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United States Department of the Interior  
National Park Service

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NOV 08 1993

National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Mid-City Historic District

other names/site number Upper Canal Historic District

2. Location

street & number bounded roughly by Derbigny St., Conti St., City Park Ave., and I-10  not for publication

city or town New Orleans  vicinity

state Louisiana code LA county Orleans code 071 zip code 70119

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Gerri Hobdy 11/4/93  
Signature of certifying official/Title Date  
LA SHPO, Dept of Culture, Recreation and Tourism  
State of Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register.  
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

for Guymr. Lapsley 12/10/93  
Signature of the Keeper Entered in the National Register Date of Action

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
3,809	678	buildings
1		sites
		structures
		objects
3,810	678	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

2

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Italianate

Colonial Revival

Bungalow

Materials

(Enter categories from instructions)

foundation brick

walls weatherboard

roof asphalt, metal

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

**United States Department of the Interior  
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**National Register of Historic Places  
Continuation Sheet**

Mid-City Historic District, New Orleans, Orleans Parish, LA

Section number 7 Page 1

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The Mid-City Historic District is a mainly residential urban area approximately two miles long and a half mile wide. Although the district's building stock represents the period c.1860 to 1943, most historic buildings are post 1900. Since the end of the historic period (1943), Mid-City has not suffered an unacceptable loss of integrity.

**Historical Background**

The area known today as Mid-City was originally a great expanse of low-lying swamp known as the "back of town." It stretched from an area near the back of the Vieux Carre in a northwesterly direction toward Lake Pontchartrain. The area was situated between the Carondelet Canal and the New Basin Canal, both of which were constructed to link commerce on the lake with the City of New Orleans. Most of the land was slightly below sea level. The U. S. Government considered most of what would become Mid-City as abandoned property that had belonged to the French Crown, and thus was now federal land. Under this claim, Congress awarded 1,000 acres of the property to the Marquis de Lafayette for his services during the American Revolution. Lafayette's heirs would eventually receive a small portion of the tract.

Development in Mid-City was hampered in the early years by two factors: 1) the low lying marshy character of the area, and 2) numerous conflicting land claims. By 1853 most of the lawsuits involving Mid-City property had been settled, with much of the land being given over to speculation. But development in most of Mid-City could not take place until the drainage problem could be solved. The 1845 Maurice Harrison "Map of the City and Environs of New Orleans" shows the "Bienville Drainage Machine," which consisted of a large wooden steam driven paddlewheel. However, the area was not successfully drained until the creation of the New Orleans Drainage Commission in 1896 led to the construction of a pumping station at Broad and Bienville streets in 1899.

Development was slow. The 1883 Robinson Atlas shows the area below Galvez Street as well developed and the area between Galvez and Broad (see map) as less well developed. Very few buildings are shown in the area above Broad. The 1899 drainage facility made development feasible in much of Mid-City, a fact which is borne out by the present building stock, approximately two-thirds of which dates from after 1900.

Before the relatively modern development of New Orleans East, Mid-City was roughly in the geographical center of the City of New Orleans. The name originated in 1923 when the Hibernia National Bank staged a contest to name its branch location at the corner of Canal Street and North Carrollton Avenue. Bank teller James Kepper received \$20 for his winning entry, "Mid-City." Soon other businesses in the area adopted the name, and it remains the neighborhood's unofficial name to this day.

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Mid-City Historic District, New Orleans, Orleans Parish, LA

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Surveys

Mid-City was first surveyed in 1978 by the architectural firm of Koch and Wilson. In 1985 the New Orleans Office of Housing and Community Development commissioned a second survey using students at the University of New Orleans. This survey was made to facilitate the city's compliance with the Section 106 Environmental Review procedure. The new survey named the area "Upper Canal" because Canal Street runs through the area and forms something of a "spine" for the district. This survey, while useful in identifying Mid-City as a resource, was not a definitive evaluation of the district, largely because some of the building type and style categories were confusing. In addition, the student survey produced color coded maps which are no longer acceptable to the National Park Service.

One of the long-term goals set forth in the Louisiana Comprehensive Historic Preservation Plan is to list all the eligible historic districts in New Orleans in the National Register. An effort to do this has been on-going since the late 1970s. Indeed, at the time of this submission, Mid-City is one of only two major districts that remain to be processed. In 1992 the Louisiana Division of Historic Preservation and the New Orleans Preservation Resource Center commissioned Robert Cangelosi, a local architect/architectural historian, to make a definitive survey of the district. As part of this, the Division staff checked the boundaries thoroughly, making adjustments in some instances.

Survey Results

Style Breakdown:

Greek Revival	34	1%
Italianate	760	17%
Eastlake	307	7%
Queen Anne Revival	166	4%
Colonial Revival	689	15%
20th Century Eclectic Revival	150	3%
Bungalow	1,533	34%
No style	94	2%
Other	78	2%
Non-contributing	<u>678</u>	15%
	4,489 buildings	

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Mid-City Historic District, New Orleans, Orleans Parish, LA

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Type Breakdown

Creole Cottage	74	2%
Single Shotgun	545	12%
Double Shotgun	1,518	34%
Camelback	181	4%
Side hall	157	3%
Symmetrical two story	290	6%
Asymmetrical two story	368	8%
Commercial	538	12%
Bungalow	140	3%
New Orleans Basement	433	10%
Institutional	84	2%
Other	<u>161</u>	4%
	4,489 buildings	

Building Types

Creole Cottages (74 - 2%)

Strictly speaking, Creole cottages are an eighteenth and early nineteenth century phenomenon, but the form persisted through the late nineteenth century. Most of the examples in Mid-City are relatively late. The Creole cottage form denotes a one-and-one-half story gable-ended residence built up to the front property line. Its plan does not use hallways.

Shotgun Houses (2,063 - 46%)

The shotgun house is by far the most conspicuous building type in the district. The basic shotgun house is the single shotgun (545 - 12%), a one story house one room wide and two or more rooms deep with the roof ridge running perpendicular to the facade. Despite a number of popular and academic yarns, the origins of the shotgun house remain obscure. It is, nonetheless, a distinctively southern house type. Double shotgun houses (1,518 - 34%) consist of two shotgun units joined side by side by a common party wall. Each side is a separate living unit. Many of the district's shotgun houses were speculatively built and thus "doubling up" saved on land and materials. Single and double shotgun houses in Mid-City occur in the Italianate, Eastlake, Colonial Revival and Bungalow styles.

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Mid-City Historic District, New Orleans, Orleans Parish, LA

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Camelback Houses (181 - 4%)

The camelback is a single or double shotgun with a second story over the rear rooms. The second level provides one or two bedrooms. Although it is difficult to generalize, essentially the camelback type denotes a more affluent occupant than does the ordinary shotgun house. The earliest camelbacks seem to have come about when a shotgun was added to an earlier two story structure. It also appears that the process was reversed sometimes and a camelback was attached to an earlier shotgun. The camelback appears with the same popular stylistic traits as the shotgun.

Side Hall Houses (157 - 3%)

Until the late 1800s most prosperous American (i.e., non-Creole) citizens of New Orleans lived in side hall plan houses. Because the side hall went out of fashion in New Orleans in the late nineteenth century, relatively few were built in Mid-City. This category includes both one and two story examples. Styles tend to be limited to Italianate, Eastlake and Colonial Revival.

Symmetrical 2-story Houses (290 - 6%)

The vast majority of these are duplexes -- i. e., big boxy houses consisting of two two-story living units separated by a party wall. Essentially these are two story versions of double shotgun houses. The typical examples are four bays wide with two front doors (each with a separate address) accessible from a common single story front porch. Examples generally occur in the Colonial Revival and Bungalow styles, although some can be called transitional Queen Anne/Colonial Revival.

Asymmetrical 2-story Houses (368 - 8%)

Most of these are Queen Anne Revival houses, some of which have Colonial Revival porch columns. Because of the system of tightly packed urban lots found throughout New Orleans, these tend to be fairly boxy with the majority of the architectural articulation limited to the facade. In many cases, the boxiness is relieved by a one or two story polygonal bay. A few examples have turrets.

Commercial (538 - 12%)

Commercial buildings are generally limited to the major thoroughfares in the district, especially Canal Street. Most of the non-contributing elements in Mid-City are commercial buildings. Historic commercial buildings in the district run the gamut from small frame corner grocery stores, with little architectural pretention, to a huge brick Romanesque brewery. Most maintain the two to three story scale prevalent along the district's major thoroughfares. The majority of the styled

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Mid-City Historic District, New Orleans, Orleans Parish, LA

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commercial buildings are in some form of the classical taste. A few deviate outlandishly from this norm, most notably the Schoen Funeral Home, which can best be described as a picturesque Mediterranean Romanesque villa.

**Bungalow (140 - 3%)**

For purposes of this submission, bungalows are defined as single living units one story high, two rooms wide, and two or more rooms deep. Shotgun houses with the familiar bungalow details are listed as shotgun houses. Bungalows are larger and reflect a more affluent occupant. Predominant styles include Colonial Revival, Arts and Crafts (i.e., bungalow) and Mission.

**New Orleans Raised Basement (433 - 10%)**

Almost all of the buildings in this category fall within a subspecies of the bungalow which, at least in Louisiana, is peculiar to the New Orleans area. It consists of a bungalow raised a full story (or almost a full story) above grade on a high basement. The principal (upper) story is usually reached via prominent flights of exterior steps. The lower basement story is usually given over to service spaces and storage. Here again, despite various popular and academic yarns, the origin of the raised basement house is obscure. Probably the most likely explanation is that it represents a continuing local preference for raised houses. For the most part raised bungalows appear in the district with the same stylistic traits as ordinary bungalows. The only difference is that because raised bungalows are larger, more prominent houses, they tend to be more elaborately styled. Some raised houses are double shotguns.

**Institutional (84 - 2%)**

As with commercial buildings, institutional buildings tend to be located along the district's major thoroughfares. Most of the architectural landmarks in Mid-City fall into this category. A few are in the Italianate taste, but most take their cue from the standard American early twentieth century eclectic revival styles such as Spanish Colonial, Gothic or Neo-classical. The Criminal Courts Building (NR) is arguably the most monumental institutional building in the district. Constructed in 1929, it consists of a colossal colonnaded central block with Modernistic wings. Appearances to the contrary notwithstanding, the building was designed all of a piece. Apart from the courthouse and a few other buildings, the majority of the district's institutional buildings are either churches or schools. Most of the churches are constructed in some form of the Gothic style with examples ranging from carpenter Gothic to belated "watered down" Ruskinian Gothic. The district contains several large and impressive twentieth century brick Gothic churches. Schools run the gamut from Italian Renaissance to Hampton Court Palace Gothic to Spanish Colonial.

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Mid-City Historic District, New Orleans, Orleans Parish, LA

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Other Building Types (161 - 4%)

This category includes unusual building types such as central hall plan houses and one story asymmetrical houses.

Styles

The following discussion will focus upon essential points about particular styles of architecture as they appear in the district. An overall discussion of style per se is unnecessary. For example, large institutional buildings in Mid-City occur in various early twentieth century eclectic revival styles. These look much like their counterparts in other states and thus a discussion of them would not be illuminating.

The few Greek Revival buildings in the district are generally limited to hesitantly styled cottages with no columns. Seventeen percent of the district's buildings are Italianate. With very few exceptions, these are shotgun houses with elaborate scroll brackets supporting a forward facing roof overhang. This is a type of house familiar throughout New Orleans. The Eastlake style is confined pretty much to shotgun houses as well. These have front porches articulated with Eastlake columns and brackets and resemble Eastlake shotguns found in other parts of New Orleans. The only exception is a type of Eastlake column, thought to be peculiar to Mid-City, whose turnings resemble a series of inverted superimposed splayed cups. Queen Anne Revival houses tend to be among the larger homes in the district. Often two stories, these structures are distinguished by polygonal bays and imbricated shingles. In many cases, noteworthy articulation is limited to the front elevation. Finally, the Colonial Revival is almost entirely limited to entablatures and Doric porch columns applied to the various house types in the district.

Building Materials

The overwhelming majority of the structures in the district are wood framed houses with some type of wood skin. Since the earliest days there were lumber mills in New Orleans. Southern forests and particularly those in close proximity to New Orleans provided an abundant resource from which to draw. However, it took Northern capitalists in the late nineteenth and early twentieth centuries to fully develop this industry. The lumber chiefly used in New Orleans was red cypress, yellow pine and long leaf yellow pine. Other types of wood used primarily for interior trims included mahogany, oak, ash, poplar and gum. Among larger commercial and institutional buildings, the choice of material was generally brick or stucco over concrete block or hollow tile.

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Selected Landmarks

1. Criminal Courts Building, 2700 Tulane, (NR), Neo-classical structure with Art Deco wings; built in 1929 according to the design of Diboll & Owens.
2. St. James Methodist Episcopal Church, 220 N. Roman, (NR), a Gothic masonry structure built in 1851 and remodeled in 1903 by Diboll & Owens.
3. Grace Methodist Episcopal Church, 2001 Iberville, an unusual Queen Anne Revival church.
4. McDonogh No. 11, 2001 Palmyra, an Italianate school designed by W. A. Freret and built in 1879.
5. Dixie Brewery, 2401 Tulane, designed by William Fitzner, a huge building with brick round arches and the suggestion of a mansard roof atop the tower.
6. 1800 Canal, a large Eastlake residence built in 1889 for Charles Orleans.
7. St. Joseph Church, 1802 Tulane, built between 1869 and 1892; original designs of Viennese architect Carl Kaiser modified by Patrick Keeley in 1883.
8. Sacred Heart of Jesus Roman Catholic Church, an Italian Renaissance building built in 1923 according to the designs of Emile Weil in association with Albert Bendernagel.
9. McDonogh No. 3, 2228 Gravier, a school built in 1894 according to the designs of William Freret.
10. 4506 Canal, the William Cowly residence, built 1918 in the Secessionist style, Jordan Mackenzie, architect.
11. Schoen's Funeral Home, 3827 Canal, a Spanish eclectic remodeling of a large Eastlake house.
12. Samuel J. Peter School, 425 S. Broad, a 1913 Spanish eclectic design by E. A. Christy.
13. Canal Branch Public Library, 2940 Canal, 1911, an Italian Renaissance building designed by LaGarde & Burk.

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Mid-City Historic District, New Orleans, Orleans Parish, LA

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Contributing Elements

Mid-City represents an important collection of buildings from the period c.1860 to 1943. There are certain elements (see Item 8) which give it this superior status, but the district should also be viewed as a tout ensemble of its period. Other 50+ year old elements which do not directly contribute to the district's superiority are important in their own right because they help establish Mid-City's identity and credentials as a historic neighborhood. Hence any 50+ year old structure which has not been altered beyond recognition is considered a contributing element for purposes of this application.

There is one contributing site within the boundaries, the Masonic Cemetery, founded in 1865. It is characterized largely by above ground tombs built in the late nineteenth and early twentieth centuries. While above ground tombs were occasionally built in other parts of the country, southern Louisiana is the only place in the continental United States where they appear in such concentration -- in short, where it is the typical method of interment. In fact, they appear in such profusion that one nineteenth century visitor referred to New Orleans cemeteries he viewed as "cities of the dead." This phenomenon is part of the Spanish heritage of Louisiana. Above ground tombs, which are often richly styled, take the form of single sarcophagus style vaults, small buildings with several vaults, and larger so-called "society tombs" with perhaps 20 or 30 vaults. The latter are tombs in which a local fraternal organization provided above ground burial for its members. Because of their architectural character and the fact that they set Louisiana apart from other states, above ground cemeteries similar to the Masonic Cemetery have been listed individually on the Register. When they appear within district boundaries, they have routinely been accepted as contributing by the Park Service.

Intrusions

The only real collection of intrusions in the district occurs along the lower half of Canal Street. This strip has undergone commercial redevelopment in the past forty years to the extent that the intrusion rate reaches 50%. While this is regrettable, there are mitigating factors. A number of the intrusions are drastically altered historic buildings and thus they maintain their original scale and massing. In addition, the vast majority of the strip's other intrusions conform to Canal Street's two to three story scale. Only four or five intrusions are over three stories. Finally, it should be noted that there are precedents for districts whose historic character stops and then picks up again.

Outside the previously described Canal Street strip, intrusions in the district are fairly uniformly spaced. Virtually all are low in scale and are easily absorbed within the Mid-City buildingscape. The overall intrusion count is 15%, which is well within the normally acceptable range.

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Mid-City Historic District, Orleans Parish, LA

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Integrity of Contributing Elements

During the course of the survey, only buildings that did not convey their architectural identity were rated as non-contributing elements. The most common alterations to contributing elements are replaced porch columns and substitute siding. But in all cases, the surviving historic elements still dominate the building's overall appearance.

PHOTOGRAPH INFORMATION (COMMON TO ALL)

Photographer: Robbie Cangelosi

Negative Location: Preservation Resource Center, 604 Julia, New Orleans, LA 70130

Date Taken: August 1992

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

N/A

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

architecture

**Period of Significance**

c.1860-1943

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

N/A

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):** N/A

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

\_\_\_\_\_

Mid-City Historic District  
Name of Property

Orleans Parish, LA  
County and State

### 10. Geographical Data

Acreage of Property @ 850 acres

#### UTM References

(Place additional UTM references on a continuation sheet.)

1 | 15 | 778980 | 3320500 |  
Zone Easting Northing  
2 | 15 | 782260 | 3318100 |

3 | 15 | 781600 | 3317180 |  
Zone Easting Northing  
4 | 15 | 778620 | 3318720 |

See continuation sheet

#### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Please refer to district map.

#### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

### 11. Form Prepared By

BASED ON SURVEY REPORT, MAP, PHOTOS BY

Robert Cangelosi

name/title National Register Staff

organization Division of Historic Preservation date July 1993

street & number P. O. Box 44247 telephone (504) 342-8160

city or town Baton Rouge state Louisiana zip code 70804

#### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative black and white photographs of the property.

#### Additional items

(Check with the SHPO or FPO for any additional items)

#### Property Owner

(Complete this item at the request of SHPO or FPO.)

name Multiple Ownership

street & number telephone

city or town state zip code

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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**National Register of Historic Places  
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Mid-City Historic District, New Orleans, Orleans Parish, LA

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The Mid-City Historic District is architecturally significant within the context of the southern United States because of its size and intactness and because of its important collection of houses in the shotgun tradition. It is also distinguished on the local level because of its collection of New Orleans raised basement houses.

Although Mid-City is not as large as some other New Orleans historic districts, it is still conspicuous for its magnitude as a historic resource. It is a discrete geographical area containing close to 4,500 buildings with an intrusion rate of only 15%. There are relatively few places in the South where one can find a late nineteenth/early twentieth century neighborhood of this size and intactness.

Mid-City shares with other New Orleans historic districts a unique collection of shotgun houses. Shotguns are found in vast numbers across the South, but virtually all collections consist mainly of plain humble structures with little, and in most cases, no architectural treatment. New Orleans and vicinity is the only place where one finds shotguns with a high degree of architectural styling. Mid-City contains some 2,244 houses in the shotgun tradition (including camelbacks) which accounts for 50% of its overall building stock. Most of these (about 80%) feature some sort of recognizable architectural style, and many are fairly elaborately styled. The most common styles in Mid-City are Italianate, Eastlake, Colonial Revival and Bungalow. This is in sharp contrast to most other collections across the South. Collectively they represent a unique architectural flowering that in many ways makes a larger contribution to the character of "old New Orleans" than the better known Creole tradition. Moreover, as previously mentioned, the district contains a fine collection of Italianate shotguns, which in many ways is a "signature" of New Orleans.

Mid-City is also important on the local level because it contains a good representative collection of New Orleans raised basement houses (10% of the building stock). This house type is one of the factors contributing to the architectural distinctiveness of the city. With 433 examples, the raised basement houses of Mid-City form a substantial part of the city's overall collection.

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Mid-City Historic District, New Orleans, Orleans Parish, LA

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Cangelosi, Robert J., Jr. "Mid-City: The Heart of New Orleans." Research report containing survey results, historical background, selected landmarks, etc. Copy in National Register file, Louisiana Division of Historic Preservation.

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**National Register of Historic Places  
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Mid-City Historic District, Orleans Parish, LA

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Boundary Justification

The boundaries of the Mid-City Historic District were easy to determine because the area is almost surrounded by elevated freeways and an intrusive railroad/industrial corridor. This can be seen best on the accompanying USGS map. A multi-lane elevated freeway runs along the short southeastern edge of the district and the long southwestern side. Along the lengthy northeastern boundary the district abuts a railroad/industrial corridor lined with intrusive buildings. The corridor in some places is as much as two to three blocks wide. The district boundaries cut in from these transportation corridors to exclude areas characterized largely or entirely by non-contributing buildings.

The northwestern boundary abuts several large above ground cemeteries, some of which would be individually eligible for the Register. The staff did not "reach" to include them because they represented an obvious change in character, and it would be more appropriate to nominate the eligible ones individually. (One of the cemeteries is squarely within the boundaries and is being counted as contributing as previously explained.)

The boundary on the northwestern side crosses City Park Avenue to include a few blocks because the housing stock is similar to that in the rest of the district. Beyond this area and the cemeteries (see USGS map--UTM reference point "A") is a pedestrian twentieth century neighborhood that is fundamentally different in architectural character from the district and is characterized by a large percentage of non-contributing resources.



Mid-city Historic District

Orleans Parish, LA

A: 15/778980/3320500

C: 15/781600/3317180

B: 15/782260/3318100

D: 15/778620/3318720

BATON ROUGE 78 MI  
KENNER 7 MI

