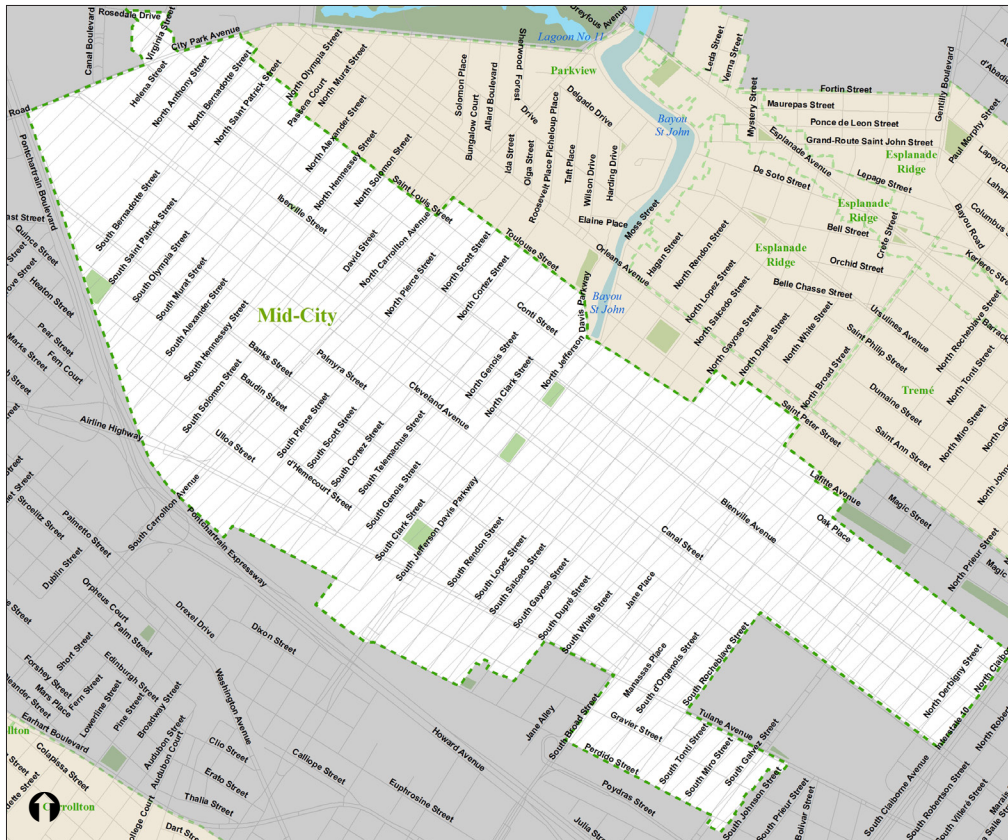




CITY OF NEW ORLEANS

Historic District Landmarks Commission

Mid-City Historic District



*Designated 2017
Jurisdiction: New Orleans
Historic District Landmarks
Commission*

*The HDLC jurisdiction of
the District is limited to the
control of demolition.*

Although subdivision of Mid-City was completed by 1850, early development progressed slowly, due to the swampy nature of the area. The 1889 improvements to the City’s drainage system, in addition to water and sewer distribution, made the area more appealing for development, which began around 1900 and continued through 1940. Shotguns represent the prevalent building type although raised basement bungalows, as well as asymmetrical and symmetrical two-story houses were also constructed.

Although the District remains primarily residential, there are defined commercial corridors and nodes that also house many of the District’s institutional buildings. The principal commercial corridors are Canal, Tulane, and Broad Streets as well as Carrollton Avenue. Both Canal Street and Jefferson Davis Parkway feature green medians, with a streetcar line on Canal’s median. Early commercial and institutional buildings were one to three stories in height, with architectural styles representing those popular at the time of construction.

Many of the commercial corridors were fully developed or redeveloped after World War II through 1961, providing amenities and services for Mid-City’s residents. This

commercial architecture was generally flat-roofed, masonry or concrete buildings, two to seven stories in height, which were executed in a Modern Movement vocabulary, demonstrating the neighborhood’s post-war development.

The District’s industrial corridors followed historic train lines, the former Southern Railroad tracks to the north and former Illinois Central tracks, now Interstate 10, to the south. The industrial buildings are generally metal, concrete or masonry, one to two stories in height, and utilitarian in nature.

Mid-City, located below sea level, experienced significant flooding from Hurricanes Katrina and Rita. The storm damage increased the alterations to historic residential buildings throughout Mid-City, including the replacement of siding, doors and windows. In addition, the construction of the Veteran’s Administration and Louisiana State University Medical Center hospital campuses resulted in the relocation or demolition of many historic buildings. Their campuses are excluded from the District boundaries, but provide employment opportunities for its residents.¹

¹ Information taken from the Mid-City National Register of Historic Places nomination form and HDLC materials.



The Canal Street streetcar links Mid-City to the Central Business District.



Many of the commercial buildings were constructed in the 1950s.



The variety of religious places of worship reflect the District's diversity.

LOCAL CULTURE

- Mid-City is a true, self-contained urban, residential neighborhood
- The adjoining new Veteran's Administration and Louisiana State University hospital campuses are just outside of the District
- Falstaff Brewery dates to the early 20th century

- The Masonic Cemetery, founded 1865, features a large 19th and early-20th century above-ground tombs
- Several churches and synagogues were constructed to meet the needs of Mid-City's diverse population
- Pelican Stadium, constructed in 1915 (now demolished), was home to the New Orleans Minor League baseball team, the Pelicans, and the Negro Baseball League's Black Pelicans



Raised basement houses can be found throughout the District.



The Arts and Crafts style is prevalent in the District.



The Jefferson Davis Parkway features a grass neutral zone flanked by live oaks.

URBAN FORM

Setting/Landscape

- Residential development is dense with construction abutting property lines with minimal landscaping
- Commercial buildings, typically located on major thoroughfares, often date to the 1950s
- Many commercial buildings are located on the front property line, although the larger commercial corridors include buildings that are setback for parking
- Street parking is found throughout the neighborhood

Massing/Form

- The majority of the residential buildings are one to two stories in height
- Most residential structures are of wood construction with gabled or hipped roofs
- The visual character of the commercial corridors is defined by two to seven story masonry or concrete buildings with flat roofs

Styles/Types

- Residential styles commonly found in the District include Eastlake, Italianate, Arts and Crafts, Colonial Revival and Arts and Crafts
- Shotgun are the dominant residential building type, with high concentrations of raised basement bungalows, as well as asymmetrical and symmetrical two-story houses
- Commercial buildings are dominated by elements of the Modern architectural vocabulary

Public Spaces

- Neighborhood parks are concentrated along Jefferson Davis Parkway, which also features a green median
- Lafitte Greenway is a pedestrian and bicycle path, connecting to Tremé and Lakeview

Commercial/Industrial

- The principal commercial corridors are Canal, Tulane, and Broad Streets as well as Carrolton Avenue
- Small industrial buildings can be found throughout the District, with larger warehouses abutting former rail lines

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