



## ELEANOR McMAIN SECONDARY HIGH SCHOOL

5712 South Claiborne Avenue  
New Orleans, LA  
*Institutional Restoration/  
Rehabilitation*

### HONORING

**New Orleans Public Schools; Concordia Architects;  
Tuna Construction; C. Spencer Smith, AIA; Carr, Riggs  
& Ingram; SpecsGuy Specifications Consultant**

The transformation of Eleanor McMain Secondary High School from a mildew-covered, faded eyesore to a colorful period landmark is a godsend to its students, faculty and the uptown neighborhood. A team at Concordia Architects led the project to address deferred maintenance associated with exterior walls and masonry, windows, stairs, ramps, planters, and doors. Self-cleaning acrylic paint was used to promote resistance to water intrusion and efflorescence. The project also made needed repairs to interior walls and restored historic frame and metal windows and doors.

Built in 1931 as a high school for girls, the building reflects the popular Art Deco style of its time. Its decorative features include vertical accents, sculpture in relief, and cast stone ornament. A 1932 newspaper article described its original exterior painting as “a symphony of riotous, splashing color.” With this source in mind the present renovation has adopted a bright new color scheme that highlights the building’s Aztec revival style ornament.

While planning the renovation and to qualify for tax credits, Concordia worked with Orleans Parish school officials and the State Historic Preservation Office to “preserve and restore the building’s decades-old historic characteristics.” Much of architect Edgar Christy’s original design, including lighting and planting fixtures, was preserved or recreated. Today the school complex includes the original building, auditorium, and a new gymnasium designed in a compatible style. McMain High School is once again a source of pride to its community.



## 131 S. JEFFERSON DAVIS AVENUE

131 S. Jefferson Davis Avenue  
New Orleans, LA  
*Institutional Restoration/Rehabilitation*

### HONORING

**CGK Realty Partners LLC; New Orleans  
Redevelopment Fund 2; Albert Architecture;  
Carr, Riggs & Ingram; Morphy, Makofsky, Inc.;  
Moses Engineers; Hernandez Consulting &  
Construction; Crescent Growth Capital LLC**

Beginning in 1905 in a simple wooden structure, the evangelistic Central Baptist Church in 1939 constructed a new auditorium adjoining its original building to accommodate its growing congregation. While the interior sanctuary was designed with minimal ornamentation, the exterior exhibited bold and exuberant flourishes in the Mayan revival style. Abandoned and vacant for over a decade, this rare local example of this modernist style has been restored and repurposed for multi-unit residential use, adding greatly to the streetscape of the Mid-City National Register Historic District.

Recognizing the potential of the unusual property, the developer, New Orleans Redevelopment Fund 2, charged the architects with converting the space for multi-family occupancy while retaining the salient architectural and stylistic features. With the use of historic tax credits, the team created 20 residential units in the existing space. Removal of drop ceilings and partitions revealed the dramatic volume and features of the original sanctuary, including the baptismal font and curved steel trusses. The front became the focal point of the entry hall and common gathering space. Living units were then incorporated in the design, including an interior skybridge that connects the sanctuary’s second level with an annex building and two recessed penthouse units were added inside the roof volume of the annex. The steel trusses, wood roof decking and metal railings were restored and exposed to provide lofty two-story living spaces. Exterior historic cast stone and plaster details were repaired and restored. Parking, landscaping and rainwater retention tanks complement this development.

