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Protecting the Future by Preserving the Past: A Report to the St. John the Baptist Parish Historic Preservation Study Committee

Department of Planning and Urban Studies, University of New Orleans

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Protecting the Future by Preserving the Past: A Report to the St. John the Baptist Parish Historic Preservation Study Committee

University of New Orleans
Department of Planning and Urban Studies, Spring 2017

Source: The Team
About the Client

St. John the Baptist Parish, Louisiana is located just northwest of New Orleans along the Mississippi River. In the spring of 2017, St. John the Baptist Parish Planning and Zoning Department sought help from the Department of Planning and Urban Studies at the University of New Orleans with the development of a historic preservation strategy. The client requested graduate students in the Master of Urban and Regional Planning program work with a council-appointed study committee of stakeholders to develop a historic preservation ordinance and report demonstrating the benefits of the proposed ordinance to the community and recommendations for activity beyond ordinance implementation. The parish requested the report also include structural surveys of and community outreach materials for four proposed historic districts: Garyville, LaPlace, Reserve, and Westbank River Road. Upon completion, the Planning and Zoning Department will present the ordinance and recommendations to the Planning Commission and Parish Council for approval.

About the Authors

The University of New Orleans Department of Planning and Urban Studies (UNO-PLUS) has been an important regional institution helping to train leaders in urban issues for over 40 years. As the economic and urban landscape of New Orleans continues to evolve post Hurricane Katrina, the planning program faculty has been committed to the equitable and sustainable rebuilding of the city and region. The department’s Master of Urban and Regional Planning (MURP) program is the only accredited planning program in the State of Louisiana. The Practicum in Urban and Regional Planning course provides advanced MURP students with an opportunity to apply the technical and analytical skills developed through their planning coursework. Students work in small teams, under the supervision of the course instructor, to advance a project in collaboration with a client.
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St. John the Baptist Parish is home to a considerable amount of historic landmarks and neighborhoods. Presently, sixteen properties throughout St. John and the national historic district of Garyville are listed on the National Register of Historic Places (NRHP). Although prestigious, this mostly honorary recognition provides limited legal protections for their preservation (Miller, 2008). As a result, St. John the Baptist Parish has lost a significant amount of historic property. A program to protect the parish’s significant historic and cultural landmarks can help preserve and revitalize areas of established historic value and capitalize on existing parish assets. In fall 2016, the St. John the Baptist Parish Planning and Zoning Department invited the UNO-PLUS Masters of Urban and Regional Planning Practicum team to work with a council-appointed study committee of stakeholders to develop a historic preservation and revitalization strategy.

As part of the development of this strategy, St. John the Baptist Parish is working to become a Certified Local Government (CLG) to pursue their historic preservation agenda and to access funding for revitalization projects in the parish. This report provides the study committee with the team’s findings and recommendations for the historic preservation strategy which includes a structure survey of the four proposed historic districts, a review of the draft ordinance, an overview of historic preservation resources, and community outreach materials.
Findings and Recommendations:

A requirement of the Louisiana CLG process is to establish local historic districts within the municipality and to maintain a structure survey consistent with state preservation program. Over a four-month time period, the team surveyed each parcel or lot within the boundaries of the proposed historic districts of Garyville, LaPlace, Reserve, and Westbank River Road to identify structures that contribute to their historic character. This survey was to identify contributing structures for the parish for planning purposes as they prepare to complete a more in-depth structure survey at a later date. The findings indicate a considerable number of contributing structures within each of the four proposed historic districts:

- **Garyville**
  - 165 parcels surveyed
  - 78 parcels identified as contributing
  - 47.3% of structures found are considered historic
- **LaPlace**
  - 273 parcels surveyed
  - 104 parcels identified as contributing
  - 38.1% of structures found are considered historic
- **Reserve**
  - 607 parcels surveyed
  - 343 parcels identified as contributing
  - 56.5% of structures found are considered historic
- **Westbank River Road**
  - 409 parcels surveyed
  - 167 parcels identified as contributing
  - 40.8% of structures found are considered historic

The survey includes only those structures visible from the public right of way. We recommend the parish undertake a more detailed and in-depth survey to provide an accurate count of possible contributing accessory structures and larger historic structures hidden from view due to the stacking of multiple buildings on individual parcels of land.

Source: St. John the Baptist Parish Beautification Plan: Garyville & the Westbank
A requirement of the CLG process is to establish local historic districts along with the creation of a preservation ordinance. Establishing a local historic district requires the creation of a preservation ordinance. This civically generated legislation considers the historic stock of the area as well as the specific needs and oversight that is desirable to maintain and preserve these assets. The study team collaborated with the Planning and Zoning department to produce a draft ordinance that complies with state law and follows best practices for rural jurisdictions.

**Next Steps:**
Preservation education and community support are integral to the success of the St. John preservation planning program. To encourage community support for and participation in preservation efforts, the study team recommends the parish:

- Establish education programs on topics such as first time homebuyer classes, tax credits and grants, renovation practices and best techniques, and heritage education
- Work with the Louisiana Trust for Historic Preservation to engineer a “Ramble”, an educational tour and fundraiser focused on the art, music, history, architecture and culture of specific historic places
- Work with the Louisiana Trust for Historic Preservation and their 10 Most Endangered Properties program
- Establish an “Inventory Day” – a day when the public is asked to share any information concerning their property, including old photographs, stories and surveys
- Establish a “This Place Matters” campaign to promote historic landmarks
- Develop a name and logo that is synonymous with preservation efforts throughout St. John the Baptist Parish

The study team identified numerous federal and state resources available to residents, developers, and local officials in St. John the Baptist Parish as the parish becomes a CLG and the four districts achieve historic designation. These resources include state and federal tax credits, preservation grants, arts and culture resources, and tourism promotion programs. The team recommends:

- Educating and supporting business owners and developers to encourage federal and state commercial tax credit projects
- Designate a parish official to complete grant applications once CLG status is completed
- Encourage the arts community to incorporate historic structures and landmarks for art festival, music evenings, etc.
- Integrate historic preservation into tourism marketing
- Pursue and advertise the United States Department of Agriculture Rural Development’s Single Family Housing Repair Loans & Grants program, also known as the Section 504 Home Repair to assist elderly and low-income residents improve or maintain their historic homes.
Introduction

Home to the third permanent settlement within Louisiana, St. John the Baptist Parish is rich with a unique history, historic building stock, and a diverse array of neighborhoods. Established in 1807 and once deemed the “German Coast”, the parish is comprised of six towns that still maintain an abundance of historic and cultural assets. Presently, sixteen properties throughout St. John and the national historic district of Garyville are listed on the National Register of Historic Places (NRHP). Although prestigious, inclusion in the NRHP offers limited legal protections for the preservation of listed structures. As a result, St. John the Baptist Parish has lost a significant amount of historic property. A program to protect the parish’s significant historic and cultural landmarks can help preserve and revitalize areas of established historic value and capitalize on existing parish assets.

In fall 2016, the St. John the Baptist Parish Planning and Zoning Department invited the UNO-PLUS Masters of Urban and Regional Planning Practicum team to work with a council-appointed study committee of stakeholders to develop a historic preservation and revitalization strategy. As part of the development of a strategy, St. John the Baptist Parish is working to become a CLG to pursue their historic preservation agenda and to access funding for economic development in the parish. The study committee will submit an ordinance establishing a historic commission for adoption by the parish council as the first step to becoming a CLG. Once the ordinance is passed, the study committee will utilize this report to complete the application to the State of Louisiana for CLG status. This report provides the study committee with the team’s findings and recommendations for the historic preservation strategy which includes a structure survey of the four proposed historic districts, a review of the draft ordinance, overview of historic preservation resources, and community outreach materials. The requirements of the CLG process include the establishment of local historic districts along with the creation of a preservation ordinance.

The report begins with a history of St. John the Baptist Parish focusing on the communities in which the four historic districts are proposed. Next, it examines the importance municipal preservation planning can have on a community’s historic and cultural assets, provides an overview of the CLG program and application process, and identifies the potential benefits of receiving historic district designation by the National Park Service. The report then outlines the building survey methodology and details the findings throughout the four proposed historic districts of Garyville, LaPlace, Reserve and Westbank River Road.

From there the report reviews the historic preservation draft ordinance created by the study committee and provides recommendations for successful implementation based upon a review of best practices across Louisiana and the nation. The report then discusses the importance of preservation education and community outreach initiatives and identifies programs the parish can utilize to foster citizen involvement in future preservation initiatives. The report concludes with an overview of federal and state resources available to support preservation and redevelopment efforts in the parish.
St. John the Baptist Parish has a unique storyline. Its former lumber and agrarian-based economy not only enabled the parish to flourish throughout its early development, but also helped to shape the area’s current housing stock and cultural assets. The parish has experienced a diverse amount of industrial development centered around sugarcane, petroleum, steel, and its connection to the Port of South Louisiana.

The first known history of the parish starts between 1500 B.C. and 1300 A.D. The primary inhabitants consisted of Native American fishermen, hunters, and gatherers along the banks of Bayou Jasmine, now known as Shell Bank Bayou (Keller, Keller-Watson, and Watson 2008). The bayou is located north of LaPlace, along Interstate 55, and is believed to have been a tributary to the Mississippi River. The Mississippi River divides St. John the Baptist Parish into the east bank and west bank. The river has been a substantial part of parish life since its founding. The Mississippi River Delta was built by the river overflowing its banks and depositing sediment through decades to create fertile soil for agriculture. (Beautification Plan 2010, p. 2). The land was allocated for agricultural use while the forested wetlands enabled the development of a parish lumber industry. Sugar cane was a major crop in the region and by 1801, there were 60 sugar cane plantations in the area (Keller, Keller-Watson, and Watson 2008). Because enslaved Africans were the primary labor source for many plantation operations, their presence was vital to the development of St. John.

The Mississippi River continued to be a large part of the parish’s livelihood as steamboats traveled along it in the 1800s. The steady traffic provided an economic boom or plantation owners and businesses along the shoreline. The region continued to produce crops including corn, sugar, and rice into the 1950s when the petrochemical industry expanded rapidly along the river driving population growth and development. The population of St. John the Baptist Parish, which was about 18,500 in 1960 more than doubled to 43,044 in 2000 (U.S. Census).

Before the massive levee system along the Mississippi, individual landowners attempted to tame the mighty river. The traditional term for levee failure, crevasse, occurred multiple times throughout the early history of St. John the Baptist Parish. The Mississippi River flooded the west bank near Edgard significantly in 1821. This flood was known as the Poche Crevasse (No Author, Levee stands GUARD for decades 2015). The east bank flooded in 1849 through a break in the Bonne Carre levee. As the Mississippi River attempted to change course, another break in the Bonne Carre occurred in 1872. The river flowed into Lake Pontchartrain from 1872 until a levee was built in 1883 to allow for the construction of a railroad (Ibid). In 1893, the Reserve Crevasse flooded the area and Leon Godechaux, a local sugar cane plantation owner, assisted with the cost to close the levee breach. It was not until 1917 that the Federal Government took control of the levee system. “Although the river reached flood stage in 1927 and flooded New Orleans, the old levee in St. John the Baptist Parish did its job for the last time. The Flood Control Act of 1928 authorized new levees and floodways and resulted in the construction of the present Bonnet Carre Spillway and the levee that today lines the River Road” (Ibid). With the completion of the spillway and the ability to control the Mississippi River with levees, the parish gained land for development of housing, commercial, and industrial sites.
Westbank River Road
The west bank, along River Road, is comprised of small agricultural towns along the Mississippi River. The first immigrants, the Germans, arrived in the area around 1721 and settled in present day Lucy. At that time, Lucy was known as Karlstein. This area of Louisiana became known as the “La Cote des Allemands” or “The German Coast.” (St. John the Baptist Parish, n.d.). The Germans were Catholic and much of their lives were centered around the church. The Catholic Church remains a social and religious meeting place today.

The next influx of people to this area were French exiles from Nova Scotia. They arrived in the mid-1700s after Louisiana changed hands from French to Spanish rule. These new people were known as the Acadians or “Cajuns” (Keller, Keller-Watson, and Watson 2008). These exiles settled in present-day Wallace. The French and German cultures soon fused, although French influence dominated. Soon the primary language became French and inhabitants began to adopt French surnames.

The village was the site of many places of work for local people throughout the years including a cotton gin, and later in the 1900s, a soft drink bottling company. Wallace is the home to Evergreen and Whitney Plantations. Built in 1832, Evergreen Plantation is currently in use as a privately-owned and working sugar plantation. Whitney Plantation now houses a museum with a focus on slavery at the plantation and elsewhere in the United States.

Edgard has been the parish seat since the mid-1800s. Originally named St. John the Baptist after the dominate church in the town center, the city was later renamed for the postmaster Edgar Perret. Development in this area has been slow and staggered along River Road. Pleasure Bend, a village south of Edgard, is home to fishermen, hunters, and trappers. In 2014, the area received a state grant to build a rock jetty system to protect from coastal erosion. The Westbank River Road area lacks commercial businesses and basic needs for the community members as it is still widely used for agriculture.

Source: The Team
Garyville

Cypress trees became the primary building material throughout south Louisiana because of their termite resistance. By the early 1800s, cypress was milled on a small-scale for local use. Growing in popularity, by 1880 Louisiana became the front-runner for a new industry and lumber mills began to multiply. Demand for this type of wood spread, even creating mandates by the Spanish that the sugar produced by the state be shipped in barrels made of Louisiana cypress. This requirement spurred the rapid development of cypress lumber mills. Garyville’s connection to major railroads enabled the progression of the lumber industry which soon became a considerable portion of St. John the Baptist Parish’s economic base. This however was at the expense of the natural vegetation and lush swamps.

The Lyon Lumber Company founded the town of Garyville in 1903 which was made up of Glencoe Plantation, Emelie Plantation, and Hope Plantation (Keller, Keller-Watson, and Watson 2008). Once pine became milled in addition to cypress, Garyville would become the second largest pine mill worldwide. At one time, Garyville boasted three railway stations due to its necessity to ship out large amounts of lumber. By the 1930s, timber was in short supply and fires had destroyed the mill. The town suffered a large blow which was furthered by the Great Depression forcing a decline of Garyville’s population.

After World War II, the parish increased in population, including Garyville, with modern chemical manufacturing and oil refineries creating jobs. Right outside of Garyville, along River Road is the San Francisco Plantation located in Lions and built in the mid-1800s (Ibid). San Francisco plantation boasts one of a kind Steamboat Gothic Architecture and is now open to the public for educational tours.
LaPlace

As more people settled on the west bank side of the Mississippi River, some residents from Karlstein decided to explore the east side. They found the soil was fertile and settlement began on the east bank in 1793 with the construction of Woodland Plantation. In 1810, slaves at Woodland Plantation (formerly Andry Plantation) in St. John the Baptist Parish and Destrehan Plantation in St. Charles Parish begin to spread the word of an uprising under the coordination of a carriage driver at the Andry Plantation, Charles Deslonde (Keller, Keller-Watson, and Watson 2008). About five hundred slaves planned a revolt against the plantation owners. In January 1811, the plan moved forward and the rebellion began with the overthrow of the two plantations and the capture of weapons. The rebellious army marched towards New Orleans. However, the owner of the Andry Plantation had been in contact with the Governor of Louisiana who sent in a militia of well-armed men. The slaves were defeated and the leaders of the rebellion were put to death. The lives of the enslaved would remain unchanged for the next fifty years.

The city of LaPlace is named for Basile LaPlace, a plantation owner and pharmacist from France, who primarily resided in New Orleans. He bought three local plantations—Thiboad, Picou, and Perilloux— and renamed them LaPlace (Ibid). In 1883, his son permitted a portion of this land to be utilized for a railroad station named LaPlace. Starting in the 1920s, the plantation land was sold off for housing. The agricultural industry began to die down at the turn of the 20th century. However, like Garyville the increase in industrial facilities in the area beginning in the 1950s offered job opportunities for workers to call the area home. The completion of Airline Highway in 1933 enabled easy travel between Baton Rouge and New Orleans. The new highway diverted traffic away from River Road along the east bank dampening the River Road economy through the parish. This development shift from River Road to Airline Highway increased the commercial development in LaPlace. It is the only city in the parish with a large commercial corridor along Airline Highway. The commercial hub allowed increased job growth and population in LaPlace.
Reserve

Settled in the 1700s, the town of Reserve was home to one of the parish’s most well-known citizens, Leon Godchaux (Ibid). Leon moved from France at the age of thirteen and “began peddling needles, thread, and other dry goods at plantations up and down the Mississippi River” (Hammer 2012, First Paragraph). By the age of twenty-one, Leon settled in New Orleans where he opened Godchaux’s department store in 1845. The department store remained open and in business in New Orleans until bankruptcy in 1986 (Hammer 2012). With money made from the department store, Godchaux purchased land in Bonnet Carre which he later renamed Reserve in the 1850s. Though Leon remained a New Orleans resident, he built a thriving sugar plantation without the typical use of slave labor. The sugarcane was grown and cut and then carted to the refinery. The stalks of sugarcane were pressed by large rollers to squeeze the juices out. These juices were cleaned of all dirt and then boiled down into sugar. The process of sugar refining was historically done at each individual plantation (Sugar Knowledge International, n.d.). Godchaux saw an opportunity to consolidate the sugar refining from individual plantations to one centralized refinery. This consolidation allowed sugar refining to be completed on a larger scale with less overhead.

St. Peter Catholic Church in Reserve was an important social and religious space. This was a place where German, Acadian, European, and African settlers came together to worship and socialize in Reserve. Another gathering place important to the community was the Club Cafe, later renamed New Sugar Belt Club. It served as a theater and social gathering place. Eventually the namesake returned to the Club when it was later destroyed by fire. Reserve suffered the most from the completion of Airline Highway. The bustling commercial corridor along River Road has become quiet in the last fifty years because of the ease of automobiles and the short distance to LaPlace for all residents’ needs.
Importance of Preservation

St. John the Baptist Parish is comprised of numerous cultural and historic resources. The parish is widely known for its annual bonfires on the levee, the Andouille Sausage Festival, and the Garyville Sings and Strings Festival. Other assets include high levels of historic plantations, Bungalows, and Folk-Form housing types that are unique to the surrounding area. The protection of these resources is largely up to the efforts of municipal preservation planning and citizen participation.

The National Preservation Act of 1966 was signed into law to create the National Register of Historic Places, the list of National Historic Landmarks, and the State Historic Preservation Offices (National Park Service, n.d.). This act of federal legislation brought national attention to the need for civic investment in the country’s historic buildings and landmarks and has since helped to save much of America’s precious historic property. The National Preservation Act of 1966 has been monumental in crafting preservation into a profession, a respected safety measure for our nation’s history and an economic development tool. Since then, federal rehabilitation efforts have helped to save 38,700 historic structures, create 2.3 million jobs, and attract $106 billion in private investment (Preservation50, 2017).

The creation of a local historic district is the first step in saving a community’s historic assets. St. John the Baptist Parish seeks to initiate preservation efforts through the implementation of local legislation over four proposed historic districts located in Garyville, LaPlace, Reserve, and Westbank River Road. The designation of these districts will help to ensure that the physical foundation that helps to create a sense of place of the parish is kept intact.

Establishing a local historic district requires the creation of a preservation ordinance. This civically generated legislation considers the historic stock of the area as well as the specific needs and oversight that is desirable to maintain and preserve the historic assets of the area. After the ordinance is drafted, it is reviewed by the Planning Commission and adopted into legislation by the local governing body, usually the parish council, as stipulated by Louisiana law.
A preservation ordinance adopted by St. John the Baptist Parish will enable the four potential historic districts of Garyville, LaPlace, Westbank River Road, and Reserve to thrive by establishing protection and a more promising lifespan for the parish’s foremost building stock and cultural assets. Drawing from a 2008 parish-wide study that highlighted these areas of historic importance as potential catalysts for future growth, the study committee recommended these areas to be designated local historic districts and protected under a preservation ordinance. Garyville, LaPlace, Reserve, and Westbank River Road all maintain a unique building stock, a rich and distinctive history, and the potential for positive economic development and investment. The creation of these local historic districts will not only mean a more cared for parish overall but also the opportunity for federal and state tax incentives and grants that support preservation minded rehabilitations and programs (Louisiana Department of Culture Recreation and Tourism, 2017).

While preservation efforts clearly help to save our most historic and distinctive structures and landmarks, there are some added benefits that come along with employing preservation techniques at the local level. Historic preservation provides jobs that are created throughout various types of local industries and produce a multitude of employment opportunities for skilled laborers. According to the U.S. Department of Commerce, the impact of preservation on the production on jobs, household income levels, and even other industries outperforms that of new construction overall (Rypkema, 2014). The creation of historic districts also encourages various types of reinvestment. Labeling areas as historic can increase and assist private investment with marketplace stability. Through the creation and oversight of local historic districts, St. John the Baptist Parish will foster a more prideful community, enrich the possibility for future development, and help to create jobs and civic investment.

“It has been said that, at its best, preservation engages the past in a conversation with the present over a mutual concern for the future.” - William J. Murtagh, Keeping Time: The History and Theory of Preservation in America, 1988, p. 168
Louisiana Certified Local Governments

Ever since its founding in 1916, the National Park Service (NPS) has helped to preserve and protect our nation’s unique and valuable heritage. Since 1977 there have been 42,293 historic rehabilitation projects certified by NPS (Federal Tax Incentives, 2016). The Certified Local Government (CLG) Program enables preservation efforts to be produced at a local level, with the support and resources of the National Historic Preservation Program and the State Historic Preservation Office (SHPO). Designation as a CLG allows communities to create and adopt historic preservation ordinances and a Historic District Commission (HDC) to maintain various levels of control over historic districts and their subsequent properties. The designation enables local historic districts to access federal and state tax incentives and grants, renew interest in downtown corridors, and create cultural awareness programs. Through the CLG program, disadvantaged and rural areas can revive property values, attract reinvestment, and rehabilitate downtown centers with civic and entrepreneurial interest.

The certification process to becoming a CLG involves collaboration with both federal and state preservation agencies. By working with the NPS and the area’s SHPO, governments are provided with federal aid issued through a state-run support team. Before a local government becomes a CLG, it must establish a study committee to draft a proposed preservation program that complies with federal guidelines. This committee is responsible for establishing boundaries of historic districts within the municipality, compiling an inventory of the district’s housing stock, and providing a report for the historic districts. A draft ordinance is then proposed and acted on by the local governing body for approval and adoption. If adopted the governing body will establish a Historic District Commission to enforce any applicable regulations. Further, the local government would be able to file an application with the state to become a CLG. Once the Louisiana SHPO office reviews the application, certification agreements are drawn up, signed by the Parish President and sent to NPS. It is NPS who will make the final decision regarding the approval or denial of the CLG designation.

Once CLG status is issued by the NPS, the parish can apply for grants issued by the Federal Historic Preservation Fund through the SHPO. These funds can be used for ongoing survey and planning projects including design guidelines, historic inventory surveys, cultural resource documentation, preservation planning, restoration projects, national register nominations, education projects, and historic preservation training programs for civic employees and local citizens (National Park Service Certified Local Government, 2017). These historic preservation planning grants are available through cash reimbursement, matching up to 50% of project costs (Louisiana Certified Local Government Guidelines, 2017).

“Becoming a Certified Local Government demonstrates your community’s commitment to saving what is important from the past for future generations.” -National Park Service
Historic Structure Survey

Structure Survey Methods of Analysis

As indicated by the state issued CLG program guidelines, before a local government can become a CLG, historic districts must be created within the boundaries of the municipality and an inventory of the significant contributing structures must be compiled. In 1980, there was an attempt to create an inventory of structures that were 50 years or older in St. John. In this inventory, it was noted that many of the structures were in disrepair. This information is kept in Baton Rouge where it is not accessible electronically and only hard copies can be obtained. The parish needs an updated inventory accessible to planning officials and citizens to document historic structures and to ensure that these important buildings are not lost over time (Parish Historic Preservation Plan, 2013, p. 7). Due to the urgency of creating a current inventory, St. John the Baptist Parish started the protection process by creating four proposed historic districts. These proposed historic districts are located in Garyville, Reserve, LaPlace, and Westbank River Road. The Parish Planning Department set the boundaries for these proposed historic districts and suggested the team conduct a windshield survey through Google Maps.

To initiate the survey, the team met with Trey Crump, the Louisiana Main Street Design Coordinator with the SHPO. Mr. Crump suggested an on the ground survey of Garyville since parts of the new proposed historic district are already listed on the National Register of Historic Places, and a windshield survey method for the other districts. This is due to the historic significance of Garyville and the fact that it is one of the few remaining lumber mill town communities in Louisiana that is largely intact. Conducting an in-depth survey of Garyville would give the parish an updated inventory documenting historic structures in comparison to the placement of National Register listing in 1990. The structure survey also highlights the need for the creation of local historic districts and assists with the application process for the CLG program.

To conduct a spatial analysis and identify contributing historic structures we utilized geographic information systems (GIS) programs including ArcMap. The data from the St. John the Baptist Planning Department consisted of shapefiles for assessor lots, address points, railroads, street centerlines, and boundary lines for the proposed historic districts. The team narrowed their focus on the exact parcels that were needed to survey and developed a systematic approach for collecting data.

The team began mapping each proposed historic district in ArcMap to visually understand where each district was located within St. John the Baptist Parish and to number how many parcels would
need to be surveyed in each proposed district. Once this was done, groups or blocks were created by using bounding streets to create smaller sets of areas to survey. We assigned blocks to each team member to survey. Data collection was used to identify historic structures and team members were required to identify structures by ‘Yes’, the structure was contributing to the historic character of the neighborhood or ‘No’, the structure was not contributing to the historic character of the neighborhood. The team used their knowledge of Louisiana vernacular architecture and relied on photos and descriptions from the New Orleans Historic District Landmarks Commission Building Types and Architectural Styles to aid in the architectural identification. The identification of the architectural type was used to give an approximate age of the structure.

Garyville was the only proposed district that each team member was required to walk, record data on a survey card, and photograph each structure found. This was completed because of the recommendation of Mr. Crump but also because of the inaccuracy of Google maps for this area. Before surveying Garyville, the team studied the area using Google Maps. It was soon discovered that most addresses were located incorrectly through Google Maps making it hard to collect accurate data.

For the surveying of the proposed historic districts of LaPlace and Reserve, the team tested several different methods of data collection for accuracy, Google Maps was accurate and hence used to identify contributing and non-contributing historic structures. There were instances where trees blocked views or there were multiple structures found on a parcel. To clarify these instances, a team member drove by the property to ensure the data were accurate.

The entire team surveyed the proposed Westbank River Road historic district. This was decided due to the rural nature of the Westbank, and the inability to see most structures via Google Maps. Instead of walking block by block, the team drove down River Road to collect data.

The St. John the Baptist Parish Planning Department drafted a community letter for the team to distribute while out in the field to community members who were curious as to why people were walking their neighborhoods and taking photos of their houses. This letter simply informed the community of the initiative to create the historic districts as well as the contact information for the point person Rene Pastorek, the Planning & Zoning Manager, if they had any questions, concerns, or comments.

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<td>Empty Lot</td>
<td>Shotgun</td>
</tr>
<tr>
<td>PAR_STNM</td>
<td>Parking Lot</td>
<td>Commercial Row Bldg.</td>
</tr>
<tr>
<td></td>
<td>Empty Lot</td>
<td>Central Hall Collage</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Central Hall, 2 Pile Cottage</td>
</tr>
</tbody>
</table>

Architectural Style:
- Creole/French
- Colonial
- Greek Revival
- Eastlake/Block
- Italianate

Comment:
Historic Structure Survey

Garyville

Garyville was founded in 1903 by the Lyon Cypress Lumber Company. In 1990, a significant portion of the town was designated on the National Register of Historic Places (NRHP). At the time of NRHP designation, 65% of Garyville's original structures were still standing (St. John the Baptist Parish Historic Preservation Plan, 2013, p. 9).

While conducting the survey, the team noticed several notable residential housing types in Garyville that contribute to the historic nature of the area. These housing types were identified as the one-story Folk-Form Cottage, two-story Folk-Form Cottage, Pyramidal Roof Cottage, Craftsman Bungalow, and the Queen Anne Victorian. Other housing types that can be found in Garyville are simple worker cottages with no distinguishing architectural features. There were twenty-four house types identified as simple worker cottages. There was also a smaller contributing structure that was captured in this survey. Since the team could not walk directly onto private property, only structures that could be seen from the public right of way were recorded. These smaller structures, including cisterns, privies, sheds, and livery stables, were described in the St. John the Baptist Parish Beautification Plan for Garyville and Westbank River Road as underappreciated and important to Garyville's historic character (Campbell, 2009, p. 17-18). One of the structures inventoried is located at 414 Historic West Street. Further investigation is needed to identify these smaller structures and determine their contribution to Garyville's Historic District.

Aside from worker cottages, the earliest housing type built in Garyville was the Queen Anne Victorian. These homes are easily identified by their wrap around porches, patterned roof shingles, and patterned wooden trims. Since this architecture type is associated with the time period of 1870 to the early 1900s, these structures were most likely built in the early years of Garyville's founding. Today there are only two houses that display Queen Anne architecture.

The one-story and two-story Folk-Form house are unique housing types that tell of Garyville's mill town past. The one-story Folk-Form houses were built for mill workers and are modest bungalows typically with a front facing gable roof with a shed roof front porch. The larger two-story Folk-Form houses were built for managers of the mill. These houses are rectangular
Historic Structure Survey

and do not display any architectural styling. The two-story Folk-Form houses also have a shed roof front porch. These houses were the early housing type in Garyville and were built between 1903 and 1910. The team identified thirteen one-story Folk-Form houses and eight two-story Folk-Form houses.

Pyramidal roof cottages are easily identified by their pyramidal roofs. This housing type in Garyville has recessed porches that are on half of the front facade. They were built between 1911 and 1921 as the town grew and housing was needed for the influx of people coming to the lumber mill for work.

The Craftsman Bungalows were built later after 1921 as the mill town was in decline. There were twenty-four of these house types identified. These houses are stylistically easy to identify with exposed rafters, double facing gables, front porches, and tapered columns on pedestals. These were the last house types built in Garyville that contribute to the historic character of the old mill town.

There are also several historic commercial buildings important to both the architectural significance and the development of Garyville. The two most noticeable buildings are the Garyville State Bank and the Lyon Cypress Lumber Company building which is now called the Garyville Timbermill Museum. These buildings are located along the railroad lines on Museum Street and Historic Front Street.

The building located on the corner of North Apple and Begonia Street is significant in the development of Garyville because it used to be the Old Star Bakery, however, there have been many additions that wrap around the original structure. Today it appears to be a multi-tenant space in disrepair. Even though the original structure is partly obscured, the residents still appreciate its cultural significance.

While out surveying, a neighbor shared his fond memories of waking up in the early hours of the morning to work at the Old Star Bakery before heading off to school. These human connections to the built environment no matter how altered, show their significance to the community and the need for further protection.

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Table 1. Garyville Survey Results:

<table>
<thead>
<tr>
<th>Category</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contributing to Historic Character</td>
<td>78</td>
<td>47.3%</td>
</tr>
<tr>
<td>Non-Contributing to Historic Character</td>
<td>64</td>
<td>38.8%</td>
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<tr>
<td>Empty Lots</td>
<td>22</td>
<td>13.3%</td>
</tr>
<tr>
<td>Rec/Other Space</td>
<td>1</td>
<td>.6%</td>
</tr>
<tr>
<td>Total Structures Surveyed</td>
<td>165</td>
<td>100.0%</td>
</tr>
</tbody>
</table>
Figure 1. Garyville Proposed Historic District Boundaries and Structure Survey Map
**Historic Structure Survey**

**LaPlace**

The proposed historic district of LaPlace follows the 5th Street corridor used before the modern-day Mississippi River levees were built in the 1930s. This area was settled shortly after German immigrants arrived on the west bank. LaPlace retains two significant structures from this period both of which are located along West 5th Street, Woodland Plantation and Montegut Plantation (Campbell, 2010, p. 30-31).

Further development of LaPlace occurred in 1890 with the introduction of railroad lines and depots near the intersection of 5th and Main Street. The second wave of development occurred in 1923 when Woodland Plantation was subdivided and sold into one hundred-acre parcels and then re-subdivided into even smaller lots (Ibid., p. 34). This selling of plantation lands and investment into residential neighborhoods is shown in the architectural types found along West 5th Street.

While a few homes dating to the early 1900s can be found, most of the historic building stock consists of Bungalow type houses that were dominant from 1910 to the 1950s. Our survey identified 59 Bungalow type houses and 21 Cottage type houses. These housing types are typical with the development of LaPlace in the 1920s. The team surveyed eleven contributing Pyramidal Cottages in LaPlace. Some of these had Craftsman elements and one had Craftsman and Queen Anne elements.

Side Gable Cottages are houses with their gable ends perpendicular to the road. These houses have a compact horizontal massing. There were ten such structures identified. Six of these housing types displayed English Cottage styling that can be characterized by a gabled entry way, half rounded doorways, and decorative siding or roof shingles. Those that did not have these characteristics were simple Side Gable Cottages with no distinctive architectural elements.

There were several important commercial structures identified on the West 5th Street corridor. One of these structures, 786 West 5th Street, was once the old C. Alexander store and today is an empty brick shell. Another important structure can be found at the intersections of
West 5th Street and Main Street. This unassuming white Creole style building was once the General Store for Woodland Plantation and dates to from the late 1800s to early 1900s. Other important buildings in LaPlace include the old St. Joan of Arc Catholic Church at 181 West 5th Street and the John L. Ory Elementary School at 182 West 5th Street. The two parcels of land identified as “Other Space” in the survey results were noted as such since they did not conform to our identification system. One of these parcels of land is located next to the Old Bell South Building on Main Street and looks like a cell tower or an alarm tower. The other site, 182 West 5th Street, is either a junk yard or an industrial site.

While conducting our survey of LaPlace, we identified five contributing accessory structures. These structures ranged from barns and sheds that contribute to the historic character of the area but are associated with the main structure on the parcel of land. Our surveying methods limited our ability to capture the smaller accessory structures since we were limited to staying on the public right of way and unable to walk onto private property. These out buildings can be found at 546 West 5th Street, 694 West 5th Street, 772 West 5th Street, and 845 West 5th Street. The team recommends that when a full survey is conducted these small accessory structures be carefully documented and recorded. They are visually represented and listed in the appendix of historic structures (Appendix 1).

<table>
<thead>
<tr>
<th>Table 2. LaPlace Survey Results</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contributing to Historic Character:</td>
</tr>
<tr>
<td>Non-Contributing to Historic Character:</td>
</tr>
<tr>
<td>Empty Lots:</td>
</tr>
<tr>
<td>Parking Lot:</td>
</tr>
<tr>
<td>Other Space:</td>
</tr>
<tr>
<td>Total Structures Surveyed:</td>
</tr>
</tbody>
</table>
Figure 2. LaPlace Proposed Historic District Boundaries and Structure Survey Map
Reserve

By 1869, Leon Godchaux purchased the land that is known as Reserve today. He developed a sugar dynasty that created an environment ripe for the creation of an agricultural center. With Reserve situated as an agricultural center of importance, and early land grants of arpents, the Reserve area developed in a unique pattern that one can still observe today (Campbell, 2010, p. 11).

The proposed historic district of Reserve identifies the importance of River Road in the development of the area. This proposed historic district spans from River Road to below Railroad Avenue. This area is characterized by irregular spacing of streets, parcels of land situated sideways, and irregular structure setbacks. Despite the seemingly haphazard development of Reserve, much of their historic building stock is preserved (Ibid, 2010, p.12-13). Today one can find an eclectic mix of architecture including Creole Cottages, Queen Annes, Bungalows with Craftsman elements, Bungalows with no style, Pyramidal Cottages, and many contributing commercial buildings.

There are several notable buildings that are listed on the National Register of Historic Places on River Road in Reserve. These buildings are the Godchaux-Reserve Plantation House, San Francisco Plantation, and Graugnard House. Currently the Godchaux-Reserve Plantation House is being renovated. This house has been moved twice before settling in it’s current location. The moving and now renovation of the house demonstrates one of the local initiatives to preserve and protect local history.

Two other buildings found in the proposed historic district of Reserve are the Leon C. Godchaux High School and the St. John Theater. The Leon C. Godchaux High School was built in 1908 and suffered from a fire in 1978 that has since closed and shuttered the building. The St. John Theater was built in 1931 and has been an important structure to the people in St. John the Baptist Parish. Unlike the high school, the theater is still in operation and serves as a community center.
**Historic Structure Survey**

The team identified several early residential housing types in Reserve. Two Queen Anne Cottages and ten Creole Cottages were identified as early residential development. Reserve also had a majority of Bungalow and Cottage style houses as the backbone to their historic residential housing stock. Our survey identified eighty-six Bungalows with Craftsman elements, one-hundred twenty-three Bungalows with no noticeable architectural features, four Bungalows with English Cottage elements, eighteen Pyramidal Cottages, and twenty-nine Side Gable Cottages.

Reserve also had nineteen Shotgun style houses and eight Double Shotgun style houses. This type of structure is typically narrow in design with rooms arranged one behind the other. Finding these housing types was not surprising since Shotgun style houses were built in response to narrow lot sizes, like those found in Reserve.

**Table 3. Reserve Survey Results:**

<table>
<thead>
<tr>
<th>Category</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contributing to Historic Character</td>
<td>343</td>
<td>56.5%</td>
</tr>
<tr>
<td>Non-Contributing to Historic Character</td>
<td>215</td>
<td>35.4%</td>
</tr>
<tr>
<td>Empty Lots</td>
<td>45</td>
<td>7.4%</td>
</tr>
<tr>
<td>Parking Lot</td>
<td>4</td>
<td>.7%</td>
</tr>
<tr>
<td>Total Structures Surveyed</td>
<td>607</td>
<td>100.0%</td>
</tr>
</tbody>
</table>
Figure 4. Reserve Proposed Historic District Boundaries and Structure Survey Map
Historic Structure Survey

Westbank River Road

The proposed historic district along the Westbank River Road in St. John the Baptist Parish is unique because it still retains its original agrarian setting. This area of the parish is distinct in the sense that one can still see the old land parceling system. Set forth by French laws, land was granted using the Seigneurial system as a fair method of parceling out land to colonists. The Seigneurial system is characterized by long narrow lots that front a body of water, typically a river, so each landowner has access to the waterway. The dividing of land into long narrow lots was a holdover from Feudal Europe where a landlord rented farm land to tenants. Due to the abundance of land, the landlord tenant relationship that was common in Europe did not work in French Louisiana. Instead this method was used by the French to divide parcels to give equal amounts of land and equal access to the Mississippi River to early settlers. This system of granting land resulted in shoestring communities and villages such as Lucy, Edgard, and Wallace which are comprised of familial clans that can still be seen today (St. John the Baptist Parish: Garyville and the Westbank River Road Beautification Plans Part I 2009, p. 51-52).

Despite the rural setting, the Westbank River Road of St. John is significant to the development of the parish. The town of Edgard has been the parish seat since 1848 and is the home to St. John the Baptist Catholic Church and Cemetery that began in 1792 (Ibid., p. 54). The Westbank River Road is also home to six of the fifteen structures in the parish which are listed on the National Register of Historic Places. These listings include Whitney Plantation, Evergreen Plantation, Bacas House, Dugas House, Sorapuru House, and the two Caire Stores. The Westbank River Road also boasts supporting historic structures to plantation homes such as barns, pigeonieres, and pieux fences (traditional fences made from cypress).

The proposed historic district along the Westbank River Road proved to be one of the most difficult areas to survey. This was due to large narrow lots, structures set further back from the road, multiple structures stacked one behind the other on the same parcel of land, vegetative growth on buildings, and trailers blocking the view of historic structures. It was also difficult to identify all structures found on plantations due to the amount of structures and the inability to access the property other than from the road.
While conducting the survey, the team soon realized the significant amount of Creole architecture that still remains despite years of neglect. Noticing numerous older structures, many in disrepair, gave weight to our inventory of historic structures. The team identified eighteen structures that displayed Creole architecture, the most in any of the proposed historic districts.

**Table 4. Westbank River Road Survey Results:**

<table>
<thead>
<tr>
<th>Category</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contributing to Historic Character:</td>
<td>167</td>
<td>40.8%</td>
</tr>
<tr>
<td>Non-Contributing to Historic Character:</td>
<td>177</td>
<td>43.3%</td>
</tr>
<tr>
<td>Empty Lots:</td>
<td>44</td>
<td>10.8%</td>
</tr>
<tr>
<td>Farm Land:</td>
<td>17</td>
<td>4.2%</td>
</tr>
<tr>
<td>Parking Lot:</td>
<td>1</td>
<td>.2%</td>
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<tr>
<td>Other</td>
<td>3</td>
<td>.7%</td>
</tr>
<tr>
<td><strong>Total Structures Surveyed:</strong></td>
<td>409</td>
<td>100.0%</td>
</tr>
</tbody>
</table>
Historic Structure Survey

Figure 4. Westbank River Road Proposed Historic District Boundaries and Structure Survey Map
Survey Recommendations

Our surveying methods only granted the team access to structures from the public right of way. We recommend a more thorough pedestrian survey to obtain a more accurate count of contributing accessory structures such as privies and sheds. It is also recommended that these smaller structures are correctly geolocated, catalogued, and photographed in order to provide greater protection.

The team also recommends a more thorough pedestrian survey to identify any larger historic structures that may have been forgotten over time or be hidden from view. This is especially important for Reserve, LaPlace, and Westbank River Road where the stacking of buildings one behind the other on individual parcels of land is common as a result of early land grants and generational land accumulation.

Example of stacking of houses on one parcel of land.
Local Preservation Ordinance

Although St. John the Baptist Parish is home to more than a dozen historic buildings, districts, and sites currently listed on the National Register of Historic Places, this mostly honorary recognition provides limited legal protections for their preservation (Miller, 2008). In fact, the primary method by which communities protect their historic resources is through the adoption of a preservation ordinance at the local level (Beaumont, 2002).

Local preservation ordinances typically establish a design review commission, identify resources for historic designation, and set forth standards for evaluating proposals to alter or demolish historic resources. Most states empower local jurisdictions to determine for themselves the types of resources to designate as historic as well as the degree of regulatory protections to provide to those historic resources. Although communities may seek different safeguards depending on their unique goals and capacities, there are nevertheless common elements shared by most historic preservation ordinances, including:

1. Statement of Purpose
2. Definitions
3. Powers and Composition of the Preservation Commission
4. Criteria and Procedures for Designating Historic Properties
5. Criteria and Procedures for Reviewing Certificates of Appropriateness
6. Hardships and Appeals
7. Enforcement (NTHP, 2002)

In collaboration with the St. John the Baptist Parish’s Planning and Zoning Department and Historic Preservation Study Committee, the practicum team was charged with reviewing the parish’s proposed preservation ordinance, making recommendations pertaining to certain practical and legal considerations, and ultimately helping to produce robust and fair local protections for the parish’s historic resources. This section of the report provides a brief overview of the ordinance’s key provisions, an assessment of its consistency with legal requirements and best practices, and recommendations for its successful implementation.

While conducting the ordinance review, the practicum team employed a three-tier approach to determine whether the provisions of the ordinance met minimum legal requirements of federal, state, and local laws. The legal basis for each provision of the ordinance was cross-referenced with the requirements set forth by the National Historic Preservation Acts of 1966 and 1980, Louisiana’s Enabling Legislation for Historic Districts (RS 25:731-746) and Certified Local Government program guidelines, and the Historic Preservation Element of St. John the Baptist Parish’s Comprehensive Land Use Plan.

Next, the team reviewed the preservation ordinances enacted by other Louisiana jurisdictions participating in the state’s Certified Local Government program. Although nearly 50 of these ordinances were reviewed for comparisons of commission powers and composition, the team chose to look more closely at a select few that either resembled the proposed ordinance in intent and composition, that were enacted by communities of similar population size, or that were notable for their focus on demolition review or comprehensive scope. In addition to the model ordinances provided by the Louisiana, Georgia, and California SHPOs, the following ordinances enacted

A Report to the St. John the Baptist Parish Historic Preservation Study Committee 25
by Louisiana CLGs were reviewed: Abbeville, Gretna, Mandeville, Natchitoches, New Orleans, and St. Francisville.

Third, after the team reviewed national trends and best practices for drafting effective historic preservation ordinances. Useful sources included the National Trust for Historic Preservation Best Practices Toolkit, the National Register of Historic Places Standards for Evaluation, and Louisiana’s Main Street program guidelines. The most invaluable resource, however, came from the California Office of Historic Preservation: Technical Assistance Bulletin #14 provides a comprehensive review of the key components shared by preservation ordinances as well as the legal and practical challenges that different approaches may present.

**Statement of Purpose**

As an extension of the states’ police powers, a local historic preservation ordinance must promote a valid public purpose and this purpose must be clearly and succinctly stated to “set forth the local government’s reasons for enacting the preservation law, and to tie historic preservation efforts to available governmental authority” (CA Bulletin, 2005, p. 7). Although historic preservation can be justified as a legitimate goal for its own sake, some jurisdictions have found it both legally and politically prudent to connect historic preservation to other community programs and goals.

Section 114-1 of the parish’s draft preservation ordinance clearly outlines its intent and purpose, linking preservation to economic development, neighborhood revitalization, and heritage education, among other goals.

Sec. 114-1. - Purpose and intent.

This Chapter establishes the St. John the Baptist Parish Historic District Commission for the preservation and stewardship of designated historic districts and local historic landmarks of the parish. In addition to promoting the educational, cultural, economic, health, safety and general welfare of the parish, the regulations and procedures established by this Chapter advance the following goals:

(a) Preserve, protect and enhance historic districts and structures that represent distinctive and significant elements of the parish’s historical, cultural, social, economic, political, and architectural identity.
(b) Strengthen the community and its cultural distinctiveness by means of a focused attention on the parish’s historic resources.
(c) Ensure and stimulate sustainable, guided growth within the parish’s historic core areas.
(d) Support the parish’s economic base through encouragement of small-business development and cultural or heritage tourism.
(e) Provide a review process for the preservation and development of the parish’s historic resources.

**Definitions**

All technical terms used within a preservation ordinance must be clearly defined in order to avoid confusion and legal liability. Nationally, court cases have shown that it is not sufficient to rely on common sense where terms may be subject to interpretation and, thus, judicial challenge (CA Bulletin, 2005). The ordinance should provide easy-to-understand definitions as well as descriptions of the types of resources to be protected, the types of actions to
Local Preservation Ordinance

be reviewed, and the various actors that will be involved in the preservation process.

In coordination with the study committee, our team has compiled a thorough and carefully-conceived set of definitions for essential terms used throughout the draft ordinance. This list, compiled from various sources and tailored to the needs of the parish, can be found in the Appendix 3 of this report as well as Section 115-4 of the draft ordinance. Sources include:

• National Historic Preservation Act
• National Register of Historic Places
• Louisiana State Historic Preservation Office
• Louisiana Historic District Enabling Legislation (RS 25:746)
• Comparable Preservation Ordinances

The Preservation Commission

Next, the local entity charged with the administration and enforcement of the ordinance must be identified and the specific duties and responsibilities of that entity must be clearly stated. Under the National Historic Preservation Act of 1980, local jurisdictions seeking to participate in the CLG Program must establish an “adequate and qualified historic preservation review commission by State or local legislation” (Sec. 302503). Commission members must be appointed by the chief elected official, with preference given to professionals within the field of preservation or a related discipline “to the extent that those professionals are available in the community” (Sec. 300307).

While preservation commissions are generally responsible for identifying historic properties for protection and reviewing applications to alter or demolish those protected properties, because states are free to specify a range of additional requirements for local government certification, differences exist between and within each state in terms of commission composition, qualifications, and scope of powers (CA Bulletin, 2005).

In Louisiana, communities are afforded broad leeway in the composition of preservation commissions. According to the state’s enabling legislation (RS 25:731-746) and CLG program requirements, anywhere between five and fifteen members may be appointed to the commission for an unlimited number of four-year, staggered terms. Each commission member, however, must be an elector and resident of the parish and must be appointed by the parish President, subject to the approval by a majority vote of the Parish Council. At minimum, commissions must be empowered to “review all proposed demolitions, and to advise upon all proposed alterations, relocations, and new construction, within the boundaries of designated historic districts, or which affect individually designated historic properties” (LDHP, 2012, p. 4).

Powers and Authority

Article II of the proposed preservation ordinance establishes the St. John the Baptist Parish Historic District Commission and outlines its duties and powers, membership requirements, and administrative procedures. The ordinance makes broad use of the authority available to commissions through the state’s enabling legislation (RS 25:731-746). For the purpose of this report, the commission’s duties and powers as established by Section 114-16 of the draft ordinance are condensed into the following main points:
Summary of Sec. 114-16. Duties and Powers

- Preserve, protect, and enhance historic districts and structures
- Provide a review process for development activity
- Promote the educational use of historic resources
- Issue Certificates of Appropriateness
- Maintain historic survey/inventory
- Recommend designation or revocation of historic status
- Review National Register nominations
- Maintain CLG status
- Adopt design guidelines
- Recommend incentives for revitalization
- Advise governmental agencies
- Make investigation and studies
- Apply for grant funding
- Accept appropriations, donations, gifts, and trusts
- Consult with citizens and property owners
- Petition for relief
- Propose amendments to this ordinance

The most important powers that can be vested in a preservation commission have all been held valid under the U.S. Constitution by various courts: “the power to deny an application to demolish or alter historical resources; to regulate new construction or development in the vicinity of a historical resource or historic district; and to impose affirmative maintenance requirements on historical resource owners” (CA Bulletin, 2005, p. 16).

Composition and Qualifications
In addition to meeting the minimum federal and state requirements reviewed above, the proposed preservation ordinance addresses a growing concern regarding minimum educational and professional standards for commission members. While some argue that the overall quality of preservation and design review suffers if commission members do not have the proper credentials or technical expertise, others point out that strict adherence to this rule could deprive communities of valuable local knowledge or common-sense perspectives—or even preclude action altogether (CA Bulletin, 2005).

Section 114-17 of the proposed ordinance establishes a commission of seven members—the average size of the more than 50 preservation commissions currently participating in Louisiana’s CLG program. While still maintaining a preference for professional qualifications, the ordinance guarantees a seat on the commission for at least one representative from each historic district and balances the authority to appoint members between the Parish President and Parish Council.

Designation of Historic Resources
Next, a preservation ordinance must provide clear and objective criteria and procedures for identifying and designating resources as historic. Although not legally required prior to designation, surveys and studies are not only invaluable for identifying and documenting historical resources, they can help counter claims that the designation of a resource is arbitrary and capricious (CA Bulletin, 2005).

Although preservation commissions generally have the authority to nominate properties for historic designation, most communities
Local Preservation Ordinance

draw the line there—vesting the power to officially designate a historic resource with the local legislative body. Article III (Sec. 114-28) of the proposed ordinance outlines the process for district and landmark designation, including who can nominate a property or district for historic designation, how and when affected property owners will be notified of the proposed designation, when and where public hearings will take place, and who must approve designations and by when.

Because the available historic resources, goals, and capacities of one community may differ from another, courts traditionally have given local jurisdictions great latitude in deciding which types of historic should be regulated (CA Bulletin, 2005). In general, however, most local preservation ordinances employ standards resembling the National Register Criteria for Evaluation set forth by the National Park Service—as demonstrated by Sec. 114-28(d) of the proposed ordinance.

Sec. 114-28. – Process for District and Landmark Designation

(d) Criteria for designation of historic districts and local landmarks. A proposed historic district or local landmark must include structures that are at least fifty (50) years old or must be a structure that is at least fifty (50) years old and also exhibit one or more of the following characteristics:

1) Representative of or exhibits characteristics of a particular architectural style, type, period or way of life important to the parish;
2) Exemplifies the cultural, economic, religious, educational, political, social or economic growth and/or history of the parish, state or nation;
3) Serves as an example of a building or structure representative of its era for which there are few remaining examples of past architectural styles or types;
4) Associated with a business or use that was once common but is now rare;
5) Serves as an established and familiar visual feature of a neighborhood or community that contributes to the cultural, architectural or historic development of the parish, state or nation;

Although providing for a uniform age standard (e.g., 50 years or older) is an important factor when considering designation, the proposed ordinance makes it clear that this criterion alone will not qualify a resource for historic designation. Alternatively, however, the National Register criteria does provide for consideration of properties younger than 50 years of age if they are of exceptional importance (NRHP, 2002). Either way, strict adherence to an age requirement is generally not recommended as this approach may provide less flexibility, resulting in the elimination of otherwise worthy historical resources from protection. Moreover, “a uniform age standard as a requisite to designation may prevent federal certification of the local ordinance for federal tax credit and other benefits” (CA Bulletin, 2005, p. 29).

Certificates of Appropriateness

Once a community determines the criteria and process for designating resources as historic, they must identify how those historic resources should be protected. In other words, what types of changes should be subject to design review and what kind of criteria will the preservation commission use to evaluate these changes?
Article IV of the proposed preservation ordinance identifies the types of development activity that will trigger review (Sec. 114-28), the procedures for application and issuance of a COA (Sec. 114-39), and the standards for reviewing COA applications (Sec. 114-40).

The proposed ordinance prohibits any major alteration to, demolition of, or new construction on historic properties without an official review of the proposed design changes by the local commission. Although this approach will likely have the most immediate impact on the built environment, it may not be the most appropriate approach in all cases. The challenge is to “encourage upgrading and continued maintenance of existing historical resources and to guide the process of change so that it is sympathetic to the existing character of the historic area” (CA Bulletin, 2005, p. 50).

The standards for the design review must be based on specified criteria—criteria that either meet or expand upon the Secretary of Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, and Reconstructing Historic Buildings. In addition to this resource, Section 114-40 of the proposed ordinance cites the Louisiana Speaks Pattern Book and the St. John the Baptist Parish Design Guidelines.

Although some preservation commissions are limited to an advisory role, most have the authority to approve, deny, or table an application for a COA. The proposed ordinance provides the commission with these powers. “Being able to turn down projects strengthens the preservation commission’s hand in negotiations with property owners, and is an approach that has been highly effective in other cities with strong preservation ordinances” (CA Bulletin, 2005, p. 50). Either way, it is essential that the final decision-making body give reasons for its decision on any application for a Certificate of Appropriateness. Procedurally, the owner of the historic resource must be given an opportunity to be heard, to present his or her case, and to rebut the opposing argument.

**Hardship and Appeals**

In most cases, final decision-making authority regarding COAs rests with the local preservation commission, but these decisions can be contested in unusual circumstances resulting in undue economic hardship or they can be appealed to the local legislative body for reversal. Often referred to as the “safety valve”, in Sec. 114-41, the preservation ordinance sets forth the process and criteria to be used in determining whether a commission decision imposes an economic hardship on a historic property owner. Analogous to the variance provisions of a standard zoning ordinance, this section is essential for ensuring compliance with federal and state constitutional requirements. To ensure due process and equal protection, procedures and standards for appeals are clearly and succinctly addressed within Sec. 114-42 of the preservation ordinance.

**Enforcement**

Like most laws, preservation ordinances are most effective when they are enforced. Any major changes—alterations, demolitions, or new construction—made to or on a historic property without (or inconsistent with) a COA are generally considered a violation of a preservation ordinance’s provisions. In addition to routine maintenance in accordance with local building and housing codes, many communities impose affirmative maintenance requirements on historic properties to ensure that any repairs or improvements are done in a manner that will protect the historic integrity of both the structure and the surrounding area.
In Louisiana, local preservation commissions are empowered to institute suit or impose fines upon property owners to prevent unlawful violations of the ordinance (LA RS 25:740). Additional enforcement provisions can be crafted, however, based on the specific preservation needs of a community. The major challenge in drafting effective enforcement provisions is to craft remedies “strong enough to deter violations and induce compliance, but not so draconian that courts shy away from imposing them” (CA Bulletin, 2005, p. 79).

Fines
Monetary fines for violations are the most widely-used approach to enforce local preservation regulations (CA Bulletin, 2005). Under Louisiana state law (R.S. 25:740), if a historic property owner demolishes a designated structure without a certificate of appropriateness—the most significant violation of preservation law—the commission may impose a single fine of “not less than one thousand dollars nor more than ten thousand dollars”. For all other violations, the property owner must pay a fine of “not less than fifty dollars nor more than one hundred dollars for each violation” every day the violation continues. The proposed ordinance includes these penalty fees in Sec. 114-50(c).

Injunctive Relief and Compliance Orders
While fines may (or may not) effectively deter future violations, the primary purpose of any enforcement provision should be to protect extant historical resources—not to punish offenders or collect money. Once a historic structure is demolished, it is gone forever—which is why the most effective preservation ordinances empower local governments to seek injunctive relief to, for example, put an immediate stop to an illegal demolition (CA Bulletin, 2005). For less serious violations, local preservation ordinances often empower commissions to issue administrative compliance or stop-work orders—as in Sec. 114-50(a)(1) of the proposed ordinance.

Alternative Remedies for Noncompliance
If the owner of a historic resource does not respond to an injunction or administrative compliance order by making the necessary repairs, the local preservation commission may be able to request a court-ordered receivership, placing the property under the care of a third party until compliance is achieved (CA Bulletin, 2005). In cases requiring more immediate action, such as demolition-by-neglect, some commissions have been given the authority to make the necessary repairs themselves, then recouping the expenses by placing a lien on the property until fully reimbursed (PLF, 2017). The model preservation ordinance provides for this type of enforcement power under Article VI: Section 114-50.

In cases where partial demolition of a historic resource has already taken place, reconstruction of the property may be seen as the only remedy. While some communities have found it helpful to include a forced reconstruction provision as an option for the most egregious cases, in general, courts should only be expected to enforce such a penalty “under the most exceptional circumstances” (CA Bulletin, 2005, p. 81).

In most cases, particularly when the entire structure has been destroyed, forced reconstruction may be an impractical remedy. However, “a court will have little difficulty imposing a penalty that prohibits redevelopment of a previously regulated property in a way that is detrimental to its historic characteristics or in a way that provides unjust enrichment to the violator” (CA Bulletin, 2005, p. 82). Penalties for unlawful alterations or demolitions, for example, may include the denial of a building permit for a certain number of years or a restriction of transfer of development rights (PLF, 2017).
Conclusion

Since the first preservation ordinance was passed in Charleston, South Carolina, in 1931, communities across the U.S. have found these laws to be effective tools in protecting historic resources from inappropriate alterations, incompatible new construction, as well as outright demolition. Today, more than 2,300 local historic preservation ordinances are in place—representing a deep, nationwide commitment to the preservation of the historical, archaeological, and cultural heritage of our shared ancestry for future generations to enjoy (NTHP, 2002).

By establishing a historic preservation study committee, St. John the Baptist Parish has taken an important first step in the process to adopt a local preservation ordinance. Required prior to the establishment of a preservation commission under Louisiana’s enabling legislation for historic districts (RS 25:731-746), the study committee’s investigation, report, and recommendations for preserving the parish’s historic resources will lay the groundwork for effective local legislation.
Education and Community Outreach

Preservation education and community support are integral to the success of the St. John the Baptist preservation planning program. While formal education within the preservation discipline has evolved throughout the last couple of decades, examples of education outreach and public participation can be drawn from many successful preservation campaigns throughout Louisiana. The PRC, the NORLA Preservation Project for preserving north Louisiana heritage, Preserve Louisiana, and Louisiana Trust for Historic Preservation (Louisiana Trust) all contribute to the preservation, conservation, and revitalization of Louisiana’s historic architecture and culture through community education and heritage programming. The parish’s preservation program should be rooted in the education of the parish’s distinctive history, its housing stock, and cultural customs. Education programs on topics such as first time homebuyer classes, tax credits and grants, renovation practices and best techniques, and heritage education are recommended for St. John the Baptist Parish to offer to residents. Specific examples of the education and outreach programs at the PRC include First-time Homebuyer class, Renovator’s Happy Hours, tours of New Orleans neighborhoods.

Every year the Louisiana Trust generates a well-known and highly regarded list citing the 10 Most Endangered Properties within the state. Predicated on the National Trust for Historic Preservation’s 11 Most Endangered Historic Places, this list includes the designation of some of the most endangered historic properties throughout Louisiana. Nominating a historic property, be it endangered or a revitalization success story within St. John the Baptist Parish will help to showcase the parish’s recent efforts to establish its own historic preservation program. Bringing attention to the parish’s historic building stock will help to generate civic pride and acknowledgment for its unique architecture and culture.

Another program provided by the Louisiana Trust is the Ramble, an educational tour and fundraiser focused on the art, music, history, architecture and culture of specific historic places throughout Louisiana (Louisiana Trust for Historic Preservation, 2016). Held in the spring and fall of every year, the program is able to bring attention and awareness to unique and historic places throughout Louisiana. These tours are not generally open to the public but help to engage knowledgeable and interested preservation professionals on the importance of historic sites. By partnering with the Louisiana Trust to engineer a Ramble in St. John the Baptist
Parish, the importance of a specific location within one of the four proposed historic districts can be the focus for the promotion of historic review and advocacy.

To generate civic interest, the parish should develop a name and logo that is synonymous with preservation efforts throughout St. John the Baptist Parish. A possible collaboration with local schools and neighborhood partnerships to engineer the logo will help to produce support for program initiatives. Another recommendation is to use a section in the local paper to include a “House of the Week”. This weekly marketing campaign will include a picture and small article including notable architectural details, interesting history and any previous reconstruction. This will help to establish the importance of local preservation efforts. A copy of a structural design survey could also be printed in the local publication so that community members can share any information regarding significant facts concerning their properties. This will help the Historic District Commission and staff assemble a more in depth structural survey of the parish which can also be digitized and published for community review.

City efforts can also include an “Inventory Day” – a day when the public is asked to share any information concerning their property, including old photographs, stories and surveys. Parish residents have the opportunity to tell their narrative history and help create the storyline present within the St. John the Baptist Parish. Examples of this could include the narrative of the area’s historic agrarian economy or the plantation railroad system. The account could be published in local newspapers, drafted through social media or circulated through local library programs. Once published and retold through various platforms, the project will help to remind parish residents of their local history, thereby generating citizen interest and stimulation for preservation programs.

Education and Community Outreach

The act of preserving notable places helps to tell the story of why that place is important and shows how specific landmarks or structures within neighborhoods can help to define the existing social and cultural landscape. Technology has enabled preservationists the ability to connect with colleagues, educational institutions, and the interested public to share ongoing projects and important historic landscapes. The National Trust for Historic Preservation has designed a unique campaign that embraces social media and puts preservation efforts directly in the hands of those living, working and experiencing these historic landscapes.

The This Place Matters campaign enables people to identify places within their own communities as unique and connect with local preservation efforts. With the This Place Matters campaign, community members are fully engaged in identifying non-traditional historic markers such as places that may not be identified on the National Register of Historic Places. By participating in the This Place Matters campaign, St. John the Baptist Parish’s historic buildings can benefit from national exposure and public awareness. This Place Matters utilizes the hashtag system to link important places to a vast network of social media platforms. For example, if St. John the Baptist Parish wanted to bring awareness to the Woodland Plantation in LaPlace, a picture could be posted to any social media platform that would then be connected to the This Place Matters campaign by using the hashtag #thisplacematters and #woodlandplantation. Employing technology and social networking into St. John the Baptist Parish’s historic preservation programs can help generate community involvement and bring positive awareness to the parish’s historic assets.
In order for a building to become eligible for federal, state commercial, or state residential historic tax credits, it must be listed individually in the NRHP or be located in a registered historic district and certified by the NPS as contributing to the historic significance of the district. Once the parish is designated as a CLG, then the four proposed historic districts will become eligible for the three types of available historic rehabilitation tax credits--federal, state commercial, and state residential. These tax credits have been critical in rehabilitating historic buildings and catalyzing revitalization in Louisiana. Throughout the 2014-2015 fiscal year, the federal and state tax credit programs attracted more than $402 million of private investment into the state’s historic and income-producing buildings, placing Louisiana seventh in the nation (Saunders, 2016).

**Federal Historic Rehabilitation Tax Credit Program**

The Federal Historic Rehabilitation Tax Credit Program was established by the NPS to encourage private sector investment in the rehabilitation and re-use of historic buildings. The NPS oversees the tax credit program and works with the Internal Revenue Service and the local SHPO to provide the program to the public. The program offers a 20% and a 10% tax credit which is a dollar for dollar reduction on the taxpayer’s tax liability. The 20% tax credit is available for the certified historic structures while the 10% tax credit can be used for the rehabilitation of a structure built before 1936 yet not deemed historic. Commercial buildings or income producing properties are eligible for application of federal historic tax credits but the rehabilitation to the structure must be substantial.
Property owners or developers may opt not to wait for project completion to claim the tax credit and instead, partner with an investor for the project. In such cases the developer sells the tax credits to an investor to receive capital to help finance the project (Kuhlman, Stewart, and Sprague, 2014). The tax credit must be repaid if the property is sold during the first five years after the building is placed in service. Repayment is prorated over the five-year period. The most direct impact of the federal tax credits is the rehabilitation of underutilized historic structures and the creation of income producing buildings or rental housing. Since the start of the program in 1976, there have been over 42,000 projects completed and over $84 billion in the rehabilitation of income-producing properties (National Park Service, 2017).

**State Commercial Tax Credit Program**

The State of Louisiana also offers tax credits for rehabilitating historic, income-producing buildings located within a Downtown Development District or a Cultural District. Communities apply for Louisiana Cultural Districts through the State of Louisiana’s Office of Cultural Development. A Downtown Development District is created by Louisiana Legislation. The program provides a 25% credit and can be applied to an income-producing property such as rental housing, commercial or office space, etc. Though the credit is geared towards owners of properties, it is possible for a leased property to have access to the tax credit. The minimum expenditure for rehabilitation must be at least $10,000 (Louisiana Department of Culture, Recreation, and Tourism, 2015). The work to the structure must be substantial and comply with the Secretary of the Interior’s Standards for Rehabilitation to receive the tax credit. As with the federal tax credit program, developers may partner with an investor (Louisiana Department of Culture, Recreation, and Tourism, 2015). Developers may not have the tax liability to utilize the credits and selling them to an investor can provide capital to help finance the project. Like the federal tax credit program, the credit must be repaid if the owner sells the property within a five-year period after the project is placed in service.

**State Residential Tax Credit Program**

In Louisiana, owners of historic homes designated locally or through the NRHP can apply for a tax credit to rehabilitate their property. The program is in place to encourage homeowners to preserve historic structures within the State of Louisiana. The Residential Tax Credit is an 18.5% state income tax credit from the Louisiana Department of Revenue and reduces the taxpayer’s state income taxes (Louisiana Department of Culture, Recreation, and Tourism, 2015). The Louisiana Division of Historic Preservation oversees the application process and the approval of the tax credit. Program guidelines specify the types of expenses eligible for the tax credit. If the structure has been vacant and blighted then it can potentially be approved for a 36% tax credit. The owner must live in the structure as their primary residence without selling the property for a five-year period after renovations are complete.

To participate in the program, homeowners must submit a preliminary application to the Louisiana Division of Historic Preservation. Once they certify that the structure is of historic significance, the homeowner submits a description of the work to be completed to ensure that the project is consistent with the character of the neighborhood and meets the requirements of the Secretary of the Interior’s Standards for Rehabilitation (Louisiana Department of Culture, Recreation, and Tourism, 2015). Once the work is completed, the Louisiana Division of Historic Preservation reviews the project and upon approval will grant the homeowner use of the state residential tax credit.
Preserve America

Preserve America is a federal program focused on the preservation of the legacy of our nation’s natural lands and cultures. The initiative recognizes communities that, “protect and celebrate their heritage, use their historic assets for economic development and community revitalization, and encourage people to experience and appreciate local historic resources through education and heritage tourism programs” (Preserve America, 2008, Overview, para.4). Once St. John the Baptist Parish becomes a CLG, it can apply for Preserve America designation. Benefits of designation include recognition by the program, a road sign informing the local community of the designation, the ability to utilize the logo for parish promotional items, and the ability to apply for grants funds (Preserve America, 2012).

Some Preserve America funded projects in Louisiana include signage to identify historical landmarks and cultural interests in Bastrop ($27,403) and Opelousas ($50,000); improvements to a walking trail within a historic district in Natchitoches ($150,000); billboards, flyers, and other marketing tools for the historic downtown redevelopment in Crowley ($70,705); and the revision of historic district design guidelines so the public could better understand requirements in New Orleans ($54,860) (Preserve America, 2012).

Louisiana State Office of Historic Preservation Grants

The Louisiana State Historic Preservation Office awards Historic Preservation Fund Grants funded through the NPS. The grants provide funds to survey historic districts, prepare documentation to nominate sites for the National Register, complete the Historic American Building Survey (HABS), and other activities to promote historic preservation in Louisiana communities. In 2017, special priority has been given to parishes that have no structure survey completed and plan to complete a survey of properties fifty years or older (Division of Historic Preservation Grants, National Park Service Historic Preservation Fund Grants, 2017).
A community’s historic landscape provides a physical storyline for the area’s culture and heritage that many artists display through their works. By providing initiatives that merge cultural district tax incentives, grants and the local artist community, St. John the Baptist Parish can generate community and economic development programs centered around the arts.

**Louisiana Cultural Districts Program**

St. John the Baptist Parish applied for the certification of four Louisiana Cultural Products Districts in March 2017. The boundaries of the cultural districts mirror those of the proposed historic districts. A cultural district designation helps spur economic development and revitalization by enabling an area’s residents and businesses to obtain both state and federal tax credits for the rehabilitation of historic properties and the exemption of state and local sales tax on the sale of eligible one-of-a-kind works of art within the cultural district to ensure the longevity of the production of local cultural art (Louisiana Cultural Districts Application Guide, 2017). Fairs and festivals within the cultural district are also eligible for the tax exemption on local artwork. Cultural districts typically possess a multitude of preservation and economic potential due to a high level of arts, heritage, and historic markers. The parish will be notified of impending certification by July 2017. If certified, the districts will become immediately eligible for sales tax exemptions and historic tax credits (Louisiana Cultural Districts Application, 2017).

**Our Town Grant Program**

The Our Town grant program is funded through the National Endowment for the Arts (NEA) for creative placemaking aimed at integrating the arts with community revitalization, development, tourism, and public safety initiatives. The program provides matching grants from $25,000 to $200,000 for collaborative projects between local government and arts organizations (National Endowment for the Arts, 2017). Projects include include arts engagement, cultural planning, design projects, and projects that build knowledge about creative placemaking. Since 2010, the NEA has awarded six grants to communities in Louisiana including $50,000 to New Iberia in 2013 for artist performances at historic sites including the Shadows on the Teche, a plantation home and a National Historic Landmark along Bayou Teche built in the 1830s (National Endowment for the Arts, 2017).

Source: The Louisiana State Library
National Creative Placemaking Fund

The National Creative Placemaking Fund is open to anyone to apply for funds to strengthen arts and culture within a community through development and planning projects. The goal of the National Creative Placemaking Fund is to have arts and culture be a centered role within the community. There is no limit on the size of the project or the size of the community. St. John the Baptist Parish can utilize these grant funds for arts placemaking based around historic structures. The following is the criteria used to score applications from ArtPlace America:

a. Provides a clear description of a geographic community.

b. Clearly defines a place based community development challenge or opportunity this project will address.

c. Describes a clear and compelling way that arts and culture will be deployed to address this specific community development challenge/opportunity.

d. Clearly describes the community development change that will happen as a result of this project (at the same level/scale of geography as described their community).

(ArtPlace America Frequently Asked Questions, 2017, Number 44)

Two examples of projects that received National Creative Placemaking grants in New Orleans for preservation related initiatives include the Jazz & Heritage Center and the Bell School Campus. The Jazz and Heritage Center received $250,000 in grant funds in 2012 for the renovation of the 19th century building in New Orleans (ArtPlace America, 2017). The historic structure offers classroom space and an auditorium for music shows. The Bell School Campus, built in 1904, received $600,000 in grant funds for the renovations of the school campus into artist lofts in 2016 (ArtPlace America, 2017). These projects preserve historic structures and promote placemaking with the arts to strengthen local communities.

Source:artplaceamerica.org
The Louisiana Byways Program

The use of preservation as the foundation for heritage tourism has been successful in many places throughout Louisiana and the country as a whole. In 2009, the Beautification Plan for Garyville and the Westbank River Road provided a plan for the Sorapuru House located in town of Edgard. The plan depicts the use of a “multi-functional facility” with a museum, learning center, and green space (Campbell, 2009, p. 74). It is recommended that the parish market the visitor’s center at this location to increase the number of visitors to the Westbank River Road. Currently this stretch of St. John the Baptist does not offer much by way of tourism although the potential for a heritage conservation tourism program does exist.

Both sides of the Mississippi River have highways along the levees which are parts of the Louisiana Byways Program (LBP) with designation of the Great River Road Byway. “LBP is a little known program to create unique travel experiences and enhanced local quality of life through efforts to preserve, protect, interpret, and promote the intrinsic qualities of designated byways” (Louisiana Scenic Byways, n.d., p.3). Participating in this program on both sides of the Mississippi River and incorporating historic districts that capitalize on the use of River Road can bring awareness to the public of this scenic byway and promote heritage tourism in St. John the Baptist Parish. The Louisiana Office of Tourism (LOT) offers competitive grants for the marketing of tourism events. LOT awards one grant per event, per grant year, with a three-year limit and a maximum grant award for the Fiscal Year 2017-2018 of $10,000 (Louisiana Department of Culture, Recreation, and Tourism, 2017). Eligible events are those that will attract visitors beyond a 50 mile radius of the event and create a positive perception of Louisiana as a tourism destination. They can include fairs or festivals, competitions, sporting events, and the grand opening of a brand new Louisiana tourism attraction. Even though the parish will miss the opportunity to participate in the grant application for this year, funding opportunities can be realized for the following fiscal year.
Local oversight of important buildings and landmarks in St. John the Baptist Parish will help to revitalize, restore and preserve the physical heritage that makes the parish so unique. However, as preservation initiatives are implemented within the proposed historic districts of Garyville, LaPlace, Reserve, and Westbank River Road, it is important to be proactive regarding the possible negative impacts on the area’s residents. While preservation initiatives offer residents within these proposed historic districts a multitude of grant opportunities and tax incentives, it is important to provide resources to help residents improve or maintain their homes.

**Section 504 Home Repair Program**

The United States Department of Agriculture Rural Development’s Single Family Housing Repair Loans & Grants, also known as the Section 504 Home Repair program, offers homeowners loans up to $20,000 at a 1% fixed interest rate (USDA Rural Development, 2017). The homeowner must occupy the house, not qualify for another type of loan, and have income below fifty percent of the Area Median Income (AMI). The same program also offers a grant program for homeowners over the age of 62. Although the grant program is only used to remove dangers in the home, the loan program can be used for renovations (USDA Rural Development, 2017). Both the Section 504 Home Repair loan and grant program can be combined to increase the maximum available funds for one household. The goal of this program is to provide stability for lower income individuals so that they may remain in their homes in times of crises (USDA Rural Development, 2017). St. John the Baptist Parish can encourage the community to utilize these loans as an affordable way to preserve historic homes within and outside of local historic district boundaries.
Historic Preservation Easements

The Historic Preservation Element of the Comprehensive Plan for St. John the Baptist Parish introduces preservation easements as a tool for property owners. Easements allow property owners to voluntarily attach a legal covenant to their land, permanently protecting their historic property through the oversight of a third party. The third party organization will be qualified in land conservation or historic preservation and will then manage and enforce the terms of the easement. Typical conditions of easements placed on historic buildings include the oversight for demolition, alterations that change the historic integrity of the building, and restrictions on subdividing or developing the land (National Park Service, 2010). While the property owner will maintain ownership of the building they will also give up certain rights in order to preserve it. Although placing an easement on one’s property does mean more third-party control, easements enable a property owner to retain proprietary rights while ensuring the historic value and integrity of their unique buildings are maintained. They also allow for property owners to receive federal income tax deductions for the value of the easement, state tax benefits for reduction of the property value as a result of the easement as well as local tax benefits that consider the properties “highest and best use” (National Park Service, 2010).

A local example of an easement program run by the Preservation Resource Center (PRC) in New Orleans allows property owners to donate the historic facade of their home or business to the organization. The PRC is a non-profit entity which manages design and alteration review to protect the building’s historic value. The decision to donate a property to the PRC’s easement program is purely a voluntary effort made by the property owner. Fixed in perpetuity, the PRC manages the decisions to alter the facade even as the property changes ownership throughout the years. Currently, the PRC only allows for properties that lie within local or national historic districts and those listed on the National Register of Historic Places (Preservation Resource Center, 2016). St. John the Baptist Parish home and business owners can contact the Louisiana Trust for Historic Preservation to access easement programs that can be utilized within Garyville, LaPlace, Reserve, and Westbank River Road.

Louisiana Trust Revolving Fund

The Louisiana Trust can offer St. John the Baptist Parish access to its revolving fund based on an acquire-stabilize-sell model to rehabilitate neglected historic buildings. Properties throughout Louisiana are bought, donated or purchased typically with a generous market value reduction then the Louisiana Trust will stabilize the properties through repair to important elements including the roof, windows, foundation and rotten wood, thus making the property more marketable. The Louisiana Trust will then sell the property under protective easements that safeguard its historic elements and character. Individuals looking to sell unwanted property within St. John the Baptist Parish have the opportunity to partner with the Louisiana Trust to revitalize and preserve historic sites through its revolving fund and easement program. Because the Louisiana Trust is a federally tax-exempt organization, loss for the original owner in sale or donation can be written off as a tax deduction.
St. John the Baptist Parish has an important history and unique housing stock. A lack of municipal protection and oversight has resulted in the deterioration and neglect of historic houses, plantations, and landmarks throughout the parish. The findings of this report indicate that 48% of the 1,454 parcels within the four proposed historic districts contribute to the historic integrity of the parish and should be placed under a local preservation program to ensure their protection. The CLG program is the first step to initiating a local preservation program with the help of the National Park Service and the Louisiana State Historic Preservation Office. Designation as a CLG will enable residents, developers, and local officials in the parish to access federal and state tax incentives and grants, generate interest for the redevelopment of areas with significant cultural and historic value, and foster cultural awareness.

As indicated throughout this report, St. John the Baptist Parish has the potential to implement a successful historic preservation program by utilizing many federal and state resources including tax credits, preservation grants, arts and culture resources, and tourism promotion programs. The parish will benefit from partnering with the Louisiana Trust for Historic Preservation, This Place Matters Campaign and Main Street America, and others to initiate a successful education and outreach program centered around providing residents with the information and resources needed to begin individual preservation efforts. These tools must be made available to all homeowners so that the equitable preservation of St. John the Baptist Parish is guaranteed.

A requirement of the CLG process is to establish local historic districts along with the creation of a preservation ordinance. As St. John the Baptist Parish attempts to become a CLG, the next steps to streamline the process are the adoption of the historic preservation ordinance by the Parish Council, the creation of the Historic Preservation Commission, and the manufacture and submittal of the actual CLG application. The historic preservation ordinance review and definitions will enable the parish to oversee all contributing structures within the four proposed historic districts.

Utilizing the recommendations for community outreach and education materials will bring the support and community together to preserve the historic structures and to focus on smart development practices for St. John the Baptist Parish. The parish will utilize the approved ordinance for demolition review with the hope of design guidelines to be included in the future. Future development in St. John the Baptist Parish will be planned based on the historic preservation program to protect the future while preserving the past.
Garyville Contributing Structures

139 Historic Front St.
145 Historic Front St.
148 Museum St.

186 Museum St.
200 Museum St.
135 Begonia St.

329 Historic Main St.
322 Historic Main St.
323 Historic West St.

Source: The Team
Garyville Contributing Structures

331 Historic West St.

356 Historic West St.

383 Historic West St.

393 Historic West St.

409 Historic West St.

417 Historic West St.

444 Historic West St.

468 Historic West St.

228 Museum St.

Source: The Team
Garyville Contributing Structures

Source: The Team
Garyville Contributing Structures

- 213 N. Church St.
- 219 N. Church St.
- 156 Historic Front St.
- 476 Historic Main
- 206 Museum St.
- 112 N. Apple St.
- 130 N. Apple St.
- 139 N. Apple St.
- 162 N. Apple St.

Source: The Team
Garyville Contributing Structures

127 N. Church St.
149 N. Church St.
191 N. Church St.
197 N. Church St.
205 N. Church St.
338 Historic West St.
339 Historic West St.
347 Historic West St.
355 Historic West St.

Source: The Team
Garyville Contributing Structures

398 Historic West St.

399 Historic West St.

428 Historic West St.

429 Historic West St.

436 Historic West St.

437 Historic West St.

445 Historic West St.

452 Historic West St.

469 Historic West St.
Garyville Contributing Structures

425 Historic Main St.
448 Historic Main St.
449 Historic Main St.
456 Historic Main St.
457 Historic Main St.
460 Historic Main St.
470 Historic Main St.
552 S. Church St.
135 Albert St.

Source: The Team
Garyville Contributing Structures

300 Historic Main St.

111 N. Church St.

117 N. Church St.

196 N. Church St.

243 N. Church St.

121 N. Apple St.

139 N. Church St.

211 Anthony F. Monica St.

157 Historic Front St.

Source: The Team
Garyville Contributing Structures

365 Historic Main St.

138 N. Apple St.

414 Historic West St.

152 Anthony F. Monica St.

Source: The Team
LaPlace Contributing Structures

1050 Highway 628

202 W. 5th St.

317 W. 5th St.

243 Apricot St.

1031 Highway 628

1152 Highway 628

1168 Highway 628

149 W. 5th St.

164 W. 5th St.

Source: The Team and Google Maps
LaPlace Contributing Structures

167 W. 5th St.
191 W. 5th St.
199 W. 5th St.
290 W. 5th St.
295 W. 5th St.
302 W. 5th St.
335 W. 5th St.
355 W. 5th St.
644 W. 5th St.

Source: The Team and Google Maps
LaPlace Contributing Structures

694 W. 5th St.  
708 W. 5th St.  
744 W. 5th St.

808 W. 5th St.  
818 W. 5th St.  
851 W. 5th St.

244 W. 5th St.  
221 Apricot St.  
231 Apricot St.

Source: The Team and Google Maps
LaPlace Contributing Structures

Source: The Team and Google Maps
LaPlace Contributing Structures

Source: The Team and Google Maps
LaPlace Contributing Structures

Source: The Team and Google Maps
LaPlace Contributing Structures

781 W. 5th St.
843 W. 5th St.
847 W. 5th St.
850 W. 5th St.
939 W. 5th St.
973 W. 5th St.
601 Cardinal St.
1052 Highway 628
1128 Highway 628

Source: The Team and Google Maps
LaPlace Contributing Structures

- 1158 Highway 628
- 110 W. 5th St.
- 110 W. 5th St.
- 845 W. 5th St.
- 127 W. 5th St.
- 837 W. 5th St.
- 1178 Highway 628
- 1179 Highway 628
- 609 Main St.

Source: The Team and Google Maps
LaPlace Contributing Structures

216 W. 5th St.

255 W. 5th St.

277 W. 5th St.

546 W. 5th St.

598 W. 5th St.

623 W. 5th St.

778 W. 5th St.

872 W. 5th St.

278 W. 5th St.

Source: The Team and Google Maps
LaPlace Contributing Structures

957 W. 5th St.

624 Cardinal St.

132 E. Airline Highway

603 Main St.

Main St.

107 W. 5th St.

119 W. 5th St.

181 W. 5th St.

182 W. 5th St.

Source: The Team and Google Maps
LaPlace Contributing Structures

Source: The Team and Google Maps
LaPlace Contributing Structures

845 W. 5th St.
Accessory Structure

Source: The Team and Google Maps
Reserve Contributing Structures

158 Terrance St.
161 Central Ave.
166 Central Ave.
178 Central Ave.
184 Central Ave.
187 Central Ave.
193 Central Ave.
240 Central Ave.
205 Central Ave.

Source: The Team and Google Maps
Reserve Contributing Structures

213 Central Ave.

226 Central Ave.

227 Central Ave.

252 Central Ave.

253 Central Ave.

278 Central Ave.

279 Central Ave.

285 Central Ave.

108 E. 1st St.

Source: The Team and Google Maps
Reserve Contributing Structures

116 E. 1st St.
116 E. 5th St.
108 E. 7th St.
125 E. 12th St.
121 E. 15th St.
104 E. 17th St.
114 E. 30th St.
123 Godchaux Dr.
129 Godchaux Dr.

Source: The Team and Google Maps
Reserve Contributing Structures

135 Godchaux Dr.

822 Highway 44

830 Highway 44

974 Highway 44

1244 Highway 44

1414 Highway 44

1420 Highway 44

1426 Highway 44

1432 Highway 44

Source: The Team and Google Maps
Reserve Contributing Structures

136 W. 10th St.
1488 Highway 44
116 Lapeyrolerie Dr.
130 LeBrun Pl.
114 Terrance St.
135 Terrance St.
137 Terrance St.
141 Terrance St.
146 Terrance St.

Source: The Team and Google Maps
Reserve Contributing Structures

205 W. 1st St.
208 W. 1st St.
215 W. 1st St.
218 W. 1st St.
219 W. 1st St.
222 W. 1st St.
228 W. 1st St.
238 W. 1st St.
241 W. 1st St.

Source: The Team and Google Maps
Reserve Contributing Structures

242 W. 1st St.
246 W. 1st St.
252 W. 1st St.
263 W. 1st St.
266 W. 1st St.
273 W. 1st St.
280 W. 1st St.
148 W. 2nd St.
136 W. 4th St.

Source: The Team and Google Maps
Reserve Contributing Structures

Source: The Team and Google Maps
Reserve Contributing Structures

267 W. 7th St.  
268 W. 7th St.  
160 W. 8th St.  
172 W. 8th St.  
192 W. 8th St.  
230 W. 8th St.  
141 Godchaux Dr.  
140 Terrance St.  
174 Terrance St.

Source: The Team and Google Maps
Reserve Contributing Structures

166 W. 1st St.
121 Central Ave.
167 Central Ave.
190 Central Ave.
220 Central Ave.
221 Central Ave.
233 Central Ave.
238 Central Ave.
239 Central Ave.

Source: The Team and Google Maps
Reserve Contributing Structures

246 Central Ave.

258 Central Ave.

273 Central Ave.

298 Central Ave.

301 Central Ave.

173 Central Ave.

114 E. 2nd St.

124 E. 3rd St.

114 E. 5th St.

Source: The Team and Google Maps
Reserve Contributing Structures

Source: The Team and Google Maps
Reserve Contributing Structures

223 Hotard Dr.

229 Hotard Dr.

119 Lapeyrolerie Dr.

123 Lapeyrolerie Dr.

131 Lapeyrolerie Dr.

135 LeBrun Pl.

124 Parker Lane

138 Parker Lane

149 Parker Lane

Source: The Team and Google Maps
Reserve Contributing Structures

160 Parker Lane

178 Parker Lane

189 Parker Lane

190 Parker Lane

225 Parker Lane

231 Parker Lane

232 Parker Lane

245 Parker Lane

128 Terrance St.

Source: The Team and Google Maps
Reserve Contributing Structures

150 Terrance St.
155 Terrance St.
161 Terrance St.
181 Terrance St.
128 W. 1st St.
132 W. 1st St.
147 W. 1st St.
152 W. 1st St.
156 W. 1st St.

Source: The Team and Google Maps
Reserve Contributing Structures

Source: The Team and Google Maps
A Report to the St. John the Baptist Parish Historic Preservation Study Committee

Reserve Contributing Structures

258 W. 1st St.
259 W. 1st St.
274 W. 1st St.
277 W. 1st St.
281 W. 1st St.
290 W. 1st St.
293 W. 1st St.
296 W. 1st St.
125 W. 2nd St.

Source: The Team and Google Maps
Reserve Contributing Structures

139 W. 2nd St.
142 W. 2nd St.
149 W. 2nd St.
153 W. 2nd St.
159 W. 2nd St.
168 W. 2nd St.
175 W. 2nd St.
196 W. 2nd St.
210 W. 2nd St.

Source: The Team and Google Maps
Reserve Contributing Structures

224 W. 2nd St.

244 W. 2nd St.

245 W. 2nd St.

257 W. 2nd St.

272 W. 2nd St.

273 W. 2nd St.

278 W. 2nd St.

283 W. 2nd St.

284 W. 2nd St.

Source: The Team and Google Maps
Reserve Contributing Structures

175 W. 4th St.

181 W. 4th St.

187 W. 4th St.

193 W. 4th St.

113 W. 5th St.

135 W. 5th St.

139 W. 5th St.

147 W. 5th St.

161 W. 5th St.

Source: The Team and Google Maps
Reserve Contributing Structures

134 W. 6th St.
146 W. 6th St.
176 W. 6th St.
140 W. 7th St.
162 W. 7th St.
222 W. 7th St.
232 W. 7th St.
241 W. 7th St.
252 W. 7th St.

Source: The Team and Google Maps
Reserve Contributing Structures

Source: The Team and Google Maps
Reserve Contributing Structures

251 W. 8th St.

108 W. 9th St.

109 W. 9th St.

131 W. 9th St.

149 W. 9th St.

156 W. 9th St.

157 W. 9th St.

115 E. 3rd St.

117 E. 4th St.

Source: The Team and Google Maps
Reserve Contributing Structures

119 E. 24th St.

1048 Highway 44

1252 Highway 44

1628 Highway 44

137 Lapeyrolerie Dr.

300 W. 1st St.

125 W. 3rd St.

238 W. 8th St.

284 Central Ave.

Source: The Team and Google Maps
Reserve Contributing Structures

- 980 Highway 44
- 994 Highway 44
- 211 Parker Lane
- 103 Terrance St.
- 105 Terrance St.
- 108 Terrance St.
- 109 Terrance St.
- 113 Terrance St.
- 117 Terrance St.

Source: The Team and Google Maps
Reserve Contributing Structures

125 Terrance St.

118 W. 1st St.

148 W. 1st St.

155 W. 1st St.

162 W. 2nd St.

179 W. 2nd St.

222 W. 8th St.

244 W. 8th St.

926 Highway 44

Source: The Team and Google Maps
Reserve Contributing Structures

1482 Highway 44
259 Central Ave.
108 E. 23rd St.
117 E. 30th St.
1334 Highway 44
1438 Highway 44
1512 Highway 44
144 A-D Hotard Dr.
162 Hotard Dr.

Source: The Team and Google Maps
Reserve Contributing Structures

130 Lapeyrolerie Dr.
111 Leblanc Dr.
147 LeBrun Place

129 & 131 Terrace St.
124 W. 1st St.
162 W. 1st St.

262 W. 1st St.
157 W. 5th St.
169 W. 5th St.

Source: The Team and Google Maps
Reserve Contributing Structures

Source: The Team and Google Maps
Reserve Contributing Structures

148 W. 9th St.

140 Central Ave.

172 Central Ave.

247 Central Ave.

289 & 291 Central Ave.

290 Central Ave.

147 Cornland Dr.

122 E. 14th St.

120 E. 30th St.

Source: The Team and Google Maps
Reserve Contributing Structures

Source: The Team and Google Maps
Reserve Contributing Structures

148 W. 9th St.
169 W. 1st St.
173 W. 1st St.
197 W. 1st St.
145 W. 2nd St.
206 W. 2nd St.
241 W. 2nd St.
258 W. 2nd St.
277 W. 7th St.

Source: The Team and Google Maps
Reserve Contributing Structures

264 W. 8th St.

103 W. 9th St.

137 W. 9th St.

203 & 232 Central Ave.

294 & 296 Central Ave.

1228 & 1232 Highway 44

153 W. 6th St.

129 Central Ave.

134 Central Ave.

Source: The Team and Google Maps
Reserve Contributing Structures

181 Central Ave.

191 Central Ave.

297 Central Ave.

302 Central Ave.

312 Central Ave.

127 E. 9th St.

864 Highway 44

944 Highway 44

952 Highway 44

Source: The Team and Google Maps
Reserve Contributing Structures

1082 Highway 44

1320 Highway 44

1462 Highway 44

1468 Highway 44

1504 Highway 44

1550 Highway 44

1600 Highway 44

Highway 44

100, 102, 104, 105 Ruiz Lane

Source: The Team and Google Maps
Reserve Contributing Structures

297 W. 1st St.

115 W. 4th St.

203 W. 4th St.

188 W. 7th St.

105 W. 8th St.

130, 134, 136 Hotard Dr.

1438 Highway 44- shed

Source: The Team and Google Maps
Westbank Contributing Structures

108 Borne Court

119 Duck Lane

Glendale Plantation

791 Highway 18

829 Highway 18

973 Highway 18

1055 Highway 18

1089 Highway 18

1111 Highway 18

Source: The Team
Westbank Contributing Structures

1171 Highway 18

2225 Highway 18

2245 Highway 18

3265 Highway 18

3369 Highway 18

3581 Highway 18

3601 Highway 18

114 Oubre Court

112 Terry Court

Source: The Team
Westbank Contributing Structures

120 Thomas Court

117 Chauvin Court

102 Country Dr.

116 E. 5th St.

114 E. 9th St.

109 E. 10th St.

1827 Highway 18

1827 Highway 18

496 Highway 18

Source: The Team
Westbank Contributing Structures

Source: The Team
Westbank Contributing Structures

1065 Highway 18

1083 Highway 18

1097 Highway 18

1117 Highway 18

1125 Highway 18

1131 Highway 18

1137 Highway 18

1143 Highway 18

1149 Highway 18

Source: The Team
Westbank Contributing Structures

157 Highway 18

1157 Highway 18

1163 Highway 18

1179 Highway 18

1187 Highway 18

1213 Highway 18

1303 Highway 18

1715 Highway 18

1745 Highway 18

Source: The Team
Westbank Contributing Structures

1783 Highway 18
1803 Highway 18
1851 Highway 18
1867 Highway 18
1901 Highway 18
1905 Highway 18
1911 Highway 18
1925 Highway 18
1933 Highway 18

Source: The Team
Westbank Contributing Structures

1939 Highway 18

1955 Highway 18

1963 Highway 18

1985 Highway 18

2225 Highway 18

2231 Highway 18

2237 Highway 18

2431 Highway 18

2449 Highway 18

Source: The Team
Westbank Contributing Structures

2459 Highway 18

2513 Highway 18

2527 Highway 18

2913 Highway 18

2925 Highway 18

2925 Highway 18

2953 Highway 18

2991 Highway 18

3023 Highway 18

Source: The Team
Westbank Contributing Structures

3041 Highway 18
3051 Highway 18
3097 Highway 18

3225 Highway 18
3247 Highway 18
3291 Highway 18

3305 Highway 18
3369 Highway 18
3379 Highway 18

Source: The Team
Westbank Contributing Structures

3393 Highway 18

3581 Highway 18

3591 Highway 18

3597 Highway 18

4229 Highway 18

4285 Highway 18

4315 Highway 18

4329 Highway 18

4677 Highway 18

Evergreen Plantation

Source: The Team

A Report to the St. John the Baptist Parish Historic Preservation Study Committee
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5099 Highway 18
Whitney Plantation

5585 Highway 18

5593 Highway 18

5593 Highway 18

5601 Highway 18

5605 Highway 18

5629 Highway 18

5637 Highway 18

5647 Highway 18

Source: The Team
Westbank Contributing Structures

5671 Highway 18

5679 Highway 18

5683 Highway 18

5821 Highway 18

5853 Highway 18

5877 Highway 18

5895 Highway 18

5899 Highway 18

5921 Highway 18

Source: The Team
Westbank Contributing Structures

5921 Highway 18

5945 Highway 18

5997 Highway 18

5921 Highway 18

5971 Highway 18

6075 Highway 18

5939 Highway 18

5991 Highway 18

6083 Highway 18

Source: The Team
Westbank Contributing Structures

106 Thomas Court

114 Tougar Lane

107 Water Tower Lane

107 Water Tower Lane

107 Water Tower Lane

116 W. 1st St.

116 W. 3rd St.

124 W. 3rd St.

130 W. 3rd St.

Source: The Team
Westbank Contributing Structures

102 W. 4th St.

131 Caire Court

131 Caire Court

122 Duck Lane

Source: The Team
A Citizen's Guide to Historic Preservation

The St John the Baptist Parish Planning and Zoning Department has recently established a Historic District Commission to enact preservation efforts throughout four historic districts. These materials have been provided to ensure a complete understanding for every citizen within the parish regarding these new changes. The Historic District Commission was established to promote the educational, cultural, economic, health, safety and general welfare of the parish.

A Public Commitment to History

The creation of four historic districts located in the targeted areas of Garyville, LaPlace, Reserve, and Westbank River Road demonstrate the parish’s commitment to our local history. These new historic districts will promote the allocation of public work funds, increase federal funding for rehabilitation efforts to homeowners, property owners and business owners and promote the beautification of the parish as a whole.

Historic St. John

WHAT IS HISTORIC PRESERVATION?

Historic preservation is not only the act of saving historic monuments, physical structures or other relics of the past. Historic preservation is about ensuring the special places that offer a unique sense of identity and place are kept intact. By safeguarding the features that make a space special, our parish is enabling future generations to celebrate its heritage and irreplaceable characteristics.

St John Planning & Zoning

102 E Airline Hwy
LaPlace, LA 70068
sjbparish.com

Director: Alexandra Carter

(985) 651-5565 Ext. 1154
Why preserve St John the Baptist Parish’s Historic Properties?
St John the Baptist Parish has a rich and important history within Louisiana’s narrative. Home to the third permanent settlement in the state, the parish’s historic buildings, landmarks and unique storyline help to generate the distinctive culture and character that is present today. The preservation of the area’s historic properties ensures the protection of the parish’s distinctive history, enables a more prolonged lifespan for valuable buildings and generates the foundation for economic and municipal investment. By protecting the properties that make up the St. John’s four new local historic districts, the parish is dedicating its lasting investment in the valuable culture and customs that shape St. John the Baptist Parish and providing a platform for economic reinvestment, architectural identity and a sustainable historic narrative.

What determines the boundaries of St John the Baptist Parish’s Historic Districts? How will I know if my property is within the district?
All four of the historic districts including the Garyville historic district, the LaPlace historic district, the Reserve historic district, and the Westbank River Road historic district have been defined and documented by the St. John the Baptist Parish Planning and Zoning Department. Structural maps of the contributing architecture and landmarks within these districts have been created to identify the significant resources within each historic district boundary. These maps and the results of the complete structural surveys can be viewed at the Planning and Zoning Department.

I own a property within one of the Historic Districts. How does this affect me?
The Historic District Commission will have the authority to review all proposed structure demolitions as well as the construction and alteration of signs within each of the four historic districts. Within the Garyville historic district, the Commission will also have the opportunity to advise upon proposed alterations outside of ordinary maintenance as well as the proposal of new construction and additions to existing construction. The state enabled preservation ordinance will not affect the use of property. A certificate of appropriateness should be issued by the Commission prior to the commencement of work within these local historic districts. All decisions made by the Historic District Commission will be made in a public forum.

What if I live in a Local Historic District but my house is not historic?
All structures within the four local historic districts will be given a contribution status of either contributing or non-contributing. Non-historic structures included within the local historic districts will be classified as non-contributing and therefore will not be as closely reviewed.
Community Engagement Materials

History Day Community Flyer

St. John the Baptist Parish
Preservation Day
Saturday June 10th  10am – 4 pm

Tour the old Garyville bank & listen to the SJBP elementary school essay contest with topics on St John the Baptist Parish’s amazing history.

Bring important information regarding your historic home! Share photos, surveys and history with the parish!
Suggested Ordinance Definitions

**Addition** means the expansion of an existing structure, generally in the form of a room or floor, which results in an increased floor area or volume of the structure.

**Alteration** means any change or rearrangement in the supporting members of an existing building, such as bearing walls, columns, beams, girders or interior partitions, as well as any change in the windows of a structure.

**Certificate of Appropriateness** means a document issued by the Commission, following prescribed review procedures, certifying that proposed work on a designated property is compatible with the historic character of the property, and therefore (1) may be completed as specified in the Certificate of Appropriateness, and (2) any building permits needed to do the work specified in the Certificate may be issued.

**Chair** means the Chair of the Historic Preservation Commission or his/her designee.

**Construction** means the erection of any building or structure on a parcel of ground located within an historic district or on a landmark site, whether the site is presently improved, unimproved, or hereafter becomes unimproved by “demolition,” “demolition by neglect,” destruction of the improvements located thereon by fire, windstorm, or other casualty, or otherwise.

**Demolition** means the complete removal of a building on or from any site.

**Demolition by Neglect** means the inadequate maintenance or lack of maintenance of any structure, part thereof, or any other improvements thereon which results in substantial deterioration, more specifically defined by the standards outlined in Section 114-50(b)(1).

**Historic Resource** means a designated local landmark or a structure identified on a historic structure survey as contributing to the character or integrity of a historic district.

**Exterior Architectural Features** means the color, architectural style, general design, and general arrangement of the exterior of a structure including, but not limited to, the kind and texture of building materials, the type and style of roofs, windows, doors, light fixtures, signs, and other appurtenant fixtures.

**Exterior** means all outside surfaces of any building.

**Façade material** means the surface building fabric which contributes to the exterior character and appearance of a building.

**Historic Context** means the organizing structure for interpreting history that groups information about historic properties that share a common theme, common geographical area, and a common time period. The development of historic contexts is a foundation for decisions about the planning, identification, evaluation, registration, and treatment of historic properties, based upon comparative historic significance.

**Historic Integrity** means unimpaired ability of a property to convey its historical significance.
**Historic Preservation District Survey Map** means the graphical depiction of the Historic Preservation District Survey.

**Historic Preservation District Survey** means a listing that catalogs and classifies buildings, structures and landmarks.

**Historic Preservation District** means a zoning district in the form of an overlay zone, in which property retains the uses of and is subject to the regulations of the underlying zone, but which property is also subject to the provisions of the Historic Preservation Ordinance.

**Historic Survey** means a listing that catalogs and classifies buildings, structures and landmarks as historic or non-historic.

**Historic** means any building or structure at least 50 years old classified as Significant, Contributing, or Landmark on the Historic Preservation District Survey.

**Landmark and Landmark Site** means an unimproved parcel of ground (landmark site) or parcel with improvements, or such improvements without grounds (landmark), wheresoever located in the Parish of St. John the Baptist, subject to the jurisdiction of the Commission, or particular historic, architectural, or cultural significance, such parcel or parcels, plus improvements, if any, (1) exemplify or reflect the broad cultural, political, economic, or social history of the nation, state or community; or (2) are identified with historic personages or with important events in national, state or local history, or (3) embody distinguishing characteristics of an architectural type, specimen, inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship; or (4) are representative of the notable work of a master builder, designer, or architect whose individual ability has been recognized.

**New construction** means the erection of any building or structure on a parcel of ground whether the site is presently improved, unimproved, or hereafter becomes unimproved by demolition, demolition by neglect, or destruction of the improvements located thereon by force majeure.

**Ordinary Repairs and Maintenance** means work done on a building in order to correct any deterioration, decay of, or damage to a building on any part thereof in order to restore same as nearly as practical to its condition prior to such deterioration, decay or damage.

**Scale** means the size or relationship of the building and its elements (including doors and windows) to surrounding structures and/or other elements.

**Sign** means any symbol, device, image, poster, flag, banner, billboard, design, or directional sign used for advertising purposes, whether painted upon, attached to, erected on, or otherwise maintained on any premises containing any words, letters, figures, numerals, phrases, sentences, emblems, devices, trade names, or trademarks, by which anything is made known, such as used to designate an individual, a firm, an association, a corporation, a profession, a business or a commodity or product, which is visible from any public street and is used to attract attention.

**Site** means any open or undeveloped property, lot or other area which may or may not contain structure(s) or monument(s).

**Siting** means the positioning of a building on a lot.
**Suggested Ordinance Definitions**

**Style** means the architectural features or decorative elements that make a building or structure notable or historically identifiable.

**Texture** means the feel, appearance, or consistency of the physical and visual elements of building materials on a structure.

- The deterioration of exterior chimneys
- The deterioration of exterior plaster or mortar
- The deterioration of exterior walls or other vertical supports
- The deterioration of roofs or other horizontal members
- The ineffective weatherproofing of exterior walls, roofs and foundations, including broken windows and doors; and/or the serious deterioration of any documented exterior architectural feature or significant landscape feature which in the judgment of the Commission produces a detrimental effect upon the character of the district.

**Tout ensemble** means the total appearance or general effect of a historic district as a collection of its individual defining elements.
Appendix 5. List of References.


References


References


References

US Census Bureau. (2015). American Community Survey 5-year Estimates, 2010-2014, Table DP05:

