



Main Street News

The Newsletter of the Old Algiers Main Street Corporation

Fall 2011



This Saturday

Noel on Newton

Pet Parade & Children's Choirs Are Highlights

Does your special pup have its own holiday finery? If so, bring him or her to the first annual Noel on Newton, which will feature a holiday Pet Parade, with prizes, along with children's choirs from area schools and other activities on Saturday (Dec 10) from 12 noon to 4 p.m. at the NOMTOC Social Club, 1905 Newton Street.

Choirs from Behrman Elementary School, an arts-based school in the Algiers Charter School Association, and the new International School Westbank, which teaches lessons in Spanish and English, will perform holiday songs to showcase the wide range of education options in the area. The New Orleans Military and Maritime Academy will perform a drill, and O.P. Walker Choir will perform at 4 p.m.

The pet parade is open to any pet whose owner is registered. It will take place at 3 p.m., with prizes awarded to Best-dressed Pet and Best-dressed Pair (pet and owner dressed in matching costumes). Registration forms (\$5) fee are available at www.oldalgiersmainstreet.org or in local businesses. Or call 504-529-4341. Registration may be completed on site.



Holiday Celebration in Old Algiers Expands



For 15 years, the Algiers Holiday Bonfire was a community event that drew crowds from all around the city. Then, Katrina hit, and there were no more flames coming from the Algiers levee, no riverboat parade and no celebration on the river until last year, when the Algiers Economic Development District and District C Councilmember Kristin Gisleson Palmer resurrected it, with help from the New Orleans Fire Department, which constructed the pyre.

This year's bonfire had an added element: a massive art installation, Floodwall, which depicts 700 drawers collected from Katrina-damaged homes installed in a wall, which became the bonfire.

The weekend preceding included Holidays on the Point, with activities at businesses throughout the neighborhood and Noel on Newton is Dec. 10.



New Schools Are Boon to Old Algiers

This school year, three new schools opened to help position Old Algiers as a neighborhood for families. The area already could boast one of the top-rated schools at Behrman Elementary on Opelousas Avenue. Part of the Algiers Charter School Association, students in the integrated arts curriculum are outscoring almost every other school in the city. The state-of-the-art L.B. Landry High School opened in 2010, and offers many amenities and a training-based curriculum.

New schools include the New Orleans Maritime & Military Academy, which opened in the old Murray Henderson School with a class of ninth graders. It will be located on the Federal City site for the 2012-2013 school year, with ninth and tenth grades and will add a grade each year.

The International School of Louisiana opened a second school on the old Holy Name of Mary site. This year's class of kindergarteners are learning lessons in Spanish. A new grade will be added each year.

Operation of Tubman Elementary School on Newton Street was turned over by the Recovery School District to Crescent City Charter Schools, which has a model designed to improve test scores and learning opportunities.

Salvation Army and Algiers Redevelopment Foundation Team Up to Build Homes

With the new year will come many new homeowners in Riverview! Twenty-five properties have been sold throughout the neighborhood to buyers who qualified for up to \$75,000 in grant monies through the Salvation Army's EnviRenew program.

The well-appointed homes, which will soon be under construction, are energy-efficient and contain a variety of "green" components. Construction of the new homes is expected to take 60-90 days, but three buyers selected the model homes, and will move in by year's end.



The goal of this project is to provide homeownership to those who may not be able to afford it otherwise. The well-appointed homes fit the architectural scale and style of the neighborhood and help eliminate blight and vacant land.

The properties were awarded to the Jaeger Foundation in 2006 as part of the City of New Orleans' effort to reduce blight throughout the city. After three years of clearing titles, the foundation ended up with 68 lots on which to build. Once the 25 homes are completed, Phase II of the project will commence throughout the Riverview neighborhood.

For information, visit algiersredevelopmentfoundation.org.

CZO Provides Opportunity for Old Algiers

With the Comprehensive Zoning Ordinance that will complement the City's Master Plan, Old Algiers has an opportunity to establish an Arts and Culture Overlay District, which will allow for an increase in culturally-related businesses, which may include jazz clubs, restaurants, art galleries, cultural museums, antique stores, music stores and more. The overlay will be in effect on Newton, Teche and Brooklyn streets as an incentive to entrepreneurs to locate in the area. Coupled with the State Cultural District that provides for development incentives, the Overlay can further enhance opportunities for growth along these historically commercial corridors.

The Overlay was presented at the first CZO public meeting in September, and will be again discussed at the second meeting for this area.

Welcome to the Neighborhood

Welcome back to **John's Seafood** on Teche Street. This long-time favorite for fresh and prepared seafood closed down after the BP Oil Spill in 2010, but recently reopened.

Just down the street, **The Fish Bucket** offers New Orleans-style cuisine, as well as oxygen water, which is said to offer health benefits.

Also on Teche Street, **Dominique's** now offers special dinners on Thursdays.

On the corner of Verret and Pelican streets, **Kupcakes Etc.** opened this summer with an array of tasty cupcakes, including red velvet, lemon, chocolate and strawberry.

440 Newton Offers Opportunities for Tax Credits

The old Rita's Bar, deteriorating on the corner of Nunez and Newton streets, was once a bustling drug store that served Old Algiers, but in later years became a troublesome bar that has been closed since Katrina. It is currently slated for sale by the City Code Enforcement Department to satisfy liens of \$17,000. The property has been listed for \$26,000 for several months; however, the purchaser must take on the liens at act of sale.



One local non-profit tried to negotiate a deal for the property in order to keep it from demolition, which has so far been denied by Historic District Landmarks Commission, but could not afford the purchase price, the liens and the extensive work needed to stabilize the building.

The property, which is actually two buildings, a residential unit in the rear that predates the building that faces Newton Street, which was originally a drug store built in 1937.

The Trulia online real estate listing for the property is as follows:
Corner location with 2 municipal addresses, 440 Newton St/923 Nunez St. This property is located in Historic Algiers within the boundaries of the HDLC. The property operated as a bar many years ago & is zoned B2-neighborhood business. It is a GOLD rated structure. This property could be an excellent opportunity to bring a restaurant/store to the area. In VERY POOR condition. This is not a renovation project for a novice. Seller is owner/agent. Historic Tax Credits available. This property qualifies for 50%(max \$25k) for the residential portion AND 25% for the commercial portion (max \$5k). HUGE INCENTIVES.

If anyone is interested in renovating this property, there are a variety of tax incentives, including the State Historic Tax Credit, available because the property lies within a State Cultural District, designated in 2008. Contact owner/agent Susan Sawyer at 861-7575.incentives, including the State Historic Tax Credit, available because the property lies within a State Cultural District, designated in 2008.



The first facility, the U.S. Marine Reserves headquarters, opened on the Federal City site this summer. Still to come are a YMCA, new school to house New Orleans Military and Maritime Academy, retail outlets and housing units. Federal City is the largest economic development project in the state.

New Website Address

We have changed the name of the Website to oldalgiersmainstreet.org. The Real Estate page is up and running, so if you are a Realtor or property owner with listings anywhere in Old Algiers, please send us information and a photo and we will post it for free. Email info@oldalgiersmainstreet.org.

Light Up Old Algiers

Old Algiers Main Street Corporation has asked businesses throughout the area to decorate and light up their facades during the holiday season. Neighborhood associations may also invite residents to participate.

Winners will be announced on December 10 during Noel on Newton. One winner will be selected from commercial establishments/properties along Newton and Teche, the focus of OAMSC revitalization efforts, and another winner will be selected from among commercial buildings on other corridors throughout the district. OAMSC provided a starter set of lights for participating businesses.

Those participating include Newton Street businesses: Becnel's Automotive Repair, Beauty Concept, Craige Reception Hall and Cultural Center, along with Teche Street businesses Kiera's Learn and Play House, We Care Nursing. Other participating businesses in Algiers Point and Algiers Riverview including the International School, Gwen's Preschool Academy, Heritage House Museum, Louisiana SPCA, Calliope Puppets, Westside Cleaners, Jessica Hack Textile Restoration, Louie's Bar, Algiers Central Market, Pat LeBoeuf Insurance and Mt. Olivet Episcopal Church.

A lot has happened in Old Algiers since the last newsletter was distributed by Old Algiers Main Street Corporation in 2009. From Federal City to great new and existing schools, new developments help poise Old Algiers to take its place as the best all-around section of the city.



Old Algiers Main Street Corporation is resuming this method of communicating with members, residents and businesses in the community so that we can all be aware of what is going on in the Old Algiers area. If you have information you would like to share with our readers, please send it to info@oldalgiersmainstreet.org. If you are receiving a hard copy and would like to receive it as an email, please send your email address to info@oldalgiersmainstreet.org.

Join the OAMSC Team!

With your support, OAMSC can continue to offer programs that benefit the businesses and communities of Old Algiers. For as little as \$25 a year become a member today and join us as we revitalize Old Algiers, New Orleans' Best Kept Secret!

Member Benefits:

- Programs and services to enhance business and the community
- Quarterly newsletter with useful info and articles of interest to the community
- Access to resources that help you enhance the business climate in your neighborhood
- Invitations to special events and annual membership meeting
- A voice in the decisions that affect all of Old Algiers
- An opportunity to serve on committees and task forces

Send this form with your check to: OAMSC, P.O. Box 740181, NOLA 70174

Name _____

Address _____

Phone _____

E-mail _____

Enclosed: \$25 \$35 \$50 \$100* Other_____

* Business membership of \$100 includes ad for one year.

OAMSC to Install New Board

On December 13, OAMSC will install its 2012 board of directors and officers. All paid members of the organization are eligible to vote, with ballots going out in early November. Members may vote via mail or email, or they may attend the meeting to cast their votes.

The proposed ballot is as follows:

President - Valerie Robinson

Vice President - Beryl Ragas

Secretary - Angela Theresa

Henderson

Treasurer - James Henderson

At-Large

Alex Selico Dunn

Frank Julien

Karri Maggio

Joyce Reed Mayfield

Nancy Laurent

Orlandez Oierre

Paul schmollinger

Cindy Stowe

Lauren Urazowski