

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete 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 an 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.

RECEIVED OMB No. 10024-0018 1170

AUG 31 1994

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

1. Name of Property

historic name New Marigny Historic District

other names/site number _____

2. Location

street & number bounded roughly by St. Claude, St. Bernard, I-10, Tonti not for publication
and St. Ferdinand

city or town New Orleans vicinity

state Louisiana code LA county Orleans code 071 zip code 70119

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
Gerri Hobdy 26 Aug 1994
Signature of certifying official/Title Gerri Hobdy, Date
LA SHPO, Dept of Culture, Recreation and Tourism
State of 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 the 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:)

for
Edson H. Beall
Signature of the Keeper

Date of Action
9/30/94

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
2760	720	buildings
1		sites
		structures
		objects
2761	720	Total

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

N/A

Number of contributing resources previously listed in the National Register

53 (overlapping districts--see 10)

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Italianate

Bungalow

Materials
(Enter categories from instructions)

foundation brick

walls weatherboard

roof asphalt, metal

other

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" in one or more boxes for 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.
- 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 N/A
(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or 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

c. 1830-1944

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS): N/A

- 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:

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

Name of repository:

New Marigny Historic District
Name of Property

Orleans Parish, LA
County and State

10. Geographical Data

Acreege of Property @550 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 1 | 5 | 7 | 8 | 3 | 5 | 4 | 0 | 3 | 3 | 2 | 0 | 0 | 6 | 0 |
Zone Easting Northing
2 | 1 | 5 | 7 | 8 | 5 | 3 | 0 | 0 | 3 | 3 | 2 | 0 | 2 | 2 | 0 |

3 | 1 | 5 | 7 | 8 | 5 | 0 | 0 | 0 | 3 | 3 | 1 | 8 | 7 | 8 | 0 |
Zone Easting Northing
4 | 1 | 5 | 7 | 8 | 3 | 0 | 6 | 0 | 3 | 3 | 1 | 8 | 5 | 8 | 0 |

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

BASED ON SURVEY REPORT, MAP, PHOTOS BY
Robert Cangelosi

name/title National Register Staff

organization Division of Historic Preservation date April 1994

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

city or town Baton Rouge state Louisiana 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 SHPO or FPO.)

name Multiple Ownership

street & number telephone

city or town state zip code

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.*).

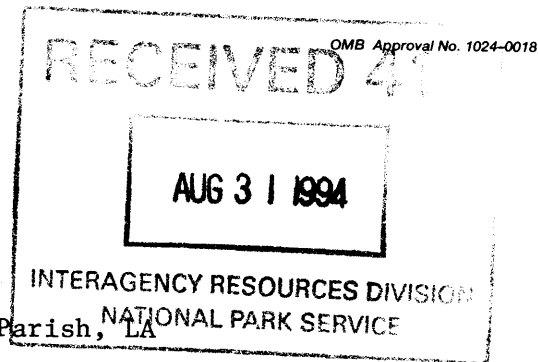
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form 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 Projects (1024-0018), Washington, DC 20503.

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National Register of Historic Places Continuation Sheet

New Marigny Historic District, New Orleans, Orleans Parish, LA

Section number 7 Page 1



The New Marigny Historic District is a mainly residential neighborhood of one story frame houses. There are 3,533 buildings within its boundaries. Although there are buildings in the district from as early as c.1830, the overwhelming majority date from the 1870s through the 1920s. The fifty year cutoff, 1944, is being used as the end of the historic period. As will be seen below, most of the buildings in the district are shotguns, and the Italianate and bungalow styles dominate. The non-contributing rate is 20%.

Historical Background

The New Marigny Historic District represents the downriver expansion of New Orleans by its Creole population during the first half of the nineteenth century, following the creation of Faubourg Marigny (NR) in 1806. The area includes the Creole faubourgs of New Marigny (or Nouvelle Marigny as it was known then), Franklin, and Daunois. To avoid a long hyphenated name, the Division of Historic Preservation elected to name the district for its earliest faubourg, which encompasses about a third of the nominated area.

Faubourg Nouvelle Marigny, as the name implies, was an enlargement of Faubourg Marigny. The latter was created when Bernard de Marigny decided to subdivide his plantation to accommodate the rapidly growing city. He commissioned Nicolas de Finiels to develop a plan for the faubourg, which was completed on March 16, 1806. This development was between St. Claude and the river.

Faubourg Marigny developed so rapidly that Marigny found it necessary to extend the faubourg north of St. Claude. Surveyor Joseph Pilie completed the plan for this enlargement on November 10, 1809. Known as Nouvelle Marigny, this area extended from St. Bernard to Marigny St., from St. Claude to Johnson, and three blocks further north to Tonti between Marigny St. and Frenchmen, as seen on the 1815 Tanesse map. However, the plan was not officially filed until 1819. Nouvelle Marigny's grand thoroughfare was Champs Elysees, now Americanized to Elysian Fields.

Faubourg Franklin was created in 1826 when Nicholas Destrehan commissioned Joseph Pilie to develop a plan for subdividing property he owned. The faubourg was north of St. Claude from Marigny to Almonaster. The plan featured a major thoroughfare called Washington (now St. Roch), with Independence Place (now St. Roch playground) between Roman and Johnson.

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The remaining two block wide section of the nominated district (downriver from Faubourg Franklin--Almonaster to St. Ferdinand) was historically part of Faubourg Daunois.

The development of the nominated area was traced in various maps and is borne out in the building stock. The oldest buildings are in the area west of Elysian Fields (the New Marigny faubourg), and east of Elysian Fields, in the area south of Derbigny. This is where the Italianate style is dominant. The district grew to the north and east (away from the river) in the teens and twenties, producing a new generation of shotguns in the bungalow style as well as raised bungalows (basement houses) and some mainstream bungalows. Although dominated by the bungalow style, the area north of Derbigny and east of Elysian Fields has an appreciable number of Italianate shotguns sprinkled here and there.

The Survey

One of the long-term goals set forth in the Louisiana Comprehensive Historic Preservation Plan is to list all the eligible historic districts in New Orleans in the National Register. An effort to do this has been on-going since the late 1970s.

In 1993 the Louisiana Division of Historic Preservation and the Preservation Resource Center of New Orleans commissioned Robert Cangelosi, a local architect/architectural historian, to make a definitive survey of the district, identifying buildings by a series of type and style categories. (This method has been used by the Division numerous times in listing districts in New Orleans on the Register.) The Division staff worked in close consultation with Mr. Cangelosi, particularly on the boundaries, which were checked thoroughly and adjusted as necessary.

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New Marigny Historic District, New Orleans, Orleans Parish, LA

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Survey Results

Type Breakdown

Creole Cottage	7%
Single Shotgun	19%
Double Shotgun	42%
Camelback	2%
Side hall	4%
Two Story	4%
Commercial	8%
Bungalow	4%
New Orleans Basement	5%
Institutional	1%
Other	4%

Style Breakdown

Italianate	35%
Eastlake	2%
Queen Anne Revival	2%
Colonial Revival	5%
Historic Revival (20th century)	1%
Bungalow	29%
No style	6%
Non-contributing	20%
Other	less than 1/2 percent

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New Marigny Historic District, New Orleans, Orleans Parish, LA

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Building Types

Creole Cottages (7%)

While Creole cottages are, strictly speaking, an eighteenth and early nineteenth century phenomenon, the form persisted through the late nineteenth century. The New Marigny examples are mid and late nineteenth century. The Creole cottage form denotes a one-and-one-half story gable-ended residence which in New Orleans is built up to the front property line. Its plan does not use hallways. In typical New Orleans fashion, most of the New Marigny Creole cottages are unstyled. Some feature Italianate details--most notably, brackets.

Shotguns (61%)

Representing sixty-one percentage of the building stock, the shotgun house is by far the most conspicuous building type in the district. The basic shotgun house is the single shotgun (19%), a one story house one room wide and two or more rooms deep with the roof ridge running perpendicular to the facade. Double shotgun houses (42%) consist of two shotgun units joined side by side by a party wall. Each side is a separate living unit. Like elsewhere in New Orleans, shotguns are in the Italianate, Eastlake, Colonial Revival and bungalow styles. They typically appear in row after row.

Camelbacks (2%)

The camelback is a single or double shotgun with a second story over the rear rooms. The second level provides one or two bedrooms. The earliest camelbacks seem to have come about when a shotgun was added to an earlier two story structure. It also appears that the process was reversed sometimes and a camelback was attached to an earlier shotgun. The camelback appears with the same popular stylistic traits as single and double shotguns.

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New Marigny Historic District, New Orleans, Orleans Parish, LA

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Side Hall Houses (4%)

Until the late 1800s most prosperous American (i.e., non-Creole) citizens of New Orleans lived in side hall plan houses. This category includes both one and two story examples. Styles include Italianate, Eastlake and Colonial Revival.

Two Story Houses (4%)

Most of the buildings in this category are duplexes -- big boxy houses consisting of two two-story living units separated by a party wall. Essentially these are two story versions of double shotgun houses. The typical examples are four bays wide with two front doors (each with a separate address) accessible from a common single story front porch. A small number of the two story houses are asymmetrical.

Commercial (8%)

Most of the buildings in this category are non-contributing. Almost all of the historic commercial buildings in the district are small corner stores. The most important historic commercial building is the late nineteenth century St. Roch's Market.

Bungalow (4%)

For purposes of this submission, bungalows are defined as single living units one story high, two rooms wide, and two or more rooms deep. Shotgun houses with the familiar bungalow details are listed as shotgun houses.

New Orleans Basement (5%)

Almost all of the buildings in this category fall within a subspecies of the bungalow which, at least in Louisiana, is peculiar to the New Orleans area. It consists of a bungalow raised a full story (or almost a full story) above grade on a high basement. The principal story is usually reached via prominent flights of exterior steps.

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New Marigny Historic District, New Orleans, Orleans Parish, LA

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Institutional (1%)

Most of the landmarks in the district fall into this category. Almost all of the district's institutional buildings are schools and churches.

Other (4%)

This category covers miscellaneous building types that are very uncommon in the district -- for example, central hall plan.

Styles

The Italianate and bungalow styles dominate in the New Marigny Historic District. Taken together (35% Italianate and 29% bungalow), they constitute 64% of the total building count. Other styles occur in small percentages -- for example, 2% Eastlake and 5% Colonial Revival.

The overwhelming majority of Italianate buildings are shotguns, featuring prominent, florid brackets, quoins defining the sides of the facade, and segmental arch windows. Because the brackets are visually dominant, this distinctly New Orleans interpretation of the Italianate is known locally as the "New Orleans bracketed style." Other examples of the Italianate taste are Creole cottages with Italianate brackets and the occasional bracketed corner store.

The vast majority of examples of the bungalow style are shotguns with bungalow details. As is true in much of New Orleans, shotguns in the bungalow style are much more common than true bungalows. Most bungalow shotguns are symmetrical -- i.e., a gable encompassing the entire front. A few doubles are asymmetrical -- i.e., an off-center gable marking one side.

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New Marigny Historic District, New Orleans, Orleans Parish, LA

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Building Materials

The overwhelming majority of the buildings in the district are wood framed houses with some type of wood skin. Since the earliest days there were lumber mills in New Orleans. Southern forests and particularly those in close proximity to New Orleans provided an abundant resource from which to draw. However, it took Northern capitalists in the late nineteenth and early twentieth centuries to fully develop this industry. The lumber chiefly used in New Orleans was red cypress, yellow pine and long leaf yellow pine. Other types of wood used primarily for interior trims included oak, ash, poplar and gum. Among larger commercial and institutional buildings, the choice of material was generally brick or stucco over concrete block or hollow tile.

Landmarks

There are relatively few landmarks in the New Marigny Historic District. This is due to the fact that the district is comprised largely of repetitive housing stock -- i.e., rows and rows of Italianate and bungalow shotguns. There are also numerous unstyled Creole cottages, where one looks much like the next (a New Orleans norm).

The following are landmarks within the context of the district:

1. St. Roch Market, 2381 St. Claude, a late nineteenth century public market. Originally an open market defined by handsome cast-iron columns; now enclosed, but columns left intact and are clearly visible.
2. Gayarre School, 2515 N. Robertson, 1922, E. A. Christy, Architect. Three story masonry building with Mannerist-looking door surround.

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New Marigny Historic District, New Orleans, Orleans Parish, LA

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3. Marie Couvent School, 1939, E. A. Christy, Architect. Three story brick low-key Modernistic building.
4. Fire station at 1421 St. Roch, a two story stucco building constructed in 1916 in the Craftsman style.
5. Our Lady Star of Sea Church, 1835 St. Roch, Wogan and Bernard, Architects, 1930, a large brick building with an overall Byzantine character.
6. Annunciation Church, Mandeville and Marais. Early twentieth century brick church with an overall classical character.
7. St. Roch Cemetery, cemetery founded in 1874, prominent Gothic Revival entrance gates and diminutive Gothic Revival chapel from 1876, above ground tombs, wall vaults forming the perimeter. Another section was added in 1895 when the large Gothic Revival St. Michael's chapel-tomb was built.
8. Jefferson Davis Public School, 1896, designed by A. C. Bell, City Engineer, now Fredericks Educational Support Center. Three story brick Italianate school with modern wing.

Contributing Elements

The New Marigny Historic District represents an important collection of buildings from the period c.1830 to 1944. There are certain elements (see Item 8) which give it this superior status, but the district should also be viewed as a tout ensemble of its period. Other 50+ year old elements which do not directly contribute to the district's superiority are important in their own right because they help establish New Marigny's identity and credentials as a historic neighborhood. Hence any 50+ year old structure which has not been altered beyond recognition is considered a contributing element for purposes of this application.

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There is one contributing site within the boundaries, St. Roch Cemetery, as described in the landmarks section. Founded in 1874, it is characterized largely by above ground tombs built in the late nineteenth and early twentieth centuries. While above ground tombs were occasionally built in other parts of the country, southern Louisiana is the only place in the continental United States where they appear in such concentration -- in short, where it is the typical method of interment. In fact, they appear in such profusion that one nineteenth century visitor referred to New Orleans cemeteries as "cities of the dead." This phenomenon is part of the Spanish heritage of Louisiana. Above ground tombs, which are often richly styled, take the form of single sarcophagus style vaults, small buildings with several vaults, and larger so-called "society tombs" with perhaps 20 or 30 vaults. The latter are tombs in which a local fraternal organization provided above ground burial for its members. Because of their architectural character and the fact that they set Louisiana apart from other states, above ground cemeteries similar to St. Roch's have been listed individually on the Register. When they appear within district boundaries, they have routinely been accepted as contributing by the Park Service.

Non-contributing Elements

While a little high for New Orleans, the overall non-contributing rate of 20% is well within the normally acceptable range. More importantly, non-contributing elements are scattered throughout the district, and as can be seen in the representative photos accompanying this submission, they are of similar scale to the district (i.e., one story). Most are altered historic buildings -- for example, a brick veneered shotgun.

Integrity of Contributing Elements

During the course of the survey, only buildings that did not convey their architectural identity were rated as non-contributing elements. The most common alterations to contributing elements are replaced porch columns and substitute siding. But in all cases, the surviving historic elements still dominate the building's overall appearance.

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New Marigny Historic District, Orleans Parish, LA

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PHOTOGRAPHIC INFORMATION (COMMON TO ALL)

Photographer: Robert J. Cangelosi, Jr.

Negatives Location: Preservation Resource Center, 604 Julia, New Orleans, LA
70130

Date Taken: September 1993

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New Marigny Historic District, New Orleans, Orleans Parish, LA

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The New Marigny Historic District is architecturally significant within the context of the southern United States because of its size and, more importantly, because of its important collection of houses in the shotgun tradition.

Although New Marigny is not as large as some New Orleans historic districts, it is still conspicuous for its magnitude as a historic resource. It is a discrete geographical area containing 3,533 buildings with a non-contributing rate of 20%. There are relatively few places in the South where one can find a historic neighborhood of this size.

New Marigny shares with other New Orleans historic districts a unique 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. New Marigny contains 2,259 houses in the shotgun tradition (including camelbacks) which accounts for 63% of its overall building stock. Most of these (80 to 90%) feature some sort of recognizable architectural style, and many are fairly elaborately styled. The most common styles of shotguns in New Marigny are Italianate and bungalow, with a sprinkling of Eastlake and Colonial Revival. This is in sharp contrast to most other collections across the South. Collectively, they represent a unique architectural flowering that in many ways makes a larger contribution to the character of "Old New Orleans" than the better known Creole tradition. The district contains a particularly large and fine collection of Italianate shotguns, which in many ways is a "signature" of New Orleans.

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Continuation Sheet

New Marigny Historic District, New Orleans, Orleans Parish, LA

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BIBLIOGRAPHY

Cangelosi, Robert J., Jr. "From Plantation to Faubourg." Research report containing survey results, historical background, selected landmarks, etc. Copy in National Register file, Louisiana Division of Historic Preservation.

Christovich, Mary Louise, editor. New Orleans Architecture: The Cemeteries. Gretna, Louisiana: Pelican Publishing Company, 1974.

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New Marigny Historic District, Orleans Parish, LA

Section number 10 Page 1

Boundary Description

The boundary is shown as a solid line on the attached map.

Boundary Justification

For the most part, the boundaries were quite straightforward because the district abuts Register districts, elevated freeways, etc. The western boundary along St. Bernard abuts the Esplanade Ridge Historic District (NR). The northwestern boundary follows an elevated freeway, as shown on the map. The eastern boundary abuts an industrial railroad corridor with an almost completely modern character. The southern boundary abuts Faubourg Marigny (NR), and, in fact, overlaps it by about a half block. Listed on the Register in 1974, Faubourg Marigny includes buildings facing St. Claude on both sides, but the map is not as precise as would be required today. In an effort to make sure no buildings were left out, we chose to use St. Claude as the boundary. In any event, St. Claude is the historic demarcation between Faubourg Marigny and the faubourgs platted to the north. (The count on "number of contributing resources previously listed" was done in consultation with NPS. It is based on the number of buildings fronting St. Claude on the north side.)

The only boundary that was not straightforward was the one to the north. Historic buildings continue for a few more blocks beyond the northern boundary, but the non-contributing rate is quite high due largely to severe alterations to historic buildings. One to two blocks beyond the district was surveyed and coded to show that beyond Tonti there is a serious loss of integrity. The boundary extends beyond Tonti to include a strong concentration of contributing buildings on both sides of Franklin, as shown.

The only other boundary requiring additional comment is that to the east, which, as previously mentioned abuts an industrial/railroad corridor. The boundaries extend beyond St. Ferdinand (in the direction of the corridor) only to include blocks or sections of blocks where there is a concentration of historic buildings. Most of the block between Robertson and Claiborne was included because of an industrial facility with a large, multi-story early twentieth century building. (The complex has a greater historic character than one would gather from the map.)

New Marigny Historic District

A: 15/783540/3320060 Orleans Parish, LA

B: 15/785300/3320220

C: 15/785000/3318780

D: 15/783060/3318580

7944 II SE

783 (SPANISH FORT)

HAY ST 1000 15 MI

785 2' 30"

786 R 121

