

FAUBOURG MARIGNY



IMPROVEMENT

ASSOCIATION



42nd Annual Home and Garden Tour

A self-guided walking tour

Sunday, May 18, 2014 • Noon to 4 pm

"WON'T YOU B&B MY NEIGHBOR?"

Welcome to the 42nd Annual FMIA Home and Garden Tour. This year's tour celebrates legally operating B&B's and Guest Houses in the Marigny while also calling attention to a serious issue we're having with illegal short term rentals (STR). With a nod to Mr. Rogers, we ask: "Won't you B&B my neighbor?" It's a query for every neighborhood!

What would your neighborhood be like if nobody knew their neighbors? Is it really o.k. for property owners to turn apartments and houses into STRs? How many is too many? What's the difference between a B&B, a Guest House, and an illegal STR? Why does it matter?

GK Productions Inc.

The FMIA is working with the Professional Innkeepers Association of New Orleans (PIANO), and others, to provide information regarding B&B best practices and standards, economic impact estimates, quality of life and safety issues. Here are just a few points and counter points for consideration:

- Legal B&B's and Guest Houses contribute hundreds of thousands of dollars each year in taxes and fees that go directly into the city's coffers to support infrastructure and city wide services.
- Current law allows for one owner occupied licensed B&B per block. STR's for less than 39 days (60 in the French Quarter) are illegal in New Orleans.

Continued on next page

- Legally operating establishments are owner-occupied, helping to maintain the integrity of the neighborhood via owners' vested interest in quality of life issues for the area.
- Illegal short term rentals artificially inflate rent, reduce affordable housing inventory, create absentee owner issues, and exacerbate quality of life issues.
- Illegal short term rentals may present safety and liability issues, and, bottom line, are against the law.

Want to know more and get involved? FMIA is calling for the city to take action and is hosting a city wide information session on illegal short term rentals - join us!

Illegal STR Info Session
GK Productions Inc.

Tuesday, May 20, 7 p.m.

St. Paul's Lutheran Church

2624 Burgundy Street



JOIN FMIA
Faubourg Marigny Improvement Association

email: info@faubourgmarigny.org

www.faubourgmarigny.org

The Effect of Short Term Rentals on Our Neighborhood

Illegal bed and breakfasts and short-term rentals are one of the most pressing issues currently facing our neighborhood and city. Short-term rentals have always been an issue, but with the development of online services such as Airbnb, the popularity of short-term rentals has drastically increased. In turn, the problems they create have also increased.

The French Quarter is awash with short-term rentals, and their spread has killed much of the actual long-term residency of the quarter. The continued proliferation of short-term rentals, Airbnb, and other unlicensed bnb's, signal the death knell for the Faubourg Marigny and other downtown neighborhoods such as the Bywater and St. Roch.

Short-term rentals stress neighborhood integrity and exacerbate existing quality of life problems, such as noise and parking. Short-term rentals drive up rents and force long-term residents out in search of cheaper rentals. Absentee owners and packs of weekend renters are becoming the norm in much of the neighborhood — no more friendly smiles from your neighbors. If we just ignore the problem it will continue to get worse until the Marigny becomes a shell of a neighborhood.

In fact, on the block of Kelerec between Royal and Pauger, there are only a few long-term residents left. On Mandeville between Royal and Dauphine, there are now several short-term rental properties operating — at least four entire houses. Just recently, a landlord on that block kicked out a long-term elderly tenant in order to make more room for his illegal short-term rental business.

Continued on next page

There has been absolutely ZERO leadership from the city on the issue. The city could easily take steps to curb the issue and obtain additional revenue streams in the process, but instead it lets the problem fester, driving up our rents and driving out long-term residents. Perhaps, it is all part of the Mayor's stated goal of exponentially increasing the number of visitors to our city by attracting more nationally televised events. Perhaps, the city is so dysfunctional that it is unable to take basic steps to enforce current laws. Either way, the result is the same — our neighborhoods continue to suffer because the city does nothing. The Marigny and other downtown neighborhoods must demand action and a comprehensive plan for addressing the issue from our city leadership.

Miles Swanson
GK Productions, Inc.
FMIA President

Join the FMIA for a city-wide informational session on illegal short term rentals.

**Tuesday, May 20, 7 p.m.,
St. Paul's Lutheran Church,
2624 Burgundy Street**

Free and open to the public.

For information go to faubourgmarigny.org

History of the Faubourg Marigny

Count Pierre Marigny was one of the richest men in the New World. His vast land holdings in South Louisiana focused on the Marigny Plantation immediately down-river from the Vieux Carré. It was here in 1798 that Louis Philippe, Duc d'Orleans, descendent of the younger brother of Louis XIV, secured a large loan which eventually aided him becoming King of France in 1830. The Marquis de Lafayette was one of many great personages who were guests at Marigny Plantation.

In 1800, when Pierre Marigny died, his son, Bernard Xavier Philippe de Marigny de Mandeville, was perhaps the richest fifteen year old in North America. He became an important man in the history of the United States. In 1803, Pierre Laussat, Emissary for Napoleon in the transfer of the Louisiana Territory from Spain to France, used the Marigny Plantation as the setting for these historic activities. The unexpected sale of the entire territory to the United States became his new duty. This act brought even more development pressures to New Orleans with wealthy Americans looking up and down river for places to expand.

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In 1805 Bernard de Marigny decided not to sell his plantation to American developers but began its subdivision with a plan created by engineer-architect-privateer Barthelome Lafon. The strict grid system of the old quarter continued with a 135° turn just east of Esplanade to follow the turn of the River. Pauger is the continuation of Bourbon but it crosses Dauphine and the other streets that it parallels in the Vieux Carre. This unexpected change in orientation leads to the element of mystery and surprise that is part of the urban character of Faubourg Marigny.

The idea of building a Paris of the New World soon became a reality with small Creole cottages and larger townhouses. It was and is still an amazing mixture of all type of people living in a vibrant urban setting. Faubourg Marigny retains a resiliency in the character that pervades its architecture and quality of life.

FMIA History

When a large out-of-scale building went up next to Washington Square Park, residents realized that unless steps were quickly taken this intact nineteenth century neighborhood would be destroyed. Vital to the preservation effort was rezoning the neighborhood to protect the built environment and prevent new construction of inappropriate buildings.

The Faubourg Marigny Improvement Association (FMIA) was founded in the summer of 1972. Its primary goal is to preserve the quality of life in the Faubourg Marigny. The FMIA has fought to protect the natural and built environment, and to provide vision for the future.

In 1974 the Historic Marigny Zoning was instituted by the City. This new zoning was based upon the historic characteristics of the neighborhood. It encouraged other historic neighborhoods to evaluate their zoning and land use controls to protect the indigenous quality of each area and ensure development would be sympathetic to it. This 1974 zoning, a joint venture of the neighborhood and the Tulane School of Architecture, has been used as a model in the proposed revision of the City Zoning Ordinance.

On December 31st 1974, Faubourg Marigny was placed on the National Register of Historic Places. This act was critical in keeping a new Mississippi River Bridge from bisecting the neighborhood but also helped to promote economic and renewal development through private enterprise using the 1976 Historic Properties Tax Act.

A plan for the restoration of Washington Square was developed and implemented in 1976. The Square is our neighborhood living room and provides the setting for our annual Marigny Candlelight Christmas Caroling, Spring Home Tour and Fall Walking Tour. In 1978 the built environment of Faubourg Marigny was placed under the jurisdiction of the Historic District Landmark Commission (HDLC) — a move crucial to maintaining the architectural integrity of the neighborhood.

These actions set the stage for the preservation and renovation that we see today. We are now facing new development pressures at the edges of the neighborhood. It will take the continuing effort of all of our citizens to help make Faubourg Marigny an even better place to live, work and play.

*Eugene D. Cizek, Ph.D., FAIA. (First President, FMIA),
Professor of Architecture and Latin American Studies;
Director Preservation Studies Program, Tulane School of Architecture*



R & B B&B, 736 Frenchmen **GK Productions Inc.**

Rita and Bil Szarabajka (siblings), owners/Innkeepers

This rare example of the three bay Greek revival simple Creole cottage is a survivor because of its location, across the street from Historic Washington Square Park. This is a much later example of the usual type which are side gabled cottages. This house is circa 1869.

The façade is plastered and the sides are weatherboard. The square-headed openings are accented with raised lintels and molded cornices. The six paneled door has an oval transom, and Greek key architrave. Sadly this detail is obscured by the signage. Under the overhang you will see a row of dentils. The single dormer has large proportions in the style of the 1860's. You will see this on others on the square.



A Creole Cottage, 1827 Dauphine

Matt Easley, owner/Innkeeper

This corner frame Creole cottage retains the original French doors and a very interesting multipitch hip roof. An overhang, called abat-vent, supported by hand hewn rafters and extensions surrounds the cottage.

The house is raised about one foot off the ground and has cast iron ventilators at the foundations which are imprinted "Louisville". Windows and doors have flush surrounds. The vertical board shutters are typical of this cottage style. The façade has been restored as it was once covered with tarpaper. This house dates to the 1830's.

#3



GK Productions Inc.
Little Eazy Guest House, 1526 Pauger
Margaret Walker, owner/Innkeeper

NO, it is not a beach house in Florida, it really is in Marigny. Back in the 1950's when a house burned, many people rebuilt using the era's affordable housing designs and building practices. It was new and comfortable and probably all that their insurance would bear. Now that the Marigny is a National Historic District this type of in-fill housing is not allowed. Meanwhile, the owner has created a neat and cozy B&B in the most popular neighborhood in the city.

A little backstory: the current owner would stay here for Jazz Fest every year since 1988. On one visit in 2004 she mentioned to the innkeeper that she'd love to have a place just like it so she could move to New Orleans. Little did she know that the owners were thinking of selling. This year she celebrates ten years as the owner and operator of The Little Eazy Guest House and wouldn't dream of living anywhere else.



Elysian Fields Inn, 930 Elysian Fields

Leigh and Jim Crawford, owners/Innkeepers

This is a well restored Greek Revival Raised American, 5 bay, Center Hall Cottage. Late 18th to mid 19th century was the time period of construction. They are usually wood weatherboard siding on the sides and rear. The front usually has different finishes. Spacious front galleries originally had cast iron railings between the four Doric columns which support a denticulated cornice. The ground floor supporting structure was of plastered brick. The doorway is embellished with an ornate surround and sidelights and transom.

The full-length windows are six-over-nine double hung. The side windows are six-over-six. A wide wooden stairway would have been at the entry with cast iron railings. The dormers have been modified and are not customary.

#5



GK Productions Inc
The Auld Sweet Olive B&B, 2460 N. Rampart
Nancy Gunn, owner/Innkeeper

This wood framed Craftsman style Bungalow on brick piers has a front gallery shaded by a gabled roof. A multi-light attic window pierces the front gable and is surrounded by narrow weatherboard siding with a wide wooden beam band at the bottom. The roof structure is supported by tapered columns tripled at the corners resting on stucco clad pedestals. The pastel purple and green glass is of a type called American art glass and was popular in the 1880's through the 1930's.

The roof eaves have exposed rafters; the overhang on the front façade is supported by knee-brace wooden brackets. The exterior walls are clad with weatherboard siding. These early 20th Century houses were at the beginning of the automobile and therefore had a driveway uncommon for earlier homes.

Faubourg Marigny Improvement Association Home and Garden Tour



- 1..... R & B B&B, 736 Frenchmen
- 2 A Creole Cottage, 1827 Dauphine
- 3..... Little Eazy Guest House, 1526 Pauger
- 4..... Elysian Fields Inn, 930 Elysian Fields
- 5..... The Auld Sweet Olive, 2460 N. Rampart
- 6..... Balcony Guest House, 2483 Royal
- 7..... Claiborne Mansion, 2111 Dauphine

You may tour these Homes in any order.

#6



Balcony Guest House, 2483 Royal Naz and Zac Rahman, owners/Innkeepers

This building began its life as a corner grocery with an owners apartment above. It has been through a lot of changes and has evolved into a neighborhood center for meeting neighbors for dinner or drinks. Some of the corner store still is a part of the restaurant with a nice choice of wine, snacks and staples.

The bracket style is the most common in Marigny and this example of a balconied corner store is not that common. Many of its details have been lost but the charm remains. The tall French door openings allow access for enjoying the balcony. This is exceptional on Mardi Gras day.



Claiborne Mansion, 2111 Dauphine

Cleo Pelleteri, owner/Innkeeper

W.C.C. Claiborne II, son of the first American governor of Louisiana, purchased two lots of ground on Washington Square from the succession of Martin Soye in 1850. The Daily Crescent of September 12, 1859, in its annual list of recent city improvements, lists "dwelling of W.C.C. Claiborne, greatmen (Grandshommes), opposite Washington Square, James Stewart, builder; \$14,000." Claiborne and his Creole wife, Louise de Balathier, moved into their new home on the fashionable square about 1859. Claiborne died in 1878.

The two-story plastered brick house has a typical Greek Revival floor plan with central hall. The recessed entrance with sidelights and transoms has lights that are not original. The interior retains its fine original moldings and medallions as well as a handsome stairway located in a smaller stair hall to the rear left, parallel to the facade. The rear facade of the house has a wood balcony at the second level. A large two-story brick kitchen extends down one side of the lot and is connected to the main house at the second level by a gallery extension. Take a stroll in the spacious backyard courtyard which includes garden and pool within the expanded lot.

The Den of Muses

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and the
Intergalactic Krewe
of Chewbacchus



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Faubourg Marigny Improvement Association 42nd Annual Home and Garden Tour

FMIA — What We Do

Our motto, *helping to make the Marigny a better place to live, work and play* has been a driving interest of the residents in this historic neighborhood for 40 years. It has not been an easy task promoting architectural preservation while encouraging economic development and at the same time monitoring its progress and embracing the diversity within our boundaries. But through the collective efforts of many Marigny residents this organization continually strives to achieve a balance to satisfy both private and commercial residents. To that end the following are just a few examples of what the FMIA has accomplished:

Washington Square Park Project

Since Katrina, we have taken the reins in repairing and maintaining our beautiful park so that it will remain open for all to enjoy. This entails daily trash removal as well as quarterly repairs to the benches, lights, playground, etc.

Save our Trees

The lack of adequate funding at Parks and Parkways and the wrath of Katrina have combined to create a dangerous situation for our beautiful oaks in Washington Square Park. We have created a fund that cares for our oaks providing yearly fertilization, termite inspection and buck moth caterpillar spraying.

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Meet the Neighbors

In response to the arrival of many new residents to our neighborhood and the slow economy that is affecting our businesses, especially our local bars, we have put together a monthly gathering for the neighborhood so we can get to know our new neighbors and help our local businesses.

Marigny Green

Marigny Green is comprised of many initiatives: ReLeaf, RePlant, ReCycle, ReLight. The goal is to make resources available on living green and to inform residents on how to find ways to reduce the negative impact that the 21st Century living has had on our neighborhood and the world.

Curbside Recycling

The recycling service supplementing regular twice weekly pickup of household trash — Mondays for the Rectangle and Fridays for the Triangle. In addition to the new 64.8 gallon cart, the city announced that the “blue bins” can be used. For more information go to: www.nola.gov/en/RESIDENTS/Department-Of-Sanitation/Curbside-Recycling. The city will continue to host a free recycling and e-waste drop off site occasionally at 2829 Elysian Fields Avenue.

Faubourg Marigny

Faubourg Marigny is comprised of two sections. The Marigny Triangle is the area from Esplanade Avenue to Elysian Fields Avenue and Rampart/St. Claude Streets to the river's edge. The Marigny Rectangle is the area from Elysian Fields Avenue to Press Street, and St. Claude Street to the river's edge.

The founder of the neighborhood, Bernard de Marigny, named the streets in his faubourg (neighborhood) after his favorite things. Most of the names remained until the 1850's when ordinances dictated renaming the streets. The following list shows the streets as they are known today along with the French names designated by Marigny. Those names in parenthesis indicate interim name changes.

- Burgundy Street Rue de Craps
- Chartres Street Rue Moreau
(St. Bernard)
- Dauphine Street Rue des Grande Hommes
(Clara, Greatmen, Palafax)
- Elysian Fields Avenue..... Rue d'Enghein
(Lafayette, Almonaster)
- North Rampart Street..... Rue D' Amour
(Delphina, Love, St. Nicholas)
- Royal Street Rue Case Calvo
(Florida Blanca)
- St. Claude Avenue..... Rue des Bons Enfants
(Alexandres, Good Children)
- St. Roch Avenue Rue des Poetes
(Washington Avenue or Walk)

Special Thanks

The 42nd Annual Home and Garden Tour is sponsored and organized by the Faubourg Marigny Improvement Association (FMIA) — www.faubourgmarigny.org.

Many thanks are given to those members and residents both past and present who have tirelessly worked to protect the architectural and culture heritage of the Faubourg Marigny. Their efforts have preserved a piece of history that will be enjoyed for years to come.

Our Special Thanks goes to:

- Gretchen Bomboy for her work to organize and coordinate this event
- Ken Caron for advertising
- Barry Kaiser for photography
- John Gutekunst for graphic design and layout
- The 2014 owners of Legal B & Bs in our neighborhood who graciously opened their buildings and gardens for the day to showcase this truly historic New Orleans neighborhood
- The many volunteers who continue to give their time and energy to protect the unique character of the Marigny and support the activities of the FMIA
- The many Marigny and other businesses supporting this event
- The citizenry of New Orleans for their drive, determination and loyalty in the rebuilding efforts of this truly unique city

Carol Gniady

Carol Gniady

Enjoy other FMIA events

Second Annual Fête Marigny, October 19, 2014
Caroling in Washington Square Park, December 6, 2014
Meet the Neighbors Night, second Wednesday of the month

An Invitation

to attend the Faubourg Marigny Improvement Association's monthly meetings the third Monday of each month:

- Catch up with old friends, meet new ones, hear guest speakers and discuss topics important to all of us while getting to know your neighbors.
- The potluck supper begins at 6:30 pm followed by a working meeting at 7:15 pm.
- Join us in historic St. Paul Lutheran Church at 2624 Burgundy Street
- Check the website for each monthly meeting location and for more information about our history, programs and events www.faubourgmarigny.org

GK Productions Inc.

Become a Member

Complete the following form and return it to:
FMIA, 2401 Burgundy Box 10, New Orleans, LA 70117

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