

LIVING WITH HISTORY IN NEW ORLEANS' NEIGHBORHOODS

South Lakeview



PHOTO: EDWARD HALL

**PRESERVATION RESOURCE CENTER OF NEW ORLEANS
INVITES YOU TO EXPLORE THE LOCAL SIDE OF
LIFE IN SOUTH LAKEVIEW, A SMALL, PROUD AND
CLOSE-KNIT 20th CENTURY NEIGHBORHOOD.**



PHOTO: CHARLES NES

Entering the neighborhood of South Lakeview is like taking a trip back in time to an era when families lived in the same home for generations and those homes were built with care, quality workmanship and artistic vision. Developed in the 1920s, the neighborhood displays examples of California Craftsman-style bungalows constructed of Louisiana cypress, plaster and slate, as well as grand stucco Mediterranean Revival tile-roofed homes along Canal Boulevard.

The last two remaining iron lamp poles that once lined Canal Street in front of the New Orleans landmark department store D.H. Holmes stand at the



entrance to Louque Place off expansive Canal Boulevard. This charming street, at the heart of the neighborhood, was named after the neighborhood's developer, Charles Louque, a lawyer, city councilman and founder of the New Orleans Swamp Land Reclamation Company. The

neighborhood, declared a National Register Historic District in 2002, is bordered by Navarre Avenue, General Diaz and Weiblen streets, and Hawthorne Place and is sometimes referred to as "Navarre."



Driving or walking through the quiet streets lined with crape myrtle trees, one can easily understand why scores of families were drawn to acquire these architecturally interesting and affordable new homes in the 1920s and 30s. Since that time the proximity of City Park, the New Orleans Museum of Art, and the resort atmosphere of Lake Pontchartrain, as well as its convenience to downtown, have contributed to the allure of this middle class, homogenous area.

South Lakeview traces its history to the time of Spanish rule when the wealthy landowner and philanthropist Don Almonester y Roxas purchased the marshy land between City Park Avenue and what is now the Jefferson Parish line from an order of Capuchins priests. In 1897 Charles Louque's New Orleans Swamp Land Reclamation Company was renamed The New Orleans Land Company and undertook the task of draining the swamp to prepare the area where South Lakeview would be developed.

Although small in area and including only 164 buildings, the historic district is part of one of the largest and oldest neighborhood associations in the state. Established in 1924, the Lakeview Civic Improvement Association (www.lakeviewcivic.org) is made up of 2,700 members. Strolling the quiet streets amid crimson azaleas and palmettos, one will encounter these proud homeowners visiting with their neighbors. It is this sense of community and informality that has kept many families in South Lakeview for generations and continues to attract

young families buying their first homes. Whether an owner of a modest, exposed-beam cypress cottage or a multi-storied, Mediterranean Revival residence, the common thread that connects them is a loyalty and love for their neighborhood. Easily accessible by foot are amenities such as a supermarket, drug store, dry cleaners, several restaurants and city bus and streetcar service. Nearby schools and churches include Delgado Community College, The New Orleans Science and Math School, Lakeview Presbyterian School and Church, Grace Lutheran Church and First Baptist Church.



PHOTO: ANDREW HALL

South Lakeview was one of the neighborhoods hit hard by Hurricane Katrina in 2005. Over six feet of water stood in the streets and crept into the houses, where it remained for days and caused much loss of personal property. Fortunately, the solid construction and raised elevations of the historic homes contributed to the neighborhood's survival. Residents are clearing their houses, refinishing the hardwood

continued on reverse side



TOUR

We encourage you to use good judgment and common sense in taking this tour.

Walking: From downtown, take the Canal Street streetcar to the end of the line at Canal and City Park Avenue. Cross City Park Avenue for a self-guided tour of historic Greenwood Cemetery, a rich milieu of statuary, wrought iron, and distinctive tombs which exhibit the vast family backgrounds of New Orleanians dating back to the mid-nineteenth century.

Exiting Greenwood, turn left and cross Canal Boulevard, turning left again toward Lake Pontchartrain. This is a perfect opportunity to grab a bite to eat or a beverage at either McNulty's Bitter End, or The Bulldog, both which provide indoor and outdoor seating.

Continue north on Canal Boulevard, passing numerous commercial establishments, to Louque Place and notice the two iron lamp poles which flank the entrance to the street to the right of Canal Boulevard. Continue one block to Navarre Avenue and view the two magnificent examples of Mediterranean Revival architecture embodied in the houses across the wide thoroughfare at 5500 and 5504 Canal Boulevard. Turn right on Navarre and then right again at Vicksburg Street and back to Louque Place. Turn left on Louque and take in the abundance of neat single-family and double Craftsman-style cottages here.

At the end of Louque Place turn right on General Diaz and pass Delgado Playground, also known as Lakeview Playground, and the Kirsch Rooney Stadium, operated by the New Orleans Recreation Department. On General Diaz, just beyond the boundary of South Lakeview, is Holt Cemetery, final resting place of jazz great Buddy Bolden and R&B



MAP: DANIEL WINKERT

musician Jesse Hill. It is well worth the time to explore the cemetery, known for its home-

made, "folk-art" memorials.

Continue in the same direction on General Diaz two blocks back to City Park Avenue and turn right two blocks back to the Canal Street streetcar stop, or if you are still in the mood to walk, try this alternative. Turn left on City Park Avenue and walk past Delgado Community College to City Park while enjoying the magnificent live oak trees and raised bungalows along the way to the Carrollton Avenue streetcar stop, where you may board a car back to downtown. The walk from South Lakeview is one mile.





PHOTO: ANDREW HALL

- Late 1700s** Don Almonester y Roxas purchases land from Capuchin Priests
- 1803** Louisiana Purchase
- 1854** City Park declared a public park
- 1887** Marshy land acquired by Charles Louque's New Orleans Land Reclamation Company
- 1897** Louque's company becomes the New Orleans Land Company
- 1905** New Orleans Land Company drains marshy land in preparation for development
- 1911** Improvement of Canal Boulevard
- 1911** Isaac Delgado Museum (now the New Orleans Museum of Art) opens
- 1912** Homedale Subdivision opens in Navarre/South Lakeview
- 1921** Delgado Community College opens
- 1924** Lakeview Civic Improvement Association founded
- 2002** South Lakeview listed in National Register of Historic Places
- 2005** 17th Street canal breach following Hurricane Katrina floods area with six feet of water. National Trust for Historic Preservation and PRC establish *HOME AGAIN* program in South Lakeview.
- 2006** Survey indicates 85% of residents returning to neighborhood

floors, cleaning the plaster, rewiring, putting up new drywall and doing whatever else is needed to get back home. A year after the storm a house-to-house survey indicated 85 percent of the residents have returned or plan to do so. The neighborhood association members have worked tirelessly to plan and ensure their community's future. Neighbors have taken care of each other – the first resident to get wi-fi on Louque Street set up chairs and tables in her front yard so those without electricity or phones could get on the Internet. Since Katrina there is a new neighborhood respect for the historic character of South Lakeview.



— Celeste Berteau-Stover



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