

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 National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any 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.

1. Name of Property

Historic Name: New Roads Commercial Historic District

Other Names/Site Number: N/A

Name of related multiple property listing: N/A

2. Location

Street & Number: 453 E. Main St. to 623 W. Main St.; 107 Court St. to 121 Court St.; 124 New Roads St. to 151 New Roads St.; 142 St. Mary St., 112 Richey St. to 159 Richey St.

City or town: New Roads

State: LA

County: Pointe Coupee Parish

Not for Publication: ☐

Vicinity: ☐

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 at the following level(s) of significance:

☐ national ☐ state ☒ local

Applicable National Register Criteria: ☒ A ☐ B ☐ C ☐ D

Signature of certifying official/Title: Kristin Sanders, State Historic Preservation Officer

Date

Louisiana Department of Culture, Recreation, and Tourism

State or Federal agency/bureau or Tribal Government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.

Signature of commenting official:

Date

Title:

State or Federal agency/bureau or Tribal Government

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4. National Park Certification

I hereby certify that the 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: _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply.)

<input checked="" type="checkbox"/>	Private
<input checked="" type="checkbox"/>	Public – Local
<input type="checkbox"/>	Public – State
<input type="checkbox"/>	Public – Federal

Category of Property (Check only **one** box.)

<input type="checkbox"/>	Building(s)
<input checked="" type="checkbox"/>	District
<input type="checkbox"/>	Site
<input type="checkbox"/>	Structure
<input type="checkbox"/>	object

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

Contributing	Non-contributing	
35	16	Buildings
1	1	Sites
	1	Structures
	3	Objects
36	21	Total

Number of contributing resources previously listed in the National Register: 3

6. Function or Use

Historic Functions (Enter categories from instructions.): Domestic: single dwelling, hotel;
Commerce/Trade: business, professional, financial, specialty store, auto sales, department store,
restaurant, bar; Government: city hall, parish courthouse, post office

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Current Functions (Enter categories from instructions.): Domestic: single dwelling, hotel; Commerce: business, professional, financial institution, specialty store, restaurant; Government: city hall, courthouse, post office; Vacant/not in use

7. Description

Architectural Classification (Enter categories from instructions.): Romanesque Revival; Classical Revival/Neoclassical; Art Deco; Stick/Eastlake; Bungalow/Craftsman; Other: French Colonial Revival; No Style

Materials: (enter categories from instructions.)

foundation: concrete

walls: brick, CMU, wood, brick veneer, stucco

roof: Flat built-up, metal, composite shingles

other:

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

New Roads, which is located on the north end of the 22-mile oxbow lake known as False River, is the County Seat for the Parish of Pointe Coupée, Louisiana. An approximate 12-block area of the commercial downtown area is the specified Historic District. This core area started being developed in 1822. The building of a church in 1823 and the new Parish Courthouse in 1848 secured the establishment of a commercial area for the new town of New Road, later to be referred to as New Roads. The two main roads were a main street parallel to False River (named Main Street) and a perpendicular road or the *chemin neuf* going to the older settlement at the Mississippi River (now named New Roads Street). The district is centered on these streets. Extant contributing buildings were constructed between 1850 and 1972. They are primarily 1- and 2-story commercial buildings interspersed with a few civic buildings and small residences.

Narrative Description

Location and Setting:

The New Roads Historic District is located in the center of the older commercial area of town on the north end of False River. Louisiana Highway 1 leads into the center of town from the west and turns north at the center of the commercial district. Main Street is divided by the one traffic light in the center of the commercial district noted as east and west. The Historic District is bordered on the south side by False River and extends to the north by two blocks along New Roads Street. The Historic District extends east by some four blocks and west by some three blocks paralleling False River along Main Street. The district is anchored by St. Mary's Church on the west end, the Pointe Coupee Parish Courthouse on the east end, the post office on the north end, and False River on the south end. The town is laid out in an east-west and north-south gridded street pattern.

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The heart of the commercial district is more compact with side-by-side buildings and more spaced out the further you get from the center with structures on their individual lots. Some residential homes are mixed in with the commercial buildings. These residential homes are from the late 19th century and early 20th century. Most of the buildings are one- and two-story commercial buildings built between the late 19th Century and the first half of the 20th Century.

General Description:

The streets are laid out in a north-south & east-west grid, skewed slightly northwest, that parallels the banks of False River. The area to the north along New Roads Street is mainly commercial with some residential that has been converted to commercial in more recent years. The area to the east of the district is residential with both older and newer construction, the area to the west is residential with both older and newer mixed construction, and the area to the south is False River.

There are sidewalks on both sides of the street in the center of the downtown district. At the eastern edge of the district on the river side of Main Street the sidewalk discontinues. The same thing happens on the western edge of the historic district where the side walk discontinues on the south side of Main Street or the River side. From the traffic light in the center of the district going north on New Roads Street, there is only a sidewalk on the eastern side of the street.

The overhead electrical lines have been removed on Main Street in the central area. Historic reproduction street lamps have replaced older halogen lamps. Planters have placed along the sidewalks where room allows. There is a small, well landscaped pocket park on the corner of Main and New Roads Street in the location of a building that was demolished after the period of significance.

A good part of the Historic District's relationship to False River is a parkway at the river's lower level developed in 1965 where people can park, fish from piers and launch boats. There are restaurants and a shop for river activity down along the parkway on the shore of the river. Some newer development has tried to take advantage of this new relationship, but most of the commercial structures have turned their back to the river. This is mainly due to the fact that they were already in place when the parkway was created.

About a mile to the west is a new road that was constructed in 1971 to connect La. Hwy.1 south to La. Hwy. 1 north called Hospital Road. This is where most of the new commercial development has taken place with a major part of the automobile traffic by-passing the historic commercial district downtown.

Contributing Resources:

Most buildings within the historic district were constructed within the period of significance. Eight buildings were built after the period of significance, primarily in the late 1970s and 1980s. There is no predominant architectural style. The district includes brick buildings, stucco over brick or CMU, brick veneer and wood frame and finished buildings. The district is held together as a commercial center with buildings contiguous to one another, line of building setback (which is right at the sidewalk), landscaping, sidewalks, benches, historic lighting fixtures, and an active public/people presence. A few residential buildings are distributed throughout the district; these are considered contributing because they contribute to the historic setting of the commercial district. One group of three

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residences in the northwest corner is included; it is cut off from the surrounding residential neighborhoods by later commercial development.

The most prominent buildings in the district are the 1902 Pointe Coupée Parish Courthouse (NRHP 1981), The two-story Neoclassical brick building that was the First National Bank of New Roads (NRHP 2002), The 1972 French Colonial Revival building built for the Bank of New Roads, and the 1904 St. Mary's Church.

There are a few vacant spaces where older buildings were removed: City Pharmacy on the northeast corner of E. Main St. & New Roads St., a two-story hardware store (the second story was of colomage construction with bousillage infill) on the northwest corner of W. Main St. & New Roads Street (now Doris Park), the Morel Hotel which spanned the north side of West Main between St. Mary and Richey Streets, and the Alamo Theater on E. Main St. across from the Courthouse.

Resources were classified as non-contributing if they were built after the period of significance or had significant alterations after the period of significance. Typical alterations include mid-20th-century brick veneer added both during and after the period of significance, added canopies, and window/door alterations. Alterations made during the period of significance are considered historic alterations and did not render a building non-contributing.

Inventory of Contributing and Non-Contributing Resources:

East Main Street

1. 102 E. Main St.

1909

Contributing Building

Two story Neoclassical brick (from New Roads Brickyard) load bearing brick wall structure with a flat roof and parapets on front and sides. Decorative stone quoins on the corners. Flat built-up roof sloped to the rear. Front entrance French doors half glass with panels below and an arched transom fan light above with a covered entrance pediment roof and Doric columns. To the left of the entrance is a single-pane wood window with arched transom and decorative keystone on primary elevation; 3 multi-lite arched windows with keystones on west elevation at the first floor. 8/8 wood windows with brick lintels and keystones at the second level. First National Bank of New Roads. Individually listed in the National Register. Designed by Emmett J. Hull, Jr.

2. 108 E. Main St.

1918

Contributing Building

One story slab on grade with stuccoed brick facade. Stucco parapet with arched cornice at center. Flat pitched roof to rear and new 1996 addition metal hip roof at the rear. 2/3rd glass entrance door with panel at bottom and transom above. Three fixed glass display windows with transoms above. Entrance door to hallway through the building to a raised 1996 addition on the river for a restaurant and bar. Satterfield Motor Company Building. Individually listed in the National Register.

3. 110 E. Main St.

1910

Contributing Building

One story plaster painted brick façade with stucco-infilled storefront framed with shallow brick pilasters. Flat built-up roof. Entrance glass door with 15 lights and fixed display windows on each side with a flat hung metal canopy above. In 1954 the primary entrance was relocated to the east through building at 118 E. Main St. as the shoe department for that store. Storefront alterations include removal of two additional pilasters (formerly located between the central door and each window) and covering or removal of brick with stucco. While the basic configuration of the central door and flanking windows matches historic photos, the window locations have been shifted toward the center, possibly widened, and replaced with transom-less windows. The central entry door and transom appear to be narrower than the original.

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4. 118 E. Main St.

1939

Contributing Building

One story at street side and two story at rear River side. Painted brick facade with three projecting bay display fixed glass metal frame storefront windows with tile base and a large transom across all. Two pairs of entrance doors with lites and transoms above. Flat built-up roof with parapets on the front and sides stepping down to the rear. Side and rear have 6/6 windows. Painting of the brick is the only notable alteration.

5. 148 E. Main St.

c. 1950

Non-Contributing Building

One story slab on grade. Brick facade with parapet at street elevation. Side walls are painted CMU. Back wall and rear east wall have vinyl lap siding. Low pitch gable end metal roof. Asymmetrical entrance door is 2/3 glass at top with panels on bottom and a metal canopy above. One large fixed glass display window in the front. Street-facing elevation was formerly symmetrical with two double-door entrances with copper awnings and a brick planter between. In 2019, one entrance was removed and replaced with the storefront window creating an asymmetrical facade, the remaining front door and awning were replaced, the brick planter was extended below the new window, the building was extended to the rear, and additional storefront windows and glass doors were added to the formerly windowless west side. Non-contributing due to alterations.

6. 154 E. Main St.

1903

Contributing Building

One story raised on brick piers. Wood construction with flush board siding. Entrance porch with turned wood columns, decorative brackets and a pediment gable end roof. Front gable roof with composite shingles. Half glass paneled entrance door with transom above and 9/9 double hung window on bay to left. Brick front steps and recent turned wood balustrade. Double hung windows 9/9 and wood lap siding on other three sides. Addition to the rear in 1982 has lap siding with a gable end composite shingle roof.

7. 160 E. Main St.

1979

Non-Contributing Building

One story slab on grade at street side, and two stories at River side. Flat roof with brick and stucco facade and brick sides. Inset storefront entrance and fixed glass metal storefront with two square brick columns. Built as a hospital and renovated for the annex to the Courthouse. Non-contributing due to age.

8. 208 E. Main St.

1954

Contributing Building

One story slab on grade. Flat roof. Variegated blue mosaic tiled facade with offset storefront entrance door and display windows set back from metal-frame, full glass angled bay display windows. Across the top is a ribbed metal cornice. Entrance flooring is also a small tile. Painted CMU on other sides. High degree of integrity including original storefront.

9. 210 E. Main St.

1875

Non-Contributing Building

One story raised on piers. Gable end metal roof. Brick veneer facade with a pair of full glass French doors under a hipped metal canopy porch with simple square columns - this was a 1980 facade renovation. Lap siding on all other sides. Lean-to addition to the rear with a metal lean-to roof and lap siding. Non-contributing due to façade alterations after the period of significance.

10. 228 E. Main St.

1971

Contributing Building

One story slab on grade CMU construction with brick on front facade. Designed by architects Major Hebert and Glenn Morgan. A flat roof with parapet at street side and a hip canopy with composite shingles across the front. Pair of storefront full glass doors with fixed transom at entrance flanked by full height storefront glass to both sides. Exterior stairs and attached metal canopy on east side.

11. 308 E. Main St.

1884

Contributing Building

One story hotel raised on brick piers. Porch across the front with flush boards, square columns with decorative brackets, 6/6 double hung windows with full louvered shutters, two pair of French doors three lights at the top and panel at the bottom and transom above with full louvered shutters to each side, and center hall entrance door of half glass and panel below with transom above. Hip roof at front with composite shingles and hip

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dormer, and gable ends to the side and back. Lap wood siding on all other sides. Now used as an attorney's office.

12. 336 E. Main St.

1890

Contributing Building

One story attorney's office raised on prick piers. Porch on front with simple square columns. 12 light front door with transom above and full louvered shutters to each side. Front gable roof with composite shingles. 4/4 double hung windows on the sides and rear. Clad in aluminum lap siding in 1976 by new owner.

13. 453 E. Main St.

1902

Contributing Building

One story slab on grade commercial. Gable end corrugated roof with stepped brick parapet at street facade. Paneled door entrance with wood fixed glass windows to each side. New metal entrance canopy across the front facade. Painted brick facade with a pressed metal siding, 3 garage doors, and a pedestrian door on east side and T1-11 siding on the west side lean-to. The owner, in 2020, replaced the wood and glass storefront within the same openings but changed the large opens to half their size - two fixed glass windows replacing on large fixed glass window. The wood and glass entrance door was replaced with a paneled wood door in the same opening. Evidence shows that there was some kind of awning on that facade also at one time, now replaced with a new metal awning. The facade brick was also painted at this time.

14. 419 E. Main St.

1932

Contributing Building

One story slab on grade. Gable end with asymmetrical stepped brick parapet. One window and door on street side is blocked off with fixed shutters. Flat metal canopy across the front. Lap wood siding on west side and CMU on east side. Gable metal corrugated roof. Renovation in 1997 to add accessible ramp. There was a window to the east side of the front door that was closed in at this time and a 1.5 story addition at rear with lean-to dormer roof. Brick was painted between 2008 and 2011.

15. 305 E. Main St.

1956

Contributing Building

One story slab on grade doctor's office with double entrance (formerly segregated). Symmetrical brick facade with stucco sides. Two half glass doors at center of facade with textured glass transom windows high across the front. Brick planters with stucco columns at each outer front edge. Horizontal sliding windows and smaller fixed glass windows high on each side. Flat built-up roof.

16. 303 E. Main St.

1890

Contributing Building

One story slab on grade. Front gable metal roof. Primary (south) elevation has wood and glass door with store front windows and suspended metal side gable roof canopy. Vinyl lap siding on the sides; secondary entrance door and sidelight with flat canopy on the west side. Small gable end metal roof addition at rear with composite lap siding and inset porch was added in 1971.

17. 201 E. Main St.

1902

Contributing Building

Two story raised brick Romanesque Revival Courthouse. A.J. Bryan & Co. Architects. Red brick (from New Roads Brickyard) and a lighter tan brick for the Art Deco rear annex added in 1939. Complex hip roof with composite shingles. Store front glass entrance doors with matching round turrets on each side with double hung replacement windows 1/1. A square clock tower centered over the entrance. Set farther back from the street than surrounding buildings with a plaza and parking lot in front. Pointe Coupee Parish Courthouse; individually listed in the National Register.

18. 201 E. Main St.

2000, 2021

Non-Contributing Objects (2)

Two monuments: Lt. Gen. John Archer LeJeune, brick base, added in 2000. LeJeune was in the U.S. Marine Corps from 1888 to 1942. Camp Lejeune, NC was named after him. Catherine "Kitty" Kimball on brick base, added in 2021. Kimball was the first female Louisiana Supreme Court Chief Justice.

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19. 163-169 E. Main St.

1940

Contributing Building

Two story slab on grade brick finish. Beige brick on east and south (street-facing) sides with red brick on the west and north side. Flat built-up roof with brick parapet. Canvas awning on street side and corner entrance. Two half glass entrance doors with fixed transom above and large storefront fixed glass on south side. Half glass corner entrance doors with side lights and transom. Two single-pane windows and recessed entrance on east side; possibly another door boarded up toward the north. 3/3 wood windows with horizontal muntins at second level.

20. 155 E. Main St.

1901

Contributing Building

One story slab on grade. Two separate older buildings joined in 1921 with a board & batten facade and parapet. Gable end metal roof. Hung hip roof canopy across street facade with composite shingles. Canopy replaced an earlier, deeper shed roof canopy supported by simple wood columns at the curb. Recessed full glass entrance door with side lights and transom and fixed glass show window to each side. Another pair of 2/3 glass, 8 lights each and panel at lower 1/3 entrance doors with fixed glass storefront windows on each side and fixed transom above all.

21. 143 E. Main St.

1973

Non-Contributing Building

One story slab on grade brick veneer. Hip roof with composite shingles and exposed rafter ends. Variegated brick front and west side and painted CMU on east & rear sides. Half 9 light glass metal door with panels at the bottom. Two fixed glass 12 lights windows with fixed batten shutters. Non-contributing due to age.

22. 143 E. Main St., Ste. 3

1974

Non-Contributing Building

One story slab on grade brick veneer. Hip roof with composite shingles. Wood paneled doors and fixed 12 light windows with fixed batten shutters to each side. Non-contributing due to age.

23. 143 E. Main St., Ste. 4-6

1974

Non-Contributing Building

One story slab on grade brick veneer. Side gable end corrugated metal roof and brick parapet at each end. Half glass with 9 lights and paneled below doors and fixed 12 light windows with fixed louvered shutters. Non-contributing due to age.

24. 107 E. Main St.

1972

Contributing Building

One story slab on grade brick parapet side gable end with slate shingles. Integrated porch at grade across the entrance facade with 5 large Doric columns. Front facade is stucco with half glass wood French doors and half round fan transoms above and paneled shutters. Double hung windows 4/6 with fixed louvered shutters. West side attached building is brick veneer with flat roof and windows are double hung 4/4 with fixed louvered shutters on the front. A flat roof, with parapet, painted brick older building facing New Roads Street was retained and integrated with the new construction on E. Main St. Built for the Bank of New Roads at a cost of \$436,000 and dedicated in September 1972 with guided public tours. Designed by architects Hebert & Morgan.

West Main Street

25. 142 New Roads Street

Date Unknown

Non-Contributing Site

Doris Park is a small urban vest-pocket park at the corner of New Roads St. and Main St. Used primarily for passive activity such as small group gathering and viewing downtown activities. It was constructed to utilize a small space remaining after intersection upgrades of where New Roads St. dead ends into Main St. at the only traffic light in the downtown area. Well landscaped with murals of Parish scene on the wall of the building to the west brick floor and a water element at the center. Opening date is unknown but believed to be after the period of significance. A building formerly located here was demolished between 1968 and 1983.

26. 116 W. Main St.

1936

Contributing Building

Two story slab on grade painted brick on all sides. Gable end metal roof with brick parapet front and back. Main entrance door is all glass with storefront windows to each side; wide transom above. Wood-framed glass

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door with transom to the right side for access to second floor. Three pairs of 2/2 wood windows at the second level. Was originally Weill's Department Store and, subsequently, Vee's 5 & 10¢ Store, both south Louisiana chain stores.

27. 124 W. Main St.

1850

Contributing Building

Two story raised stucco over brick building. Porch at both levels across the front with simple wood columns at the lower level and decorative iron work support at the second level balcony. Exterior metal stairs starting in the center on the west side to the southwest corner of the balcony on the second floor. 2/3 glass entrance door with 2/3 glass sidelights and panels at the lower 1/3. Second level at balcony has two glass doors with 15 lights each. Multi glass lights windows to each side with transom above. Gable end metal roof with brick parapet front and back.

The first floor facade originally had two entrances, like the second level balcony, but were removed and replaced with a central entrance flanked by large windows on each side in a 1903 renovation for an expansion of the Bank of New Roads, which previously had occupied half of the first floor. Has changed uses several times in the 20th century with some resulting remodeling. Current appearance is essentially the same as in the 1940s with a few exceptions. The windows flanking the main entry door have been changed from projecting display windows to wood windows and transoms flush with the front of the building, and a reinforcing wood frame has been added below the balcony.

28. 111 W. Main St.

1983

Non-Contributing Building

Two story slab on grade at street and three stories at rear/River side brick veneer building. Porch across the front at both levels with Doric columns at the lower level and turned columns at the upper level with banister. Half glass entrance door at center with half glass side lights and fan light transom above. Pair of half glass French doors to the right side with paneled shutters and transom above, and exterior stairs to the west side. The west bay is full fixed louvers top and bottom. The second floor has a half glass door with paneled shutters and transom above, and a pair of half glass French doors to the left with paneled shutters and transom above. Side and rear windows are 6/6 double hung. Double pitch gable end composite shingle roof. Set far back from the street with parking in front. Non-contributing due to age.

29. 113 W. Main St.

1963

Contributing Building

Slab on grade brick veneer at front and CMU on the sides and rear. Integrated porch with turned columns on the east 2/3 of the street façade and wrapping a portion of the east side. Pair of French doors with 2/3 glass, fan transom above and metal gates to each side and fixed glass display windows on the porch side. Hip roof with composite shingles and two dormers with curved trim at the street side. The rear has a gable end finished in T1-11 vertical siding with a vent at the peak.

30. 211 W. Main St.

1935/1989

Non-Contributing Building

One story slab on grade with stuccoed brick veneer on the sides and exposed old brick on the north Main St. side. Gable end composite shingle covered entrance walkway with exposed rafter ends from street to side of building to a full glass double door and glass storefront entrance lobby. The covered gabled end walkway turns into a lean-to roof off the east side parapet wall. Flat roof with front and side parapets. 9/9 windows on entrance side and a pair of three 9/9 windows on the street side. Built as the American Department Store in 1935. Renovated in 1989 with architects Hebert & Morgan: The entrance was closed to Main Street for a new entrance via an added long covered walkway on the east side to be used as the City Hall. The former recessed, angled storefront facing Main Street was replaced with windows flush with the façade. Non-contributing due to alterations.

31. 213 W. Main St.

1935

Non-Contributing Building

One story slab on grade with brick veneer. Pair of wood and glass entrance doors with fixed glass display windows to each side. The historic façade had an all-glass recessed entry with wider, angled storefront windows and a multi-lite transom about the entire storefront. The transom was removed at an unknown time

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and brick was added at the corners of the angled opening. The recessed entrance was then filled in between 2011 and 2016. The brick has been worked into the building at 213 W. Main St. so that it looks contiguous.

32. 221 W. Main St. 1952 Contributing Building

One story slab on grade motel with open central courtyard constructed in CMU with stucco finish. Center landscaped open entrance court with fountain in center; decorative iron columns supporting integrated porches facing the courtyard and across a breezeway porch at the front. Room entrances face the courtyard along the east and west sides. Each room has a paneled door with a 4/4 double hung window. Room entrances are arranged in pairs flanked by windows facing the central courtyard. Cross gable-on-hip roof with composite shingles on the front and each side with the courtyard open. 2-story addition at the rear. Morel Courts Motel.

33. 237 W. Main St. 1903/1930 Contributing Building

One story slab on grade brick (from New Roads Brickyard) load bearing walls, painted. Flat roof with brick parapets on all sides. East side is the original Water Works Plant built in 1903 and a brick addition to the west in 1909 to accommodate the Town Electricity Plant. A further brick addition to the west in 1930 for use as a Fire Station. Metal building addition to the rear in 2013 with painted brick west wall and storefront fixed glass replaced the overhead doors for the fire trucks. Front entrance door is full glass with transom above and full height sidelight in storefront metal casing. To the left of the door are two large fixed storefront glass windows. All glazing on the front has canvas awnings above. The windows and doors are all replacements in original openings. Canvas awnings are recent additions.

**34. 348 W. Main St. 1983 Non-Contributing Object
Non-Contributing Structure**

Place de la Croix was a plaza on False River across the street from the first St. Mary Church built in 1823. It was a marker for those on the Island side of False River who cross the oxbow by boat to this location to attend Mass. There is a small wooden hip metal roof pavilion (non-contributing structure) with benches at the site. The roof is supported by simple square posts - four on the long side and three on the shorter side. A wood cross marker (non-contributing object) is a replica of an earlier similar marker.

Morrison Parkway

35. Morrison Parkway 1965 Contributing Site

The City of New Roads had been working on a parking and boat launching area along the banks of False River "down the bank" behind the buildings on the south side of Main St. On May 26, 1964 the Town Council unanimously voted to name the new Parkway after New Roads native DeLesseps S. "Chep" Morrison who died in a plane crash a few days earlier on a mission to South America and was buried on that day. Chep served in World War II and advanced to the rank of Major General, served as the Mayor of New Orleans and then was appointed as Ambassador to the Organization of American States.

The Parkway consist of 195 parking spaces, two boat launching ramps, numerous fishing piers, public bathrooms, a square covered picnic pavilion, picnic tables, well lighted and accessed by three two-way drives and three sets of stairs from the upper bank. The fishing piers are of wood construction on treated pole piers over the water.

The Parkway is used for parking, boat launching, fishing, festivals, concerts, blessing of the boats, Easter sunrise services and even baptisms in the river.

36. 210 Morrison Parkway 1983 Non-Contributing Building

Morel's Restaurant is a one-story wood frame building on treated pilings over the river. Composite lap siding with a composite shingle gable end roof. Entrance on west side of aluminum storefront full glass door with storefront fixed glass side lights. There are sets of three fixed storefront windows to each side under a hip roof extension to the west with composite shingles. Windows of aluminum storefront fixed glass on east, south and

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west sides with views to the river. Vertical wood slat fence facing Parkway to hide mechanical equipment. Non-contributing due to age.

37. Parkway Public Restrooms 2001

Non-Contributing Building

One story slab on grade, CMU construction, hip roof with metal finish, and has no windows. There is an open vestibule to the east that contains three flush metal doors for women & men bathrooms and a maintenance room. Non-contributing due to age.

38. Morrison Parkway 1978

Non-Contributing Building

Located immediately east of the public restroom building. One story wood framed building on treated pole pilings and finished in T1-11 wood panel siding. The front faces south to the river. There are a pair of full glass aluminum storefront doors with large fixed glass window to each side and a large open deck to the south over the river. There is also a large fixed aluminum glass window to the east side closer to the River/south. The main entrance is on the west side with stairs to an indented vestibule and the entrance door has a six light half glass wooden door, on the south side of the vestibule, with double raised panels below. It was built in 1978 as Bogarts Bar. It was renovated in 1981 to enclose most of the covered porch on the east side.

Court Street

39. 107 Court St.

c. 1960

Contributing Building

One story slab on grade. Metal hip roof extending out over the sidewalk at the east entrance side with diagonal brackets on each end and gable end at rear with lap siding in pediment. Entrance paneled door to the east/street side with 3 wood 3/3 windows with horizontal muntins and inappropriate fixed full louvered shutters to the each side. Board and batten siding across the front. Entrance door has a transom. Door itself appears to be a later replacement.

40. 113 Court St.

1898

Contributing Building

One and a half story residence raised on brick piers. Side gable end metal roof. Gable end faces Court Street. Full length porch across the front south side with flush boards and three French door with transoms above to each side of the entrance door with side lights and transom above and full louvered shutters to the side of all. The other sides are lap siding. The east side has an open carport opening to Court Street. The west side has a lean-to addition with a screened area to the south and west.

41. 117 Court St.

1941

Contributing Building

One story raised on brick piers. Front gable metal roof. Wood lap siding on all four sides. Half glass entrance door with two small fixed glass windows high one on each side. Wood screens present on doors and windows. Small angled canopy covered with corrugated metal over front entrance. Opened as the Pointe Coupé Parish Library in 1941.

42. 119 Court St.

1955

Contributing Building

One story slab on grade. Gable end roof with composite shingles on roof and lap siding and vent in gable end. CMU construction on all four walls. Flush wood entrance door with a plywood panel on each side, and 8 light metal fixed windows on the side. Entrance was likely originally a larger set of doors replaced later with a smaller door and infilled with plywood at the sides. This was a polling place for the parish and then used to store voting machines.

43. 121 Court St.

1978

Non-Contributing Building

One story slab on grade with board and batten siding. Side gable end roof with broken (lean-to) lower slope roof over entrance porch with composite shingles. A pair of 12 light French doors at the center with 12/8 aluminum windows to each side. Non-contributing due to age.

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New Roads Street

44. 124 New Roads St.

c. 1950

Contributing Building

One story slab on grade with painted brick front and stucco sides and rear. Flat roof with parapet on all four sides. Slightly indented full glass entrance door with sidelights and gable end canopy with composite shingles and large 6 light horizontal aluminum windows on each side. The doors and canopy are replacements; the building originally had double doors and a flat canopy. Previously housed a post office.

45 142 - 146 New Roads St.

c. 1940

Contributing Building

One story slab on grade with stucco over CMU on all sides. Gable end metal roof with stepped parapet front and rear. Shed roof metal canopy across the front. Two full glass storefront aluminum entrance doors with 12 light fixed wood windows in-between the doors and to each outer side of the doors. The windows have full louvered shutters fixed to the wall. Building previously had two continuous metal-framed glass storefronts with separate canopies similar to the current single replacement canopy. The north storefront had a single metal and glass entrance door off center; the south storefront had a row of windows with transoms above. Side window openings have been modified. Former Pointe Coupee Bakery.

46. 148 New Roads St.

1965

Contributing Building

One story slab on grade beige brick veneer with flat built-up roof. Asymmetrical façade with storefront fixed glass to each side of double full glass entrance doors on the south side of the street facade. A band of higher windows to the north of entrance doors. Opaque panels across top of building and base of storefront. Integrated porch on south side with a flat roof for vehicle delivery. Building is set far back from the street with a parking lot in front. US post office.

47. 133 New Roads St.

1951

Contributing Building

One story slab on grade brick facade with CMU sides and back. Gable end roof with composite shingles and flat brick parapet at front. Gable end at rear is finished in wood lap siding above the stucco. Symmetrical façade with recessed storefront. Two distinctive multi-light entrance doors with textured glass at each side with two large fixed glass windows between. Narrow brick in stack bond and angled brick step (possibly a filled in former planter) run between the two entrance doors and below the center windows.

48. 151 New Roads St.

1889

Contributing Building

One story raised residence on brick piers with flush boards on the front and lap siding on the other sides. Side gable end roof with jerkin-head at each end finished with composite shingles. Porch across the front with turned columns and diagonal detractive brackets at the top of the columns in Eastlake style. Half glass entrance paneled doors with transom above, and double hung windows 2/2. Right side of porch was closed in for alterations to create an apartment for a returning GI son and his family in the early 1940s. The entrance to this apartment is on the north front side. Pairs of 2/2 double hung windows on the sides.

Richey Street

49. 112 Richey St.

c. 1950

Contributing Building

One story slab on grade, lap siding on the front and brick on the other three sides. Full glass wood entrance door with double fixed glass window to the left and a sliding window to the right. Metal shed roof with angled clerestory windows across the top of the facade. A 2021 renovation added a lean-to canopy across the front with a metal roof supported by simple square wood columns and beams. The renovation also removed a door and added a window. The siding on the front was replaced with wider boards, and the extended brick wall on the north side and the south brick wall was painted at that time.

50. 124 Richey St.

c. 1925

Non-Contributing Building

Raised building on brick piers with board and batten finish. Front gable metal roof with vent in gable. Symmetrical façade; two entry doors on outer edges and 6/6 shorter windows toward the center. CMU block

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slab on grade addition to the rear in the 1960s. Original building is on the 1930 Sanborn Map, but not on the 1923 Sanborn Map. In 2022, front siding was replaced and front was reconfigured from a central double-door entrance flanked by storefront windows with transoms to its current configuration. Gable vent and metal canopy were removed. Non-contributing due to alterations.

51. 139 Richey St.

c. 1950

Contributing Building

One story slab on grade CMU stuccoed building with gabled metal roof and flat parapet at front entrance facade. Full glass aluminum storefront entrance door with metal awning and a fixed storefront aluminum window to the right with a metal awning. A small CMU addition to the rear with a lean-to metal roof off the gable rear end.

52. 149 Richey St.

c. 1925

Contributing Building

One story raised craftsman bungalow on brick piers with wood lap siding. Cross-gable roof with composite shingles. Porch across the front and partial south side with brick base tapered wood columns. Ten light pair of wood entrance doors. Double hung wood windows 2/2 on the sides.

53. 159 Richey St.

c. 1920

Contributing Building

One story raised craftsman bungalow on brick piers with lap wood siding. Front gable roof with composite shingles and jerkinhead peak. Full porch across the front with half brick and half tapered wood columns. Half glass entrance door.

St. Mary Street

54. 142 St. Mary St.

c. 1920

Contributing Building

One story raised cottage on brick piers with walls of asbestos shingles. Side gable roof with composite shingles. Paneled wood entrance door under arched gable porch canopy. Double hung windows 6/6 - one to right of entrance door and two to the left.

55. 348 W. Main St

1907

Contributing Building

St. Mary of False River Catholic Church: construction began in 1904 and completed in 1907; funds unavailable for originally proposed interior ornamentation and spire steeple/ crowning balustrade completed in 1929; Gothic revival architecture; Theodore Brune of New Orleans architect; main portal tympanum sculpture by Angelo Lachin; interior stained glass windows in sanctuary by F.X. Zettler of St. Louis, Missouri 1921 and in lateral walls by Emil Frei of Munich, Germany 1937-1940; brick vault beneath Blessed Sacrament Altar holds remains of Marie Pourciau, benefactress of the first St. Mary Church in 1823.

56. 348 W. Main St.

1924

Contributing Building

St. Mary rectory, immediately to the west of the church: built in 1924. Caribbean-inspired architecture. Front galleries enclosed in 1960.

57. 105 St. Mary St.

1992

Non-Contributing Building

St. Joseph Center. Built in 1992 and designed by Albin M. Hebert & Glenn C. Morgan, architects. Slab on grade with tan brick (to match the church) veneer. Street side showing pairs of french doors with full louvered shutters and transom above. Wood doors are 2/3 glass with 8 lites above and single panel below. Double pitch roof with composite shingles. Porch at grade with cast iron directive post supporting the roof. South side has a large fixed wood glass window with 20 lites, and the other two sides have 6/6 wood double hung windows.

58. 101 St. Mary St.

c. 1990

Non-Contributing Building

Slab on grade tan brick veneer. Wrap around porch on front and partially on two sides at grade with flush wide beaded boards. Entrance wood Fr. doors with half glass with 9 lites above and double panels below and full transom above. One 9/9 wood double hung windows with batten shutters to each side of entrance doors.

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Square brick columns to support porch roof. Double pitch roof - entrance side is gabled behind the porch roof finished in composite shingles. Wood windows 9/9 double hung at porches and 6/6 wood double hung windows on other sides.

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.)

X	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:

	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 old or achieving significance within the past 50 years

Areas of Significance (Enter categories from instructions.): Commerce

Period of Significance: 1850 - 1972

Significant Dates: 1858, 1892, 1902, 1971

Significant Person (Complete only if Criterion B is marked above): N/A

Cultural Affiliation (only if criterion D is marked above): N/A

Architect/Builder (last name, first name): Morgan, Glenn & Hebert, Major (107 E. Main, 228 E. Main, 211 W. Main); A.J. Bryan & Co. Architects (201 E. Main); Hull Jr., Emmett J. (102 E. Main)

Period of Significance (justification): The period of significance begins in 1850, the construction year of the oldest extant building in the district. It ends in 1972, the current 50-year cut off. The district continued to be the primary commercial center for New Roads until after 1971, when commerce began to shift towards the new Highway 3131 known as Hospital Road, which provides a short cut from Hwy. 1 at False River to Hwy. 1 at the Morganza Highway. The 1972 construction

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of the new, prominent Bank of New Roads building also marks the end of the period of significance.

Criteria Considerations (explanation, if necessary): N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The New Roads Historic District is significant in the area of commerce for its role in the economic development of the city and parish as well as the governmental seat of Pointe Coupée Parish. The period of significance starts in 1850 with the oldest standing building left in the district. The area of this commercial district was established towards the end of the 18th Century with the *chemin neuf* or new road from the area of the Pointe Coupée Fort, better known as the Pointe Coupée Coast, along the Mississippi River to *Fausse Riviere* or False River and reinforced in 1822 with the subdivision of land where this new road meets the banks of False River. The commercial development was along the banks of False River and along the new road that was perpendicular to False River.

All commerce took place in this area on the banks of False River with the exception of some industrial and warehouse development along the railroad line which is some 7 blocks north of this commerce area in the heart of town. Other commercial or industrial establishments like lumber, brick, moss gins, cotton gins, pecan, cotton seed oil, and agriculture crops were located outside the boundary of the Historic District. The main economic base of the parish was agriculture; however, the 1850 census also lists attorneys, bakers, bar keepers, bricklayers, carpenters, clerks, coopers, grocers, laborers, merchants, physicians, professors, shoemakers, tailors and tutors.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

False River was part of the Mississippi River when explores like Hernando DeSoto in 1541, La Salle in 1682, and Iberville in 1699 passed through the area. When Iberville reached the lower end of a large oxbow in the River, the Native American guides showed Iberville that they could portage into a creek to take them to the upper end of the large oxbow and save a full day of travel. Helberville call this area Pointe Coupée which means "cut-off" or "cut point" - a short cut. Somewhere around the early part of the 1700s during a major spring flooding, the Mississippi's main channel followed this creek and created a 22-mile oxbow lake that the French called *Fausse Riviere* or False River.

Planters first settled along the Mississippi River and then by 1770 along False River. Goods were taken by wagon to and from the Mississippi River for planters along False River on the *chemin neuf* or "new road". During the late antebellum period small private steamboats also were moving goods to and from the Mississippi River through the *chenal* (channel) at each end of the oxbow.

After the *Chemin Neuf* or New Road from the Mississippi River settlement and fort to the False River settlement, a free woman of color named Marie Catherine Depau Gougis subdivided some of her plantation property on the New Road along False River east of the *Chemin Neuf* in 1822.¹ This older

¹ Brian J. Costello, "A History of Pointe Coupée Parish, Louisiana" (Margaret Media, Inc., Donaldsonville, LA, 2010), p. 63.

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bank of the Mississippi River is higher than any land in the vicinity because of the build up of the natural levee from flooding over the years. The road along the False River was named Rue du Commerce, now named Main Street. Shortly afterwards the widowed Marie Pourciau Robillard Olinde conveyed the southwest corner of her track adjacent to the Gougis subdivision for the construction of the original St. Mary's Church, the first mission chapel attached to St. Francis of Pointe Coupée which had be consecrated in 1738 on Mississippi River Road. This was the genesis of the new town.

From the time of the division of plantation property at the New Road and False River in 1822 the commercial development of this area was immediate. The land along the river is the highest in the area. Over millennia of the Mississippi River overflowing its banks, a natural levee developed along its shores. This was the prime land next to the water - the main means of travel at the time. The French gave land grants called long lots - division of land at the water's edge and going back to the *marais* or swamp. People built and lived along the rivers and bayous on the higher land. The land between the river and the swamp was used for farming, and the cypress grew in the swamps. Cypress was the mainstay for wood to use for construction.

In 1822 the widow Olinde conveyed a track of land on the main street for the construction of the original St. Mary's Church, the first mission chapel attached to St. Francis of Pointe Coupée. This building stood until being replaced by the present St. Mary's Church in 1907.²

The Pointe Coupée Parish Courthouse located at the poste site on the Mississippi River was destroyed by fire in 1846. In 1847 the Parish purchased, for \$1,600, a one by 40-arpent track on False River east of the New Road, which is today East Main St. The Courthouse was built in 1848³ establishing the core of a commercial and governmental district for the new settlement of New Roads.

The town of New Roads was actually incorporated in 1892, but the incorporation did not go into effect until 1894.⁴ There was controversy over naming the town. The first post office established in the town was St. Mary's in 1878. A selected committee on naming the town suggested the name of Rose Lake. The name New Roads prevailed, even though it was often misspelled as New Road or New Rhodes.

The Texas & Pacific Railroad built a branch line in 1899, from Addis to Ferriday, Louisiana running to the north of the commercial district in New Roads.⁵ This secured the establishment of the town creating more industrial development along the new branch to include brickworks, cotton gins, ice and bottling factories, cotton seed oil mill and warehouses. This led to the need for more housing which developed mainly between False River and the railroad tracks.

New Roads became the trading center of this once almost-totally-agricultural parish, where concentration of businesses industries, institutions and governmental complexes were to steadily increase, especially in the commercial area of Main Street (La. Hwy. 1) and New Roads Street. La. Hwy. 1 was a major road cutting diagonally across the state from the northwest at Shreveport to the southeast at Grand Isle. And before the Hospital Road, it passed right through the center of this commercial area.

² Costello, p. 61.

³ Costello, p. 65.

⁴ Bernard Curet, Our Pride: Pointe Coupée Moran Publishing, Baton Rouge, p.29.

⁵ Costello, p. 160.

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Commercial development was consistent until just before World War II when everything slowed down. After the war in the 1950s, there was an escalation of both commercial and residential development. During this time some older buildings were modernized with storefront renovations and air conditioning. New buildings were more nondescript and followed a more modern style of architecture. The new post office was dedicated in 1966.

In 1970 the Louisiana Dept. of Highways let a contract⁶ to construct a new by-pass known as Highway 3131, allowing traffic on Louisiana Highway 1 west of the city to go north to Louisiana Highway 1 north-west of the city and bypass the commercial center. This new highway was completed in 1971, and much of the commercial development began to shift to this new road known as Hospital Road. Later commercial establishments such as fast-food chains and big box stores developed outside of this district along Hospital Road. The downtown decline was not immediate; in 1972, the Bank of New Roads opened a large new bank at the northeast corner of Main Street and New Roads Street and debuted the building with public tours.

In more recent decades, the city developed an area along the banks of False River know as Morrison Parkway behind the buildings on Main Street from 347 W. Main St. to 154 E. Main St. in 1980 to provide more pedestrian access to the river. It was named after native son deLesseps S. "Chep" Morrison who was mayor of New Orleans and Ambassador to the Organization of American States.⁷ The Parkway is a place for launching boats, additional parking for the commercial downtown, an area for bands and outside entertainment, public gatherings, fishing tournaments, Easter Sunrise Services, blessing of the boats and even baptisms in False River.

More recently in 2021 the city removed overhead power and telephone lines on Main Street and installed new light fixtures.

Developmental History/Additional historic context information

9. Major Bibliographical Resources

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Costello, Brian. "A History of Pointe Coupée Parish, Louisiana" 2010. Published by Margaret Media, Inc.

Costello, Brian. "City of New Roads: Research & Compilation of Historical Data" 2019. Self Published.

Curet, Bernard. "Our Pride: Pointe Coupée" 1981. Published by Moran Publishing Corp.

Daspit, Fred. "Louisiana Architecture 1840-1860" 2006. Published by The Center for Louisiana Studies, University of Louisiana at Lafayette.

⁶ Pointe Coupée Banner, October 14, 1971, p 3.

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Harris, Cyril M., Editor, "Dictionary of Architecture and Construction" 1975. New York: McGraw-Hill Book Company, 1975.

Harris, Cyril M., Editor, "Illustrated Dictionary of Historic Architecture". New York: Dover Publications, 1977.

Historic Standing Structure Survey, 1982. Survey by Louisiana State University.

Kingsley, Karen. "Buildings of Louisiana" 2003. Published by Oxford University Press, Inc.

Fricker, Jonathan & Donna, Duncan, Patricia. "Louisiana Architecture: A handbook on Styles" 1998. Published by The Center for Louisiana Studies, Univ. of Southwestern Louisiana.

Newton, Milton. "Louisiana House Types: A Field Guide" 1971. Published by Louisiana State University.

Poesch, Jessie & Bacot, Barbara. "Louisiana Buildings 1720-1940" 1997. Published by Louisiana State University Press.

Pointe Coupée Banner Newspaper, various.

Sanborn Fire Company Insurance Maps. New Roads, LA. 1909, 1923, 1930, 1939. State Division of Historic Preservation.

Interviews (telephone, text message, email)

Bourg Langlois - building owner
Joseph Langlois - building owner
Raymond Garrett - building owner
Ralph Chustz - building owner
George Miller - City of New Roads
Buddy & Georgia Morel - building owner
Fillmore Hurst - building owner
Carol Hurst - building owner
Brian Costello - Parish Library
Kerry Callegan - building owner
John Wayne Jewell - building owner, City Attorney
Matt Bondy - building renter
Stacia Pangburn - building owner
James Thames - building owner
Daryl Patin - building owner
Fabian Patin - building owner
Lynette H. Nelson - City of New Roads
Stafford Chenevert – Pointe Coupee Parish Library

Previous documentation on file (NPS):

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- ☐ 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 # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property: 19.75 acres

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|-------------------------|-----------------------|
| 1. Latitude: 30.692830 | Longitude: -91.436332 |
| 2. Latitude: 30.693838 | Longitude: -91.436630 |
| 3. Latitude: 30.694550 | Longitude: -91.434310 |
| 4. Latitude: 30.694722 | Longitude: -91.433056 |
| 5. Latitude: 30.694167 | Longitude: -91.430556 |
| 6. Latitude: 30.693611 | Longitude: -91.430556 |
| 7. Latitude: 30.692871 | Longitude: -91.431664 |
| 8. Latitude: 30.692663 | Longitude: -91.432183 |
| 9. Latitude: 30.691984 | Longitude: -91.434268 |
| 10. Latitude: 30.691995 | Longitude: -91.435494 |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary encompassing the Historic District starts on the north-west corner of the Place de la Croix across the street from St. Mary's Church on W. Main St. It continues west to the southwest corner of the St. Mary's Church property, follows the property line northwest to directly north of the community center, and proceeds northeast along 1st Street to New Roads Street. Next it follows New Roads Street to the northwest to the northern edge of the post office property; proceeds northeast to Court Street; south to the corner of Court and Alamo Street; follows Alamo Street to a point just north of Building 16; proceeds roughly east to North Carolina Avenue; south to Main Street; west along Main Street to Pennsylvania Avenue; roughly southwest to the edge of False

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River; roughly west following the bank and including dock structures and a building toward the western edge; northwest following the property line of Place de la Croix; and west returning to the northwest corner of Place de la Croix. See attached boundary map.

Boundary Justification (Explain why the boundaries were selected.)

The Historic District boundary encompasses the highest concentration of extant historic commercial development in the city. The district is limited on the south side by False River. The district is elongated parallel to False River to encompass the major commercial development on Main Street. Investigation extended north along New Roads Street but was cut short by the changes made to early commercial buildings that have been compromised with renovations that removed them from being contributing to the district.

11. Form Prepared By

name/title: Edward J. Cazayoux, FAIA

organization: EnvironMental Design

street & number: 1025 Green Lane

city or town: Breaux Bridge

state: LA

zip code: 70517

e-mail: edwardjc@centurytel.net or cazayoux@louisiana.edu

telephone: 337-332-6681

date: June 2022

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 3000x2000 at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: New Roads Commercial Historic District

City or Vicinity: New Roads

County: Pointe Coupee Parish

New Roads Commercial Historic District

Pointe Coupée Parish,

LA

Name of Property

County and State

State: Louisiana

Name of Photographer: Edward J. Cazayoux, FAIA

Date of Photographs: January 31, 2020 to September 4, 2021

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The photo is taken at the intersection of New Roads St. and Main St. under the only traffic light in the Historic District and looking to the north-west down W. Main St. seeing Doris Park, the buildings at 116 & 124 W. Main St. with St. Mary Church in the far background. 124 W. Main St. is the oldest building in the Historic District.

2 of 16

The photo is taken on the sidewalk in front of the building at 118 E. Main St. looking west. Displayed are store fronts, sidewalk, landscape planters, benches, and the new historic reproduction street lamps installed in the Historic District along with the removal of overhead wires.

3 of 16

The photo is taken at under the traffic light on Main St. and looking north on New Roads St. To the left is the east side of the building at 116 W. Main St. with murals facing Doris Park, and to the right is the east side of New Roads St.

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The photo is taken in front of 143 E. Main St. looking west along the south side of Main St. The first three building on the left are contiguous to each other, then a small separation to the two story Neoclassical brick building that was the First National Bank of New Roads built in 1909.

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This photo is taken in front of the old water works plant building at 237 W. Main St. looking east along Main St. The first building on the right is Morel's Courts and first building on the left is the oldest building in the Historic District. Also on view is the extensive landscaping along the street and the reproduction historic street lights.

6 of 16

The photo is taken under the traffic light at New Roads St. and Main St. looking east down E. Main St. The building to the left is the French Colonial style bank built for the Bank of New Roads in 1972. You can see other building on the north side of E. Main St. along with the Court House in the background. As you can see there is curb side parking all along Main St. in this commercial area.

7 of 16

The photo is taken on the south side of Main St. looking north up Richey St. The building on the right is the oldest building in the Historic District being built in 1850 with its rough iron balcony at the second level. Looking up Richey St. are three other building listed on that street in the Historic district. The vacant property on the left corner was where the Morel Hotel was located.

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The photo is taken on the south side of E. Main St. looking west from in front of the building at 308 E. Main St. The building to the right is a two story brick building at 163 E. Main St. The open space to the right just before 163 E. Main St. is in front of the Courthouse. You can see St. Mary Church all the way to the back on the right. The building on the left was the old Evariste Sanchez Hotel built in 1884 and now lawyer's offices. The next vacant space on the left is where the Alamo Theater was located across from the Courthouse. Also displayed are the historic reproduction street lamps and the absence of overhead wires.

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Standing in front of the building at 210 E. Main St. this photo is looking west along the north side of Main St. The building to the right is a one story wood framed building built in 1890 as a general merchandise store. The next building is the Courthouse with parking in front, then a two story brick building built in 1940 as Hebert's Central Pharmacy. The next building is actually two wood framed buildings that were joined together in 1921 with one parapet and a hip awning. The next building is a one story brick veneer, a parking lot, and then the French Colonial style canopy with the five large doric columns on the corner of New Roads St. You can see St. Mary Church in the background.

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This photo is taken in front of 228 E. Main St. looking east to the north side of E. Main St. To the left is a wood framed building built in 1890, a one story brick duplex entrance doctor's office built in 1956, a vacant lot on the corner of Pennsylvania St., the one story grocery building built in 1890, a parking lot and the old livery stable built in 1909 and now used as a carpenter shop.

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This photo is taken at the intersection of New Roads St. and Main St. looking east. To the right is the two story Neoclassical brick building that was the First National Bank of New Roads built in 1909, next are three buildings contiguous to each other with parapets facing Main St. To the left is the French Colonial style bank building with the large Doric columns.

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This photo is taken right in front of 113 W. Main St. looking west. To the left you can City Hall with its historic clock, street landscaping and covered entrance walkway taking people to the center of the building on east side. On the right in the back ground is St. Mary Church.

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A photo looking north on Court St. showing the 1898 house on the left at 113 Court St. and the buildings beyond that at 117, 119 and 121.

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This photo is from the pier in Morrison Parkway over False River looking back to the west. You can see the bulkhead that helps create the park area, the public picnic pavilion, and part of the parking area. The pier to the left is an aluminum floating pier, all the rest are of wood construction on treated wood poles over the water.

New Roads Commercial Historic District

Pointe Coupée Parish,

LA

Name of Property

County and State

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A view looking south and east at Morrison Parkway. To the extreme right you can see the beginning of the boat launch, Morel's Restaurant, the public picnic pavilion at the River bank surrounded by trees and parking.

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This photo is taken at the river edge of Morrison Parkway pavilion looking east. You can see the public pavilion with picnic benches and parking to the left. To the right is a good view of north edge of False River and the floating dock for boats.

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

New Roads Commercial Historic District

Boundary Map





Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16