

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NCRS use only
received APR 21 1980
date entered JUN 30 1980

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Esplanade Ridge Historic District

and/or common Same

2. Location U.S. 90

street & number Vicinity of Esplanade Avenue, between Rampart Street and Bayou St. John not for publication

city, town New Orleans vicinity of congressional district 2nd - Lindy Boggs

state Louisiana code 022 county Orleans code 071

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Cemetery

4. Owner of Property

name Multiple Ownership

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Notarial Archives, Civil District Court Building

street & number Poydras and Loyola

city, town New Orleans state Louisiana

6. Representation in Existing Surveys

title La. Historic Sites Survey has this property been determined eligible? yes no

date 1979 federal state county local

depository for survey records State Historic Preservation Office

city, town Baton Rouge state Louisiana

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Esplanade Ridge is generally residential with scattered neighborhood commercial strips. The residential structures are mostly one and one-half story buildings, with some two-story structures, especially on and around the major boulevards. The majority of the buildings are wooden, and colors are often a variety of pastels. Designs range from houses by noted architects such as Henry Howard, James Gallier, Sr., and Jr., William Fitzner, Alexander Castaing, and William and James Freret, to carpenter-designed shotguns.

Late nineteenth and early twentieth century houses have filled in the once large lots of earlier buildings. These later houses were built closely together so that the distance between two houses was often less than the width of one house. As a result, the residential back streets throughout the district have an enclosed, spatially defined character.

Major boulevards, such as Esplanade Avenue, Broad Street, and Ursuline Street, are wide and generally tree-lined with park-like neutral grounds in the center. Some of the most pretentious residences in the city are set along these boulevards. The few commercial structures in the area are located in remodeled residential structures.

There are seven major house types in the district:

1. The creole cottage: This pre-Civil War house type, which accounts for about 34% of the buildings in the area, makes the district unusual among 19th century extensions of the original city of New Orleans. Other areas were almost completely dominated by English and American house types. The creole cottage occurs in about 10 variations. These include sub-types based upon different materials of construction, details, and variations in plan.
2. The large creole house, which is simply an enlarged and often later version of No. 1. Houses of this type account for approximately 2% of the district's buildings.
3. The three bay two story house with a side hall plan. These mid and late 19th century houses show the Anglo American influence. Most (approx. 75%) have galleries. Houses of this type account for approximately 7% of the district's buildings.
4. The raised villa: These are one and a half story, five-bay gallery fronted houses with Greek or Renaissance Revival details. Account for approx. 6% of the district's buildings.
5. The single and double shotgun, with late Renaissance Revival or Eastlake details.
6. Side hall shotgun both single and double. Shotgun houses as a whole represent approximately 43% of the district's structures.
7. The early 20th century eclectic mode. These are mainly bungalow colonial Revival, or mission style structures representing approximately 8% of the district's buildings.

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House Type #4 The Raised Villa. Like its fellows, the house at 1347 Moss Street (photo #84) represents a mid 19th century Anglo-Americanized version of the Creole house type. It has the traditional one and a half story raised form, but with the addition of a central hall, a five bay symmetrical articulation, and a single front door in the center. In addition chimneys are placed against the end walls of the house rather than in the center. The frame house is noteworthy for its rusticated board front, and its Greek Revival details. Later examples have elaborate Renaissance Revival details, with parapets, corinthian columns, scrollwork, and shall arch fenestration.

House Type #5 Double Shotgun. The house at 1481 and 1479 N. Villere (photo 127 right side) is a typical double shotgun house. It has a four bay front with two linear sets of rooms running from front to rear of the house. The frame building has a rusticated board front, with intricate brackets, full length windows, central chimneys, and a long narrow hip roof. Examples in the Queen Anne revival style are often treated with an ornamented front gablet. (Photo #123 left side)

House Type #6 Side Hall Double Shotgun House. The house at 1562 and 1564 Columbus Street (photo #55) is typical of the side hall double shotgun house. This six bay gablet fronted house is ornamented with corner block fenestration, rusticated boards, inbricated shingles and scroll brackets.

House Type #7 The Early 20th Centry Ecclectic Mode. The house at 1219 Lopes Street (photo #156) is a huge sprawling bungalow on a rusticated concrete base, with colonial style sash windows eliptical arches and ionic columns, on the porches. The tiled hip roof has dormers with Paladian windows and Spanish baroque gables. The house displays a mixture of styles often seen in early 20th century buildings in the district.

St. Louis Cemetery #3 at the northern end of the district (photos #42, 43, 44, 45, 46, 47, 48, and 49) is noteworthy for its many elaborately ornamented above ground tombs, burial vaults, and funerary sculpture. It makes a distinct architectural contribution to the district and is the final resting place for some of the district's most historically prominent citizens. It was therefore decided to include the cemetery within the district boundaries.

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It is the mixture of these building types, and in particular the mixture with French Creole architecture, which gives the district its identity and character. There is no one period or style that predominates. As such the district represents many generations of New Orleans architecture. Boundaries were drawn to encompass the area to which this character extends. Areas of purely 20th century character have been excluded. In addition boundaries were drawn to respect the historical boundaries of growth and development in the area traditionally known as Esplanade Ridge.

Typical Examples:

House Type #1 Creole Cottages. The house at 1234 N. Rocheblave (Photo 96) embodies many of the typical features. These include its hall-less plan, two rooms wide and two rooms deep, its central chimney set between the rooms with wrap-around mantels, its beaded exposed beams, and its four bay front with multiple entrance doors. The house also has handsome pilastered formers, board and batten shutters, gable parapets, and brick construction covered with scored stucco. This is an 18th century house type which appeared throughout the 19th century in various forms including Greek Revival (Photo #151) and heavily bracketed turn-of-the-century Renaissance Revival (photo #104).

House Type #2 Large Creole Houses. The house at 2701 DeSoto Street (photo #27) is a larger version of the creole house plan, a hall-less plan two rooms wide and two rooms deep with central chimneys, and a four bay front which has multiple entrance doors. However, unlike thouse type #1 the rooms are about 50% larger and are pretentiously articulated. The House dates from the late 19th century and has scroll saw ornamentation, moveable louvre shutters and plate glass French doors.

Type #3 The Three Bay Two Story House. The house at 1244 Esplanade Avenue (Photo #2 right side) is a mid 19th century two and a half story frame building which has ionic columns on the lower story and corinthian columns upstairs. Though its details, including mantels, columns, and fenestration were mainly inspired by the Greek Revival the house also features a Renaissance Revival parapet, and double consoles over the columns. Later examples have more elaborate Renaissance Revival scroll work including large brackets and cast iron balconies. (Photo #111)

These two story buildings are found almost exclusively along Esplanade Avenue and Urseline Street and in the more urban southeastern portion of the district. In many cases the lower stories have been converted to commercial space, though the fenestration usually remains.

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Landmarks

The following buildings are given as examples of outstanding architectural landmarks within the district. (This list is not comprehensive.)

- 1707 Esplanade Avenue (rear) - Dufour-Baldwin House - photo #7
- 2275 Bayou Road - Chauffe-Reeves House - photo #18
- 924 Moss Street - Plantation style house - photo #81
- 1300 Moss Street - Spanish Custom House - photo #85
- 1342 Moss Street - Evariste Blanc House - photo #86
- 1206 North White Street - Italianate mansion with cornstalk fence - photo #130
- 2863 Grande Route St. John - Josie Arlington House - photo #147

Note:

Included with the nomination are maps showing the percentage concentration of each of the building types. The maps are of course approximate and do not consider intrusions as a percentage of the total.

Intrusions

The District has only 303 (about 7%) intrusions. The following buildings and structures are presented as samples.

- 1037 Broad Street - photo #131
- 1233 Esplanade - photo #132
- 1341 Esplanade - photo #133
- 1500 block Esplanade - photo #134
- 2401 Esplanade - photo #135
- End of 2500 block Esplanade - photo #136
- 3000 block Esplanade - photo #137
- 1900 block Ursuline - photo #138
- North Claiborne Avenue corner of St. Phillip, photo #139

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

Criteria A & C

The Esplanade Ridge Historic District represents an aspect of the city's French social and architectural heritage which parallels the American development of the Garden District. This can be seen in its almost 1500 creole style residences. It contains an even greater number of late-19th and early-20th century buildings. Taken as a whole, the area represents the architectural history of Louisiana from 1830 to 1930. More importantly it represents one of the largest and most impressive concentrations of fifty to one hundred and fifty year old buildings in the nation, with over four thousand buildings and only about three hundred intrusions.

The history of the district is an important aspect of the history of the expansion of New Orleans from the 1830's through the 1920's. Development of the district occurred in a northwesterly direction from the Vieux Carre to Bayou St. John, and it took place in stages. Each time Esplanade Avenue was extended further into the outlying plantation lands, a new flurry of construction ensued.

The Trémé area (see map), with its townhouses and small creole cottages, developed as a suburb of New Orleans in the early nineteenth century. The development of Esplanade Avenue past Rampart Street (the boundary of the present district) occurred about 1835. By the mid-1850's, the wealth and cultural influence of American society dominated the architectural expression of the entire city. The sons of the early Creoles generally built structures of Anglo-American style. Many massive houses, often lavishly decorated, were built along and near Esplanade Avenue during this period. The Seventh Ward, downriver from Esplanade Avenue and above Rampart Street, developed as a suburb during the middle and late nineteenth century. Faubourg St. John and Faubourg Pontchartrain, both located near Bayou St. John, began to be settled in the mid-nineteenth century, but most of its structures date from 1880 to the 1930's. There are several plantation houses from the late eighteenth and early nineteenth centuries along Bayou St. John, but since full-scale development occurred only after 1900, early twentieth century eclectic buildings predominate.

9. Major Bibliographical References

Christovich, Mary Louise, Sally Kittredge Evans, and Roulhac Toledano, New Orleans Architecture, Volume 5: The Esplanade Ridge. Gretna: Pelican Publishing Co., 1977.

New Orleans Chapter of the American Institute of Architects, A Guide to New Orleans Architecture. New Orleans, 1974. Pp. 56-61, 112-115, 160-167.

10. Geographical Data

UTM NOT VERIFIED

Acreeage of nominated property approx. 920 acres

ACREAGE NOT VERIFIED

Quadrangle name _____

Quadrangle scale _____

UMT References

A

1	5
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7	8	1	1	9	0
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3	3	2	0	9	7	0
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Zone Easting Northing

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3	3	8	1	8	7	0
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Zone Easting Northing

C

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7	8	2	9	4	0
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Verbal boundary description and justification
(See attached sheet)

List all states and counties for properties overlapping state or county boundaries

state _____ code _____ county _____ code _____

state _____ code _____ county _____ code _____

11. Form Prepared By

name/title Esplanade Civic Association/Faubourg St. John Association

organization _____ date October, 1979

street & number 2649 DeSoto Street telephone _____

city or town New Orleans state Louisiana

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national state ___ local

As the designated State Historic Preservation 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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *E. Bernard Casner*

title State Historic Preservation Officer date *4/8/80*

For HCRS use only

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

Lynn A. Beebe date June 30, 1980
Keeper of the National Register

Attest: *Beth Grovona* date *6/31/80*
Chief of Registration

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Within the district are approximately 4,146 structures. These 4,146 structures are rated for architectural significance by the New Orleans District Landmarks Commission as follows:

8	Purple	- <u>Major National Importance</u>
71	Blue	- <u>Major Local Importance</u>
1421	Green	- <u>Local Historic or Architectural Importance</u>
672	Red	- <u>Important but Altered Building</u>
1671	Gold	- <u>Important to the Scene</u>
303	Unrated	- <u>Detrimental to the Scene or Neutral</u>
4146	Total	

9. Bibliographic References

Research Report prepared by Esplanade Civic Association and Faubourg St. John Association, especially Christine Moe, Mercedes Whitecloud, Joanne Whitley, Christopher Freidrichs, Helen Rosenberg, Ray Nussbaum, Susann Gandolfo, Melinda Malik, and Joseph Newell. Copy in National Register file for Esplanade Ridge Historic District, State Historic Preservation Office, Baton Rouge.

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Verbal boundary description

This description supersedes any visual or map material in this National Register submission in terms of the exact position of boundaries. After each line is described a short justification has been included.

Begin at the northwest corner of the intersection of North Rampart and St. Phillip Streets, proceed northeast along the west side of North Rampart Street to the intersection with St. Bernard Avenue. (Justification: this line abuts the Vieux Carre National Landmark Historic District and the Faubourg Marigny National Register District.)

Then proceed west along the west side of St. Bernard Avenue to the intersection with Onzaga. (Justification: this line, St. Bernard Avenue, is the historic boundary of the Treme area on the west and Faubourg New Marigny on the east. This eastern area was developed later by a different group of people. At one time there was a canal dividing the two areas which curtailed growth on the east side.)

Then proceed northwest along the southwest side of Onzaga Street to the intersection with Gentilly. (Justification: Onzaga Street was chosen for the boundary because it was the historic rear property line for the old Gueno plantation which faced Bayou Road and was developed in the 1830's as the residential neighborhood of Faubourg Gueno. In addition, Onzaga marks the continuation of the aforementioned canal, which curtailed growth to the east. Moreover Onzaga is a distinct line which separates two areas. On the west there is an area of mixed 19th and 20th century structures with few intrusions. On the east is a more or less pure 20th century neighborhood with a considerably higher proportion of intrusions.)

Then proceed south along the east side of Gentilly, then proceed west along the south side of Fortan to the rear property lines of the properties which front on Verna Street, then proceed north along these rear property lines to a point opposite the north side of Marie Street. Then proceed to the northwest corner of Verna and Marie Street. Then proceed north along the west side of Verna Street to the intersection with St. Vincent. Then proceed west along the north side of St. Vincent and continue beyond St. Vincent in a straight line to the boundary of St. Louis Cemetery. Then proceed northward along the cemetery boundary to the extreme northeast corner. (Justification: the elaborate boundaries which run from Gentilly to the northeast corner of the cemetery were drawn to exclude the sprawling Fairgrounds race track complex. This is a largely modern facility of completely different character from the historic district.)

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10. Verbal boundary description

Then proceed west along the northern cemetery boundary. Then proceed south along the western cemetery boundary to north side of Esplanade Avenue. (Justification: these lines were drawn to exclude several modern multi-story developments and a 1940's tract house subdivision.)

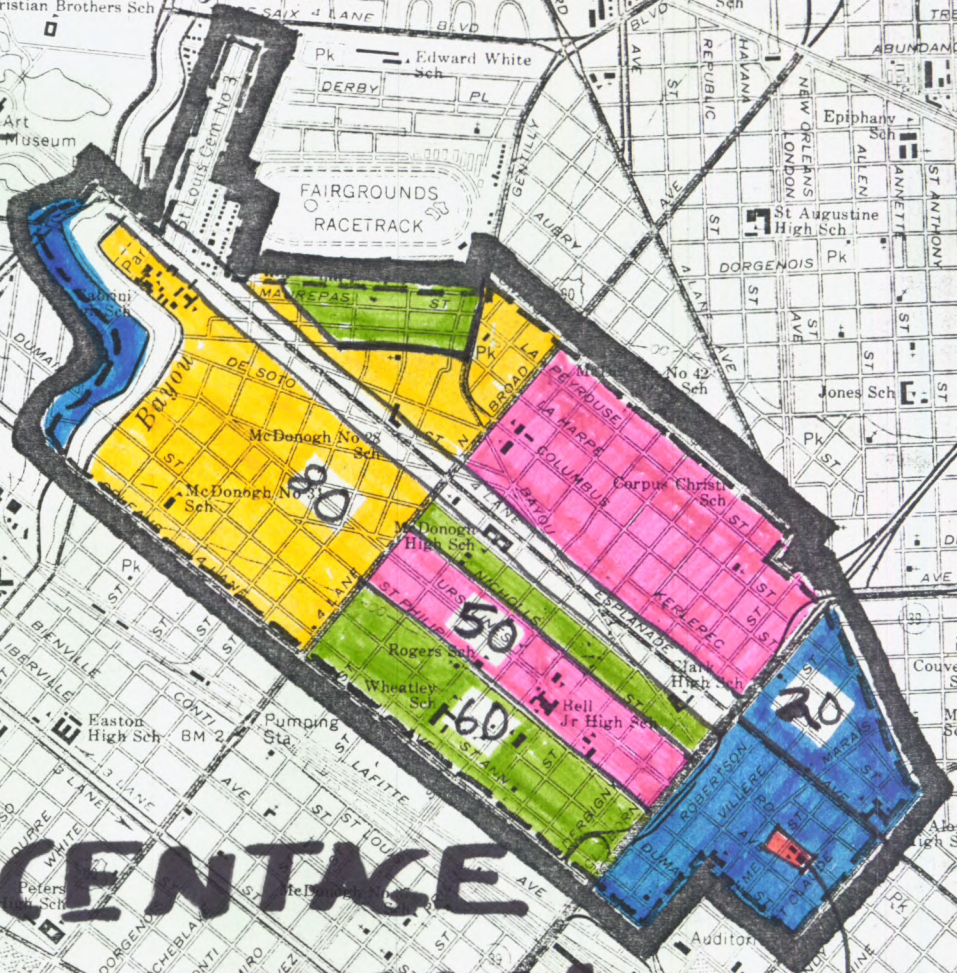
Then proceed northwest along the northern side of Esplanade to east side of Carrollton Avenue. Then proceed southwest along the east side of Carrollton to the rear property lines of the properties which front on Moss Street along Bayou St. John. Then proceed generally south and eastward along these rear property lines crossing St. Marks Drive, Harding Drive, and Dumaine Street to the north side of Orleans Avenue. Then proceed southeast along the north side of Dumaine, crossing Bayou St. John, to the intersection with Moss Street. (Justification: these lines were drawn to include structures on the west or opposite side of Bayou St. John within the district. These properties which front on the Bayou developed contemporaneously with the district and share its character. Properties beyond this boundary were developed in the second quarter of the 20th century and are of a fundamentally different character.)

Then proceed along the northeast side of Orleans to the intersection with N. Villere Street. (Justification: Orleans Avenue is a hard, wide and recognizable line which separates the district from a mixed commercial industrial area, a public housing area and a small residential area around White Street. This dilapidated residential area was excluded because it is zoned industrial, largely slated for demolition, and has lost integrity due to extensive modifications.)

Then proceed northeast along the northwest side of N. Villere to the intersection with St. Phillip Street. Then proceed east along the northeast side of St. Phillip to the starting point on N. Rampart Street. (Justification: These lines were drawn to exclude Louis Armstrong Parks a cultural center developed in the 1970's with federal funds.)

**SHOT
GUN
HOUSES**

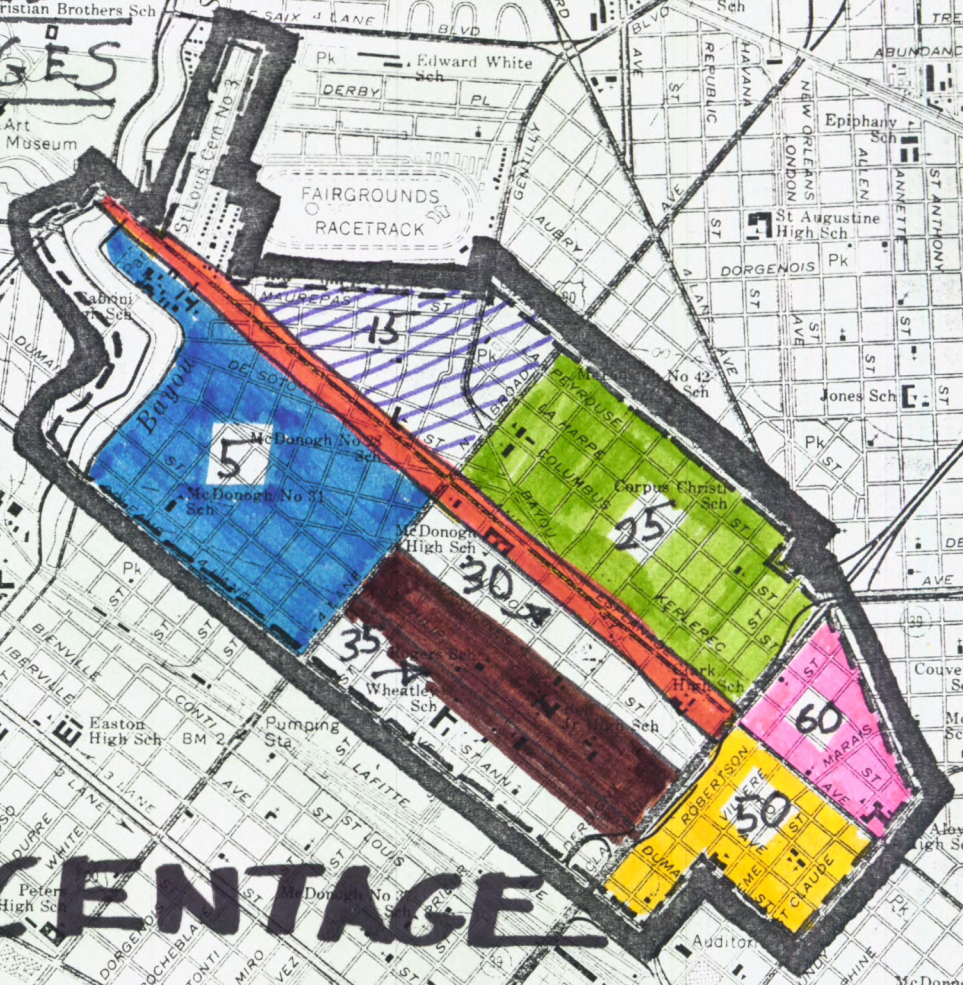
PERCENTAGE CONCENTRATION



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CREOLE
COTTAGES

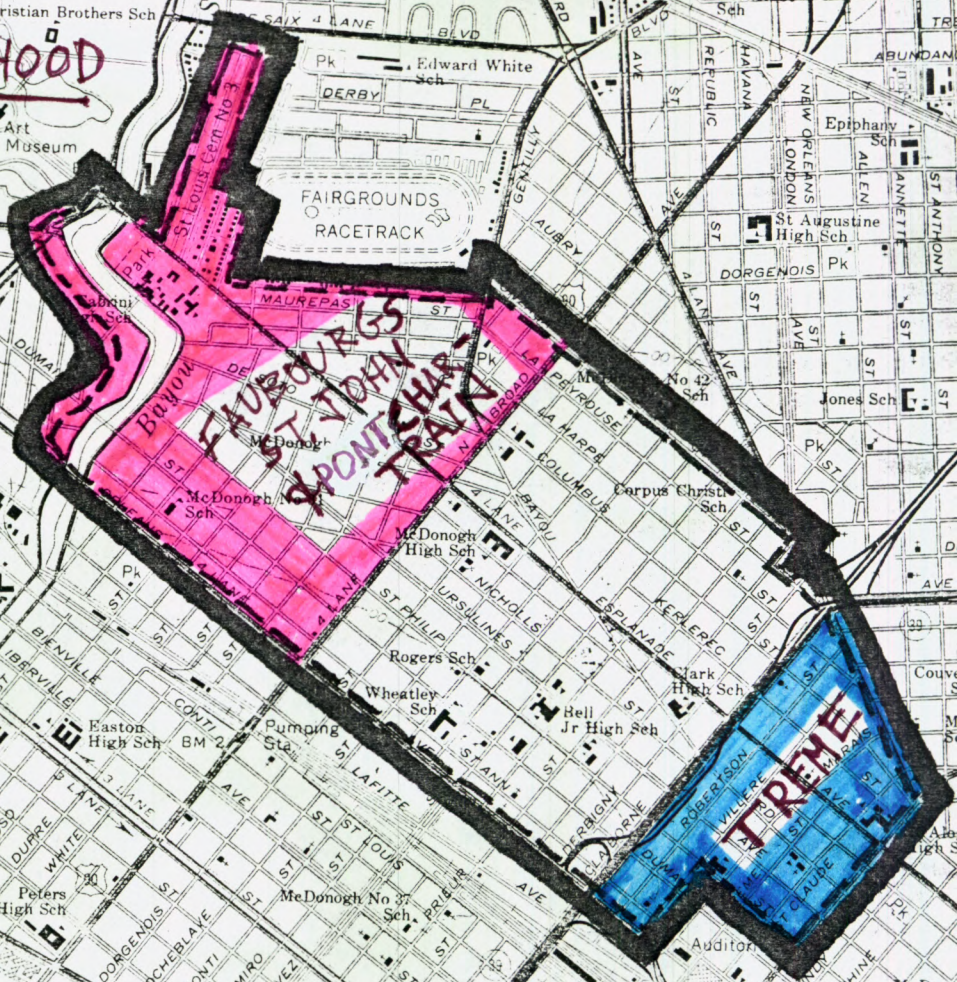
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NEIGHBORHOOD

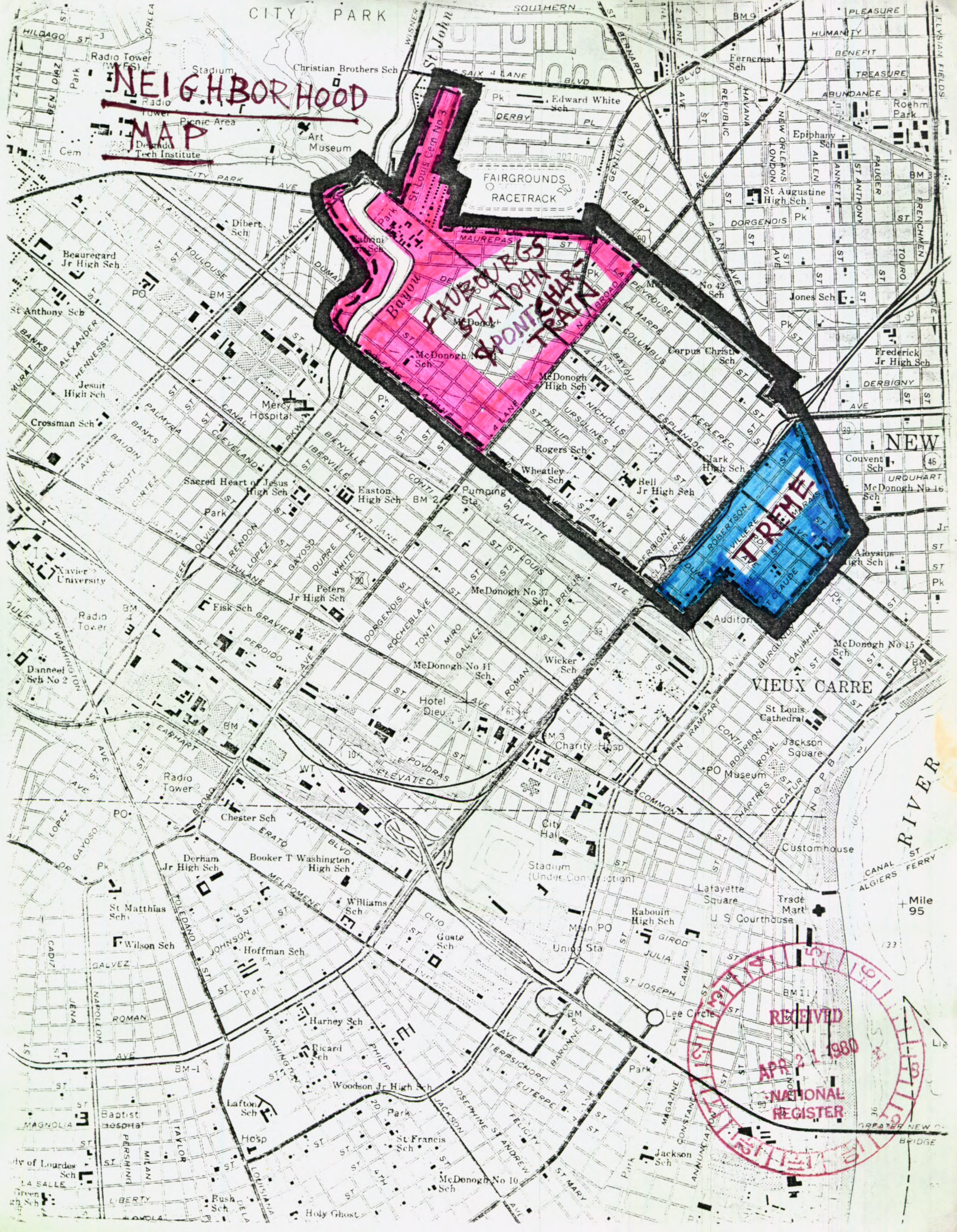
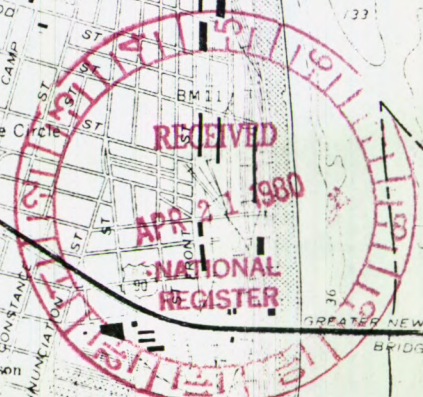
MAP



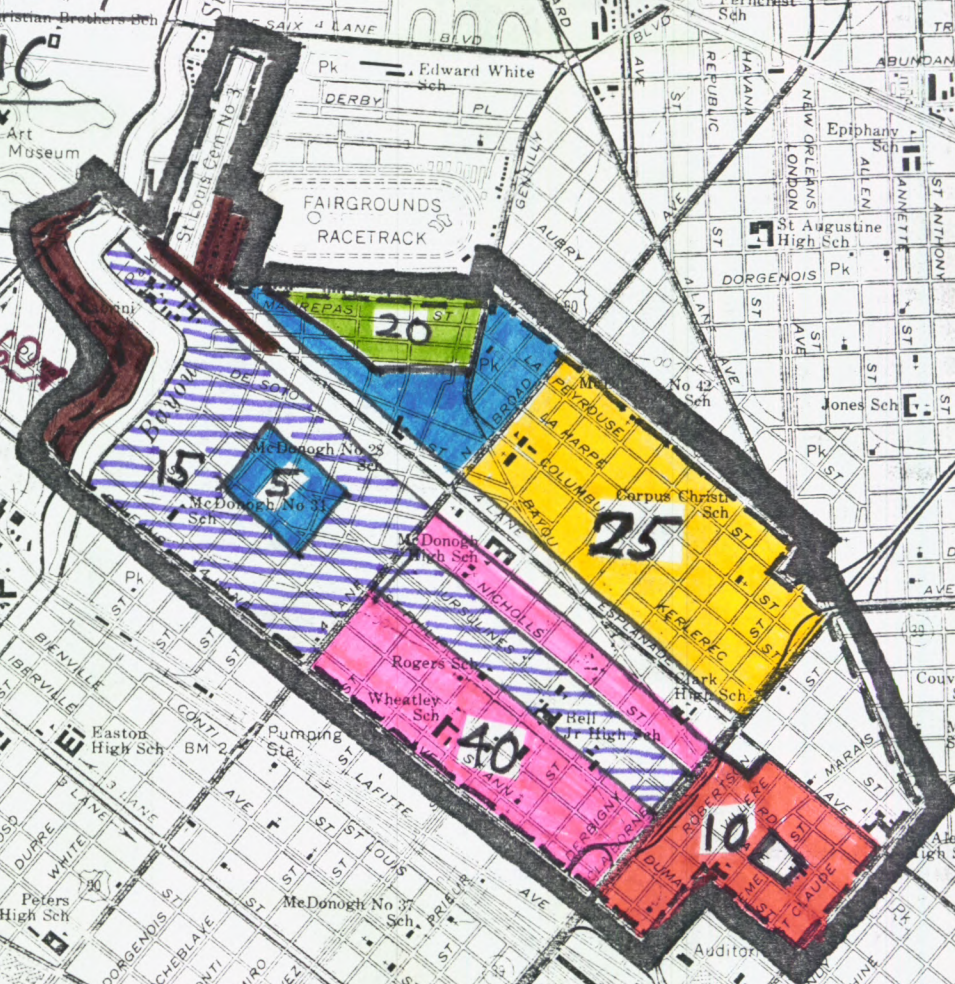
ST. LOUIS
ST. JOHN
ST. ANTHONY
ST. ANNE
ST. AUGUSTINE
ST. BENOIT
ST. CHARLES
ST. CLAY
ST. CYPRIEN
ST. EMMANUEL
ST. FERDINAND
ST. GEORGE
ST. JOSEPH
ST. LOUIS
ST. MARTIN
ST. MARY
ST. MICHAEL
ST. PETER
ST. PIERRE
ST. RICHARD
ST. THOMAS
ST. VALENTINE
ST. VICTOR
ST. WISSE
ST. WYLLIAMS

TREMÉ

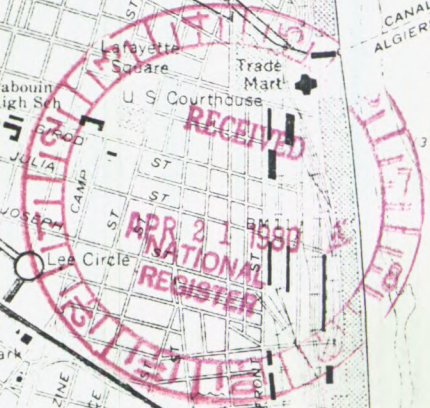
VIEUX CARRE



20th CENTURY ECLECTIC



PERCENTAGE CONCENTRATION

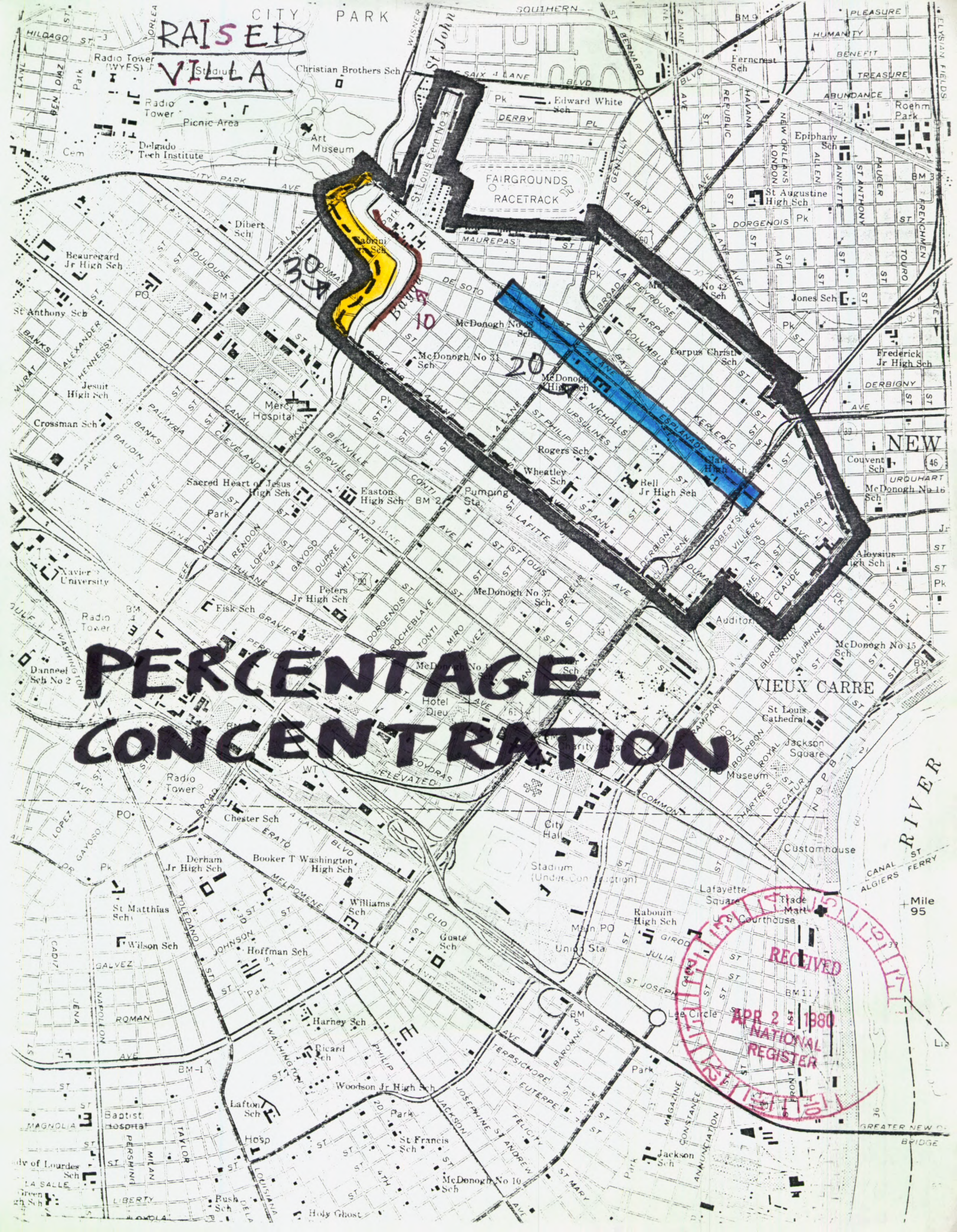


RAISED VILLA

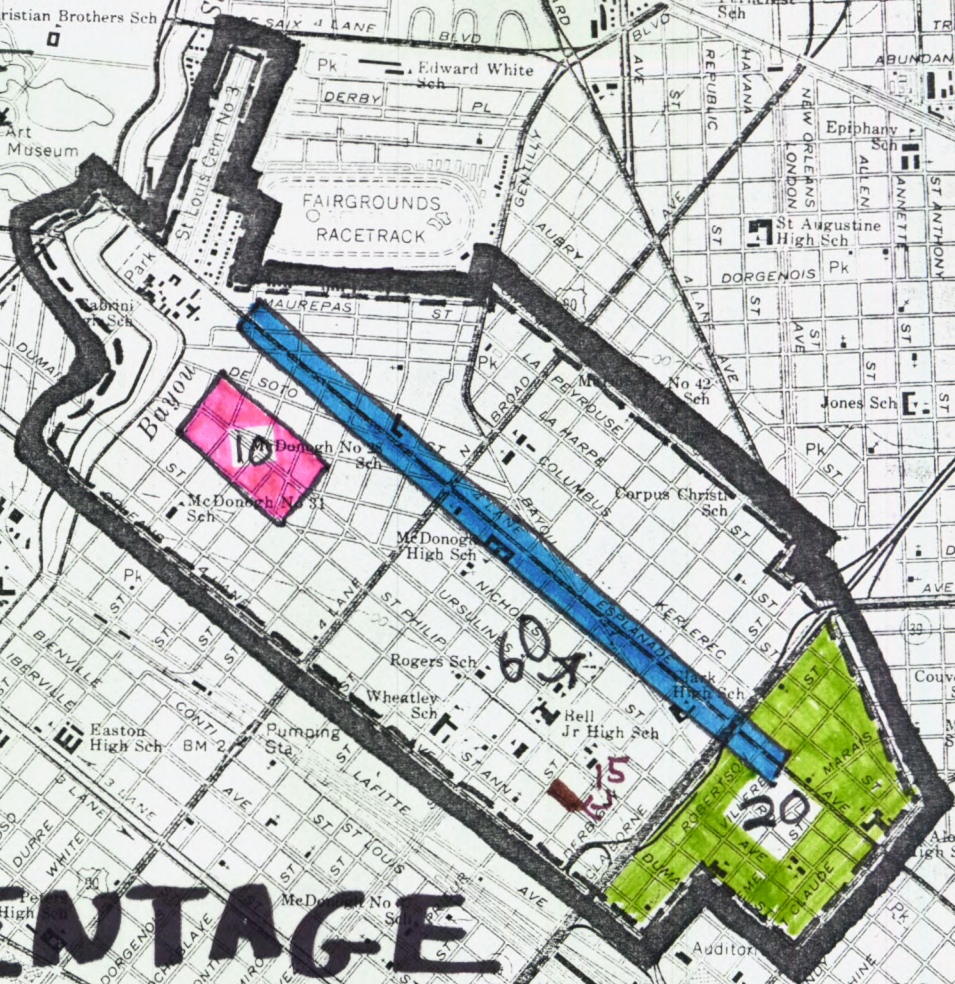


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**2 STORY
3 BAY
HOUSES**



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LARGE CREOLE HOUSES



PERCENTAGE CONCENTRATION

