

EXPERIENCE

New Orleans' Historic
Neighborhoods

New Orleans' National Register Historic Districts

NEW ORLEANS ARCHITECTURE FIELD GUIDE



CREOLE COTTAGE

WHERE TO FIND IT

Vieux Carré, Faubourg Marigny, New Marigny, and scattered throughout other neighborhoods

WHAT TO LOOK FOR

A one-story structure with symmetrical four-opening façade wall. Steeply pitched side-gabled roof. Stuccoed brick or wood exterior.

WHEN IT WAS BUILT

As early as 1790 during Louisiana's colonial period until about 1850.



AMERICAN TOWNHOUSE

WHERE TO FIND IT

Central Business District, Lower Garden District

WHAT TO LOOK FOR

A narrow, three-story structure with asymmetrical arrangement of façade openings (two windows with front door to left or right). Balcony common on second floor. Brick or stuccoed brick exterior.

WHEN IT WAS BUILT

1820s to 1850s.



CREOLE TOWNHOUSE

WHERE TO FIND IT

Vieux Carré, Faubourg Marigny

WHAT TO LOOK FOR

A two to four-story structure with asymmetrical arrangement of arched openings on façade wall. Iron balcony at second and sometimes third levels. Steeply pitched side-gabled roof often with multiple roof dormers. Brick or stuccoed exterior.

WHEN IT WAS BUILT

Late 1700s to the mid 1800s.



RAISED CENTER HALL COTTAGE or VILLA

WHERE TO FIND IT

Bywater, Garden District, Uptown, Esplanade Ridge, Carrollton and elsewhere

WHAT TO LOOK FOR

One-and-a-half story house raised two to eight feet above ground on brick piers. Full-width front gallery framed by six columns supporting an entablature. Five openings with front door in the center. Side-gabled roof, often broken by central dormer. Exterior usually of wood.

WHEN IT WAS BUILT

Early 1800s until 1870s.



SHOTGUN HOUSE

WHERE TO FIND IT

Throughout New Orleans in all historic neighborhoods

WHAT TO LOOK FOR

Usually one story, but many with a second story set at rear of house (camelback). Narrow rectangular structure raised on brick piers. Most have narrow front porch covered by a roof apron and supported by columns and brackets, often with Victorian ornamentation. Usually end-gabled with roof ridge running front to back. Varying number of symmetrically arranged façade openings (two or three openings if a "single," four openings if a "double"). Wood exterior.

WHEN IT WAS BUILT

Mid 1800s through the early 20th century.



DOUBLE GALLERY HOUSE

WHERE TO FIND IT

Lower Garden District, Garden District, Uptown, Esplanade Ridge

WHAT TO LOOK FOR

A two-story structure raised on low brick piers. Side-gabled or hipped roof. Covered two-story galleries framed by columns supporting entablature. Asymmetrical arrangement of façade openings (two windows with front door to right or left). Wood, brick or stuccoed brick exterior.

WHEN IT WAS BUILT

About 1820 to 1850.

NEIGHBORHOOD DESCRIPTIONS



ALGIERS POINT

With great views of the Mississippi River and New Orleans' skyline, Algiers Point is a quiet pocket of the city that feels like a village, with schools, parks, children playing in the streets, iconic bars and a ferry that was established in 1827. Artists and musicians, including some jazz pioneers, have historically been attracted to the area.

BROADMOOR

Broadmoor is an architecturally, economically and racially diverse neighborhood in the heart of New Orleans largely defined by its impressive 20th-century historic homes. This area was devastated in Hurricane Katrina, but today is once again thriving, with an active community center, new restaurants and a fitness and arts trail along Napoleon Avenue.

BYWATER

Artist housing and galleries, a plethora of eclectic eateries and cafes, and historic buildings ranging from the grand to the humble make the Bywater a dynamic and exciting neighborhood. Look for gorgeous Victorian shotgun homes, Italianate mansions and Creole cottages, and admire the river from Crescent Park.

CARROLLTON

The tree-lined streets, tropical foliage, charming cottages and maybe even a chance encounter with a wandering peacock make Carrollton feel nostalgic, and whimsical; the students, faculty and alumni of nearby Loyola and Tulane universities also bring the feel of a college town. Oak Street, one of Carrollton's main shopping corridors, still has the look and feel of the 1950s, while Maple Street offers chic boutiques and delectable dining in addition to typical college-town fare.



CENTRAL BUSINESS DISTRICT

The Upper and Lower Central Business Districts are actually several distinct neighborhoods rolled up together into one vibrant urban core. The historic commercial heart of the city of New Orleans, Canal Street, is alive 24 hours a day, with hotels, restaurants, shops, and its own streetcar line taking tourists and residents along a largely intact street of impressive historic structures. Picayune Place is dominated by office buildings and residences. Lafayette Square, anchored by Gallier Hall, is a welcome greenspace downtown that hosts a free concert series in the summer months. The Warehouse District has art galleries, museums, excellent restaurants and luxurious condos.



ESPLANADE RIDGE

This historic district encompasses a diverse group of neighborhoods. Tremé, one of the oldest and most important African-American neighborhoods in the country, is replete with architectural and cultural gems. Bayou Road has a small commercial corridor with a distinctly Caribbean feel. Gracious homes shaded by old trees inspire awe in the Bayou St. John neighborhood. Colorful shotguns and Creole structures tightly pack the streets in the neighborhood known as Fairgrounds. Pocket parks, cafes, restaurants and shops dot neighborhoods on both sides of Esplanade Avenue. At the top is City Park, one of the most popular urban parks in the country.

CENTRAL CITY

Central City has a storied history, having been settled by diverse groups: Irish, Italian and German immigrants, African Americans and Eastern European Jews. Dryades Street, later renamed Oretha Castle Haley Boulevard, was a thriving shopping area. Today, some areas of Central City are undergoing a renaissance while others wait. But its history is powerful — as is its future.

FAUBOURG MARIGNY

The Faubourg Marigny is a bohemian neighborhood with a Caribbean-cosmopolitan vibe. The bright historic Creole cottages, shotguns and Classic Revival homes that fill this neighborhood house a diverse population. Its most popular draw is Frenchmen Street, a vibrant stretch of music clubs where excellent jazz and other live music can be heard seven nights a week.

EDGEWOOD PARK

Edgewood Park, a neighborhood within the larger Gentilly district of New Orleans, was developed as a middle-class streetcar suburb in 1909. Long a quiet but almost self-contained area, complete with schools, churches, banks and more, Edgewood Park has many long-time residents.



GARDEN DISTRICT

The Classic Revival mansions and charming cottages of the Garden District are famous, known around the world. Anchored by loyal residents, the Garden District is a dynamic community grounded in a strong sense of tradition, with block upon block of stunning, and well maintained, historic architecture lining the streets.

GENTILLY TERRACE

The founding of Gentilly Terrace as a European settlement happened soon after the establishment of the French Quarter in 1718, though real development didn't begin until the beginning of the 20th century. Today, the neighborhood contains the largest collection of California Craftsman-style bungalows in the state and is home to Dillard University.



HOLY CROSS

Holy Cross is tranquil, with shotguns and cottages set on large lots. The levee provides breathtaking views of New Orleans' downtown and the curve of the river and is the perfect backdrop to the neighborhood's unique assortment of residences, from the historic "Steamboat Gothic" houses on Egania Street to the modern and efficient Global Green houses on Andry Street.



IRISH CHANNEL

The Irish Channel is a diverse neighborhood filled with a charming array of residences that boast the beauty and bright colors of New Orleans' architecture. It has been the center of the city's St. Patrick's Day celebration since 1809. After the parade, people linger all day in the neighborhood's bars, which have always been a part of life here, in good times and bad.

LOWER GARDEN DISTRICT

Stroll down Magazine Street, buzzing with shoppers and diners visiting one of the local boutiques, renowned restaurants or sultry bars lining the neighborhood's commercial thoroughfare, or relax in the shade of a live-oak tree in Coliseum Square, or one of the Lower Garden District's other pocket parks. The 19th-century architecture in this neighborhood is not to be missed.



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 caring for their home.

NEW MARIGNY

With a stock of charming historic homes and grand boulevards along both Elysian Fields and St. Roch avenues, and art galleries and new restaurants thriving on St. Claude Avenue, the New Marigny has all the makings of a desirable downtown neighborhood.



PARKVIEW

Parkview, a verdant, tropical maze with streets oddly intersecting and hidden courts, is a quiet and pristine pocket of town. Filled with families, older residents and young renters alike, it features early 20th-century bungalows, shotguns and raised-basement homes, with some grander Spanish Revival style homes lining streets as well.

SOUTH LAKEVIEW

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.



UPTOWN

Uptown, the largest neighborhood in the city, is filled with a diverse population of residents, streetscapes of beautifully maintained homes of all sizes shaded by towering live oaks, and plentiful shops, restaurants and groceries. Two of the city's biggest universities, Tulane and Loyola, are located here. Magazine Street stretches the length of the neighborhood and is filled with busy local merchants. Audubon Park, the Audubon Zoo and the Fly are all fantastic locations for people to pass an afternoon, as is a ride on the St. Charles Avenue streetcar.



VIEUX CARRÉ

Also known as the French Quarter, this is the 85-square-block original footprint of New Orleans. It is home to nearly 4,000 residents and some of the oldest and most significant buildings in the city, including the oldest cathedral in the country. French Quarter architecture is a mix of Spanish, French, Creole and American styles. It's famous for its lacy balconies, fragrant vines, vibrant colors and characters from all walks of life.

EXPLORE



ABOUT THE PRESERVATION RESOURCE CENTER

The Preservation Resource Center of New Orleans is a non-profit organization founded in 1974 to protect New Orleans' historic architecture and neighborhoods and encourage their restoration and revitalization. PRC offers a variety of programming to support the mission; learn more at prcno.org.

This project was made possible in part thanks to the partnership of the New Orleans Tourism and Marketing Corporation, a private economic development corporation created under Louisiana State Law to foster jobs and economic growth by developing the tourism industry in New Orleans.

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The mission of the Preservation Resource Center—
To promote the preservation, restoration, and revitalization of New Orleans' historic architecture and neighborhoods.

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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.

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New Orleans Historic Neighborhoods

Exploring New Orleans' historic neighborhoods by foot, by bike, by car, by bus or by streetcar is the most exciting way to experience and understand this dynamic, culturally rich and utterly unique city.

The historic architecture, local landmarks and colorful characters of New Orleans' historic neighborhoods give each a unique personality. There are 21 neighborhoods listed on the National Register of Historic Places in New Orleans, encompassing a large swath of the city and including thousands of buildings.

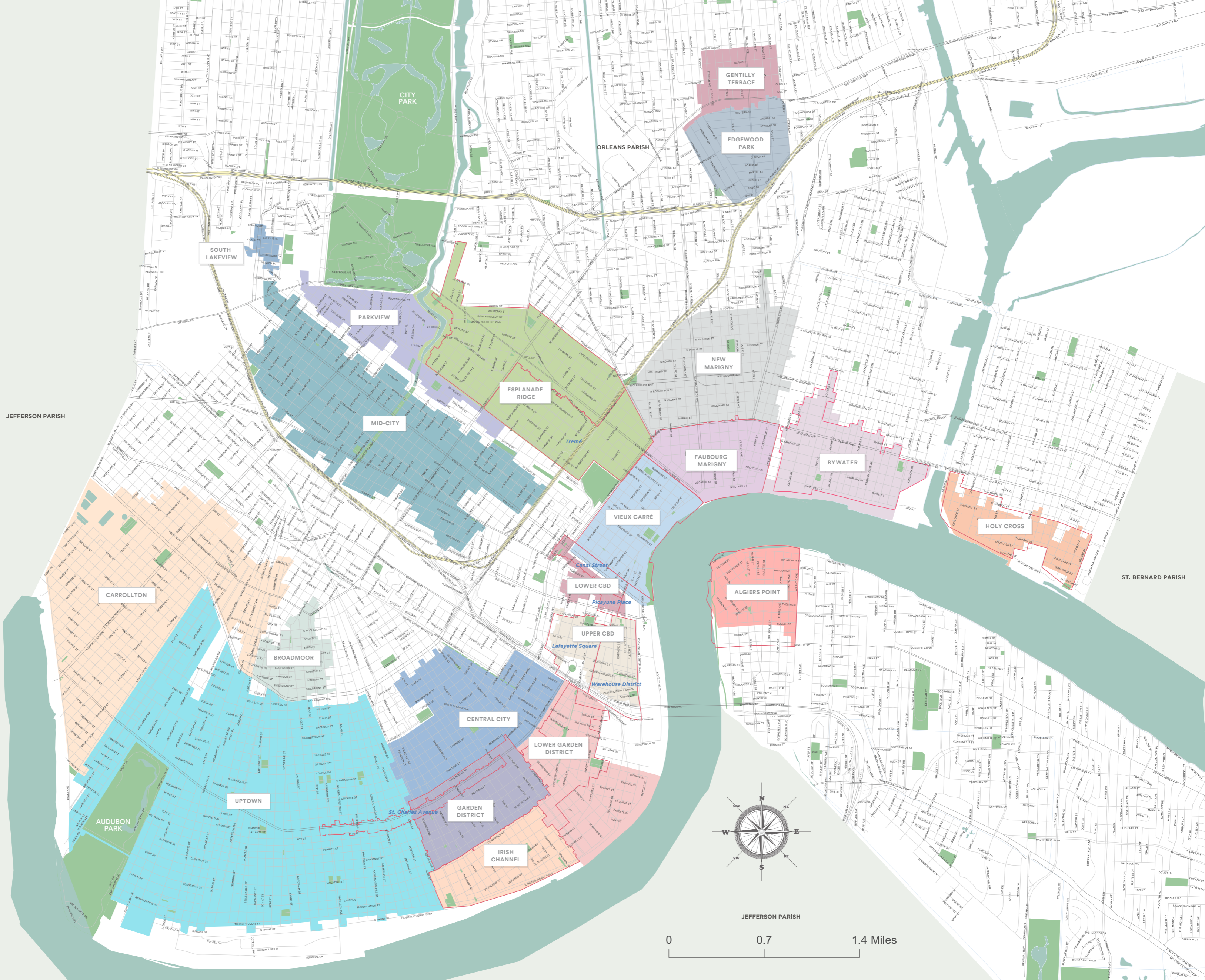
Meandering down streetscapes of New Orleans' historic neighborhoods allows visitors to visually understand the development of the city. New Orleans' earliest neighborhoods, such as the Vieux Carré (founded in 1718), Faubourg Marigny, and Tremé, blended the tastes and traditions of its settlers — people of French, Spanish and Caribbean origins, including a prominent population of Free People of Color — and shaped every aspect of life, from building styles and colors to their use, with shops and markets flourishing throughout residential areas.

Other neighborhoods grew in the early 19th century, after the Louisiana Purchase (1803) brought an influx of Americans to New Orleans. This growth can be seen west of the French Quarter, in the city's Central Business District, Faubourg Lafayette and the Warehouse District. In the late 19th century, immigrants seeking opportunity started communities of their own in less settled parts of the city, such as the Irish Channel, Central City and Uptown. In the early 20th century, once-swampy areas such as Mid-City and Parkview developed into neighborhoods thanks to modern drainage improvements. Today's neighborhoods reflect the dynamic mix of cultures of the people who built and cared for them.

The "New Orleans' Historic Neighborhoods" brochure series guides visitors through the city's 21 National Register Historic Districts with walking tours, sites of interest and "must-see" picks from locals. For even more information on the best music, dining and cultural options, explore the New Orleans Tourism and Marketing Corporation's interactive site followyournola.com. To learn more about New Orleans' unique architecture and neighborhoods, visit the Preservation Resource Center's website at prcno.org.

NATIONAL HISTORIC DISTRICTS

- ALGIERS POINT
- BROADMOOR
- BYWATER
- CARROLLTON
- CENTRAL CITY
- ESPLANADE RIDGE
- FAUBOURG MARIGNY
- GARDEN DISTRICT
- GENTILLY TERRACE
- HOLY CROSS
- IRISH CHANNEL
- LOWER CBD
- LOWER GARDEN DISTRICT
- MID-CITY
- NEW MARIGNY
- PARKVIEW
- SOUTH LAKEVIEW
- UPPER CBD
- UPTOWN
- VIEUX CARRÉ
- EDGEWOOD PARK



NEW ORLEANS' HISTORIC DISTRICTS

Districts on the National Register of Historic Places

The colored blocks represent the 21 National Register of Historic Places districts in the city of New Orleans, Louisiana. The city of New Orleans has an incredible number of historic neighborhoods and designated districts for its size, and property owners within these districts reap the benefits from the national recognition. Buildings within National Register districts that are income-producing are eligible for Federal Historic Tax Rehabilitation Credits, which award 20 percent of applicable rehabilitation construction costs back as a tax credit to property owners. And all buildings, those that produce income or not, benefit from the preservation of the overall character of the district through designation. National Register historic districts are major factors in defining the city's historic character and stimulating its economic growth. The only protection provided by the National Register designation is limited control over federally funded projects.

Historic districts on the National Register of Historic Places are selected and administered by the State Historic Preservation Office in Baton Rouge, La. Buildings within the National Register districts are also eligible for the Louisiana State Residential Tax Credit, which is administered by the State Historic Preservation Office. It gives a significant tax credit to owners of owner-occupied buildings in these districts for the rehabilitation work they do to their buildings, which must be at least 50 years old.

New Orleans Local Historic Districts

New Orleans has 19 local districts that are designated "historic" by the New Orleans City Council. The buildings within these 14 districts are protected by two city regulatory agencies: the Historic District Landmarks Commission and the Central Business District Historic District Landmarks Commission. The French Quarter receives the same protections but has its own city regulatory agency in the Vieux Carré.

Local historic districts protect the buildings and neighborhoods of New Orleans by providing regulations for changes to the exterior of all buildings within the local historic districts, reviewing new construction, demolition requests, and citing owners for "demolition by neglect." The Historic District Landmarks Commission published new guidelines for the protection and restoration of buildings within New Orleans' historic districts in 2013, and they are available, along with more information on the limitations and benefits of protection, on the city's website: www.nola.gov/hd/c.

Properties that are not listed in a National Register historic district but are included within a local historic district are also eligible for the Louisiana State Residential Tax Credit, administered by the State Historic Preservation Office.