

United States Department of the Interior
National Park Service

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National Register of Historic Places Continuation Sheet

Section number _____ Page _____

Lower Garden District

Orleans County, LOUISIANA

ADDITIONAL DOCUMENTATION APPROVAL

Keeper Amy Federman 7/26/90

BOUNDARY INCREASE APPROVAL

Keeper Amy Federman 7/26/90

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This is an addendum to the 1972 Lower Garden District National Register listing. The purpose is to update the period of significance to 1940 and to enlarge the boundaries slightly to encompass sixty-one buildings which should have been included in the original submission. Also, the boundaries are being decreased by half a block because of total redevelopment of the block in the mid-1980s. The district, as enlarged, consists of 1180 buildings ranging in date from about 1840 to the present day. Eighty-one percent of the buildings are pre-1940 and thus are counted as contributing elements, leaving a 19% non-contributing rate.

TOTAL CONTRIBUTING:	956	TOTAL NON-CONTRIBUTING:	224
	buildings		buildings

The Survey

To document the chronological range of buildings in the Lower Garden District and hence be able to update the period of significance, the staff of the Division of Historic Preservation conducted an exhaustive survey within the listed Lower Garden District in the spring of 1989. They also examined peripheral areas outside the district to determine if any should be added. Buildings were rated according to a system of style/date and building type categories (the methodology we have used since 1980 for large New Orleans districts).

Survey Results

Style Breakdown

Greek Revival	11%
Transitional Greek Revival/Italianate	4%
Italianate	20%
Eastlake	3%
Queen Anne Revival	2%
Colonial Revival	4%
Bungalow	10%
Twentieth Century Eclectic	2%
Twentieth Century Commercial Vernacular	2%
No Style	21%
Intrusions	19%
Other	2%

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Type Breakdown

Creole cottage	3%
Galleried cottage	1%
Double galleried house (single)	13%
Double galleried house (double)	7%
Two story house with second floor gallery only	3%
Raised villa	1%
Two story house with first floor gallery only	4%
Shotgun house (single)	4%
Shotgun house (double)	15%
Camelback	2%
Bungalow	2%
Asymmetrical plan houses	2%
Commercial (including warehouses)	24%
Institutional	15%
Other	4%

1. Creole cottages (3%)

Strictly speaking, Creole cottages are an early nineteenth century phenomenon, but the form was perpetuated until much later, as one can see from the examples in the Lower Garden District. The Creole cottage form denotes a one-and-one-half story gable-ended residence usually built up to the front property line. Its plan does not use hallways. Most of the district's cottages are fairly plain, but a few have Italianate details.

2. Galleried cottages (1%)

Essentially these represent a somewhat larger version of the Creole cottage with a full columnar gallery in front. Columns are usually square pillars with molded capitals. Most are in the provincial Greek Revival style, though a few feature hesitant touches of the Italianate style, mostly in the form of double brackets.

3. Double Galleried Houses (single) (13%)

This is a single living unit consisting of a square fronted house with a gallery on both the first and second stories. In all but a few examples, the gallery embraces only the front elevation. Grander examples (about a third) feature a side hall plan. Humbler examples feature a plan which amounts to a two story shotgun house. Early examples are in the Greek

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Revival style, many of which feature colossal pillars surmounted by full entablatures which protrude above the roofline. Later examples generally do not feature colossal columns. This type is seen as late as the bungalow era, by which time the side hall was no longer employed. An interesting version of this house type appeared in the district in the late nineteenth century. This was an Italianate house with a full columnar gallery downstairs and an upper gallery which lacked columns. The upper gallery roof was supported by oversized brackets. This type appears in the double house version as well.

4. Double Galleried Houses (double) (7%)

This is a square fronted double house with a pair of two story units divided by a party wall. It features a two story gallery which invariably embraces only the front elevation. The side hall plan is rarely seen in this type. Column variations are similar to those in the single unit double galleried house.

5. Two Story Houses With Second Floor Gallery Only (3%)

These houses are set directly up against the sidewalk and feature a cantilevered gallery on the second floor. They occur in both a single and a double house form and are generally smaller than houses with two story galleries. The majority of examples in the district are either Greek Revival or transitional Greek Revival/Italianate.

6. Raised Villa (1%)

This, and the side hall double galleried house, represent the most pretentious house types in the district. The raised villa is a greatly enlarged galleried cottage raised five feet to a full story above grade. The main story is usually approached via a monumental flight of steps. There is invariably a wide central hall and frequently a fully finished attic. Most examples in the district are in the transitional Greek Revival/Italianate style.

7. Two Story House with First Floor Gallery Only (4%)

Lacking central halls, these houses are generally two rooms wide and two or more rooms deep. Some have separate living units on the upper story. Examples are found in the Queen Anne Revival, Colonial Revival and bungalow styles.

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8. Shotgun House (single) (4%)

The Lower Garden District is unusual in New Orleans in that shotgun houses are not a dominant house type. Overall 21% of the buildings are shotgun houses, with four percent being single. The single shotgun is the norm in most of the rest of the South. It is a narrow, one story dwelling without halls in which the rooms are placed in a single file configuration from front to rear. All of this is set under a hip or gabled roof with the roof ridge running from front to rear. Most examples are set directly up against the front of the lot and feature a projecting overhang but no gallery. However, a minority of examples do feature a gallery. Shotgun houses run the gamut from the Italianate style (generally post 1880) to the bungalow era.

9. Shotgun House (double) (15%)

Essentially, double shotgun houses consist of a pair of single shotgun houses united under a single roofline. There are two living units, but generally no fireproof party wall. Often these were built as rent houses, which is supported by the fact that double shotgun houses require less land per unit than single shotgun houses. Like single shotgun houses, the district's doubles do not generally have front galleries. In addition, they also range from the Italianate to the bungalow period.

10. Camelback Houses (2%)

The camelback is a single or double shotgun with a two-level portion over the rear rooms. The second level provides one or two bedrooms. Although it is difficult to generalize, essentially the camelback type denotes a more affluent occupant than does the ordinary shotgun house. 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 in the district with the same popular stylistic traits as the shotgun.

11. Bungalows (2%)

Not to be confused with Craftsman houses, in this instance bungalow is a cultural geographer's term which refers to a single story, single living unit, two rooms wide and two or more rooms deep. These usually represent a more affluent occupant than the various types of shotgun houses in the district. Most feature a front porch or gallery. The majority are in the Colonial Revival or bungalow styles.

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12. Asymmetrical Plan Houses (2%)

This category includes some of the district's residential landmarks, including some low-key Italianate villas and some turreted Queen Anne Revival houses. The villas lack towers, but feature forward-projecting entrances and a somewhat irregular window arrangement.

13. Commercial (24%)

These fall into three categories:

1) Masonry, party wall nineteenth century commercial buildings of two or two-and-a-half stories set directly against the lot line. Many retain their original cast-iron single story galleries which project over the sidewalk. Tall and narrow, these buildings feature low-key Greek Revival details such as pillared shopfronts and molded entablatures.

2) Early twentieth century commercial buildings. Many of these have party walls and are two to three stories high. They feature shaped parapets and various hesitant neo-classical touches. A number feature some form of Mission or Spanish Colonial styling with decoratively cut gables and roof sections covered in pantiles.

3) Warehouses. Although many of the district's largest intrusions are modern warehouses, warehouses also account for some of the district's most interesting contributing elements. These include large mid and late nineteenth century brick warehouses with round and shallow arches and corbeled tables. This category also includes large early twentieth century brick warehouses reminiscent of the work of Albert Kahn.

14. Institutional (15%)

This category includes schools, churches, and notably the St. Thomas Housing Project. With 161 building units (121 built in 1938 and 40 in the 1950s), the St. Thomas development accounts for the vast majority of the district's institutional buildings. Two to three stories high, these brick apartment buildings were designed in a manner reminiscent of early New Orleans. They feature broad hipped roofs and low-key single story cast-iron galleries. Because the styling is so slight, the St. Thomas project is rated as "No Style".

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15. Other (4%)

This category consists largely of residences (both contributing and non-contributing) that do not fit into any of the major type categories (for example, a boxy, symmetrical two story house with no galleries and perhaps Italianate details)..

Styles

1. Greek Revival (11%)

Greek Revival galleried houses are among the most distinctive archetypes of the Lower Garden District. The vast majority of these are two story and feature single story columns both upstairs and down. Grander examples feature colossal columns, though these are a minority. In most cases, columns take the form of rectangular pillars with molded Doric capitals. There are very few examples of the full classical orders. Most of the district's Greek Revival buildings are surmounted by more or less correctly proportioned entablatures. Many of these feature denticular cornices. Other Greek Revival features commonly found in the district include shoulder molds and aedicule style doorways.

2. Transitional Greek Revival/Italianate (4%)

These are similar to the Greek Revival buildings except they feature heavier molded cornices, segmentally arched windows, and the use of medium to large consoles above the columns in the entablature. In addition, buildings in this category tend to make greater use of the fully round column. This transitional phase took place largely in the 1850s.

3. Italianate (20%)

Aside from the previously mentioned villas and warehouses, the district's sizable complement of Italianate buildings consists mainly of two story galleried houses and shotgun houses. Early galleried houses in this style feature pillars with shallow or segmental arches between. They also tend to have double consoles placed over each column capital. In addition, a great many have boards on the facade that are cut and beveled to resemble rusticated stone. More pretentious early Italianate houses feature two story ornamental cast-iron galleries of the type found in the Vieux Carre. In the late 1870s and the 1880s, the district's Italianate buildings tended to enlarge their individual parts at the expense of the overall lines of the structure. Consoles in particular became enormous, often taking the form of three or four foot scroll brackets frequently found on shotgun houses. As

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previously mentioned, many builders chose to omit gallery columns in favor of exaggerated brackets. In addition, window and gallery arches became more pronounced and columns which would previously have rested on the floor acquired exaggerated pedestals. This later phase represents the majority of the district's Italianate buildings.

4. Eastlake (3%)

Although the district contains some Eastlake shotgun houses, the majority are two story, galleried houses fitted with Eastlake columns where previously Greek Revival or Italianate columns would have been. Eastlake columns are frequently used in combination with late Italianate brackets. Some examples feature Eastlake columns below and Italianate brackets on the gallery above. On the whole, Eastlake buildings in the district continued the Italianate tradition of rusticated boards.

5. Queen Anne Revival (2%)

These are mainly free-standing two story residences with asymmetrical articulation and features such as imbricated shingles, curving galleries, and intricate rooflines. Some have turrets.

6. Colonial Revival (4%)

Here traditional house types in the district, such as two story galleried houses, cottages and shotgun houses, are fitted with round, classical columns and a conventional entablature.

7. Bungalow (10%)

The district's bungalow style buildings are fairly conventional with virtually no outstanding examples. Most are either bungalow house types or shotgun houses fitted with splayed columns on pedestals and exposed rafter tails. A minority are two story examples with bungalow style galleries on the first story.

8. Twentieth Century Eclectic (2%)

The majority of buildings in this category are commercial, mainly some low-key version of the Spanish Colonial style. There are also some subtly styled neo-classical institutional buildings with pilasters, arched openings and full entablatures surmounted by parapets.

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9. Twentieth Century Commercial Vernacular (2%)

Most of the buildings in this category are fairly low-key with slightly shaped parapets. Finer examples have pilasters and a few cast cement ornamental touches.

10. No Style (21%)

Many of these buildings are in the previously described St. Thomas Housing Project. The rest are plain shotgun houses, plain bungalows, etc.

11. Intrusions (19%)

This category includes buildings that are less than fifty years old or older buildings that have been significantly modified.

12. Other (2%)

This category covers historic styled buildings that do not fit into any of the above stylistic categories.

Contributing Elements:

Any building that was fifty years old or older and not significantly modified was identified as contributing. (See Section 8 continuation sheets for period of significance explanation.)

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LOWER GARDEN DISTRICT - INVENTORY OF BUILDINGS ADDED TO DISTRICT

1. c.1875 Italianate frame double gallery single house with replaced porch columns. Italianate detailing includes window and door surrounds and brackets. CONTRIBUTING
2. c.1875 Italianate frame double gallery single house. CONTRIBUTING
3. Zion Lutheran Church. 1871 frame Gothic Revival church. CONTRIBUTING
4. Walker House (N.R.). c.1860 frame Greek Revival double gallery single house. CONTRIBUTING
5. Modern commercial intrusion. NON-CONTRIBUTING
6. c.1875 two story frame Italianate house. CONTRIBUTING
7. c.1875 Italianate frame double gallery single house. CONTRIBUTING
8. c.1855 frame double gallery double house in the transitional Greek Revival-Italianate style. CONTRIBUTING
9. 1890s frame Eastlake double gallery single house. CONTRIBUTING
10. c.1875 frame Italianate commercial building. CONTRIBUTING
11. 1890s frame galleried commercial building. CONTRIBUTING
12. c.1875 Italianate frame double gallery single house. CONTRIBUTING
13. c.1855 frame double gallery single house in the transitional Greek Revival-Italianate style. CONTRIBUTING
14. Modern commercial intrusion (Burger King). NON-CONTRIBUTING
15. c.1875 Italianate frame double gallery single house. CONTRIBUTING
16. 1850s Greek Revival frame double gallery single house. CONTRIBUTING
17. 1850s Greek Revival frame double gallery single house. CONTRIBUTING
18. 1850s Greek Revival frame double gallery double house. CONTRIBUTING
19. c.1875 Italianate frame double gallery double house. CONTRIBUTING

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20. Two story frame early 20th century townhouse with two story front porch.
CONTRIBUTING
21. Two story frame Greek Revival double house--gallery removed; upper story
reworked in early twentieth century. CONTRIBUTING
22. c.1875 Italianate frame double gallery single house. CONTRIBUTING
23. Very badly altered historic building. New facade. NON-CONTRIBUTING
24. c.1875 Italianate frame double gallery single house. Lower gallery columns
lost--converted into plate glass shopfront. CONTRIBUTING
25. Two story modern commercial intrusion. NON-CONTRIBUTING
26. Modern commercial intrusion. NON-CONTRIBUTING
27. c.1875 frame Italianate double gallery single house. CONTRIBUTING
28. Small one story modern commercial intrusion. NON-CONTRIBUTING
29. Small one story modern commercial intrusion. NON-CONTRIBUTING
30. Small one story modern commercial intrusion. NON-CONTRIBUTING
31. c.1900 2 1/2 story frame Queen Anne Revival house with prominent side tower.
CONTRIBUTING
32. Modern commercial intrusion. NON-CONTRIBUTING
33. c.1880 frame Italianate camelback. CONTRIBUTING
34. c.1875 frame Italianate two story house with a one story gallery.
CONTRIBUTING
35. c.1910 frame Colonial Revival double gallery single house. CONTRIBUTING
36. c.1910 frame Colonial Revival two story house with one story gallery.
CONTRIBUTING
37. 1890s frame Eastlake double gallery single house. CONTRIBUTING
38. c.1880 frame Italianate shotgun. CONTRIBUTING

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39. c.1920 brick three story brick "commercial vernacular" building.
CONTRIBUTING
40. Modern commercial intrusion (2 story). NON-CONTRIBUTING
41. Modern commercial intrusion (1 story). NON-CONTRIBUTING
42. c.1875 two story frame Italianate building. CONTRIBUTING
43. 1920s large three story masonry commercial building with a vaguely
Italian Renaissance flavor CONTRIBUTING
44. One story modern commercial intrusion. NON-CONTRIBUTING
45. Early twentieth century two story neo-classical masonry commercial building.
CONTRIBUTING
46. Early twentieth century two story neo-classical masonry commercial building.
CONTRIBUTING
47. Early twentieth century two story neo-classical masonry commercial building.
CONTRIBUTING
48. c.1910 two story brick commercial building. CONTRIBUTING
49. 1920s two story masonry "commercial vernacular" building. CONTRIBUTING
50. One story commercial intrusion. NON-CONTRIBUTING
51. One story commercial intrusion. NON-CONTRIBUTING
52. c.1890 double gallery single house with turned Eastlake columns.
CONTRIBUTING
53. 1920s brick one story "commercial vernacular" building. CONTRIBUTING
54. 1850s frame Greek Revival double gallery single house. CONTRIBUTING
55. 1850s frame Greek Revival double gallery double house. CONTRIBUTING
56. c.1900 plain double shotgun. CONTRIBUTING
57. c.1880 frame Italianate shotgun. CONTRIBUTING
58. Plain raised galleried cottage--probably nineteenth century. CONTRIBUTING

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59. c.1875 frame double gallery single house with Italianate brackets; replaced porch columns and balustrade. CONTRIBUTING
60. c.1890 frame Eastlake shotgun. CONTRIBUTING
61. 1920s two story linear masonry warehouse. CONTRIBUTING

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Period of Significance: c.1840-1940
(earliest building stock - 50 year cutoff)

The chief purpose of this addendum is to update the period of significance for the Lower Garden District. The present nomination form is so vague that it is open to interpretation. Although the phrase nineteenth century is used, the emphasis is upon mid-century buildings (also called mid-Victorian in the form). Also, the form's claim that the buildings are "mostly of the affluent 1850s and 1860s" is inaccurate, as shown in the survey results. A liberal interpretation (using nineteenth century as the cutoff) would mean about a 60% non-contributing rate. A conservative interpretation (using the vague mid-century phrase) would mean a non-contributing rate of about 80%. This problem must be dealt with in some way. We propose to extend the period of significance to the fifty year cutoff (in this case 1940), as we have with all other Register districts in the city. To do otherwise would be arbitrary given the range represented.

The Lower Garden District, like other Register districts in New Orleans, is a tout ensemble of many styles and periods as well as numerous building types. It has a rich and varied architectural character that reflects over a century of historic development. While it is true that certain categories make the greatest contribution to its architectural character and quality, every fifty year old building that has not been badly altered should be considered contributing.

Perhaps the present nomination focuses so much on the mid-nineteenth century because double gallery houses from this period are the ones most commonly associated with the Lower Garden District and the ones that are in fact the most significant. However, these buildings, while a striking archetype, account for only about 20% of the building stock. It should be noted that there are other categories of buildings that also have architectural significance. Approximately one-fourth of the district's collection of post 1870s buildings are shotgun houses. The majority of these are styled, either with Italianate, Eastlake or bungalow details. In this, the Lower Garden District shares a special significance with other New Orleans historic districts. 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. Collectively they represent a unique architectural flowering that in many ways makes a greater contribution to the character of "Old New Orleans" than the better known Creole tradition.

Moreover, twenty percent of the district's buildings are in the Italianate style. These, together with the earlier transitional Greek Revival-Italianate

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buildings, give the district one of the largest collections of Italianate structures in the state. It should be noted that, due to the post-Civil War depression in the building industry in most of the state, there is very little Italianate architecture outside New Orleans. In addition, what Italianate architecture there is tends to take the form of low-key cottages with small brackets and perhaps a jigsaw balustrade. By contrast, examples in the district are elaborately styled with enormous decorative brackets, richly molded round and segmentally arched windows, copious cast-iron, rusticated boards and quoins.

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ITEM 10: Geographical Information

Boundary adjustments along with the current boundaries are shown on the enclosed sketch map, which substitutes for a verbal boundary description. The USGS map shows only the revised boundaries.

Boundary Increases:

The original intent of this revision was to update the period of significance. However, in conducting the survey, it became obvious that the present boundaries "would not stand up in court" so-to-speak. There were instances where buildings on one side of the line looked just like those on the other side.

As can be seen from the map, there are essentially three places where boundary extensions were made:

(1) On the east side, at Annunciation and Terpsichore, to take in an early twentieth century warehouse that is similar in age and character to other industrial and commercial buildings scattered about the district. (The southern edge of the district between the St. Thomas Housing Project and Race, as one moves toward the river, is a warehouse district, with historic examples ranging from the mid-nineteenth to early twentieth centuries. There are also early twentieth century commercial vernacular buildings scattered about the district.)

(2) East side of Annunciation between Thalia and Erato. This block was included because its buildings are the same as those found throughout the district (see accompanying boundary photo).

(3) The present district at its northwestern boundary included only a half block beyond Prytania (see map), and there are similar buildings just beyond the boundaries in the half block reaching to St. Charles. (The other side of St. Charles is in the Central City National Register district.) This area was examined block by block because of commercial redevelopment along St. Charles. Only those areas that retained enough integrity were included. Two of the blocks facing St. Charles (between Euterpe and Melpomene) have a high number of intrusions, but the contributing buildings have a greater visual presence because of their size and character.

PLEASE REFER TO ACCOMPANYING BOUNDARY INCREASE PHOTOS AND INVENTORY OF ADDED BUILDINGS

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Boundary Decrease:

This occurs only in one instance--the block bounded by St. Charles, Polymnia, Prytania, and Urania. As shown on the map, the existing boundary included the southern half of the block, and we propose to exclude the entire block. This action seems appropriate because the block was entirely redeveloped in the mid-1980s with a huge condominium, and the present boundary lines cuts through the middle of it. Since this loss of integrity occurred since the district was listed, this proposed boundary decrease does not violate the provisions of the Amendments Act of 1981.

New UTM's:

New Acreage: approx. 403 acres

A: 15/782640/3315920

B: 15/783760/3314580

C: 15/782800/3313480

D: 15/781840/3314760

SHPO CERTIFICATION

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that the foregoing addendum to the Lower Garden District meets the documentation standards for the National Register and meets the procedural and professional requirements set forth in 36 CFR Part 60. The information contained herein is accurate and I agree with the action being requested.



Leslie P. Tassin, State Historic Preservation
Officer, Louisiana Dept of Culture, Recreation
and Tourism

June 18, 1990

Lower Garden District (revised boundaries), New Orleans, LA

A: 15/782640/3315920

C: 15/782800/3313480

B: 15/783760/3314580

D: 15/781840/3314760

