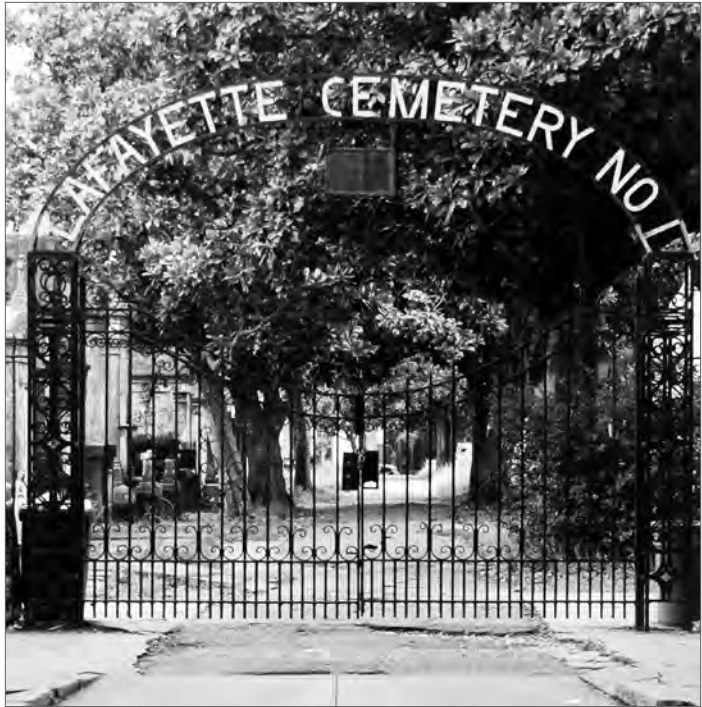


# Lafayette Cemetery No. 1: Preservation Plan for the Cemetery's Common Site Elements

January 7, 2015 [DRAFT]



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## EXECUTIVE SUMMARY

This preservation plan, prepared on behalf of the Garden District Association, is intended to provide a framework for the long-term care of the common site elements in Lafayette Cemetery No. 1. The cemetery, founded in 1833, is a historically significant cultural resource and is listed on the National Register of Historic Places both individually and as a contributing element to the Garden District Historic District. While the cemetery remains in use as an active municipal burial ground, most visitors to the site today are tourists. This shift in use, combined with a limited departmental budget for cemetery repairs and maintenance, has placed stress on the cemetery's fragile, aging structures and grounds.

While individual tombs are the responsibility of plot owners, the site's common site elements—the walls and gates, aisles and paving, landscaping, and sexton's cottage, as well as other site features such as lighting, signage, seating, and trash receptacles—are the responsibility of the City of New Orleans. As an established neighborhood organization, the Garden District Association has historically played a role in the stewardship of the cemetery and has worked closely with the City to improve the cemetery as a public space.

This report is intended to place each site element in its historical context, document and assess its current condition, and provide recommended treatment options. Recommendations are guided by the *Secretary of the Interior's Standards for the Treatment of*

*Historic Properties* and the corresponding *Guidelines for the Treatment of Cultural Landscapes*. In addition, the report examines issues central to the cemetery's operation as both a burial ground and tourist attraction, and provides recommendations for new revenue streams to supplement the City's resources and provide funding for longer-term capital improvements.

### Key Issues and Findings

Listed below are key issues and findings identified during the course of the study:

- The cemetery retains a great deal of historic integrity, and many of the site elements are character-defining features that are essential for conveying the site's significance.
- The primary threats to the cemetery are heavy visitor loads, deferred maintenance, and vandalism.
- Of the common site elements, the brick perimeter walls present the most serious condition issues and have the greatest need for conservation.
- The main avenues are highly prominent spaces, and improvements to the paving and landscaping (including restoration of the magnolia allée) would be impactful. The avenues also present a unique opportunity to incorporate stormwater management best practices in a historic landscape.
- As the City has limited resources for maintenance, repairs,

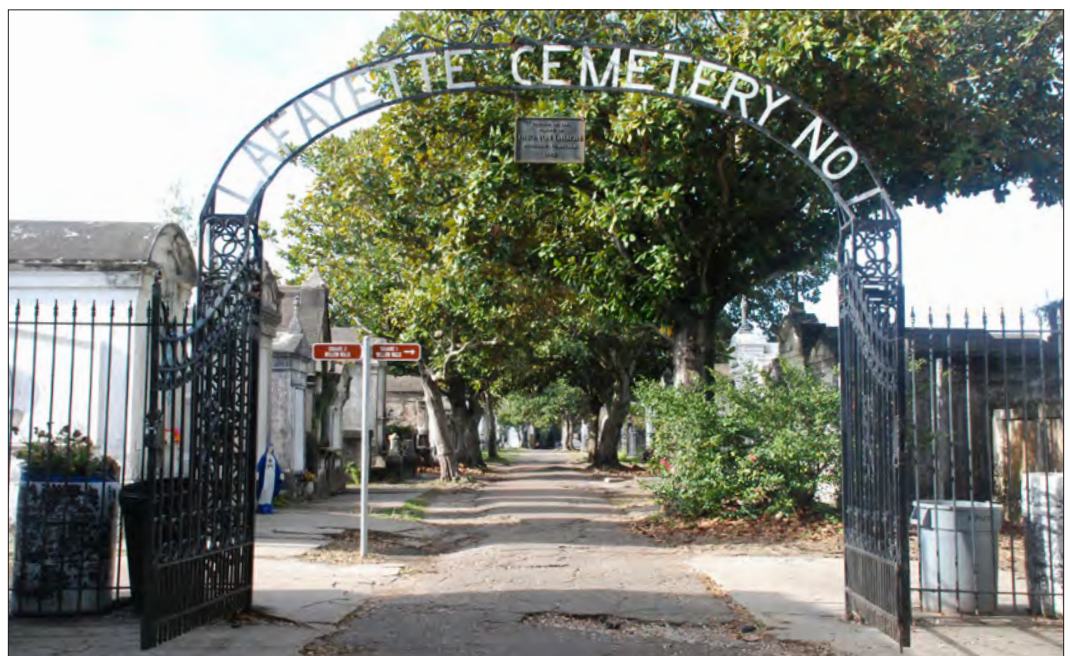


Fig. 1: View of the main avenue through the Washington Avenue entrance gate



and long-term planning, partnerships with stakeholder organizations are crucial.

- Potentially untapped sources of revenue may provide funding for needed improvements.

### **Key Recommendations**

Recommendations contained within the report have been grouped into projects that can be independently planned and carried out. Projects are prioritized in the table on page 61 and summarized below:

#### *Priority 1 (Immediate action / implementation)*

- Clarify discrepancies in the law regarding the acquisition and resale of tombs, and test the process with a pilot project in Lafayette Cemetery No. 1.
- Establish a dedicated reserve fund and an improvement committee to plan and manage maintenance, repair, and capital improvement needs.
- Develop new revenue streams (e.g., from the acquisition and resale of tombs, grants, proceeds from tourism, etc.) to supplement the City budget and fund needed improvements.
- Repair/restore the brick perimeter walls to stem further deterioration from incompatible coatings, trapped moisture, and biological growth.

- Document the existing sexton's cottage prior to demolition.

#### *Priority 2 (1-3 years / may require planning and design)*

- Enhance the highly prominent and historically significant main avenues by repaving the travel lanes and replanting the missing magnolia trees.
- Enhance the Washington Avenue entrance and visitor experience by clearing out unnecessary visual clutter and adding needed signage and seating.
- Repair/restore the bounding sidewalk where oak tree roots have damaged the existing sidewalk.
- Address site security through inconspicuous means such as motion detectors or cameras.

#### *Priority 3 (longer term and ongoing)*

- Enhance the perimeter and interior aisles by replanting grass and/or restoring shell paths where required.
- Develop a maintenance plan, standard specifications, and a system for documenting all repair work.
- Develop policies to manage the use of the cemetery (burials, tourism, filming and events) to limit undue stress on fragile structures and grounds.



Fig. 2: View down the cross avenue looking towards the Coliseum Street gate

### I.0 INTRODUCTION

#### 1.1 Project Rationale

Established in 1833, Lafayette Cemetery No. 1 is recognized as one of New Orleans' most historically significant above-ground burial sites. While it remains an active burial ground, its location within the Garden District makes it a popular attraction for tourists who today are among the primary users of the site. While the cemetery retains a great deal of historic integrity, it is threatened by a number of factors including heavy visitor loads, deferred maintenance, and vandalism.

The cemetery is municipally owned and maintained, meaning that while tomb owners are responsible for the upkeep of individual tombs, the City of New Orleans is responsible for the grounds and common site elements. Given both the large numbers of abandoned tombs, as well as the City's limited budget for staffing and maintenance, it is not surprising that the preservation of the cemetery presents an ongoing challenge.

It is necessary to plan for the long-term future of this important resource so that important elements of the landscape are not irrevocably damaged or lost. While much attention is paid to the 19th and early-20th century tombs, it is also critical to preserve the overall site context—from the cemetery's layout and configuration to the brick enclosing walls and ornamental iron gates.

To that end, Clio Associates LLC has prepared a preservation plan for the cemetery's common site elements: the walls and gates, aisles and paving, landscaping, and sexton's cottage, as well as other site features such as lighting, signage, seating, and trash receptacles. While some site elements may initially seem insignificant, they are not. It is the *assemblage* of these individual components that contributes to the overall experience of the landscape.

This study examines each site element's history, how it has changed over time, and its current condition. Working within the framework of the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and the corresponding *Guidelines for the Treatment of Cultural Landscapes*, preservation considerations are taken into account and treatment recommendations are proposed. The intent is to provide a coordinated plan for the long-term care of Lafayette Cemetery No. 1, recognizing that it is not just any municipal resource but a highly significant historic landscape with special preservation and maintenance requirements.

#### 1.2 Project Scope, Approach, and Methodology

With a limited budget for cemetery maintenance and improvements, the City of New Orleans has historically partnered with outside organizations to provide needed work such as documentation, survey, conservation, and planning within the municipal cemeteries. The Garden District Association, which commissioned this study, has long played a role in the stewardship of Lafayette Cemetery No. 1, spearheading a major round of improvements following Hurricane Betsy, nominating the cemetery to the National Register of Historic Places in 1972, and contributing to numerous beautification and upkeep efforts over the years.

Included in the preservation plan that the Garden District Association asked Clio Associates LLC to develop for Lafayette Cemetery No. 1 are prioritized recommendations for the site's long-term care and maintenance, as well as possible funding strategies—from grants to the development of new revenue streams—to support ongoing conservation efforts.

Preparation of the report involved the following:

- Historical research to understand changes in the cemetery's appearance over time
- Analysis and evaluation of the site's integrity and significance
- Selection of a preservation approach based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties*
- Documentation and assessment of existing conditions for each of the cemetery's common site elements
- The development of treatment recommendations for each site element
- The development of recommendations for the ongoing maintenance and management of the cemetery

Clio Associates LLC, a historic preservation consulting firm based in New Orleans, LA, was the sole consultant assigned to this study. The resulting report, intended to guide decision making and set the stage for future work, outlines several projects that may be undertaken by specialists in the fields of architecture, landscape architecture, archaeology, engineering, sustainability, and material/object conservation.



### 1.3 Project Context

The last preservation plan for Lafayette Cemetery No. 1 was completed in May of 1997, a result of the cemetery's listing on the World Monument Fund's "Watch List of One Hundred Endangered Sites" in 1996. This was a comprehensive study prepared by the Center for Historic Cemeteries Preservation and Sass Conservation of Architecture and Art under the direction of Save Our Cemeteries, a local non-profit organization. It identified the need for a coordinated approach to the cemetery's care and included a number of recommendations addressing both individual tomb conservation and site elements. While several of the preservation challenges identified in the report remain unresolved, a number of projects have been successfully carried out since that time, including:

- Ongoing tomb restoration by Save Our Cemeteries (expected to total 185 tombs by 2017)
- Survey and inventory of individual tombs by Save Our Cemeteries (ongoing through 2015)
- Repair and stabilization of the wall and vaults along Washington Avenue (2009)
- Preservation field school program with Save Our Cemeteries and the Preservation Training Network to restore 3 tombs damaged by Hurricane Katrina (2006)
- Repairs to the Prytania Street gate along with new signage at each entrance by Save Our Cemeteries (2000)

Additionally, as part of the City's current project to improve the municipal cemeteries, Lafayette Cemetery No. 1 has recently had repairs made to the Sixth Street gate, repairs made to a damaged section of the perimeter wall, water spigots replaced, and new signage installed.



Fig. 3: View along the perimeter aisle adjacent to Washington Avenue



Fig. 4: View down a perimeter aisle in Square 2 (looking towards Commander's Palace)



Fig. 5: View down an interior aisle in Square 1

### 2.0 HISTORICAL OVERVIEW

Lafayette Cemetery No. 1 is “an outstanding example of the traditional type of New Orleans burial ground which is unique in America,” according to the 1972 National Register of Historic Places nomination. “While tombs have been constructed at different periods, the cemetery’s general form and design are original and follow the plan as conceived by the founders of the cemetery.”<sup>1</sup> Indeed, with its two roads forming a central axis and four distinct quadrants of burial spaces, Lafayette Cemetery No. 1 is the oldest planned cemetery in New Orleans.<sup>2</sup> It was formally established in 1833 as the municipal burial grounds of the newly formed City of Lafayette, a Jefferson Parish community on the outskirts of New Orleans that parish surveyor Benjamin Buisson laid out in 1832. However, the land on which the cemetery was founded may have been used for burials as early as 1824, which could be the reason for its central location in square 96 (now 196) of Buisson’s plan rather than at the city’s edges, which was the more common location for urban burial grounds.<sup>3</sup> [Figure 57]

Soon after its official founding, Lafayette Cemetery No. 1 (or Washington Street cemetery, as historical publications often called it) became the final resting place of many of the yellow fever victims who succumbed during the city’s 1833, 1835, 1837, 1839, 1842, 1843, 1844, 1846, 1847, and 1853 plagues.<sup>4</sup> Many of these victims were young newcomers of German or Irish origin who were particularly susceptible to tropical diseases.<sup>5</sup> The cemetery is also the final resting place of several prominent New Orleanians, including Samuel Jarvis Peters, the founder of the New Orleans public school system.<sup>6</sup> There are fifteen society tombs or group vaults, including those of several volunteer fireman companies, German Presbyterians, and the Poydras Home orphanage.

In 1852, New Orleans annexed the City of Lafayette and took over the management of Lafayette Cemetery No. 1. The new city charter of 1882 transferred management of the cemetery to the new Department of Police and Public Buildings. In 1912, another charter transferred it to the Department of Public Property, Division of Public Buildings.<sup>7</sup> Since 1954, the Department of Property Management has been responsible for the cemetery’s site maintenance. As with New Orleans’ other municipal cemeteries, these agencies oversaw care of the cemetery’s grounds, not the tombs themselves, which were and continue to be the responsibility of the individual owners. Well into the 20th century, a city-employed sexton was in charge of site maintenance as well as keeping records of interments and plot sales. Today, Property

Management’s Facilities Maintenance arm manages a small team that regularly cuts the grass, and the City hires contractors for repair work. Unfortunately, due to flooding and fire, archival records of maintenance work do not exist, according to Property Management employees and Director George Patterson.

Newspaper coverage of Lafayette Cemetery No. 1’s generally poor condition began to appear as early as the 1950s, with a letter to the editor complaining about tomb owners’ neglect of their properties.<sup>8</sup> Since then, the City, the Garden District Association, and Save Our Cemeteries (established in 1974) have all made significant efforts to preserve both the cemetery grounds and its historic structures while battling vandalism, tomb abandonment, budget shortages, and staff cuts.

#### Walls and Gates

Prior to 1858, Lafayette Cemetery No. 1 was enclosed by a 7’ tall wooden board fence, according to Surveyor’s Office records.<sup>9</sup> In 1858, the New Orleans Common Council passed Ordinance 3831 to allow funds to be dedicated to the construction of a new enclosing brick wall, for which City Surveyor Louis H. Pilié provided detailed specifications. The brick wall was to be 8 feet tall above the “bricking of the side-walks,” built of “well burnt lake bricks,” and “whitewashed or colored two coats in the best manner.”<sup>10</sup> Pilié also specified in detail the 30’ openings with wrought-iron railings and granite copings at the Sixth, Coliseum, and Prytania entrances. [Figure 6] The contractor was John Christie.<sup>11</sup>

The Sixth Street wall vaults were demolished in 1929 but the Sixth Street wall remained intact. In the late 1960s, the City planned to demolish the Washington Avenue vaults and replace the wall with a barbed-wire and chain-link fence, a plan that also included installing an underground drainage system and new, 25’ wide concrete roads.<sup>12</sup> Mrs. John Manard and the Garden District Association convinced the City to instead restore the wall vaults, a project that was completed in 1970 with a mayoral dedication of a plaque to commemorate the event.

In 1990, a 30’ portion of the Washington Avenue wall across from Commander’s Palace Restaurant exploded when lightning struck during a heavy storm, strewn bricks and bones into the street.<sup>13</sup> City workers made the repairs, according to newspapers, but no official records detailing the work have been located.

In 2008, Save Our Cemeteries received a \$70,000 American Express/National Trust for Historic Preservation Partners in Pres-



*Specifications for the contract for enclosing with a  
Brick wall the Lafayette Cemetery No. One in the Fourth District*

*The Lafayette Cemetery No. One comprised all that Square  
of ground bounded by Plaquemine, Prytanica, Washington and Sixth  
Streets.*

*The whole of said Lafayette Cemetery No. One shall be  
enclosed with a brick wall of the size and dimensions marked on  
the accompanying plan & drawings.*

*The foundations shall be four bricks wide at the bottom  
and shall rest on a bottoming of sound two inch flat board planks  
crossing each other in a workmanlike manner. The bricks shall  
be laid in regular offsets of two inches so as to suit the thickness  
of the wall at the top. The wall shall be eight feet high above  
the bricking of the side-walks and one-and-a-half bricks thick.*

*Four courses of the brick work near the surface of the  
ground throughout the wall shall be laid in best hydraulic cement,  
and a course of strong new slates laid in the joints between them  
to keep down dampness.*

*All the foundations and wall shall be built of well  
burnt lake bricks of the best quality, laid in mortar of Fresh  
H. mason lime and clear sharp sand, with all the joints on the  
outside and inside neatly struck and smoothed off.*

*In the centre of each of the walls on Plaquemine, Sixth  
and Prytanica Streets, an open space 30 feet long & 4 feet wide, be-  
ginning at 4 feet above the bricking of the sidewalks shall be left.  
Said open spaces shall be filled each with an iron railing 4 feet  
high resting on a granite coping 16 inches wide by 6 inches thick  
well hewed and dressed in the best manner. The cross rails to  
be of wrought iron  $3/4$  of an inch thick by  $1\frac{1}{2}$  inch wide & the  
rails to be of wrought iron  $3/4$  of an inch square; the whole to  
be framed and finished as shown on the plans.*

*The gates of the cemetery on Washington St. shall  
be repaired in the best manner, properly hung with hinges, and  
fastened with bolts, locks, &c.*

*The whole of the walls on the inside & outside to be  
whitewashed or colored two coats in the best manner, and the  
iron railings and gates to receive three good coats of best oil paint.*

Fig. 6: Louis H. Pilié, "Specifications for the contract for enclosing with a Brick Wall the Lafayette Cemetery No. One in the Fourth District," April 16, 1858.



ervation grant, which it used to address structural issues along the Washington Avenue wall and vaults. The group hired Atkinson-Noland & Associates, Inc. to complete a condition survey, which identified the bulging of the walls and the failing joints along the wall vault roof as the project's top priorities. Save Our Cemeteries then hired Durable Restoration Company to make the repairs. Durable removed areas of loose cement coating and discovered that roots from the vegetation growing along the top of the vaults had extended between the rows of bricks. After removing the vegetation and roots, Durable rebuilt the bulges in the wall with lime mortar and 60% of the original brick. The expansion joints were caulked and the drains were cleared. The exposed brick was then coated with a traditional whitewash. Patches of inappropriate coatings, including cement stucco and latex paint, were removed in some areas to allow the brick to "breathe."<sup>14</sup>

Iron gates have been present at the Washington Avenue entrance since at least 1858, according to Pilié's specifications. The gates that are in place today at this location were dedicated in 1951 to composer Theodore Von La Hache, who was buried in Lafayette Cemetery No. 1.<sup>15</sup> His grandson, Theodore V. Martinez, made the donation. Limited information has been discovered to date on the gates at the other three entrances. In 2000, Save Our Cemeteries made repairs to the Prytania Street gate, and the City recently replaced the iron gateposts and hinges at the Sixth Street entrance.<sup>16</sup> The iron railings flanking the Sixth Street gate also appear to be replacements.

### Roads, Aisles, and Paths

The earliest image of the main roads in Lafayette No. 1 is a c.1864 photograph by McPherson & Oliver. [Figure 7] Although the photograph's vantage point is unclear (it was most likely taken from the Coliseum Street gate), the neatly kept shell road is plainly visible. This paving material also appears in an 1867 photograph, which photographer Theodore Lilienthal took from the Washington Avenue gates. [Figure 8] In Lilienthal's photograph, however, the shell road is somewhat wider than the one shown in the 1864 photograph and appears to have a distinct border.

An 1885 *Daily Picayune* article provides further evidence of the existence of shells, observing that "the Lafayette or Washington Street Cemetery had been put into the most beautiful order for All Saints, its wide walks of white shells glistening snow white in the sun."<sup>17</sup>

In 1997, Save Our Cemeteries, along with The Center for Historic Cemeteries Preservation and Sass Conservation of Architecture and Art, performed shovel tests in all four quadrants to confirm the presence of clamshells (*Rangia cuneata*). In testing one location directly adjacent to the asphalt-paved main aisle, the side aisle nearest Washington Avenue, and two small inner paths, Save Our Cemeteries and partners discovered that all four shovel tests revealed the presence of broken and unbroken clamshells, mixed in some cases with brick fragments, mortar, and sand. Their conclusion was that clamshells, or "lake shells," as they were often called in the 19th century, were indeed used historically as a paving material in Lafayette Cemetery No. 1.<sup>18</sup>

It has long been a tradition of Lafayette Cemetery No. 1 tomb owners to pave the area in front of their tombs in order to provide a space for vases, seating, or other personal elements. Although this paving encroaches on the cemetery's public aisles (including main roads, perimeter aisles, and inner paths), which are technically city property, this practice dates back to at least as early as 1869, according to cemetery records.<sup>19</sup>

The main roads are currently paved with asphalt, which was likely first laid in the early 20th century and then appears to have been repaved in the late 1970s or early 1980s.<sup>20</sup> Despite attempts to confirm these dates with the City, no records have been located. The conclusion that asphalt was first used in the early 20th century is based on an early 1940s photograph by Wilson Small, which shows aged, buckling asphalt along the main road. [Figure 10] Prytania Street, the cemetery's northern boundary, was first paved with asphalt in 1908, while the other three bounding streets remained graveled, according to the 1908-09 Sanborn Fire-Insurance Map.<sup>21</sup>

### Landscaping and Vegetation

The earliest available evidence of landscaping in Lafayette Cemetery No. 1 is found in the c.1864 McPherson & Oliver photograph, in which various types of vegetation are easily recognized. [Figure 7] A double row of mature trees (almost certainly magnolias) line the shell road, which is flanked by grass and a few shrubs. The vantage point of this photograph is unclear, but it was likely taken from the Coliseum Street gate. Taken three years later, Lilienthal's 1867 photograph shows a double row of young magnolias lining a wider shell road that stretches from Washington Avenue to Sixth Street, and more mature trees are visible in the distance. [Figure 8] Given that these two 1860s photographs were taken just a few years apart, it is unusual that one



c.1864

Fig. 7: View likely looking from Coliseum Street to Prytania Street. Photograph by McPherson & Oliver, c.1864. Marshall Dunham Photograph Album (Mss. 3241), Louisiana and Lower Mississippi Valley Collections, LSU Libraries, Baton Rouge, Louisiana, USA. **PHOTOGRAPH REQUIRES PERMISSION BEFORE IT CAN BE INCLUDED IN THE FINAL REPORT.**



1867

Fig. 8: View along the main avenue looking towards Sixth Street. Photograph by Theodore Lilienthal, 1867. From Gary A. Van Zante, *New Orleans 1867: Photographs by Theodore Lilienthal* (New York: Merrell Publishers Limited, 2008), 210.



1904

Fig. 9: “View in Washington Cemetery,” an illustration from the 1904 *Picayune’s Guide to New Orleans*



c.1940s

Fig. 10: View along the main avenue looking towards Sixth Street. Photograph from the G. Wilson Small Collection, Louisiana Landmarks Society Records and Collection, Southeastern Architectural Archive.

**PHOTOGRAPH REQUIRES PERMISSION BEFORE IT CAN BE INCLUDED IN THE FINAL REPORT.**







mid-1970s

Fig. 11: View looking through the main Washington Avenue gate towards Sixth Street. Photograph by Fred Kron, mid-1970s



2014

Fig. 12: View along the main avenue looking towards Sixth Street, 2014

of the roads is lined with mature trees while the other is lined with newly planted ones. One possible explanation is that trees were planted along the Coliseum to Prytania road first because at the time it may have been the primary avenue. However, this is speculation that would benefit from additional research.

In 1865, the *Daily Picayune* wrote in its coverage of All Saints' Day that "Lafayette Cemetery is especially a beautiful place. Almost every grave was decked with flowers, and many of the ornaments were in the most perfect good taste. The trees and shrubs in this cemetery, and the small flower gardens among the tombs, are all well known features of this cemetery."<sup>22</sup> In 1878, the *Daily City Item* provided more specifics: "This cemetery is not only one of the oldest, but one of the most beautiful of the cities of the dead. The principal avenues are shaded on either side by stately magnolias towering above the handsome tombs, for which this cemetery is noted...."<sup>23</sup> In 1885, the *Daily Picayune* observed that "the long double rows of trees cast shadows on a sward like velvet, and the air is faint with the odor of sweet olive blossoms."<sup>24</sup> Author Henry Rightor, in his 1900 book *Standard History of New Orleans*, remarks that Lafayette No. 1

resembles those of the lower district already noticed in all essential features, though an improvement upon them in the matter of arrangement, being laid out in regular avenues, and planted with trees. The central avenue is especially noticeable from the double line of magnolia trees from which it takes its appellation—Magnolia avenue.<sup>25</sup>

The name "Magnolia Avenue" does not appear on a 1942 copy of a 19th-century map (exact date not specified) of the cemetery, but the map does label the Washington Avenue side aisle as "Willow Walk," the Sixth Street side "Cypress Walk," and the Coliseum Street side "Laurel Walk," implying that trees were a character-defining part of the cemetery grounds.

A c.1940 photograph by Wilson Small captures the grandeur of the soaring, nearly century-old magnolias that lined the main aisle. [Figure 10] As is the case today, Small's photograph also shows evidence that the trees' roots were dislodging surrounding paving materials.

In 1965, Hurricane Betsy felled or heavily damaged most of the cemetery's trees.<sup>26</sup> Mrs. John Manard and the Garden District Association, as part of their successful campaign to convince the City to repair the Washington Avenue wall vaults rather than

demolish them, convinced the City to replant new magnolias along the Washington Avenue aisle. The project was completed in 1970.<sup>27</sup> These young trees as well as a few remaining mature magnolias are visible in a mid-1970s photograph by Fred Kron. [Figure 11]

### **Sexton's Cottage and Other Elements**

The existing sexton's cottage was constructed c.1920s, based on stylistic details such as exposed rafter tails and narrow weatherboard siding. The cottage appears on the 1937-51 Sanborn Fire-Insurance Map as a 1-story frame building labeled "office." No evidence to date has been located to indicate the existence or appearance of a sexton's cottage inside of Lafayette No. 1's walls prior to what currently stands. However, the 1895-96 Sanborn Fire-Insurance Map shows a "cemetery office" located across the street from the cemetery on Washington Avenue. The small, 1-story frame building is near the center of the block and is adjacent to a "marble works." On the 1908-09 Sanborn, the marble works appears in the same location and the neighboring 1-story frame building is simply labeled "office." On the 1937-51 Sanborn, which shows the new sexton's cottage inside of the cemetery's walls, the marble works has been converted into a dry cleaners and the office has been demolished.

There are several indications in archival sources that Lafayette Cemetery No. 1 also historically featured benches and other types of seating.<sup>28</sup> However, based on photographic evidence that shows this seating situated directly in front of particular tombs, it is reasonable to conclude that individual tomb owners were responsible for installing and maintaining it for their personal use. Visual evidence in the c.1864 photograph and the 1904 *Picayune's Guide to New Orleans* illustration both support this conclusion. [Figures 7 and 9]



SECTION THREE—PAGE EIGHT

THE TIMES-PICAYUNE, NEW ORLEANS, LA. SUNDAY MORNING, APRIL 25, 1965

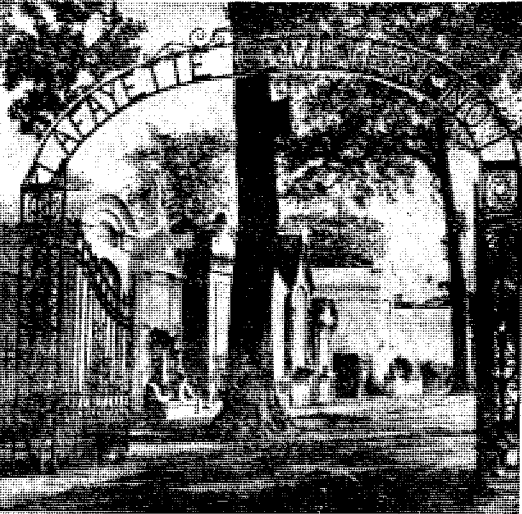
# Garden District Cemetery in Poor Condition

## Residents Victims of Generations of Passing Pranksters, Vandals

By CAROLYN KOLB  
One square block of property lies with open ends are the tombs of many well-known planning in the newspaper. In the Garden District will be stacked on the other. So, a co-residents of the old Garden about the state of the cemetery, never be included in a Spring (in or a corpse could be inserted). The caretaker can in 1947 it was the subject of a Fiesta fair. The location here is the open end, and when de- District." The caretaker can in 1947 it was the subject of a future article on its disreputable condition. In 1959 The Times-Picayune ran an editorial urging the city to do something about closing and repair-making it. According to the caretaker, vandalism last Good Friday to police about vandalism or family. Last year, the caretaker said, they managed to seal up all the tombs. They are open again.

Grave-keepers found that boys maintained a large tomb. Lafayette No. 1 first came into existence as the burial ground for the Jefferson Fire Company. This year the New Orleans City Budget allocated \$50,000 for the public cemeteries. The companies were important city controls six cemeteries, under groups and social clubs and with this money they pay for past Orleanians. Their an- caretakers and boy supplies event in the 19th Century. The city's responsibility ex- find only in keeping cemetery. One of the residents was a Care for the tomb must be provided by the families, who less the land from the city. In cases where the family has died out or isn't interested, up- keep of the tombs is left to the city.

Architecture of New Orleans tombs reflects all the passing (and parade was a popular find equipment. The structures of the Federal Writers Project in New Orleans, the cemetery in New Orleans, the lanes being laid out in a symmetrical order and provision made for driveways for funeral processions. A turn-of-the-century historian notes that "a double line of trees gives the central avenue the name of Magnolia avenue." Above Ground Lafayette No. 1 conforms to the local idea of a proper cemetery. The early tombs are all stone, and indecipherable for only 200 years. A plaque hangs wall surrounds the arch with four wrought iron gates. Along the Washington ave. wall buried here, crushed by a falling tree, according to "The Great Day" by Mar Theo. Von La Roche, a Xrist-Cast iron callins, slumped like groups over the memorial cross-been on the city's cowstore store — its residents are too for a long time. It makes is quiet to protest.



WASHINGTON AVE. ENTRANCE TO LAFAYETTE NO. 1 CEMETERY

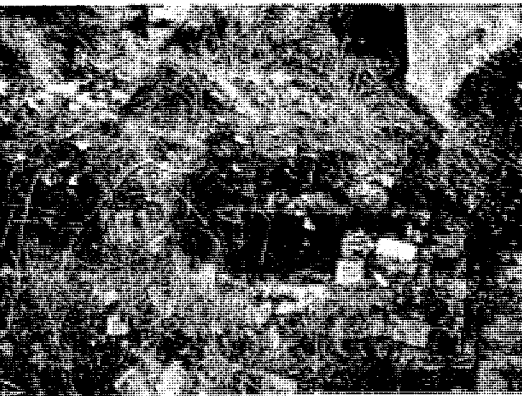


CYST IRON CASKET IS VISIBLE TO ANY PASSERBY

NEIGHBORHOOD BOYS LOOK AT TREE WHICH IS BECHIND CUT OF TOP OF CYPRESS



SKULL, BONES VISIBLE INSIDE CASKET WITH BROKEN FACE PLATE



THIS TOMB, COVERED BY GROWTH, IS RESTING PLACE FOR SKELTON

Fig. 13: "Garden District Cemetery in Poor Condition," Times Picayune, April 25, 1965

### Notes

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2. Federal Writers' Project of the Works Progress Administration, *New Orleans City Guide* (Boston: Houghton Mifflin, 1938), 190.
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9. Louis H. Pilié, "Specifications for the contract for the repairs of the fences around Lafayette Cemeteries Nos. 1 and 2, Fourth District," March 10, 1858.
10. Louis H. Pilié, "Specifications for the contract for enclosing with a Brick Wall the Lafayette Cemetery No. One in the Fourth District," April 16, 1858.
11. Building contract, City of New Orleans and John Christie, June 16, 1858. Eusebe Bouny, notary.
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15. "Mayor Accepts Memorial Gate," *Times-Picayune*, March 14, 1951.
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### 3.0 SITE ELEMENTS | CONDITIONS ANALYSIS AND RECOMMENDATIONS

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* provides a philosophical framework for the practice of preservation. The *Standards* establish four distinct, but related, treatment options—preservation, rehabilitation, restoration, and reconstruction—that may be applied to all types of historic properties including buildings, structures, sites, objects, districts, and landscapes. In 1996, the National Park Service published the *Guidelines for the Treatment of Cultural Landscapes* to illustrate specifically how the four treatment approaches can be applied to parks, gardens, institutional grounds, cemeteries, and similar sites. The approaches are described as follows:

Of the four, *Preservation* standards require retention of the greatest amount of historic fabric, including the landscape's historic form, features, and details as they have evolved over time. *Rehabilitation* standards acknowledge the need to alter or add to a cultural landscape to meet continuing or new uses while retaining the landscape's historic character. *Restoration* standards allow for the depiction of a landscape at a particular time in its history by preserving materials from the period of significance and removing materials from other periods. *Reconstruction* standards establish a framework for re-creating a vanished or non-surviving landscape with new materials, primarily for interpretive purposes.<sup>1</sup>

The recommendations contained within this report are guided by the *Secretary of the Interior's Standards for Rehabilitation*. This treatment approach was chosen because Lafayette Cemetery No. 1 is an active landscape, used today for many purposes includ-

ing burials, tourism, and filming. While much historic fabric remains, the current landscape reflects a number of changes and alterations made to the cemetery's common site elements over time. Also, there is an ongoing need to plan for future improvements such as the replacement of paving, modifications to the sexton's cottage, and the replanting of trees. The rehabilitation approach is intended to protect character-defining features while recognizing that deteriorated, damaged, or missing features may need to be repaired or replaced using either traditional or substitute materials.

In short, the rehabilitation approach may be summarized as follows:

- Identify, retain, and protect historic features and materials
- Repair historic features and materials
- Replace in-kind historic features and materials that have deteriorated beyond repair
- Design for the replacement of missing historic features when they can be substantiated by documentary or physical evidence
- Plan alterations and additions so as to not radically change, obscure or destroy character-defining features
- Plan work to meet accessibility, health, safety, environmental, or energy efficiency codes so as to not to obscure, damage, or destroy character-defining features



Fig. 14: View down an interior aisle in Square 3

#### **Secretary of the Interior's Standards for Rehabilitation**

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### 3.1 Cemetery Overview

Lafayette Cemetery No. 1, located on the block bounded by Prytania Street, Sixth Street, Coliseum Street, and Washington Avenue, is recognized as New Orleans' first planned municipal cemetery. Two wide intersecting avenues designed to accommodate funeral processions divide the cemetery into four nearly equal quadrants:

- Square 1: lakeside/downtown (or northeast) corner
- Square 2: riverside/downtown (or southeast) corner
- Square 3: lakeside/uptown (or northwest) corner
- Square 4: riverside/uptown (or southwest) corner

Comparing the cemetery's current configuration to an earlier 19th century survey [Figure 58], it is clear that the original layout of squares, aisles, and designated burial grounds remains largely intact. This high degree of historic integrity is also evident in the roughly 1,100 individual and family tombs, 500 wall vaults, and 15 society tombs present on the site. It is estimated that over 7,000 people have been buried in Lafayette Cemetery No. 1 since it was formally established in 1833.

The cemetery's significance, recognized at both the local and national level, is derived from both its large collection of above-ground tombs representing 19th and early 20th century funerary architecture, as well as its association as the final resting place for a number of notable citizens. Lafayette Cemetery No. 1 was individually listed to the National Register of Historic Places in 1972. It is considered to be a contributing element to the Garden District Historic District, which was listed to the National Register of Historic Places in 1971 and designated a National Historic Landmark in 1974. The cemetery is also a contributing element to the local Garden District Historic District regulated by the Historic District Landmarks Commission.

While Lafayette Cemetery No. 1 is clearly considered to be an important cultural resource, it faces continuing preservation challenges. It was named to the World Monument Fund's International Watch List in both 1996 and 2006, and was included among the Louisiana Landmarks Society's listing of the city's nine most endangered sites in 2010. Among the *most significant threats* are:

- *Heavy visitor impact loads.* There were approximately 20,000 visitors reported in 2009, and this number will likely climb as overall tourism within the city continues to increase.

- *Large numbers of abandoned tombs.* Tombs are the responsibility of individual tomb owners, and unfortunately, many families have moved, died off, or otherwise abandoned their tombs. While the cemetery is still in use, there are typically fewer than 20 burials per year.
- *Municipal funding shortages.* The City of New Orleans is responsible for the cemetery grounds, including all common site elements (roads, aisles, paths, landscaping, walls, gates, the sexton's cottage, etc.) Funding shortages in recent years have resulted in a reduced budget and smaller staff for cemetery management and maintenance. Also, income generated by the use of Lafayette Cemetery No. 1 is typically deposited into the City's general fund rather than any specific reserve account for cemetery repairs.
- *Lack of routine maintenance and inappropriate repairs.* Maintenance crews tend to the site approximately two to three times per month to cut the grass and trim vegetation. Other site elements in need of repair often remain unaddressed. Some repairs made in the past have not conformed to accepted conservation standards for historic materials.
- *Potential damage from film crews.* Several films, television shows, and videos have been shot on-location in the cemetery in recent years.
- *Deterioration due to natural weathering and hurricanes.* New Orleans' hot/humid climate and high water table can be stressful on buildings and structures (e.g., contributing to issues of biological growth on masonry surfaces and moisture migration in brick walls). Hurricanes, too, pose a threat from downed trees and wind-driven rain.
- *Vandalism.* While particularly bad incidents of grave desecrations were reported in 1973, 1980, and 1988, routine acts of vandalism, such as the removal of cast iron tomb adornments, pose an ongoing threat.

It is important to recognize that both individual tombs and the surrounding site context are critical components of the cemetery's historic landscape. This study, which focuses on the cemetery's common site elements, should be seen as a complement to other conservation efforts focused on individual tomb restorations. The following sections will address each site element beginning first with a description and condition assessment, followed by preservation considerations and recommendations.



#### Key Character Defining Features of Lafayette Cemetery No. 1

Character-defining features are features that serve to convey a property's historic significance. In a cultural landscape, such features may include vegetation, topography, roads and paths, walls, buildings, fences, benches, lights, and sculptural objects. Character-defining features of Lafayette Cemetery No. 1 include, but are not limited to, the following:

- Spatial organization (division into four nearly equal squares)
- Circulation (design for funeral processions and access)
- Hierarchy of pathways (main avenues, perimeter aisles, and interior paths)
- Cross section of the main avenues (relationship of elements including paving in front of tombs, landscape zones, and paved travel lanes)
- Allées of magnolia trees along the main avenues (layout, spacing, and pruning for vertical quality of tree canopy)
- Tall brick limewashed walls forming cemetery enclosure
- Decorative cast/wrought iron gates at entrances
- Existing sexton's cottage
- Scale, material, design, and construction of tombs (individual tombs, society tombs, and wall vaults)
- Small paved areas fronting individual tombs, often extending 4' to 6' beyond the face of the tomb



Fig. 15: An example of character-defining cast-iron ornament from the Prytania Street gate



Fig. 16: An example of the character-defining brick walls enclosing the cemetery

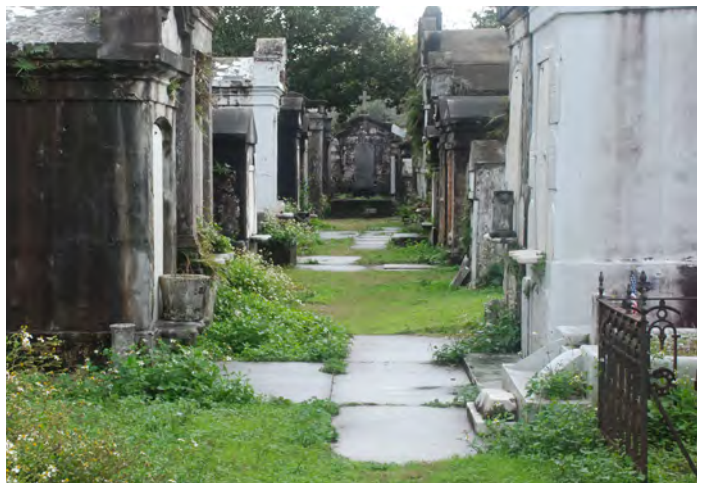


Fig. 17: An example of character-defining paving fronting an individual tomb

# Existing Condition Diagram

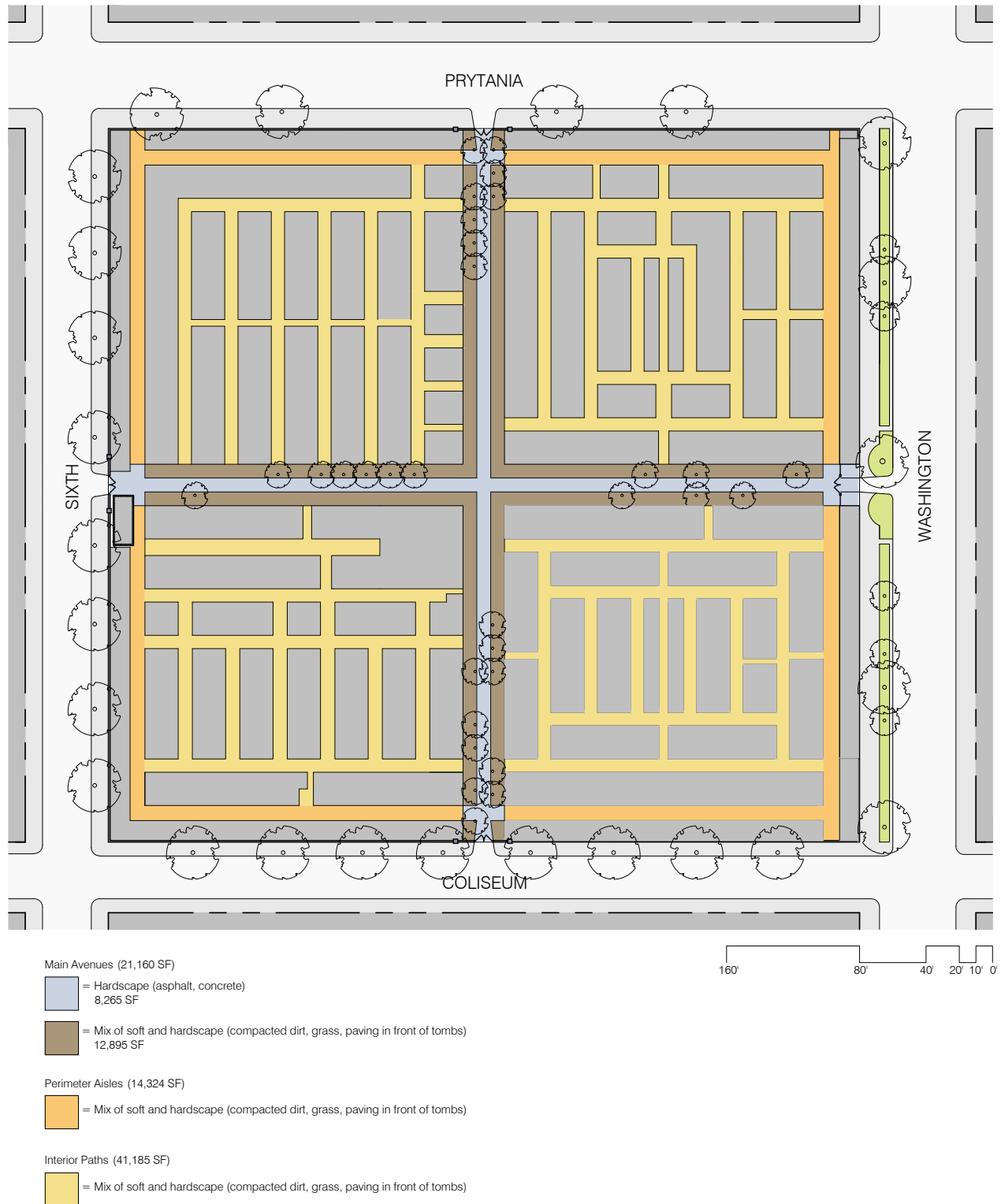


Fig. 18: Existing condition diagram of Lafayette Cemetery No. 1.

### 3.0 SITE ELEMENTS

#### 3.2 Walls and Gates

Lafayette Cemetery No. 1 is fully enclosed by tall brick walls. Along Prytania, Sixth, and Coliseum Streets the walls measure approximately 7'-8" high from the concrete sidewalk to the top of the brick cap and are approximately 1'-1" thick. Where the cemetery's main avenues meet these three bounding streets, the brick walls step down and are topped with iron fencing. Decorative hinged iron gates provide access into the cemetery.

The brick walls along Washington Avenue are backed by wall vaults. At the center of the block is the main entrance to the cemetery, where a wide iron gate is flanked by decorative cast iron posts and iron fencing. Atop the gate is the iconic arch featuring the cemetery's name in bold letters.

#### Assessment of Existing Conditions for Walls and Gates

The brick walls present a variety of conditions and finishes, reflecting a number of different repairs and treatments over the cemetery's long history. While it is known that an ordinance was passed in 1858 to enclose the cemetery with brick walls, early records are not available to indicate when major repairs were made, or when portions of the walls may have been rebuilt. Therefore, while it is believed that most of the material in place dates to the mid-nineteenth century, there are areas where newer brick, mortar, and coatings are present.

Like many New Orleans buildings from the same period, the walls were originally constructed of soft local brick and lime-based mortar. A limewash (sometimes referred to as a whitewash) coating protected the brick surface and gave the walls a soft white appearance. Traditionally, limewash was reapplied every few years as the old finish wore away.

The earlier limewash has since been covered with various types of paint on the street-facing sides of the Prytania, Sixth, and Coliseum walls. It appears that the newer coatings were applied inconsistently and in sections, perhaps as repairs were made to portions of walls. The resulting appearance reads as an uneven patchwork of color and texture, worsened by weathering, pollution, and the lack of regular cleaning and maintenance. The interior-facing sides of the walls were generally not painted, but earlier layers of limewash have largely worn away leaving mostly exposed brick.



Fig. 19: Detail of the brick wall along Prytania Street showing multiple layers of peeling paint

During our site visit, we noticed the following *conditions along the street-facing sides of the Prytania, Sixth, and Coliseum walls*:

- Layers of built-up coatings including latex paint (which can trap moisture)
- Flaking and peeling paint
- Chalking (the formation of fine, white powder on the surface of the paint film)
- The use of multiple mortar types (including hard, cement-based mortars which can cause softer, older bricks to spall)
- Areas in need of repointing
- Biological growth on brick surfaces and unwanted vegetation growing between masonry joints
- Cracking and some bulging

There is a recent masonry repair at the corner of Sixth and Coliseum streets, where a portion of the brick wall had been damaged during Hurricane Katrina. This repair was part of the City's current effort to improve the municipal cemeteries. The following materials were specified in the construction documents: a historic exterior masonry mortar for pointing (with a higher lime content); a general purpose cement-based mortar for areas of new load-bearing exterior masonry; and common brick (including St. Joe brick and salvaged brick to match existing). No paints or coatings were called for.





Fig. 20: Detail of the Washington Avenue wall where the cement stucco is gradually being removed

The Washington Avenue wall presents a different condition, as it is backed by vaults along most of its length. Much of the exterior has been covered by a thick layer of cement stucco that is gradually being removed as funding permits. In 2008, Save Our Cemeteries received a \$70,000 grant to stabilize and repair part of the wall and vaults where trapped moisture was causing severe structural damage. The *work to the Washington Avenue wall and vaults*, completed in 2009, included:

- A condition survey to record cracks, bulging, etc. and to prioritize repairs (completed by Atkinson-Noland & Associates, Inc.)
- Removal of the loose cement coating
- Removal of a beehive and tree roots that were found growing within the brick wall
- Cleaning and sealing of expansion joints at the wall vault roofs, and cleaning of wall vault roof drains.
- Rebuilding damaged portions of wall with 60% original brick and lime mortar
- Whitewashing (limewashing) of the exposed brick

In the anticipated next phase of the project, the remainder of the cement stucco and built-up layers of paint will be removed, as these coatings trap water and do not allow the wall to properly “breathe.” However, Save Our Cemeteries currently does not have the funding to complete these repairs.



Fig. 21: The recently repaired and painted Sixth Street gate

The wall vault roof drains should be checked as well, as they currently allow water to run down the face of the wall causing algae to form on the surface.

The *iron gates* at each of the four entrances vary in terms of design, functionality, and condition.

- The *Washington Avenue* gate, which receives the heaviest use, is in good condition.
- The City recently made repairs to the *Sixth Street* entrance, which included replacing the iron gate posts and re-securing the existing decorative gate with new hinge attachments. We did notice that some components of the decorative gate, including finials, are missing. The flanking fencing atop the partial height brick walls is a newer, more contemporary, design (without finials) compared to what is found at the other entrances.
- The *Prytania Street* gate was repaired by Save Our Cemeteries in 2000 and remains generally in good condition (although some rust is present and repainting may be required to protect the material). It is typically kept locked at all times.
- The *Coliseum Street* entrance is currently in the poorest condition. In terms of design it matches the Prytania Street entrance, but the gates are bent and askew, a Styrofoam post cap (reflecting an earlier repair) has fallen off, and some finials are missing. Like the Prytania Street gate, it is typically kept closed at all times, although it is missing an actual lock and is secured only by a chain.

### 3.0 SITE ELEMENTS

#### Preservation Considerations for Walls and Gates

The cemetery's soft white brick enclosing walls and cast-iron fences and gates are character-defining features of the site, and continued efforts should be made to restore and preserve these original elements.

At this point, the greatest concern is for the retention of historic material (particularly when parts of the walls are being repaired or replaced) and the proper conservation of materials. Modern products such as latex paints, sealants, and cement-based stucco can trap moisture within the brick walls. "Hard" mortars with a high proportion of Portland cement content are incompatible with older, softer bricks and can cause spalling and deterioration. Any incompatible materials already in place should be removed, and new work should be carefully planned to conform to accepted conservation standards (such as the National Park Service's Technical Preservation Briefs).<sup>2</sup>

#### Recommendations for Walls and Gates

- *Execute Phase 2 of the Washington Avenue masonry wall repairs.* The remainder of the cement stucco coating as well as several layers of paint need to be removed in order to prevent further deterioration of the brick wall. It is our understanding that additional funding is required in order to begin the work.
- *Restore the remaining three brick walls along Prytania, Sixth, and Coliseum.* Like the Washington Avenue project, this will involve an evaluation of the walls' structural integrity, masonry repairs, repointing, removal of inappropriate coatings, cleaning, and the application of limewash.
- *Repair the Coliseum Street gate and fence.* The frame and pickets should be realigned, finials replaced, post cap restored, and lock added (to match the Prytania Street gate and fence).
- *Develop standard specifications for repairs to the historic masonry and cast iron.* Selected products and techniques should be compatible with the historic materials and should reference the National Park Service's Technical Preservation Briefs.
- *Develop a plan for ongoing maintenance.* For example, the restored brick walls will require period cleaning and reapplications of limewash. The cast and wrought iron fences and gates will require periodic checks for weak or corroded areas; removal of rust; sanding and priming of bare surfaces; and occasional reapplications of paint.



Fig. 22: The Prytania Street gate was repaired by Save Our Cemeteries in 2000.





Fig. 23: The main entrance on Washington Avenue. The gate was donated in 1951 in honor of musician Theodore von la Hache.



Fig. 24: The Coliseum Street gate is in need of repair.



Fig. 25: The Sixth Street gate was repaired by the City in 2014.



### 3.0 SITE ELEMENTS

#### WASHINGTON AVENUE WALL | Fig. 26: Examples of Condition Issues



Riverside Portion (from Coliseum Street to the main entrance gate)



Lakeside Portion (from the main entrance gate to Prytania Street)



A1: Section of brick in need of repointing. The mortar is disintegrating, providing opportunities for water to infiltrate the wall.



A2: The surface of the brick wall was hatched for better adhesion of the cement-based stucco (which is in now being removed in phases).



A3: The existing stucco is stained beneath one of the wall vault roof drains. Note also the cracks in the stucco surface allowing a place for moisture to enter the wall and biological growth (e.g. algae, fungi, moss, mold, lichen, plants) to form.

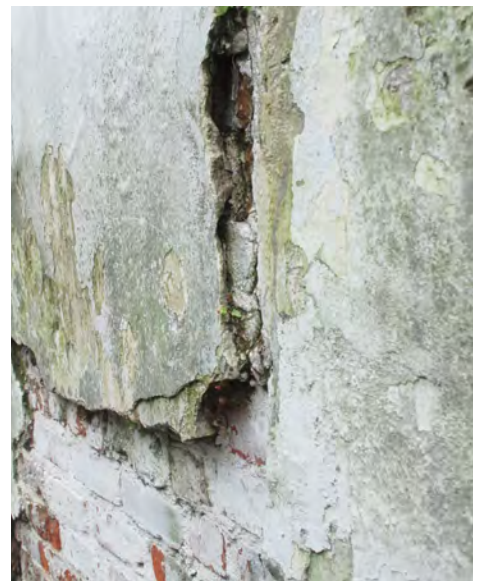




A4: Vegetation growing beneath one of the wall vault roof drains, suggesting that moisture is being trapped.



A5: Spalling of older, softer brick (i.e. surface chipping and flaking) due to the use of inappropriately hard cement-based mortar for repointing.



A6: Note the thickness of the stucco plaster layer and the biological growth behind it.



### 3.0 SITE ELEMENTS

#### PRYTANIA STREET WALL | Fig. 27: Examples of Condition Issues



Downtown Portion (from Washington Avenue to the entrance gate)



Uptown Portion (from the entrance gate to Sixth Street)



B1: Area where a car appears to have impacted the brick wall.



B2: Structural cracks have formed in this section of the wall.



B3: Graffiti, cracks, multiple layers of coatings, mortar issues, and unwanted vegetation are all present in this area near the Prytania Street gate.

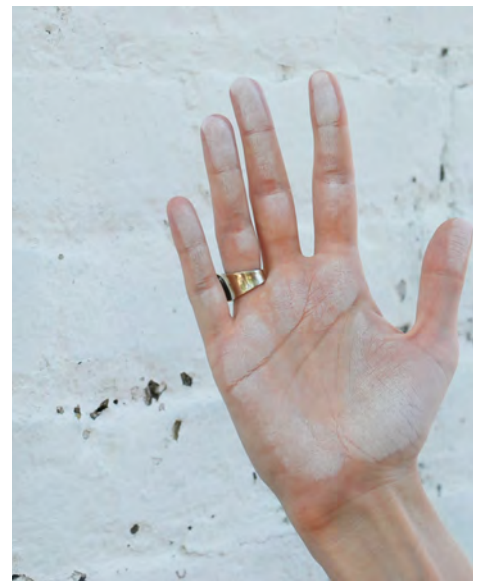




B4: The bricks in the lower portion of the wall are bulging outward. The presence of vegetation and biological growth in this area also suggests that moisture entrapment is a problem.



B5: A large structural crack has formed in this portion of the wall.

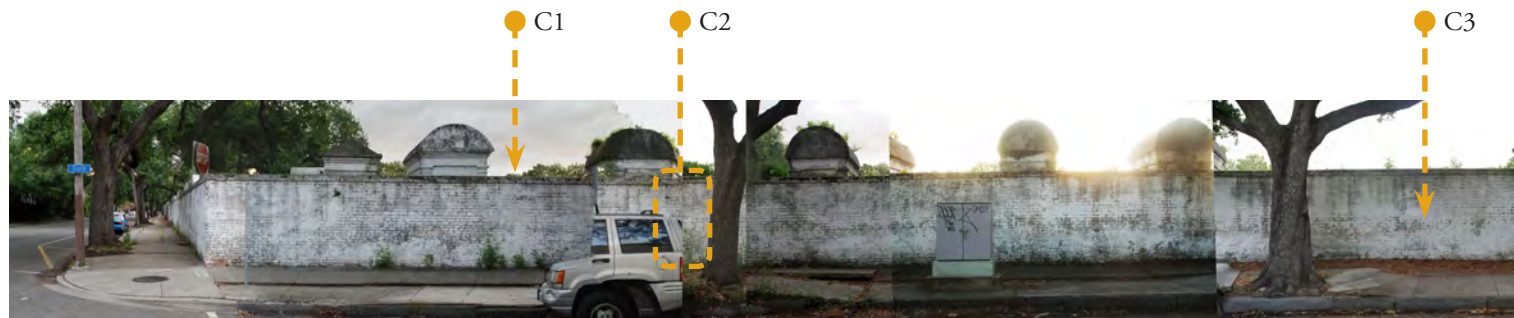


B6: Paint applied to this portion of the wall is chalking.

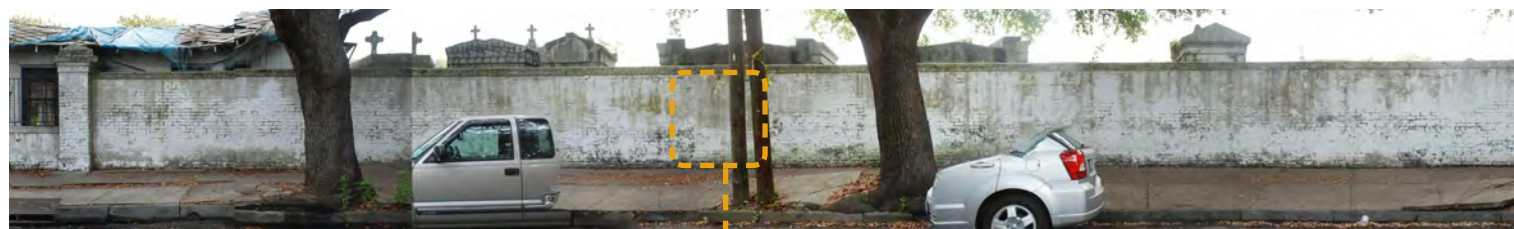


### 3.0 SITE ELEMENTS

#### SIXTH STREET WALL | Fig. 28: Examples of Condition Issues



Lakeside Portion (from Prytania Street to the entrance gate)



Riverside Portion (from the entrance gate to Coliseum Street)



C1: Moss is growing along the top edge of the brick wall.



C2: A crack has formed in this section of the wall.



C3: Multiple coatings of paint in various shades of white are visible. The paint is flaking off, exposing weak mortar joints in need of repointing. This condition is prevalent along much of the Sixth Street wall.





C5 C6



C4: Area of a prior repair. Two vertical cement “seams” are visible.



C5: Perspective view showing the recent wall repair along Sixth Street. Some recycled bricks (in white) were used for the repair.



C6: Detail where the recent repair (left) meets the existing brick wall (right).



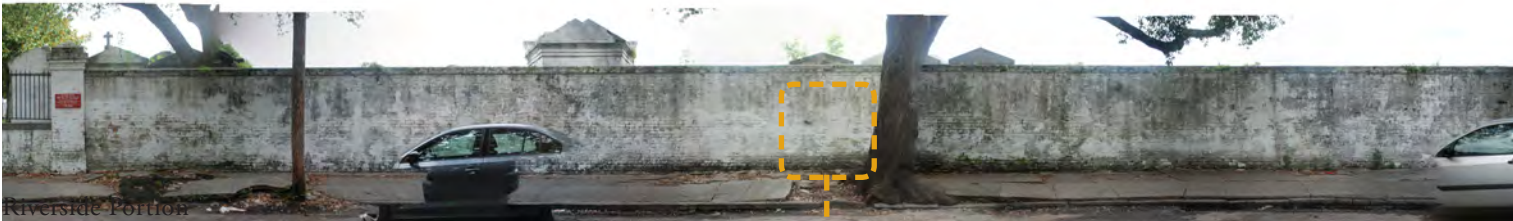
### 3.0 SITE ELEMENTS

#### COLISEUM STREET WALL | Fig. 29: Examples of Condition Issues

D1



Uptown Portion (from Sixth Street to the entrance gate)



Downtown Portion (from the entrance gate to Washington Avenue)

D4



D1: Perspective view showing the recent wall repair along Coliseum Street. Some recycled bricks (in white) were used for the repair.

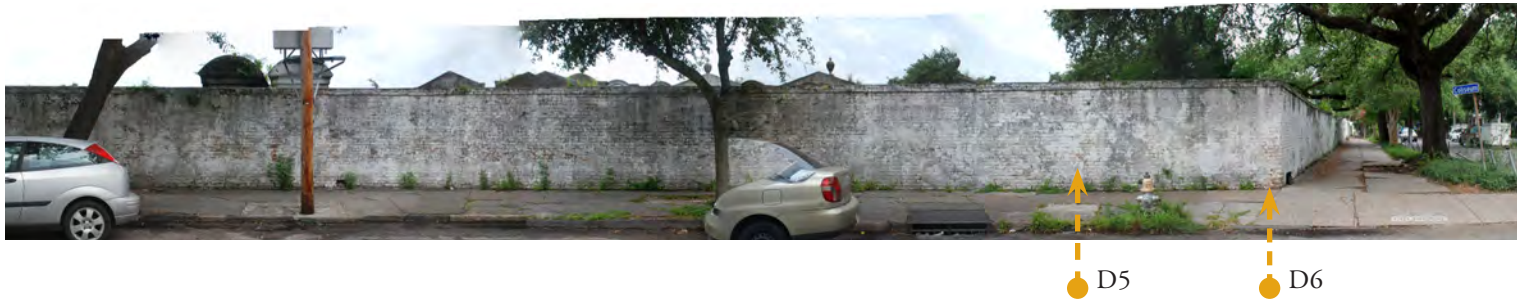


D2: A large crack has formed in this section of the wall.



D3: Multiple coatings of paint along with biological growth are present.





D4: Cracking and bulging, along with the presence of biological growth, suggest the presence of trapped moisture. It is also possible that tree roots could be growing within the brick wall.



D5: Poor repointing shows several of the bricks smeared with mortar.



D6: Mortar joints at the corner are in need of repointing.



## 3.0 SITE ELEMENTS

### 3.3 Avenues, Aisles, and Paths

The circulation routes within Lafayette Cemetery No. 1 can be classified into three primary types, each with different widths, paving materials, cross sections, and use patterns. They are:

- Main avenues (or roads)
- Perimeter aisles
- Interior aisles and paths

Comparing early surveys to a current map of the site, it is clear that the main avenues, and most of the other aisles and paths, have remained as they were initially platted. Only in a few areas have burial plots been added or extended in such a way as to block or change the interior circulation patterns.

#### 3.3.1 Main Avenues

There are two main avenues that intersect and divide the cemetery into four nearly equal quadrants. These two avenues are each indicated as 25' wide on the mid-19th century survey of the cemetery. [Figure 58] While neither appears to bear any official name, the avenue connecting Washington and Sixth Streets has at times been referred to as "Magnolia Avenue."<sup>3</sup>

#### Assessment of Existing Conditions for the Main Avenues

Today, each 25' right of way, which generally spans from face-of-tomb to face-of-tomb, encompasses a mix of paving types, landscaping materials, and tree plantings. These surfaces can be categorized into three distinct zones.

First, there is a centered paved lane, approximately 8'-0" to 8'-6" wide, that is currently topped with a layer of asphalt. The asphalt, which ranges in thickness from approximately 1" to 4", is cracked and buckling in several places. There are areas where concrete is visible beneath the asphalt paving, indicating the possibility of multiple built-up layers of hardscape. The City was unable to confirm when the lanes were last paved; however, it is possible that the top layer of the material dates to the 1970s. In several areas, the edges of the paving have been covered in compacted dirt and grass, reducing the effective width of the travel lane.

Second is an intermediate zone that fills the space between the centered asphalt lane and the paving in front of the tombs. This zone is now primarily composed of compacted dirt and grass, remnants of clam shells, and the occasional patch of hardscape. Within this zone are the remaining magnolia trees, as well as remnant root systems from older trees that were removed.

The third zone is composed of the paved areas fronting many of the tombs. These paved areas, which provide a place to put statues, flowers, wreaths, benches, and similar items, were often installed at the time the tomb was erected. An early sexton's receipt from 1869 describes "building a brick tomb in Lafayette Cemetery No. 1...including the pavement in front of same."<sup>4</sup> While the majority of the paved areas that remain today are constructed of poured-in-place concrete (perhaps reflecting later repairs or replacements), there are a few examples in marble, flagstone, and other materials. While the dimensions of these paved areas can vary widely, most span the width of the plot, and project from 2' to 4' into the 25' right-of-way. Given the variety of pavement materials and design from tomb to tomb, it appears that this practice was governed more by tradition and individual preference than by any particular regulation or standard.<sup>5</sup> It is suspected that several of these paved areas are currently hidden by a thick layer of compacted dirt.

In terms of condition, the *primary areas of concern* that we noted were:

- The impermeability of the existing asphalt paving is contributing to problems with stormwater runoff and site drainage. Also, because the surface of the asphalt is so uneven, there are numerous areas where standing water remains after heavy rains.
- The condition of the existing asphalt paving is poor. Much of the material is cracked and broken, and the uneven surface constitutes a tripping hazard.
- The borders between zones are ill-defined. In several areas, layers of compacted dirt have built up along pavement edges, blurring what were once distinct boundaries. Also, the asphalt paving within the center lane is crumbling along many edges.
- The shallow roots of the magnolia trees are exacerbating problems of cracking and buckling in adjacent paved surfaces.
- Many remnant root systems still remain (primarily within zone 2) from trees removed long ago.





Fig. 30: Main avenue looking from Washington Avenue towards Sixth Street



Fig. 31: Main avenue from the center of the cemetery looking towards Sixth Street



### 3.0 SITE ELEMENTS



Fig. 32: Cross avenue looking from the Coliseum Street gate towards Prytania



Fig. 33: Cross avenue looking from the Prytania Street gate towards Coliseum



### Preservation Considerations for the Main Avenues

There are a number of preservation-related issues that should be weighed when considering how to treat the main avenues within the cemetery:

- *What paving material would be appropriate for this historic setting?* It is important to understand what types of paving materials were historically used within Lafayette Cemetery No. 1 and how they changed over time in order to make an informed recommendation as to what should replace the existing deteriorated asphalt. This is not to suggest that a historic paving technology must be replicated; rather, the intent is to ensure that any selected material is compatible with the historic setting. While it is known that wide walks of clam shells were historically one of the character-defining features of the cemetery, at some point in time the center portions of the lanes were paved. If the asphalt paving occurred early in the twentieth century (when many nearby roads were surfaced), it is possible that the asphalt may have acquired historic significance in its own right and could be considered a suitable replacement material. Recommended paving options are shown on the following pages.
- *What paving material would NOT be appropriate for this historic setting?* It would not be appropriate to select a historic material that was never present on the site (e.g., Belgian block or granite block; brick; cobblestone or ballast; or flagstone). While photographic evidence shows that flagstone was used in other cemeteries locally (e.g., St. Roch Cemetery), no evidence has been found as of the writing of this report to link flagstone with Lafayette Cemetery No. 1. If subsequent tests provide evidence of flagstone (or any of these other materials) within the main avenues, then their use may be reconsidered.
- *How wide should the paved lanes be?* Currently, the paved travel lanes are only 8'-0" to 8'-6" wide. Historic photographs, however, reveal another configuration. The 1867 Lilienthal photograph taken from the Washington Avenue gate shows the clam shell covered lane to be approximately 14' to 15' wide, with the magnolia trees set within its clear borders. Both options should be explored in future design schemes, and evaluated in terms of how well they function for landscaping, tree planting, drainage, etc.
- *Did both avenues historically share a similar appearance?* We do not currently have enough information to determine this. While both avenues today have a 25' wide right-of-way, and an 8'-0" to 8'-6" wide paved lane, the tree spacing varies slightly (where they still exist). Photographs from c.1864 and 1867 [Figures 7 and 8] also imply that each avenue had a slightly different character in terms of the extent and border of the shell surface. It is not known whether this was intentional or simply a matter of when improvements were made. Additional testing of the two primary avenues might clarify the issue.
- *How should the paved areas in front of the tombs be treated?* These paved areas are a character-defining feature of the cemetery and should generally remain in place. One exception would be where the concrete paving has been extended a full 8' to 9' to meet the asphalt travel lane, in some cases covering former magnolia tree locations (note that this only occurs in a few limited locations, primarily along the Prytania-Coliseum avenue).



Fig. 34: View down the cross avenue towards Coliseum Street. Note the absence of magnolia trees along this stretch, as well as the two new directional signs where the avenues intersect.

### 3.0 SITE ELEMENTS

#### Recommendations for the Main Avenues

We have developed the following preservation recommendations for the cemetery's main avenues:

- *Additional excavation and testing should be completed along the cemetery's main avenues.* Such testing will help to answer a number of questions related to the former appearance of the main avenues and will help to determine:
  - If other paving materials are present beneath the existing asphalt.
  - When the asphalt was first applied (as the hardscape appears to be built up in layers), and whether it has acquired significance in its own right.
  - Whether the avenue connecting Prytania and Coliseum streets ever had the wider 14' to 15' path of shell paving found on the Washington-Sixth avenue (and whether both avenues shared the same appearance).
  - If any of the borders seen in the 1867 photograph [Figure 8] still exist, perhaps buried under layers of compacted dirt, and if so, what material they are.

Shovel tests were done in the cemetery in 1997, but the only test done along a main avenue was located outside of the travel lane due to the difficulty of breaking through the hardscape. It is our recommendation that testing be done within the travel lanes of both avenues in order to confirm and date the paving materials that may exist in these locations. Such documentation will supplement the archival research done to date, provide a more comprehensive understanding of how the cemetery evolved over time, and ultimately will help to inform the selection of a replacement material.

- *Replace the existing asphalt lane, preferably with a material that is both more complementary to the historic landscape and also more functional in terms of drainage and overall site maintenance.* The existing asphalt has deteriorated significantly and should be replaced. In its current state, it detracts from the overall appearance and character of the cemetery. In keeping with the *Secretary of the Interior's Standards for Rehabilitation*, the options are 1) retain the existing material (e.g., asphalt), 2) select a new paving material that is compatible with the historic character of the site, or 3) restore a previous paving material based on documentary or physical evidence.

On the following pages are several options for replacement paving that we believe would be compatible with the historic character of the site. All were selected with stormwater management best practices in mind and an emphasis on porousness and permeability. If a permeable paving system is selected, a separate underground drainage system will likely not be required. A civil engineer should be consulted in order to run required calculations and confirm this assumption.

- *Work with a design team (architect, landscape architect, engineer) to develop a master plan for the cemetery. The master plan should include options for repaving the main avenues based on the recommendations contained in this report.* The selected firm(s) should have expertise in both stormwater management and the treatment of historic landscapes. The paving design should be coordinated with the requirements of the magnolia trees.
- *As a supplementary exercise, architecture or landscape architecture students could be engaged to develop renderings to help visualize the various site improvement options.*
- *Contact the National Center for Preservation Technology and Training (NCPTT), LSU or other academic/research institutions about testing pervious concrete with a clam shell aggregate.*



Fig. 35: View of the area between the main asphalt travel lane and the tombs. This area, where the magnolia trees are located, is generally composed of compacted dirt and grass, remnants of clam shells, and patches of paving in front of individual tombs.



### Factors to Consider in the Selection of a New Paving Material:

- *Intended use:* Traditionally, these avenues have been the primary circulation routes for vehicles, heavy equipment, and carriages requiring access to the cemetery. Today, these main avenues primarily serve the large tour groups that visit the cemetery on a daily basis. There are few active burials in Lafayette Cemetery No. 1, and so there is little vehicular traffic from hearses or other cemetery processions. Film crews occasionally shoot on location in the cemetery, and there is an occasional need to accommodate specialized equipment for the film industry (lighting gear, dollies, etc.). The other primary users of the site are the cemetery maintenance crews, and as well as contractors repairing or servicing tombs and vaults. Any material selected for repaving would need to be suitable for both pedestrian traffic and periodic vehicular/heavy equipment use.
- *Availability of materials:* This is primarily a factor affecting clam shells (*rangia cuneata*), which have not been commercially dredged from Lake Pontchartrain since 1990 due to environmental concerns. Similar white clam shells are available from specialty landscape supply companies (now primarily a byproduct of the east coast seafood industry). It may also be possible to source recycled clam shells locally.
- *Maintenance and lifespan of materials:* Every material has particular maintenance requirements, whether that involves periodically refreshing a bed of shell paving or patching weathered asphalt. It is important to consider how a selected material will be maintained and how long it will be expected to last.
- *Stormwater and drainage:* The large quantities of asphalt and concrete along the main avenues contribute to problems of surface run-off following heavy rains. It would be preferable to have a larger proportion of pervious paving in order to increase infiltration and allow groundwater to be recharged. Sustainable stormwater management approaches are preferred to conventional drainage systems, whose large catch basins would have a negative impact the historic character of the site. Given the City's current focus on stormwater management, and its inclusion in Article 23 of the new zoning code, this could be an excellent opportunity to showcase how such best practices might be incorporated within a historic setting.
- *Integration with the landscape.* It is important that any new paving material be compatible with the magnolia trees (and their shallow root systems) that are a character-defining feature of the cemetery.
- *Conformance with applicable codes.* Any new paving should meet local code requirements. As the *Secretary of the Interior's Guidelines for Rehabilitation* state, "Work that must be done to meet accessibility, health and safety, environmental protection or energy efficiency needs is usually not part of the overall process of protecting cultural landscapes; rather this work is assessed for its potential impact on the cultural landscape."<sup>6</sup>

### 3.0 SITE ELEMENTS

#### Paving Material Options

Below we have listed a number of paving options that we believe would be compatible with the historic landscape of Lafayette Cemetery No. 1. These have been selected for their aesthetic as well as functional qualities (particularly in terms of permeability). Our preference would be a surface that restores the appearance of the clam shell paving, although other acceptable alternatives are also included. The costs shown are rough estimates for planning purposes only.<sup>7</sup> Detailed, site-specific estimates should be sought once a design has been selected for the cemetery's main avenues.

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#### Loose shell aggregate (traditional application)



This is the traditional method of applying loose shell aggregates, beginning with a compacted underlayment topped with a thick layer of shells. As the shells are walked and driven on, they break into smaller pieces and are further compacted. The preference would be for clam shells, which were historically used within the cemetery. However, because Lake Pontchartrain is no longer dredged, the shells would need to be sourced from elsewhere in the region and may be more expensive or difficult to acquire. Crushed oyster shells are a local and readily available product, however a careful evaluation of their color, shape, size, composition, and other physical/functional characteristics would be required before introducing them into the cemetery.

- Pros:
  - Clam shells are closest in appearance and design to the original surface
  - Good drainage properties
  - Durable and low maintenance
- Cons:
  - Shell/aggregate surface can be difficult to walk on
  - Loose aggregates are discouraged in the new amendments to the HDLC guidelines, as they can drift and clog the city's storm drainage system
  - Clam shells are no longer local and may be more difficult to acquire (substitute materials such as oyster shells are not as historically appropriate)
- Approximate Cost:
  - Loose aggregate driveways and paths can range from \$1.50 to \$6.00 per square foot (installed) depending on the material selected
  - Because shells would need to be sourced from outside the immediate area, the cost may be at the higher end of the range

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#### Hybrid system with shell aggregate and binder



Some types of concrete have historically been made with shells (e.g., tabby, which is made from crushed oyster shells, sand, lime and water and has been used as a traditional building material in parts of the southeastern United States). A modern variation that might be suitable for Lafayette Cemetery No. 1 would be to combine permeable concrete with a shell aggregate (either mixed throughout or as a top layer). This is an experimental approach that is currently the subject of scientific and academic research.

- Pros:
  - Retains the appearance of shell paving but in a relatively smooth, hard surface
  - Permeable qualities promote site drainage
  - Relatively smooth, hard surface is good for walking
- Cons:
  - Approach is experimental (may require partnering with an academic or research institution to test the material)
- Approximate Cost:
  - Cost estimates for standard pervious concrete range from \$2.00 to \$6.50 per square foot (installed)
  - Additional information and research is required in order to determine an approximate cost for a hybrid material incorporating shell aggregate



### Loose shell aggregate (modern application)



Modern paving systems incorporate reinforcement mats or plastic structures that support and contain the aggregates. They are designed to remain porous, accommodate heavy loads, and can even be engineered for limited storage and filtration of rainwater. They tend to have higher installation costs (10-25%) compared to traditional gravel or hard paving, but often eliminate the need for separate drainage systems. Because they require little maintenance (occasional replenishment of aggregate), they can be quite cost effective over a 15-20 year lifespan. One example is the GravelpaveII system manufactured by Invisible Structures, Inc. (shown above).

- Pros:
  - Can achieve historic appearance of shell paving
  - Incorporates state-of-the art stormwater management technology
  - Technology accommodates trees (limiting compaction and providing more water and oxygen within the root zone area)
- Cons:
  - Attention will need to be paid to the size of the shell aggregate to ensure that it complies with the selected system
  - Sub-surface preparation within the cemetery may be difficult given the variety of existing paving materials, tree roots, etc.
- Approximate Cost:
  - Ranges from \$5.00 to \$10.00 per square foot (installed)

### Permeable Asphalt



Asphalt, like concrete, is now available in a permeable variety engineered to allow water to drain through the material. When properly installed, it is a durable and cost-competitive alternative to traditional hard paving. As with most pervious materials, the surfaces should be kept clean and free of sediment build-up. Particularly if the existing asphalt is found to have acquired significance in its own right, then this may be a viable alternative as a replacement paving within the center 8'-0 to 8'-6" travel lanes.

- Pros:
  - Smooth, hard surface is good for walking
  - Permeable qualities promote site drainage
- Cons:
  - Adjacent shallow tree roots may cause cracking and buckling
  - Freshly paved asphalt may appear out of character within the historic site
- Approximate Cost:
  - Ranges from \$3.00 to \$4.50 per square foot (installed)
  - As a petroleum-based product, the cost fluctuates with the price of oil

## 3.0 SITE ELEMENTS

### 3.3.2 Perimeter Aisles

The four perimeter aisles are located along the edges of the cemetery and are separated from the brick enclosure walls by a single row of burial plots (wall vaults on the Washington Avenue side, tombs on the remaining sides). The perimeter aisles appear on the earlier 19th century survey [Figure 58] of the cemetery and are indicated as uniformly 12' wide (in actuality they range from approximately 9' to 11' wide). Later maps of the cemetery identify the aisles by the following names (note that the perimeter aisle along Prytania Street is not named):

- Cypress Walk (along the Sixth Street perimeter)
- Laurel Walk (along the Coliseum Street perimeter)
- Willow Walk (along the Washington Avenue perimeter)

#### Assessment of Existing Conditions for the Perimeter Aisles

At one time, Willow Walk (Washington) and Cypress Walk (Sixth) were each lined with wall vaults on the street side. The vaults, stacked four high and forming a continuous plane, defined the spatial and aesthetic character of the perimeter aisles. While the wall vaults along Sixth Street were demolished in the 1920s, the vaults along Washington Avenue remain.

Shovel tests done in 1997 confirmed the presence of clam shells along the perimeter aisles. Because the shells have not been replenished for many years, the surface now reads primarily as compacted dirt and grass. In many locations within the perim-

eter aisles, concrete paving and other hardscape materials have been placed in front of individual tombs, often extending to the centerline of the aisle. It is estimated that on average 40 to 50% of the perimeter aisles are covered by such impervious paving surfaces. This figure may be higher, as it is suspected that many pavements are currently concealed by layers of dirt and sediment.

#### Preservation Considerations for the Perimeter Aisles

The perimeter aisles have retained much of their historic integrity over the years. While the paved areas appear irregular, their patchwork quality is considered to be a character-defining feature of the cemetery.

#### Recommendations for the Perimeter Aisles

For the perimeter aisles, we recommend only minimal improvements:

- *Remove the built-up layers of sediment and debris that may be concealing paving in front of individual tombs, and consider adding a layer of clam shells to even out the surface.* This will help to control weeds and unwanted vegetation, assist with site drainage, and will minimize the formation of mud puddles after heavy rains. When possible, perimeter aisles should be pitched towards the main avenues where excess runoff can flow out towards the street.
- *Paved areas fronting individual tombs should be maintained as they are a character-defining feature of the cemetery.*



Fig. 36: Perimeter aisle in Square 3



Fig. 37: Perimeter aisle parallel to Washington Avenue. Note the wall vaults on the right side.





Fig. 38: View of an interior aisle with a society tomb on the left



Fig. 39: View of an interior path



Fig. 40: Remnants of clam shells are visible within the compacted dirt along some of the walkways.

### 3.3.3 Interior Aisles and Paths

Smaller aisles and paths ranging in width from approximately 2'-0" to 9'-6" provide access to interior burial plots. These aisles and paths were initially laid out in a very regular, often symmetrical fashion, and for the most part the pattern shown on the earlier 19th century survey [Figure 58] has been retained. Only in a few areas have once open aisles been filled in with additional burial plots.

#### Assessment of Existing Conditions for the Interior Aisles and Paths

These interior aisles and paths share many of the same characteristics of the perimeter aisles: they are composed primarily of compacted dirt and grass; traces of clam shells are present; and there are a variety of paved areas fronting the tombs, often extending to the aisle centerlines.

#### Preservation Considerations for the Interior Aisles and Paths

Like the perimeter aisles, the interior aisles have retained much of their historic integrity over the years. Again, while the paved areas appear irregular, their patchwork quality is actually considered to be a character-defining feature of the cemetery.

#### Recommendations for the Interior Aisles and Paths

The same recommendations provided for the perimeter aisles generally hold true for the interior aisles and paths:

- *Remove the built-up layers of sediment and debris that may be concealing paving in front of individual tombs. Consider adding a layer of clam shells (or replanting trodden grass) where required to even out the surface and assist with drainage. When possible, the paths should be pitched towards the perimeter aisles and main avenues where excess runoff can flow out towards the street.*
- *Paved areas fronting individual tombs should be maintained as they are a character-defining feature of the cemetery.*

### 3.0 SITE ELEMENTS

#### 3.4 Landscaping and Vegetation

The primary landscaped elements within Lafayette Cemetery No. 1 are the trees along the main avenues and a small planted area in Square 4 known as the Secret Garden. There is very little additional designed landscaping within the cemetery's common areas, although unwanted vegetation does require regular maintenance to control.

##### **Assessment of Existing Conditions for Landscaping and Vegetation**

*Magnolia Trees:* In historical photographs of the cemetery, one of the most striking elements is the distinctive canopy formed by the allées of magnolia trees along the main avenues. Regularly spaced and arranged in double rows, the trees' lower branches were pruned to achieve a very vertical look.

Many of these tall, older trees were destroyed during Hurricane Betsy. In 1969-70, the City replanted a number of magnolias, but it is not known exactly how many trees were introduced into the cemetery at that time. Today, only 31 trees are present along the avenues, representing approximately 25% of the original design (assuming that the avenues were fully lined with trees at their current spacing, which appears to have been the case based on historical imagery of the cemetery). The existing trees have not had their lower branches pruned, and thus have a much squatter, rounder appearance.

Interestingly, it was noted during our field measure that the trees are set slightly farther apart along the Washington-Sixth avenue than they are along the Prytania-Coliseum avenue (approximately 12'-6" on center versus 11'-6" on center). Photographs from c.1864 and 1867 seem to indicate that the Prytania-Coliseum trees were planted first, so perhaps an adjustment was made when laying out the Washington-Sixth avenue to allow for a wider carriageway once the trees matured. Or, the spacing may have been adjusted when the trees were replanted in 1970. Trees are spaced approximately 14' feet apart along the length of both avenues.

Southern magnolia trees grow relatively quickly and can reach heights of 50' to 80' with 40' wide canopies. While magnolias grown under optimum conditions can live from 80 to 120 years, those grown in urban areas tend to have shorter life spans. Magnolias are known for their wide and shallow root systems which, within the cemetery, can dislodge paving materials and damage the foundations of nearby tombs. Magnolia roots, from both existing trees and those removed long ago, are present along the cemetery's two main avenues. As most of the existing magnolia

trees are estimated to be roughly 40 to 45 years old, their root systems are quite mature and thus more difficult to prune.

The Department of Property Management is responsible for the trees in Lafayette Cemetery No. 1 (rather than the Department of Parks and Parkways, which maintains the trees along streets, neutral grounds, and public parks).

*Oak Trees:* While not technically located within the cemetery, the mature oak trees planted along the bounding sidewalks have large limbs that extend over the perimeter walls and have the potential to damage tombs if they fall. They also shed leaves and debris, and they provide a shady moist environment that can contribute to issues of biological growth on the tombs' plaster surfaces. While the oak trees greatly contribute to the distinctive character of the cemetery, their presence does require greater maintenance and vigilance to ensure that cemetery structures are not damaged.

*Secret Garden:* A separate small landscaped area exists in Square 4 where the perimeter aisles parallel to Sixth and Coliseum Streets meet. This area, known as the "Secret Garden," is where four matching tombs are arranged within a lush setting of shrubs, plants, and grass. This small corner appears to be fairly well maintained.

*Unwanted Vegetation:* While most private burial plots do not have planted trees or flowers incorporated into their design, there is frequently an issue with unwanted vegetation growing on and around the tombs. This is particularly a problem with coping tombs when weeds have taken up residence on the large flat surfaces of the structures. Grass and weeds also tend to grow in the small patches of ground between tombs when these areas are left unpaved. Unwanted vegetation is also found within the avenues, aisles, and paths where the former shell surface has worn away, and also where sediment has accumulated on top of pavement edges.

City maintenance crews visit the cemetery approximately two to three times a month on average to trim the fast-growing vegetation.

##### **Preservation Considerations for Landscaping and Vegetation**

The historic allées of magnolia trees along the two main avenues of Lafayette Cemetery No. 1 have been important character-defining features of the site since at least the 1860s. Going beyond beautification, the trees once formed a distinctive canopy that



defined the spatial and aesthetic quality of the two primary passageways. While many trees are missing today, the ones that remain do provide critical information (regarding average spacing, etc.) that can and should be used to restore the canopy.

While restoration of the allées is recommended, it is important to mediate any potential undesired consequences (e.g., the impact from root systems, falling leaves, etc.). It may be possible to select for specific trees with more suitable characteristics or use planting methods designed to reduce soil compaction and encourage deeper roots.

Another preservation concern common in many cemeteries is the use of tools (e.g., string trimmers) and herbicides that can damage the fragile exteriors of tombs. Care should be taken to limit any potential damage from these products.

### Recommendations for Landscaping and Vegetation

- *Restore the allées of tall magnolia trees visible in earlier photos of the cemetery.* While magnolia trees are relatively fast growing, it will still take some time to achieve the desired canopy. New trees should be planted to replace those that are missing, and as they grow the lower branches should be carefully pruned to achieve a vertical appearance. Existing trees should also be pruned to the extent possible, and should be replaced as they reach the end of their lifespan. While magnolia trees are the historic and preferred tree type, a landscape architect should be consulted to select the most appropriate species for the cemetery.
- *Coordinate the planting of new trees with the repaving of the main avenues (see Section 3.3).* This should be part of a long-term master plan addressing the cemetery's paving, landscaping, and stormwater management needs. The master plan should be prepared by a well-qualified team of architects, landscape architects, and engineers familiar with historic preservation planning principles.
- *Work with an arborist to prune existing root systems where possible.* Remove remnant root systems from any trees that are no longer there. For new trees take care to keep the soil in root zones well-drained to encourage deeper roots and better tree health.
- *Work with an arborist to establish a regular schedule for tree care.*



Fig. 41: The area known as the “Secret Garden” in Square 4



Fig. 42: A burial plot planted with shrubbery and trees. There are few such examples of intentionally landscaped plots within the cemetery.



Fig. 43: Unwanted vegetation growing from an unattended coping tomb



### 3.0 SITE ELEMENTS



Fig. 44: Magnolia trees along the cross avenue (looking towards the Prytania Street gate)



Fig. 45: Unwanted vegetation growing between tombs



Fig. 46: The shallow roots of the magnolia trees are visible adjacent to the main aisles.



### 3.5 Sexton's Cottage

The c.1920s sexton's cottage located near the Sixth Street entrance is currently in a dilapidated state, with a significant amount of interior and exterior damage. It is currently slated for demolition by the City and will be replaced by a new maintenance shed sized to match the existing footprint. The work is part of a \$2.87 million project to repair site elements in the municipal cemeteries (Lafayette No. 1 and 2, Carrollton 1 and 2, Valence, Holt and the Indigent Cemetery on Old Gentilly Road) that had sustained damage during Hurricanes Katrina and Rita.

Because the City initially planned to use FEMA funding to demolish the sextons' cottages in Lafayette Nos. 1 and 2, Carrollton, and Holt cemeteries, the action was subject to Section 106 review under the 1966 National Historic Preservation Act. Preservation organizations, including the Louisiana Landmarks Society, campaigned for the preservation and reuse of the structures in Lafayette Nos. 1 and 2 and Holt (the Carrollton cottage was not considered to be historically significant). While it was agreed that the Holt cottage would be repaired and reused, the Lafayette cottages proved to be more challenging due to their deteriorated state. Arrangements were made to have architectural services donated to the City to facilitate the buildings' preservation, but negotiations stalled, the request for federal funding was withdrawn, and the City reverted to its initial plan to replace, rather than repair, the structures.

HMS Architects is currently preparing construction drawings for the replacement of the sexton's cottages at Lafayette Nos. 1 and 2. It is expected that construction bids will be solicited in 2015. The building is intended to more or less assume the same footprint as the existing cottage, and will be approximately 12'-6" wide by 20'-0" long. It will be constructed of concrete block masonry units clad with cement board lap siding, and will incorporate detailing to reference the existing Craftsman-style cottage.

#### Assessment of Existing Conditions for the Sexton's Cottage

The existing c.1920s building is of wood frame construction on a concrete foundation. The primary portion of the cottage is one room wide by two rooms deep, with part of the second room reserved for a small restroom. There is a small shed addition at the rear of the building. The design is indicative of the Craftsman style, with exposed rafter tails, narrow weatherboard siding, wood 6-over-6 sash windows, and a wood front door with divided lights in a 2x2 grid pattern.

While we did not enter the building, the following elements were visible through the windows: beadboard finishes along some walls, vertical paneling, wallboard, wood trim around windows and doors, and evidence of former baseboard trim.

The current condition is extremely poor. The roof has failed, leading to extensive water damage on the interior of the build-



Fig. 47: The sexton's cottage adjacent to the Sixth Street entrance

### 3.0 SITE ELEMENTS

ing. The roof is now partially covered with remnants of a blue tarp, leaving much of the structure exposed. Window glazing and security grilles are broken, paint is peeling throughout, and there appears to be mold on some interior surfaces.

#### **Preservation Considerations for the Sexton's Cottage**

While the c.1920s cottage dates from a later period of the cemetery's development, it has acquired significance in its own right and is a character-defining feature of the cemetery. It is a record of how the cemetery once functioned, with a dedicated on-site sexton responsible for burials, record keeping, and overall management of the grounds. Even after the role of the sexton was discontinued, the cottage continued to be used by the City for maintenance and equipment storage, as well as restroom facilities. During the Section 106 consultation process, FEMA determined that the cottage contributes to the significance of Lafayette Cemetery No.1 and the Garden District.

From a historic preservation standpoint, the loss of the sexton's cottage impacts the historic integrity of the cemetery.

#### **Recommendations for the Sexton's Cottage**

While it would be preferable to adaptively reuse the sexton's cottage in whole or in part, it appears that demolition is imminent. Under these circumstances, we make the following recommendation:

- *The sexton's cottage should be thoroughly documented, through measured drawings and photographs, prior to its demolition.* Such documentation may already exist as an outcome of the previously mentioned negotiation process between the City and preservation organizations. The documentation should be submitted to a local archive to provide a permanent record of the cottage.

### **3.6 Other Site Elements**

There are a number of other site features either present within the cemetery or contemplated for future improvements. Each is discussed individually below:

#### **3.6.1 Lighting and Utilities**

##### **Assessment of Existing Conditions for Lighting and Utilities**

There is currently no permanently affixed exterior lighting within the cemetery. There are, however, street lamps on all four bounding streets.

Given that the cemetery is only occupied during daylight hours—by visitors, maintenance crews, and the occasional funeral procession—there does not appear to be any need for lighting to serve the current primary uses of the cemetery. Any film crews using the site after hours would be expected to provide generators to meet their specific lighting requirements.

Vandalism within the cemetery is a concern, however, and there has been some discussion as to whether the installation of lighting would increase site security. Such measures would augment the street lamps which already provide some measure of illumination within the cemetery.

Electrical service connections for the site are located at the sexton's cottage. There are also water lines that service the cemetery, with spigot locations along the main avenues. Many of these spigots have been recently repaired or replaced by the City and are in working order. We are unaware of any gas lines on the property.

##### **Preservation Considerations for Lighting and Utilities**

Preservation concerns and recommendations are focused primarily on lighting, as that is the issue most likely to have a significant impact on the historic character of the site. As of the writing of this report, there is no documented evidence that permanently affixed decorative lighting (e.g., gas lamps, light posts, etc.) ever existed within Lafayette Cemetery No. 1. Therefore, the addition of any such light fixtures would have to be carefully considered.

##### **Recommendations for Lighting and Utilities**

- *We recommend that permanently affixed decorative lighting (e.g., gas lamps, light posts, etc.) NOT be installed within the cemetery, as their addition would significantly alter the historic character of the site.* If any future research shows evidence that lighting was present (e.g., the discovery of underground



gas lines, or new documentary or photographic evidence) then such an assessment could be reconsidered.

- *If there is nevertheless a strong desire to install such lighting, then fixtures should be limited to the two primary entrances only.* The design of any light fixtures should be simple, contemporary, and not overly historicized, so as not to convey a conjectural or false sense of history.
- *If lighting is desired purely for security purposes, then we recommend that small, functional lights (perhaps tied to motion detectors or timers) be installed in inconspicuous locations at the primary entrances.* On the Sixth Street side, any such functional lighting could be incorporated into the design of the new maintenance shed. (Note that current drawings do not propose any exterior lighting on the shed, so this would require coordination with the City).
- *Another option to control vandalism would be the installation of small security cameras at key locations.*

### 3.6.2 Trash Receptacles

#### Assessment of Existing Conditions for Trash Receptacles

A number of black plastic trash bins are present at Lafayette Cemetery No. 1, intended to serve both visitors as well as maintenance workers. They are often moved about the site, but typi-

cally there is at least one bin at the sexton's cottage, one where the two primary avenues intersect, and up to four at the main entrance. There are no dumpsters present on the site at this time.

It should also be noted that there is a large debris pile located near the Coliseum Street gate. Smaller debris piles are present elsewhere in the cemetery, often tucked behind tombs and partially out of sight.

#### Preservation Considerations for Trash Receptacles

While it is certainly necessary to accommodate trash receptacles on the site, their presence should not detract from the historic character of the cemetery.

#### Recommendations for Trash Receptacles

- *Fixed, decorative, municipal trash cans (similar to those found on street corners throughout the city) should be used to serve visitors to the site.* One should be placed near the main entrance to the cemetery on Washington Avenue, just outside of the main gate. Another should be placed near the Sixth Street entrance. Additionally, at least two such trash cans should be added to the busy intersection of Prytania and Washington streets, where currently there are none.
- *The existing black plastic trash bins should be reserved for cemetery maintenance only, and should be kept adjacent to the sexton's cottage when not in use.*



Fig. 48: Plastic garbage bins are typically placed adjacent to the main entrance along Washington Avenue. Also visible in this photograph is one of the new directional signs recently installed by the City.



Fig. 49: An example of the typical decorative trash cans found throughout the city.



Fig. 50: An example of a bench placed in front of a tomb

### 3.6.3 Seating

#### Assessment of Existing Conditions for Seating

Historically, families sometimes installed benches or chairs on the paved areas fronting their individual tombs. This furniture was often constructed of cast iron, and examples are visible in historical photographs and drawings of the cemetery. While technically located within the public right-of-way, the furniture was the individual tomb owner's responsibility. Only a few examples remain within the cemetery.

There is currently no seating provided for visitors to the site. During our site visits some tourists were observed leaning and sitting on tomb ledges and copings, which can cause damage to the structures.

#### Preservation Considerations for Seating

Any benches installed to serve visitors should be carefully located so as not to detract from the historic character of the site. The design of such furniture should be kept simple and contemporary, and should not convey a false sense of history.

#### Recommendations for Seating

- *Seating, if desired, should be located near the main entrance on Washington Avenue just outside of the cemetery gates.* This is where tour groups and guides tend to gather, and where the demand for seating is likely greatest.
- *Visitors should be discouraged from sitting on or leaning against tombs, copings, and other cemetery structures.* This should be noted in a sign at the front entrance and reiterated by all guides.

### 3.6.4 Signage

#### Assessment of Existing Conditions for Signage

Just recently, new directional signage has been placed within the cemetery. The sign flags are brown with white lettering, and are mounted on aluminum poles set within concrete footings. There is one sign pole at each gate (Washington, Coliseum, Sixth, Prytania), and two where the two main avenues intersect. There is also one sign pole where the perimeter aisles meet in Square 2. Similar signage was recently installed at several of the other municipal cemeteries.

Additionally, at the entrance on Washington Avenue, there is a plaque describing the history of the cemetery and commemorating the 1970 improvements under Mayor Schiro's administration; a plaque commemorating the cemetery's listing to the National Register of Historic Places in 1972; and a small red sign posting cemetery hours. A sign previously installed in the cemetery by Save Our Cemeteries, listing tour information, recent improvements, tombs restored, and asking visitors to respect the site (no rubbings, no climbing on tombs, no littering) is no longer present.

#### Preservation Considerations for Signage

No evidence has been found indicating that directional signage historically existed within Lafayette Cemetery No. 1. The new signage is a contemporary addition to the landscape, and because of its prominence (particularly at the intersection of the two main avenues) it is considered to visually detract from the historic character of the site. Unlike larger cemeteries with multiple interior streets and a need for navigational signs, Lafayette Cemetery No. 1 is a small, one-block site with limited interior circulation.

#### Recommendations for Signage

- *In addition to the two bronze historic plaques installed at the Washington Avenue entrance, a sign should be added consolidating all practical information for visitors.* This should include cemetery hours (currently a separate small sign); a small diagram of the site and square numbers (in lieu of the recently installed signposts); a description of recent preservation efforts; and a website for those who would like more information or wish to donate to the cemetery's care. This could also be where cemetery "rules" are posted (e.g., no vehicles; no pets; no sitting, leaning, or climbing on tombs; no rubbings of grave markers; no littering).



### 3.6.5 Perimeter Sidewalks

#### Assessment of Existing Conditions for Perimeter Sidewalks

The perimeter sidewalks that provide access to the cemetery vary in width and character. From narrowest to widest, they are as follows:

- The *Coliseum Street* sidewalk measures approximately 8'-4" from the face of the cemetery's perimeter wall to the face of the curb. The entire sidewalk is concrete, and some early granite curbs remain. There are cutouts for eight trees (including six mature oak trees) along the sidewalk edge.
- The *Sixth Street* sidewalk measures approximately 10'-4". The entire sidewalk is concrete, and some early granite curbs remain. There are cutouts for eight mature regularly spaced oak trees along the sidewalk edge.
- The *Prytania Street* sidewalk measures approximately 12'-0". The entire sidewalk is concrete, and some early granite curbs remain. There are cutouts for four mature oak trees along the sidewalk edge.
- The *Washington Avenue* sidewalk, which carries the majority of pedestrian traffic to and from the site, measures approximately 20'-0" from the face of the cemetery's perimeter wall to the face of the curb. For most of its length, there is a 2'-0" wide strip of curb and pavement, a 6'-0" landscape strip, and a 12'-0" concrete paved walkway. There are five mature oak trees, one young oak tree, and five crepe myrtles located within the landscape strip. Short metal posts support chains designed to keep people from stepping into the landscape strip, much of which is planted with ground cover. The sidewalk curves and narrows to accommodate the root beds of the two oak trees that frame the main entrance to the cemetery. One oak tree is mature, with an extensive root system, while the other is a young replacement tree.

In nearly all cases where there are mature oak trees, the sidewalks are cracked and uneven due to the rigid concrete being lifted by the root systems. This is a common problem in New Orleans where trees, especially large oaks, are planted along sidewalk edges.

#### Preservation Considerations for Perimeter Sidewalks

The 1858 specifications for the cemetery's perimeter walls mention the adjacent brick sidewalks. [Figure 6] It is possible that the original brick sidewalks are still in place, with the existing

surface layer of concrete added at a later date. Brick sidewalks are still used in some parts of the city; in fact, the adjacent block of Prytania between Washington and Fourth Streets currently has brick sidewalks. From a historic preservation standpoint, brick sidewalks are often preferred in locations where they were known to historically exist. They have better drainage properties than impervious concrete, a pleasing aesthetic quality, are more accommodating to root systems than rigid slabs, and when properly laid provide a smooth and stable walking surface.

Because the existing mature oak trees are a character-defining feature of the local streetscape, their care and preservation are also of concern. Their wide branches project into the cemetery, shading the tombs but also posing a potential hazard if limbs fall during heavy storms. Therefore, the trees (including their root systems) should be kept as healthy and strong as possible (see Section 3.4 on Landscaping and Vegetation). Root systems should not be excessively pruned to accommodate sidewalks, as this can weaken and damage the tree. Sidewalks should be adjusted to accommodate the trees, whether this means providing wider cut-outs around root systems, changing the paving material, or constructing sidewalk "bridges" over tree roots based on the standard details provided by the City's Department of Parks and Parkways.<sup>8</sup>

#### Recommendations for Perimeter Sidewalks

- *Consider exposing the original brick paving (assuming it is present beneath the existing concrete) on all of the sidewalks that immediately surround the cemetery.*
- *If it is not possible to restore the original brick sidewalks, then repair the cracked and broken concrete pavement as required to achieve a smooth and stable walking surface.*
- *Protect the root systems of the existing street trees by adjusting the sidewalk design and paving as necessary.*

### 3.0 SITE ELEMENTS



Fig. 51: Perimeter sidewalk near the Washington Avenue entrance.



Fig. 52: Perimeter sidewalk along Coliseum Street

#### Notes

1. See Charles A. Birnbaum with Christine Capella Peters, eds., *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (Washington, D.C.: U.S. Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Heritage Preservation Services, and Historic Landscape Initiative, 1996), 3. Abbreviated online at [www.nps.gov/tps/standards/four-treatments/landscape-guidelines/](http://www.nps.gov/tps/standards/four-treatments/landscape-guidelines/).
2. See a listing of available technical preservation briefs published by the National Park Service at [www.nps.gov/tps/how-to-preserve/briefs.htm](http://www.nps.gov/tps/how-to-preserve/briefs.htm).
3. Henry Rightor, *Standard History of New Orleans, Louisiana* (Chicago: The Lewis Publishing Company, 1900), 262.
4. Shelley Sass, Sharyn Thompson, and Save Our Cemeteries, *Preservation Plan for Historic Lafayette Cemetery No. 1* (May 1997), 37.
5. Blake Alfortish, whose family has been in the tomb construction and repair business for five generations, said in an interview (October 30, 2014) that he is unaware of any standards governing the construction of such paved areas in the municipal cemeteries. He did note that in the Archdiocese's cemeteries, paved areas fronting tombs are regulated.
6. *Guidelines for Rehabilitating Cultural Landscapes*, online document available at [www.nps.gov/tps/standards/four-treatments/landscape-guidelines/rehab/approach.htm](http://www.nps.gov/tps/standards/four-treatments/landscape-guidelines/rehab/approach.htm).
7. Cost estimates for paving materials were aggregated from a number of online sources including the U.S. Army Corps of Engineers ([www.wbdg.org/ccb/ARMYCOE/PWTB/pwtb\\_200\\_1\\_132.pdf](http://www.wbdg.org/ccb/ARMYCOE/PWTB/pwtb_200_1_132.pdf)) and storm-water best management practices from the Environmental Protection Agency (for example, their guide on pervious concrete at <http://water.epa.gov/polwaste/npdes/swbmp/Pervious-Concrete-Pavement.cfm>).
8. For standard sidewalk bridging and paving details provided by the City of New Orleans, see [www.nola.gov/parks-and-parkways/design-and-construction-industry-guidelines/](http://www.nola.gov/parks-and-parkways/design-and-construction-industry-guidelines/).



Fig. 53: Clam shells are visible in the concrete used for the Coliseum Street sidewalk. The shells, employed as aggregate, can be seen in the loose fragments of concrete that have been overturned (where the oak tree roots have cracked the sidewalk).



## 4.0 OPERATIONS | ANALYSIS AND RECOMMENDATIONS

### 4.1 Maintenance, Repairs, and Record Keeping

#### Assessment of Existing Conditions

While tomb owners are responsible for maintaining individual tombs, the City is responsible for the grounds and common site elements of the municipal cemeteries. Chapter 38 of the City of New Orleans Code of Ordinances regulates cemeteries, including municipal cemeteries.

Lafayette Cemetery No. 1 is under the direction of the City of New Orleans Department of Property Management, Division of Cemeteries. The division is also responsible for Lafayette Cemetery No. 2, Carrollton Cemetery, St. Mary's (sometimes referred to as Carrollton No. 2), Valence and Holt cemeteries, as well as the indigent cemetery on Old Gentilly Road.

The City's proposed operating budget for 2015 allocates \$107,500 to the Division of Cemeteries, up from \$102,250 in 2014. An additional \$192,000 was proposed under the 2015 budget but ultimately was not funded. Three staff/laborer positions are allocated for 2015, which is the same as 2014 and an increase over the two positions allocated in 2013. Prior to Hurricane Katrina, the Division of Cemeteries had a staff of seven. Note that capital projects (including the City's current \$2.87 million project to improve the municipal cemeteries) are funded separately and are overseen by the Capital Projects Administration.

*Routine Maintenance:* Currently a small crew rotates among the city-owned cemeteries to cut grass and trim weeds. They do not perform repairs. In addition, Save Our Cemeteries and the Garden District Association also occasionally perform minor maintenance in the cemetery (trimming vegetation, cleaning up litter, etc.), often with the assistance of volunteers.

*Repairs:* While the City used to have dedicated masons and other tradespeople on staff to perform work within the cemeteries, such repairs are now contracted out as needed. It is our understanding that the City does not maintain any standard specifications to prescribe how work must be performed (materials, techniques, etc.)

Save Our Cemeteries also occasionally takes on major improvement projects within the cemetery, for example the recent \$70,000 repair of the wall vaults along Washington Avenue in 2009. This typically involves planning, grant writing, overseeing the execution of the work, and documenting the process and results.

*Record Keeping:* The City is required to maintain records regarding burials, plot ownership, title transfers, etc. within the municipal cemeteries. Today, most files (both paper and digital) are kept at the Facilities Maintenance office located at 5034 Tchoupitoulas Street. Unfortunately many earlier paper files were kept off-site and destroyed by fire and flood damage, although some historical records (primarily involving interments and plot sales/transfers prior to the 1950s) are available on microfilm at the New Orleans Public Library. This situation has made it difficult to trace the owners of tombs that appear neglected, which impacts the process of reclaiming and reselling abandoned tombs. Maintenance records pertaining to site elements are also difficult to come by. For example, we were unable to locate records to confirm when the main avenues of the cemetery were last paved with asphalt.

#### Preservation Considerations

The maintenance needs of a historic site differ from those of other sites, as modern tools, products, and techniques can harm historic materials. For example, abrasive cleaning or high pressure washes can damage stone surfaces, acidic or salt-containing herbicides can leach into marble plaques, "weed whackers" can cut into the soft plaster of tombs, and inappropriately hard mortar with a high proportion of Portland cement can trap moisture and cause softer, older bricks to spall. As the National Park Service's preservation brief on the protection of cultural landscapes states, "preservation maintenance is the practice of monitoring and controlling change in the landscape to ensure that its historic integrity is not altered and features are not lost."<sup>1</sup>

Maintenance, repairs, and record keeping are somewhat more complicated at Lafayette Cemetery No. 1 as multiple stakeholder organizations are involved in the cemetery's care. Because the City is faced with a limited maintenance and repair budget to be shared among all of the municipal cemeteries, private organizations such as Save Our Cemeteries and the Garden District Association occasionally spearhead improvement and beautification projects, often with the aid of volunteers. While such partnerships have and will likely continue to fill a critical need, especially as municipalities face competing priorities and tight budgets, there are a few *potential issues* to keep in mind:

- With multiple organizations performing work, maintenance and repair records may be spread over several locations.
- With work directed by multiple organizations, this can lead to varying treatment approaches. For example, the types of

## 4.0 OPERATIONS

bricks and mortar recently used to patch the failing wall at Sixth and Coliseum (under the City's recent \$2.87 million capital improvement project) differ from what was used for the Washington Avenue wall repairs in 2009 (directed by Save Our Cemeteries). The Washington Avenue repairs also received a final coat of whitewash (limewash) which the other repair did not, resulting in varying appearances. Compounded over many years and many repairs, the outcome is a potential patchwork of preservation treatments.

- Different organizations or departments may have different priorities regarding work to be completed.

While stakeholder involvement can be of tremendous benefit, all involved parties should have a clear understanding of how work is planned, budgeted, performed, and recorded. A cemetery improvement committee, composed of representatives from the City, Save Our Cemeteries, the Garden District Association, and others with historic preservation expertise and/or shared interests, should be formed to oversee work in Lafayette Cemetery No. 1.

### Recommendations

- *Develop a maintenance plan for the cemetery grounds with weekly/monthly, seasonal, and annual activities itemized.* The plan should include activities such as cutting grass; removing weeds and growth; pruning trees; removing debris; inspecting, sanding, and repainting ironwork; and limewashing exterior brick walls once they are restored. Having a plan would simplify the process of planning the work and scheduling volunteers and/or additional labor as needed.
- *Develop specifications for the repair of historic masonry, cast iron, and other materials that have specific conservation needs.* Such specifications could be developed by conservation consultants. Alternatively, should the need for such specialized expertise exist across multiple projects, the City could consider hiring a preservation architect (meeting the Secretary of the Interior's stringent professional qualification standards) to assist with projects affecting city-owned properties listed (or eligible for listing) on the National Register of Historic Places. Such a person could work across departments (including the Department of Property Management, the Capital Projects Administration, and other divisions) to ensure that maintenance schedules are created and followed, and that repairs and capital improvements are planned, executed, and recorded according to accepted conservation

protocols including the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

- *Document all repair and maintenance work in a computerized database.* A master log should be kept by the City and should contain information as to the nature of the work performed, the contractors involved, materials and techniques used, and dollars spent.
- *Establish a cemetery improvement committee to plan and manage the site's maintenance, repair, and long-term capital improvement needs, and coordinate work performed by the City and other stakeholder organizations.* The committee should include, at a minimum, representatives from the City, Save Our Cemeteries, and the Garden District Association. This committee could also oversee the receipt and expenditure of funds dedicated to Lafayette Cemetery No. 1 improvements (see Section 4.3).

## 4.2 Cemetery Use and Impact

### Assessment of Existing Conditions

There are three primary uses of Lafayette Cemetery No. 1, each described below along with information regarding site impact and income generation:

#### *Burials*

Lafayette Cemetery No. 1 is still an active cemetery, with approximately 10 to 20 burials per year. The City of New Orleans no longer employs a dedicated sexton, nor does it maintain an in-house crew to handle grave digging, the opening and closing of tombs, etc., as those positions were eliminated after Hurricane Katrina. Now, families who wish to bury a relative in a city-owned cemetery are required to hire an independent service to handle any interment, disinterment, or transfer of remains. The City collects a modest fee for each burial (approximately \$100), which is deposited into the City's general fund.

#### *Tourism*

In 2009, Save Our Cemeteries estimated that approximately 20,000 people visited Lafayette Cemetery No. 1. That number is likely higher today given that overall tourism within the city increased from 7.5 million visitors in 2009 to 9.28 million visitors in 2013, and is expected to climb again when 2014 figures are announced.<sup>2</sup>

The cemetery is a well-known cultural attraction that is free and open to the public during regular hours. According to a sign



posted at the entrance, the cemetery is open Monday to Friday from 7am to 2:30pm; and Saturday from 7am to 12 noon. It is supposed to be closed on Sundays and holidays (except for Mother's Day, Father's Day, and All Saints Day), but we noted during several site visits that the cemetery is often open on Sundays when tours are present.

Both individuals and tour groups visit the site. Save Our Cemeteries offers daily tours of the cemetery at 10:30 am (\$15 per person). According to information provided by the organization, approximately 2,600 people took this guided tour between January 1 and December 12, 2014. As a point of comparison, just under 5,000 people took Save Our Cemeteries' tour of St. Louis No. 1 during the same period, which is perhaps more popular due to that site's proximity to the French Quarter.

Some tour companies, including Haunted History Tours, Spirit Tours, and Free Tours by Foot, include a stop at Lafayette Cemetery No. 1 as part of their Garden District tours. Haunted History Tours, which is perhaps the most established company in this group, was unable to provide an estimate of the number of annual visitors that it brought to Lafayette No. 1, mentioning only that its St. Louis Cemetery No. 1 tour was "much more popular."

In many ways, the cemetery functions as a free outdoor museum that remains largely unsupervised. A sign previously posted by Save Our Cemeteries near the entrance (now removed) included the following statement: "This cemetery is a fragile historic site. Please take photographs instead of rubbings. Please do not climb on the tombs. Use trash receptacles for litter." While most people do behave responsibly, it is currently not possible to monitor the actions of all visitors.

Heavy visitor loads can cause significant wear and tear on cemetery structures over time. Site elements, too, can be impacted as paving is worn, dirt and grass are compacted, and tree roots are trodden upon. With the exception of Save Our Cemeteries, which uses tour proceeds to fund improvements in the city's cemeteries, other tour companies are profiting from the site without necessarily contributing to its care.

#### *Filming and Special Events*

While New Orleans has always provided an attractive setting for on-location filming, the industry has expanded significantly in recent years (with over 35 productions filmed in New Orleans in 2014 alone). Films, television shows, and videos are occasion-

ally shot within Lafayette Cemetery No. 1. Examples include *Interview with the Vampire* (1994), *Double Jeopardy* (1999), and *Dracula* 2000 (2000).

Both the State of Louisiana and the City of New Orleans have policies in place to promote and incentivize productions, and so the fees associated with filming are generally kept quite low. The blanket "film permit" issued by the City is free, although additional permits may be required by other agencies. When productions do use the cemetery, the Garden District Association typically requests a small donation which it then gives to either Save Our Cemeteries or the City (where it goes to the General Fund). Film New Orleans ([filmneworleans.com](http://filmneworleans.com)) is the organization housed within the Mayor's Office of Cultural Economy that acts as a liaison between the City, neighborhood organizations, the community, and the production team.

The cemetery has also been the site for other special events, such as the mock funeral staged by author Anne Rice for a book release in 1995. While such festivities may generate publicity for the cemetery they are not usually a significant source of revenue.

The use of the cemetery for filming and events can also place physical stress on fragile tombs and site elements (e.g., if rolling equipment leaves ruts in the dirt, or knocks low branches from trees). A representative from the City should be on-location when crews are operating within the cemetery to ensure that cemetery structures are not damaged.

#### **Recommendations**

- *Prioritize activities and usage related to burial traditions.* Measures should be taken to increase the use of the cemetery for burials (reselling of tombs is addressed in Section 4.3.3). One of the best ways to maintain a cemetery is by using it for its intended purpose, which in the case of Lafayette Cemetery No. 1 has the added benefit of perpetuating the unique burial and funeral traditions that contribute to the city's cultural authenticity.
- *Promote responsible heritage tourism.* It is important to recognize that tourism has long been and will continue to be a factor to contend with at Lafayette Cemetery No. 1. Where possible, efforts should be made to manage how visitors interact with the site. For example, guides can be requested to emphasize the cultural importance of the site, the fragility of the structures, the need to stay on paths, etc.

- *During periods of intensive use (e.g., filming, special events, etc.) have a guard or representative from the City on-site to ensure that cemetery structures are not damaged.*
- *Develop strategies to benefit from site usage (see Section 4.3). Ensure that donations or income received as a direct result of touring, filming in, leasing, or otherwise using Lafayette Cemetery No. 1 are used to fund cemetery maintenance and improvements.*

### 4.3 Potential Future Revenue Strategies

Several strategies can be pursued to raise funds for improvements within Lafayette Cemetery No. 1. We have identified a number of potential revenue streams, each discussed individually below. However, one overarching consideration relates to how the funds, once raised, will be managed and spent. Currently, any modest funds generated by the use of Lafayette Cemetery No. 1 and given to the City are typically deposited into the City's general fund. Other funds are given to Save Our Cemeteries, which are allocated at its discretion.

A dedicated reserve account (created in tandem with the cemetery improvement committee recommended in Section 4.1) would help to ensure that money raised specifically for cemetery improvements be earmarked as such and tracked. This would allow organizations to fundraise for specific projects, and plan strategically for future capital improvements.

The Louisiana Historic Cemetery Preservation Act (Chapter 21-B of R.S. 25:931-943) allowed for the creation of a similar statewide account, the Louisiana Historic Cemetery Trust Fund. The purpose of the fund is to support the preservation of the state's historic cemeteries via grants, which are determined at the discretion of an advisory board that includes the lieutenant governor; a member of the Louisiana Cemetery Board; and seven members appointed by the lieutenant governor who are knowledgeable in the area of historic preservation or a related field, including one staff member of the Louisiana Division of Archaeology. However, there are currently no funds for the board to disburse.

#### Recommendations

- *Establish a dedicated reserve account to receive/spend funds for improvements within Lafayette Cemetery No. 1. This should be created in tandem with a cemetery improvement committee to manage the funds.*

### 4.3.1 Tourism and Site Interpretation

In the previous section, we outlined the approximate number of tourists visiting the site both on their own and in organized groups. Below are three ways to possibly derive revenue from visitors to the site:

#### *Donations:*

Given the large numbers of people who visit Lafayette Cemetery No. 1 annually, it is possible that a certain percentage would be inclined to make a donation for cemetery improvements.

One option that has been discussed is the physical donation box, common at many cultural sites where visitors are free to explore on their own (e.g. churches and parks). Such boxes are typically placed in highly visible locations at entrances or exits to allow for the collection of voluntary donations. The greatest benefit to an on-site donation box is that it facilitates a transaction at the moment when a visitor is most engaged in the cultural experience.

However, in the case of Lafayette Cemetery No. 1, the potential costs would likely not justify the income. A recent 2011 study found that giving rates for donation boxes tend to fluctuate between 1% and 3% of visitors.<sup>3</sup> If 20,000 people visit the site, and 2% donate \$1.00 each, that would equate to only \$400 annually. At an outdoor location such as Lafayette Cemetery No. 1, a donation box would need to be well secured, tamper-proof, and ideally supervised. Perhaps the only way a donation box might make sense would be to incorporate it into a small kiosk (see below) that could be stationed at the entrance and staffed by a volunteer on busy Saturdays. The income from such a donation box would still most likely be negligible.

Another option would be to educate people on-site about the preservation challenges of the cemetery and encourage them to donate online. This could be accomplished through signage that provides the address of Save Our Cemeteries' website ([www.saveourcemeteries.org](http://www.saveourcemeteries.org)), which is already designed to accept donations. The online form offers the option of allocating one's gift for use in a specific cemetery.

Of course, the opportunity should also exist for individuals, philanthropic organizations, and others to make large donations directly to support improvements within the cemetery. Most gifts of that nature are currently given to Save Our Cemeteries, which as a 501(c)(3) nonprofit can receive tax-deductible charitable donations.



### *Mobile Retail Kiosk:*

At one time there was discussion that the existing sexton's cottage could serve as a location for a small gift shop where guidebooks, postcards, and similar materials relating to the cemetery might be sold. As the existing sexton's cottage will soon be replaced with a maintenance shed, alternative approaches are under consideration.

One option is a small mobile kiosk or cart that could be stored on-site and wheeled to the Washington Avenue entrance as needed. Depending on demand it could be staffed by volunteers during peak hours (for example on busy Saturdays). Additionally, it could house resources for people seeking additional information on specific graves or cemetery records.

Save Our Cemeteries recently developed a 12-page brochure for Lafayette Cemetery No. 1 that includes a brief history, map, and profiles of several tombs. The brochure has a retail price of \$5.00 and is an example of a souvenir that could sell well at the kiosk.

It might be possible to solicit assistance from local architecture students for the kiosk's design and fabrication. Tulane City Center ([tulanecitycenter.org](http://tulanecitycenter.org)), for example, often partners with non-profit community organizations on public interest design projects. Once a year, organizations are invited to submit applications to work with the center. Other design/build collaborations might be possible through the Tulane School of Architecture or similar institutions.

### *Fees Collected from Tour Group Operators*

As previously mentioned, many local for-profit tour operators bring visitors into Lafayette Cemetery No. 1 but they are not required to contribute to the maintenance and upkeep of the cemetery. While some operators might be encouraged to voluntarily make a donation to support the cemetery's ongoing preservation efforts, a more dependable approach would be to have the city require a fee, certificate, or special permit from any for-profit tour operator who uses the cemetery. The City would need to determine how such a fee would be structured and implemented. If the intent is to have the income generated from such fees contribute to the cemetery's upkeep, then the funds should be deposited into a special account established for that purpose.

### **Recommendations**

- *Educate visitors on the cemetery's preservation needs and provide information on-site for those wishing to make a donation.* This can be accomplished through new simple signage, or by adding website information to the existing informational sign posted at the entrance to the site.
- *Consider setting up a mobile retail kiosk or cart for the sale of guidebooks, postcards, and similar materials.* Staffed by a volunteer, this could also serve as an information desk for cemetery visitors.
- *Request that the City investigate what would be required to collect fees from for-profit tour operators who currently use Lafayette Cemetery No. 1.* Currently, many tour operators profit from the use of the cemetery and contribute to its wear and tear without supporting its upkeep.



Fig. 54: Example of a mobile kiosk (Credit: [www.maythorpe.com](http://www.maythorpe.com))



Fig. 55: Example of a mobile kiosk (Credit: [sitraka.co.uk](http://sitraka.co.uk))

### 4.3.2 Grants

Grants have been used for a number of projects in Lafayette Cemetery No. 1 and may be pursued to fund some of the recommendations contained in this report. Most recently, a \$70,000 American Express/National Trust for Historic Preservation Partner grant awarded in 2008 was used to fund repairs to the Washington Avenue wall and vaults in 2009.

In addition to grants expressly targeted for materials or cemetery conservation, it is worth thinking broadly about possible program themes. For example, if innovative paving techniques are considered for the main avenues, there may be an opportunity for a stormwater management innovation grant to show how such strategies can work in a historic landscape. Other program themes could focus on public history, cultural landscapes, the management of historic sites, or education and interpretation.

#### Possible Grants:

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##### **Preservation Training and Technology (PTT) Grants (apply through the National Center for Preservation Training and Technology)**

*Description:* The program provides funding for innovative research that develops new technologies or adapts existing technologies to preserve cultural resources. Grant recipients undertake innovative research and produce technical reports which respond to national needs in the field of historic preservation. Topics of current interest include planning for and responding to climate change and the impacts of natural and man-made disasters on cultural resources, and the development and testing of protective coatings for cultural materials. Note that NCPTT does not fund “brick and mortar” projects. A possible use of this grant would be to collaborate with a university (as the applicant) to develop and test a shell-based pervious concrete suitable for historic settings (using Lafayette Cemetery No. 1 as a pilot).

#### Recommendations

- *Maintain a list of grant opportunities so that as projects are prioritized appropriate funding can be applied for.* Think broadly in terms of grant programs and themes (e.g. innovative approaches to storm water management, public history, interpretation of cultural landscapes).
- *Coordinate with other organizations who may be applying for funds to support cemetery conservation, interpretation, and improvements.* This is to ensure that organizations work collaboratively and do not inadvertently compete for funding.

- *Application Date:* Applications are generally due in November
- *Amount:* Maximum award is \$40,000, but smaller amounts are encouraged (matching is preferred)
- *Website:* <http://ncptt.nps.gov/grants/>

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##### **Surdna Foundation Urban Water Management Grant**

*Description:* The grant supports the creation of pilot projects that demonstrate innovative stormwater management practices. Of special interest are projects that support the development of best practices. This grant would be most appropriate if innovative stormwater management technologies are considered for the cemetery grounds (and in particular the main avenues).

- *Application Date:* No deadline
- *Amount:* No maximum (matching is not required)
- *Website:* <http://www.surdna.org/what-we-fund/sustainable-environments/4-what-we-fund-/what-we-fund-/482-urban-water-management.html>



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### National Trust Preservation Fund Grant

*Description:* Grants are intended to encourage preservation at the local level by providing seed money for preservation projects. Of special interest are projects that build sustainable communities (economic, environmental, cultural sustainability); reimagine historic sites (creating new models of site interpretation and stewardship); and protect historic places on public lands. Note that applicants must be organization-level Forum members of the National Trust. Funds cannot be used for construction, but may be used for specialized consultant services (e.g. architecture, landscape architecture). A possible use of this grant would be to work with a design team (architect, landscape architect, civil engineer) on a master plan for the cemetery (including restoration of the cemetery's main avenues).

- *Application Date:* February 1, June 1, and October 1
- *Amount:* \$2,500-\$5,000 (matching is required)
- *Website:* [http://www.preservationnation.org/resources/find-funding/preservation-funds-guidelines-eligibility.html#.VKNh\\_\\_8M\\_4B](http://www.preservationnation.org/resources/find-funding/preservation-funds-guidelines-eligibility.html#.VKNh__8M_4B)

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### National Trust Johanna Favrot Fund for Historic Preservation

*Description:* The fund aims to save historic environments in order to foster an appreciation of our nation's diverse cultural heritage and to preserve and revitalize the livability of the nation's communities. Note that applicants must be organization-level Forum members of the National Trust. Funds cannot be used for construction, but may be used for specialized consultant services (e.g. architecture, landscape architecture). A possible use of this grant would be to work with a design team (architect, landscape architect, civil engineer) on a master plan for the cemetery (including restoration of the cemetery's main avenues).

- *Application Date:* Applications are generally due in May
- *Amount:* \$2,500-\$10,000 (matching is required)
- *Website:* <http://www.preservationnation.org/resources/find-funding/special-funds/johanna-favrot-fund.html#.UrDj1KW-C-I>

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### National Park Service Historic Preservation Fund Grants (apply through the Louisiana State Historic Preservation Office)

*Description:* Grants are intended to support ongoing preservation initiatives outlined in Louisiana's statewide preservation plan. The two primary initiatives are expanding education and public knowledge (e.g., hosting workshops; providing preservation information via exhibits, seminars, publications, etc.) and identifying and protecting historic properties (e.g., preserving important buildings, structures, and sites; highlighting issues such as traditional building practices, and cultural/historic traditions, etc.). A grant under this program is currently being used by Save Our Cemeteries to survey and inventory all tombs in Lafayette Cemetery No. 1.

- *Application Date:* The next round of applications will be due in May 2015 for projects beginning July 1, 2015, and ending June 30, 2016
- *Amount:* No maximum specified (matching is required)
- *Website:* <http://www.crt.state.la.us/cultural-development/historic-preservation/grants/national-park-service-historic-preservation-fund-grants/index>

### 4.3.3 Tomb Acquisition and Resale

We have investigated in great detail the state statutes involving the acquisition and resale of abandoned tombs and wall vaults. Parts of the law are currently vague and contradictory, and it is the recommendation of an attorney in the Louisiana Attorney General's Office that an Attorney General's opinion be sought to clarify the issues. A summary of the situation is below:

#### *Reselling Tombs*

According to Title 8 of the Louisiana Revised Statutes, the City of New Orleans is authorized to reclaim and resell tombs in municipally owned cemeteries after complying with certain rules. At present, there are two sections of the law that address these rules but appear to be in contradiction: La. R.S. § 8:308 and La. R.S. § 8:903. After discussing the discrepancies in these rules with Ryan Seidemann, an attorney in the Louisiana Attorney General's office, it has been determined that the contradiction will require an Attorney General's opinion in order to be resolved. Both laws are summarized below and provided in full in Appendix E.

La. R.S. § 8:308, entitled "Sale of cemetery spaces; abandoned spaces, defined, sale," requires a waiting period of 11 years before the City can reclaim and resell a tomb. The law specifies that a cemetery space in New Orleans must be abandoned for more than a period of ten years, and at the end of that ten-year period the City must then make "diligent efforts" to locate the owners or their successors for one year before reclaiming and reselling the space. These diligent efforts include sending notification via registered/certified mail to the owners' last known address, posting a notice on the tomb in question, and advertising in the newspaper once a month for the duration of the one-year period.

By contrast, La. R.S. § 8:903, entitled "Maintenance of cemetery spaces more than 50 years old; sale of repaired abandoned cemetery spaces," appears to require a waiting period of 4 years before the City can reclaim and resell a tomb that is more than fifty years old. It also requires that the City make repairs to the tomb prior to reclaiming and reselling it, which it is permitted to do after making "diligent efforts" to locate the owners or their successors for one year; as above, these diligent efforts include sending notification via registered/certified mail to the owners' last known address, posting a notice on the tomb in question, and advertising in the newspaper (the required frequency of these advertisements is not specified). Once the City has made the repairs and no owner or successor is located after one year,

then the City may take ownership of and resell the tomb if, after three additional years of diligent efforts, it is still unable to locate the owners or their successors.

The difficulty in interpreting these laws for implementation lies in the fact that La. R.S. § 8:903(C) refers back to the rules and regulations set forth in La. R.S. § 8:308(A), specifically that "such cemetery authority may take possession of such interment spaces and sell and convey same subject to rules and regulations as set forth in La. R. S. § 8:308(A)," which in turn reads:

After completing the map or plat, a cemetery authority may sell and convey interment spaces, subject to such rules and regulations as may be then in effect or thereafter adopted by the cemetery authority, and subject to such other limitations, conditions, and restrictions as may be inserted in the instrument of conveyance of such cemetery spaces.

Although La. R.S. § 8:308(A) does not appear to reference any of the restrictions in La. R.S. § 8:308(B) or La. R.S. § 8:308(C), which together define the 11-year waiting period before resale is possible, Mr. Seidemann at the Attorney General's office is of the opinion, according to email correspondence and a 2009 article that he published in Loyola Law Review, that the reference to La. R. S. § 8:308(A) is in fact a reference to all of La. R. S. § 8:308. If Mr. Seidemann is correct, then the resale of a cemetery space, whether more than 50 years old or not, is subject to the 11-year waiting period.

A 4-year waiting period is clearly preferable in the case of Lafayette Cemetery No. 1, which has several abandoned tombs that are more than 50 years old. However, in order to clarify whether or not this is possible, Mr. Seidemann recommends that the City request an opinion on the matter from the Attorney General's office. Mr. Seidemann has offered to assist in drafting a request letter that would then need to be signed by a state representative or senator before it is formally submitted. It is also possible for the City to request an opinion via City Council resolution.

In sum, one of the primary questions that needs to be answered in this opinion before the City is able to begin the reclaiming and reselling process is:

1. *Does the reference to La. R.S. § 8:308(A) in La. R.S. § 8:903(C) trigger the requirements in La. R.S. § 8:308(B) and La. R.S. § 8:308(C)?*

In addition:



*2. What is the required frequency of advertising in the official journal of the parish as specified in La. R.S. § 8:903(A)?*

*Resale of Wall Vaults*

The sections of the law relating to the reclaiming and reselling of deteriorated wall vaults are somewhat more straightforward than those relating to tombs and should not require an Attorney General's opinion for additional clarification.

La. R.S. § 8:903.1, entitled "Cemeteries; maintenance of vaults and wall vaults more than fifty years old; reclamation by authority," specifically addresses the maintenance, reclaiming, and reselling of wall vaults that are more than fifty years old. According to La. R.S. § 8:903.1(1), if the City has no record of ownership or interments in the wall vault in question, it may immediately make repairs and then, after completion of the repairs, publish a notice that if no one comes forward within sixty days with proof of ownership of the wall vault, the City may reclaim ownership and resell it.

La. R.S. § 8:903.1(2) states that if there is evidence of interments in the wall vault but there is no evidence of ownership, the remains may be immediately removed and temporarily reinterred at another location and the City may make repairs. Then the owners or their successors have six months to come forward once the City has made diligent efforts as described above (send a certified letter to the owner's last known address, publish a newspaper notice, and post a notice on the wall vault in question) before the City may reclaim and resell the vault.

La. R.S. § 8:903.1(3) states that if there is evidence of ownership, any remains may be immediately removed and temporarily reinterred, and the City may make repairs. Then the owners or their successors have six months to come forward once the City has made diligent efforts as described above (send a certified letter to the owner's last known address, publish a newspaper notice, and post a notice on the wall vault in question) before the City may reclaim and resell the vault.

However, it is unclear whether society tombs qualify as "vaults or wall vaults," which Attorney General Opinion No. 07-0183 qualifies as "spaces [that] are generally part of a larger structure at a cemetery, whose deterioration in one space could affect the spaces of others." Since society tombs are larger structures with multiple vaults (generally ranging from 12 to 24), it is reasonable to conclude that they would fall in this category. If they do qualify as vaults or wall vaults, then the requirements in La. R.S.

§ 8:903.1 would apply. However, additional legislative clarity is needed. Therefore, a third for the Attorney General is:

*3. Do society tombs qualify as "vaults or wall vaults"?*

Finally, the Louisiana Historic Cemetery Preservation Act, La. R.S. § 25:931, was created to provide legislative protection of "historic cemeteries that are not under the jurisdiction of the Louisiana Cemetery Board, are not on state lands, and are not solely comprised of unmarked graves." This statute allowed for the establishment of the Louisiana Historic Cemetery Preservation Program in the state's Department of Culture, Recreation and Tourism, which implements and enforces the statute's provisions. It also allowed for the creation of a Louisiana Historic Cemetery Trust Fund and a board to oversee the fund (there are currently no monies in the fund). A fourth and final question for the Attorney General is:

*4. Are there any interactions between the Louisiana Historic Cemetery Preservation Act (La. R.S. § 25:931, et seq.), La. R.S. § 8:308, and La. R.S. § 8:903 that would impact the resale of historic cemetery spaces or vaults/wall vaults in city-owned cemeteries?*

## Recommendations

- *Request an Attorney General's opinion to clarify discrepancies in the current state statutes.* This process must be initiated by the City and should be started as soon as possible.
- *Once the statutes are confirmed, initiate a pilot program to acquire and resell a tomb in Lafayette Cemetery No. 1.*

## Notes

1. Charles A. Birnbaum, *Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes* (Washington, D.C.: U.S. Department of the Interior, National Park Service, Preservation Assistance Division, 1994). See [www.nps.gov/tps/how-to-preserve/briefs/36-cultural-landscapes.htm](http://www.nps.gov/tps/how-to-preserve/briefs/36-cultural-landscapes.htm)
2. Tourism statistics from the *New Orleans Area Visitor Profile*, a study produced annually by the University of New Orleans Hospitality Research Center, the New Orleans Convention and Visitors Bureau, and the New Orleans Tourism Marketing Corporation.
3. Richard Martin and John Randal, "How Social Norms, Price, and Scrutiny Influence Donation Behavior," in Daniel M. Oppenheimer and Christopher Yves Olivola, eds., *The Science of Giving: Experimental Approaches to the Study of Charity* (New York: Psychology Press, 2011), 110.

### 5.0 CONCLUSIONS

The recommendations contained throughout this report have been grouped into projects that can be independently planned and carried out (see Table 1 on the facing page). The projects are also prioritized based on importance and critical need. The three priority levels are:

- *Priority One (for projects requiring immediate action or implementation):*

These items reflect issues that:

- May take a significant length of time to resolve and so should be started as soon as possible (e.g. requesting an Attorney General's opinion to clarify discrepancies in the law regarding tomb acquisition and resale)
  - Must be completed before other actions can be taken (e.g., establishing a dedicated reserve fund and administrative committee to plan and manage cemetery improvements)
  - May cause further deterioration or harm if delayed (e.g. restoring the brick perimeter wall)
  - Must be completed by a deadline (e.g., documentation of the sexton's cottage prior to demolition)
- *Priority Two (1-3 years):* These items reflect significant issues, but are projects that require additional consideration, planning, or design (e.g., enhancements to the main aisles as the centerpiece of a coordinated master plan).
- *Priority Three (longer term and ongoing):* These typically relate to continuing maintenance and preservation needs.

This study is intended to document a specific point in time, assess current conditions and issues facing the cemetery's common site elements, and formalize recommendations for the conservation of this important historic and cultural resource.

The final report should be seen as an aid to guide decision making and as a useful tool to initiate discussion and planning with relevant stakeholder organizations. We recommend sharing this report with: the various city departments who have an interest in Lafayette Cemetery No. 1; Save Our Cemeteries; local preservation organizations including the Louisiana Landmarks Society and the Preservation Resource Center; and also research/academic institutions who may be able to contribute expertise or funding for some of the projects (e.g., the National Center for Preservation Training and Technology, Tulane University's School of Architecture, and Louisiana State University's Robert Reich School of Landscape Architecture).

Lafayette Cemetery No. 1 presents a unique conservation opportunity. If its physical and operational challenges are successfully addressed, the cemetery can serve as a model for other sites facing similar challenges (e.g., how to put abandoned tombs back into commerce, or how to incorporate sustainable stormwater strategies into a historic landscape). Solving such issues, recognizing the importance and fragility of the cemetery's historic landscape, and planning strategically for its care are essential to Lafayette Cemetery No. 1's long-term stewardship and preservation.



Fig. 56: One recommendation is to improve the paving and restore the tree canopy along the main avenues. This view, taken just inside the Washington Avenue gate, is typically a visitor's first impression of the site.



**Table 1: Prioritized Projects and Recommendations**

Priority	Project or Enhancement Category	Recommendations
1	Resale of abandoned tombs	Request an Attorney General's opinion to clarify discrepancies in the current state statutes. (Sec. 4.3.3)  Once the statutes are confirmed, initiate a pilot program to acquire and resell a tomb in Lafayette Cemetery No. 1. (Sec. 4.3.3)
1	Cemetery management	Establish a cemetery improvement committee to plan and manage the site's maintenance, repair, and long-term capital improvement needs, and coordinate work performed by the City and other stakeholder organizations.. (Sec. 4.1)  Establish a dedicated reserve account to receive/spend funds for improvements within Lafayette Cemetery No. 1. (Sec. 4.3)
1	Develop new revenue streams	Provide opportunities for tourists visiting the site to make a purchase or donation (Sec. 4.3.1)  Request that the City investigate what would be required to collect fees from for-profit tour operators who currently use Lafayette Cemetery. (Sec. 4.3.1)  Maintain a list of grant opportunities, so that as projects are prioritized appropriate funding can be applied for. (Sec. 4.3.2)  Coordinate with other organizations who may be applying for funds to support cemetery conservation, interpretation, and improvements. (Sec. 4.3.2)
1	Restoration of cemetery perimeter (walls and gates)	Execute Phase 2 of the Washington Avenue masonry wall repair (removal of cement-based stucco). (Sec. 3.2)  Restore the remaining three brick walls along Prytania, Sixth, and Coliseum (structural assessment, masonry repairs, repointing, removal of inappropriate coatings, cleaning, application of limewash). (Sec. 3.2)  Repair the Coliseum Street gate and fence. (Sec. 3.2)
1	Sexton's cottage	The sexton's cottage should be thoroughly documented, through measured drawings and photographs, prior to its demolition. (Sec. 3.5)
2	Enhancements to main avenues	Additional excavation and testing should be completed along cemetery's main avenues. (Sec. 3.3.1)  Replace the existing asphalt lane, preferably with a material that is both more complementary to the historic landscape and also more functional in terms of drainage and overall site maintenance. (Sec. 3.3.1)  Restore the allées of tall magnolia trees visible in earlier photos of the cemetery. Work with an arborist to prune existing root systems where possible. (Sec. 3.4)  Work with a design team (architect, landscape architect, engineer) to develop a master plan for the cemetery based on the recommendations contained in this report. Include options for paving, landscaping, and stormwater management along the main avenues. As a supplementary exercise, architecture or landscape architecture students could be engaged to develop renderings to help visualize the various site improvement options. (Sec. 3.3.1, Sec. 3.4)  Contact the National Center for Preservation Technology and Training (NCPTT), LSU or other academic/research institutions about testing pervious concrete with shell aggregate (Sec. 3.3.1)
2	Enhancements to the main entrance and visitor experience	Seating, if desired, should be located near the main entrance on Washington Avenue just outside of the cemetery gates. Visitors should be discouraged from sitting on or leaning against tombs, copings, and other cemetery structures (Sec. 3.6.3)

## 5.0 CONCLUSIONS

**Table 1: Prioritized Projects and Recommendations (continued)**

		<p>In addition to the two bronze historic plaques installed at the Washington Avenue entrance, a sign should be added consolidating all practical information for visitor (hours, rules, a site diagram, preservation efforts, donation information, etc.) (Secs. 3.6.4 and 4.3.1)</p> <p>Consider setting up a mobile retail kiosk or cart for the sale of guidebooks, postcards, and similar materials. (Sec. 4.3.1)</p> <p>Fixed, decorative, municipal trash cans (similar to those found on street corners throughout the city) should be installed outside the main gate to serve visitors to the site. The existing black, plastic trash bins should be reserved for cemetery maintenance only, and should be kept adjacent to the sexton's cottage when not in use. (Sec. 3.6.2)</p>
2	Enhancements to the perimeter sidewalks	<p>Consider exposing the original brick sidewalks (assuming they are present beneath the existing concrete) on all of the sidewalks that immediately surround the cemetery. If it is not possible to restore the original brick sidewalks, then repair the cracked and broken concrete pavement as required to achieve a smooth and stable walking surface. (Sec. 3.6.5)</p> <p>Protect the root systems of the existing street trees by adjusting the sidewalk design and paving as necessary. (Sec. 3.6.5)</p>
2	Lighting and site security	<p>Permanently affixed decorative lighting (e.g., gas lamps, light posts, etc.) should not be installed within the cemetery, as their addition would significantly alter the historic character of the site. If there is nevertheless a strong desire to install such lighting, then fixtures should be limited to the two primary entrances only. (Sec. 3.6.1)</p> <p>Any lighting desired purely for security purposes should be small, installed in inconspicuous locations at the primary entrances, and be tied to motion detectors or timers. Another option to control vandalism would be the installation of small security cameras at key locations. (Sec. 3.6.1)</p>
3	Enhancements to the perimeter and interior aisles	<p>For the perimeter and interior aisles, remove the built-up layers of sediment and debris that may be concealing paving in front of individual tombs. Consider adding a layer of clam shells (or replanting trodden grass) to even out the surface and assist with drainage. (Secs. 3.3.2 and 3.3.3)</p> <p>Paved areas fronting individual tombs should be maintained as they are a character-defining feature of the cemetery. (Secs. 3.3.2 and 3.3.3)</p>
3	Routine maintenance and repairs	<p>Develop a maintenance plan for the cemetery grounds with weekly/monthly, seasonal, and annual activities itemized (e.g., limewash applications, painting of ironwork, etc.) (Secs. 3.2 and 4.1)</p> <p>Develop standard specifications for repairs to historic materials (masonry, cast iron, etc.) (Secs. 3.2 and 4.1)</p> <p>Work with an arborist to establish a regular schedule for tree care. (Sec. 3.4)</p> <p>Document all repair and maintenance work in a computerized database. (Sec. 4.1)</p>
3	General recommendations related to cemetery use	<p>Prioritize activities and usage related to burial traditions (as the best way to maintain a cemetery is by using it for its intended purpose). (Sec. 4.2)</p> <p>Promote responsible heritage tourism (Sec. 4.2)</p> <p>During periods of intensive use (e.g., filming, special events, etc.) have a guard or representative from the city on-site to ensure that cemetery structures are not damaged. (Sec. 4.2)</p> <p>Develop strategies to benefit from site usage, and ensure that donations or income received as a direct result of touring, filming in, leasing, or otherwise using Lafayette Cemetery No. 1 are used to fund cemetery maintenance and improvements. (Sec. 4.2)</p>



## SUGGESTIONS FOR FURTHER READING

- Birnbaum, Charles A. *Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes*. Washington, D.C.: U.S. Department of the Interior, National Park Service, Preservation Assistance Division, 1994. Available online at <http://www.nps.gov/tps/how-to-preserve/briefs/36-cultural-landscapes.htm>
- Birnbaum, Charles A., with Christine Capella Peters, eds. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*. Washington, D.C.: U.S. Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Heritage Preservation Services, and Historic Landscape Initiative, 1996. Available online at [www.nps.gov/tps/standards/four-treatments/landscape-guidelines/](http://www.nps.gov/tps/standards/four-treatments/landscape-guidelines/)
- Christovich, Mary Louise, ed. *New Orleans Architecture, Volume III: The Cemeteries*. Gretna, LA: Pelican Publishing Company, 1974.
- Fowlkes, Stephen. *Research Resources for New Orleans Cemeteries: A Guide Prepared for the Louisiana Historical Center at the Louisiana State Museum*. New Orleans, September 2011.
- Massachusetts Department of Environmental Protection. *Preservation Guidelines for Municipally Owned Historic Burial Grounds and Cemeteries*. 2nd ed. Massachusetts Department of Environmental Protection, 2002.
- Matero, Frank G., et. al. *A Conservation Program for Louisiana's Above Ground Cemeteries*. New York: Center for Preservation Research, 1987.
- Matero, Frank and Judy Peters. "Survey Methodology for the Preservation of Historic Burial Grounds and Cemeteries." *APT Bulletin* 34 (2003): 37-45.
- Sass, Shelley, Sharyn Thompson, and Save Our Cemeteries. *Preservation Plan for Historic Lafayette Cemetery No. 1*. May 1997.
- Weeks, Kay D., and Anne E. Grimmer. *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. Washington, D.C.: U.S. Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Heritage Preservation Services, 1995. Available online at <http://www.nps.gov/tps/standards.htm>

## APPENDIX A: TIMELINE OF MAJOR IMPROVEMENT PROJECTS

### Timeline of Major Improvement Projects Impacting Lafayette Cemetery No. 1's Common Site Elements

- 2012-13      Section 106 consultation (and public comment) on the proposed demolition of the sexton's cottage.
  
- 2011-present: City plans and implements \$2.87 million project to repair and upgrade the municipal cemeteries. Work generally includes repair/replacement of perimeter fencing, water spigots, maintenance sheds, dumpster enclosures, paving (Holt and Valence only); lighting (Holt only); and signage. The scope of work at Lafayette Cemetery No. 1 is being implemented in two phases. The initial phase focuses on site improvements and includes: the repair of the Sixth Street gate; repairs to a 30' long portion of the existing perimeter brick wall near Sixth and Coliseum; new water spigots and water line repair; and new site signage. The second phase, expected to be bid in 2015, will include demolition and replacement of the sexton's cottage.
  
- 2010:        Lafayette Cemetery No. 1 named to the Louisiana Landmarks Society's "New Orleans Nine" watch list of endangered sites.
  
- 2008:        Save Our Cemeteries receives a \$70,000 American Express/National Trust for Historic Preservation Partners in Preservation grant, used to fund repairs along the Washington Avenue wall and vaults (work completed in 2009).
  
- 2006:        Lafayette Cemetery No. 1 named to the World Monuments Fund "Watch List of One Hundred Most Endangered Sites" for the second time. Listing leads to a \$40,000 grant for a preservation field school program with Save Our Cemeteries and the Preservation Training Network.
  
- 2003:        Height of Washington Avenue gate is raised.
  
- 2003:        Save Our Cemeteries receives a grant from the Wisner Foundation to assess the conditions of the wall vaults and drainage.
  
- 2000:        Save Our Cemeteries makes repairs to the Prytania Street gate and donates new signs for all four entrances to Lafayette Cemetery No. 1.
  
- 1997:        Preservation Plan for Historic Lafayette Cemetery No. 1 is prepared by the Center for Historic Cemeteries Preservation and the Sass Conservation of Architecture and Art under the direct of Save Our Cemeteries.
  
- 1996:        Lafayette Cemetery No. 1 named to the World Monuments Fund "Watch List of One Hundred Most Endangered Sites." Listing results in a \$20,000 grant to develop a preservation plan.
  
- 1996:        Mayor's Task Force on City-Owned Cemeteries recommends privatizing the municipal cemeteries.
  
- 1992:        Lafayette Cemetery No. 1 is surveyed and remapped by the City.
  
- 1992:        City's Department of Property Management paints the sexton's cottage and provides black plastic garbage cans for Lafayette Cemetery No. 1.
  
- 1991:        Magnolia trees are trimmed and azaleas planted at Washington Avenue entrance, ground cover is added along Washington Avenue, and exterior walls of the cemetery are washed, repaired, and painted.
  
- 1990:        Wall vaults along Washington Avenue are struck by lightning.



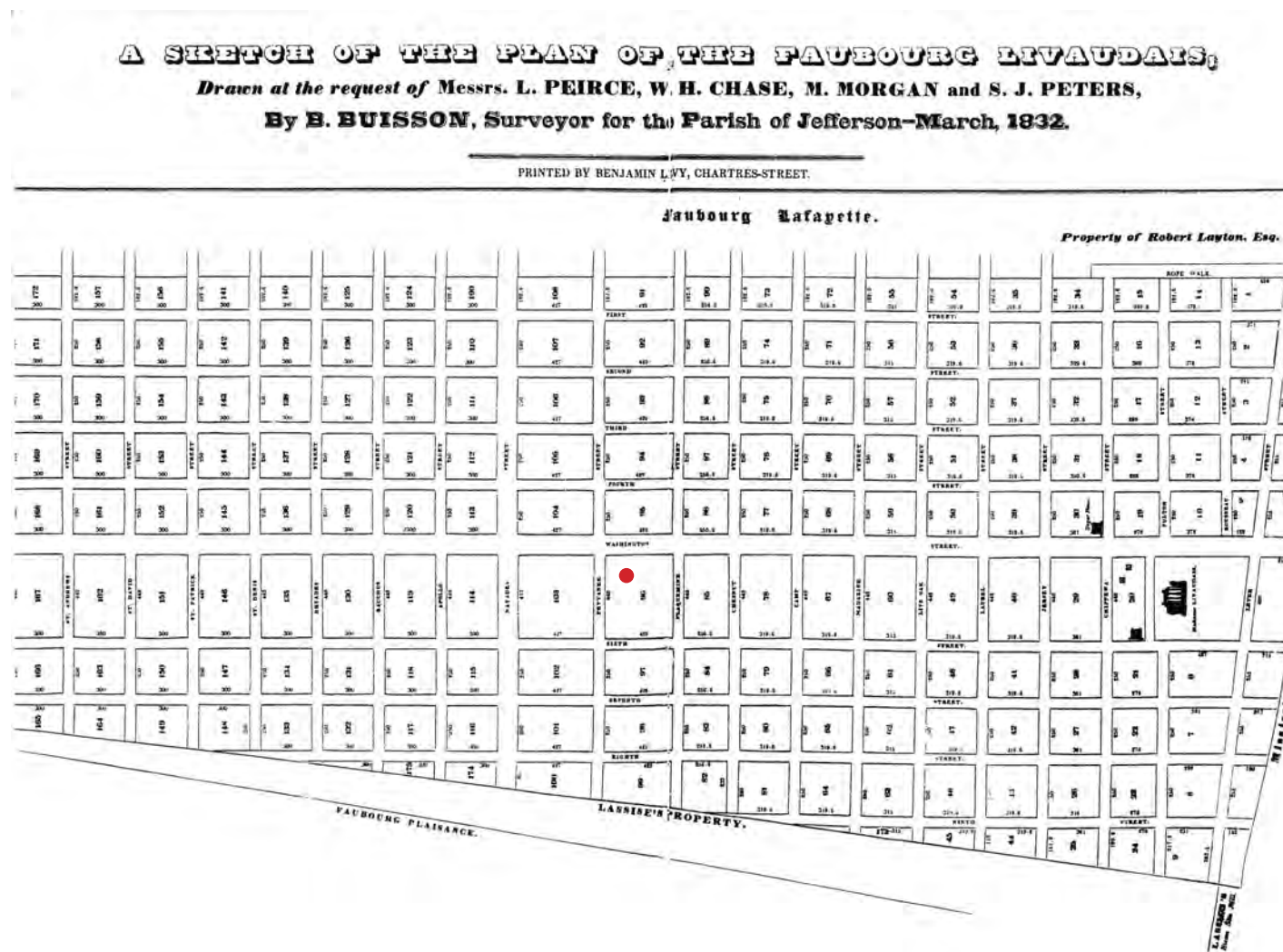
- 1987: Lafayette Cemetery No. 1 is included as a test site for conservation treatments of above ground tombs in Louisiana. Collaboration of Columbia University Center for Preservation Research (CPR), Save Our Cemeteries, and the Louisiana Department of Culture, Recreation and Tourism's Division of Historic Preservation results in the publication *A Conservation Program for Above Ground Burials/Cemeteries in the State of Louisiana*.
- 1981: Lafayette Cemetery No. 1 is included in historic cemeteries survey conducted by Save Our Cemeteries and The Historic New Orleans Collection.
- 1974: Save Our Cemeteries is founded in response to the Archdiocese's plan to remove the wall vaults at St. Louis No. 2. Since its inception, Save Our Cemeteries has directed and funded numerous projects within Lafayette Cemetery No. 1, including tree removal/trimming, grounds maintenance, restoration of abandoned individual tombs, restoration of society tombs, survey work, and interpretive programs.
- 1972: Lafayette Cemetery No. 1 is listed on the National Register of Historic Places. Nomination submitted by Ray Samuel, chairman of the Garden District Association's Historic Designation Committee.
- 1969: Evaluation of Lafayette Cemetery No. 1 by the Regional Planning Commission (historical sites survey).
- 1969: City passes bond issue for proposed cemetery improvements. For Lafayette Cemetery No. 1, this includes paving the 25' wide main aisles with concrete, installing underground drainage, removing wall vaults, and erecting a chain link fence along the perimeter. Garden District residents oppose proposal and instead convince the City to repair the wall vaults and replant the magnolia trees. Plaque placed in 1970 commemorates this restoration.
- 1965: Hurricane Betsy damages cemetery (including wall vaults and magnolia trees). Leads to creation of the Mayor's Advisory Committee on Renovation and Preservation of Lafayette Cemetery No. 1.
- 1954: Management of cemetery is transferred to the Department of Property Management.
- 1951: New iron gate is installed at Washington Avenue entrance. Donated by Theo V. Martinez in memory of his grandfather Theodore Von La Hache (New Orleans musician and composer buried in the cemetery).
- 1930s: Lafayette Cemetery No. 1 is included in a survey of New Orleans cemeteries conducted by the Works Progress Administration.
- 1929: Wall vaults along Sixth Street are demolished.
- 1912: Management of cemetery is transferred to the Department of Public Property, Division of Public Buildings.
- 1885: All Saints Day article in the *Daily Picayune* mentions wide walks of white shells and long double rows of trees.
- 1882: Management of cemetery is transferred to the new Department of Police and Public Buildings.
- 1866: Announcement in newspaper of plans for two additional tiers of vaults.
- 1863: Announcement in newspaper of erection of approximately 100 wall vaults.

## APPENDIX A: TIMELINE OF MAJOR IMPROVEMENT PROJECTS

- 1858: Lafayette Cemetery No. 1 is enclosed by a brick perimeter wall.
- 1852: City of Lafayette is annexed by New Orleans.
- 1845: Earliest recorded title for a wall vault on the Washington Avenue side.
- 1841: Earliest recorded title for a wall vault on the Sixth Street side.
- 1833: Lafayette Cemetery No. 1 is established and designated the municipal cemetery for the City of Lafayette.
- 1824: Site that is now Lafayette Cemetery No. 1 is purportedly used for burials as early as 1824.



## APPENDIX B: MAPS, PLANS, AND DIAGRAMS



● = Location of Lafayette Cemetery No. 1

Fig. 57: Parish Surveyor Benjamin Buisson's 1832 plan for Faubourg Livaudais, which was to be part of the new City of Lafayette. Lafayette Cemetery No. 1 is located in Square 96, near the center of town. From Martha Ann and Ray Samuel, *The Great Days of the Garden District and the Old City of Lafayette* (New Orleans: Louis S. McGehee School, 1968).

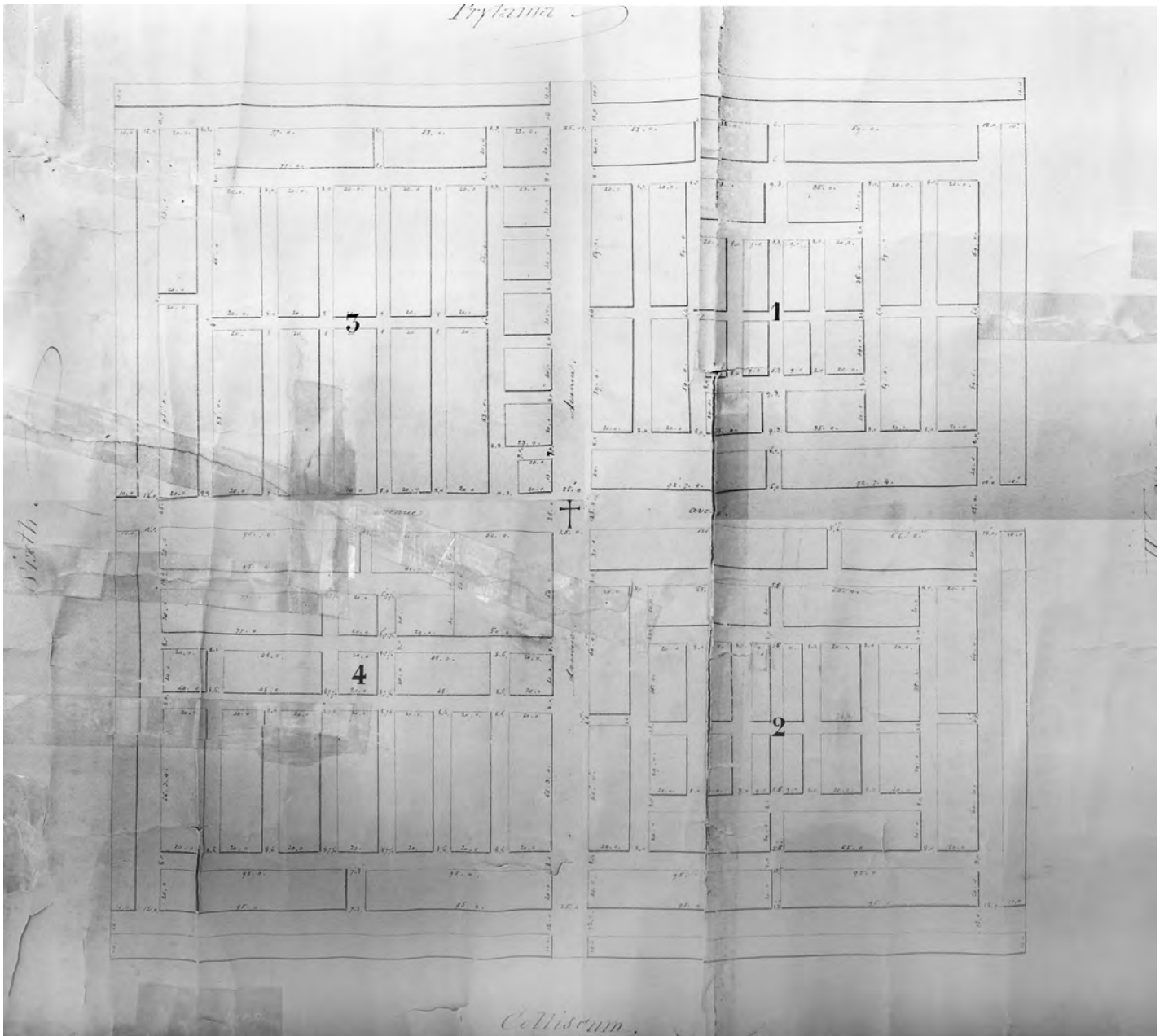


Fig. 58: Undated, unsigned map of Lafayette Cemetery No. 1 that likely dates to the mid-19th century. Louisiana Map Collection, Louisiana Division, New Orleans Public Library.



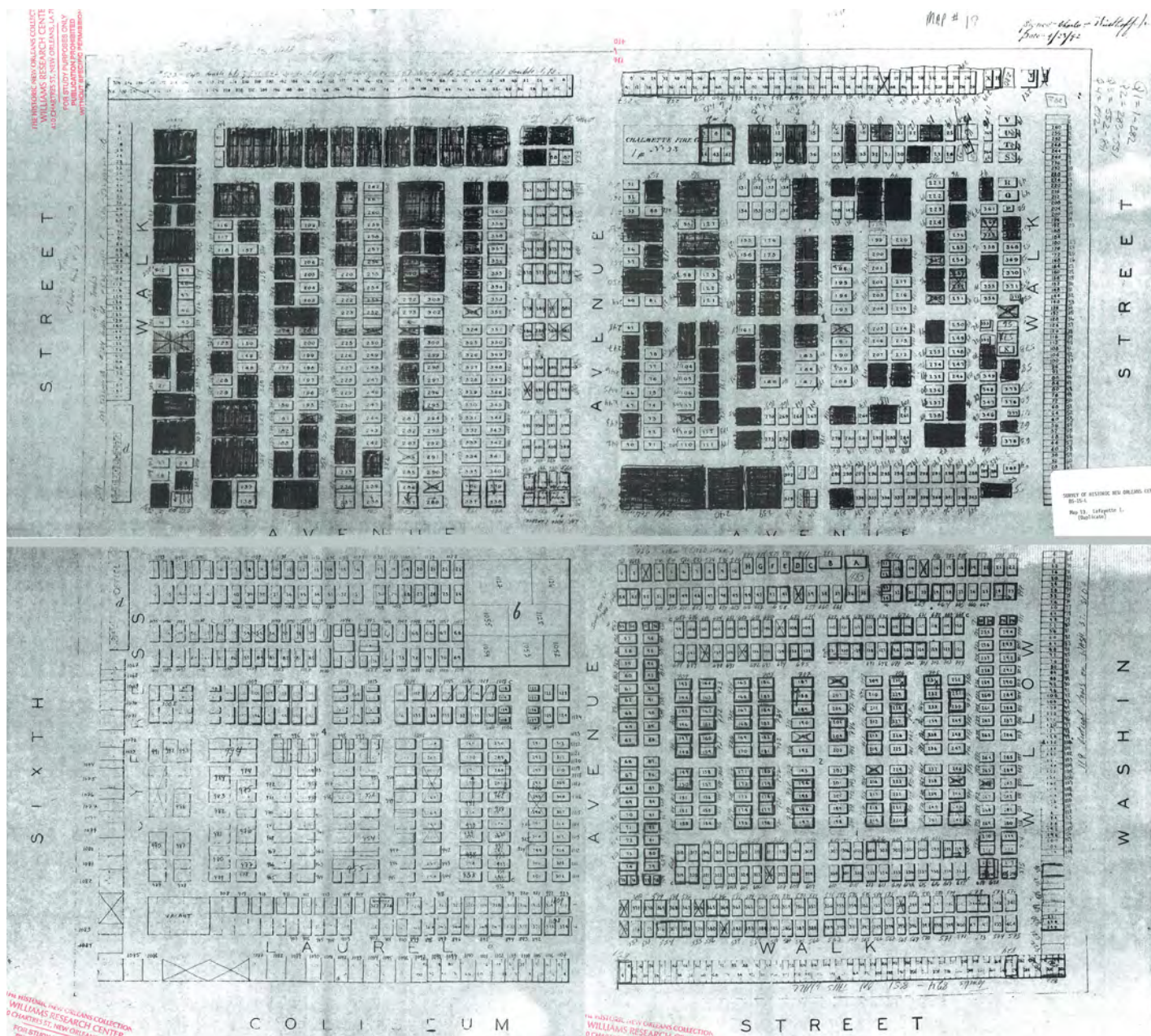
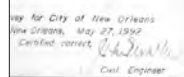


Fig. 59: A 1942 copy by Charles F. Wusthoff of an undated 19th-century plan of Lafayette Cemetery No. 1. The Historic New Orleans Collection. **ILLUSTRATION REQUIRES PERMISSION BEFORE IT CAN BE INCLUDED IN THE FINAL REPORT.**





OFFICE OF  
JOHN E. WALKER,



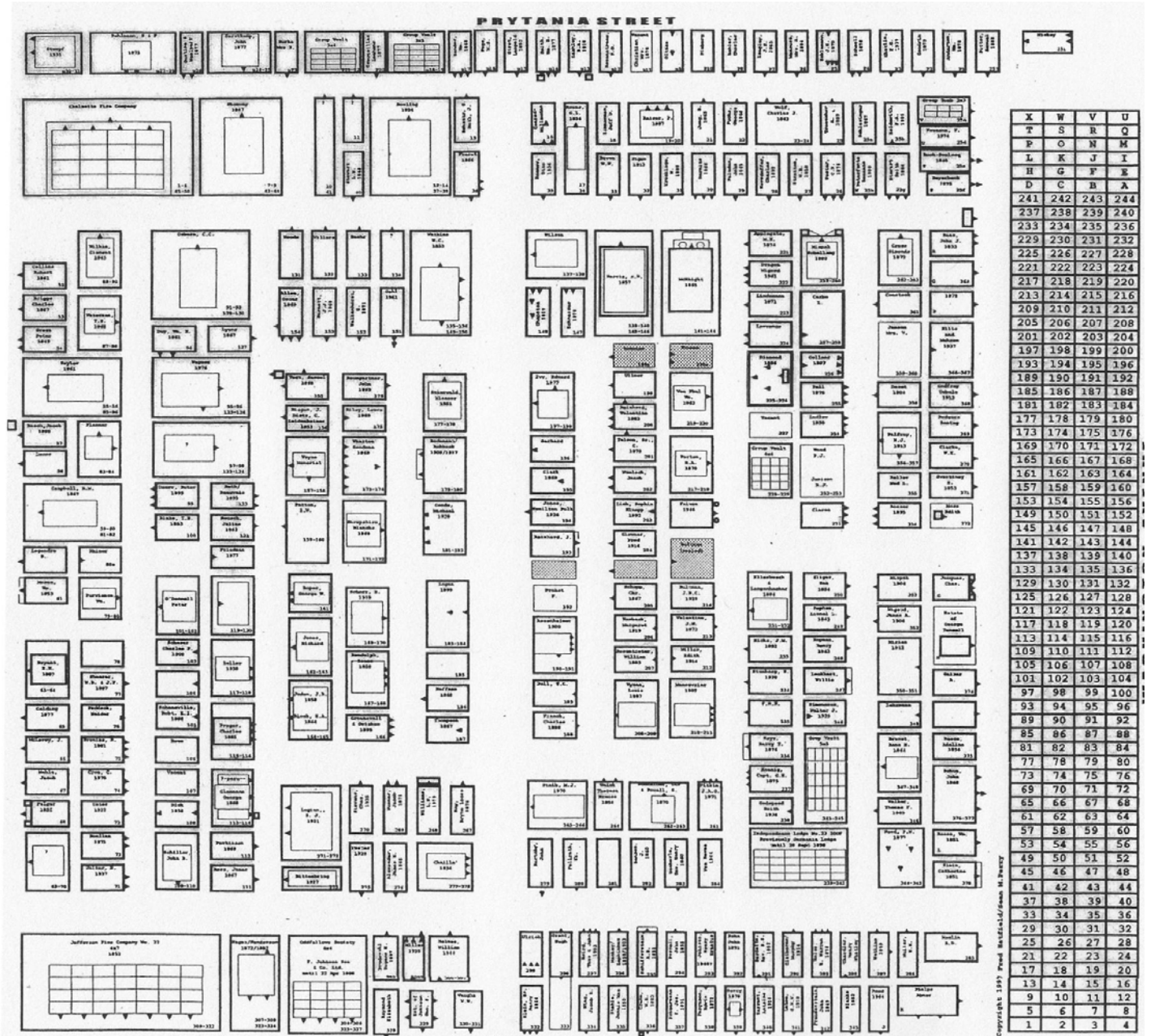


Fig. 61: Quadrant 1 (Fred Hatfield diagram via Save Our Cemeteries)

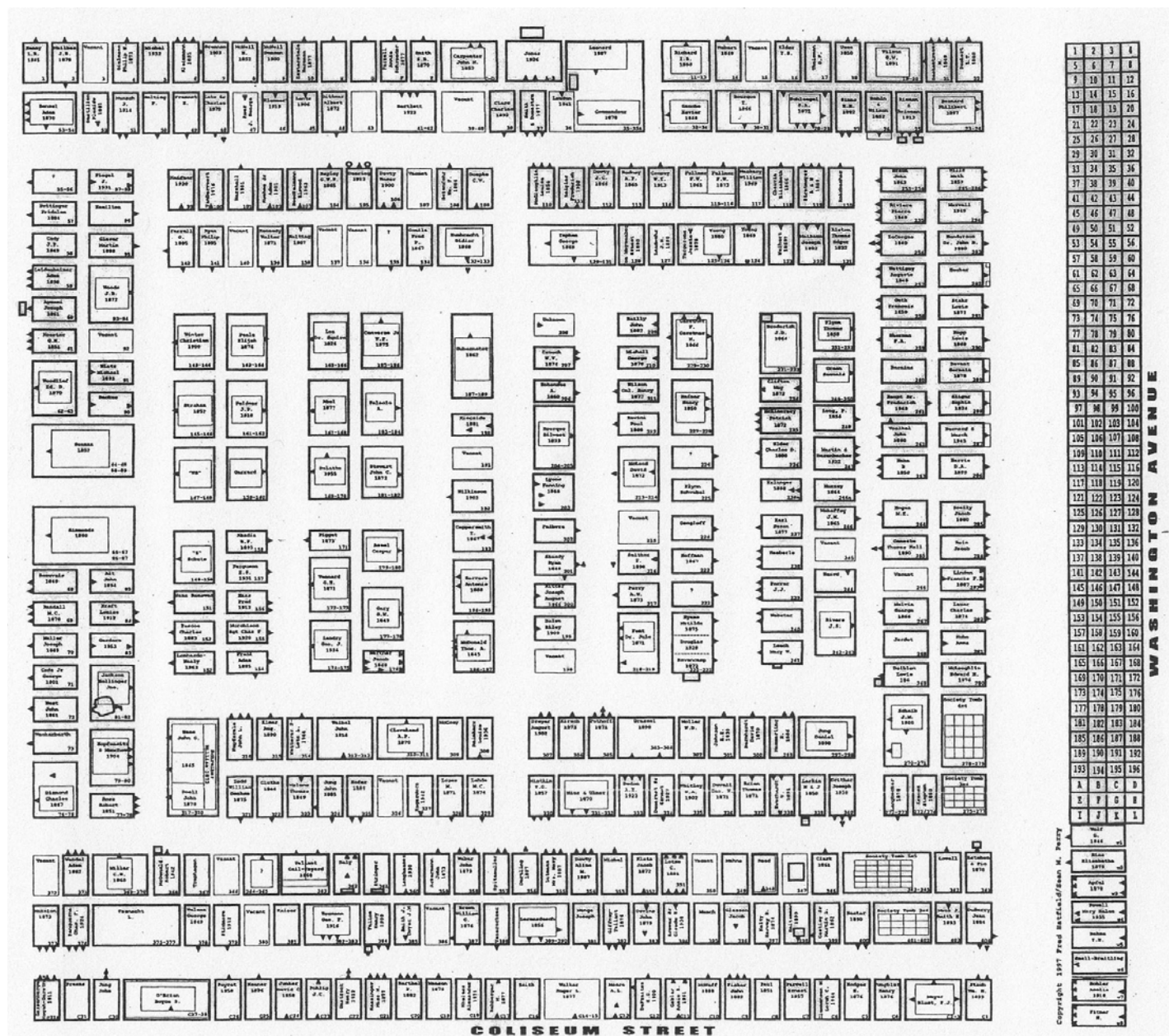


Fig. 62: Quadrant 2 (Fred Hatfield diagram via Save Our Cemeteries)



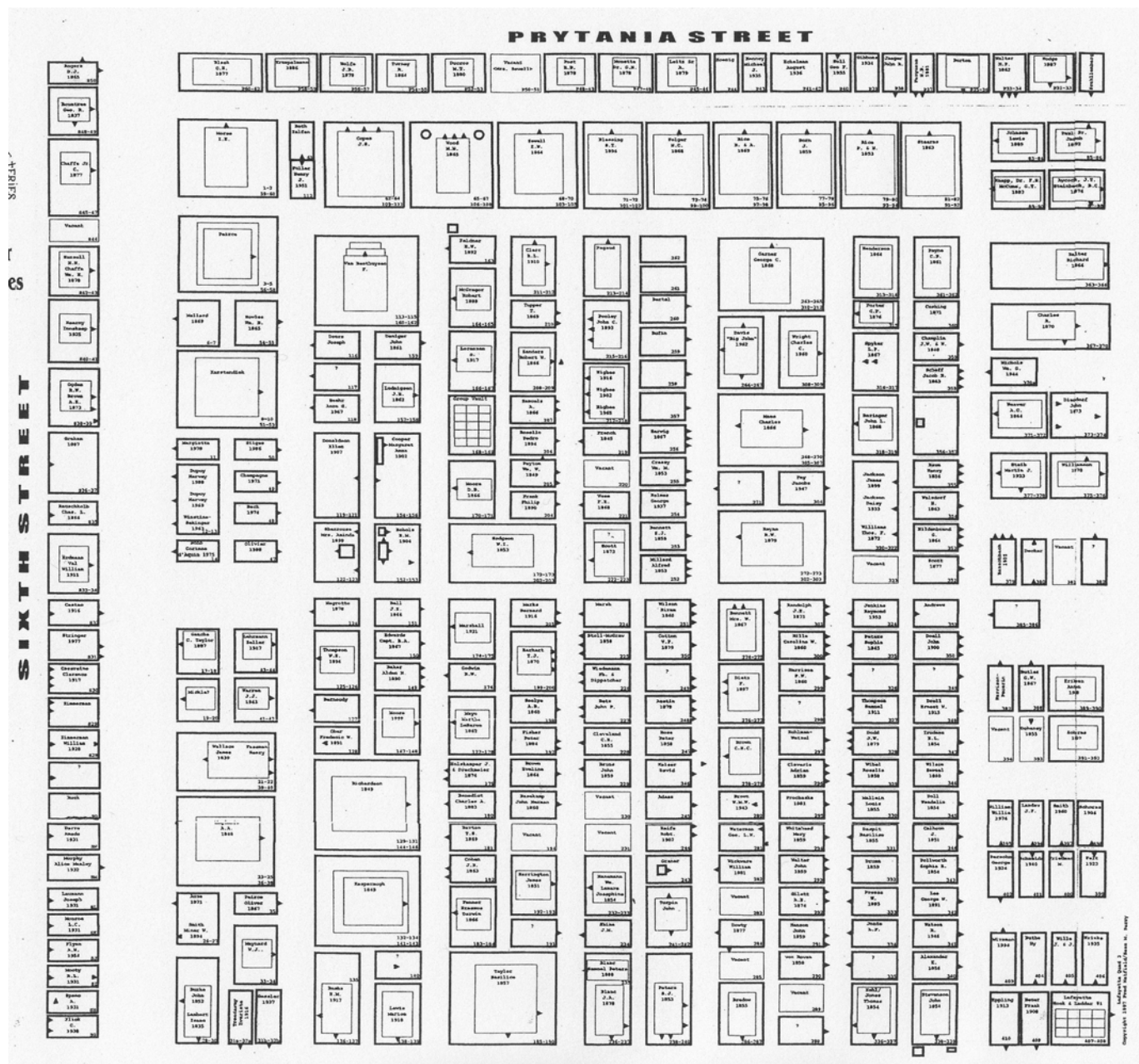


Fig. 63: Quadrant 3 (Fred Hatfield diagram via Save Our Cemeteries)



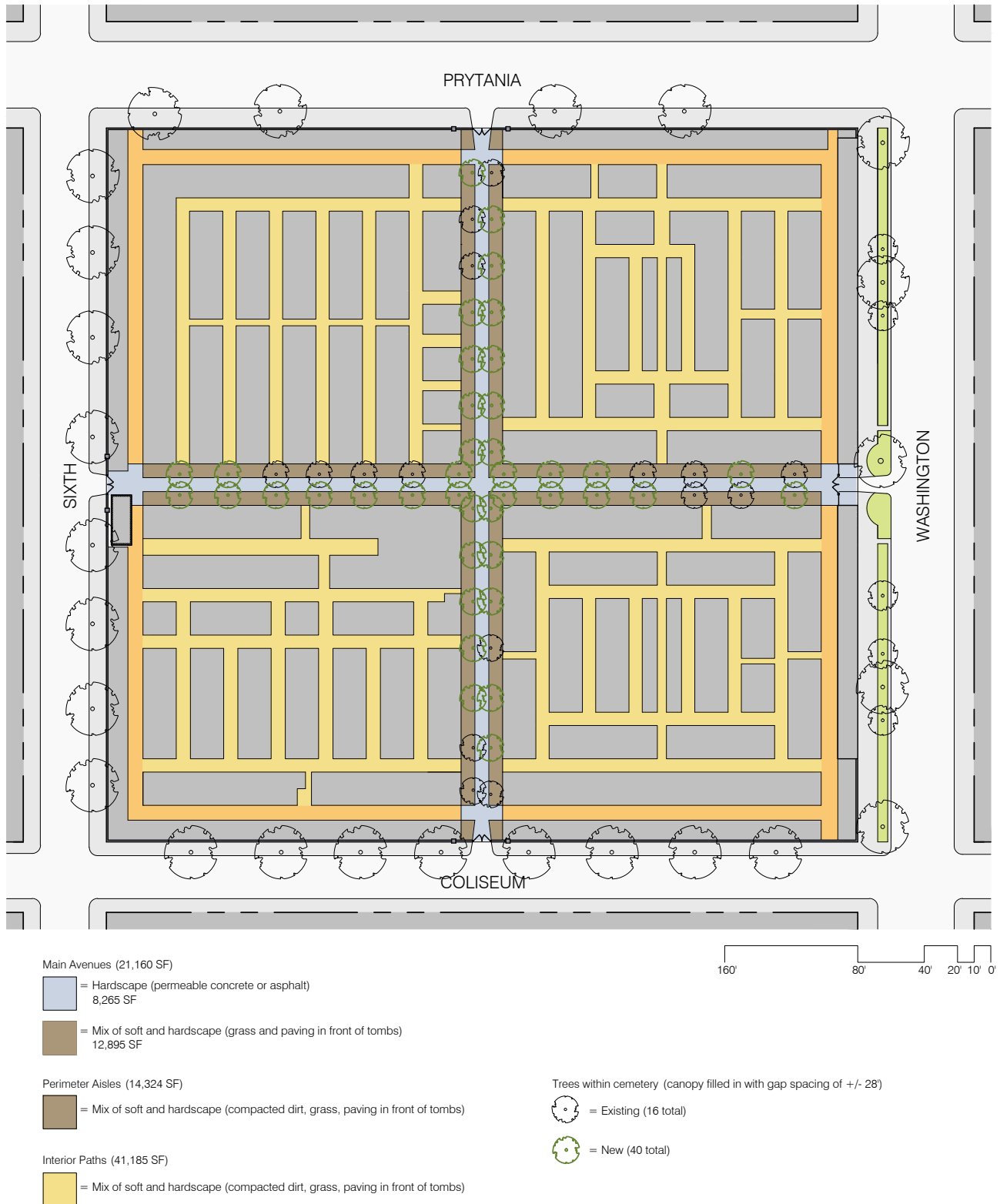




Fig. 65: Aerial View, 2013 (Google Earth)

## APPENDIX C: PAVING AND LANDSCAPING OPTIONS AND AREA CALCULATIONS

### Option 1 (paving and trees)





This cost estimating worksheet for paving and tree planting is based on the approximate area calculations shown in the corresponding diagram at left (Option 1). These estimates are intended for broad brush planning purposes only, as it is yet to be determined what paving materials will be selected or how difficult site preparation will be (removing existing hardscape, tree roots, etc.) We have assumed that a separate underground drainage system will not be required. Professional design fees (for a landscape architect, architect, engineer, etc.) are also not included. All cost estimates should be refined once a master plan is developed for the site. Clio Associates LLC makes no guarantee that actual costs for improvements will fall within the ranges indicated below.

**Lafayette Cemetery No. 1**

Preliminary cost estimating worksheet

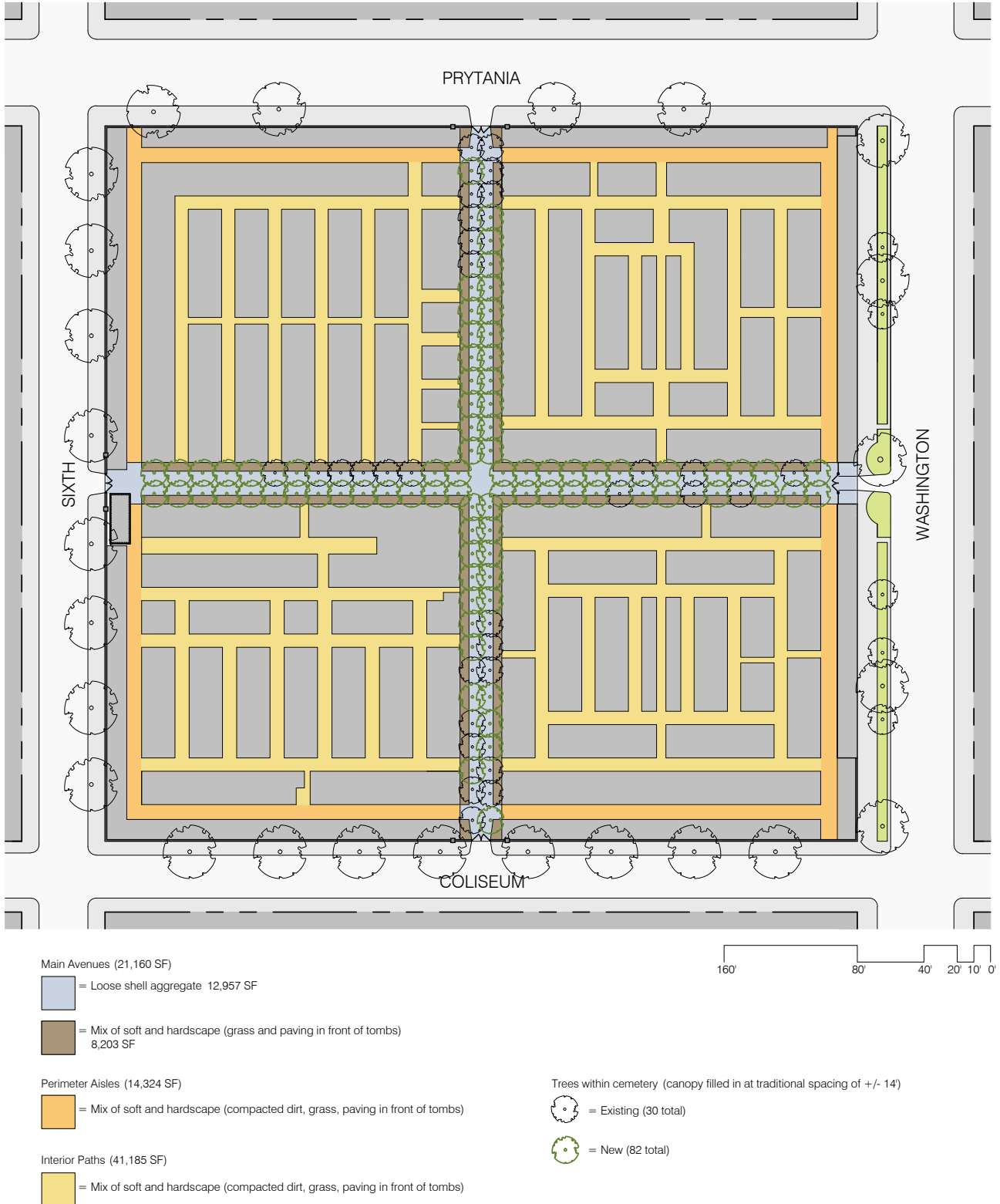
**OPTION 1**

	Existing		Option 1 Site Improvements					
	Area	Area	Area	Area	Low (psf)	Low (\$)	High (psf)	High (\$)
<b>Main Avenues - Paving</b>								
Main Ave - Washington to Sixth								
Hardscape	4,514 SF		4,514 SF		\$5.00	\$22,570	\$10.00	\$45,140 (1)
Mixed hard and soft	6,588 SF		6,588 SF		\$1.00	\$6,588	\$3.00	\$19,764 (2)
Total - Wash to Sixth		11,102 SF		11,102 SF				
Main Ave - Prytania to Coliseum								
Hardscape	3,751 SF		3,751 SF		\$5.00	\$18,755	\$10.00	\$37,510 (1)
Mixed hard and soft	6,307 SF		6,307 SF		\$1.00	\$6,307	\$3.00	\$18,921 (2)
Main Ave - Prytania to Col		10,058 SF		10,058 SF				
Total - Main (25' ROW)		21,160 SF		21,160 SF		\$54,220		\$121,335
<b>Perimeter Aisles - Paving</b>								
Square 1		3,686 SF	50%	1,843 SF	\$1.00	\$1,843	\$3.00	\$5,529
Square 2		3,737 SF	50%	1,869 SF	\$1.00	\$1,869	\$3.00	\$5,606
Square 3		3,530 SF	50%	1,765 SF	\$1.00	\$1,765	\$3.00	\$5,295
Square 4		3,371 SF	50%	1,686 SF	\$1.00	\$1,686	\$3.00	\$5,057
Total - Perimeter		14,324 SF		7,162 SF		\$7,162		\$21,486 (3)
<b>Interior Paths - Paving</b>								
Square 1		10,569 SF	50%	5,285 SF	\$1.00	\$5,285	\$3.00	\$15,854
Square 2		10,354 SF	50%	5,177 SF	\$1.00	\$5,177	\$3.00	\$15,531
Square 3		9,867 SF	50%	4,934 SF	\$1.00	\$4,934	\$3.00	\$14,801
Square 4		10,395 SF	50%	5,198 SF	\$1.00	\$5,198	\$3.00	\$15,593
Total - Interior		41,185 SF		20,593 SF		\$20,593		\$61,778 (3)
<b>Total Paving</b>		<b>76,669 SF</b>		<b>48,915 SF</b>		<b>\$81,975</b>		<b>\$204,599</b>
<b>Trees (with gap spacing +/- 28' on center)</b>								
Existing				16	\$100.00	\$1,600	\$200.00	\$3,200 (4)
New				40	\$500.00	\$20,000	\$1,000.00	\$40,000
<b>Total Trees</b>						<b>\$21,600</b>		<b>\$43,200</b>
<b>Paving and Trees</b>						<b>\$103,575</b>		<b>\$247,799</b>

**Notes:**

1. Assume width of 8'-6" for main travel lanes, either pervious asphalt or concrete (hybrid with shell aggregate). Costs to remove existing hardscape/remove roots may vary.
2. Assume new grass or layer of loose shells in areas that are currently compacted dirt/grass. Remainder is paving in front of individual tombs.
3. Assume 50% of perimeter and interior aisles/path treated with shells or grass, remainder is existing paving in front of tombs.
4. Assume root and branch pruning and general tree care.

## Option 2 (paving and trees)





This cost estimating worksheet for paving and tree planting is based on the approximate area calculations shown in the corresponding diagram at left (Option 2). These estimates are intended for broad brush planning purposes only, as it is yet to be determined what paving materials will be selected or how difficult site preparation will be (removing existing hardscape, tree roots, etc.) We have assumed that a separate underground drainage system will not be required. Professional design fees (for a landscape architect, architect, engineer, etc.) are also not included. All cost estimates should be refined once a master plan is developed for the site. Clio Associates LLC makes no guarantee that actual costs for improvements will fall within the ranges indicated below.

**Lafayette Cemetery No. 1**

Preliminary cost estimating worksheet

**OPTION 2**

	Existing		Option 2 Site Improvements					
	Area	Area	Area	Area	Low (psf)	Low (\$)	High (psf)	High (\$)
<b>Main Avenues - Paving</b>								
Main Ave - Washington to Sixth								
Hardscape	4,514 SF		6,972 SF		\$5.00	\$34,860	\$10.00	\$69,720 (1)
Mixed hard and soft	6,588 SF		4,130 SF		\$1.00	\$4,130	\$3.00	\$12,390 (2)
Total - Wash to Sixth		11,102 SF		11,102 SF				
Main Ave - Prytania to Coliseum								
Hardscape	3,751 SF		5,985 SF		\$5.00	\$29,925	\$10.00	\$59,850 (1)
Mixed hard and soft	6,307 SF		4,073 SF		\$1.00	\$4,073	\$3.00	\$12,219 (2)
Main Ave - Prytania to Col		10,058 SF		10,058 SF				
Total - Main (25' ROW)		21,160 SF		21,160 SF		\$72,988		\$154,179
<b>Perimeter Aisle - Paving</b>								
Square 1		3,686 SF	50%	1,843 SF	\$1.00	\$1,843	\$3.00	\$5,529
Square 2		3,737 SF	50%	1,869 SF	\$1.00	\$1,869	\$3.00	\$5,606
Square 3		3,530 SF	50%	1,765 SF	\$1.00	\$1,765	\$3.00	\$5,295
Square 4		3,371 SF	50%	1,686 SF	\$1.00	\$1,686	\$3.00	\$5,057
Total - Perimeter		14,324 SF		7,162 SF		\$7,162		\$21,486 (3)
<b>Interior Paths - Paving</b>								
Square 1		10,569 SF	50%	5,285 SF	\$1.00	\$5,285	\$3.00	\$15,854
Square 2		10,354 SF	50%	5,177 SF	\$1.00	\$5,177	\$3.00	\$15,531
Square 3		9,867 SF	50%	4,934 SF	\$1.00	\$4,934	\$3.00	\$14,801
Square 4		10,395 SF	50%	5,198 SF	\$1.00	\$5,198	\$3.00	\$15,593
Total - Interior		41,185 SF		20,593 SF		\$20,593		\$61,778 (3)
<b>Total Paving</b>		<b>76,669 SF</b>		<b>48,915 SF</b>		<b>\$100,743</b>		<b>\$237,443</b>
<b>Trees (with traditional spacing +/- 14' on center)</b>								
Existing				30	\$100.00	\$3,000	\$200.00	\$6,000 (4)
New				82	\$500.00	\$41,000	\$1,000.00	\$82,000
<b>Total Trees</b>						<b>\$44,000</b>		<b>\$88,000</b>
<b>Paving and Trees</b>						<b>\$144,743</b>		<b>\$325,443</b>

1. Assume width of 14'-6" for main travel lanes, either traditional or modern loose gravel aggregate. Costs to remove existing hardscape/remove roots may vary.

2. Assume new grass in areas that are currently compacted dirt/grass. Remainder is paving in front of individual tombs.

3. Assume 50% of perimeter and interior aisles/path treated with shells or grass, remainder is existing paving in front of tombs.

4. Assume root and branch pruning and general tree care.

## Lafayette Cemetery No. 2



Main cross aisle



Main entrance gate



Interior aisle



Fencing / sidewalk



Sexton's cottage



## Valence Cemetery



Main cross aisle



Main entrance gate



Interior aisle



Fencing / sidewalk



Sexton's cottage



## Carrollton Cemetery No. 1



Main cross aisle



Main entrance gate



Interior aisle



Fencing / sidewalk



Drainage



Sexton's cottage



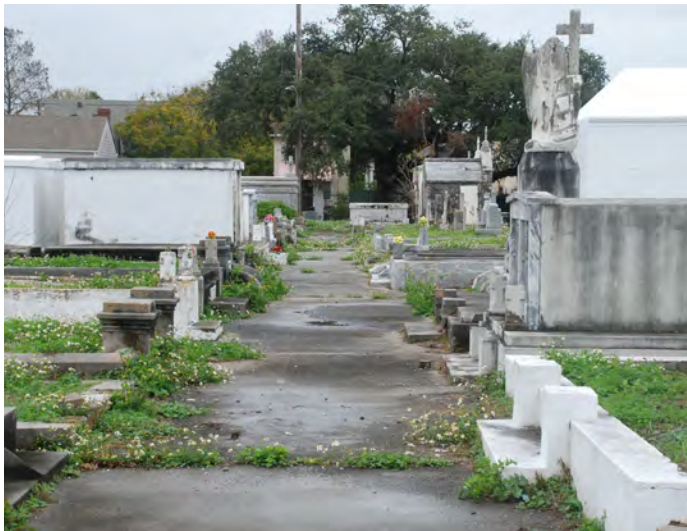
## Carrollton Cemetery No. 2 (St. Mary's)



Main cross aisle



Main entrance gate



Interior aisle



Fencing / sidewalk



Drainage



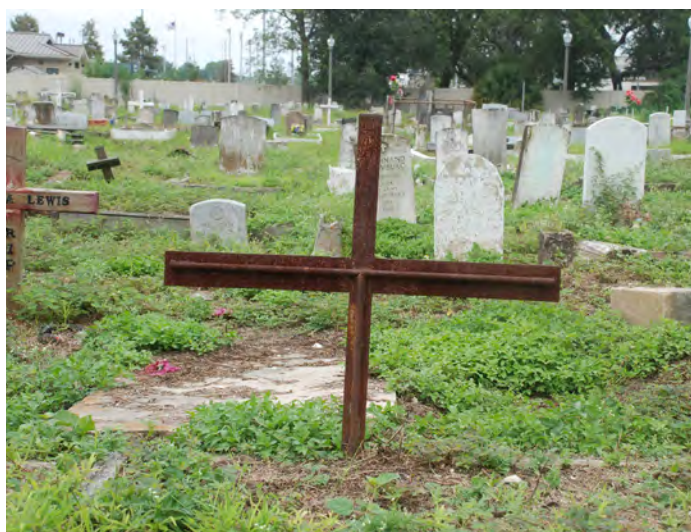
## Holt Cemetery



Main path (with lighting)



Main entrance adjacent to sexton's cottage (no gate)



Interior (no aisles)



Fencing



Landscape



## APPENDIX E: LOUISIANA REVISED STATUTES | TITLE 8 | CEMETERIES

### Chapter 5. Acquisition of Cemetery Property (excerpt)

#### § 302. Surveys and maps

A. Every cemetery authority from time to time as its property is developed for cemetery purposes shall, in the case of land, survey and subdivide it into sections, blocks, plots, avenues, walks, or other subdivisions, and make a good and substantial map or plat showing the sections, plots, avenues, walks or other subdivisions, with descriptive names or numbers. In the case of a mausoleum or a columbarium, it shall make a good and substantial map or plat on which shall be delineated the sections, halls, rooms, corridors, elevations and other divisions, with descriptive names or numbers.

B. The preparation and use of any survey, map or plat hereinabove contemplated shall not constitute the dedication of the property depicted thereon solely for cemetery purposes, until and unless such property is actually used for said purposes. Accordingly, each such survey, map or plat may include undeveloped areas which may be marked "reserved for future development" and, when so marked, said areas, when subsequently developed and used for cemetery purposes shall be considered dedicated for such purposes, but if such areas are not to be used for cemetery purposes, the cemetery authority shall have the right to use such areas for any other lawful purposes.

C. Copies of such surveys, maps or plats shall be available for inspection by any interested party at the office of the cemetery authority.

D. Cemetery authorities organized after January 1, 1981, shall file the survey, map, or plat provided for in Subsection A of this Section with the board. Each cemetery authority shall file with the board a copy of any such survey, map, or plat affecting property acquired, developed, or used for cemetery purposes after January 1, 1981.

*Acts 1974, No. 417, § 1. Amended by Acts 1980, No. 428, § 1.*

#### § 303. Maps and plats; amendment

Any part or subdivision of the property as shown in the survey, map or plat referred to in R.S. 8:301 may, by order of the directors of the cemetery authority, be resurveyed and altered in shape and size and an amended survey, map or plat may be prepared so long as such change does not disturb the interred remains of any deceased person. Said amended survey, map or plat shall be available for inspection as hereinabove provided.

*Acts 1974, No. 417, § 1.*

#### § 308. Sale of cemetery spaces; abandoned spaces, defined, sale

A. After completing the map or plat, a cemetery authority may sell and convey interment spaces, subject to such rules and regulations as may be then in effect or thereafter adopted by the cemetery authority, and subject to such other limitations, conditions and restrictions as may be inserted in the instrument of conveyance of such cemetery spaces.

B. In the event that any of the interment spaces in municipal, religious and nonprofit cemeteries, in the city of New Orleans have been abandoned as defined in Subsection C of the Section for more than a period of ten years, then a cemetery authority managing the cemetery in which such space is located, after advertising in the official journal of the city of New Orleans a notice attesting to such fact, may take possession of but not demolish such abandoned interment spaces and sell and convey same subject to rules and regulations as set forth in Subsection A of this Section.

C. Interment space shall be deemed to have been abandoned (1) after a cemetery authority shall have been unable after diligent efforts for twenty-five years to locate any of the owners or their successors or heirs, or, (2) in the event such interment space is no longer fit for human burial, there has been no interment in the preceding twenty-five years and the cemetery authority shall have

been unable, after diligent efforts for one year, to locate any of the owners or their successors or heirs to provide care, maintenance or repairs for an interment space. A cemetery authority shall be deemed to have made diligent efforts to locate the owners or their successors or heirs of an interment space for a specified period of time if such authority (1) has advertised a notice stating that such authority proposes to acquire such interment space pursuant to this Section, which notice shall be advertised (a) in the case of the twenty-five year period provided herein (i) once a year in each of the first twenty-four years of such period, and (ii) once a month during the last year of such twenty-five year period, and (b) in the case of the one year period provided herein, once a month during such one year period; (2) has posted a notice on the space to the same effect as that specified in clause (1) of this sentence, once a month during the last year of either of such periods of time; and (3) has mailed a registered/certified letter to the last known owners of said interment space which letter shall contain a notice to the same effect as that specified in clause (1) of this statement; provided, however, that the requirement of clause (3) of this sentence shall not be applicable to the extent that the records of the cemetery authority acting pursuant to this Section do not contain the name and address of any owner of said interment space or (4) be determined by a court of competent jurisdiction to have exercised diligent efforts to locate the owners; provided, however, that prior to the initiation of any such legal action the cemetery authority has conformed with the requirements of the one year period of monthly advertisements, postings, and mailings as provided hereinabove and evidence of such notices has been exhibited to the court.

*Acts 1974, No. 417, § 1. Amended by Acts 1978, No. 747, § 1, eff. July 17, 1978. Amended by Acts 2011, No. 34, § 1, eff. June 12, 2011.*

### **Chapter 13. Miscellaneous (excerpt)**

#### **§ 903. Maintenance of cemetery spaces more than fifty years old; sale of repaired abandoned cemetery spaces**

A. Cemetery authorities may renovate and repair but not demolish, at their own cost and/or in conjunction with any private, state, or federal grant or fund, cemetery spaces within their cemeteries that are more than fifty years old and which have deteriorated, when the record owner or his spouse or heirs have neglected to do such renovation within one year after written notice mailed by registered or certified mail to the last known address of the last record owner on the records of the cemetery authority, the posting of notice on each of such cemetery spaces, and advertising in the official journal of the parish or municipality notifying the owner thereof that such renovation and repair will be made, unless the owner thereof objects by written notice to the office of the cemetery authority before the end of the one year period. Upon failing to receive any objections, after due notice has been given, the cemetery authority may proceed with the repairs or renovations with impunity.

B. Cemetery authorities may require the payment of all documented repair and/or renovation costs before any such renovated or repaired interment space may thereafter be used.

C. The repaired space shall revert to the ownership of the cemetery authority in the case of municipal, religious, and nonprofit cemeteries when the cemetery authority has been unable to locate, after diligent efforts, any of the owners or their successors or heirs for a period of three years following the repair or renovation, and such cemetery authority may take possession of such interment spaces and sell and convey same subject to rules and regulations as set forth in R.S. 8:308(A).

*Acts 1974, No. 417, § 1. Amended by Acts 1978, No. 747, § 1, eff. July 17, 1978. Amended by Acts 1991, No. 289, § 4; Acts 1991, No. 430, § 1; Acts 1992, No. 82, § 1.*

#### **§ 903.1. Cemeteries; maintenance of vaults and wall vaults more than fifty years old; reclamation by authority**

A. Cemetery authorities of municipal, religious, and nonprofit cemeteries may renovate, repair, and/or maintain vaults and/or wall vaults in question, at their own cost and/or in conjunction with any private, state, or federal grant or fund, vaults and/or wall vaults over fifty years old or vaults and/or wall vaults located in cemeteries more than one hundred years old, which have deteriorated or are in a ruinous state under the following conditions:

(1) In the event that the cemetery authority has no evidence of ownership or interments in the vault and/or wall vault in ques-



tion, it may immediately make the repairs, renovations, and maintenance and after same have been completed, publish as part of a general notice in the official journal of the parish or municipality a notice notifying all persons that if no one comes forward to the office of the cemetery authority with written evidence of ownership of the vault and/or wall vault in question within sixty days of the date of publication then the cemetery authority shall have the right to reclaim the ownership of the vault and/or wall vault in question and resell same.

(2) In the event that there is evidence of an interment or interments in the vault and/or wall vault in question, and the cemetery authority has no evidence of ownership, the remains may be immediately removed and temporarily reinterred at another location, and the cemetery authority shall then have the power to immediately make the renovations, repairs, and maintenance necessary, and the same notice procedure set forth in Paragraph (1) shall be followed, except that all persons shall have six months to come forward to the office of the cemetery authority and present written evidence of ownership in the vault and/or wall vault in question, and in the event that anyone fails to do so within the time prescribed, then the vault and/or wall vault may be reclaimed by the cemetery authority and resold.

(3) In the event that records of the cemetery authority indicate that there is a record owner of the vault and/or wall vault in question, the remains, if any, may be immediately removed and temporarily reinterred at another location, and the cemetery authority shall have the right and power to immediately make the necessary renovations, repairs, and maintenance, then the cemetery authority shall attempt to contact the owner by registered or certified mail at his last known address, and also publish as part of a general notice in the official journal of the parish or municipality in question a notice stating that in the event the owner or his heirs fail to come forward to the office of the cemetery authority within six months of the date of the notice and submit written proof of ownership, then the vault and/or wall vault in question may be reclaimed and resold by the cemetery authority.

(4) In addition to the notifications called for in Paragraphs (1), (2), and (3) hereinabove, the cemetery authority shall also post a common or general sign or notice in a conspicuous place in the cemetery informing the public of the above so that claimants may come forward in the manner prescribed herein to assert their rights.

(5) Under no circumstances shall the cemetery authority be prevented from doing repairs, renovations, and maintenance to vaults and/or wall vaults if same are necessary for the preservation of the section of vaults and/or wall vaults in question and/or the beautification of the cemetery. If it becomes necessary to remove remains therefrom, the cemetery authority shall have this right and power as set forth above, but the remains must be kept separate until the herein prescribed time period has elapsed so that they can be identified.

(6) After the renovations, repairs, and maintenance have been completed and the prescribed time period has lapsed, and the cemetery authority has reclaimed the ownership of the vault and/or wall vault in question, then all of the remains removed in accordance with the provisions of this Paragraph, shall be interred in a common burial place, but the cemetery authority shall retain records, tablets, stones, and other information regarding which vaults and/or wall vaults same were removed from and the interments therein, and the names of the deceased persons in question, if they are available.

(7) Under no circumstances shall any of the above be construed in such a fashion as to prevent a cemetery authority from immediately making repairs, renovations, and/or maintenance of wall vaults in the event that same is necessary for the protection of the health and welfare of the general public.

(8) If a person comes forward to the cemetery authority within the time periods prescribed in Paragraphs (1) through (3) hereof with satisfactory written evidence of ownership or title to the vault and/or wall vault in question, the cemetery authority may require that they pay their pro rata share, to be reasonably determined by the cemetery authority, of all actual costs and expenses of repairs, renovations, and maintenance before the said vault and/or wall vault may thereafter be used by them and their title thereto confirmed. If there is some other impediment or objection to reuse of the vault and/or wall vault in question, they must still pay their pro rata share of all costs as set forth hereinabove to confirm their title to same, otherwise ownership or title may be reclaimed by the

cemetery authority and the space resold. Under no circumstances shall the owner of the vault and/or wall vault in question be able to object to the repairs, renovations, and maintenance done or to be done if it is necessary for the preservation of the section of vaults, and/or wall vaults in question, or the protection of the health and welfare of the general public.

B. The provisions hereof shall be inapplicable with respect to any tomb, vault, or wall vault placed in perpetual care.

*Added by Acts 1982, No. 564, § 1. Amended by Acts 1991, No. 289, § 4; Acts 1992, No. 82, § 1.*