Calhoun + Rolf Preservation Works

MCDONOGHVILLE HISTORIC STRUCTURES SURVEY REPORT

Prepared by:
Calhoun + Rolf Preservation Works

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Prepared for:
The City of Gretna

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ACKNOWLEDGMENTS

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DEFINITIONS

WHAT IS A SURVEY?
For this publication, a *survey* is a process of gathering information and identifying facts about a community's **historic resources**. This is sub-divided into *field-survey* – going out into the community on-foot to document structures – and also *planning* and *background research* before a field survey begins, *organization and presentation as survey data* as the survey proceeds, and the development of *inventories*.

WHAT IS A HISTORIC RESOURCE?
The National Historic Preservation Act defines historic resource, or historic property, as:

any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in the National Register (of Historic Places); such term includes artifacts, records, and remains which are related to such a district, site, building, structure, or object.[1]

In turn, the McDonoghville Historic Structures Survey team also adopts this definition of a historic resource as it relates to the boundary set within the McDonoghville Historic Structures Survey.

TERMS
LHRI: Louisiana Historic Resource Inventory
DHP: Department of Historic Preservation (Office of Cultural Development, State of Louisiana)
MHSS: McDonoghville Historic Structures Survey
NRHP: National Register of Historic Places

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[1] As stated by the National Park Service, National Historic Preservation Act of 1966.

HISTORY

JEFFERSON PARISH

From the early 16th century European explorers recognized the strategic and economic potential of the lower reaches of the Mississippi River. Fertile soil and access to the Mississippi River were the area's most attractive features. French and Spanish land grants made during the colonial period set the pattern for development in what was to become the Greater New Orleans area. The French and Spanish heritage is the basis for the present division of the state of Louisiana into parish governmental units rather than the county which is used in other parts of the United States.

Jefferson Parish Louisiana was established in 1825 and was named in honor of Thomas Jefferson commemorating his role in purchasing the Louisiana territory from France in 1803. The Parish originally extended from present day Felicity Street in New Orleans Louisiana to the St. Charles Parish line. As Orleans Parish grew it annexed from Jefferson Parish such established areas as the Garden District Lafayette Jefferson and Carrollton. The present boundary was set in 1874 and the seat of Parish government was transferred to the West Bank Gretna where it has remained.

Once a largely rural area of farms dairies and vast tracts of undeveloped land Jefferson Parish today is New Orleans' first suburb - a bedroom community west of the city that received the first great migration of middle-class families from the 1950's to the 1970's.

The parish's largest community is Metairie an unincorporated area that comprises almost all of East Jefferson. Smaller unincorporated areas include River Ridge and Jefferson. Jefferson Parish is divided by the Mississippi River into the West Bank and East Bank areas. East Jefferson cities include Kenner and Harahan while cities such as Gretna and Westwego are in West Jefferson.

In 1958 the first span of the Crescent City Connection opened providing Jefferson residents for the first time with bridge access over the Mississippi River to New Orleans. Prior to this ferry boats provided the only link between the banks (besides the Huey P. Long Bridge which was constructed so far upstream in 1935 that it provided little value at the time). The second span opened in 1988 (www.jeffparish.net History and Facts).

GRETNA – THE CITY

In 1790, before the railroad boom and before the large German immigration, the Spanish Governor Estevan Miro granted land that is now Gretna to the Ursuline Nuns. Through a series of transactions, the property, previously used for sugarcane cultivation, was acquired by Nicholas Noel Destrehan. In 1836, Destrehan hired surveyor Benjamin Buisson to divide his land on the river into lots. At this point, the land was known as Mechanikham, or mechanic's village. The town of Gretna was established two years later when the St. Mary's Market Steam Ferry Company purchased and divided a four-block wide stretch immediately downriver from Mechanikham (below) (Swanson 116).

Early on, both Gretna and Mechankham were commonly referred to together as Gretna. There is no definitive explanation about the origins for the name "Gretna." However, "according to the New Orleans Weekly Delta of 17 November 1845, there was a judge in the town agreeable to performing quick marriages and, according to a popular play of the period, there was such a person in Gretna Green, in Scotland." (Swanson 116)

In the mid 1880s, the original settlement was heavily inhabited by many German immigrants who used bargeboards to build their homes. This lumber was readily available in Gretna due to the town's proximity to the Mississippi River and the barges that were deconstructed at the end of their journey from the Ohio River Valley region. With the advent of the railroad phasing out the steamboat industry, barges used only the river's current to float downstream. Without steam power to send the vessels back up river, these floating wooden boxes were disassembled at their last port, in this instance, the Port of New Orleans (or whatever). The barge boards were the most inexpensive and reliable building material for immigrants to build their homes at that time.

Train ferry, www.friendsoftheferry.org

Living close to the Mississippi River was not without its dangers. Citizens on the West Bank of the Mississippi River at New Orleans have always risked flooding, particularly in Gretna, the oldest section of Jefferson Parish. Before the late 1800s, if a levee broke within 40 miles of Gretna, residents were forced to evacuate their homes by way of pirogues or build false floors in their homes. Residents "further to the rear" of 13th Street, which is the present day West Bank Expressway, would be in the greatest danger of heavy flooding (Thoede 26) .

"Records show that the worst, or highest water suffered by Gretna was from the crevasse in 1891, when the high water in the town leveled off at Second Street." (Thoede 26) The flooding was caused by a levee break at the Bell Plantation in Marrero, where swamp water was pushed into several West Bank communities, including Gretna. The last great crevasse was in 1912, when the levee broke at Hymelia Plantation in St. Charles Parish. At that point, citizens rallied together to build a protection levee at the rear of 13th Street. This levee formed a horseshoe around Gretna, bordering the railroad tracks. A pumping station at Lafayette Street and 13th Street was built to assist with draining rainwater.

The City of Gretna, Louisiana
Demographic & Economic Profile
2016

Despite the danger of flooding, at the turn of the 20th century, Gretna established itself as a manufacturing hub with many companies like mills, groceries, and saloons (Thoede 26) . The large German immigrant population was at the center of this boom. Many of these immigrants moved to Gretna to work in the growing railroad industry. Gretna's first railroad, the New Orleans, Opelousas and Great Western (later known as the Southern-Pacific) was built in 1853. By the turn of the 20th century, Gretna and nearby McDonoghville made up nearly half of Jefferson Parish's total population. This period of expansion was responsible for Gretna's numerous bargeboard shotguns in the Italianate and Queen Anne/Eastlake styles, as well as many of its corner stores (Clio Associates 13).

Today, Gretna residents benefit from economic growth directly linked to the City's historic core. The past ten years can be characterized by heavy historic rehabilitation efforts of both residential and commercial buildings. This architectural and cultural revitalization is tied to a growing desire to live in Gretna, with population increase of 17,802 residents and 1,302 working and living in the area (citydata.com).

MCDONOGHVILLE – THE NEIGHBORHOOD

Gretna identifies McDonoghville as a local historic district. It was founded in 1815 by education philanthropist John McDonogh. It's other names include "Freetown" where his freed slaves settled and "Gouldsboro" (as identified in an 1896 map of New Orleans, below) for railroad magnate Jay Gould. McDonoghville was incorporated into the City of Gretna in 1913.   In the past, parts of McDonoghville spanned the neighborhood of Algiers in the Orleans Parish next to it.
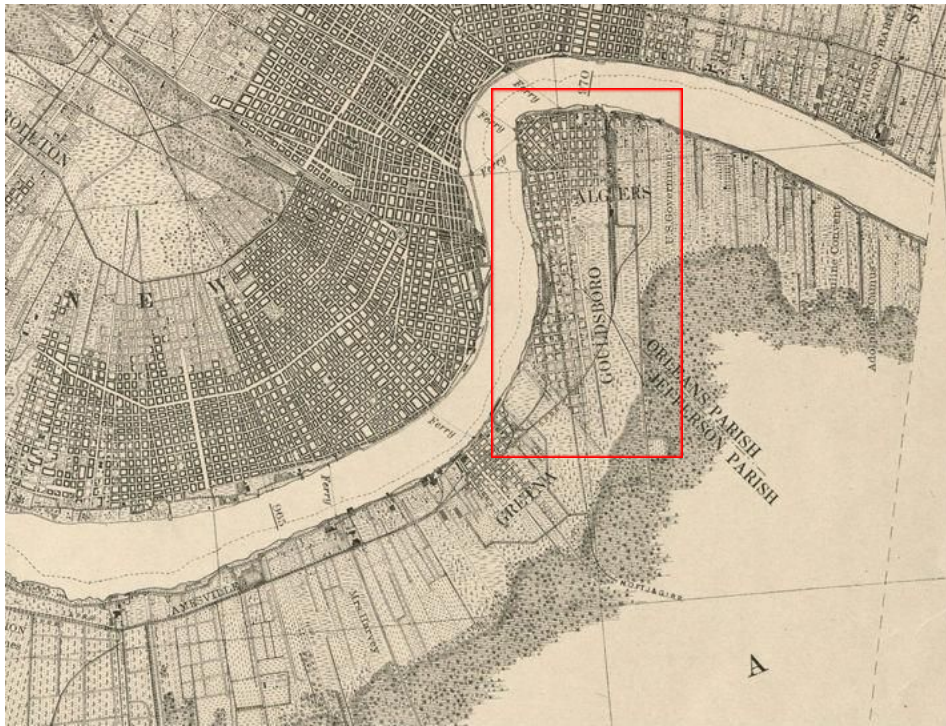
An 1896 map depicts Gretna and Gouldsboro, a late-19th-century name for McDonoghville. Mississippi River Commission. *Mississippi River. Sheet Number 28 [New Orleans and Vicinity].* Louisiana Research Collection, Tulane University.

FROM THE GRETNA HISTORIC DISTRICT DESIGN GUIDELINES:

Named for its philanthropic and reclusive founder, John McDonogh, McDonoghville was established in 1815, which makes it Gretna's earliest subdivided development. The McDonoghville Historic District is characterized by modest residences set back on sizeable lots and a lack of commercial corridors, which gives it a sleepy, pastoral atmosphere that is rooted in its origins as a residential farming community. The 1845 guidebook Norman's New Orleans remarked in its brief mention of the place ("MacDonough") that "the country, the beautiful country is all around—and the noise and confusion of the city no longer annoy you." Although McDonoghville has been part of the city of Gretna since 1913, this sense of being removed from city life continues to distinguish it from its more urbanized neighbors.

Before McDonogh purchased the former plantation of Francois Bernoudy in 1813 and founded his namesake settlement, the western bank of the Mississippi River was a long row of working plantations backed by woodlands. McDonogh's property was the site of Monplaisir, a 1750 plantation house built for Jean de Pradel that sat near the present-day McDonoghville-Algiers border. The house and its auxiliary buildings were taken by the river in the late 19th century. McDonogh, who had been residing in New Orleans, moved into the house and divided the remaining land into regular lots and narrow, thirty-arpent strips for farming, which he sold or leased to laborers and some free people of color. While living there,
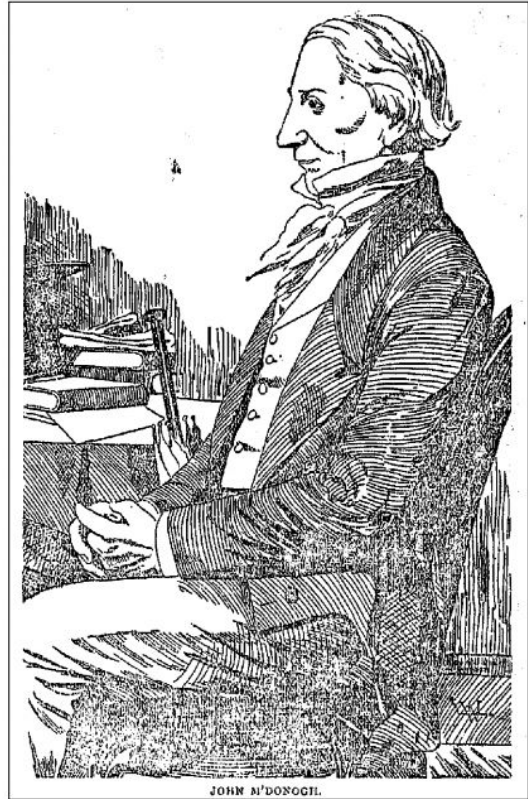
he owned several slaves, whom he educated and encouraged to work for their freedom. Many of those freed men and women settled in a portion of McDonoghville called Freetown.

Because of McDonoghville's rural nature and the absence of local business, early residents had to travel to do their shopping, either at the New Orleans markets, which were accessible by ferry or skiff, or in Algiers and Gretna once those two communities had developed commercial districts. Many of the settlement's early dwellings were Creole cottages, a handful of which remain today, as well as some early shotguns and a few grander plantation-like residences with outbuildings, gardens, orchards, and livestock.

McDonogh died in 1850 and was buried in McDonoghville Cemetery on Hancock Street. Ten years later, his remains were moved to his hometown of Baltimore, but his tomb still stands with an inscription of the guiding principles he wrote as a young man. Rules such as "Never spend but to produce" and "Labor then to the last moment of your existence" communicate McDonogh's hard-working and frugal nature, which made it possible for him to amass a vast personal fortune. Although many accused the man of miserliness, in his will he famously established the John McDonogh School Fund, which provided enough money to create thirty-six public schools throughout New Orleans, including McDonogh No. 26 and No. 27 and McDonogh-Jefferson High School (No. 33) in McDonoghville.

By the 1880s, McDonoghville had become an important railroading center with a roundhouse, railyards, and numerous spurs. At this time, the community also became known as Gouldsboro, named for railroad magnate Jay Gould. The rise in economic opportunities led to a population increase and a building boom, which produced McDonoghville's robust collection of Italianate and Queen Anne/Eastlake shotguns and cottages. Another flurry of development took place in the years after

JOHN M'DONOGH.

Top: A portrait of John McDonogh, founder of Mc-Donoghville, was published in the *Daily Picayune* on December 13, 1891. **Bottom:** A detail of an 1855 water-color plan advertising a shotgun for sale on Anson Street. Tourné, F. Nicolas. Plan Book 76, Folio 21 (076.021), November 16, 1855. Clerk of Civil District Court, Notarial Archives Division, New Orleans, LA.

McDonoghville's 1913 incorporation into the City of Gretna. In the early 20th century, fire insurance rates in the area had become prohibitively high due to the lack of a waterworks system. When a system was finally installed in 1914, however, it gave newcomers the confidence and means to settle there. Numerous residences, many of them in the Neoclassical Revival and Craftsman styles, sprang up throughout the district. The McDonoghville Historic District was locally designated in 2005.[2]

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[2] City of Gretna Historic District Design Guidelines.
https://www.gretnala.com/wp-content/uploads/2017/10/1503007315_01128.pdf

SURVEY BOUNDARY

WHAT IS THE BOUNDARY?

The survey will include buildings facing the boundary line and everything within the enclosed boundary. The boundary of the McDonoghville Historic Structures Survey (MHSS) follows this path:

- Both east and west sides of Ocean Avenue from the river
- to 4th Street both sides;
- both sides of Hancock Street;
- the Orleans Parish line;
- and the Mississippi River.

STRUCTURES COUNT

The initial count for the MHSS was 800 buildings. These include residential, commercial, religious, institutional or "other" buildings. As the survey progressed, the structures count decreased the initial count. The survey boundary is now projected to include 727 buildings/structures.

The explanation of this decrease is thanks to the boundaries of the McDonoghville neighborhood set by the City of Gretna and the amount of empty. The survey results of historic structures now reflect a valuable stock of architecture and contextual history of McDonoghville.
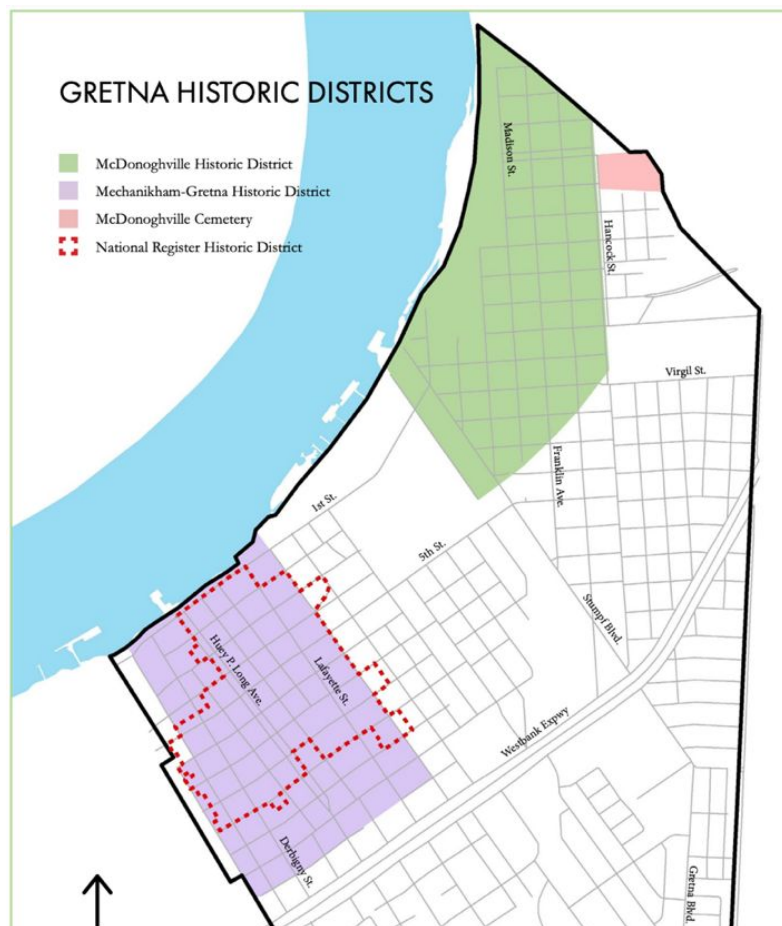
Gretna Historic Districts:
https://www.gretnala.com/wp-content/uploads/2017/10/1426193345_11179.pdf

SURVEY ORGANIZATION

The Louisiana Division of Historic Preservation (DHP) endeavors to survey the state by 2020. To accomplish this substantial research, the DHP offers competitive grants to qualified surveyors.

QUALIFICATION

According to the qualifications standards of the U.S. Department of the Interior, National Park Service, as stated in 36 CFR 61 Appendix A in Architectural History, the minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history.[3]

Calhoun & Rolf Preservation Works was hired to organize and delegate the survey work. This is a collaboration of Calhoun Preservation, LLC and Rolf Preservation Works.

The lead surveyor for this project will be Kelly L. Calhoun, MPS. She holds a Master of Preservation Studies degree from Tulane University; a Bachelor of Science degree in Liberal Arts with concentrations in Architectural Technology, Mathematics and the Humanities from the University of Texas; and an Associate's degree in Architectural Technology. The lead historian for this project was James Rolf, MPS. James holds a Master of Preservation Studies degree from Tulane University.

GRANT FUNDING

Working in close proximity with Matthew Martinec, the Special Projects Director at the Mayor's Office of the City of Gretna. This survey is funded by the City of Gretna with a matching grant from the Division of Historic Preservation at the State of Louisiana's Office of Cultural Development through the Historic Preservation Fund Survey Grant:
"Each year DHP distributes an allocation of federal funds for Survey and Planning projects through a competitive grants process. The grants are focused on on-going state and federally mandated programs and initiatives that are outlined in the Louisiana Comprehensive Historic Preservation Plan and include regional, parish, and local historic standing structure surveys of properties fifty years and older."[4]

REQUIRED SURVEY FORM

This grant from the state comes with some requirements. One is surveying using their form, the *Louisiana Historic Resources Inventory*. To begin, the DHP recommends reading the Louisiana Historic Resource Inventory Guidelines document. Within, it states that the Louisiana Historic Resources Survey "is an ongoing, statewide survey designed to uniformly collection information about buildings, sites, structures, and objects of historical, architectural, and cultural significance. This information is used to assess eligibility for listing in the National Register of Historic Places and for other statewide preservation activities."[5]

CONDUCTING THE SURVEY

Conducting a survey involves three sets of activities: archival research, field survey and recording of information. Archival research is done before the survey begins, however much more information is uncovered regularly throughout the on-site survey process, as well as through the recordation process. As a result, all three activities will normally be going on all at once. In other words, archival research

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[3] Courtesy of the Secretary of the Interior's Standards and Guidelines [as Amended and Annotated].
[4] Information from the Louisiana Historic Resource Inventory Guidelines. Page 2.
[5] Ibid.

prepares the surveyor for what they may find and what they may need to record, and then the field survey and recordation process back up, add, or negate that information.

Archival research

Archival research for Gretna includes the *historic context* working as a framework of information based on theme, geographical area, and period of time. It makes possible to predict where different kinds of historic resources will occur and what their characteristics may be. Primary and secondary information may include written, oral and mapping sources.

Field survey

A field survey is conducted by first preliminary examination/inspection and secondly by a time of intensive study.

Preliminary examination/inspection for Hammond included first gain ones bearings. This was accomplished by understanding the structure of the roads in its patterns. The city is divided by a central railroad: many of the perpendicular streets running across the railroad are named East or West *Street Name* by this man-made feature. Alternatively, Thomas Street in the man-made factor to divide perpendicular North and Sound *Street Name.* Understanding this structure gave the surveyor a geographical understanding of location, i.e. gain bearings. Everything north Thomas Street was *North Street Name* and everything west of the railroad is *West Street Name*, similar for south of Thomas Street and east of the railroad.

Secondly, a *windshield survey (or sometimes quick walking surveys)* is conducted by which a systematic observation is made from a moving vehicle (or on foot). This process is made to better understand a community in general or specific condition or aspect of it. This is an informal survey made by a professional to prepare a team for the intensive study.

The intensive study portion of a field survey answers questions based on the Louisiana Historic Inventory Form required by the Historic Preservation Fund Survey Grant. It documents all historic buildings, structures, sites, objects and potential districts in sufficient detail to permit their evaluation and registration in the National Register of Historic Places or a State or local equivalent.

The McDonoghville Historic Structures Survey (MHSS) includes historic structures, sites, et cetera as well as their contemporaries (younger than 50 years as of 2019). Meaning that this survey inspects all properties within the area being studied. Not included are empty lots.

The intensive survey includes a detailed *Louisiana Historic Resources Inventory* form, photographs that meet the criteria of the DHP, drawings and other documentation.

Together, the preliminary examination/inspection and intensive survey become the basis for evaluation and development of an inventory.

Oral history or other ethnographic[6] contribution to a survey may not be written into a community's history. However, it may richly represent the memories of its people, as well as their ways of life, expressions and thoughts. For this reason, receptiveness of a surveyor to this oral communication of a place is often important and a key component to the survey.

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[6] Oral history focuses on straightforward recordation of their recollections, while ethnography is more concerned with contemporary cultural values, perceptions and ways of life.

SURVEYOR

As necessitated by the grant structure, a Project Supervisor oversaw the distribution of grant funds. This role was fulfilled by the Special Projects director of the Mayor's Office of the City of Gretna, Matthew Martinec.

A Secretary of the Interior Qualified Lead Surveyor was hired to manage the survey process and delegate survey work – Kelly Calhoun, Calhoun Preservation, LLC. She began work on June 1, 2019.

RECORDING OF INFORMATION

In recording information, the National Park Service's Department of the Interior requests that this information be organized and recorded in a manner that is compatible with the National Register Information System (NRIS) within a system used by State Historic Preservation Officer (SHPO). The McDonoghville Historic Structures Survey uses the *Louisiana Historic Inventory Form*, as given by our SHPO.

Listed below is the significantly 2018 LHRI form:
1. Historic name:
   a. Historic primary or secondary name by which the resource is known;
2. Address/location:
   a. current address number and street;
3. Resource type:
   a. building, site, object, structure and how many of each;
4. Architectural description and comments:
   a. professional description of a property's appearance and condition:
      i. specific features of architectural elements, materials, decorative elements interior features, outbuildings, windows, etc.

To standardize statewide survey information, the same LHRI form is used. The current form is below. Surveyors prioritized materials data as well as information on elements not visible in photos (such as outbuildings).

As the survey progresses, we have organized photographs and documents in the following manner. Organizing photographs within the folder of its corresponding street number, street name, and naming the file by address, date and photograph number.

For example, say three photographs of a house along Monroe Street are taken on July 12, 2019. They are saved in the file as:
1200 Monroe Street 07.12.2019 1;
1201 Monroe Street 07.12.2019 2;
1202-1204 Monroe Street 07.12.2019 3.

Each photo was saved in a digital folder organized by street name. For example, all the Monroe Street images are the Monroe Street folder.

The completed LHRI forms are all saved in one folder.

Calhoun + Rolf Preservation Works

LHRI form used starting April 2018, as exemplified from the LHRI Guidelines.

Louisiana Historic Resource Inventory

Louisiana Division of Historic Preservation
Office of Cultural Development
Department of Culture, Recreation and Tourism

Resource ID Number

Historic Name

Address

City

Latitude (Decimal Degrees)

Longitude (Decimal Degrees)

Parish
Jefferson

Date Surveyed

National Register Status
Potential District

Contributing Status (District Surveys Only)
☉ Contributing
○ Non-Contributing
○ Other

Eligibility Criteria
☐ A-Event
☐ B-Person
☑ C-Design or Construction
☐ D-Potential Information

Type of Resource
Building

Construction Date (Estimated)

Date of Alterations (Estimated)

Form
Minimal Traditional Cottage

Style
Other

Architectural Description and Comments: Include details on windows, doors, foundation, roof, outbuildings, or any other architectural features of note. For bridges include sub-type, if known, and approximate length. (No character limit)

Insert Photo Here: File/Image Name:

Insert Photo Here: File/Image Name:

SHPO Concurrence (SHPO Use Only!) ☐

MCDONOGHVILLE HISTORIC DISTRICT

Within the survey boundaries is the neighborhood of McDonoghville. Changes in Gretna's architectural trends and why certain neighborhoods formed assist in understanding the architecture of the surveyed inventory. The boundaries of this neighborhood is roughly outlined below.

Revealed in the McDonoghville Survey data is the makeup of this historic neighborhood. To further understand the development of this area.

GRETNA - McDONOGHVILLE HISTORIC DISTRICT

Locally Designated Historic District

City of Grena: McDonoghville Historic District.
https://www.gretnala.com/wp-content/uploads/2017/12/McDonoghville_HD_Gretna.pdf

MCDONOGHVILLE HISTORIC DISTRICT
PERIOD OF SIGNIFICANCE: c. 1870 - c. 1969
PREDOMINANT ARCHITECTURAL STYLES: Queen Anne, Bungalow, Ranch and several
20th century Eclectic styles

Established in 1815 by John McDonogh, businessman and philanthropist making it Gretna's earliest subdivided development. The McDonoghville Historic District is characterized by modest residences set back on sizable lots and a lack of commercial corridors, recalling its originals as a residential farming community.[7]

By the turn of the century, Gretna and nearby McDonoghville made up nearly half of Jefferson Parish's total population. This period of expansion was responsible for Gretna's numerous shotguns in the Italianate and Queen Anne/Eastlake styles, as well as many of its corner stores. In 1901, Front Street opened to connect the riverfront communities, and, a few years later, an electric streetcar service between Gretna and Algiers replaced the mule-drawn streetcar that had been running since 1884. Soon to follow were Gretna's two railroad depots on Third and Fourth streets (1902 and 1906, respectively) and the Renaissance Revival Jefferson Parish Courthouse (1907), which has operated as Gretna City Hall since 1961.[8]

The McDonoghville Historic District is characterized by modest residences set back on sizeable lots and a lack of commercial corridors, which gives it a sleepy, pastoral atmosphere that is rooted in its origins as a residential farming community. The 1845 guidebook Norman's New Orleans remarked in its brief mention of the place ("MacDonough") that "the country, the beautiful country is all around—and the noise and confusion of the city no longer annoy you." Although McDonoghville has been part of the city of Gretna since 1913, this sense of being removed from city life continues to distinguish it from its more urbanized neighbors.[9]

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[7] Nola.com, "Gretna looks to grant more power to historic commission: Gretna historic council may get more authority." January 6, 2015.
[8] Gretna Historic District Guidelines. 2015.
[9] Gretna Historic District Guidelines. 2015.

SURVEY CHALLENGES/KEY LEARNINGS

Below are the notable challenges that arose during the planning and execution stages of the Central Hammond Survey.

Potential preventative measures for these challenges in future survey work is included as well.

LACK OF ON-SITE GIS

At the project outset there was an expectation that surveyors could utilize GIS handsets during fieldwork surveys to automatically digitize the information. Information collected through a GIS application on a mobile tablet was to include property address, GPS coordinates, and a series of dropdown menus to identify the LHRI form information – style, number of stories, raised or foundation, windows, siding, materials, etc.

This technology was partially accessible to the surveyors, but could not be efficiently integrated into the process. It was outdated and the original LHRI form was incompatible, requiring too much time to complete in the field.

WEATHER

Working during inclement weather can affect fieldwork in multiple ways.

During rainy weather: rain droplets may land on the camera lens to give an unclear picture; cars passing by may splashing water on the surveyor; the ground may be too muddy to move around for the best perspective of a building; and rain may get on the surveyor's note sheets, making them difficult to read or write on.

Potential preventative measures for rainy weather: surveyor can wear a hat to keep rain out of her eyes as well as to protect the camera view; surveyor can have a terry cloth on hand to wipe clean the camera lens if rain droplets get on it; and a weather-proof notepad can be used in the field instead of regular paper.

During hot and sunny weather: sweat and sunburn may make the surveyor very uncomfortable; there might be no shade along that day's route, which means no escape from hot conditions; and sunny days can make photographing buildings difficult because of light obscuring the features of the building.

Potential preventative measures for the heat and sun: surveyor could opt for breezy clothing, wearing sunscreen, a proper hat, eye protection and thick-soled shoes; supplies such as sunscreen, extra water, photography equipment, etc. can be kept in a nearby location instead of on surveyor's person; photos can be taken under a shaded area; or surveyor can carry an extra sheet of paper to shield the overhead sun in the camera view where no shade is available.

A way to combat weather intrusions for future surveys is also to maintain a backlog of flexible project tasks. For instance, each field day can have a corresponding data entry day in case of a surprise rain shower. In times of high heat, fieldwork can be done in the early morning or evening with data entry in the afternoon. Check the weather each week before executing a schedule and choose which tasks to complete based on what the surveyor can most easily accomplish that day.

TOPOGRAPHY

Foliage during photography sessions creates shade over houses, which obscures photographic details and can lead to visual obstructions. Plant life and trees enhance our landscape, but offer an obstacle when taking architectural survey photographs. Because photography for this survey was relegated to the sidewalk, street, and other public service-ways, taking photographs at a good vantage point was at times problematic.

A possible way to combat topographical obstructions is to plan photographic work in Louisiana for the winter months. This way foliage has not had the chance to bloom. Legal restrictions prevent maneuvering around different points on the property to get a workable angle, so conducting work in the fall and winter seasons is the best counterbalancing option.

DATA COLLECTION/RECORDATION

The majority of issues over the course of this work were related to data collection/recordation methods. The process was not straightforward or standardized and that led to delays.

The system developed for conducting the McDonoghville Historic Structures Survey was as follows:

1. Plan daily route for fieldwork
2. Go to beginning of route
3. Photograph structure from at least 3 angles - the front and a 45-degree on either side
4. Repeat for each structure along route
5. Return to office
6. Upload photos to computer
7. Sort photos into appropriate folders, rename, divided by street (i.e. "Monroe Street" or "Fourth Street")
8. Mark online progress map which properties were surveyed
9. Add survey explanation and one photo per online map entry
10. Create a line in Excel with the address
11. Write architecture description into Excel
12. Import all buildings individual Excel fields into corresponding LASHPO's LHRI form fields
13. Download the two best photos per property
14. Place photos into LHRI forms.

This 14-step process was more elaborate than necessary.

The Excel step was an attempt to streamline generating the original LHRI forms using Microsoft Word's "Mail Merge" feature. Unfortunately this did not end up being helpful. It took a significant amount of time to create the Excel drop-down fields that matched the original LHRI form. Then it took more time to enter the data per those fields. Each structure took approximately 20-30 minutes to complete in the beginning.

The amended LHRI form aided in this and affected data recordation for the better. The new, simpler form cut time spent on the old process in half because of its use of technology to do the reverse of what we set out to do - each entry in PDF form could be generated into an all-encompassing Excel table. This would have been easier from the outset and is a positive change to the format. Unfortunately for this particular survey, the conversion occurred later, but for future surveys this change is a benefit.

Another challenge to this project was that there were more general components to the survey than necessary. For instance, while an interactive progress map is positive in providing community information, it was not necessary for the purposes of this project. Each point on the map took approximately 30 seconds to create, which means that over 6 hours of survey time would have been spent mapping the intended 727 points. This step is an important engagement tool with the public. However, surveyor and historian time to it was not necessary. That time would be better spent in the field or given to a volunteer to perform.

Considering all of the above, removing extra components to the process such as the map is essential for streamlining the survey process. In future work, the recommended simpler process of filling out the PDF and then generating an Excel will be strictly adhered to. That paired with consistent software platforms and survey forms will make for a more manageable process. Leading up to that as well, if field notes are also done in a consistent manner, others entering that data at a later date will have an easier time translating the information. This is helpful when many people are assisting with a project, as was the case here.

Without the assistance of advanced technology (e.g. tablets or GIS devices), the future survey structure should resemble the below:

1. Plan daily route for fieldwork
2. Go to beginning of route
3. Photograph structure from at least 3 angles - the front and a 45-degree on either side
4. Take shorthand notes on buildings materials and other details not evident in photographs
5. Repeat for each structure along route
6. Return to office
7. Upload photos to computer
8. Fill out LHRI form PDF using field notes, established research tools, and attach photos directly from upload
9. Generate Excel list of data from LHRI Forms

ARCHITECTURE STYLES AND FORMS
There is a significantly lacking modern architecture list of styles in the current LHRI form. Accurately describing these structures built after 1950 was not strong. The LHRI form needs to be updated to include the architectural styles in the mid-century modern movement.

ASSESSMENT RECORDS
At the culmination of this project, surveyors listed assessment numbers with addresses for the City of Gretna's GIS Department to retrieve geographical data (i.e. latitude and longitude). After a couple of problematic data pulls, the GIS Department realized that the internal records for a notable portion of these properties were incorrect. Fortunately, this led to them correcting that information in the city database. However, for the purposes of the survey project, this led to a delay and that information is missing from the survey forms.

COMMUNITY CURIOSITY
A last challenge in executing the survey was stopping work to answer questions from citizens. This took up time in the field. Citizens' follow-up inquiries over the phone and by email likewise filled some survey hours.

Part of this was due to the fact that each structure surveyed was given a door tag notifying them that the surveyor had been on site. This door tag included a web address as well as the Gretna office contact information. This was done to create awareness, but in doing so it produced surprising inefficiency to the overall survey process.

Developing a set response or providing more information on the door tag could curtail some inquiries. Overall this was a welcome distraction to the project because it succeeds in creating opportunities for awareness and education.

ONGOING RECOMMENDATIONS

CONTINUED SURVEY EFFORTS
In conjunction with the discernment of National Register nomination opportunities from the McDonoghville Survey data, survey efforts should continue in-house. The City of Gretna office can hone an efficient survey structure based on key learnings from this process as well to continue documentation of McDonoghville.

This experience will make the office better suited to mount another consultant-led large-scale survey.

INCREASED AFRICAN AMERICAN HISTORY DOCUMENTATION
While the historic neighborhoods represented in this survey have predominantly White origins, portions have grown to have a noteworthy African American population. This evolution should be thoroughly researched before moving forward with certain nominations or producing other historic recognitions. This research is beyond the scope of this survey, but it should be a goal moving forward with future surveys and with all future National Register nominations where there is a component of African American history evident.

COMMUNITY ACCESS TO INFORMATION
Information collected through this survey should be as transparent as possible. It will be available through the HHDC website and through the LASHPO Louisiana Historic Structures online map tool, but other methods of information distribution should be established to ensure that the public has all tools possible when doing research. Community accessibility is a key goal to any documentation project.

Portions of survey data will be integrated with the City of Gretna's public GIS map. The City of Gretna Planning Department can append survey photos to relevant properties as well as use the information to update assessment cards for multiple addresses on individual lots. Also, some of the dates of construction on the Parish Assessor's Office website could be added.

Meetings focused on individual streets can address and enhance the information gathered in this survey. Data is always developing, so the survey information distribution should not be an endpoint. Meeting attendees can assist with guiding the process organically.

SURVEY RESULTS

MCDONOGHVVILLE SURVEY INVENTORY
The details of the 727 structures surveyed are as follows:

AGE

50-99 years old	506	70%
100+ years old	152	21%

OVERALL	*CONTRIBUTING*		*NON-CONTRIBUTING*	
	601	83%	126	17%

FORM	Of the Contributing		Of the Non-contributing	
Bungalow (Figure 1)	116	19%	10	8%
Camelback	7	1%		
Central-Hall	5	1%		
Creole Cottage	18	3%	1	1%
Double Pen	4	1%	3	2%
Double Shotgun (Figure 1)	107	18%	4	3%
Foursquare	3	>1%		
Freestanding Commercial	26	4%	4	3%
Gable-Ell	9	1%	2	2%
Hall-Parlor	1	>1%		
Minimal Traditional Cottage	50	8%	2	1%
Other	57	9%	76	60%
Queen Anne	22	4%		
Ranch	48	8%	7	6%
Shotgun (Figure 2)	105	17%	10	8%
Single Pen	2	>1%	2	2%
Warehouse	12	2%	4	3%

STYLE				
Brutalism	3	>1%		
Bungalow/Craftsman	259	43%	16	13%
Cape Cod	1	>1%		
Classical Revival	14	2%		
Colonial Revival	24	4%	1	>1%
Commercial style	1	>1%	1	>1%
Creole Cottage	15	2%		
Eastlake	21	3%		
Italianate	3	>1%		
Mediterranean Revival	2	>1%		
Mission/Spanish Colonial Revival	16	3%		
Mixed	32	5%	7	6%
Neo-Classical Revival	1	>1%	1	>1%
New Formalism	10	2%		
No style	14	2%	26	21%

Other	45	7%	63	50%
Queen Anne (Figure 3)	52	9%	3	2%
Ranch (Figure 4)	52	9%	5	4%
Tudor Revival	3	>1%		
Victorian	1	>1%		
Warehouse	10	2%		

NATIONAL REGISTER PROPERTY

Properties in the boundary of the survey that are already in the National Register of Historic Places:

Kerner House (Figure 5)	1012 Monroe	Built mid-19th century	Added 2000

McDonoghville continues to lose its historic housing stock though demolition and neglect. National Register Historic District listing is key to promote pride and community recognition as well as providing as many financial incentives as possible to encourage restoration.

FIGURES

FIGURE 1 – Bungalow/Craftsman house form and style

A sample of McDonoghville's contributing bungalows/craftsman style homes. 601 Americus is a double-shotgun bungalow. So it's house form is a double shotgun configuration, but the exterior architectural style is bungalow. 515 Franklin is both bungalow in its house form as well as in its exterior architectural style.

611 Americus Street   515 Franklin Street

FIGURE 2 – Shotgun house form

A sample of McDonoghville's contributing shotguns. 819 Monroe has a small addition on the rear. On the same street, 538 Monroe Street is an Eastlake Shotgun. The subtle differences between the two are marked by their architectural details, despite having the same house form configuration.

819 Monroe Street   538 Monroe Street

FIGURE 3 – Queen Anne house style

A sample of McDonoghville's contributing Queen Anne style houses. 737 Monroe is a larger-scale raised Queen Anne style house. 1226 Washington is a vernacular simplified Queen Anne style shotgun. The latter represents the majority of Queen Annes found in McDonoghville based on scale.

737 Monroe Street   1226 Washington Street

FIGURE 4 – Ranch style

A sample of McDonoghville's contributing ranch houses. 1216 Adam Street is a small-scale Ranch house. 804 Anson Street is tiered back, both having large front-lots.

1216 Adams Street   804 Anson Street

FIGURE 5 – Kerner House on the National Register of Historic Places

The Kerner House was nominated to the National Register of Historic Places, and placed on in 2000. It's located in McDonoghville at 1012 Monroe Street. Unfortunately, large foliage limited the photographs ability to capture the building.

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