



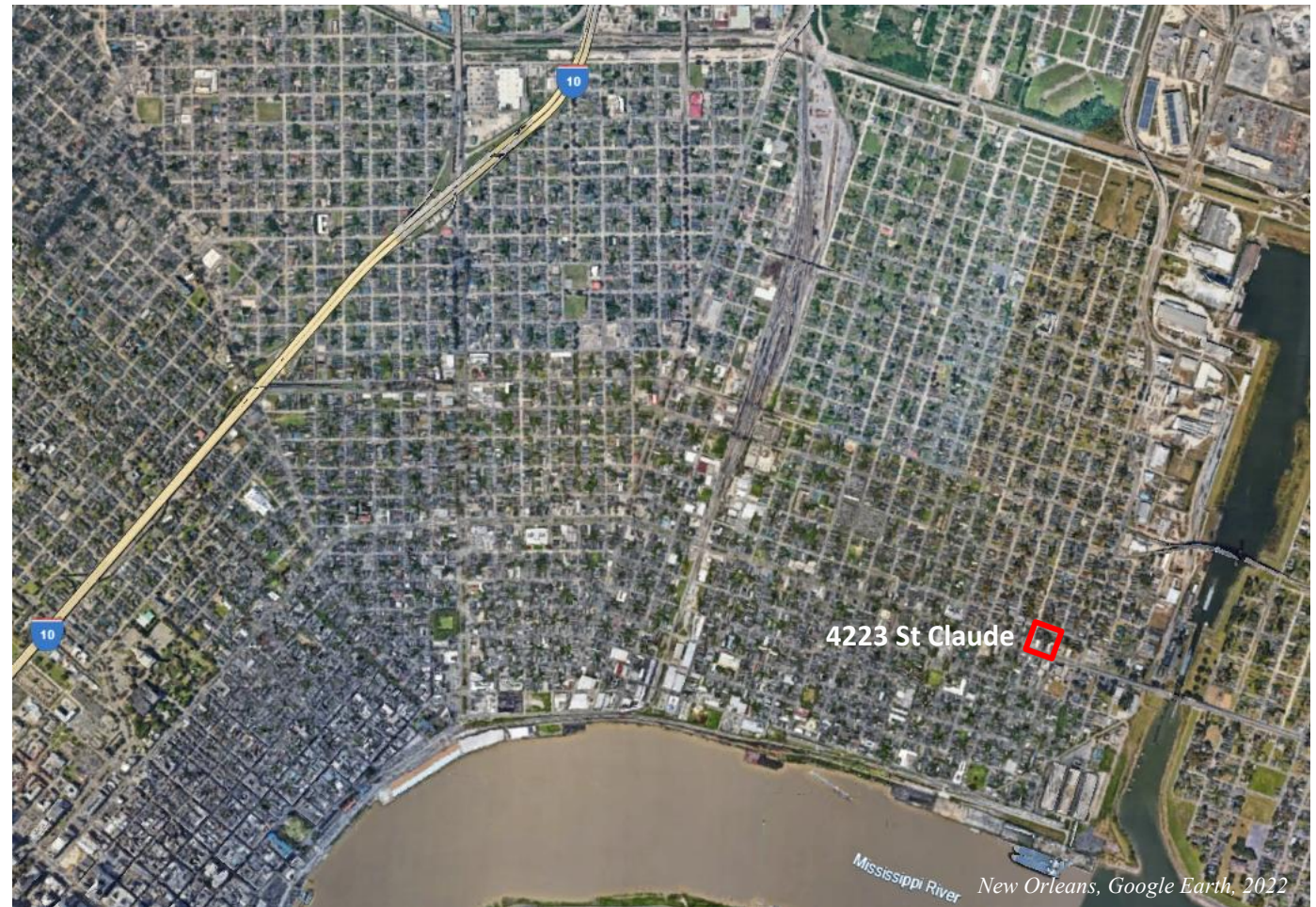
4223 St Claude

Historic Property Report

GATES
PRESERVATION

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Property Description

4223 St Claude

Local Historic District: Bywater

State Cultural District: St. Claude Corridor

National Historic District: Bywater

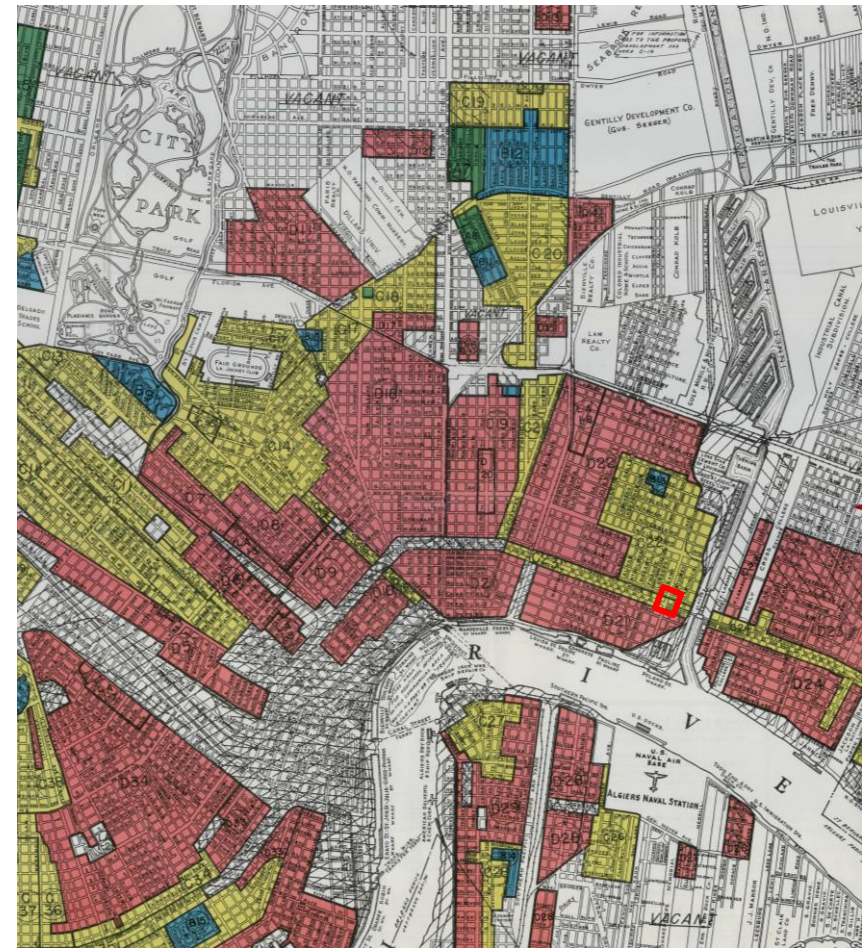
Zoning Description: HMC-2, Historic
Marigny/Tremé/Bywater Commercial District

Property Description: SQ 413 LOT 1 OR 7 ST CLAUDE
27X120 GEN BUS.1380 SF FT RES 1380 SQ FT 2/STORY FR
STORE

Built: c. 1924

Style: Craftsmen

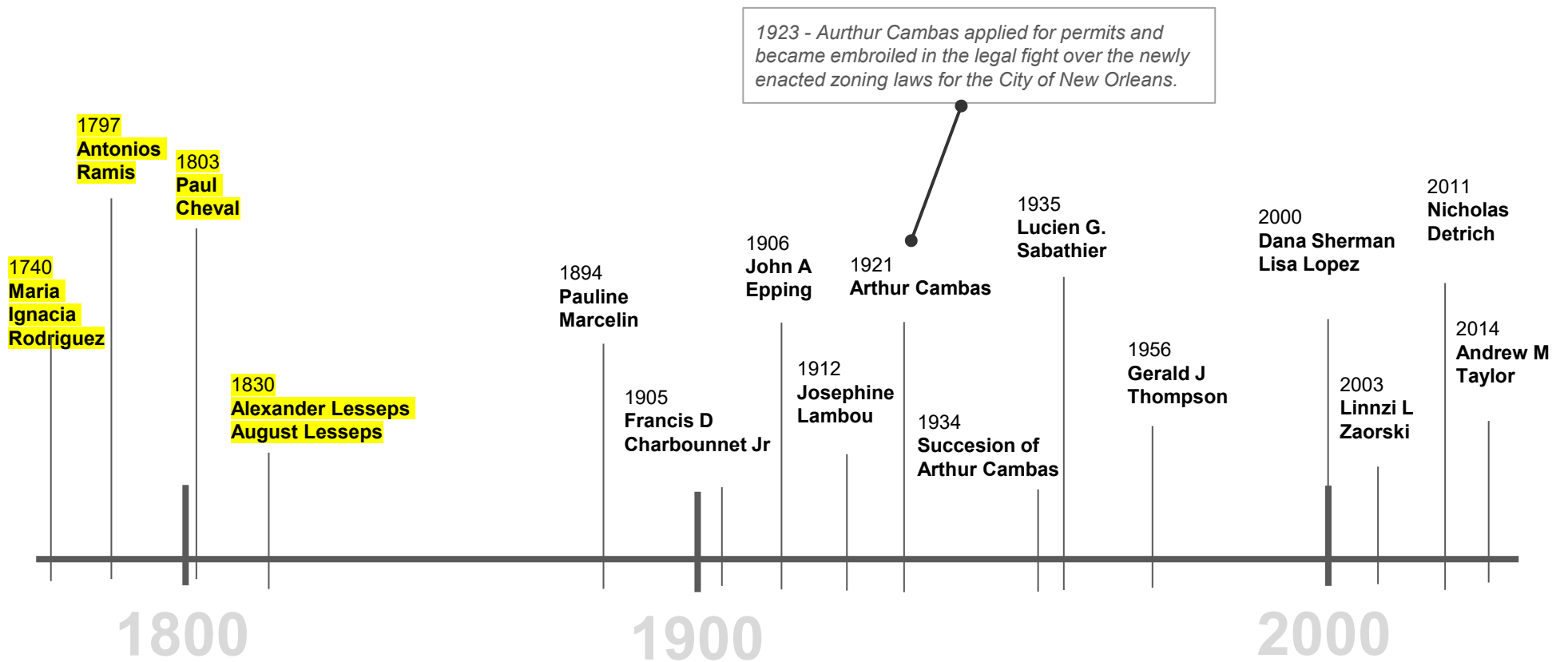
Type: commercial residential



*"Redlining Map, 1939" Map of Greater New Orleans, Compiled & Drawn by Wm. E. Boesch,
Louisiana State Museum Historical Map Collection*

Chain of Title

4223 St Claude



Neighborhood History

Bywater

As the population of New Orleans grew, it expanded both up and down river from the original city, staying on the high ground closest to the river. With the major population surges of the first half of the 1800s plantation owners find it more beneficial to subdivide their plots. Unlike the uptown Faubourgs, the plantations below the city were narrower, typically about 2 arpents wide which converted to about two city blocks. This was resulting in a disjointed plan to the city streets so Faubourgs De Lesseps Daunois, Montegut, De Clouet, Montreuil, and Carraby were all developed as part of a single administrative unit known as Faubourg Washington.

Faubourg Washington, like the plantations which formed its basis, extended back to about the location of the Florida Avenue Canal. These lands in the extreme rear of the faubourg were still thickly wooded, swampy, and inhospitable to most settlement and were referred to as 'back of town'. These areas cannot be developed until the advent of Wood pump in the early 1900s, which made it possible to drain these areas.

*City Of New Orleans, 1829,
1971.21 i-v Historic New Orleans Collection*

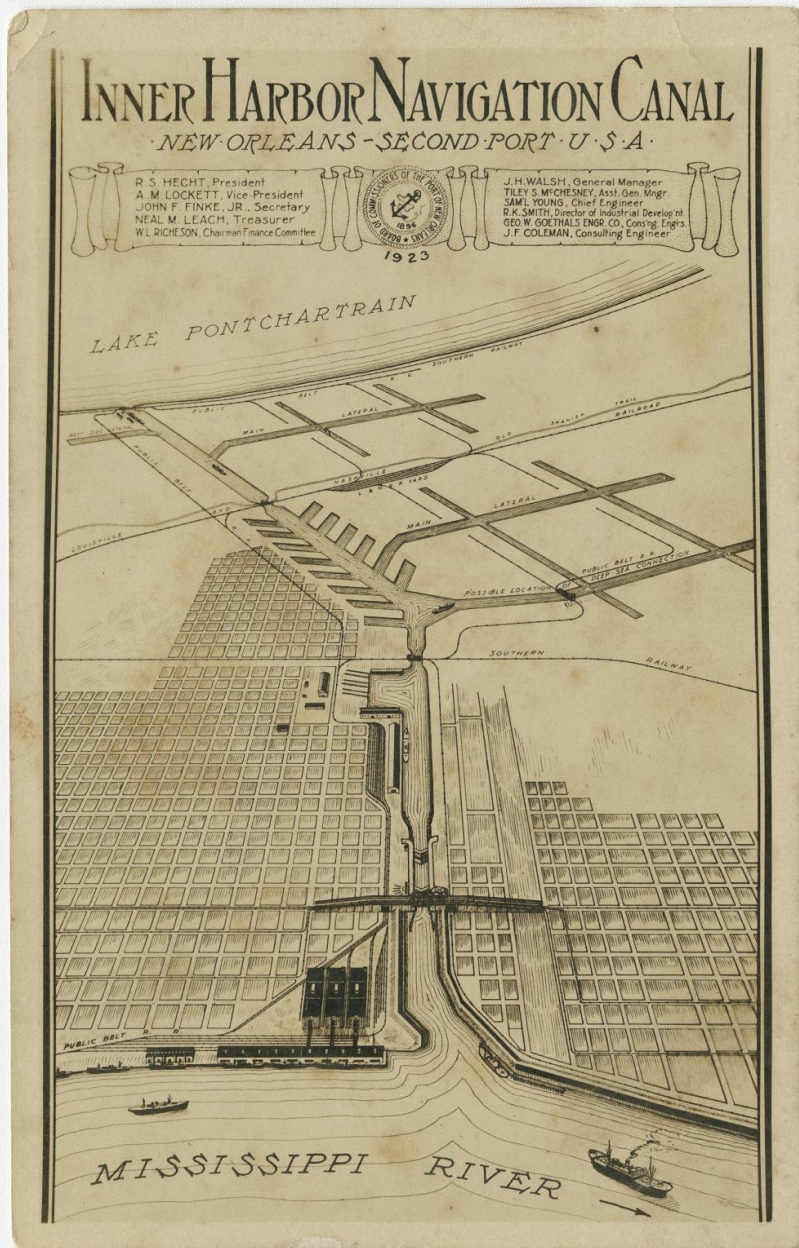


Neighborhood History

IHNC

Construction on the Inner Harbor Navigation Canal started in 1918, this 5.5 mile waterway completed an objective that had been pursued and failed since the inception of New Orleans, an industrial shipping canal to connect the Mississippi River to Lake Pontchartrain. Though this was a significant achievement for shipping and engineering, this major barrier significantly damaged this historically black community and the ecology of the area.

The introduction of this waterway to the interior land of New Orleans has created a weak point that has failed when confronted with floods and major hurricanes. Both with Hurricane Betsy in 1965 and Hurricane Katrina in 2005 the levee was breached causing catastrophic damage to the Lower 9th Ward.



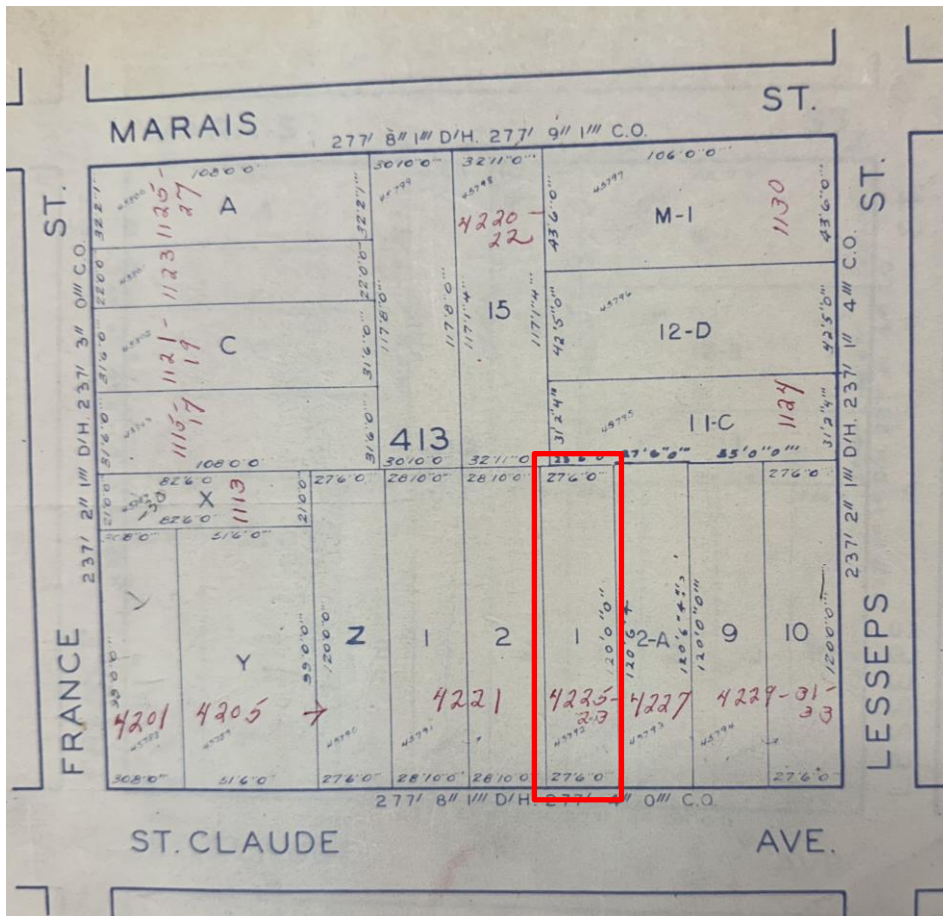
Left: Inner Harbor Navigation Canal, 1923, 1982.55.87, Historic New Orleans Collection

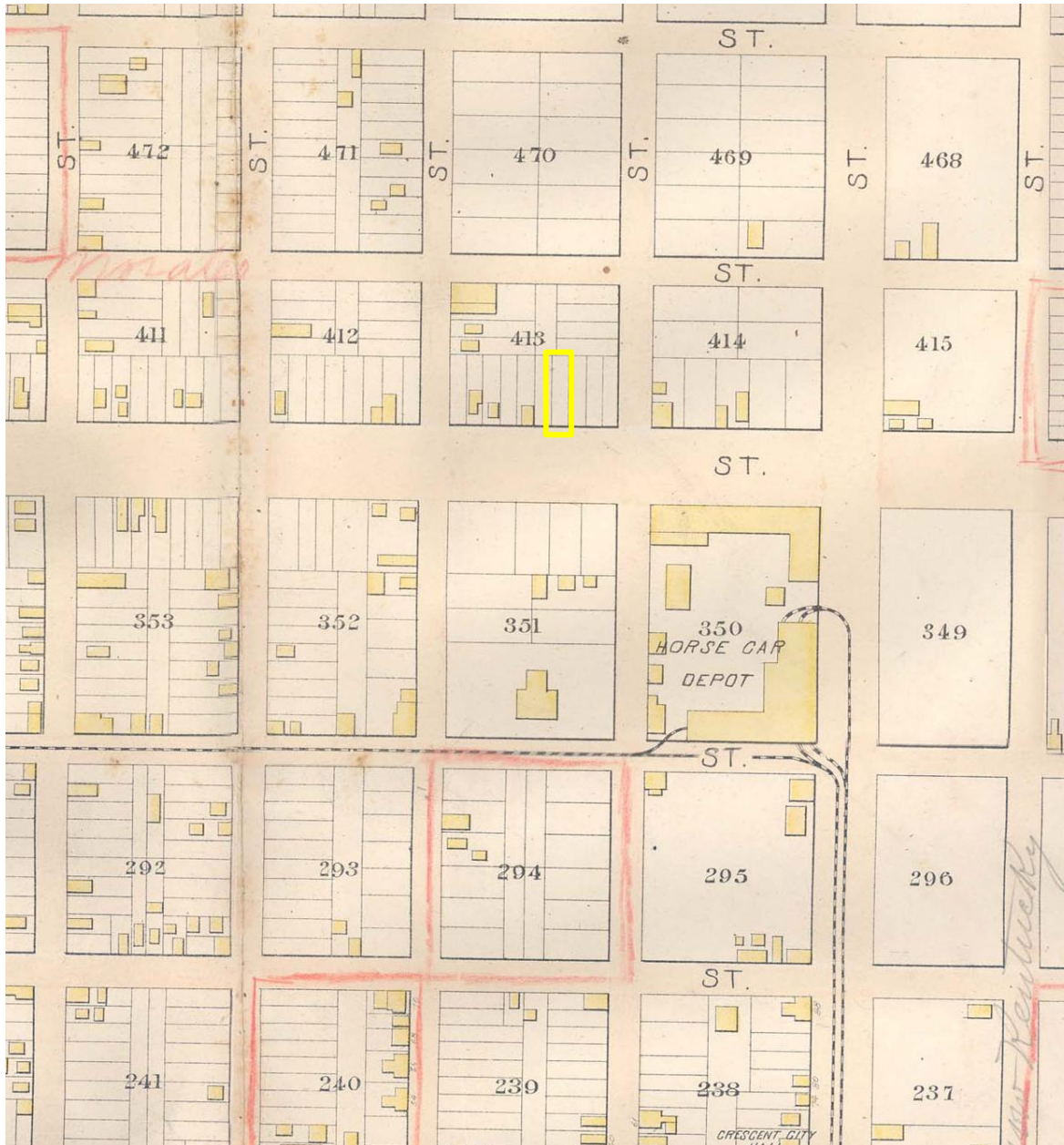
Above: Industrial Canal at St. Claude Avenue, 1930, 1979.325.5990, Historic New Orleans Collection

Neighborhood History

SQ 413

Due to the geography of the area the population of the city clung to the land closest to the river as it developed outwards not venturing back until the late 1800s and through the 1900s, with the advent of technologies that can drain the infringing swamps. The lots between the river and St Claude Ave develop before the blocks behind St Claude, because of this most of the architecture lakeside of this thoroughfare is indicative of early and mid 20th century architectural styles.





Property History

Maps

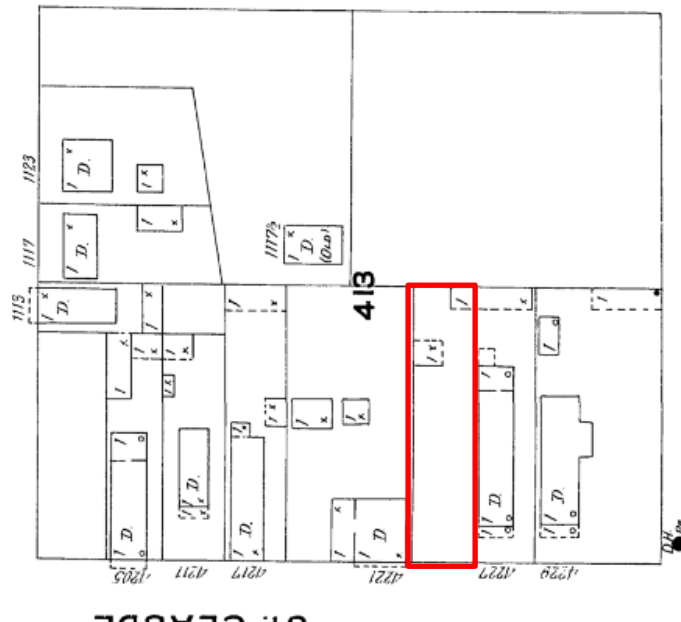
The Robinson's Atlas of the City of New Orleans, was published by E. Robinson in New York City in 1883. The title page states that it was compiled from surveys by New Orleans city surveyor and architect John F. Braun. Braun most likely created the maps during the latter part of the 1870s. This map was used for insurance purposes and was the predecessor to the Sanborn maps.

*The Robinsons Atlas of the City of New Orleans, 1883.
E. Robinson, New York, publisher
New Orleans Notarial Archive*

Property History

Sanborn Maps

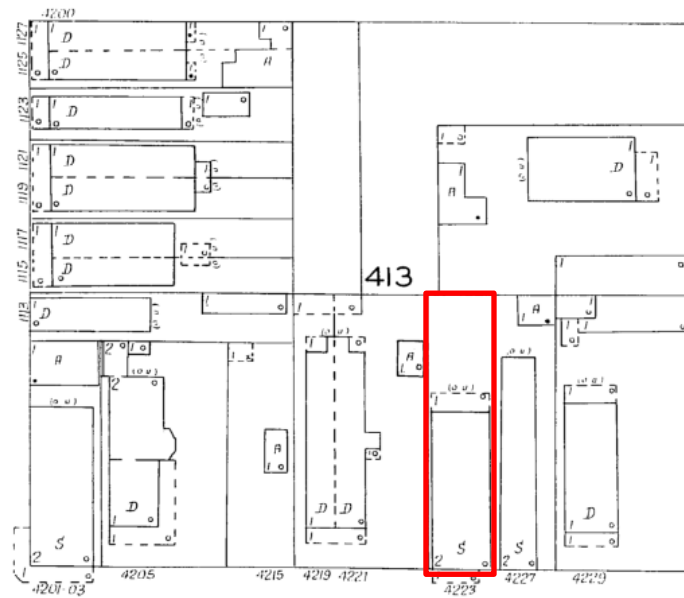
Sanborn Fire insurance maps were used in the late 19th and early 20th century to insure property in urban areas. These maps help to date a building, denote number of floors, building materials and use. These maps were updated regularly and make it possible to track changes in the property over time.



ST. CLAUDE

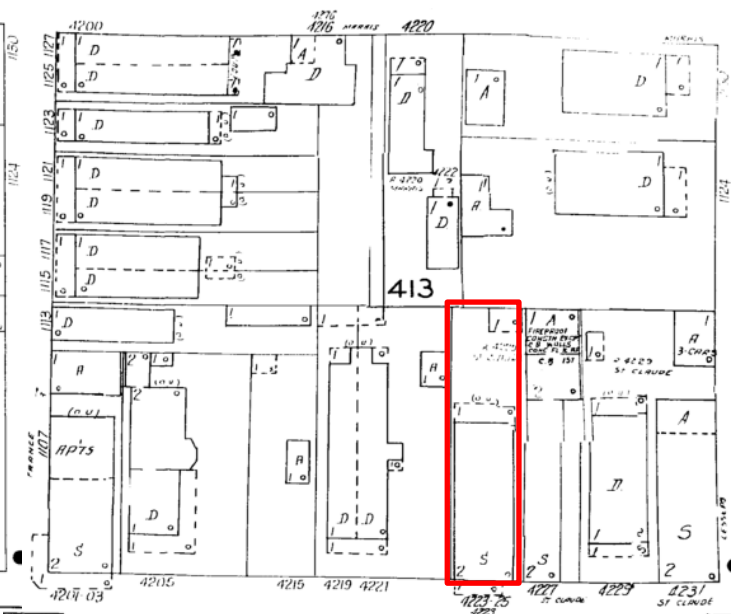
Sanborn's Insurance Maps

1908



413

1937



413

1951

Property Use

4223 St Claude

CLAUDIA MARKET

4223 St. Claude Ave.
Between France and Lesseps
Louis Uhl, Prop.

FRanklin 6810
WE DELIVER

OUR SPECIAL **PORK CHOPS** Lb. **25c**
PORK ROAST . . . Lb. **25c**

CHOICE QUALITY **BEEF AND VEAL** At Low Prices

Times-Picayune
November 15, 1930

City Furniture 2118 Magazine
Kidney Style Chair Covers
LOW COST—EASY TERMS
36 x 64 aluminum Venetian blinds, \$3.98 each.
AMERICAN EAGLE MERCANTILE CO.
4223 St. Claude Ave. FR 1250
MOVING Must call household furniture

Times-Picayune
November 25, 1955

— • —
SECOND CHURCH
Rev. H. T. Beyer, Minister
4223 St. Claude Ave. Phone CR 8382
— • —

New Orleans States
October 14, 1944

Announcing

The opening of
THREE NEW OFFICES

Now Ready to Serve You

2140 MAGAZINE ST.
Corner Jackson Ave.

ARTHUR S. LIUZZA
Manager
CAnal 2439

4223 ST. CLAUDE AVE.
Between France and Lesseps Sts.

ALVIN C. BOUTILLIER
Manager
CRescent 5549

740 POYDRAS ST.
Just Off Carondelet St.

GLENN M. BOURGEOIS
Manager
RAYmond 0257

HOME FINANCE SERVICE

"The Home of Honor Loans"

New Orleans States
October 24, 1945

ST. CLAUDE AVE.
 Attractive ground floor. Commercial location. Reasonable rent. 4223 St. Claude Ave. CA 8301.

Times-Picayune
 May 20, 1952

4223 ST. CLAUDE AVE.
 Suitable for office or any type wholesale or retail outlet. Air-conditioned. \$150 per month. Make offer.
Mumme Realty Co. WH 9-8381

New Orleans States
 March 27, 1958

5 APTS. 4225 ST. CLAUDE
 Appraised \$90,000. Owner will sell in \$70s. Brokers protected. Contact: Sam Schudmak atty. 832-1987

Times-Picayune
 August 5, 1984

Lg clean furn rm-\$50/wk
4225 ST CLAUDE 738-9709

Times-Picayune
 May 17, 1989

Property Use

4223 St Claude

A Happy New Year
 to all my many friends
 and patrons
DELAMORE
MARKET

Elysian Fields and Claiborne
 FRANKLIN 2745

CLAUDIA MARKET
 4223 St. Claude & St.
 FRANKLIN 6810

LOUIS UHLE,
 Proprietor

New Orleans Item
 January 1, 1930

This building was built as a mixed commercial residential building, allowing the owner of a business to also live in the building like we see in the earlier advertisements. As cars become increasingly popular in the mid 20th century this type of living falls away and many of these mixed use buildings are converted to multiple small residential rental units. In the early 21st century the pendulum has swung back toward intentionally walkable neighborhoods and buildings like this are being returned to their mixed-use layout.

21	4221	4	4	Frances	Daughter	10	85,000	10	16	Yd	26	10	40	Louisiana	Louisiana	Louisiana	81	33	2	none	
22	4225	5	5	Wile	Louis de	Head	13	890	13	10	47	10	24	Louisiana	Louisiana	Louisiana	85			Butcher	Shop
23	4227	6	6	Mary	Wife H						45	10	22	Louisiana	Louisiana	Louisiana	85			none	
				Elizabeth	Head H	13	850				62	10	25	Louisiana	Louisiana	Louisiana	85	13	1	none	

1930 Census

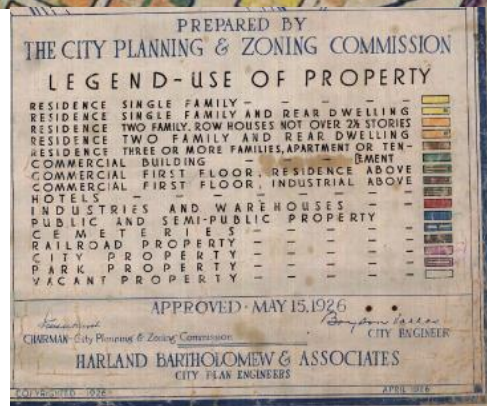
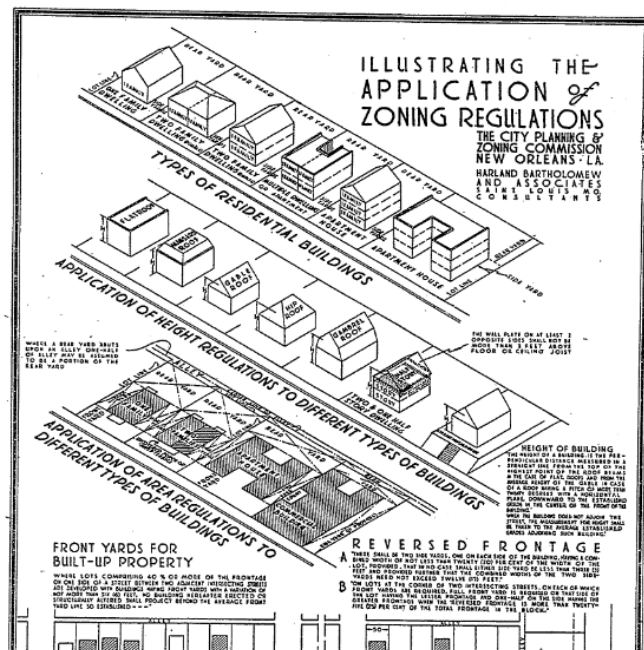


Property Use

4225 St Claude

Arthur E. Cambas purchased the lot at 4225 St Claude in 1921 with the intent of building a market. The same year the first zoning laws in New Orleans were ratified, but comprehensive zoning had not yet been created for the city. The case *Civello v. City of New Orleans* was appealed to the Louisiana Supreme Court in 1923, and the court upheld the city's right to enforce zoning laws. However, New Orleans first Comprehensive Zoning Law was not completed until 1929 and the vague wording of the 1921 act caused an inconsistent interpretation of the new zoning requirements. The building of 4225 St Claude was caught up in this confusion, likely because the original lawsuit was about building a grocery store in a residential district, which is exactly what Cambas was proposing. Though Cambas did eventually receive permits to construct the building in 1924.

This same legislation, Section 29 of Article 14 of the Constitution of 1921, authorized municipalities to zone their territory. This addition to the state constitution paved the way for the first Historic District, the Vieux Carre.



Left upper: Illustration from 1929 Comprehensive Zoning Law Handbook, New Orleans Zoning Commission
Right: Zoning Map, 1926, New Orleans Zoning Commission
Left lower: New Orleans Item August 29, 1923

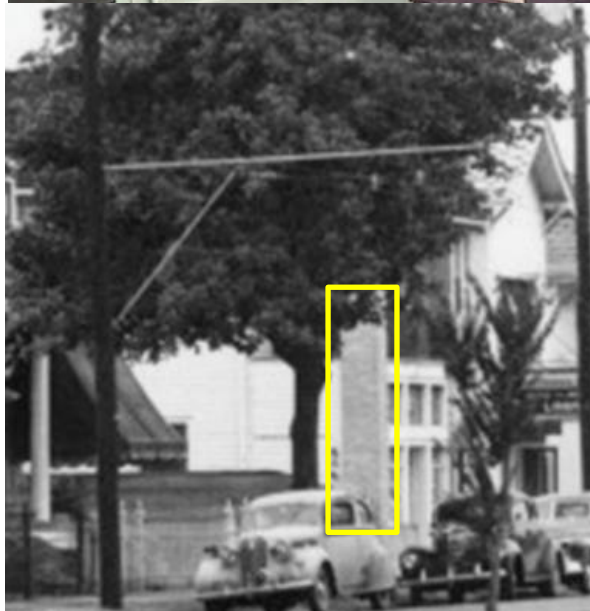
Zoning Law Injunction Halts Market Building

A temporary injunction restraining Arthur E. Cambas from building a market at 4225 St. Claude street, was granted Wednesday by Judge Skinner of civil-district court. William Crovetto applied for the writ. The suit is said to be the first in court since the zoning law of the city was upheld by the supreme court some months ago.

Architectural Changes

Though the building façade looks largely untouched it has, in fact, undergone significant renovation. In this late 20th century conversion from mixed use to multi-unit residential it appears much of the front facade windows were covered. Fortunately, the layout of the original openings remained, with multi-light clear story and transom windows above single pane plate glass. This detail is suggestive of a mix of traditional craftsman details with the larger shop windows preferable for commercial use, along with a residential style door and awning leading to the second-floor unit.

1950s photos indicate that the building had a brick façade which was replaced with narrow weatherboard after 2008. Since narrow weatherboard, especially on the front façade, is typical of the craftsman style it is not immediately clear that this more recent addition is not original. The element that is noticeably off from traditional craftsman detail is the half column on the corner of the second floor balcony which is under-sized and appears to have only one of its expected double posts.



Left: Google Streetview 2007
View down St Claude, 1950, 1979.325.5594
Historic New Orleans Collection
Below: Times-Picayune
June 1, 1954



GATES PRESERVATION

Erika Gates

erika@gatespreservation.com

832-444-1231

gatespreservation.com



77-645.
LOOKING UP LAKE SIDE ST/CLAUDE
FROM POINT ABOUT 250' BELOW FRANCE ST
7/15-11/50 Cat

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