

EXPERIENCE

New Orleans' Historic
Neighborhoods

Mid-City, Parkview, Esplanade Ridge & South Lakeview



NEIGHBORHOOD EVENTS

What's going down around here?

SPRING

Bayou Boogaloo
Congo Square New Worlds Rhythm Festival
New Orleans Jazz and Heritage Festival
Super Sunday

SUMMER

Hogs for the Cause
New Orleans Greek Fest
Tremé Fest

FALL

Praise Fest
Treme Creole Gumbo Fest
Tremé Fall Fest
Voodoo Music and Arts Experience

WINTER

Mardi Gras parades down Orleans Avenue

GO DEEPER

For details on these and other great
New Orleans events year-round, see
NewOrleansOnline.com/calendar





WE ASKED LOCALS

What is your favorite spot in the city?

LYDIA DAVID

WRITER

I love walking my dog along Bayou St. John, through Fortier Park, and over to Fair Grinds off Esplanade Avenue for a coffee and a bacon sweet potato biscuit. The walk is virtuous, the biscuit sinful!

ERIC OVERMYER

WRITER AND PRODUCER

Our eldest daughter was young, not yet two. We'd been away from New Orleans for a few months, and driving into town she started to talk, to ask for something. We couldn't understand what she wanted, and she became quite upset and frustrated. Whatever it was, she wanted it in the worst way. We finally figured it out. Lemon ice. She wanted lemon ice from Angelo Brocato's. We drove straight to Mid-City. Problem solved.

ANNE MORSE

PRESERVATIONIST

The Magnolia Bridge across Bayou St. John, a beautiful foot bridge for lingering at sunrise or sunset.

FORREST RICKS

ORIGINAL RIGHT-HAND MAN
TO ZULU WITCH DOCTOR 2011

Parkway Bakery & Tavern to pick up a po-boy and Barq's root beer, then over to City Park to hang out under the oaks. From there I go to the Zulu Social Aid and Pleasure Club on N. Broad and Orleans Avenue.

EMILY BRANEON

TEACHER/LIBRARIAN

"Aunt Leah and Uncle Edgar" gave every one of us kids in the old neighborhood an opportunity. Two requirements: You had to go to school and make good grades in order to work at the restaurant. Dooky Chase Restaurant will always be my very favorite spot in New Orleans.

KIM VU-DINH

COMPLIANCE CONSULTANT

I love portaging my canoe from Bayou St. John into City Park and paddling underneath all of the foot bridges and through the sculpture garden, then parking behind Morning Call and getting some beignets. I also love playing music in the evening with friends at the Magnolia Bridge, underneath the section with the Christmas lights.

MID-CITY

Mid-City is the heart of New Orleans, defined by all that makes the city great: famous neighborhood eateries, busy commercial strips for local shopping, architectural beauty and variety, impressive greenspace and passionate residents of all ages and creeds. A sense of old-time community is ever apparent in Mid-City, with neighbors strolling the streets, streetcars on Canal and Carrollton transporting commuters, and homes with wide porches where residents sit on swings and rockers.

Mid-City was made habitable in 1913 with the invention of the screw pump, a device that allowed water to be pumped from land situated below sea level. Before then, the whole area, known as “back o’ town,” was poorly drained swampland. The most substantial developments in the area during the 19th century were the cemeteries along the natural high ground at the intersection of Canal Street and what is now City Park Avenue.

The area’s streetscapes are wonderfully coherent since Mid-City was largely developed en masse in the early 20th century. The shotgun homes and bungalows typical of this large neighborhood are filled with a multicultural population of owners and renters. Jefferson Davis Parkway is the second-widest street in the city and has a large greenway where children play; Canal Street is stately, with grand homes and the

red streetcar line, topped with impressive cemeteries; Banks Street has a leafy oak tree shade, historic homes and hip eateries; Carrollton Avenue’s Mid-City stretch is filled with modern conveniences for the neighborhood’s residents; and Tulane Avenue is undergoing revitalization, and also is the seat of justice in New Orleans (with the courthouse and jail at Tulane and Broad Street). Mid-City was named a National Register Historic District in 1993.

Mid-City was hit hard from the levee failure following Hurricane Katrina, but it was in the storm’s aftermath that the love and power of its residents reached new heights. Mid-City today is a thriving, desirable place to live and visit.



PARKVIEW

Parkview, a quiet and pristine pocket of town nestled between Bayou St. John and City Park, is like a verdant, tropical maze with streets that intersect at odd angles and hidden courts among old oaks. Home to a mix of families, older residents and young renters, it is filled with early 20th-century bungalows, shotguns and raised-basement homes, with some grander Spanish Revival-style homes as well.

When the Carondelet Canal was dug in 1792 to connect the city of New Orleans to coastal shipping, the area now known as Parkview was “cypress swamp.” Drainage improvement projects in the early 20th century made the area habitable, and it was first occupied by several dairy farms, including the Allard Plantation. Most of the homes were developed in the first three decades of the 20th century.

ESPLANADE RIDGE



The Esplanade Ridge National Register Historic District encompasses a diverse group of neighborhoods that are all central to the very heart and soul of the city. Tremé, one of the oldest and most important African-American neighborhoods in the country, is replete with architectural and cultural gems.

Esplanade Avenue, which runs from the Mississippi River to City Park, was the premiere address for upper-class Creoles and Free People of Color and is still today lined with the grand homes they lived in.

SOUTH LAKEVIEW

Bayou Road has a small commercial corridor that has a distinctly Caribbean feel, complete with neon building colors and chickens roaming in the street. Across Broad Street, the blocks surrounding Esplanade Avenue take on different identities. In Bayou St. John, gracious homes shaded by old trees inspire awe, especially on nearby Ursulines Street and Grand Route St. John. Many of those streets lead to Bayou St. John, where villas dating to as early as 1791 face the water.

In the Fairgrounds neighborhood, colorful shotguns and Creole structures tightly pack the streets that front the Fairgrounds, which is home to thoroughbred horse racing from Thanksgiving Day through March and special events year-round, including the New Orleans Jazz and Heritage Festival in April and May. Pocket parks, cafes, restaurants and shops dot neighborhoods on both sides of Esplanade. At the top of Esplanade Avenue is St. Louis Cemetery No. 3, with marble above-ground tombs and angelic statuary, Bayou St. John, and City Park, one of the most popular urban parks in the country.

Esplanade Ridge is one of the earliest-populated areas of New Orleans; the Bayou St. John waterway and the natural ridge of high ground that gives the area its name made the area — specifically, sites around Bayou Road — important trading grounds for Native American tribes. After European settlement, prominent New Orleanians took

to building country manors on Bayou St. John. The earliest known land grant in the area dates to 1718 on Bayou Road. Claude Tremé began selling lots of his land in 1798, and the city annexed the neighborhood in 1812. Further north, land was still rural until the first streetcar along Esplanade appeared in the 1860s, spurring more concentrated residential development.

The construction in 1969 of an elevated expressway over Claiborne Avenue, which at the time was a thriving African-American commercial district, wreaked havoc the

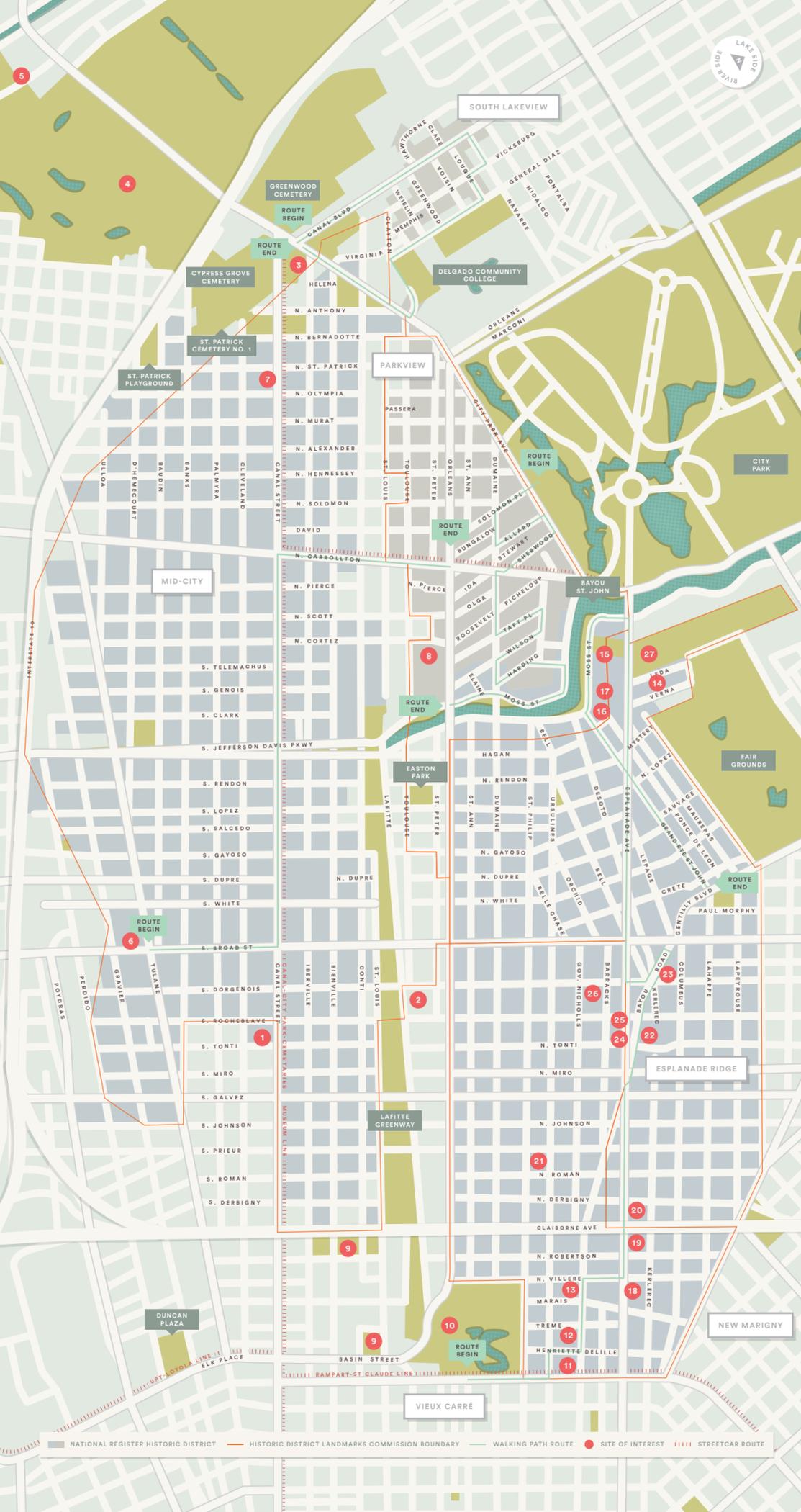


area. Landmark buildings were demolished and business dried up as traffic went overhead.

While some parts of this district still have noticeable blight resulting from the trauma, the majority of these neighborhoods have stayed strong thanks to passionate locals, responsible property owners and an influx of new residents renovating and restoring historic homes. The neighborhoods within Esplanade Ridge today are extremely desirable areas to live and visit.

This small nook of California-style bungalows and Mediterranean Revival homes, popular with families, has all of 164 historic buildings within its borders. But its character is strong, with crepe myrtle trees and azalea bushes framing the historic residences.

The neighborhood was developed by Charles Louque, the founder of the New Orleans Swamp Land Reclamation Company; in 1897 his company drained the then-swampland to prepare South Lakeview for development. A street in the heart of this district is named for him. The Lakeview Civic Improvement Association was established in 1924, and is one of the oldest and largest in the state. The neighborhood was especially hit hard in 2005 when it suffered some of the worst flooding after the 17th Street canal breach following Hurricane Katrina. Six feet of water flooded the area and sat for days, causing an incredible amount of loss of personal property. Fortunately, the solid construction and raised elevations of many of the historic homes contributed to the neighborhood's survival — as did determined residents, many of whom came back, cleaned out their homes and rebuilt. Today, South Lakeview is once again a thriving neighborhood. Walkable amenities nearby — a grocery store, schools, churches, restaurants, a drug store — make it a desirable place to live, as do its proximity to both City Park and the lakefront.



HISTORIC SITES OF INTEREST

- PAN-AMERICAN LIFE INSURANCE COMPANY BUILDING** 1953
2400 Canal St

This mid-century modern building was designed by internationally renowned firm of Skidmore, Owings and Merrill as headquarters of the Pan American Life Insurance Company. Today it has been restored for use as part of the VA Medical Center.

- GENERAL LAUNDRY BUILDING** 1930
2512 St. Peter St

An ornate Art Deco-style former laundry building on the Lafitte Greenway.

- ODD FELLOWS REST CEMETERY** 1849
Corner of Canal and City Park Ave

The more than 500 graves on site include examples of revival styles of architecture. It was listed on the National Register of Historic Places in 1980.

- METAIRIE CEMETERY** 1872
Junction of I-10 and Metairie Road

One of New Orleans' most important cemeteries, filled with statuary including notable works by sculptor Alexander Doyle. A number of significant New Orleanians are buried here.

- LONGUE VUE HOUSE AND GARDENS** 1824
7 Bamboo Road

Historic house museum and gardens that are open to the public, listed on the National Register of Historic Places, just outside of the Mid-City National Historic District.

- CRIMINAL COURTS BUILDING** 1929
2700 Tulane Ave

- ST. ANTHONY OF PADUA** 1923
4640 Canal St

- AMERICAN CAN CO.** 1906
3700 Orleans Ave

This historic landmark designed by Favrot and Livaudais, developed as a food cannery, was adapted into over 200 apartments around 2000 by New Orleans firm HRI.

- ST. LOUIS CEMETERIES NOS. 1 AND 2**

Two of the most significant cemeteries on the continent. Established in 1789, St. Louis Cemetery No. 1 is the oldest cemetery. Many influential early New Orleanians are buried there, including Bernard de Marigny and Voodoo priestess Marie Laveau. St. Louis No. 2 was established to hold more tombs in 1820.

- ARMSTRONG PARK**
701 N. Rampart St

Public park in Tremé that holds several relocated historic buildings as well as water features and sculptures. This was the original site of Congo Square, a historic meeting place for slaves in the 18th and 19th centuries.

- BACKSTREET CULTURAL MUSEUM**
1116 Henriette Delille St

- ST. AUGUSTINE CATHOLIC CHURCH** 1841
1210 Gov. Nicholls St

Built at the request of Free People of Color as the city's first racially integrated church.

- THE MEILLEUR-GOLDTHWAITE HOUSE** 1829
1418 Gov. Nicholls St

Site of the New Orleans African American Museum.

- LULING MANSION** 1865
1436 Leda St

The three-story Italianate mansion once served as the Fairgrounds' "Jockey Club."

- PITOT HOUSE** 1799
1440 Moss St

Historic house museum and home to the Louisiana Landmarks Society

- SPANISH CUSTOM HOUSE** 1784
1300 Moss St

Believed to be one of the oldest extant buildings in the city.

- CABRINI HIGH SCHOOL** 1950
1400 Moss St

- ST. ANNA'S EPISCOPAL CHURCH** 1846/1950
1313 Esplanade Ave

- MARSOUDET-CARUSO HOUSE** 1846
1519 Esplanade Ave

- STRAIGHT UNIVERSITY BOARDING HOUSE AND DINING HALL** 1871
1423 N. Claiborne Ave

- ST. PETER CLAVER CHURCH** 1920
1923 St. Philip St

- BENACHI-TORRE HOUSE** 1859
2257 Bayou Road

- ST. ROSA DE LIMA** 1857/1915
2527 Bayou Road

- DEGAS HOUSE** 1850
2306 Esplanade Ave

- LE MUSÉE DE FREE PEOPLE OF COLOR**
2336 Esplanade Ave

- ST. LUKE'S EPISCOPAL CHURCH** 1860
1222 N. Dorgenois St

- ST. LOUIS CEMETERY NO. 3** 1854
3421 Esplanade Ave

WALKING / BIKING / DRIVING TOURS

MID-CITY

Start at the impressive Art Deco-style **Criminal Courts Building** at Tulane Avenue and Broad Street, built in 1929 and listed on the National Register of Historic Places. The area just behind the courthouse was once known as **Jane Alley**, the street where Louis "Satchmo" Armstrong was born in 1901 — a plaque marks the approximate location. Follow Broad Street four blocks east to reach Canal Street, and turn left. Canal Street has a surprising number of significant Mid-Century Modern buildings, including the **Whitney Bank Building** (1966) at 2650 Canal St. and the **Automotive Life Insurance Building** (1963) at 4140 Canal St.

On your right as you head up Canal is the hub of the **Regional Transit Authority**, which operates the city's streetcars, ferries and buses, and **Warren Easton**, a historic high school and neighborhood institution since 1911. Continue north to soon hit **Jefferson Davis Parkway**, the second-widest street in the city. This green promenade is used by children, volleyball players and even festival goers during the annual Bayou Boogaloo. Turn right to visit **Bayou St. John**, where you can often rent paddleboards, or stroll along the **Lafitte Greenway**, which runs from Carrollton Avenue to the French Quarter.

If you stay on Canal Street, you'll find **Mandina's** on the corner of South Cortez. This legendary eatery opened as a grocery store in 1898 and became a restaurant in 1932. Another institution awaits on Carrollton — continue up Canal and take a right — at **Angelo Brocato Italian Ice Cream and Pastry**, 214 N Carrollton Ave. The cannoli capitol of New Orleans was founded by Italian immigrant Angelo Brocato in the French Quarter in 1905. It moved to its current location in the 1970s, but retains its Old World charm.

A myriad of restaurants and stores can be found on Carrollton Avenue. After you're shopped out, return to Canal and continue north to reach the cemeteries. Spend time wandering in **Cypress Grove**, **Odd Fellows Rest** and **Greenwood cemeteries**, all with impressive statuary and above-ground tombs.

PARKVIEW

An afternoon in **City Park**, a 1,300-acre urban oasis that was founded in 1854, has much to delight visitors. From its sleepy swamps and ample wildlife to its paths and sculptures shaded by live oak trees, just wandering around the park is a joy. With more time, visitors can enjoy the **New Orleans Museum of Art**, housed in a stunning 1911 Beaux Arts-style building located in the park, along with its adjacent outdoor sculpture garden, as well as **Storyland**, a children's amusement park, **Morning Call**, a famous beignet and café au lait stand, and a train that takes families on rides around the park. Exit the park at **Solomon Place** and stroll into the neighborhood to admire that street and parallel streets **Allard Boulevard** and **Sherwood Forest Drive**, all lined with ancient trees and some of the grander homes in the neighborhood. The cafes and shops that line N. Carrollton Avenue speak to the variety of residents who live in this area.

Cross N. Carrollton to explore the warren of streets tucked between N. Carrollton and Bayou St. John. Start on Dumaine Street walking towards the bayou, and then veer left onto one of the presidential streets (Taft, Wilson, Harding) to the bayou, admiring the shaded sidewalks and lovely streetscapes. Walk along Moss Street/the bayou back towards Orleans Avenue, but then veer right

onto St. John's Court for the feel of a 1920s Gulf Coast resort community. Get back to Moss Street and turn right onto Orleans Avenue. Across that street is the **American Can apartment complex**. The site originally operated as the largest can factory in the southeast; in 2000 it was adapted into residential apartments. The neutral ground in front of American Can on Orleans Avenue is the traditional gathering place for the Mardi Gras Indians who march and perform on Super Sunday each spring.

ESPLANADE RIDGE

Start your tour in the Tremé, at the gates of **Armstrong Park** (St. Ann Street at N. Rampart Street). The park's construction in the late 1960s caused 12 blocks of historic buildings to be razed, but some still remain on the site, including **Perseverance Hall**, the oldest Masonic hall in Louisiana, built between 1819 and 1820 and listed on the National Register of Historic Places. Walk up N. Rampart Street and take a left onto Ursulines Street, and a right onto Henriette Delille Street. A former funeral home at 1116 Henriette Delille St. now houses the **Backstreet Cultural Museum**, a trove of Mardi Gras Indian and Social Aid and Pleasure Club costumes and lore. Across the street, **St. Augustine Catholic Church** was built at the request of Free People of Color in 1841 as the city's first racially integrated church.

Continue down Henriette Delille, noting the beautifully preserved homes on this street. Turn left onto Barracks Street, walk two blocks to Marais Street and turn left to Gov. Nicholls Street. Some of the oldest land grants in New Orleans line this path, including the **Meilleur-Goldthwaite House** (1829) at 1418 Governor Nicholls St., now the New Orleans African American Museum. Take a right onto N. Villere Street to reach Esplanade Avenue; turn left to see the **Marsoulet-Caruso House**, a circa 1846 center-hall cottage at 1519 Esplanade Ave.

Continue up **Esplanade Avenue** to admire grand mansions in all architectural styles. Veer right onto Bayou Road to see the **Benachi House**, the Greek Revival mansion at 2257 Bayou Rd. built in 1858 with a park-like setting. Continue down **Bayou Road** and be transported by the tropical colors and Caribbean feel of the small commercial strip, which has been largely revitalized by local women entrepreneurs. The building at 1411 N. Dorgenois St., originally a public market building, also represents an age-old trading site utilized by Native Americans before European settlement. Get back to Esplanade Avenue to the mansion where artist Edgar Degas resided from 1872-73 at **2306 Esplanade Ave**. It's now a bed and breakfast, special event space and museum that offers tours and takes visitors through Degas' life in New Orleans.

Further up is **Le Musée de FPC (Free People of Color)** at 2336 Esplanade Ave., a museum housed in a Greek Revival home that tells the history of the Free People of Color who contributed immeasurably to the culture and development of New Orleans as we know it today. Past Broad Street, the tree-cover lends a tranquil air to the neighborhoods surrounding Esplanade. Veer left onto Bell Street and take a left on N. White to see the large galleried house on the corner with a cornstalk-pattern fence. Walk back to Esplanade to see the **Cresson House** (1902) at 2809 Esplanade Ave., which boasts an impressive slate Queen Anne-style turret. Continue up Esplanade to **Fortier Park**, a small beloved greenspace along the busy boulevard. Shops and excellent restaurants populate this area, making it a hotspot at all hours. Take a right onto Leda Court for a glimpse at the **Luling Mansion** at 1436 Leda Ct. The circa-1865 three-story

Italianate mansion (with moat) became the elegant "Jockey Club" for the newly established Fairgrounds racetrack in 1871, and later was converted into apartments. Get back to Esplanade to see **St. Louis Cemetery No. 3**, established in 1854, with elaborate above-ground mausoleums, tombs and gravestones.

Take a left onto **Moss Street** to admire the different styles of homes lining Bayou St. John, from California Craftsman to French West Indies style. The best example of the latter is the **Pitot House** at 1440 Moss St., built in 1799 as a Creole country home. Today it's a historic house museum open for tours and special events. Next door is **Cabrini High School**, built as an orphan asylum in 1905. The **Spanish Custom House** at 1300 Moss St. was built in 1784 and is believed to be one of the oldest extant buildings in the city.

Turn left onto **Grand Route St. John**, back into the neighborhood, to admire homes with fanciful woodworking reminiscent of life on the water. Cross Esplanade to experience the very different feel of the same street as you approach the Fairgrounds neighborhood. The 19th-century shotguns and cottages are a little more snug on the streets fronting the Fairgrounds.

SOUTH LAKEVIEW

Take the Canal streetcar marked "Cemeteries" 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. Exit Greenwood, turn left and cross Canal Boulevard, turning left towards Lake Pontchartrain. Continue north on Canal, passing numerous commercial establishments, to Navarre Avenue and view two magnificent examples of Mediterranean Revival architecture at 5500 and 5504 Canal Boulevard. Turn right on Navarre and then right again at Vicksburg Street 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. Continuing down General Diaz, just beyond the boundary of South Lakeview, you'll find **Holt Cemetery**, final resting place of jazz great Buddy Bolden. This cemetery is known for its homemade, "folk-art" memorials.

Exit the cemetery on City Park Avenue and turn left to return to Canal Street and hop onto the streetcar to get back downtown. Or, if you're up to walk an extra mile, turn left on City Park Avenue. Walk past Delgado Community College to City Park to enjoy 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.

Sites in red are numbered on accompanying map. Use caution, trust your judgement and be aware of your surroundings as you explore New Orleans.

GO DEEPER

Create your own itinerary, get inspired by celebrities and find their favorite places to eat, drink, and play in New Orleans at FollowYourNOLA.com

EXPLORE



HISTORIC DISTRICTS—

- 1 Vieux Carré and Algiers Point
- 2 New Marigny, Gentilly Terrace and Edgewood Park
- 3 Upper & Lower Central Business District and Lower Garden District
- 4 Irish Channel, Garden District and Central City
- 5 Faubourg Marigny, Bywater and Holy Cross
- 6 Mid-City, Parkview, Esplanade Ridge and South Lakeview
- 7 Broadmoor, Carrollton and Uptown
- 8 New Orleans' National Register Historic Districts

A PROJECT OF—



923 Tchoupitoulas St.
New Orleans, LA 70130
Phone— 504 581 7032
Email— prc@prcno.org
Hours— Mon–Fri 9 AM–5 PM

The mission of the Preservation Resource Center—

To promote the preservation, restoration, and revitalization of New Orleans' historic architecture and neighborhoods.

MAPPING & DESIGN BY—

Erik Kiesewetter / Constance
weareconstance.org

WITH SUPPORT OF—



2020 Saint Charles Ave.
New Orleans, LA 70130
Phone— 504 524 4784
Email— staff@notmc.com
Hours— Mon–Fri 8.30 AM–5 PM

New Orleans Tourism Marketing Corporation (NOTMC) is a private economic development corporation created under Louisiana State Law to foster jobs and economic growth by developing the tourism industry in New Orleans.

PHOTOGRAPHY BY—

Rebecca Ann Ratliff / NOTMC
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