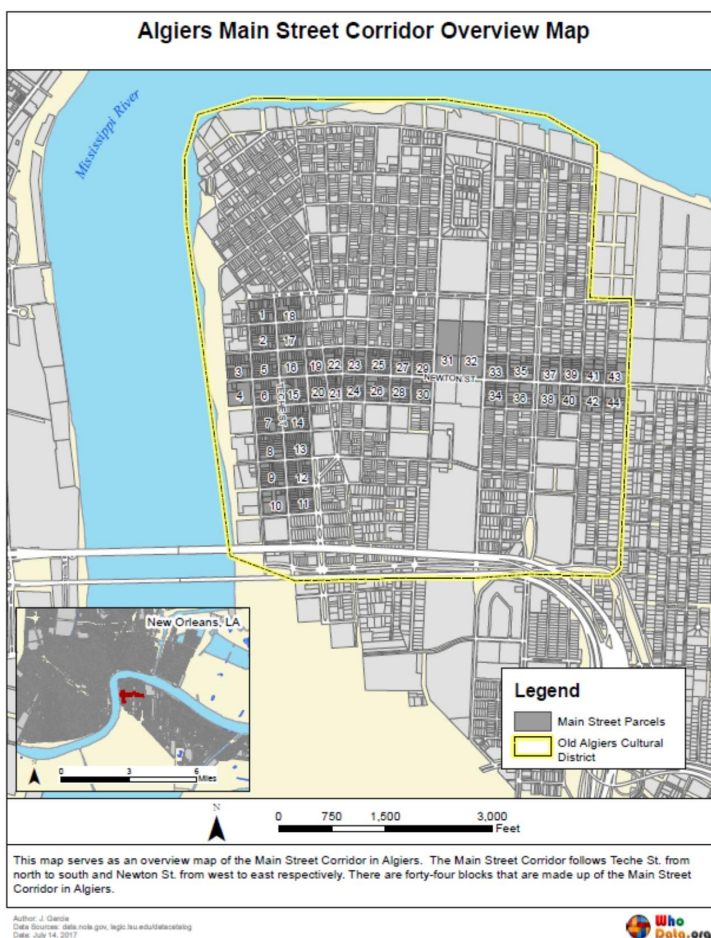
Part 2. Limitations of the SSSF Card

Issues were also documented regarding the completion of the SSSF cards, most notably the following:

- 1) Text:** When printing, information is cropped from the blanks provided for entering text, in instances when the information exceeds the allotted space provided.
- 2) Photos:** When inserting photos, in the “file location” drop down menu, a file cannot be removed once it has been entered. Furthermore, after inserting a photo, there is no apparent way to remove the photo without special PDF editing software.
- 3) UTM:** For laymen, it may be helpful to provide the definition of UTM. It may also be beneficial to provide a link to an online UTM converter or perhaps to build one into the pdf document, for ease of determining UTM zone, easting, and northing.
- 4) Site Plan:** For the “Site Plan” section at the end of the SSSF pdf document, being able to adjust the North arrow might be helpful in some instances, like when the orientation of an aerial photo isn’t due North.
- 6) Adobe Reader:** Instructions on how to open the document in an editable format would be beneficial.
- 7) Mac:** Some students reported difficulties specific to Mac computers. For instance, some found it difficult to attach photos.

PROPERTY DATA ANALYSIS

There are 131 properties that were included in the study based upon a preliminary assessment as Historical Preservation significance potential as ‘contributing structures’.. Data for each property came from several resources. The photos and spreadsheet provided by WhoData Algiers Main Street Historic Preservation & Property Condition Survey were used for *conditions* and *building type*. The New Orleans Assessor website was utilized using its property search. Geoplanner.com was utilized to find UTM and latitude/longitude information. Sources for *narrative* and *history* were not fully utilized because of a lack of available information for the project properties as well as time constraints to utilize local research resources in person. Teams were assigned blocks to assess for their analysis. All properties assessed can be referenced in Figures 2-6 in Appendix.



(Map 1: Block Reference Numbers)

Definitions

Property Condition

Property Condition classifies the physical quality or element of each property ranging from *Good* = 1; *Fair* = 2; *Poor* = 3.

Property Use

Property Use defines the type of function a property is zoned to be utilized as. Property use / land uses found for the study area are: *residential*, *commercial*, *mixed-use*, and *other*.

Property Status

Property Status defines whether each property is *occupied*, *vacant*, *under construction*, or *for sale*.

TEAM's ANALYSIS:

Team Thunder Dragons

Team John and Nicole researched 43 contributing properties. Of the 43 properties, the lot status is 100% buildings with zero vacant lots. The buildings are 88% occupied where 7% are under construction and 5% are vacant. The occupied buildings are 93% residential, 2% commercial, 2% Mixed use and 3% is used for other purposes. The building conditions are 80% good, 14% fair and 6% poor. The majority of the properties were being occupied and were in good condition. The chart below explains in detail of the analytical breakdown.

Table 1. Team Thunder Dragon's Property Analysis Table

Property Condition Total Count & %	Property Use Total Count & %	Property Status Total Count & %
Good (1) =19 or 80%	Residential = 40 or 93%	Occupied = 38 or 88%
Fair (2) = 18 or 14%	Commercial = 1 or 2%	Vacant = 3 or 5%
Poor (3) =6 or 6%	Mixed Use = 1 or 2%	Under Construction = 2 or 7%
	Other = 1 or 3%	For Sale = 0 or 0%

Team Extreme Parcel

Out of the 44 properties surveyed, 35 (79.5%) of them were residential. There were 7 (15.9%) properties that were considered commercial and only 1 (2.2%) was mixed use and another 1 (2.2%) falling the other category. Most of our structures were in good condition at a total of 28 (63.6%) and also 11 (25%) that were considered to be in fair condition. There were, however, 5 (11.4%) that were in very poor condition, which, in this case included those under construction as well as those that were not secure. 40 (90.9%) of our 44 properties were occupied, while only 2 (4.5%) were vacant. Another 2 (4.5%) were under construction.

Table 2. Team Extreme Parcel Property Analysis Table

Property Condition Total Count & %	Property Use Total Count & %	Property Status Total Count & %
Good (1) = 28 or 63.6%	Residential = 35 or 79.5%	Occupied = 40 or 90.9%
Fair (2) = 11 or 25%	Commercial = 7 or 15.9%	Vacant = 2 or 4.5%
Poor (3) = 5 or 11.4%	Mixed Use = 1 or 2.2%	Under Construction = 2 or 4.5%
	Other = 1 or 2.2%	For Sale = 0 or 0%

Team ISMS Inc.

Team ISMS conducted research on the records of 44 properties collectively from the “Algiers Contributing Structures” property list. The properties are located on Blocks 15, 16 and 17 and represent various property statuses, property uses, and property conditions.

Of Team ISMS’ 44 properties, 10 properties (22.7%) were classified as good, 29 properties (65.9%) were fair, and 5 properties (11.4%) were in poor condition. Of Team ISMS’ 44 properties, 36 properties (81.8%) were residential, 3 properties (6.8%) were commercial, 3 properties (6.8%) were mixed use, and 2 properties (4.6%) were other. Of Team ISMS’ 44 properties, 34 properties (77.3%) were occupied, 6 properties (13.6%) were vacant, 3 properties (6.8%) were under construction, and 1 property (2.3%) was for sale.

Table 3. Team ISMS Inc. Property Analysis Table

Property Condition Count & %	Total	Property Use Count & %	Total	Property Status Count & %	Total
Good (1) = 10 or 22.7%		Residential = 36 or 81.8%		Occupied = 34 or 77.3%	
Fair (2) = 29 or 65.9%		Commercial = 3 or 6.8%		Vacant = 6 or 13.6%	
Poor (3) = 5 or 11.4%		Mixed Use = 3 or 6.8%		Under Construction = 3 or 6.8%	
		Other = 2 or 4.6%		For Sale = 1 or 2.3%	

Summary for Combined (3) Team Analysis (All 131 Properties)

Regarding **property condition**, 57 (22.7%) were in good, 58 (44.3%) were in fair, and 16 (12.2%) were in poor condition. In terms of **property use** 111 (84.7%) were residential, 11 (8.4%) were commercial, 5 (3.8%) were mixed use, and 4 (3.1%) were other. Regarding **property status**, 112 (85.5%) were occupied, 11 (8.4%) were vacant, 7 (5.3%) were under construction, and 1 (0.8%) property was for sale.

Table 4. Total 131 Property Analysis Table

Property Condition Total Count & %	Property Use Total Count & %	Property Status Total Count & %
Good (1) = 57 or 43.5%	Residential = 111 or 84.7%	Occupied = 112 or 85.5%
Fair (2) = 58 or 44.3%	Commercial = 11 or 8.4%	Vacant = 11 or 8.4%
Poor (3) = 16 or 12.2%	Mixed Use = 5 or 3.8%	Under Construction = 7 or 5.3%
	Other = 4 or 3.1%	For Sale = 1 or 0.8%

RECOMMENDATIONS

Service Learning & Institutional Community Engagement (SLICE)

Skyla Wilson

LA SHPO and HNOC are two important organizations for New Orleans. New Orleans has some of the most historic sites and buildings in the country. The resources that both provide are beneficial to New Orleans residents to keep the culture and history of the city prominent. The findings that were assessed in this project, whether by happenstance or on purpose, will help organizations make these beneficial resources even more accessible to the public. A major take away from this project is how an area of a city can have not only buildings or sites that are considered historic, but an entire district. The project helped students with skills such as teamwork, assessment, analysis, and design.

Will Cespedes

The Service Learning Program was a breath of fresh air in comparison to previous schoolwork because the result felt like it could make a difference in a local community. It required our team to become familiar with Standard Structure Survey forms, as well as the resources needed to fill them out. This included historical information from The Historic New Orleans Collection and property information from the New Orleans Tax Assessor. On top of that, it required the class members to become somewhat familiar with housing styles that are common in the New Orleans area. It was comforting doing these new things with a team as well. Where one team member may have been less skilled or educated in a certain area, there was another that could fill in and provide the rest with the information. Teamwork was essential to a project of this degree.

Nicole Coleman

The Historic Algiers Main Street Service Learning Project has proved to be a project to challenge the mind. Going into the project with no Urban Planning or Historic Preservation background made me feel slightly apprehensive. For someone who has no experience it was all Greek to me but once I embraced the project I fell in love. It was an abundance of learning however it was an amazing experience. I was really surprised at the amount of information that was available and the lack thereof of information. I also was completely amazed at the various processes that are involved with getting a property designated as historical. The amount of work that goes into a project of this magnitude is mind boggling. This is a project that warrants many allotted hours of work. There are various factors that were not considered when we initially began for instance unexpected events. Time constraints are a hindrance in the completion of the project. I would recommend this be a continued project however, it would be best taught in a two-part class. I have learned more than I can express in words and I am extremely grateful for the opportunity to have experienced a project of this kind. I am a hands-on learner. This is definitely a hands-on opportunity!

John Flemister

This Service Learning Project has certainly been a unique experience. Primarily, it was a refreshing change from the usual graduate school format (read, write, present, repeat). Being able to contribute something to my local community has been my favorite aspect of this project. Furthermore, the process required the class to work together to overcome roadblocks and press forward toward a finished product. None of this would have been possible, of course, without the support of HNOC and LA SHPO who provided crucial guidance throughout the process.

Ian Butler-Severson

The Service Learning element of *The Land Use Planning & Historic Preservation Property Assessment Tool in New Orleans: The Algiers Main Street Demonstration Project*, essentially helps to reflect on how the academic study of Land Use Planning coupled with a real/tangible project design and implementation of a land use planning product/tool kit, such that has been produced here, has an huge value to any community that has set its sights and efforts on growing and maintaining its vitality in the larger context of a city, region, or country. Not only did the project process help to understand the importance of group efforts and community participation in terms of achieving the goals of a community, but the collective efforts of the project have produced a usable community tool to help citizens with historic preservation efforts for one of the oldest neighborhoods in the United States. These efforts will likely provide a resource for existing and future residents to enable themselves to seek historic preservation tax incentives to continue to re-invigorate the social and economic wellbeing of this urban enclave. Having completed this leg of the project (of which is ongoing), my strongest recommendation comes in light of the current United States tax plan revisions, in which legislators have moved to remove historic preservation tax incentives. This is an unfortunate move, so I highly recommend writing/contacting your legislative representatives at all levels of government, in hopes of reversing this new legislative tax law, in hopes of having historic preservation tax incentives remaining an option for Americans interested in preserving our heritage and culture through architectural preservation.

Miles Shalaby

“Each one, teach one.” As citizens and people in general, it is our duty to spread knowledge and uplift each other however we can and this project definitely aligns with that proverb. Especially since the efforts are rooted in historic preservation it is even more imperative. This project features a “how to” for folks who wish to take a part of this opportunity on their own. Skills included: technological skills self-taught through Adobe programs including Acrobat Reader DC, Illustrator, Photoshop. Knowledge: some knowledge of various housing styles throughout history to modern day New Orleans, and familiarity with a few research databases including the Historic Research Collection.

FUTURE RESEARCH & NEXT STEPS

Participation GIS Demonstration Project: Algiers Main Street and Old Algiers Main Street Corporation

The following poster provides a project overview, sample photographs and project analysis. This poster will be provided to the Algiers Main Street Corporation, the City of New Orleans City Planning Commission, the Preservation Resource Center, The UNO Midlo Center, the Tulane Historic (FIND NAME), and the New Orleans Historic Collection. This poster provides evidence that an integrated Historic Preservation and Planning Property Condition survey can be combined for land use evaluation and neighborhood change.

LA SHPO CONTRIBUTING HISTORIC PROPERTY INVENTORY

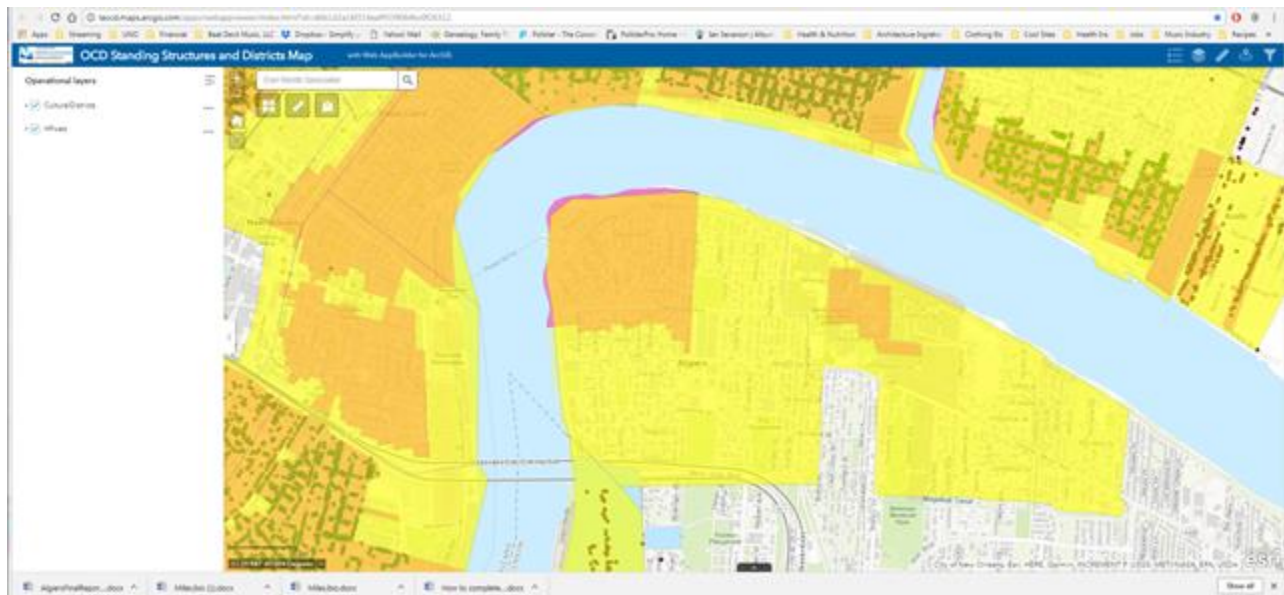
LA SHPO will be provided the updated SSSF cards subject to completion of the architectural prototype and internal property validation reviews and approvals. Given the lack of contributing or historic property sites on the LA SHPO site, the Algiers Demonstration project SSSFs may be included in their website located at:

HISTORIC PRESERVATION ASSESSMENT & LAND USE PLANNING SURVEY TOOL 2.0

Retrieved

from:

<http://laocd.maps.arcgis.com/apps/webappviewer/index.html?id=d6b1d2a16f214aaf9339064bc0f26312>



This demonstration project has played an integral role in moving the HPA & LUPS tool from a “model concept” to a “tool.” The specific guidelines for evaluating potentially historic properties by LA SHPO (which are nationwide) may change and the availability of new districts may change. However, the type of information needed to identify, evaluate and report the property status and potential historic contribution will remain standard based upon traditional land use and historic preservation land use methodology.

ALGIERS CONTRIBUTING STRUCTURES LIST BY BLOCK

Block 1 Contributing:

	SITUS_STRE	SITUS_TYPE	SITUS_NUMB
1.	SLIDELL	ST	318
2.	SLIDELL	ST	320
3.	SLIDELL	ST	324
4.	SLIDELL	ST	328
5.	SLIDELL	ST	332
6.	BROOKLYN	ST	724
7.	OPELOUSAS	AVE	323
8.	OPELOUSAS	AVE	331
9.	TECHE	ST	717
10.	BROOKLYN	ST	720
11.	BROOKLYN	ST	714
12.	OPELOUSAS	AVE	313
13.	SLIDELL	ST	302
14.	SLIDELL	ST	308
15.	BROOKLYN	ST	716
16.	OPELOUSAS	AVE	319

Block 2 Contributing:

	SITUS_STRE	SITUS_TYPE	SITUS_NUMB
1.	BROOKLYN	ST	800
2.	BROOKLYN	ST	806
3.	BROOKLYN	ST	810
4.	BROOKLYN	ST	812
5.	BROOKLYN	ST	818
6.	SLIDELL	ST	309
7.	SLIDELL	ST	313
8.	SLIDELL	ST	317
9.	SLIDELL	ST	327
10.	SLIDELL	ST	331
11.	HOMER	ST	322
12.	HOMER	ST	328
13.	HOMER	ST	332
14.	TECHE	ST	825
15.	TECHE	ST	827
16.	TECHE	ST	843

Block 3 & 4: No Contributing Structures

Block 5 Contributing:

	SITUS_STRE	SITUS_TYPE	SITUS_NUMB
1.	BROOKLYN	ST	912
2.	BROOKLYN	ST	918
3.	BROOKLYN	ST	926
4.	BROOKLYN	ST	930
5.	BROOKLYN	ST	934
6.	BROOKLYN	ST	940
7.	HOMER	ST	301
8.	HOMER	ST	307
9.	HOMER	ST	309
10.	HOMER	ST	315
11.	HOMER	ST	319
12.	HOMER	ST	325
13.	HOMER	ST	333
14.	TECHE	ST	903
15.	TECHE	ST	909
16.	TECHE	ST	917
17.	TECHE	ST	925
18.	TECHE	ST	931
19.	TECHE	ST	941
20.	NEWTON	ST	314
21.	NEWTON	ST	320
22.	NEWTON	ST	324

Block 6 Contributing:

	SITUS_STRE	SITUS_TYPE	SITUS_NUMB
1.	BROOKLYN	ST	1012
2.	BROOKLYN	ST	1018
3.	BROOKLYN	ST	1030
4.	BROOKLYN	ST	1036
5.	TECHE	ST	1013
6.	TECHE	ST	1019
7.	TECHE	ST	1021
8.	TECHE	ST	1039
9.	NEWTON	ST	323
10.	NEWTON	ST	327
11.	DIANA	ST	312
12.	DIANA	ST	314
13.	DIANA	ST	318
14.	DIANA	ST	324

15.	BROOKLYN	ST	1026
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Block 15 Contributing:

	SITUS_STRE	SITUS_TYPE	SITUS_NUMB
1.	NUNEZ	ST	1019
2.	NUNEZ	ST	1027
3.	NUNEZ	ST	1031
4.	NUNEZ	ST	1035
5.	NUNEZ	ST	1037
6.	TECHE	ST	1000
7.	TECHE	ST	1018
8.	TECHE	ST	1020
9.	NEWTON	ST	415
10.	NEWTON	ST	419
11.	NEWTON	ST	429
12.	NEWTON	ST	431
13.	NEWTON	ST	435
14.	DIANA	ST	408
15.	DIANA	ST	414
16.	DIANA	ST	418
17.	DIANA	ST	420
18.	DIANA	ST	422

Block 16 Contributing:

	SITUS_STRE	SITUS_TYPE	SITUS_NUMB
1.	NUNEZ	ST	917
2.	NUNEZ	ST	921
3.	HOMER	ST	401
4.	HOMER	ST	405
5.	HOMER	ST	411
6.	HOMER	ST	413
7.	HOMER	ST	425
8.	HOMER	ST	429
9.	HOMER	ST	433
10.	HOMER	ST	437
11.	TECHE	ST	916
12.	NEWTON	ST	414
13.	NEWTON	ST	422
14.	NEWTON	ST	426
15.	NEWTON	ST	432
16.	NEWTON	ST	434
17.	TECHE	ST	922

Block 17 Contributing:

	SITUS_STRE	SITUS_TYPE	SITUS_NUMB
1.	NUNEZ	ST	811
2.	NUNEZ	ST	819
3.	NUNEZ	ST	823
4.	SLIDELL	ST	411
5.	SLIDELL	ST	415
6.	SLIDELL	ST	417
7.	SLIDELL	ST	429
8.	SLIDELL	ST	431
9.	SLIDELL	ST	437
10.	HOMER	ST	414
11.	HOMER	ST	418
12.	HOMER	ST	428
13.	HOMER	ST	432
14.	HOMER	ST	440
15.	HOMER	ST	410
16.	TECHE	ST	840

Block 18 Contributing:

	SITUS_STRE	SITUS_TYPE	SITUS_NUMB
1.	OPELOUSAS	AVE	427
2.	OPELOUSAS	AVE	431
3.	OPELOUSAS	AVE	425
4.	NUNEZ	ST	717
5.	NUNEZ	ST	721
6.	OPELOUSAS	AVE	411
7.	OPELOUSAS	AVE	413
8.	SLIDELL	ST	408
9.	SLIDELL	ST	412
10.	SLIDELL	ST	420
11.	SLIDELL	ST	422
12.	SLIDELL	ST	426
13.	SLIDELL	ST	430
14.	TECHE	ST	708
15.	OPELOUSAS	AVE	439
16.	OPELOUSAS	AVE	435

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APPENDIX

Team Member Bios

MURP 4050/5050 Land Use Planning and Plan Making class research teams:

Team Thunder Dragons



John Flemister

John is a New Orleans resident and is currently pursuing a Master of Science in Transportation (MST) from the University of New Orleans.



Nicole Coleman

Nicole is a native of Algiers, New Orleans, and holds a B.A. in Pre-Counseling as well as a Master's in Public Administration, both from the University of New Orleans.

Team ISMS Inc.



Ian Butler-Severson

Ian, originally from Minneapolis/St. Paul Minnesota, is a resident of Metairie, LA and is set to graduate in May 2018 with a Master of Science in Transportation (MST) from the University of New Orleans. Ian completed a Bachelor's degree in Urban Studies from Hamline University in St. Paul (1998), attended the University of Minnesota Graduate School of Landscape Architecture (2000), and has professional planning and design experience (park, recreation, and trail master planning) from previous employment with the Minneapolis based planning and design firm, Ingraham and Associates (2000-2005).



Miles Shalaby

Miles is a New York City resident on an exchange program at the University of New Orleans. He is currently pursuing his Bachelor of Arts in Urban Studies from CUNY Queens College in Flushing, Queens.

Team Extreme Parcel



Skyla Wilson

Skyla is a candidate for the Masters of Urban & Regional Planning at the University of New Orleans. Her concentration is in Urban Design and Environmental Planning. She holds a Bachelor of Science in Urban Studies and Planning from the University of New Orleans. Following Hurricane Katrina, she grew to have an interest in the city that she dearly missed after evacuating. Skyla sought to incorporate that into her education and career. Skyla is a native of New Orleans, Louisiana and plans on continuing her career in the city. She would like to help in making the city the world-class city it is known to be. Skyla's interests include eating the wonderful food that New Orleans has to offer (naturally), shopping locally (of course), being a WhoDat, and hanging with family and friends.



William Cespedes

William is from Idaho Falls, Idaho, but has been living in New Orleans, specifically the Algiers area, for the past 6 years. He is currently pursuing a bachelor's degree in Urban Planning and Film.

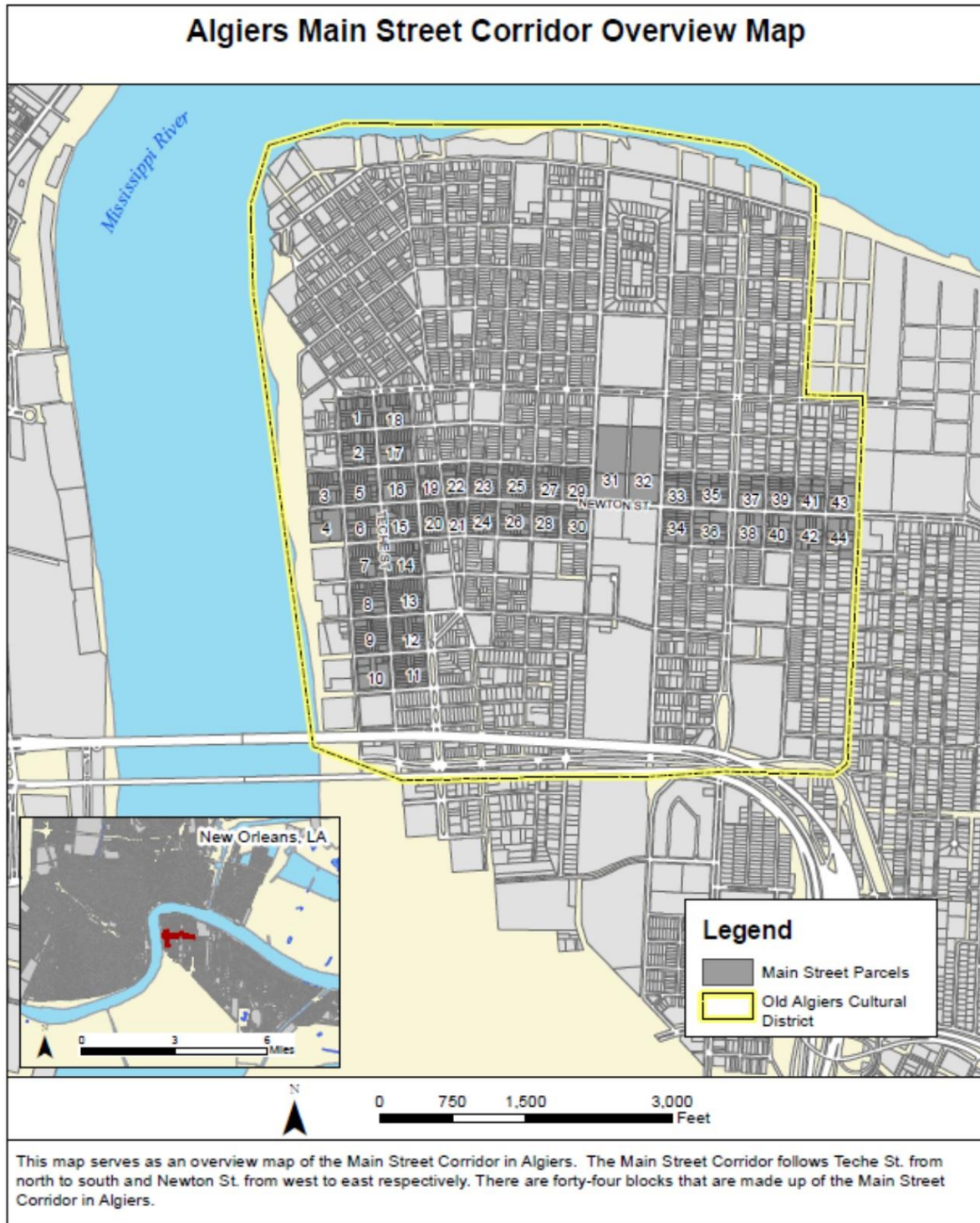
Data Dictionary

VARIABLE	OPTIONS	MARK	WHAT IT MEANS
FIRST – MARK LOT STATUS ON ALL PROPERTIES			
Lot Status	Building	B	STRUCTURE: A standing building is present on the property
	Empty Lot	EL	NO STRUCTURE: Demolished building/slab/debris/grass/soil
	Parking Lot	PL	Self-explanatory
	Open/Rec Space	OR	Public parks, playgrounds, or green spaces like community gardens
	Other	O	For example: Private schoolyards, cemeteries, neutral ground, etc.
THEN - MARK THESE COLUMNS FOR BUILDINGS ONLY			
<i>Mark ALL columns, even if building is vacant - - N/A should be marked for empty lots, parking lots, open/rec space, other</i>			
Building Use	Commercial	C	Business, non-profit, factory, etc.
	Residential	R	Single family homes, double shot-guns, apartments, condos, etc.
	Mixed Use	MIU	Includes both commercial and residential in one building
	Other	O	Schools, churches, government buildings, etc.
Number of Units	1	1	Clearly only one household (look for entrances and mailboxes)
	2	2	2 units - usually a double shot-gun
	3+	3+	Large multi-family, also look to side for other unit entrances
Open to Elements?	Yes	Y	UNCOVERED windows or doors, or other openings; one could enter easily, without breaking a window or forcing a door
	No	N	ALL windows, doors and other openings are reasonably secured with glass, plywood, or other strong material
Occupied or Vacant	Occupied	O	Look for: <ul style="list-style-type: none"> New mail arriving in mailbox Trashcan, plants, cars, and pets Functioning utility meter Includes partial occupancy (only one unit occupied)
	Vacant	V	Look for: <ul style="list-style-type: none"> Yellowing advertisements in door handles Blight notifications NO trashcan, plants, cars, or pets NO utility meter
Building Condition	Good	G	Factors: <ol style="list-style-type: none"> NO structural damage; NO major repairs needed May need minor cosmetic work
	Fair	F	Factors: <ol style="list-style-type: none"> NO MAJOR structural damage; May need minor repairs Building secured – all windows and doors covered
	Poor	P	Factors: <ol style="list-style-type: none"> Structural Damage Extensive Vegetation Not Secured/Open to the Elements
FINALLY – MARK THESE COLUMNS FOR ALL PROPERTIES			
Lot or Yard Overgrown?	Yes	Y	OVER 18" of grass or MAJOR DUMPED DEBRIS (tires, cars, furniture, etc.)
	No	N	UNDER 18" of grass and is FREE of any major dumped debris
Under Construction?	Yes	Y	Obvious signs of CURRENT WORK on the building or NEW CONSTRUCTION
	No	N	NO obvious signs of work being done on the building or property
For Sale Sign?	Yes	Y	For sale sign visible
	No	N	NO for sale sign visible
No Change	(unmarked)		You made changes or added info to blank/white boxes for this property
	No Change	X	All current data on the property is accurate

99 = NOT SURVEYED in 2010 – Please Fill In

LIST OF MAPS

Map 1



Author: J. Garcia
 Data Sources: data.nola.gov, legic.lsu.edu/datacatalog
 Date: July 14, 2017





Author: J. Garcia
 Data Source: data.nola.gov/tafic/isu.edu/datacatalog
 Date: July 14, 2017

Who Data.org
 PRESERVATION CONSULTANTS, LLC

LIST OF FIGURES

Figure 1

	<p>812 BROOKLYN ST. Building Type: Residential Architecture: Double Shotgun, Queen Anne Condition: Good, Occupied Comments: For Sale</p>		<p>926 BROOKLYN ST. Building Type: Residential Architecture: Bungalow, Craftsman Condition: Fair Comments: Under Construction</p>		<p>422 DIANA ST. Building Type: Residential Architecture: Shotgun, Craftsman Condition: Poor Comments: Under Construction</p>		<p>440 HOMER ST. Building Type: Commercial Architecture: Warehouse Condition: Poor Comments: Occupied</p>		<p>435 NEWTON ST. Building Type: Mixed Use Architecture: Commercial, Mission Condition: Good Comments: Occupied</p>	<p>Project Description</p> <p>The MURP 4050/5050 Land Use Planning & Plan Making course provided a service learning project where students served as "planning analysts" (PAs) to evaluate and test a new model of neighborhood property assessment. The PAs used data from a Property Condition Survey of 136 properties in the Algiers Historic District (AHD) conducted by Jenise Garcia and Nicole Coleman in July 2017. The survey also included an image inventory and maps. The results of the field survey data were utilized the Louisiana Historic Resource Inventory Standing Structure Survey Forms (SSSF) based on training from the Louisiana State Historic Preservation Office (LA SHPO). The analysis of the data consisted of use types, architecture, condition, and potential historic significance of the buildings. This information was combined with secondary research on the property use, ownership, address matching based on City of New Orleans and the Office of the Assessor websites. The SSSF cards and data analysis will be provided to LA SHPO with a goal to populate their mapping portal and to the Algiers Main Street Corporation as a demonstration project of resources needed for historic district expansion.</p>	<p>Algiers Historic District - Historic Structures Study MURP 4050/5050 Urban Land Use Planning & Plan Making Fall 2017 Final Project</p> <p><small>Source: Photos and information provided by WhoData Historic Preservation Assessment & Property Condition (WHPAPC) Survey completed in July 2017</small></p> <p><small>Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.</small></p> <p><small>Poster Design: Styla Wilson Planning Analysts: William Caspedes, Nicole Coleman, John Flemister, Jennie Garcia, Ian Butler-Svensen, Missa Shalaby, Styla Wilson Project Manager: Dr. Michelle M. Thompson, GISP Date: December 1st, 2017</small></p> <p> </p>
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Figure 2

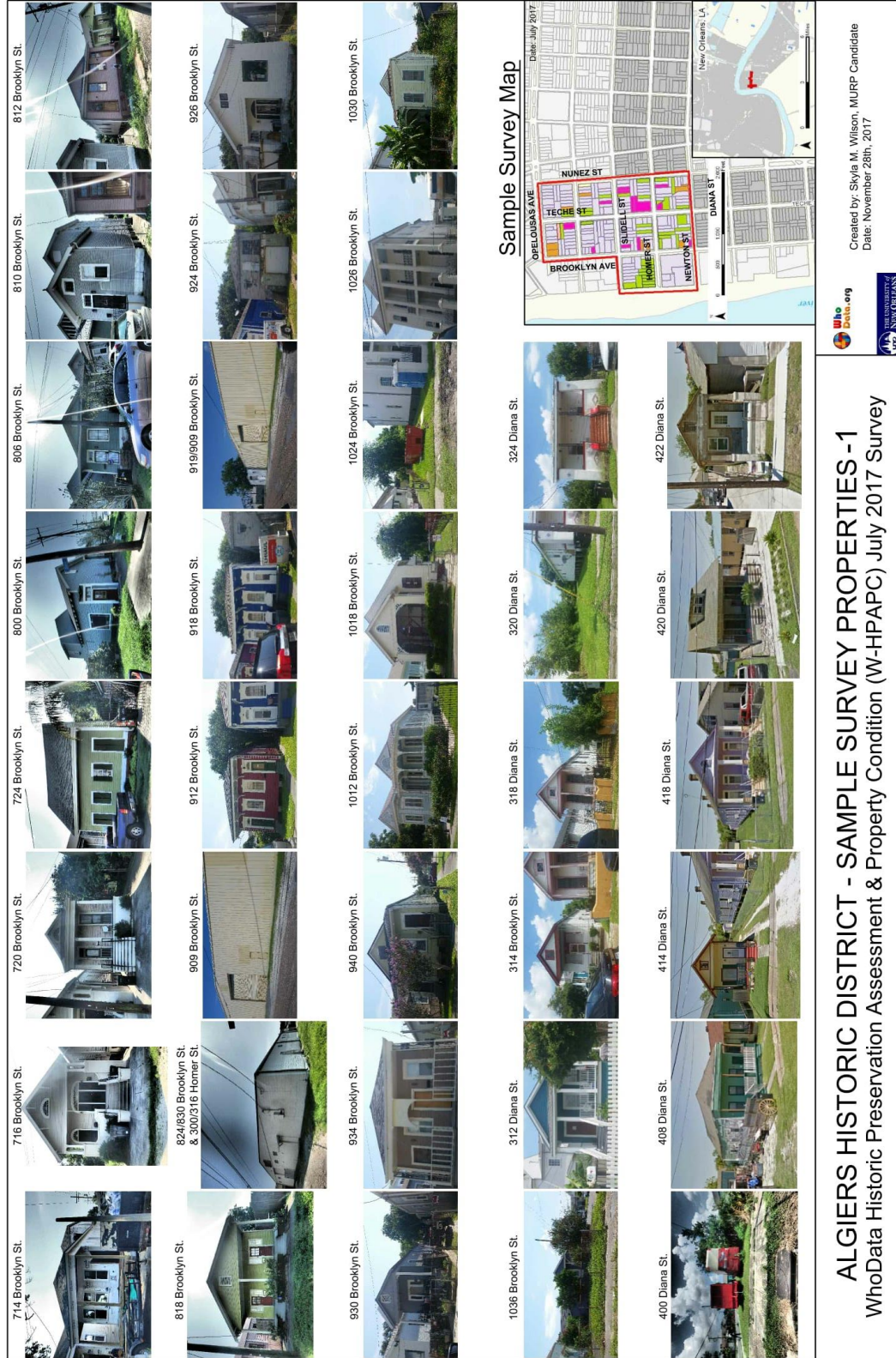


Figure 3



Figure 4



Figure 5



Figure 6



Standing Structure Survey Form (SSSF)

(Figure at right: First page of SSSF)

The form used for assessment of the properties is called the Louisiana Historic Resource Inventory Standing Structure Survey. Students shortened the name to *SSF forms*. These forms will be given to SHPO and other organizations to utilize the information on their behalf. The form consists of four (4) pages and covers the following:

- **Location and Geographic Information**
- **Property Information**
- **Physical Description**
- **Narrative**
- **History**
- **Sources**
- **Outbuildings**
- **Site Plan**

Students assessed each property using the site photos and spreadsheet provided by the WhoData Algiers Main Street Historic Preservation & Property Condition Survey conducted in Summer 2017. Because of time constraints, students were not able to fully complete the form and completed to the best of their knowledge, using visual representation of the photos, and spreadsheet provided. Other tools used in completing the forms were the Property Record search of the New Orleans Assessor website, New Orleans Property Viewer website, and Geoplanner.com. A collective conclusion was formed on what to put for History and Narrative which all students used on their respective forms.

The image shows the first page of the Louisiana Historic Resource Inventory Standing Structure Survey Form (SSSF). The form is titled "Louisiana Historic Resource Inventory" and is issued by the Louisiana Division of Historic Preservation, Office of Cultural Development, Department of Culture, Recreation and Tourism. It includes a Resource ID Number field and a checkbox for "Addendum Attached".

The form is divided into two main sections:

- Location and Geographic Information:** This section includes fields for Name of Property, Address, Parish, Locality (City, Community, Vicinity, Rural), City/Community/Vicinity of, Topographic Quad, Quad Size (7.5, 15), UTM coordinates (zone, easting, northing, range, township, section), Owner Name, Owner Address, and Tax Parcel.
- Property Information:** This section includes fields for Type (Site, Structure, Building, Object), Level of Recognition (NHL, NR individual, NR district/element, DOE, Local, None), Previously Surveyed (Yes, No), When, Located Where?, Government Preservation Activity (Section 106, Grant, Tax Credit, Local Ord., Other), HABS/HAER (Yes, No), NR eligibility (Potential individual, Potential district, Ineligible), Condition (Excellent, Good, Fair, Poor, Ruin), Remark, Integrity (Unaltered, Altered (Historic), Altered (Non-Historic)), Remark, Threats (Abandonment, Neglect, Alteration, Development, Government Action, None), and Remark.

The form is identified as Form SH-01019.1.