

EXPERIENCE

New Orleans' Historic
Neighborhoods

Faubourg Marigny, Bywater & Holy Cross





NEIGHBORHOOD EVENTS

What's going down around here?

SPRING

Bywater Home Tour
Faubourg Marigny Improvement
Association Home Tour

FALL

Halloween festivities on Frenchmen Street
Mirliton Festival in Bywater
Hell Yes Fest

WINTER

Mardi Gras parades

YEAR-ROUND

Second Saturday Art Walks in the
St. Claude Arts District

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?

MAURICE SLAUGHTER

HARLEY-DAVIDSON DISTRIBUTOR

The Monday before Mardi Gras, my wife, her sisters and my brothers gather at our home in Bywater. We go to lunch at The Joint for smoked ribs. In the evening we sit around sharing wine and enjoying the music from Bacchanal filtering into our backyard. We add finishing touches to our costumes for the Society of St. Anne Parade. At sunrise, we enjoy a quick breakfast with Bloody Marys, then off to the parade.

MARK CHILDRESS

NOVELIST

On a sweltering evening, I arm myself with a cool libation and walk with friends to Frenchmen Street. I like to stand in the street and hear the music coming out of the doors. I like to walk up and down and sample a Marsalis here, a horn stomper there, some reggae boys down at the end of the block, oh and who the hell is the new chanteuse at the Spotted Cat and why is she great in a way that singers are never great in any other city but New Orleans?

RICHARD SEXTON

PHOTOGRAPHER AND AUTHOR

Esplanade Avenue, between the river and Rampart Street, gets my vote as the best six blocks in New Orleans. The magic starts with the neutral ground tended by the residents, who can be seen in early morning dragging garden hoses out to water the city property they regard as an extension of their own. There are live oaks, sycamores, crepe myrtles, sago palms, but no set plan or master gardener. The whole endeavor is like a squatter's dream. On either side of this urban forest is sublime, eclectic historic architecture with no set back from the sidewalk. Esplanade borders the lower Quarter, still a real neighborhood, and the Marigny Triangle, the setting for the city's hippest club and bar scene. It just doesn't get any better than this.

REBECCA O'MALLEY-GIPSON

HISTORIC HOUSE SPECIALIST

Whenever I introduce someone to New Orleans, I take them to Cake Café in the Marigny for breakfast. We sit at a table on the sidewalk, and they soak up the culture and the architecture of the colorful homes all around us. It's always a splendid start to every visit.

Quotes from *New Orleans: Days and Nights in the Dreamy City* by Mary Fitzpatrick.

Cover Photo—Liz Jurey

FAUBOURG MARIGNY

The Faubourg Marigny, immediately downriver of the Vieux Carré, is a bohemian neighborhood with a Caribbean-cosmopolitan vibe. The bright historic Creole cottages, shotguns and Classic Revival homes that fill this neighborhood, which was established in 1806, are the homes of chefs, artists, writers, musicians, academics and others, lifelong New Orleanians and transplants from around the world alike, who were inspired enough by the Marigny's unique character to make their home here.

Stroll down the streets to see that houses are lovingly cared for here; the neighborhood association, the Faubourg Marigny Improvement Association (founded in 1972), is very active and monitors any change that threatens the unique character and the special quality of life in the Marigny — a sign of the passion many residents have for their neighborhood, which was named a National Register Historic District in 1974. Historic banks, corner stores and even bakeries have been refurbished as homes and guesthouses, while riverfront warehouses accommodate artists' studios and performance spaces. There are delightful cafes and restaurants tucked within the neighborhood for residents and wandering tourists to enjoy, and some of the impressive churches have been repurposed as performance venues and hotels. The gorgeous waterfront Crescent Park, a 1.4-mile span of greenery and path along the Mississippi River that runs through Marigny and Bywater, has an ADA-accessible entrance at N. Peters and Marigny streets.

The Marigny's most popular draw is Frenchmen Street, a vibrant stretch of music clubs between the foot of Esplanade Avenue and Royal Street where excellent jazz and other live music can be heard seven nights a week. Just up the street, a bit off the beaten path, St. Claude Avenue from Elysian Fields to St. Roch Avenue is quickly becoming a hip, more local scene with funky venues offering everything from alternative theater, comedy, and burlesque to DJs, indie rock, and a free Monday night bluegrass pickin' party that welcomes anyone with an instrument to join in the fun. By day, the Healing Center on St. Claude Avenue offers fresh food, yoga and other healthful options.



BYWATER

Like the whole living city of New Orleans, the Bywater neighborhood is in a constant state of evolution, with residents whose families have owned their homes for generations living next door to new transplants. 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.

Tucked alongside the Mississippi River between Faubourg Marigny and Holy Cross, Bywater sits atop some of the earliest land grants in the city. The largest plantation here, known as "La Brasserie," featured a brewery that historians claim was the first manufacturing enterprise in the city. The land was developed piecemeal starting in 1807, with large residential swaths, but also industrial sites made vibrant by the railroad (which still today defines Bywater's boundary along Press Street) and the river. The Ursuline nuns built a convent compound near the present-day Industrial Canal in 1826, an early defining development for the area, but they were displaced in 1912 in anticipation of the Canal, which was dug in 1916, dividing Bywater from neighboring Holy Cross.

Though one boundary is a canal that bears this name, Bywater is no longer industrial. Instead, it is the residences — the gorgeous Victorian shotgun homes, Italianate mansions and Creole cottages that line its streets — that define the neighborhood. It is even home to the last 1820s Creole manor house in the city — the Lombard house at 3933 Chartres St., built in 1826. Bywater's historic fabric has been protected since at least the 1970s, when

HOLY CROSS



in 1923 established the term “Lower Ninth Ward,” and cut the neighborhood off from the rest of New Orleans. White flight and damage from Hurricane Betsy in 1965 adversely impacted the neighborhood in the mid 20th-century, but many long-term residents held strong.

While much of the Lower Ninth Ward was decimated by Hurricane Katrina and the flooding that followed the levee failures, water receded from Holy Cross quickly, making damage less severe on this high ground near the river. Stalwart generations of homeowners inspired people to come back and put down roots. It took many years for the neighborhood to fully recover, but it did. Today, Holy Cross

has a high homeownership rate thanks to both new and longtime residents.

Many devoted residents have restored homes in the neighborhood, and programs like the Preservation Resource Center’s Operation Comeback and Rebuilding Together New Orleans have also made considerable impact in restoring the area’s historic homes and keeping elderly and low-income homeowners in their houses while beautifying them and making them safe. This neighborhood is filled with a unique assortment of residences, from the incredible Steamboat houses across from one another on Egania Street to the modern and efficient Global Green houses where Andry Street meets the river.

the Bywater Neighborhood Association first formed. It was listed on the National Register of Historic Places in 1993. Crescent Park, which opened in 2015, gives residents and visitors an opportunity to enjoy the riverfront. The park can be accessed in Bywater at Piety and Chartres streets, where visitors can climb a steep steel bridge dubbed “the Rusty Rainbow.” The park’s industrial touches speak to the site’s former maritime uses. A myriad of hip, tucked away restaurants and cafes, quirky bars and clubs, independently owned art collectives and traditional galleries keep the neighborhood’s diverse population out and about with options for fun at all hours.

Cross the Industrial Canal into the Lower Ninth Ward and head toward the river for a different type of New Orleans living. Historic Holy Cross is a tranquil neighborhood, with shotguns and cottages set on large lots, many with gardens. A walk on the levee provides breathtaking views of New Orleans’ downtown and the curve of the river; it’s enjoyed at all hours by residents of this sleepy neighborhood.

The land that comprises modern-day Holy Cross was established on Bernard deMarigny’s former holdings starting in 1808. German and Irish immigrants and African Americans settled the region and by 1900, the neighborhood featured a number of small farms that provided produce, poultry and dairy products to New Orleans’ markets. The construction of the Industrial Canal





HISTORIC SITES OF INTEREST

- 1 1436 PAUGER ST** 1821

Built by Jean Louis Dolliole, a builder and a free person of color, as were many Faubourg Marigny property owners and builders.
- 2 ROSETTE ROCHON COTTAGE** 1815
1515 Pauger St

Built and owned by pioneering free woman of color and entrepreneur Rosette Rochon.
- 3 WASHINGTON SQUARE PARK**

This park, which was part of the original neighborhood as planned in 1806, was once paved as a basketball court, but had its original layout reclaimed by residents in the 1970s.
- 4 FRENCHMEN STREET**

Where the locals go to experience excellent music clubs and bistros.
- 5 820 ELYSIAN FIELDS AVE** 1810

The oldest remaining house on this stretch of Elysian Fields.
- 6 HOLY TRINITY CHURCH** 1853
725 St. Ferdinand St

Former Catholic church that now serves as a performance venue.
- 7 HOMER PLESSY SITE** 1891
Corner of Royal and Press streets

Mr. Plessy was pulled from a train at this site for defying “separate but equal” racial laws, spurring the landmark Supreme Court case Plessy v. Ferguson.
- 8 STS. PETER AND PAUL CHURCH** 1860
2317 Burgundy St.
- 9 SUN OAK** 1840
2020 Burgundy St
- 10 ST. VINCENT DE PAUL ROMAN CATHOLIC CHURCH** 1866
3037 Dauphine St

A National Historic Landmark that originally served French Catholics. Mass ceased in this church after a fire in 2003.
- 11 LOMBARD HOUSE** 1826
3933 Chartres St

1820s Creole manor house.
- 12 ACADEMY OF THE HOLY ANGELS** 1862
3500 St. Claude Ave

Campus built by the Marianites of Holy Cross nuns, who operated an all-girls school here for over 150 years.

- 13 VICTORY ARCH** 1919
3800 block of Burgundy

Erected by neighborhood residents after the end of WWI, the carved stone arch echoes the triumphal arches of the Roman Empire.
- 14 ALVAR LIBRARY BRANCH** 1940
913 Alvar St
- 15 ST. CECILIA CATHOLIC CHURCH** 1897
1015 France St
- 16 HOLY CROSS SCHOOL** 1879
4950 Dauphine St

Several historic buildings made up this campus before Katrina decimated the school in 2005.
- 17 STEAMBOAT GOTHIC HOUSES** 1905 & 1912
400 Eganía St & 503 Eganía St

400 Eganía St. was built in 1905 by Captain Milton Doullut and his wife, both riverboat captains. The couple’s son, Paul, built 503 Eganía St. in 1912.
- 18 JACKSON BARRACKS** 1834
6400 St. Claude Ave

The Louisiana National Guard is headquartered at this site, named to the National Register of Historic Places in 1976.
- 19 ST. MAURICE CHURCH** 1852
605 St. Maurice Ave

WALKING / BIKING / DRIVING TOURS

FAUBOURG MARIGNY

Start at the corner of N. Rampart Street and Esplanade Avenue and walk towards the river on **Esplanade**. The tree-lined avenue, replete with grand 19th-century homes, is the dividing line between the Vieux Carré and Faubourg Marigny. Take a left on Bourbon Street to enter what is known as the “Marigny Triangle,” the portion of the neighborhood between Esplanade and Elysian Fields Avenue. Bourbon Street becomes Pauger Street; the charming Spanish-influenced cottage that follows the angled street at **1436 Pauger St.** was built by Jean Louis Dolliole before 1821, a builder-architect responsible for some of the characteristic houses of the Creole faubourgs. Dolliole was a free person of color, as were many Faubourg Marigny property owners and builders — including those who built the early Creole cottages you see at **1428 Bourbon** and **1455-57 Pauger St.** Follow Pauger another two blocks, passing the **Rosette Rochon cottage** at 1515 Pauger St., and turn right on Burgundy Street. The mid-19th century commercial building at 2000-2006 Burgundy St., early 20th-century bank at 2001 Burgundy St. and storehouses at Burgundy and Touro streets are a reminder of the small Main Streets that once powered this and other historic neighborhoods. **Sun Oak**, at 2020 Burgundy St., was restored by owners Gene Cizek and Lloyd Sensat starting in the 1970s. This duo pioneered preservation efforts in the Marigny, and are responsible for much of its intact streetscapes. Continue one block to **Frenchmen Street**, named for French martyrs killed by the Spanish governor in 1769, and turn right to walk toward **Washington Square Park**. Follow Frenchmen Street to sample the vibrant strip’s music clubs

and bistros, or take a left on Royal Street and walk towards Elysian Fields Avenue.

Elysian Fields was conceived as the grand boulevard of the Faubourg Marigny in the manner of its Parisian namesake Champs Elysées. New Orleans’ version, however, was planned with a central canal for transporting goods to and from Lake Pontchartrain, and was home to the Pontchartrain Railroad for over a century beginning in 1831. By the 1850s, the avenue had many commercial structures, including the Creole storehouse at the intersection of Royal (**707 Elysian Fields Ave.**). To its right is a historic bakery at 635 Elysian Fields. (Stella and Stanley Kowalski, fictional characters in the Tennessee Williams play “A Streetcar Named Desire,” were supposed to have lived at 632 Elysian Fields Ave.) Turn left to see the circa 1810 Creole cottage at **820 Elysian Fields Ave.**, the oldest remaining house on this street, with its steeply pitched hipped-roof design. The frame cottage at **933 Elysian Fields Ave.** is a rare hybrid of the side-gabled Creole style with Greek Revival details. Turn right onto N. Rampart Street to enter the portion of the neighborhood known as the “Marigny Rectangle.” Take another right onto Marigny Street and follow it towards the river, turning left onto Chartres Street, enjoying the bright homes built in a variety of styles along the way. The monumental Greek Revival building at **2601 Chartres St.** was built as a Methodist Church for German residents in 1854. Just beyond, the row of circa 1836 homes at **2609-33 Chartres St.** has been called the most intact row of Creole cottages left in the Marigny. The two circa-1836 Creole-style brick row houses at **2701 and 2707 Chartres St.** were once part of a larger development, but

are now the only two that remain. The former warehouse at 2800 Chartres St., built in the 1880s, is now part of the **New Orleans Center for the Creative Arts**, a respected arts-training program for high school students.

Take a left onto Press Street and walk to Royal Street. On the corner is the historically **Homer Plessy**, of the Supreme Court case Plessy v. Ferguson, was pulled from a train for defying “separate but equal” racial laws in 1891. Walk back into the Marigny (away from the railroad tracks) along Royal and turn right to see the former **Holy Trinity Church** at 725 St. Ferdinand St., built for German Catholics in 1853. Turn left onto Dauphine to get to **Franklin Avenue**, which has many beloved neighborhood eateries and bars.

BYWATER

Start at the **New Orleans Center for the Creative Arts** at the corner of Press and Chartres streets, housed in several surviving brick warehouses. The school has the city’s leading programs for high school arts education, and counts the Marsalis brothers and Harry Connick, Jr. among its graduates. Continuing along Chartres Street, you will see more old buildings converted into mixed uses, as well as new construction that is historically appropriate. Neon shotgun houses remind one of New Orleans’ Caribbean flair. The **Lombard Plantation House**, built 1826 at 3933 Chartres St., is a vestige of country houses that once looked out at the river. It is the last 1820s Creole manor house left in the city.

Chartres dead-ends at Poland Street; turn up Poland. The building at **900 Poland** served as a car barn and stables for the New Orleans City Railroad trolley company from 1861 to 1934.

Double back to Burgundy Street. Glance up Alvar Street to see the Art Deco-style **Alvar branch of the New Orleans Public Library** (913 Alvar St.), built by the Works Progress Administration in 1940. In the 3800 block of Burgundy is the restored **Victory Arch**, built in 1919 to honor the heroes of World War I. Take a right at the end of this block onto Pauline Street, whose wide lots and large houses are more typical of the Garden District than of Bywater. These houses once fronted on expansive **McCarty Square**, a public park carved out of the one-time plantation of L.B. McCarty. Double back and take a right on Dauphine Street to enjoy a strip of restaurants and shops between Piety and Clouet streets. **Mickey Markey Playground** off Dauphine on Piety Street is typically buzzing with children playing. Continue towards Press Street; at 3027 Dauphine is the circa-1866 **St. Vincent de Paul Church** building, complete with emblematic bell tower. End your tour at Press Street, or wander within the neighborhood to see a variety of historic homes, many of which are lovingly restored and maintained.

HOLY CROSS

Start your tour on the levee next to Sister Street, named in honor of the Ursuline Nuns who built a convent near here in 1826 and remained for nearly a century, until the Industrial Canal was dug. Climbing to the top of the levee at the Industrial Canal will give you a vantage to see the spacious lots and porches that lend the typical shotgun cottages of this neighborhood the feel of small farmhouses. The canal with its lock, constructed from 1916-1923, was world-class engineering and the first reinforced concrete continuous pour in the US.

Two blocks away from the Canal, on your left,

is the 1895 administration building of the **Holy Cross School**, 4950 Dauphine St. Continue three blocks and then turn right on Eganía to discover the delightful pair of “**Steamboat Gothic**” houses at 400 and 503 Eganía Street. The house closer to the levee, built in 1905 by Captain Milton Doullut and his wife, who were both riverboat captains, was moved in 1912 when the levee was raised. Their son, Paul, built the second house in 1912. Both private residences are on the National Register.

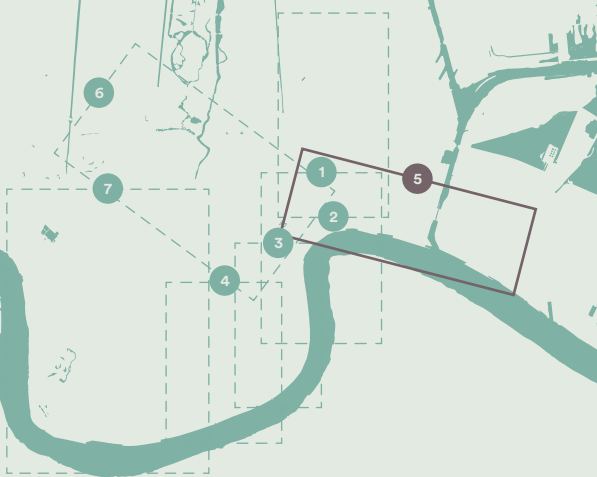
Get back to Chartres Street and turn right, then left onto St. Maurice Avenue. One of the most significant extant buildings in the neighborhood is **St. Maurice Church**, constructed in 1852 (605 St. Maurice Ave.). The church also long operated an esteemed Catholic school. Continuing up St. Maurice Avenue and taking a right on Dauphine Street will lead you to the **Jackson Barracks**, one of America’s finest examples of antebellum Federal architecture and home to the Louisiana National Guard. Beyond the barracks lie the St. Bernard Parish line and the Old Arabi neighborhood. Continuing along St. Claude Avenue will lead you to the **Chalmette Battlefield**, where General Andrew Jackson and Jean Lafitte defeated the British in 1815, during the final battle of the War of 1812.

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 French Quarter 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
wearerconstance.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
notmc.com

This project has been funded in part by a grant from the Johanna Favrot Fund for Historic Preservation of the National Trust for Historic Preservation.