

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

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

OMB No. 1024-0018

Highland Historic District, Shreveport, Caddo Parish, LA

Page 1

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

1. NAME OF PROPERTY

Historic Name: Highland Historic District

Other Name/Site Number:

2. LOCATION

Street & Number: roughly bounded by Stoner, Centenary, Kings Highway and Line Avenue Not for publication: NA

City/Town: Shreveport Vicinity: NA

State: Louisiana Code: LA County: Caddo Code: 017 Zip Code: 71104

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: X Locally: X

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

March 1, 2001
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

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

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

OMB No. 1024-0018

Highland Historic District, Shreveport, Caddo Parish, LA

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

Page 2

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): _____

Arnell D. Pope

(Signature) Signature of Keeper

4/17/01

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

675

675

Noncontributing

197 buildings

_____ sites

_____ structures

_____ objects

197 Total

Number of Contributing Resources Previously Listed in the National Register: 252 (existing Highland district and Masonic Temple)

Name of Related Multiple Property Listing: NA

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

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

OMB No. 1024-0018

Highland Historic District, Shreveport, Caddo Parish, LA

Page 3

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

6. FUNCTION OR USE

Historic: Domestic Domestic	Sub: Single dwelling Multiple dwelling
Current: Domestic Domestic	Sub: Single dwelling Multiple dwelling

7. DESCRIPTION

Architectural Classification: Craftsman, Colonial Revival, Queen Anne Revival

Materials:

Foundation:	brick
Walls:	weatherboard, stucco, brick
Roof:	asphalt, tile
Other:	wood shingles

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

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

OMB No. 1024-0018

Highland Historic District, Shreveport, Caddo Parish, LA

Page 4

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

Describe Present and Historic Physical Appearance.

This submission will replace the existing National Register form on the Highland Historic District, which was listed on the Register in February 1987. Its goals are to greatly expand the present district, provide up-to-date descriptive information on the overall resource, and adequately address the expanded district's significance. The district presently listed has 283 buildings; the total for the proposed expanded district is 1,124. Contributing elements range stylistically from 1890s Queen Anne houses to a 1937 Modernistic landmark, with the vast majority dating from the first three decades of the twentieth century. Because the neighborhood filled in so quickly, there is very little from after the 1920s. Styles include mainly Queen Anne, Colonial Revival, and Craftsman. Fully 51% of the district's buildings are in the Craftsman/Bungalow style. In terms of building use, all of the contributing buildings are single family residences except for some roughly 30 apartment buildings, 3 churches, 1 school, a Masonic temple, a former fire station, and 4 or 5 small commercial buildings. The district has a fairly low 18% non-contributing rate. Other integrity issues are vacant lots where historic buildings once stood (mainly in the existing district) and alterations to historic residences (chiefly re-siding). Nevertheless, the expanded Highland district has a strong historic character and some of the region's and the state's most important resources.

METHODOLOGY

This project was undertaken by the Division of Historic Preservation at the request of the Highland Restoration Association, the local neighborhood group. When the request was made about two years ago, the state's National Register coordinator made a couple of reconnaissance trips and readily determined that a considerable expansion was warranted.

From reviewing the old form, it seems clear, in retrospect, that the boundaries were drawn conservatively in 1985-86 when the fieldwork was done. They focused on the northern part of the Highland neighborhood and its Queen Anne and Colonial Revival residences. As noted in the boundary justification, the boundaries "recognize the concentration of pre-bungalow (especially Queen Anne Revival) material" In short, in 1985, Highland's Craftsman/Bungalow style houses were not held in the same esteem that they are now. With the nomination's focus on Queen Anne and Colonial Revival landmarks, bungalows were dismissed as unimportant; so the boundaries were cut where they began to be dominant. These areas are described in the original boundary justification as "vast areas of relatively nondescript 1920s, '30s, and 40's residences." Fifteen years later, with the benefit of intensive fieldwork in the neighborhood, greater knowledge and appreciation, the Division of Historic Preservation recognizes quite readily that Highland has one of the state's largest and very best concentrations of Craftsman architecture. And it is important to note that while Craftsman houses are dominant in the southern half of the district (indeed, about every house is Craftsman), they are also an important component in the existing district, accounting for 16% of the buildings (including one story bungalows and Craftsman foursquares).

Fieldwork for the expanded district was conducted by the state's National Register coordinator. Buildings were examined one by one and coded on a field map by style and contributing or non-contributing (see below). A larger area than the one ultimately chosen was surveyed to be able to determine the boundaries. The final building count does not include garages (typically in rear yards).

The final boundaries for the expanded Highland district are shown on the attached map as a broken line. The original district boundaries can be found in that file (in the Louisiana Division of Historic Preservation and at the National Park Service in Washington). The proposed expansion is almost entirely south and east of the existing district (mainly the former).

SETTING AND GENERAL BACKGROUND

The Highland neighborhood has been known as such since the early twentieth century. It takes its name from the fact that the land there is higher than in downtown Shreveport. The neighborhood began to develop in the 1890s as the

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

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

OMB No. 1024-0018

Highland Historic District, Shreveport, Caddo Parish, LA

Page 5

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

city of Shreveport expanded southward from downtown. Development was in a piecemeal fashion as one small subdivision after another was plotted (some only a block or so in size). The oldest and largest subdivisions were the Texarkana Annex and Holmesville. A streetcar line called Highland ran down what was originally White Street, and in 1914 property owners petitioned city officials to change the street's name to Highland.

Today the Highland neighborhood is generally thought of as being bounded roughly by Stoner Avenue on the north, Centenary Boulevard on the east, Kings Highway on the south, and Line Avenue on the west. Highland Street runs north-south down the middle and is the "backbone" of the proposed district. The boundaries (see attached) are the result of block by block examination and "trimming" of areas with serious integrity problems, or occasionally, concentrations of c.1950 nondescript houses which do not contribute to the district's architectural significance. They are irregular because the concentration of significant resources with sufficient integrity varies from street to street.

Like many neighborhoods of the period, modest and upmarket houses are freely mixed. A large grand Colonial Revival house might be next door to a small bungalow. During the historic period Highland was a middle to upper middle class owner-occupied neighborhood. Today it is middle to lower middle class, with a significant percentage of rental property. Many of the larger houses in the north end of the district have been converted to office use. Like many an urban neighborhood across the country, the nominated district has some abandoned and/or deteriorating houses. This was taken into consideration only when serious integrity issues were involved.

On the whole the southern half of the district is more densely packed than the northern part. The northern part developed first (c.1890-1910) and has some of the neighborhood's larger houses situated on larger lots. By contrast, the southern half is characterized largely by small bungalows set close together. There are also instances in the northern part of the district (particularly in the existing NR district) of vacant lots and/or parking lots where historic buildings once stood. For the record, most of this loss (probably 3/4ths) already had occurred when the original district was listed. (Fieldwork for this nomination revealed that 12 buildings have been demolished since the Highland district was listed.)

APARTMENTS

Anyone driving the streets of Highland would notice the mixture of single family residences and historic apartment buildings. There are roughly 30 of the latter scattered throughout the district, and most are strongly styled (mainly Craftsmen). Largely of brick veneer construction, they range in size from four units to the large Wales Apartments building sited prominently on the corner of Creswell and Robinson. One apartment building features a series of striking, decoratively screened porches (see below for explanation).

BREAKDOWN BY STYLES

Queen Anne Revival (6%)

Shreveport's grandest Queen Anne Revival houses (many of them quite splendid mansions) were built in and adjacent to the downtown. Regrettably, only one survives, leaving Highland's collection to best represent this era. Most of the district's 61 Queen Anne houses (6%) are found in Highland's northwestern section, although a few are scattered here and there elsewhere in the neighborhood.

Queen Anne houses in Highland are generally fairly modest one story cottages with a hip roof, cross gable massing and a polygonal bay on the facade. The front porch, in the Eastlake or Colonial Revival taste, may or may not extend around the side. Decorative brackets and gable shinglework are found on the better examples.

About a dozen of Highland's Queen Anne houses are particularly noteworthy because of their complex massing (including three with turrets), extensive shinglework and other textured surfaces, and/or elaborate Eastlake galleries.

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

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

OMB No. 1024-0018

Highland Historic District, Shreveport, Caddo Parish, LA

Page 6

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

NB: The original district nomination form identifies a total of 120 Queen Anne houses (i.e., twice as many as the expanded district.) The original figure cannot be correct. The state's National Register coordinator looked at every building for this submission, and there are only 61 houses where the Queen Anne style is dominant. (Houses with Queen Anne influence in the roofline but Colonial Revival details everywhere else were counted as Colonial Revival for this submission.) The discrepancy also cannot be explained by demolition since only 12 houses have been lost since the original district was listed.

Colonial Revival (10%)

One in ten of Highland's houses is in the Colonial Revival style. Most are large, two-story residences. Some of these are foursquares – i.e., a boxy house with a one story Colonial Revival porch. There are also a couple of apartment buildings with Colonial Revival details.

Chronologically Highland's Colonial Revival houses range from turn-of-the century examples with Queen Anne massing and Colonial Revival details to 1920s and '30s interpretations of the style. There are a few two-story red brick houses with "colonial" details and a few gambrel roof houses. Highland's grandest Colonial Revival houses feature colossal porches and porticoes (see landmarks section).

Craftsman/Bungalow (51%)

Much of Highland's architectural character and significance is derived from its large collection of Craftsman/Bungalow style residences (544 houses, or 51% of the total). Except for 13 apartment buildings, all are single family residences. Because Highland developed in a north to south fashion, the Craftsman style is particularly dominant in the southern part of the district. Even to the north, where the Queen Anne and Colonial Revival dominate, there are various bungalows in the mix.

There is a great deal of variety in Highland's Craftsman houses, both in size and detailing. Most are classic one story bungalows, with the roof ridge perpendicular to the street and a characteristic multiple gable roofline. The other one story "model" is a side gable house with overhanging eaves and a Craftsman style porch spanning the facade. Here the porch is either encompassed by the main roofline or has its own sloping roof. There are also a few camelbacks – a one story house with a partial second story located at the rear. Highland also has a significant number of two story Craftsman houses – either a basic foursquare that happens to have a Craftsman style porch or more fully developed and articulated examples (in effect, two story bungalows).

Regardless of size, the Craftsman houses in Highland are generally well-detailed, whether they be fairly high style or more typical, vernacular examples. A sampling of particularly important Craftsman houses will be described in the landmarks section below, but certain generalizations can be made at this point. While the vast majority of houses are sheathed entirely in clapboards, shinglework is found more commonly than elsewhere in Louisiana, typically in the front and/or side gables. Several houses are completely sheathed in shingles (in the manner of California Craftsman architects Greene and Greene). And a few have walls that flare at the bottom in a shingled section. Additional texture and interest is provided by latticework found in the peaks of a few gables, and occasionally, pierced vergeboards.

The strong architectural character of Highland's Craftsmen houses is derived largely from porches and distinctive doorways. Rooflines are typically accented by simple brackets, in contrast to the elaborate systems of brackets, braces, and other wooden members seen in the best of classic California style bungalows.

Porches in Highland generally feature the standard post-atop-pier configuration, although a notable number have a single brick or stuccoed shaft rising from the porch floor to the roof. Posts are flared (sometimes quite exaggerated) more often than are piers. Occasionally one sees a three-part configuration -- a two stage brick base with a short, flared wooden post atop. While most bungalows in Louisiana have a brick or stuccoed base and wooden posts, a notable number of Highland bungalows have brick piers and brick posts. On some houses flared brick posts rest atop squared-off brick piers, while occasionally the posts feature strapwork done in brick. Even more distinctive are posts where the brick is laid in such a manner to create advancing and receding wall planes and a treatment featuring slender double

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

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

OMB No. 1024-0018

Highland Historic District, Shreveport, Caddo Parish, LA

Page 7

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

shafts corbelled together at the top and bottom to create a decoratively shaped opening (see photos).

Even more distinctive are the decorative screened porches found on some 75 houses (per a survey conducted by the LA SHPO staff). In contrast to the typical utilitarian and unattractive screened porch, the screens in Highland make quite an architectural statement. Instead of simply holding screening in place, wooden members are set in a variety of geometrical patterns, often quite intricate (see photos). Typically painted a light color, the visually strong designs are reinforced by the contrast with the dark screening. Within Louisiana, these most distinctive porches are found almost entirely in Shreveport and mainly within Highland. (There are a few scattered examples elsewhere in the city.) They are found almost exclusively on Craftsman style houses. With their strong angular, repeating geometrical patterns, they are clearly within this tradition.

A number of Highland's bungalows (perhaps as many as 100) also have distinctive front door designs with something of an oriental feel. The simplest examples have side members with an exaggerated splayed shape and a top member, often with a pediment shape, which extends beyond the side members by an inch or two. The most eye-catching have this basic treatment but with multi-pane transoms and side lights and a prominent center pediment shape.

Finally, two houses feature a quintessential California bungalow treatment very uncommon in Louisiana— porch piers and prominent chimneys formed of rocks or pebbles.

English Cottage (1%)

Because Highland developed rather quickly, lots had been built upon before the English Cottage style became popular in the 1920s. As a result, there are only fourteen examples in the district. Most are one to one-and-a-half houses with the standard steep front-facing gables and prominent front chimney characteristic of the style. None are large enough to be termed "manor houses." Only one or two feature a half-timbered (looking) treatment.

Eclectic (1%)

This category, which has been used previously for early twentieth century neighborhoods, covers buildings with various stylistic influences, as was popular at the time. Four apartment buildings fit in this category.

Miscellaneous (1%)

The few buildings in this category are strongly styled but there are not enough of any one style to warrant a separate category. Particularly notable are the Masonic Temple, the Greek Orthodox Church, and Noel Memorial Methodist Church (see landmarks section).

No Style (12%)

This category has a somewhat misleading title; it does not mean devoid of details necessarily. It has been used by the Division of Historic Preservation in many successful district nominations to encompass buildings 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 (18%)

This category includes buildings which are less than 50 years old and seriously altered historic residences. There are more of the latter. The most noticeable alterations are vinyl or aluminum siding and replaced porches. Less than 50 year old buildings are typically small slab-on-grade brick ranch houses. Exceptions are mainly small commercial buildings (typically convenience stores and gas stations) located on major arteries and a handful of apartment buildings. The only truly large non-contributing buildings are the Highland Center (a church complex encompassing a block) and a long five-story medical facility in the original district when it was listed.

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

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

OMB No. 1024-0018

Highland Historic District, Shreveport, Caddo Parish, LA

Page 8

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

CONTRIBUTING ELEMENTS

Contributing elements are defined as buildings constructed between c.1890 (the date of the earliest houses) and 1950 (the current fifty year cutoff) which retain sufficient integrity. Each building in the district was examined by the state's Register coordinator and a professional judgment call was made as to when alterations were extensive enough to warrant non-contributing status. Regrettably, vinyl and aluminum siding appear with notable frequency. Some vinyl/aluminum sided houses are being classified as contributing, some as non-contributing. In cases where the decision was for contributing status, the house in question still had enough character-defining features to convey its architectural character, substitute siding notwithstanding. For example, there are vinyl or aluminum sided Craftsman houses that still have their characteristic massing, strongly articulated porches (sometimes with decorative screening), and distinctive doorways. Others are visually dominated by the siding or a combination of siding and other alterations – these obviously were counted as non-contributing.

ASSESSMENT OF INTEGRITY

The district's 18% non-contributing rate is on the low end for a National Register district in Louisiana. For the most part non-contributing buildings are scattered here and there throughout the district – i.e., are not dominant in any one area. They do occur more commonly on major traffic arteries and intersections (as small commercial buildings have replaced residences). With but very few exceptions non-contributing buildings maintain the district's historic scale of one and two stories. This is largely true because 70-80% of the non-contributing buildings are altered historic residences. Although too altered to be considered contributing, they maintain the historic scale and rhythm of the streetscape.

The two truly intrusive buildings are mentioned above – the Highland Center, a religious complex occupying a city block, and a medical facility in the existing district.

Other integrity issues in Highland are vacant lots or parking lots where historic buildings once stood and alterations to historic buildings. The latter has been dealt with in the contributing elements section above. The former is confined almost completely to the northern part of the district (the already listed portion), which presumably has been encroached upon more because of its proximity to the interstate and downtown. (As noted previously, while a few of the original district's houses have been lost since listing, virtually all of the larger pieces of vacant land or parking lots were there when the district was listed.)

In spite of the "blemishes" mentioned above, the portion of Highland being nominated in this submission has a strong historic character, as can be seen in the representative photos accompanying this submission. And in spite of losses, it easily has the region's best concentration of Queen Anne and Colonial Revival residences and is one of the state's foremost bungalow neighborhoods.

LANDMARKS SAMPLING

The following is a sampling of the finest examples of various styles of architecture in the district

1. Lewis House, 675 Jordan, c. 1900. Individually listed on the Register, this is one of Louisiana's finest Queen Anne Revival houses. The strongly vertical two story house features a prominent turret, various types of shingled treatments, and a small, but elaborately worked Eastlake porch. (Photo 8)
2. Creswell at Herndon (southwest corner), c. 1905. This one-and-a-half story transitional Queen Anne-Colonial Revival house is entirely sheathed in shingles. Particularly distinctive are the large gables which protrude from the hip roof on each elevation. The shingled gable walls curve inward toward a recessed diamond pane double window. (Photos 24-25)

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

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

OMB No. 1024-0018

Highland Historic District, Shreveport, Caddo Parish, LA

Page 9

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

3. 654 Wichita, c.1900. Individually listed on the Register, this one story cottage features a turret and a Colonial Revival wraparound porch. (Photo 33)
4. Sewall House, 1705 Irving Place, c.1900. This rambling one story frame cottage combines Queen Anne massing and shingles in the gable with an elaborate Eastlake wraparound gallery. (Photos 16-17)
5. Morgan House, 657 Jordan, c.1910. With a portico featuring colossal fluted Ionic columns, the Morgan House is Highland's grandest Colonial Revival landmark. (Photo 10)
6. 618 Herndon, c.1910. This two story frame house features a flat roof portico with three colossal Tuscan columns, matching pilasters, a prominent modillion cornice, and a handsome elliptical arch entrance. (Photo 21)
7. Wilkinson, between Creswell and Line, c.1910. This Colonial Revival landmark also has a flat roof portico with colossal Tuscan columns, but here there are four columns. Other features include wide overhanging eaves, a cornice with modillions and dentils, and curving balconies on two of the second story windows. (Photo 94)
8. 502 Egan, c.1910. This foursquare's distinction lies in its details – a one story porch with fluted Ionic columns, a cornice accenting the porch and roof eaves featuring dentils and modillions, and a faceted central dormer with decorative windows and a dentil band. (Photo 6)
9. 552 Wilkinson, c.1920. The large two story red brick house at 552 Wilkinson has broad overhanging eaves with the dentil band/modillion combination seen on other Colonial Revival landmarks in Highland. The house has a particularly handsome and intensively worked entrance. A round arch porch extending two or three feet from the door rests upon Roman Doric columns and is accented with triglyphs. The ceiling of this tiny porch is paneled and the door is crowned by a wooden fan form. (Photo 100)
10. Wheelless at Rutherford (southwest corner). This particularly fine Craftsman house has a strong oriental character with its wide overhanging eaves that curve upward at the edges to form a low pitch front gable. Brackets and struts ornament the gable eaves. The brick porch beneath has a thick pier at each corner rising to the roofline. Between is a screened porch with a great round arch design in wood. Extending from the top of the arch to the roof are a series of vertical members. A complimentary garage (also with eaves that flare upward at the edges) is located to the rear. (Photos 122-23)
11. Located at the northwest corner of Columbia and Wheelless is one of the district's two story Craftsman landmarks. This distinctive stucco residence is noteworthy for its complex massing and decoratively screened brick porches. There are numerous low pitch gables with very wide overhanging eaves accented with long struts. At the center is a two story section with a gable projecting forward, to each side and to the rear. Anchoring each corner of the facade is a one story forward projecting gabled porch. The identical porches have two stage brick piers that rise almost to the roof and decoratively screened porches with a decidedly Japanese feeling. The entrance, located between the two gabled porches, has its own high brick piers and a curving "eyebrow" roof ornamented with oversized brackets. (Photo 118)
12. 400 block Columbia. This one-and-a-half story house looks straight out of the pages of the *Craftsman* magazine and is certainly not typical for Louisiana. The main roof ridge runs parallel to the street. Projecting from it is a shallow pitch gable which forms the porch. A high brick pier on each end extends all the way to the porch roof. Between the piers is a flared shingled wall which echoes the flared singled skirting found on the main body of the house. The porch gable is also shingled. Crowning the roof is a side-gabled dormer almost as wide as the house itself. The dormer has wide overhanging eaves accented with brackets at the corners. (Photo 113)
13. College, between Highland and Gilbert. This one-to-two story house with wide overhanging eaves is notable

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

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

OMB No. 1024-0018

Highland Historic District, Shreveport, Caddo Parish, LA

Page 10

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

within Louisiana because it is completely sheathed in shingles (a rarity in the Pelican State). At the rear is a two story section with the roof ridge parallel to the street; each side at the ground and upper story is encompassed almost entirely by multiple pane casement windows. At the front is a one story section with a street-facing gable. Regrettably, one's appreciation of the house is marred by a high chain link fence. (Photo 62)

14. Northwest corner Dalzell and Highland. Despite some modification, this classic California style bungalow remains a landmark. Completely covered in large wooden shakes, it has various low-slung gables with wide overhanging bracketed eaves. In true California bungalow style it features pebble or rock accents – again something unusual for Louisiana. A large chimney on the side is formed of rocks; a side projection rests on a high flared wall formed of small rocks or pebbles, and the porch posts (now replaced) rest on flared bases formed of pebbles. At the front of the property near the sidewalk is a wishing well-like entrance with a rustic pebble treatment. (Photos 71-2)
15. Pinehurst at Robinson. The district's other example of cobblestone construction has also been altered -- in this case by glass porch enclosures -- but it is nonetheless a landmark. The facade features three superimposed low-slung gables with wide overhanging eaves and struts. A dentil band accents the eaves and dentil bands run across the gables. The front porch features three massive piers formed of cobblestones or rocks, and there is a cobblestone chimney on the side. (Photo 91)
16. Herndon, between Irving and Creswell. This unusual two story brick house, with an overall massive feel, has a hip roof and wide overhanging eaves. It defies easy categorization but on balance should be viewed within the Craftsman tradition. The house culminates in a central pavilion which features a massive segmental arch opening on the first floor flanked by over-scaled buttresses and capped by a denticular shelf (the latter reminiscent of a Craftsman mantel shelf). Two additional "buttresses" mark the second level and pierce the hip roof to form an unusual, strongly geometric, shaped gable dormer. Additional massiveness is provided by heavy corner piers with pronounced outward sloping caps (much in the manner of a buttress). (Photo 20)
17. 628 Wilkinson. Landmarks do not have to be large and imposing. Here is a particularly well-detailed small bungalow completed covered in shingles, including the high porch piers. A high pier located at each corner of the porch rises almost to the roofline. Between the porch gable and the piers are two layers of wooden members. Decorative wooden members formed of three parts accent each side of the piers. At the side is a prominent chimney. (Photo 97)
18. 219 Wilkinson. Another small gem of a bungalow. 219 Wilkinson has a porch across the front and a gable at the entrance. In the peak of the gable is latticework. The porch features two stage brick piers rising almost to the roof. The side portion of the porch has a decorative screen porch with a strong geometrical character. The front Craftsman-style entrance is particularly pronounced, featuring wide splayed side members, multi-pane sidelights, and a decoratively shaped top member which extends beyond the main frame in the manner of shoulder, or ear, molding. (Photos 107-108)
19. Southeast corner Wichita and Stephens. This wood frame apartment building is anything but ordinary because of its repeating decorative screened porches. Extending from a long two story building are four two-stage porches with brick bungalow-style piers at the first story and wooden posts at the upper level. The upper porches have what is arguably Highland's most distinctive decorative screening. Ornamenting the sides and front of each porch are a series of striking horseshoe-shaped arches at the top and a series of oval-like shapes at the bottom. All of this is quite pronounced because the wooden members are painted white and set against the dark backdrop of screening. The lower porches are also screened but in a typical fashion. (Photo 37)
20. St. George Greek Orthodox Church, 1719 Creswell St., 1938, Nicholas Kalohorites, architect. This fairly small church is one of Highland's most exotic landmarks. With its distinctive pyramidal capped tower and its copious use of round arches, both great and small, the church should be described as basically in the

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

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

OMB No. 1024-0018

Highland Historic District, Shreveport, Caddo Parish, LA

Page 11

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

Romanesque tradition. Although small in size, the building has a monumental presence because the nave is raised a full story above grade and is approached by a flight of monumental steps. The church is entered via a single massive Carolingian-looking archway capped by a series of lesser arches in the front facing gable. Texture is provided by decorative brick bands, cast stone crosses, and a pantile roof. A large addition to the rear, attached via a breezeway, reads as a separate building. (Photo 34)

21. Noel Memorial Methodist Church, 520 Herndon, 1913, Matthews and Clark, architects. This quite large brick church is eclectic in its architectural sources, with Romanesque being the dominant treatment, and to a lesser extent, the classical tradition. A corner tower located to the side of the main entrance reaches a full five to six stories and is visible from many parts of the district. The main elevation features this tower, a shorter tower and a series of medieval-looking gables. From the exterior the worship space blends with other ancillary spaces. The overall effect is more like that of a great English country house, for example, than that of a church. The building's Romanesque character can be seen in its overall "weightiness," its use of contrasting color voussoirs, round arches, and a striped effect created by cast stone bands of a contrasting color. The classical tradition can be seen in the more or less full entablature surmounting the three-part entrance and the Palladian-like window treatment above. In 1925 a fire destroyed the church's interior, and beginning in 1941, a series of complimentary additions were made. Today the church complex occupies a large city block. (Photo 26)
22. Masonic Temple, 1805 Creswell, 1937, individually listed on the National Register. This striking Modernistic building, with its sweeping curves, was designed by Theodore Flaxman, who indicated he was strongly influenced by the curvilinear buildings of European modernist Eric Mendelsohn. The facade is articulated using the twin staircases which ascend to the second floor. The two staircases are set in a monumental pair of quarter-rounded blocks which curve inward to flank the central entrance. Their curve is reinforced by horizontal brick bands and curving ribbon windows formed of glass blocks. (Photo 36)

INFORMATION COMMON TO ALL PHOTOS

Photographer: Donna Fricker

Location of negatives: Louisiana Division of Historic Preservation

Date taken: May and June 2000

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

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

OMB No. 1024-0018

Highland Historic District, Shreveport, Caddo Parish, LA

Page 12

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

8. STATEMENT OF SIGNIFICANCE

Applicable National

Register Criteria: A_ B_ C_ X D_

Criteria Considerations NA

(Exceptions): A_ B_ C_ D_ E_ F_ G_

Areas of Significance: Architecture

Period(s) of Significance: c. 1890-1950

Significant Dates: NA

Significant Person(s): NA

Cultural Affiliation: NA

Architect/Builder: NA

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

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

OMB No. 1024-0018

Highland Historic District, Shreveport, Caddo Parish, LA

Page 13

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

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

The Highland Historic District is of statewide architectural significance because within its boundaries is one of Louisiana's finest collections of Craftsman/Bungalow style houses. It is of local architectural significance because it contains northern Louisiana's largest concentration of Queen Anne Revival houses and one of its most important collections of Colonial Revival houses. The period of significance spans from c.1890, the date of the earliest houses, to 1950, the Register's present fifty year cutoff.

STATEWIDE ARCHITECTURAL SIGNIFICANCE

Highland derives much of its significance from its large and notable collection of houses in the Craftsman/Bungalow style, which dominated the American housing market from about 1910 into the 1920s. As the twenty-first century dawns, the time is approaching when this architectural genre will be a century old. It can be seen to represent the culmination of the Arts and Crafts Movement – that nineteenth century reaction against the Industrial Revolution. In its day it was something new, and it grew from the ideas of its own time. To that extent it was modern, as the historic revival styles that came to compete with it were not. The Craftsman/Bungalow style, promoted via magazines (most notably, the *Bungalow Magazine*) and books, was hugely popular in America. Phrases like “bungalow craze” and “took the country by storm” are typically used to describe it. There were even about a dozen so-called bungalow ballads – songs such as “In the Land of the Bungalow” which sang the praises of this small and homey house that became the American middle class dream.

With 51% of its houses in the Craftsman/Bungalow style, Highland is an excellent primer on the style. It is equaled in architectural quality by perhaps one other neighborhood (Roseland Terrace, Baton Rouge) and surpassed by only one (Gentilly Terrace, New Orleans), both already listed on the Register. And with 544 houses in the Craftsman/Bungalow style, it is by far the largest of the three. (Gentilly has 258, or 38%; Roseland Terrace, approximately 300, or 85%.)

While Highland has relatively few high style Craftsman houses, its 544 examples on the whole are more compellingly and distinctively styled than is seen typically in Louisiana. As noted in the Part 7 description, this strong character is derived largely from porches and distinctive doorways (as opposed to, for example, Gentilly Terrace, where the bungalows are known for their prominent decorative wooden members in the porches and side gables). In addition to the wide variety of porch post and pier combinations, many with distinctive brickwork (see Part 7), Highland is known for its eye-catching decorative screened porches. The Craftsman/Bungalow character of roughly one out of eight houses is reinforced by screening members set in a wide variety of strongly geometrical patterns. Some screened porches feature simple straight members set in a decorative pattern, while most feature a combination of elements such as circles, oblongs, round arches, diamonds, etc. As noted in Part 7, these porches are specifically associated with Highland (being found only on a spotty basis elsewhere in the city and virtually unknown anywhere else in the state). In effect, they are its most character-defining feature – its architectural “signature” so-to-speak. The quite pronounced decorative front doors described in Part 7 also contribute much to the overall distinctiveness of Highland's Craftsman houses. Within Louisiana, these are found almost exclusively in Highland. (There are a handful of examples in Gentilly Terrace.)

Another factor distinguishing the Highland collection from others (with the exception of Gentilly Terrace) is the use of different building materials. While shingled exterior walls were a hallmark of the classic California bungalow (particularly in the work of Greene and Greene), this richly textured treatment is extremely uncommon in Louisiana. In fact, it appears enough to be noticed only in Highland and Gentilly Terrace. (For example, only one of Roseland's Terrace's 300 bungalows is shingled.) Examples in Highland include houses that are completely covered in shingles or shakes and those with front and/or side gables that are shingled. Finally, Highland and Gentilly Terrace have the state's only known use of a popular Craftsman look – cobblestones or rocks. This treatment was recommended by Gustav Stickley and other Craftsman proponents as an effective way of “drawing closer the relationship between house and ground.” Gentilly has about a half dozen examples and Highland, two. These are particularly noticeable in Louisiana, where stone is not a native material.

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

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

OMB No. 1024-0018

Highland Historic District, Shreveport, Caddo Parish, LA

Page 14

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

LOCAL ARCHITECTURAL SIGNIFICANCE

Although northern Louisiana has many towns that were long-established and thriving in the late nineteenth century, and many that were created by the railroad at that time, there is relatively little Queen Anne Revival remaining in the region. Typically, Colonial Revival and Craftsman are the earliest styles seen. Old photos and other sources reveal that towns in the several parish region were once replete with Queen Anne houses, but successive waves of prosperity caused them to be replaced. For example, downtown Shreveport boasted numerous quite splendid Queen Annes, many large enough to be mansions, but they were the victims of either early twentieth century oil boom prosperity or later disinterest and demolition. Ruston, about an hour to the east of Shreveport, was created in the late nineteenth century by the railroad, and the earliest generation of houses would have been Queen Anne. But today, there are only one or two examples, and they are low-key cottages. Monroe, the region's second largest city, traces its origins to the colonial period, and it too would have once had a large number of Queen Anne houses. However, today's Monroe is known for its c.1915-c.1930 residences, with the Queen Anne style being evident in only about a dozen houses.

Against this background, Shreveport's Highland neighborhood clearly has the only concentration of Queen Anne/Eastlake architecture in the region – with a total of 61. And while most are modest cottages, about a dozen are first-rate major examples, including three with turrets. (By way of comparison, there are only 12 turreted houses in the entire region.)

Highland, Fairfield (also in Shreveport) and the Monroe Garden District (NR) have the region's largest collections of landmark Colonial Revival houses. One in ten houses in Highland is in the Colonial Revival style, and many are large, two-story, fully developed examples. Several feature colossal columns. By comparison, other towns in the region typically have one or two major examples and countless low-key cottages with Colonial Revival porches and maybe one other element of the style.

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

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

OMB No. 1024-0018

Highland Historic District, Shreveport, Caddo Parish, LA

Page 15

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Sanborn Insurance Company maps, Shreveport, 1899, 1903, 1909, 1921, 1935.

Thomson, Bailey, and Meador, Patricia L. *Shreveport: A Photographic Remembrance, 1873-1949*. Baton Rouge: Louisiana State University Press, 1987.

Thomson, Bailey, editor. *A Guide: Historic Shreveport*. Shreveport Publishing Corporation, 1980.

Winter, Robert and Vertikoff, Alexander. *American Bungalow Style*. New York: Simon and Schuster

Previous documentation on file (NPS):

- ☐ 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):

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

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

OMB No. 1024-0018

Highland Historic District, Shreveport, Caddo Parish, LA

United States Department of the Interior, National Park Service

Page 16

National Register of Historic Places Registration Form

10. GEOGRAPHICAL DATA

Acreage of Property: approx. 250 acres

UTM References:	Zone	Easting	Northing
A:	15	429920	3596000
B:	15	431160	3596000
C:	15	429920	3593900
D:	15	431160	3593900

Verbal Boundary Description: The boundary is shown as a broken line on the attached sketch map.

Boundary Justification:

As noted in Part 7, the proposed district is a portion of the neighborhood known locally as Highland. The entire neighborhood was surveyed by the state's Register coordinator to be able to determine appropriate boundaries. Then "trimming" occurred, street by street, based almost entirely on loss of integrity issues. The boundaries are irregular because the concentration of significant resources (i.e., strongly styled buildings) with sufficient integrity varies from street to street. On a couple of streets boundaries were determined by pockets of late 1940s/early 1950s nondescript houses that do not contribute to the district's architectural significance.

Note: In comparing the expanded district with the original, one will note two instances (one in the northeast corner at Busby and one in the northwest corner, west side of Louisiana between Egan and Stoner) where the expanded district does not extend quite as far as the original. In both instances the areas in question are now vacant; hence there was no reason to include them in the new submission. (One building has been lost at Busby and two on the west side of Louisiana.)

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

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

OMB No. 1024-0018

Highland Historic District, Shreveport, Caddo Parish, LA

United States Department of the Interior, National Park Service

Page 17

National Register of Historic Places Registration Form

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: November 2000

PROPERTY OWNERS

Multiple Property Owners