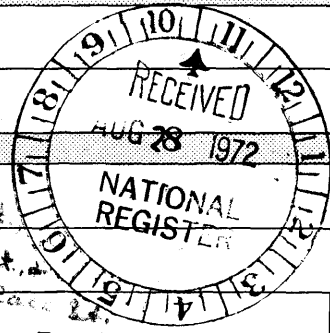


**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Louisiana	
COUNTY: Orleans Parish	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
7	SEP 1972



**1. NAME**

COMMON:  
Lower Garden District

AND/OR HISTORIC:

**2. LOCATION**

STREET AND NUMBER: For Boundaries See Attached Sheet  
CITY OR TOWN: New Orleans  
STATE: Louisiana  
CODE: 22  
COUNTY: Orleans Parish  
CODE: 71

**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input checked="" type="checkbox"/> Government	<input checked="" type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input checked="" type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input checked="" type="checkbox"/> Educational	<input type="checkbox"/> Military	<input checked="" type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

**4. OWNER OF PROPERTY**

OWNER'S NAME: Various Owners, Public and Private

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. Coliseum Square Improvement Association is an organization of residents and property owners in the area.

STREET AND NUMBER: 1717 Coliseum Place

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

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY: See City Zoning Map Attached.

DATE OF SURVEY:  Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE:

SEE INSTRUCTIONS

STATE: COUNTY: ENTRY NUMBER: DATE: FOR NPS USE ONLY

7  
SEP 1972

7. DESCRIPTION

CONDITION	(Check One)				
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins
	(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 Lower Garden District is a varied urban area still containing important elements of 19th century architecture, city planning and landscape design. It is undergoing the first stages of a revival, most importantly in restoration by private individuals for their own residential occupancy. It is bounded by the Mississippi River, the Central Business District, lower St. Charles Avenue and the Garden District.

The Lower Garden District is a change of pace from the areas above and below it. In contrast to the typical 19th century gridiron plan areas of the Central Business District downriver, and the Garden District upriver the street layout of this area compensates for the crescent in the river with the streets intersecting at angles and with resulting irregular plots, a plan often taken advantage of to create a variety of neighborhoods, of urban spaces and city-scapes. Just as the neighboring areas contain almost completely either commercial or residential areas in their rectangular blocks, so the Lower Garden District contains various close contrasts in land use and varying types of neighborhoods and neighborhood landmarks. Its most important significant areas are the residential area of Coliseum Square and the shopping area of Magazine Street, both mostly of mid 19th century. Coliseum Square is a large irregularly shaped park surrounded by important residences of the mid century and related by various landscaped streets to some of the adjacent blocks. The main elements of an early 19th century scheme of canals and fountains still exist. Just up from the Square is a shopping area on Magazine Street, again with small park areas and 19th century commercial buildings, many designed as units of quarter or half blocks.

On the Lake Pontchartrain side of Coliseum Square is a nineteenth century residential area recently increasingly used for commercial purposes the closer one gets to St. Charles Avenue. The existence here of an old institution in a fine building, St. Anna's Asylum, is noted as are the presence of many good buildings. On the river side of the Square is a residential area generally less affluent than that of the Square, but containing not only interesting mid-century Colonnaded row-houses, but occasionally an unusual and early private dwelling. Farther toward the river, the historic area nearest the central business district has been seriously decimated. However, there are many clusters of old cottages, several large important 19th century brick cotton warehouses and Annunciation Square, the focal point of its neighborhood, an open space and play area. On Annunciation Square is the boyhood home of Henry Stanley, the newspaperman and explorer of Africa. On the uptown edge of this area is Kingsley House, one of the pioneering social work centers of the country, which also pioneered in adaptative historical preservation; it occupies a former cotton warehouse.

Moving from the Magazine street commercial area toward the Lake is a gridiron plan residential area similar to the Garden District, but with cottages and double houses mixed in with the typical New Orleans mid-nineteenth affluent house.

SEE INSTRUCTIONS



**SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

- |  |                                       |  |                                       |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century            | <input 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)

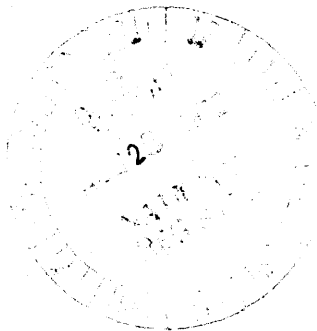
- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education            | <input type="checkbox"/> Political                | <input checked="" type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/>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

STATEMENT OF SIGNIFICANCE

The architecture of the Lower Garden District is mostly of the affluent 1850's and 1860's, of late Greek Revival and experimental and eclectic mid-Victorian. Its irregular streets, parks and open spaces provide it with a variety and occasional sophistication. Its proximity to the Business District and Garden District place it favorably for improved uses and development.

This part of New Orleans is the most varied in building type, plan and use of the city's several historic areas, and is, one might say, a microcosmic expression in planning, building and growth of the important local traditions of cultural and ethnic heterogeneity, close contrasts of neighbors and the taste for urban life that has always existed in the city.

SEE INSTRUCTIONS



9. MAJOR BIBLIOGRAPHICAL REFERENCES

New Orleans Architecture. Volume I, The Lower Garden District, Samuel Wilson, Jr., Bernard Lemann and Others. Friends of the Cabildo and Pelican Press Gretna, 1971.  
 Historic Areas and Structures, Community Renewal Program Study, by Bernard Lemann, February 1967, for City Planning Office, City of New Orleans.  
 Historic Sites Inventory, March 31, 1969, for City Planning Office, City of New Orleans by Rader and Associates.

10. GEOGRAPHICAL DATA

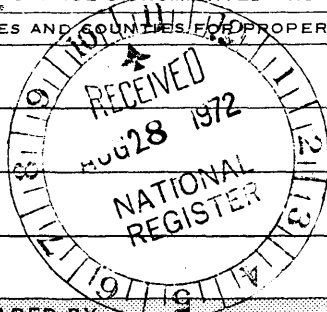
LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	See Attached Continuation Sheet					
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

UTM  
SEE  
MAP  
CD

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: approx. 388.5 acres

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

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:  
 Henry W. Krotzer, Jr.  
 ORGANIZATION: Coliseum Square Improvement Association  
 DATE: 3 July, 1972  
 STREET AND NUMBER: 1717 Coliseum Place  
 CITY OR TOWN: New Orleans, STATE: Louisiana CODE: 22

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

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: Charles W. Ruffe  
 Chairman, Louisiana Historical Preservation and Cultural Commission  
 Title: \_\_\_\_\_

Date: 23 August, 1972

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

Robert M. Utley  
 Chief, Office of Archeology and Historic Preservation

Date: 9/7/72

ATTEST:  
[Signature]  
 Keeper of The National Register

Date: 9/6/72

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

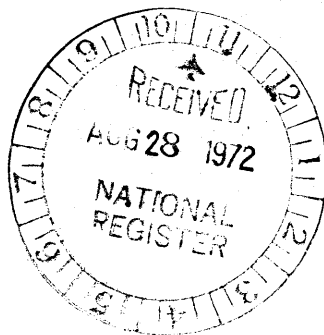
Page 2  
(Continuation Sheet)

STATE Louisiana	
COUNTY Orleans Parish	
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ENTRY NUMBER 7	DATE SEP 1972

(Number all entries)

7. DESCRIPTION

On the river side of the Magazine Street center is the Redemptorist Community with schools, various administrative buildings, and two churches, St. Alphonsus, a fine brick church in a sober baroque style, and the famous St. Mary's Assumption Church, again brick, with the most florid, bold and inventive of mid-Victorian interiors. Past this area is the St. Thomas project, a low income housing project of low brick buildings in a 1930's residential style, with grassed areas and many trees. The upper boundary of the Lower Garden District is Jackson Avenue. Many fine Victorian houses still stand here, but mixed with a predominantly commercial usage of small shops, some new labor union halls and a new hospital. It is along this street that many of the older Carnival parades "Form", or organize during Carnival.



**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE Louisiana	
COUNTY Orleans Parish	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
7	SEP 1972

(Number all entries)

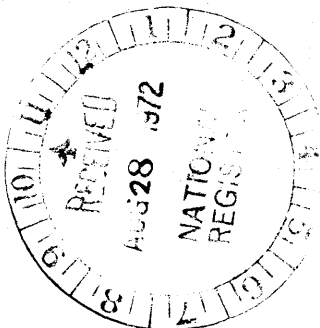
and Constance Streets, longitude 29°-55'-51", latitude 90°-4'-30". Then proceed south west in the middle of the blocks between Magazine and Constance to a point between Magazine and Philip Streets, at longitude 29°-55'-46" and latitude 90°-4'-38". From here proceed south east down the center of the blocks between Magazine and Philip Streets to the original starting point of longitude 29°-55'-20", latitude 90°-4'-16".

The boundaries of the Lower Garden District coincide with those of the Garden District along the following line:

From the point at longitude 29°-56'-4", latitude 90°-4'-38", to the point at longitude 29°-55'-51", latitude 90°-4', 30", to the point at longitude 29°-55'-46", latitude 90°-4'-38".

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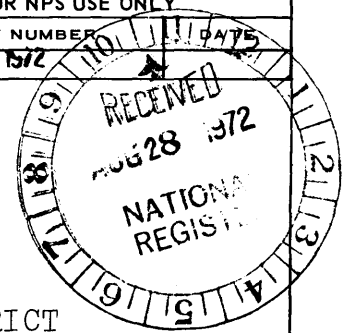
See boundaries marked in red on attached section of "Official Zoning District Map, City of New Orleans", portion of Plate 15-C, dated 4/23/70.



NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	Louisiana
COUNTY	Orleans Parish
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
7	SEP 1972



(Number all entries)

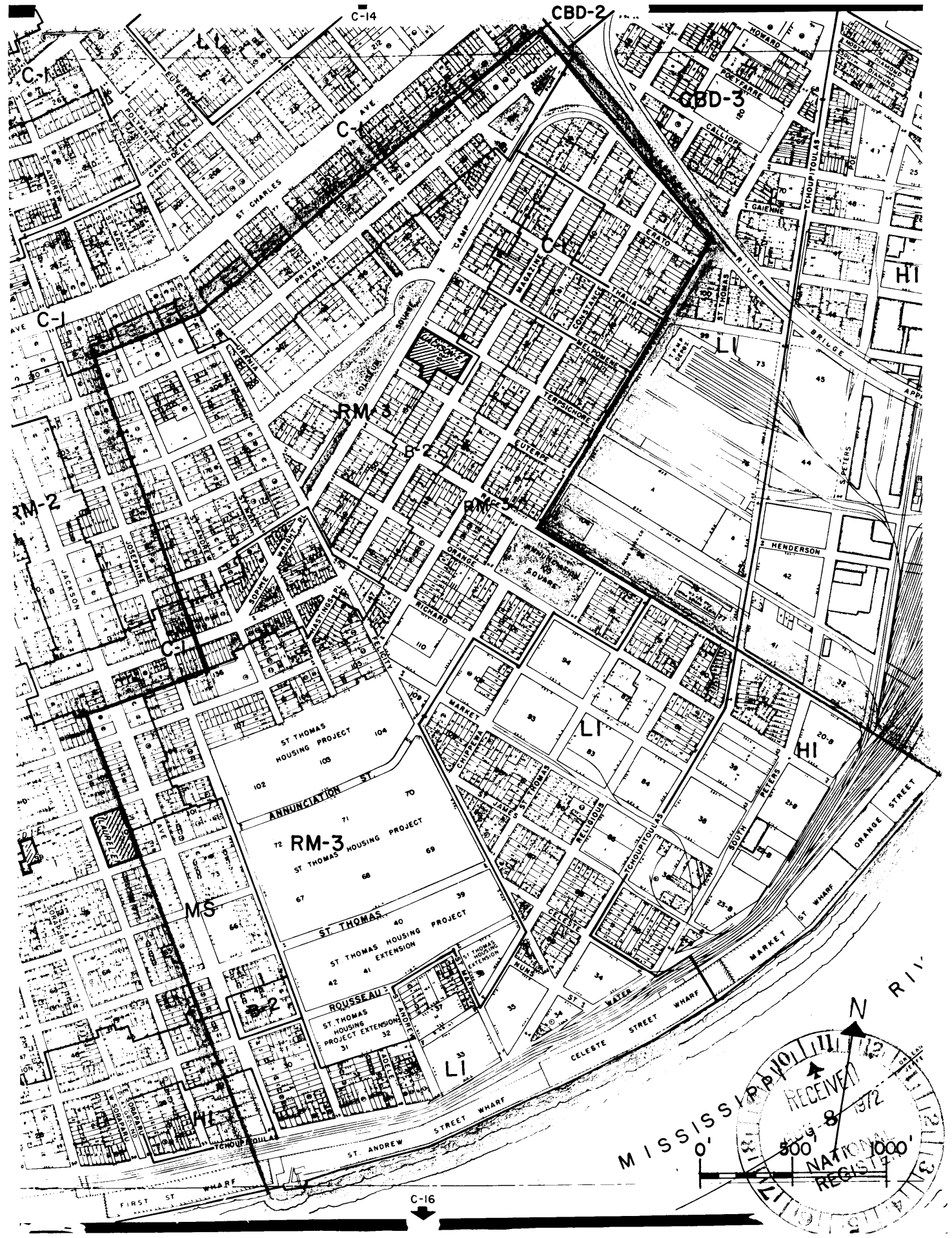
2. LOCATION - STREET AND NUMBER

AND

10. GEOGRAPHICAL DATA

BOUNDARIES OF THE LOWER GARDEN DISTRICT

The Lower Garden District is the area enclosed within the following boundaries: Starting, at longitude 29°-55'-20" and latitude 90°-4'-16", on the riverbank just uptown from Jackson Avenue, proceed along the riverbank in a northeasterly direction to longitude 29°-55'-54", latitude 90°-30'-38" where Race Street would touch the River. From here proceed westnorth west along Race Street to Annunciation Street, a point at longitude 29°-56'-1" latitude 90°-4'-13.5", and then proceed north north east along Annunciation Street to Gaienne Street, a point at longitude 29°-56'-23" and latitude 90°-4'-7.5". From here go west north west along Gaienne Street which runs into Calliope Street, to a point on Calliope Street between Prytania Street and St. Charles Avenue, longitude 29°-56'-28" and latitude 90°-4'-23.5". From this point proceed south southwest down the middle of the blocks between Prytania and St. Charles to a point on Felicity Street at longitude 29°-56'-7", latitude 90°-4'-30", then, still in the middle of the blocks, south west to a point in the middle of the block between Josephine and St. Andrew Streets, at longitude 29°-56'-4", latitude 90°-4'-38". From here south east down the middle of the blocks between Josephine and St. Andrew to a point in the middle of the block between Magazine



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