

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

USDI/NPS NRHP Registration Form (Rev. 8-86)

OMB No. 1024-0018

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465



1. NAME OF PROPERTY

Historic Name: South Lakeview Historic District

Other Name/Site Number:

2. LOCATION

Street & Number bounded roughly by Navarre St., Gen. Diaz, Weiblen and Hawthorne Pl. Not for publication: NA

City/Town New Orleans Vicinity: NA

State: Louisiana Code: LA County: Orleans Code: 071 Zip Code: 70124

3. STATE/FEDERAL AGENCY 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.

Certifying official has considered the significance of this property in relation to other properties: Nationally: Statewide: Locally: X

Signature of Certifying Official/Title Jonathan Fricker Deputy SHPO, Dept. of Culture, Recreation and Tourism

March 26, 2002 Date

State or Federal Agency and Bureau

In my opinion, the property meets does not meet the National Register criteria.

Signature of Commenting or Other Official/Title

Date

State or Federal Agency and Bureau

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4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

- Entered in the National Register
Determined eligible for the National Register
Determined not eligible for the National Register
Removed from the National Register
Other (explain):

Edson K. Beall 5/9/02
Signature of Keeper

Date of Action

5. CLASSIFICATION

Ownership of Property
Private: X
Public-Local:
Public-State:
Public-Federal:

Category of Property
Building(s):
District: X
Site:
Structure:
Object:

Number of Resources within Property

Contributing
146

Non contributing
18 buildings
sites
structures
objects
18 Total

Number of Contributing Resources Previously Listed in the National Register: 0

Name of Related Multiple Property Listing: NA

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6. FUNCTION OR USE

Historic: domestic Sub: single dwelling/multiple dwelling (duplex)

Current: domestic Sub: single dwelling/multiple dwelling (duplex)

7. DESCRIPTION

Architectural Classification: Bungalow, Colonial Revival, other: Eclectic

Materials:

Foundation: brick

Walls: weatherboard, stucco

Roof: asphalt

Other:

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Describe Present and Historic Physical Appearance.

The South Lakeview Historic District boundaries encompass 164 buildings, with all of the contributing elements being middle class residences. The neighborhood is located on the Pontchartrain Lake side of New Orleans in an area that was not opened to development until the early years of the twentieth century. The vast majority of contributing houses in the district date from roughly 1910 to 1930. The Bungalow style is predominant, although other styles popular at the time make an important contribution. One-third of the houses are of the shotgun and/or New Orleans basement type (see below). Most houses are sheathed in wood clapboards, although a notable number are stuccoed. The scale is mixed one and two story. Boundaries were chosen to focus on the portion of the neighborhood with the highest degree of integrity; hence the non-contributing rate is only 11 %.

METHODOLOGY

This nomination stems from a request made to the Division of Historic Preservation by the Lakeview Civic Improvement Association for evaluation of a quite large neighborhood with Lake Pontchartrain as its northern terminus. Division staff determined that the bulk of the neighborhood, that beyond I-610 (i.e., toward the lake), had too many less than fifty year old buildings to qualify, despite the quality of its historic homes. In short, while platted in 1908-09, it did not fill in quickly.

That portion of the neighborhood located south of I-610 and north of the Mid-City Historic District (National Register) -- in a V-shaped area formed by 610 and I-10 (see USGS map) -- was targeted by the staff for further investigation. Roughly a third of this area seemed to have sufficient integrity, age and local architectural significance to qualify.

GENERAL BACKGROUND

Until the first decade of the twentieth century the so-called "back" of New Orleans was a vast expanse of low-lying swamp. Mid-City, for example, which is closer to "old New Orleans" than Lakeview, was not successfully drained until 1899, when a pumping station was built. (The New Orleans Drainage Commission had been created in 1896.) Lakeview (that portion north of I-610) was just beginning to be developed in 1908-09 by the New Orleans Land Company (organized in 1887 as the New Orleans Swamp Land Reclamation Company). The company drained the area, platted streets, etc. In 1912, it opened a small tract south of the original development (south of today's I-610) known as Homedale. Homedale Park Annex soon followed. The nominated district is within mainly the Homedale Park Annex, although its residents consider themselves to live in South Lakeview. In fact, the Homedale name only surfaced when National Register staff inquired about the history of the neighborhood. Someone pulled out their deed and found the Homedale Park Annex name. Homedale Park Annex is not being used as the official name in this submission because (1) it has no meaning locally, and (2) it would be confusing because Homedale Avenue, for which the subdivisions were named, it not within the nominated boundaries.

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SETTING

The nominated district is a small pocket neighborhood contained on two sides by railroad tracks which form a V shape and on the other side by Delgado College (see USGS map). Canal Boulevard, which begins at the Mississippi River and ends at Lake Pontchartrain, runs through the district, forming its "spine" so-to-speak. Canal at this point has a quite wide (50-60 foot) grassy median planted with trees. South Lakeview's plan is a regular grid except for Hawthorne Place, which curves to the west off Canal, within the curve of the railroad. One street name, Louque, is worthy of note because it honors the so-called "father of Lakeview," a lawyer named Charles Louque who was an early enthusiast for the potential of what was then swampland.

As is typical of New Orleans, the district is tightly packed, with shotgun rows being a salient characteristic. As would be expected, the largest houses line Canal Blvd.

TYPE/STYLE BREAKDOWN

The nominated district was examined building by building by the Louisiana National Register staff and coded on a map by style and contributing/non-contributing status. A count was also made for shotguns and New Orleans basement houses, two of the city's architectural "signatures."

Breakdown by Type:

An initial drive-through revealed that from the standpoint of house types, the district was locally important for its shotguns and New Orleans basement houses. Thirty-five percent of the 164 total fall within one or both of these categories.

A shotgun house is a single story dwelling, one room wide, two or more rooms deep, with the roof ridge running perpendicular to the street. There is no hall. One walks from one room through the next. All of the shotguns in South Lakeview are doubles – i.e., two shotgun units joined side by side by a continuous party wall. There is only one camelback (a shotgun with a partial second story at the rear). New Orleans is known for its strongly styled shotguns. Those in South Lakeview are entirely in the Bungalow style (see below).

Various South Lakeview houses are a type of two-story residence known in New Orleans as a "basement house." This house type, which is peculiar to the city, features a full story above-ground basement with the second story serving as the main living space. The front porch is typically reached via a quite prominent flight of steps. Basement houses appear in a variety of styles in South Lakeview, including Colonial Revival, Bungalow and Mediterranean.

Eleven houses combine the above two forms – i.e., a double shotgun with a full story above-ground basement and a prominent flight of stairs.

Other house types in the district include standard two story houses, classic bungalows (i.e., one story houses that are bungalow in plan) and other one story cottages.

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Breakdown by Style:

Colonial Revival	11 houses	7%
Bungalow	78 houses	48%
Eclectic	25 houses	15%
Miscellaneous Styles	8 houses	5%
No style	24 houses	14%
Non-contributing	18 houses	11%

Colonial Revival (7%)

Almost all of the district's 11 Colonial Revival houses are basement houses from the second decade of the twentieth century. They typically are asymmetrical, featuring a porch which projects from the main block off to one side. Standard details include grouped Tuscan columns and fanlights. Some have tile roofs. One does not see the Colonial Revival in all its many permutations in South Lakeview. For example, there are no 1920s or '30s red brick Georgian-looking houses.

Bungalow (48%)

Almost half of the district's houses are in the Bungalow style. All but a few are double shotguns with Bungalow style details or double shotgun-basement houses. As is typical of New Orleans, most of these are articulated in a symmetrical fashion – specifically, a double shotgun plan behind a large Bungalow style gable. A few doubles, however, feature the classic asymmetrical articulation of superimposed gables. Details include the standard post-atop-pier porch and overhanging eaves ornamented with brackets and struts. A few are distinguished by other details such as additional wooden members at the gable peak (typically combined with large brackets) and decorative gable vents with splayed side members. Occasionally posts are ornamented with strapwork.

The most prominent and well-detailed houses in the Bungalow style are the basement houses, some of which are quite monumental. Here brick or stuccoed piers rise a story or higher, typically with grouped posts above. In at least two houses the piers rise almost to the roof with no posts between. Staircases ascending to the second story porch are particularly pronounced. Most are symmetrically articulated. They range from a straight flight of stairs with no landing to stairs which ascend from each side to a landing and then continue in one flight to the porch. Typically the staircases are made even more prominent by stepped and curving walls.

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Other than basement houses and shotguns, there are also a few small classic one-story bungalows – i.e., one story houses with superimposed low-pitch gables and other standard details.

Eclectic (15%)

This category, which has been used previously for early twentieth century districts, covers houses with various stylistic influences, as was popular at the time.

Miscellaneous Styles (5%)

These eight houses are in styles that do not appear in sufficient numbers to warrant a separate category. Four are in the English Cottage style of the 1920s, one is a small Spanish-style house, two are Mediterranean “villas,” and one is a small but convincing Modernistic house. (See landmarks section below.)

No Style (14%)

This category has a somewhat misleading title; it does not necessarily mean devoid of details. It has been used by the Division of Historic Preservation in recent twentieth century district nominations to encompass houses that cannot be “pushed” into a stylistic category. They 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 houses that are indeed quite plain, although even they support the overall character of the district in areas such as massing, fenestration pattern, systems of porches, etc.

Non-contributing (11%)

Almost all of the non-contributing buildings in the South Lakeview Historic District are altered one story historic residences (substitute siding, porch replacement, window replacement – typically in combination). (See photo 21 for sample altered historic residence classified as non-contributing.) All non-contributing elements are residences and all maintain the district’s one and two story scale.

CONTRIBUTING ELEMENTS

Contributing elements are defined as buildings constructed between c.1910 and 1951 (the latter being the current Register 50 year cutoff). Each building in the district was examined by the state National Register staff and a professional judgment call was made as to when alterations were extensive enough to merit non-contributing status. Regrettably, alterations appear in South Lakeview with enough frequency to be noticed (substitute siding and porch post replacement mainly), and in fact, it is this factor which determined the proposed boundaries of the nominated district.

In some cases buildings fitted with vinyl or aluminum siding were counted as contributing because strong stylistic features remained visually dominant (for example, a Bungalow style basement house with a prominent porch and flight of steps which is stuccoed on the basement level and vinyl sided on the upper story). In a few cases Bungalow style shotguns with some replacement on the porch were counted as

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contributing. Here again, the buildings had other strong stylistic features that were intact.

LANDMARKS

South Lakeview has typical New Orleans streetscapes of largely repetitive housing stock; and while the houses are strongly styled, it is difficult to single one out from the rest. They are roughly of the same architectural quality. Exceptions tend to be either particularly elaborate basement houses or houses featuring an unusual treatment. In short, in a neighborhood such as this (and others in the city), a Modernistic house, albeit a modest one, is a landmark. Using the foregoing rough definition, landmarks in South Lakeview include:

- 1) 5500 Canal (Photo 2). This house and #2 below, both mainly Mediterranean in flavor, are prominently sited side-by-side on Canal Blvd. 5500 Canal, an asymmetrically massed basement house with a tile roof, culminates in a squat corner tower with a pyramidal roof. Each tower face features a double arch springing from a Persian column, a prominent roundel, and blind arcading. To the side of the tower is a gable fronted section with a band of three round arch windows and an entrance to the side. The slightly over-scaled entrance surround features pilasters and a broken pediment. Stairs rise in two short flights, with a landing between, to a terrace which accesses the main entrance and an entrance found within the tower. The stairs and terrace are emphasized with bulbous balusters.
- 2) 5504 Canal (Photo 3). A monumental staircase adorned with cast stone urns and balusters ascends to a side arched entrance with quins and intricately worked bas relief panels. The central gabled mass culminates in a wide three-part window set in an aedicule motif formed of terra cotta. The side members take the form of pilasters inset with rich bas relief. The frieze is also ornamented, and the window division is marked by thin Persian columns. There is also a side terrace with a prominent cast stone balustrade and an arcade with fairly thick Persian columns. Like #1 above, the balusters are particularly pronounced.
- 3) 5524 Canal (Photo 1). The house at 5524 Canal is a neighborhood landmark not for its architectural significance as such, but because it is so unusual. Essentially an "architectural billboard," it is a plain frame house with a highly articulated false front. The area where a porch would have been is filled in with wide multiple pane windows, each with a fanlight, and capped with an elaborate curvaceous parapet which extends several feet above the eave line.
- 4) 750 Voisin (Photo 24). This small Modernistic house is in a style never overly popular for residences. Distinguishing features include windows that turn the corner, a flat roof, and smooth expanses of wall devoid of ornament. The already strong horizontal lines are re-enforced with thin raised bands painted a darker shade than the body. A small entrance porch spans a corner and is covered with a curving flat canopy supported on a single metal pole.

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INFORMATION COMMON TO ALL PHOTOS

Photographer: Donna Fricker
Date Taken: September 2001
Location of negatives: LA SHPO

Note:

The many small garages in back yards are not included in the count. A Sanborn map, which shows garages, was used for the district map. Only the buildings included in the count are coded on the map.

8. STATEMENT OF SIGNIFICANCE

Applicable National Register Criteria: A__ B__ C X D__

Criteria Considerations (Exceptions): NA
A__ B__ C__ D__ E__ F__ G__

Areas of Significance: architecture

Period(s) of Significance: c.1910-1951

Significant Dates: NA

Significant Person(s): NA

Cultural Affiliation: NA

Architect/Builder: NA

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State Significance of Property, and Justify Criteria, Criteria Considerations, and Areas and Periods of Significance Noted Above.

South Lakeview is of local architectural significance chiefly because, with its collection of styled shotguns and basement houses, the neighborhood helps New Orleans convey its distinctive architectural identity. The district also has value as a representative historic twentieth century neighborhood reflecting the range of styles popular at the time. The period of significance spans from c.1910, the date of the earliest houses, to 1951, the Register's present 50 year cutoff. In the opinion of the LA SHPO, to have used something other than the fifty year cutoff would have been arbitrary.

Although a small district by New Orleans standards, South Lakeview shares with other historic districts across the city an important collection of shotgun houses. Shotguns are found in vast numbers across the South, but virtually all collections consist mainly of plain humble structures with little, and in most cases, no architectural treatment. New Orleans and vicinity is the only place where one finds shotguns with a high degree of architectural styling. Counting single story examples and those raised on a high basement, there are 48 houses in South Lakeview with a double shotgun plan (out of 164 total). All are strongly articulated in the Bungalow style. Collectively, styled shotguns such as these represent a unique architectural tradition that in many ways makes a larger contribution to New Orleans' architectural identity than the greatly venerated French Creole tradition. They exist across the city by the thousands to form an important architectural "signature," and any collection, even a fairly small one, contributes to this identity.

South Lakeview is also important on the local level because it contains a good representative collection of New Orleans raised basement houses. Like nearby Mid-City, these tend to be the biggest, most notable houses in the neighborhood. They appear in South Lakeview in a wide variety of styles – from Colonial Revival, to Bungalow, to Mediterranean. Some are in the "eclectic" category because they combine various styles popular at the time. And like styled shotguns, basement houses, with their prominent sweeping steps, "say" New Orleans.

Finally, South Lakeview is of value within the context of New Orleans because walking its streets enables one to appreciate the appearance of a historic twentieth century neighborhood where houses were built in a wide variety of styles. The predominant Bungalow style is joined by Colonial Revival houses (7%) and eclectic houses that combine various styles (15%). And while styles popular in the 1920s such as the English Cottage and the Spanish and Mediterranean look appear in only a few instances, most are quite strongly articulated (with two being major landmarks, as noted previously). As such, they add much to South Lakeview's visual appeal. South Lakeview is of interest in the foregoing regard as one of very few historic neighborhoods in New Orleans that developed entirely in the twentieth century.

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9. MAJOR BIBLIOGRAPHICAL REFERENCES

Sanborn Maps, 1929.

New Orleans Land Company, *Lakeview: The Most Valuable Residential Property in the Southern States.*
c.1910.

New Orleans Land Company, *A Study in Investments*, 1909.

Previous documentation on file (NPS): NA

Preliminary Determination of Individual Listing (36 CFR 67) has been requested.

Previously Listed in the National Register. (partially)

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:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other (Specify Repository):

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10. GEOGRAPHICAL DATA

Acreage of Property: approx. 24 acres

UTM References:	Zone	Easting	Northing
1)	15	778740	3321300
2)	15	779120	3321260
3)	15	779080	3320660
4)	15	778680	3320700

Verbal Boundary Description:
Please refer to enclosed map.

Boundary Justification:

As noted in Part 7, the nominated district is part of a larger historic neighborhood, with integrity being the critical factor in determining the boundaries. A larger area was surveyed by the SHPO staff to determine the concentration of shotguns and basement houses (the district's chief local architectural significance) and the concentration of non-historic buildings (mainly seriously altered historic houses). The boundaries were then drawn accordingly. They are particularly irregular on the west side for the foregoing reason.

11. FORM PREPARED BY

Name/Title: National Register staff

Address: Division of Historic Preservation, P. O. Box 44247, Baton Rouge, Louisiana 70804

Telephone: (225) 342-8160

Date: January 2002

PROPERTY OWNERS

MULTIPLE



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

South Lakeview Historic District

Orleans Parish, LA

- 4) 15 778740/3301300 4) 15/778680/3300700
- 9) 15 779120/3301060
- 3) 15 779080/3300660

