

(NATIONAL HISTORIC LANDMARKS)

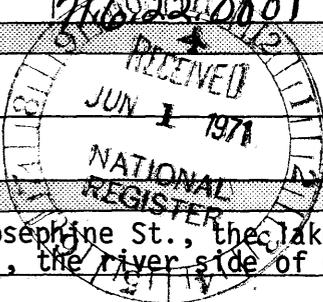
Form 10-300 (July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: COUNTY: FOR NPS USE ONLY ENTRY NUMBER DATE



1. NAME COMMON: The Garden District of New Orleans AND/OR HISTORIC:

2. LOCATION STREET AND NUMBER: Bounded by the upper side of Josephine St., the lake side of Magazine St., the lower side of Louisiana Ave., the river side of Carondelet St. CITY OR TOWN: New Orleans STATE Louisiana CODE 22 COUNTY Orleans CODE 041

3. CLASSIFICATION CATEGORY (Check One) OWNERSHIP STATUS ACCESSIBLE TO THE PUBLIC PRESENT USE (Check One or More as Appropriate)

SEE INSTRUCTIONS

4. OWNER OF PROPERTY OWNER'S NAME: Various private owners within the boundaries above STREET AND NUMBER: CITY OR TOWN: New Orleans STATE: Louisiana CODE 22

5. LOCATION OF LEGAL DESCRIPTION COURTHOUSE, REGISTRY OF DEEDS, ETC.: Not a legal entity. The Garden District Association, an organization of property owners, is located at: STREET AND NUMBER: 710 International Bldg., 611 Gravier Street CITY OR TOWN: New Orleans STATE La. CODE 22

6. REPRESENTATION IN EXISTING SURVEYS TITLE OF SURVEY: SEE STREET MAP OF CITY ATTACHED DATE OF SURVEY: DEPOSITORY FOR SURVEY RECORDS: STREET AND NUMBER: CITY OR TOWN: STATE: CODE

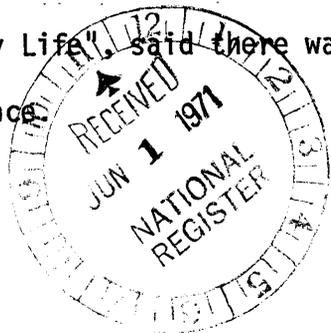
STATE: COUNTY: ENTRY NUMBER DATE FOR NPS USE ONLY

7. DESCRIPTION

| | | | | | | |
|-----------|---|--|--------------------------------|---|--------------------------------|------------------------------------|
| CONDITION | (Check One) | | | | | |
| | <input type="checkbox"/> Excellent | <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Fair | <input type="checkbox"/> Deteriorated | <input type="checkbox"/> Ruins | <input type="checkbox"/> Unexposed |
| | (Check One) | | | (Check One) | | |
| | <input checked="" type="checkbox"/> Altered | <input type="checkbox"/> Unaltered | <input type="checkbox"/> Moved | <input checked="" type="checkbox"/> Original Site | | |

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Garden District is composed of examples of architecture ranging from the finest examples of 19th Century Greek Revival, to Georgian, to "Southern Colonial", to French chateau and provincial styles, and even to a Swiss chalet. There is Gothic, and there is early and late Victorian, even Steamboat Gothic. Of course, there is contemporary, but even this harbors some semblance of an attempt to harmonize with the surroundings. The streets are tree-shaded. Many of the earliest gutters, lined with slate slabs from Pennsylvania, remain. A number of early 1830's and 40's small houses remain, testifying to the varying incomes of the early dwellers in the Garden District. All was not affluence. Many of the small homes are untouched, giving fine representation to the wide range of architectural modes of the original Garden District, such as the "shot-gun" and "camel-back" designs, indigenous to New Orleans and environs. The gardens are still profuse, although not as large as they were when the district received its name, as the estates are largely contracted. However, the same semi-tropical climate prevails in which the foliage and flowers grow so abundantly and in many varieties. There is a quaintness, a stillness, a prevailing quiet and gentility of the original Garden District which sets it apart, not only from the other sections of the Crescent City, but from anything like it in America. A recent visitor, an editor of England's "Country Life", said there was nothing like it anywhere, even in England or France.



SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

| | |
|------------------|---------|
| STATE | |
| COUNTY | |
| FOR NPS USE ONLY | |
| ENTRY NUMBER | DATE |
| 71.0.22.0001 | 9/21/71 |

(Number all entries)

2. LOCATION - STREET AND NUMBER:

BOUNDARIES OF THE GARDEN DISTRICT

Beginning at the intersection of Louisiana Avenue and Carondelet Street, with the property on the northwest, or uptown lake corner, the northern, or lake boundary, consists of the properties along the north, or lake side, of Carondelet Street from the west side of Louisiana Avenue, and extending to the northeast corner of the area which encompasses the Leathers-Buck-Mayer house on the northeast corner of Carondelet and Josephine Streets; thence south, encompassing the properties along the east, or downtown side of Josephine Street to the southeast corner, including the property on the southeast, or downtown river corner, of Magazine and Josephine Streets; thence west, encompassing the properties along the south, or river side, of Magazine Street to and including the property on the southwest, or uptown river corner, of Louisiana Avenue and Magazine Street; thence north, encompassing the properties along the west, or uptown side, of Louisiana Avenue to and including the property on the northwest, or uptown lake corner, of Louisiana Avenue and Carondelet Street.

 The terms "uptown", "downtown" refer to upriver or downriver directions; the terms "lake" and "river" refer to the side of a street closest to the Mississippi River or closest to Lake Pontchartrain.

 See boundaries marked in red on attached section of "Official Zoning District Map of the City of New Orleans, Part of Plates 15-B and 15-C. Issued April 23, 1970."

SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

| | | | |
|--|---------------------------------------|--|--|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input checked="" type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

| | | | |
|--|--|--|---|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input checked="" type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input checked="" type="checkbox"/> Other (Specify) |
| <input checked="" type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | <u>See below</u> |
| <input checked="" type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input checked="" type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

The Garden District of New Orleans is perhaps one of the most complete assemblages of architectural styles in one location in America. It is truly a "museum" of living, covering the period of, roughly, the 1830's to the present. Its ante bellum mansions incorporate the finest in local traditions. The fact that there are so many still in their original appearance is, in itself, completely unique. The Garden District has been recognized for nearly 150 years as one of the choicest, most desirable living areas in America, and it is still. It is studied, imitated, written about, photographed, and visited continually, being one of the two main tourist attractions in this historic city. Ownership of property in the Garden District is highly valued, both as a status symbol, and as an investment. The historic importance of the Garden District lies in the people who have lived in the many remaining mansions, quite a number still in the original families. Great names in industry, finance, law, medicine, and in politics have graced the shaded banquettes of the area. Civil War generals retired to the Garden District, and Jefferson Davis died in one of the great houses. There are so many stories which can be authentically told about the Garden District and its homes that the section has intrigued writers of the past and present, including Mark Twain, George W. Cable (who lived there), Walt Whitman, and Grace King, down to Truman Capote, Shirley Ann Grau, and now a new novel by James K. Feibleman.

SEE INSTRUCTIONS



9. MAJOR BIBLIOGRAPHICAL REFERENCES

The Garden District has been included in numerous books about New Orleans for over 100 years. In recent years, the booklet, "The Great Days of the Garden District and the Old City of Lafayette" by Ray and Martha Ann Samuel, has become the definitive work of the Garden District to date. A copy of this is enclosed along with other pertinent publications.

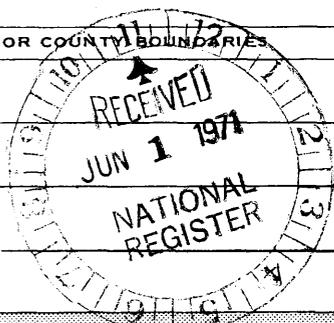
10. GEOGRAPHICAL DATA

| LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY | | | | OR | LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES | | | | |
|--|----------|---------|-----------|---------|---|---------|-----------|---------|---------|
| CORNER | LATITUDE | | LONGITUDE | | LATITUDE | | LONGITUDE | | |
| | Degrees | Minutes | Seconds | Degrees | Minutes | Seconds | Degrees | Minutes | Seconds |
| NW | 29° | 56' | " | 90° | 05' | 45" | | | |
| NE | 29° | 56' | 30" | 90° | 04' | 45" | | | |
| SE | 29° | 56' | " | 90° | 04' | 30" | | | |
| SW | 29° | 55' | 30" | 90° | 05' | 35" | | | |

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **240 acres**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE: | CODE | COUNTY | CODE |
|----------------------|------|---------|------|
| <i>All USGS map.</i> | | | |
| STATE: | CODE | COUNTY: | CODE |
| STATE: | CODE | COUNTY: | CODE |
| STATE: | CODE | COUNTY: | CODE |



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: **Ray Samuel - Vice President**

ORGANIZATION: **Garden District Association, Inc.** DATE: **May 24, 1971**

STREET AND NUMBER: **710 International Bldg., 611 Gravier Street**

CITY OR TOWN: **New Orleans** STATE: **Louisiana** CODE: **22**

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: *George M. Peake*
 Title: *Chairman, Louisiana State Historic Preservation & Cultural Commission*
 Date: *24 May, 1971*

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Ernest A. Connolly
 Chief, Office of Archeology and Historic Preservation
 JUN 21 1971

Date: _____
 ATTEST:
William M. Stewart
 Keeper of The National Register
 Date: *JUN 3 1971*

COORDINATES
GARDEN DISTRICT, NEW ORLEANS, LA.

Louisiana & Carondelet

Lat. $29^{\circ} 55' + 4525'$

Long. $90^{\circ} 05' + 2700'$

Louisiana & Magazine

Lat. $29^{\circ} 55' + 2225'$

Long. $90^{\circ} 05' + 1730'$

Josephine & Carondelet

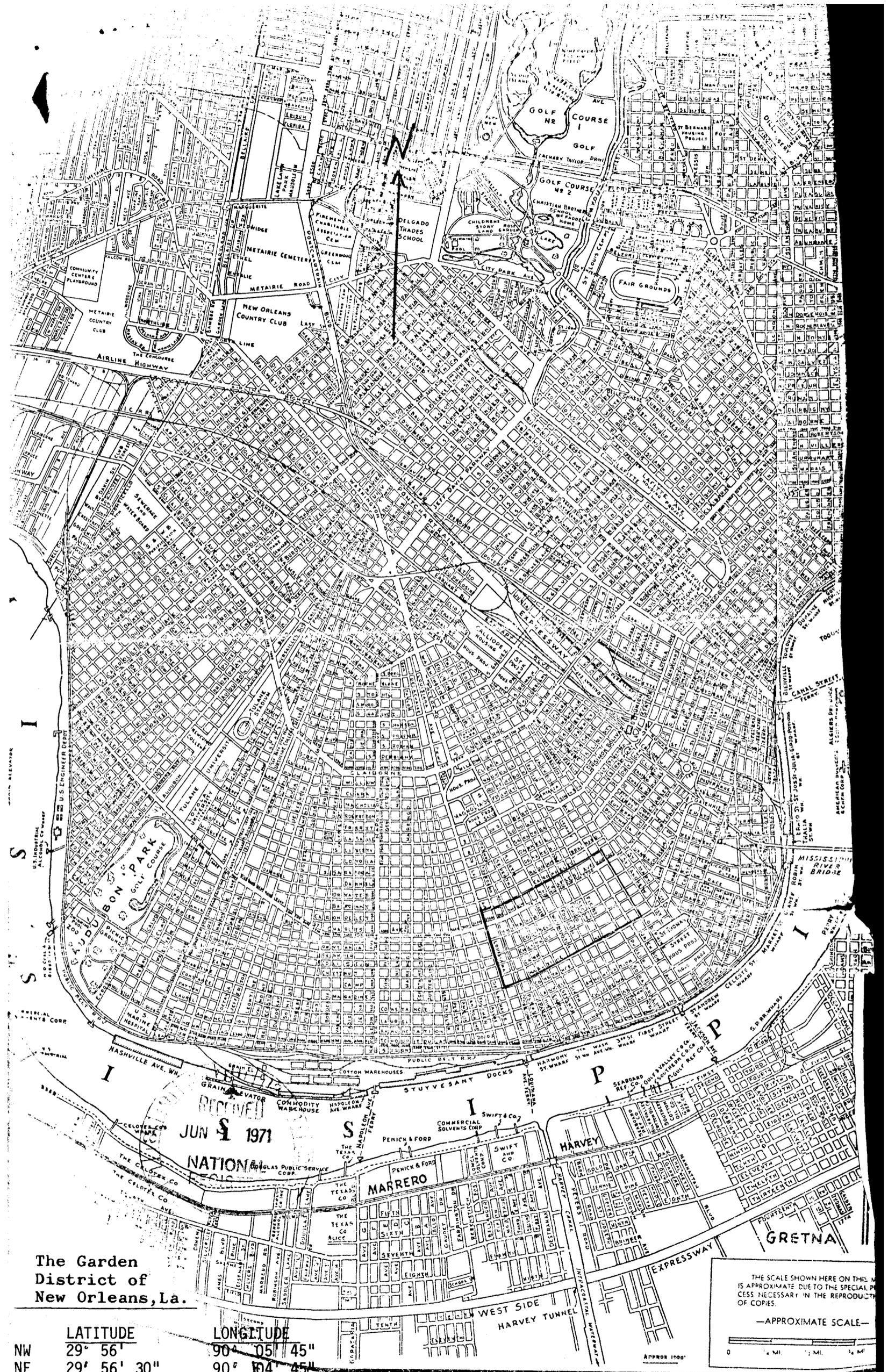
Lat. $29^{\circ} 56' + 180'$

Long. $90^{\circ} 04' + 4333'$

Josephine & Magazine

Lat. $29^{\circ} 55' + 4870'$

Long. $90^{\circ} 04' + 2850'$



The Garden District of New Orleans, La.

| | LATITUDE | LONGITUDE |
|----|-------------|-------------|
| NW | 29° 56' | 90° 05' 45" |
| NE | 29° 56' 30" | 90° 04' 45" |
| SE | 29° 56' | 90° 04' 30" |
| SW | 29° 55' 30" | 90° 05' 35" |

THE SCALE SHOWN HERE ON THIS MAP IS APPROXIMATE DUE TO THE SPECIAL PROCESS NECESSARY IN THE REPRODUCTION OF COPIES.

—APPROXIMATE SCALE—

0 1/4 MI 1/2 MI 3/4 MI

G H I J K

Form 10-301
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

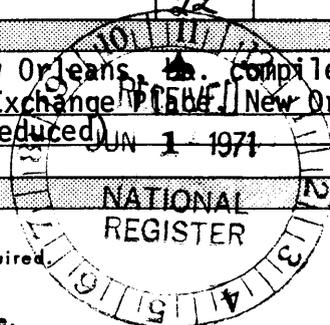
**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

(Type all entries - attach to or enclose with map)

| | |
|------------------|--------|
| STATE | |
| COUNTY | |
| FOR NPS USE ONLY | |
| ENTRY NUMBER | DATE |
| 71.6.22.0001 | 6/5/71 |

SEE INSTRUCTIONS

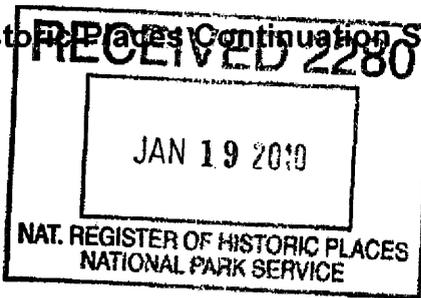
| | | | |
|--|----------|-----------------|-----------|
| 1. NAME | | | |
| COMMON: The Garden District of New Orleans | | | |
| AND/OR HISTORIC: | | | |
| 2. LOCATION | | | |
| STREET AND NUMBER: Bounded by the upper side of Josephine St., the lake side of Magazine St., the lower side of Louisiana Ave., the river side of Carondelet St. | | | |
| CITY OR TOWN: New Orleans | | | |
| STATE: Louisiana | CODE: 22 | COUNTY: Orleans | CODE: 071 |
| 3. MAP REFERENCE | | | |
| SOURCE: Map of Greater New Orleans, La. compiled & drawn by: Wm. E. Boesch, New Orleans Map Co., 110 Exchange St., New Orleans, La. | | | |
| SCALE: 2-1/8" == 1 mile (reduced) | | | |
| DATE: Revised 1962 | | | |
| 4. REQUIREMENTS | | | |
| TO BE INCLUDED ON ALL MAPS | | | |
| 1. Property boundaries where required | | | |
| 2. North arrow. | | | |
| 3. Latitude and longitude reference. | | | |



United States Department of the Interior
National Park Service

71000358

National Register of Historic Places Continuation Sheet



Name of Property Garden District Historic District
Additional Documentation
County and State Orleans Parish, LA
Name of multiple property listing (if applicable) NA

Section number 7 Page 1

- 1. Garden District Historic District Additional Documentation
Orleans Parish, LA
- 4. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria.

Phil Boggan
Signature of Certifying Official/Title
Phil Boggan, Deputy State Historic Preservation Officer

1-13-10
Date

State of Louisiana
State or Federal Agency and Bureau For keeper of Register

5. Classification

Number of Resources Within Property

The 1971 National Register nomination form for the Garden District provided no building count. Hence one cannot provide the standard entry in this section (number of buildings changed from non-contributing to contributing). As noted in Part 7, for this submission each building within the existing boundaries was coded contributing or non-contributing (per attached map). The count was 951 contributing buildings, 186 non-contributing buildings, and one contributing site (Lafayette Cemetery, individually listed in the Register in 1972).

7. Description

Architectural Classification: Greek Revival, Italianate, Queen Anne, Eastlake, Gothic Revival, Second Empire, Colonial Revival, Craftsman/Bungalow, Eclectic, International Style

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Name of Property Garden District Historic District
Additional Documentation

County and State Orleans Parish, LA

Name of multiple property listing (if applicable) NA

Section number 7 Page 2

Summary Paragraph:

The purpose of this application is to update the period of significance of the National Register listing for New Orleans' Garden District Historic District, which at present ends officially in 1924. (Importantly, it is not meant to address the National Historic Landmark listing.) The National Park Service accorded the Garden District Register status in 1971 and National Historic Landmark (NHL) status in 1974. The immediate impetus for this application is a tax incentive application (façade easement) for a building that assumed its present columnar Colonial Revival appearance in 1943.

Background:

As is typical of early National Register nominations in Louisiana (and other states as well), the very brief narrative for the Garden District presents an inadequate and incomplete description and assessment. It is among the very earliest nominations in the state, accepted only five years after the Register was created and before Louisiana had a State Historic Preservation Office.

As has been the custom with older nominations with inadequate documentation, the Louisiana State Historic Preservation Office has used the National Register's 50 year cutoff at the time of listing as the end of the period of significance. But in this instance, 50 years was subtracted from the 1974 NHL listing, for an ending date of 1924. This date is recognized by the National Park Service.

Ideally, there should be a complete rewrite of the Garden District National Register nomination based on an exhaustive inventory of extant buildings, including research on specific properties. However, for the immediate purpose of making more buildings eligible to apply for tax incentives, this document will serve as an intermediate remedy.

Typically, when updating a period of significance for a Register nomination, the preparer has the necessary data in the existing documentation to be able to make an analysis. But in the case of the Garden District, there is not even a count of buildings within the boundaries, much less a breakdown by age, style or type. So the preparers of this document had no context within which to evaluate buildings constructed after 1924. Even the most basic of questions could not be answered – i.e., how do the buildings constructed after 1924 compare numerically with those before 1924. Are they 5% of the total, or one-half percent? (It happens to be about 5%.)

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Name of Property Garden District Historic District
Additional Documentation

County and State Orleans Parish, LA

Name of multiple property listing (if applicable) NA

Section number

7

Page

3

Historic Resource Surveys

The first ever building-by-building survey of the Garden District was conducted in 2002 by the staff of the New Orleans Historic District Landmarks Commission (HDLC) in conjunction with the Tulane University School of Architecture Masters in Preservation Class of that year. The purpose of the survey was to prepare a study report prior to designating the district as an area protected by municipal ordinance. Per standard HDLC practice, surveyors classified each building according to the Commission's color-coded rating system. While useful to the HDLC, this method of analyzing buildings was not directly transferable for National Register purposes. However, the survey did produce some very useful insights valuable in the preparation of this document. For instance, in addition to the "grand mansion" aspect of the Garden District, the survey noted that roughly one in five houses are shotguns.

Within the tight time frame inherent in this SHPO-sponsored Garden District update, the preparers were able to complete an expedited National Register survey of the area in the summer of 2009. Each building was individually examined and noted from the street. Building façades were inspected more closely (as needed) to resolve any architectural anomalies or discrepancies. The survey yielded an overall building count of 1,137 and a breakdown by style and contributing/non-contributing status.

The contributing/non-contributing status of buildings is shown on the attached map (a 1951 Sanborn map updated by the preparers of this document). (Boundaries follow the verbal boundary description in the 1971 National Register form.) Per NPS guidelines, the dependencies (garages, etc.) shown on the attached map were not included in the count. Generally, they were not visible to the surveyors (i.e., not visible from a street or sidewalk).

Overview of the Garden District:

Located two miles up the Mississippi River from the Vieux Carre, the Garden District on the eve of the Civil War was a suburb of the old City of New Orleans where wealthy "Americans" lived. (French Creole New Orleanians used the term "Americans" in reference to Anglo-Saxon immigrants to the city.) The area was laid out in the 1830s, and houses began to be built late in that decade. By New Orleans standards, the houses had commodious grounds. Indeed, in the original subdivision scheme each town block was divided into just four lots (quite spacious for New Orleans). And to this day, the Garden District, in the popular imagination, equals wealthy people living in grand houses set in lushly landscaped grounds. But as the narrative below will

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property Garden District Historic District
Additional Documentation

County and State Orleans Parish, LA

Name of multiple property listing (if applicable) NA

Section number 7 Page 4

explain, while an immensely important part of the story, it is far from the whole story. The Garden District in actuality is quite an architecturally diverse place.

An architectural historian strolling through the Garden District (particularly the core) would immediately recognize an abundance of houses in the Greek Revival, transitional Greek Revival-Italianate, and Italianate tastes from the 1840s through the 1870s. Many are of mansion stature. Indeed, the primary significance of the district is this concentration. The building boom in this area continued apace up to the Civil War, and it continued afterwards until halted by the national financial Panic of 1873. (Captured early in the Civil War, New Orleans on the whole did not suffer the economic disruption typical of the post-war years.)

A later period of prosperity left many major Queen Anne and Eastlake houses. And then there are a notable number of Colonial Revival buildings, in all the many permutations of that taste, from c. 1900 through the 1950s; a number of historic revival eclectic buildings from the early twentieth century; and a few noteworthy Modernist/International Style buildings. Finally, scattered here and there are buildings representing virtually every style in the cannon of American architecture (Gothic Revival, Romanesque Revival, Second Empire, Stick Style, etc.). (See style breakdown below for further analysis of the variety found in the Garden District.)

A commercial thoroughfare, Magazine Street, runs along the southern edge of the Garden District. Apparently Magazine began to acquire a commercial character in the post-Civil War years. Today the section of Magazine within the Garden District is largely twentieth century and is the location of many of the district's non-contributing buildings. There remain, however, various Italianate commercial buildings and one large Italianate building that historically housed an orphanage.

Running near the northern edge of the neighborhood is famous St. Charles Avenue with its trolley line. St. Charles as a grand thoroughfare was actually created in 1880. Before then it was a rather ordinary, much narrower street named Nyades. In the early days a horse-drawn railway ran down the middle of Nyades. Since 1893, an electric trolley has been a fixture of St. Charles Avenue.

It has been more than a century since the electric trolley line first ran. And in that time St. Charles has become something of a legend -- a grand rue recognized as a cultural resource in its own right. The feeling of this storied avenue was perhaps captured best in John Kennedy Toole's 1980 novel *Confederacy of Dunces*: "The ancient oaks of St. Charles Avenue arched over the avenue like a canopy. . . . St. Charles Avenue must be the loveliest place in the world. From time to time . . . passed the slowly rocking streetcars that seemed to be

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Name of Property Garden District Historic District
Additional Documentation

County and State Orleans Parish, LA

Name of multiple property listing (if applicable) NA

Section number 7 Page 5

leisurely moving toward no special destination, following their route through the old mansions on either side. . . Everything looked so calm, so prosperous." This serene, profoundly ancient feeling remains to this day, even though St. Charles is home to a goodly number of the district's non-contributing buildings, as well as two of the district's modernist landmarks and a major historic revival style hotel, the Pontchartrain (1927).

Building Types:

Were this a complete rewrite of the nomination it would include a breakdown by building types. However, certain observations can be made by the preparers, and the HDLC survey provides some valuable insights in this regard. As previously noted, approximately one in five residences are shotgun houses. Virtually all members of this important contingent are strongly styled, ranging from Italianate (1870s – c. 1900), to Eastlake, to Colonial Revival, to Craftsman/Bungalow. Oftentimes they are grouped in rows. Styled shotguns such as these are an architectural signature of New Orleans. They have long been considered by the National Register as major contributors to listed districts.

Another one in five houses is of the double gallery type. An iconic house type in parts of New Orleans, this is a two-story residence with double galleries spanning the facade. Typically those in the Garden District have a three-bay façade embracing a side-hall plan. Some are even larger, with a five-bay façade embracing a central hall double-parlor plan. Counted among these are some of the district's fabled grand houses from which it derives much of its fame. New Orleans' double gallery houses are "dressed" in the Greek Revival or Italianate styles, or a combination of the two.

There are also a goodly number of raised galleried "cottages" in the Garden District, some quite large and imposing. They are far fewer in number than the double gallery houses (the HDLC survey does not give a percentage). These, too, are "dressed" in the Greek Revival or Italianate taste, or a combination of the two.

But not every building in the Garden District is single family residential. The surveyors noted a dozen or so major historic apartment buildings, almost all of which would be possibly outside the district's present period of significance. Five of them are three story eclectic revival buildings from the 1920s. (The word "possibly" is used because obviously one can't tell by looking whether a given building is 1922 or 1928.) Clearly outside the district's present period of significance are two "tall building" apartment blocks in the International Style (one from the 1940s and one from the 1950s), both in prominent locations on St. Charles Avenue. As noted previously, one of the city's legendary historic hotels, the Pontchartrain, is in the Garden District. The twelve story richly styled historic revival building opened in 1927. The district's other historic

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Name of Property Garden District Historic District
Additional Documentation

County and State Orleans Parish, LA

Name of multiple property listing (if applicable) NA

Section number 7 Page 6

commercial buildings are generally located on Magazine Street (masonry or wood frame and in the Italianate style). There are also various historic institutional buildings in the Garden District (several churches, a fire station, a parochial school, and a large Italianate building which historically housed an orphanage).

Breakdown by Styles:

| | |
|---------------------------------------|-----|
| Greek Revival | 6% |
| Transitional Greek Revival-Italianate | 5% |
| Italianate | 30% |
| Queen Anne Revival | 6% |
| Eastlake | 3% |
| Craftsman/Bungalow | 6% |
| Colonial Revival | 10% |
| Eclectic | 6% |
| Other | 5% |
| No Style | 7% |
| Non-Contributing | 16% |

Note: Were this to be a complete rewrite of the Garden District National Register nomination, the descriptions below would be more detailed and would cite specific major buildings. The purpose here is to provide at least a minimal context for evaluating buildings constructed after 1924.

Greek Revival (6%):

Perhaps surprising to some, only 6% of the Garden District's buildings are pure Greek Revival – i.e., without any Italianate influences. One assumes that most of these date to the late 1830s and 1840s. Almost all of these are either double gallery houses or raised galleried cottages.

Transitional Greek Revival-Italianate (5%):

It is very common to see double gallery houses and raised galleried cottages in New Orleans that are basically Greek Revival in form but have various Italianate touches (double brackets over the columns, quoins, segmental arch windows, etc.). Sometimes it is impossible to determine whether the Greek Revival or

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property Garden District Historic District
Additional Documentation

County and State Orleans Parish, LA

Name of multiple property listing (if applicable) NA

Section number

7

Page

7

Italianate is visually dominant. In such cases the Louisiana SHPO has used the label transitional Greek Revival-Italianate.

Italianate (30%):

Almost one in three buildings in the Garden District is in some form of the Italianate taste. They may roughly be divided into three categories: (1) the 1850s, the earliest Italianate in the city; (2) the Italianate "binge" of the late 1860s and early 1870s (the term "binge" courtesy Frederick Starr's *Southern Comfort: The Garden District of New Orleans*); and (3) shotgun houses dating from the 1870s through c. 1900.

It is important to note that the residential Italianate in New Orleans was very different from the national norm. While some of the Garden District's most notable houses are asymmetrical Italian villas, they are only nominally asymmetrical and constitute a small minority of Italianate houses. Instead, as Dr. Joan Caldwell demonstrated in her pioneering dissertation on the subject, the Italianate in New Orleans was very much a columnar form, with Italian features (brackets, quoins, segmental arches, etc.) grafted onto local symmetrical house types such as the double gallery house and the raised galleried cottage. As one of the authors of this document, Jonathan Fricker, wrote in *Louisiana Architecture: A Handbook on Style*: "These familiar forms had never been so richly and elaborately clothed as they were during the heyday of the Italianate taste."

Italianate shotguns in the Garden District, often occurring in rows, range from reasonably chaste 1870s examples with a transitional Greek Revival-Italianate look to New Orleans bracketed shotguns of the late nineteenth century. Here the brackets are entirely different from those ornamenting an entablature. Often quite large and florid, they are located under the eaves of the front porch overhang. Other Italianate features include quoins (wooden) at the edges of the facade and segmental arch openings. Italianate bracketed shotguns of this type have been documented as being built in the city as late as the 1910s.

Italianate commercial buildings are found along Magazine Street (both brick and wood frame). A few are wood frame corner buildings with commercial space on the ground story and residential space above.

Queen Anne Revival (6%):

Frederick Starr (*Southern Comfort: The Garden District of New Orleans*) writes of the new wealth that came to the Garden District in the 1880s and '90s. In this period one saw the erection of many major Queen

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Name of Property Garden District Historic District
Additional Documentation

County and State Orleans Parish, LA

Name of multiple property listing (if applicable) NA

Section number 7 Page 8

Anne Revival houses, earlier with Eastlake galleries, and later with Colonial Revival galleries and other details. Because these do not differ substantially from the national norm, they will not be given extended description here, except to note that they are typically two stories and strongly Queen Anne in character (turrets, much use of different textured materials, etc.). These contrast with the single story fairly low-key examples that typify much of Louisiana's Queen Anne Revival patrimony.

Eastlake (3%):

The 36 houses in this category are either shotguns with Eastlake porches or non-Queen Anne houses with Eastlake galleries. (Queen Anne houses with Eastlake galleries were counted in the Queen Anne category.)

Craftsman/Bungalow (6%):

It may surprise some to see that six percent of the Garden District's buildings are in the Craftsman/Bungalow style – the same percentage as Greek Revival. On the whole, these buildings are of modest size, but strongly styled. They include shotguns with Craftsman/Bungalow style porches and other details, two story Craftsman houses, and one corner store. (Of course, it is impossible to tell by looking which of the Craftsman/Bungalow buildings were constructed before the district's present 50 year cutoff and which shortly after.)

Colonial Revival (10%):

One in ten buildings in the district is in one of the many permutations of the Colonial Revival, ranging in date from the first decade of the twentieth century through the 1950s. They run the gamut from white boxy columnar residences of the early 20th century to sedate red brick Georgian-looking homes of the 1930s, '40s and '50s.

Eclectic (6%):

Here the term is used to mean of mixed styles. The vast majority are early twentieth century historic revival eclectic. A few are 1880s and '90s houses that combine various Victorian styles.

Other (5%):

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property Garden District Historic District
Additional Documentation

County and State Orleans Parish, LA

Name of multiple property listing (if applicable) NA

Section number 7 Page 9

The vast majority of these are strongly styled buildings, but they do not appear in sufficient numbers to warrant a separate category. While small in number, many are major landmarks. Examples from the "other" category for the nineteenth century include three Gothic Revival churches, one Gothic Revival house, four Second Empire houses, two Stick Style houses, and one Romanesque Revival church. From the twentieth century, there are three Mediterranean Revival houses, one Italian-looking house, one French *petite chateau*, five French Creole Revival houses, an eclectic historic revival hotel, one Art Deco shop, two International Style high-rise apartment buildings, and a major architect-designed contemporary house.

No Style (7%):

The "no style" category has been used successfully by the LA SHPO for years in evaluating buildings in potential Register districts. It does not necessarily mean devoid of details. "No style" buildings may have various details that contribute to the neighborhood's historic look; however, the styling is not pervasive enough and/or emphatic enough to warrant a stylistic label. The "no style" category also includes legitimate historic buildings that are indeed quite plain, although even they support the overall character of the district in issues such as materials, texture, fenestration patterns, porch systems, etc.

About a dozen "no style" buildings are 1950s residences (one and two story, usually red brick) that are articulated in a traditional manner, presumably to blend into the Garden District. However, they do not make enough of a stylistic statement to be "pushed" into a style category. Most of these are on the block once occupied by one of the Garden District's most legendary houses – the Robb Mansion, an Italian palazzo demolished in 1955.

Non-contributing (16%):

The district's non-contributing rate is 16%. These are either less than 50 year old buildings (as of the year 2009) or historic buildings that have been significantly modified. Many non-contributing elements are three-story townhomes, from the 1970s or later, set in party-wall blocks and styled to resemble Federal/Greek Revival buildings. In a few cases the effect is so good that they might be mistaken for the genuine article by the casual, unschooled observer. But to the trained observer, it is their modern brickwork and weak details that give them away. In a sense their developers were paying homage to the Garden District's antebellum architectural character; so they are not overtly intrusive. There are also a few houses in the district that appear to be *faux* examples of the Greek Revival (sometimes using salvaged parts).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property Garden District Historic District
Additional Documentation

County and State Orleans Parish, LA

Name of multiple property listing (if applicable) NA

Section number 7 Page 10

Almost all of the district's commercial non-contributing buildings are located along the northern and southern edges of the district – on St. Charles, Carondelet and Magazine.

Lafayette Cemetery:

Lafayette Cemetery is a walled burial ground that occupies an entire block near the heart of the district. It is among the most noteworthy of New Orleans' famed above-ground cemeteries. Because it is individually listed in the Register, the preparers feel that no further comment is necessary.

Summation of Buildings Presently Outside District's Period of Significance:

It is impossible to determine the exact number of buildings in the Garden District dating precisely from 1925 to 1959 (the later the proposed new ending date for the period of significance). This is because certain styles (Craftsman/Bungalow and historic revival styles) were popular the entire decade of the 1920s. Which particular building is pre-1924, which is post-1924? That said, it is estimated that at least five percent of the district's buildings (maybe a percentage or two higher) are within the 1925 to 1959 period. Possibilities include some of the 70 Craftsman/Bungalow style buildings and some of the approximately 60, 1920s historic revival buildings. Most of the latter are houses, but a half dozen are good-size apartment buildings on major streets. Clearly outside the period of significance are numerous 1940s and '50s interpretations of the ever popular "colonial" look in residences; about a dozen traditional-looking 1950s houses; two major International Style apartment buildings; an Art Deco commercial building; and an important high-end, architect-designed contemporary house.

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Name of Property Garden District Historic District
Additional Documentation _____

County and State Orleans Parish, LA

Name of multiple property listing (if applicable)
NA

Section number 8 Page 11

Part 8 Statement of Significance

The 1971 National Register nomination for the Garden District contains one paragraph under Section 8 (statement of significance). The author recognized the architectural eclecticism of the neighborhood in brief statements in both the description and statement of significance. (This is surprising because one would have expected the statement to focus solely on the district's famed Greek Revival and Italianate mansions.) The Section 8 paragraph begins: "The Garden District of New Orleans is perhaps one of the most complete assemblages of architectural styles in one location in America." However, the author never makes a "case" to substantiate this statement.

Because the statement of significance is so brief and inadequate, the preparers of this document are offering an abbreviated statement of significance to provide context for this update. The statement will address state significance under Criterion C: Architecture only. It will not attempt to document the national significance already accorded the Garden District via National Historic Landmark designation in 1974.

In the largest sense, the New Orleans Garden District is a summation of American architecture from the late 1830s through the 1950s. Virtually every style in the history of American architectural taste from this 120 year period is represented, including: Greek Revival, Italianate (in various phases), Gothic Revival (both residential and ecclesiastical, and in various phases), Stick Style, Second Empire, Eastlake, Romanesque Revival, Queen Anne, Colonial Revival (in its several and diverse phases), Craftsman/Bungalow, 20th century eclectic (historic revival), Art Deco and the Modern Movement. And in almost all of the foregoing, the styles are represented by major strongly articulated buildings. It is this great architectural variety that contributes much to the district's architectural value and interest.

The Garden District collection is important at the state level because it includes a huge variety of nineteenth and twentieth century styles not found in combination in any other Louisiana city or town. Moreover, the Garden District includes styles that are unknown outside New Orleans, and even exceedingly rare in that city – specifically, Second Empire, Stick Style, and nineteenth century Gothic Revival. The district is also of statewide significance for its collection of Italianate residences. In Louisiana, there is only a tiny scattering of residential Italianate outside New Orleans. (There were never very many and many that once existed have been lost.) Thus the Garden District takes its place alongside certain other New Orleans districts (the Lower Garden District, Carrollton, Mid City, Esplanade Ridge and Uptown) as one of the six largest collections of Italianate houses in Louisiana. Any one of these districts possesses vastly more examples of the domestic Italianate than can be found in the entire state outside New Orleans.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property Garden District Historic District
Additional Documentation

County and State Orleans Parish, LA

Name of multiple property listing (if applicable)
NA

Section number 8

Page 12

Among the six districts referenced above, the Garden District is particularly important because it is home to many of the state's largest and grandest Italianate residences. (The only other "competitors" would be the Lower Garden District and Esplanade Ridge.) Moreover, the Garden District collection reflects every epoch in the history of the Italianate taste, from its chaste beginnings in the palazzo and villa modes, to its more visually energetic heyday (1870s & '80s), through to the comparatively late bracketed shotgun house. Most other collections in New Orleans are more heavily weighted toward the bracketed shotgun house genre and period.

The district's collection of Queen Anne Revival residences is also noteworthy at the state level. These are generally large, grand and imposing examples that maintain at least a two-story scale. This is in contrast to the many hundreds of smaller single-story examples that typified the Queen Anne Revival taste in Louisiana. In fact, the Garden District has more first-rate Queen Anne houses than found in many regions of the state.

The Garden District's post-1924 resources (the focus of this update) comprise a worthy collection of Craftsman/Bungalow Style buildings, buildings that typify the later phases of the Colonial Revival, and 1920s eclectic historic revival style buildings. While few of these are individually remarkable (at least within most contexts), they are all strongly styled and good representative examples of their respective genres.

The district's post-1924 heritage also includes a handful of 1940s and '50s buildings from the Modern Movement, some of which *are* remarkable. There is the high-art contemporary Steinberg House (1958), designed by Louisiana's premier modernist architects, Curtis and Davis. (One of a limited number of such cutting edge houses in Louisiana, it would be individually eligible under Criterion C.) In addition, there are two International Style skyscrapers, these, from a very limited number that survive (or ever existed) in Louisiana.

In summation, with the huge variety of styles outlined above, ranging from chaste Greek Revival to high-art modern, there is no other place in Louisiana where one could take such a complete course in American architectural history. (There are a few other National Register districts in New Orleans that come close.) And the examples to be studied in almost all of the many stylistic categories are first-rate.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property Garden district Historic District
Additional Documentation

County and State Orleans Parish, LA

Name of multiple property listing (if applicable)
NA

Section number 9 Page 13

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property Garden District Historic District
Additional Documentation

County and State Orleans Parish, LA

Name of multiple property listing (if applicable) NA

Section number

Page

Additional Documentation

14

Photographs:

Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

The following information is common to all photos. Information specific to each image appears on the back of the photo.

Name of Property: Garden District Historic District Additional Documentation

City or Vicinity: New Orleans

County: Orleans Parish

State: Louisiana

Sdfsdf

Photographer: Donna Fricker

Date Photographed:

Location of Negatives: LA SHPO Digital Archives

Description of Photograph(s) and number:

Photo No.

Photographic Information

The majority of photographs accompanying this submission focus on buildings from the 1920s through the 1950s. However, a sampling of earlier buildings is being provided to give the reader an appreciation of the totality of the Garden District – to demonstrate its rich architectural eclecticism.