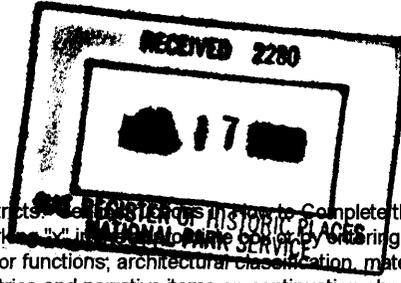


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1058

This form is for use in nominating or requesting determinations for individual properties and districts. Use the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Raziano House
other names/site number Mahogany Manor

2. Location

street & number 913 Minor Street NA not for publication
city or town Kenner NA vicinity
state Louisiana code LA county Jefferson code 051 zip code 70062

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Jonathan Fricker July 9, 1998
Signature of certifying official/Title Jonathan Fricker, Date
Deputy SHPO, Dept. of Culture, Recreation and Tourism

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain):

Edson H. Beall Signature of Keeper Date of Action 8-14-98

Raziano House

Name of property

Jefferson Parish, LA

County and State

5. Classification

Ownership of Property
(Choose as many boxes as apply)

Category of Property
(Choose only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- X private
public-local
public-State
public-Federal

- X building(s)
district
site
structure
object

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, Total. Values: 1, 0.

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

NA

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Cat. Domestic

Sub. Single Dwelling

Current Functions

(Enter categories from instructions)

Cat. Domestic

Sub. Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Colonial Revival

Materials

(Enter categories from instructions)

foundation Concrete
walls Brick
roof Slate
other Stone

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" next to the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations NA

(Mark "X" next to all that apply.)

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or a grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1946

Significant Dates

1946

Significant Person

(Complete if Criterion B is marked above)

NA

Cultural Affiliation

NA

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

- Previous documentation on file (NPS): NA
preliminary determination of individual listing (36 CFR 67) has been requested.
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey #
recorded by Historic American Engineering Record #

Primary location of additional data:

- X State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

Raziano House
Name of property

Jefferson Parish, LA
County and State

10. Geographical Data

Acreage of Property approximately .6 acre

UTM References

(Place additional UTM references on a continuation sheet)

Zone Easting Northing Zone Easting Northing

1 15 765740 3319760

2 _____

3 _____

4 _____

___ See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title National Register Staff

organization Division of Historic Preservation date June 1998

street & number P.O. Box 44247 telephone (504) 342-8160

city or town Baton Rouge state LA zip code 70804

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white** photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Albert and Maudrey Brodtman

street & number 913 Minor Street telephone (504) 465-9608

city or town Kenner state LA zip code 70062

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Park Service**

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 1

The Raziano House is a large two-story brick residence in the Colonial Revival style. Constructed in 1946, it stands on a sizeable corner lot in the Jefferson Parish community of Kenner. The house has experienced little alteration since construction and retains its National Register eligibility.

The home's first floor plan is reminiscent of the Federal style because it is organized around a semi-oval foyer and stairway located in the center of the home. An entrance vestibule flanked by a closet and a powder room separates the foyer and the building's facade wall. A small hallway, a boiler room, and a breakfast room are located to the rear of the foyer space. On the west side of the foyer stands a deep parlor which opens to a polygonal sun room of moderate size. A dining room fills the front corner on the opposite side of the home. Behind this area is found a butler's pantry, a short hall, and a servants' stair. The kitchen stands behind these utilitarian spaces. It is joined to an adjacent combination garage, store room, and servants' quarters via a screened breezeway. The second floor contains two large baths and four spacious bedrooms. Two of the latter connect to a deck located above the first floor's polygonal sun room. The third floor, designed for entertaining, contains a large party room with a raised bandstand on one side and a built-in bar at the other end.

In addition to the semi-oval foyer, two large oval windows located on the Raziano Home's facade are also suggestive of the Federal style. Other Colonial Revival motifs found on the house include:

- 1) an entablature with denticulated frieze which encircles all but a small portion of the home,
- 2) colossal granite columns (four) and pilasters (two) with Corinthian capitals,
- 3) an over-scaled swan neck pediment (located above the front door) with a central pedestal from which an urn rises,
- 4) three dormers featuring pilasters with Doric capitals, pediments with raking cornices, and gable end returns,
- 5) two plaster ceiling medallions in the parlor and one in the foyer. The latter is comprised of a series of concentric circles; the parlor's feature floral motifs, and

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section 7 Page 2

6) a mantel featuring large dentils and shoulder molding.

Other features of interest found in the Raziano House include a watertable; an entrance with a leaded glass transom and sidelights; first floor windows articulated as French doors with operable transoms above; the curved staircase's wrought iron curving balustrade with mahogany railing; the staircase's mahogany paneling and the rest of the home's mahogany woodwork; the use of cast iron as decorative panels within the deck's brick balustrade; French doors connecting the foyer to the parlor and the dining room; and the presence of picture rails in each bedroom.

The most serious alteration to the Raziano House has occurred within the sun room. Here the walls have been paneled, a tile ceiling has been installed, and the surrounds encasing the two entrances connecting it to the parlor have been changed. Minor alterations to the home include the sealing of the first floor windows and the installation of a ceiling medallion in the dining room.

None of these changes have impacted the home's exterior, and the features which contribute to the building's architectural significance survive intact. As the most pretentious (see Part 8) and largest residence in the City of Kenner, the Raziano House stands as a legitimate candidate for National Register listing.

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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 1

The Raziano House is locally significant in the area of architecture because it is a landmark within the Jefferson Parish community of Kenner. It achieves this distinction because of its size and its status as the town's most pretentious building.

Located along the east bank of the Mississippi River, the City of Kenner stands on ground under cultivation as early as 1720. By the mid-1840s these lands (consisting of three plantations) were owned by four brothers--Minor, William Butler, George R., and Duncan Farrar Kenner. (The latter achieved fame as a Confederate States diplomat and, later, for his innovations as a sugar planter.) By 1852 Duncan and George had sold their Jefferson Parish lands to their brothers, so it was Minor and William Butler who decided to subdivide the area into a townsite when the newly formed New Orleans, Jackson, and Great Northern Railroad announced a proposed route across the Kenner plantations. The subdivision was apparently delayed by the 1853 death of William Butler Kenner; Minor was not able to hire a surveyor to complete the work until 1855. Kennerville, as the village was first known, developed very slowly. Although a foundry opened around 1858, it apparently brought few settlers to the town; and it appears that the majority of lots sold before Minor Kenner's 1864 death were used as truck gardens. German, Irish, and Italian immigrants, and a number of freed African-Americans, settled there after the Civil War. Kenner was incorporated in 1873 but lost its charter thirteen years later. Lumber and vegetable packing businesses opened there in the 1880s, a new city charter was granted in 1913, and the community was connected to New Orleans via the Orleans-Kenner Traction Company (a streetcar line) in 1915. Nevertheless, Kenner remained a small agricultural village far into the twentieth century.

Today Kenner is a largely modern suburb of New Orleans. Because Jefferson Parish has not been officially surveyed, the National Register staff conducted a windshield survey to gather information on extant structures. This survey found four general types of buildings:

- 1) modern strip developments,
- 2) a few low-key historic commercial structures, most of which have been altered,
- 3) humble bungalows and cottages dating from the 1920s to the 1940s, and
- 4) slab-on-grade ranch houses dating from the 1950s and later.

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9 1

Only five buildings are exceptions to these findings. These include a restrained Neo-Classical school; a shotgun featuring Eastlake trim and Queen Anne fishscale shingles; a bungalow with a small porte-cochere; a small house with a Colonial Revival porch and door; and the Colonial Revival style Raziano House. With its colossal columns and pilasters, over-scaled swan neck pediment, and twin oval windows, the Raziano House is by far the most pretentious of the five. In addition, it is unquestionably the largest residence in the community.

Historical Note

Also known as Mahogany Manor, the candidate house was built for Henry Raziano, a wealthy local businessman, and his wife Amelia. Raziano was active in the timber industry and the construction business. He also owned a local movie theater and a restaurant. For recreation, he raced thoroughbred horses. Raziano died in 1970; his wife later in that decade. The home now belongs to Albert and Maudrey Brodtman, who are rehabilitating the structure.

BIBLIOGRAPHY

Swanson, Betsy, *Historic Jefferson Parish: From Shore to Shore*. Gretna: Pelican Publishing Company, 1975, pp. 107-109.

Windshield survey by National Register staff.

Raziano House

Name of property

NPS Form 10-900-a
(8-86)

Jefferson Parish, LA

County and State

OMB No. 1024-0018

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10 Page 1

Boundary Description:

Lot of ground located in the Parish of Jefferson, State of Louisiana, City of Kenner, in that part hereof known as Kenner Heights Subdivision, in Square No. 89, bounded by Minor St., 9th St., Daniel and 10th streets, designated Lot 15-A, which forms the corner of Minor and 10th sts. and measures 150 feet front on Minor St., same width in the rear by a depth and front on 10th St. of 170 feet, between equal and parallel lines. Lot 15-A is composed of the whole of original lots 9, 10, 11, 12, 13, 14, 15, 16, and 17 and a portion of original lots 8 and 18.

Boundary Justification:

Boundaries follow property lines.