



CITY OF NEW ORLEANS

Historic District Landmarks Commission

Parkview Historic District



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

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

Parkview is a small residential neighborhood, bordering City Park and straddling the banks of the Bayou St. John. When the area was discovered in 1699 by a team of explorers led by Jean Baptiste le Moyne Sieur de Beinville, the high ground was inhabited by the Acolapissa Indians, who later fled the area to escape slave hunters.

In 1708, predating the founding of New Orleans in 1718, the first eight colonists received concessions along Bayou St. John, including Louis de St. Denis, whose land was located within the present District. Much of the area was low and swampy, stifling settlement expansion.

Prior to Parkview's development as a residential enclave, it had great maritime commercial importance. To provide a navigable route for sailing vessels, the Carondelet Canal was constructed along present day Lafitte Street in 1795. The canal provided the missing link to in the connection of Lake Pontchartrain to Vieux Carré by way of Bayou St. John, defining a key transportation route that avoided the currents of the Mississippi River. As steamboats replaced sailboats, travelers could navigate the Mississippi River directly from the Gulf of Mexico to the city and the Carondelet Canal was subsequently abandoned. With the

decline of the canal's importance, it was infilled by the state in 1927.

In the 1890's, there were two efforts that paved the way for the development of Parkview, namely the introduction of a modern drainage system and the development of City Park. The new drainage system, installed in 1895, included open canals and pumping stations, drying out land that was swampy. In addition, a large effort to develop City Park as a true neighborhood amenity by the City Park Improvement Association beginning in 1891, created an amenity that was a draw to new homeowners.

With the draining of the land, residential development in Parkview began in earnest, with some of the earliest buildings dating to the 1890s and construction continuing through the mid-20th century. Building styles in the District reflect the range of the period and include Eastlake, late Italianate, Bungalows, Colonial Revival and 20th century eclectic.¹

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



Bayou St. John was used for navigation and now provides recreation.



City Park provided enticed new development in Parkview.



The Saux Building was constructed as a coffeehouse in 1859.

LOCAL CULTURE

- Historically, the District had significance as a maritime route from Lake Ponchartrain via the Carondelet Canal
- The Saux Building, across the street from City Park's main entrance, was constructed as a coffeehouse in 1859 and is one of the oldest buildings in the District
- The American Can Company was a leading manufacturer of tin cans, employing over 500 people in 1917
- The 1929-1930, Aztec-themed, brick and terra cotta, Art Deco General Laundry building was designed by the architectural firm of Jones, Roessel, Olschner and Wiener
- Delgado Community College was founded in 1921 as a manual trade school for young boys by Isaac Delgado, a Jamaican Immigrant and businessman, and continues to serve the community today
- The 1799 Pitot House is a significant local landmark



The District includes a variety of styles and types, from the early-20th century.



Homes include shallow front yards and street trees, particularly near City Park.



Many residences include raised basements.

URBAN FORM

Setting/Landscape

- On the majority of blocks, concrete sidewalks are separated from roadways by a grass strip
- Street trees are prevalent, with numerous mature examples on streets near City Park
- Most homes are set back from the street with shallow front yards, with some including side yards, sometimes enclosed by a cast iron fence, and occasionally shrubs or a masonry wall
- Off-street parking is present at several residences

Massing/Form

- The majority of the buildings are residential, including both single story raised above grade and two-story homes
- Most structures are of wood construction with gabled or hipped roofs

Styles/Types

- Styles commonly found in the District include Eastlake, late Italianate, Arts and Crafts, Colonial Revival and 20th century Eclectic and Exotic Revivals
- Shotguns represent the predominant building type in the District, which includes a substantial number of raised basement residences

Public Spaces

- Jack Bartlett Park, Moss Place and Easton Park Playground are all located within the boundaries of the District, which abuts City Park to the north
- The banks of Bayou St. John are available for public relaxation and recreation

Commercial/Industrial

- There are relatively few commercial buildings within the District
- The American Can Company was an important industrial complex in the City

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Prepared by Dominique M. Hawkins, AIA, LEED AP of Preservation Design Partnership, LLC in Philadelphia, PA.