

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

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

OMB No. 1024-0018

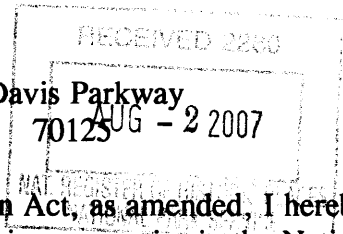
Broadmoor Historic District Boundary Increase, Orleans Parish, LA

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

1. Broadmoor Historic District Boundary Increase

2. bounded roughly by Walmsley, S. White, Eden, and S. Jefferson Davis Parkway  
New Orleans LA Orleans Parish 071



3. As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination 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 meets the National Register criteria. I recommend that this property be considered significant locally.

Jonathan Fricker, Deputy SHPO  
Department of Culture, Recreation & Tourism

8/1/07  
Date

5. Add 171 contributing buildings and 44 non-contributing buildings. Privately owned.

6. Residences (historic and current uses)

7. Description:

Styles: Bungalow, Colonial Revival

Materials: tile, asphalt (roof); stucco, weatherboards (walls); brick (foundation)

The purpose of this addendum is to add 215 buildings to the existing Broadmoor National Register district. Broadmoor, an early twentieth century neighborhood in New Orleans, was listed on the Register in 2003 with 860 buildings. The existing district is almost entirely residential (with the exception of four institutional buildings and one commercial building). All of the buildings in the boundary increase are residences except for one historic commercial building. Like the existing district, the scale is mixed one and two story. Contributing buildings in the expansion date from c.1915 to c.1940.

Broadmoor was hard hit by floodwaters subsequent to Hurricane Katrina (August 29, 2005). While most of the houses in the neighborhood are either occupied or work is in progress, many houses remain vacant and boarded over at the windows and door. In some instances, the house is still vacant but the owners are living in the front yard in a FEMA trailer. Most fortunately, Broadmoor has one of the city's most active neighborhood associations, the Broadmoor Improvement Association (BIA), founded in the 1920s. BIA has taken a particularly strong activist role since Katrina.

The proposed expansion is on the north side of the existing district. (See USGS map for full appreciation of relationship of expansion to existing NR district.) The state's National Register coordinator examined the area (by driving the streets) when the original district fieldwork was done. (A building by building analysis -- with contributing and non-contributing noted on a map -- was not done.) SHPO staff observed in field notes that while the area in question had many Broadmoor archetypes, it was "spotty" due to alterations. The decision was made to not include it in the nominated area.

Subsequent to Hurricane Katrina, there have been various proposals made to re-examine existing National Register districts. A possible tax credit project was the immediate impetus for SHPO staff to take a

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fresh look at the northern end of the Broadmoor neighborhood. A building by building analysis revealed that there were indeed more non-contributing buildings (than in the existing district) due to alterations. However, the chosen expansion does not have a high enough percentage of non-contributing buildings to render it ineligible for the Register. The existing Register district has a low non-contributing rate of 10%, while the expanded area has a rate of 20%. (Many of the state's Register districts have a non-contributing rate between 20 and 25 percent.) In almost all instances, the non-contributing buildings in the expansion are altered historic houses.

The expansion continues Broadmoor's stylistic and typological character – in particular, a strong complement of basement houses and shotguns in mainly the Bungalow and Colonial Revival styles. Basement houses comprise 16% of the buildings in the expansion, and shotguns comprise 17%, for an overall total of 33%. (These figures for the existing district are respectively 25% and 14%, for an overall total of 39%.)

A basement house (local term) is a type of two-story residence found almost entirely in New Orleans. It has a full story above-ground basement with the second story serving as the main living space. The basement story historically was given over to utilitarian spaces. The front porch is almost universally reached via a quite prominent flight of steps. Basement houses appear in the expansion mainly in the Bungalow and Colonial Revival styles (with some combining the two). There are a few Eclectic Revival and Mediterranean basement houses as well.

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 the expansion (and the existing district) are doubles – i.e., two shotgun units joined side by side by a continuous party wall. New Orleans is known for its strongly styled shotguns. The vast majority of those in the expansion are Bungalow in style.

A few houses in the expansion (and the existing district) 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 expansion include standard two story houses, classic bungalows (one story houses that are bungalows in form and plan) and other one story cottages. As previously mentioned, there is one commercial building – a two story masonry structure with a triangular shape (in the manner of New York's Flat Iron Building).

### Breakdown by styles:

Colonial Revival	21	10%
Bungalow	102	48%
Mediterranean	4	2%
Eclectic	18	8%
English	2	1%
Miscellaneous	1	less than 1%

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No Style	23	11%
Non-contributing	44	20%

With the exception of the higher non-contributing rate, the above percentages are roughly comparable to those in the existing district. For example, 41% of the houses in the existing district are in the Bungalow style and 14% in the Colonial Revival style.

### Colonial Revival:

Almost all of the houses in this category are 1910s basement houses with Colonial Revival details. (For the existing district this category also included 1920s-40s two story brick houses with a Georgian or Regency feel.) The typical Colonial Revival basement house in the proposed expansion features grouped Tuscan columns with fanlights over the façade openings.

### Bungalow:

This category includes basement houses with Bungalow details, shotguns with bungalow details and classic bungalows.

### Mediterranean:

All of the district's four Mediterranean houses are basement houses.

### Eclectic:

The 18 houses in this category combine motifs from various historic revival styles.

### English:

There are two small fairly low-key examples of the English cottage look.

### Miscellaneous:

This category includes the early Italian Renaissance-style commercial building mentioned above.

### No Style:

This category has a somewhat misleading title; it does not necessarily mean devoid of details. It has been used by the LA SHPO in numerous district nominations to encompass buildings that cannot be "pushed" into a stylistic category. In the Broadmoor expansion, most are 1920s houses that 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. A small percentage of "no style" houses have lost some of their stylistic features but not enough to push them into the non-contributing category (for example, a bungalow style shotgun that has lost its original porch but retains the gable with brackets and other details such as its siding, windows, door, etc.).



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**Boundary Description:** Boundary is shown as a broken line on the attached district map. Please see USGS map for fullest appreciation of the expansion's physical relationship to the existing district.

**Justification:** Boundaries were chosen to encompass the concentration of historic buildings that contribute to the district's significance and retain sufficient integrity. Loss of integrity was universally the reason for drawing lines as shown.

### 11. Form prepared by:

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