

**LIVING WITH HISTORY  
IN NEW ORLEANS' NEIGHBORHOODS**

# Carrollton



PHOTO: MARY FITZPATRICK

**PRESERVATION RESOURCE CENTER OF NEW ORLEANS  
INVITES YOU TO EXPLORE THE LOCAL SIDE OF LIFE  
IN CARROLLTON WITH ITS COLLEGE TOWN  
CHARM AND RURAL RESORT ORIGINS.**



Perhaps it's the tree-shaded streets and spacious houses that make Carrollton feel nostalgic, or perhaps it is the influence of Tulane and Loyola universities, whose many students, faculty and alumni make the neighborhood feel like a college town.

Established as a rural resort community outside of New Orleans in

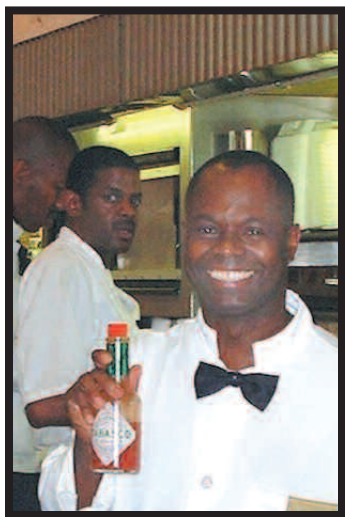
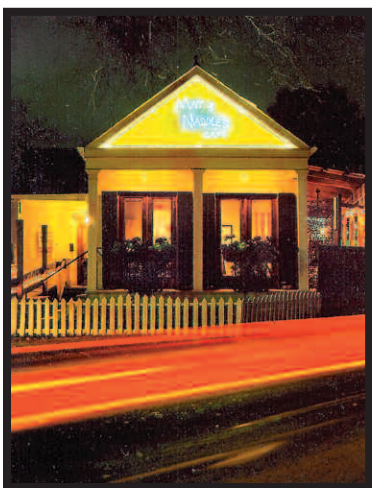
1833, the neighborhood still has a laid-back feel, and some still refer to it as the "The Historic Town of Carrollton." It's also one of the most ethnically and economically diverse parts of New Orleans.

Oak Street, one of Carrollton's main shopping districts, still has the look

and feel of the 1950s, while Maple Street offers small stores, numerous coffee shops and a well-established independent bookstore in converted Victorian houses. Good restaurants in all price ranges are plentiful in Carrollton including Matt and Naddies, which sits across River Road from the Mississippi and pleasantly rumbles as trains pass along the levee. The only thing Carrollton lacks, residents say, is a convenient supermarket.



In 1833 New Orleans Canal and Banking Co. purchased half of the McCarty Plantation to obtain right of way for a planned extension of the New Basin Canal. Investors Laurent Millaudon, Senator John Slidell and Samuel Kohn bought the other half and hired planner Charles Zimpel to create the street grid. Early settlers concentrated on the natural levee, around present-day Carrollton, Short, Huso, and Fern streets. By the 1850s, the town had a race-track, fine gardens, a hotel and an elegant train station. New Orleans family lore often includes stories of the "long" train ride up St. Charles Avenue—sometimes with an overnight stop at Sacred Heart Convent for the Catholic Creoles coming from the French Quarter and beyond to holiday in "The Historic Town of Carrollton."



Creoles coming from the French Quarter and beyond to holiday in "The Historic Town of Carrollton."

The sounds of the river and the railroad still color life in Carrollton, though this former resort is now solidly within urban New Orleans. Several neighborhood asso-

ciations work together to fight crime, organize local cleanup efforts, and lobby for improvements, like the refurbishment of the St. Charles Avenue streetcar terminus.

# WALKING TOURS

*We encourage you to use good judgment and common sense in taking these tours.*

## TOUR A

### St. Charles Avenue/Carrollton Avenue (streetcar)

As it does with the Garden District and Uptown, the St. Charles Avenue Streetcar offers one of the best overviews of historic Carrollton. Heading upriver from Lowerline St., note the mix of small businesses and residences typical of the area. The streetcar turns sharply to follow the bend of the Mississippi River, whose levee appears just two blocks away. You're now on Carrollton Ave., the main artery of the old town. To your left, Camellia Grill is a neighborhood institution for Sunday breakfasts and late night omelets. Behind it, along Dublin St., the Riverbend shopping area is the successor to a 19th-century



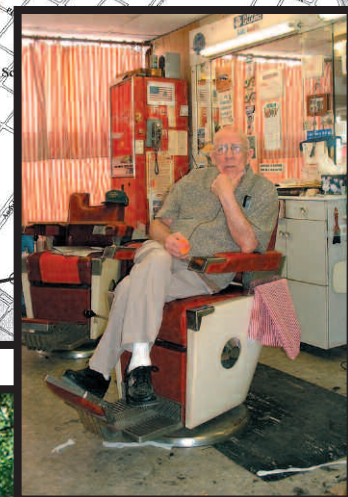
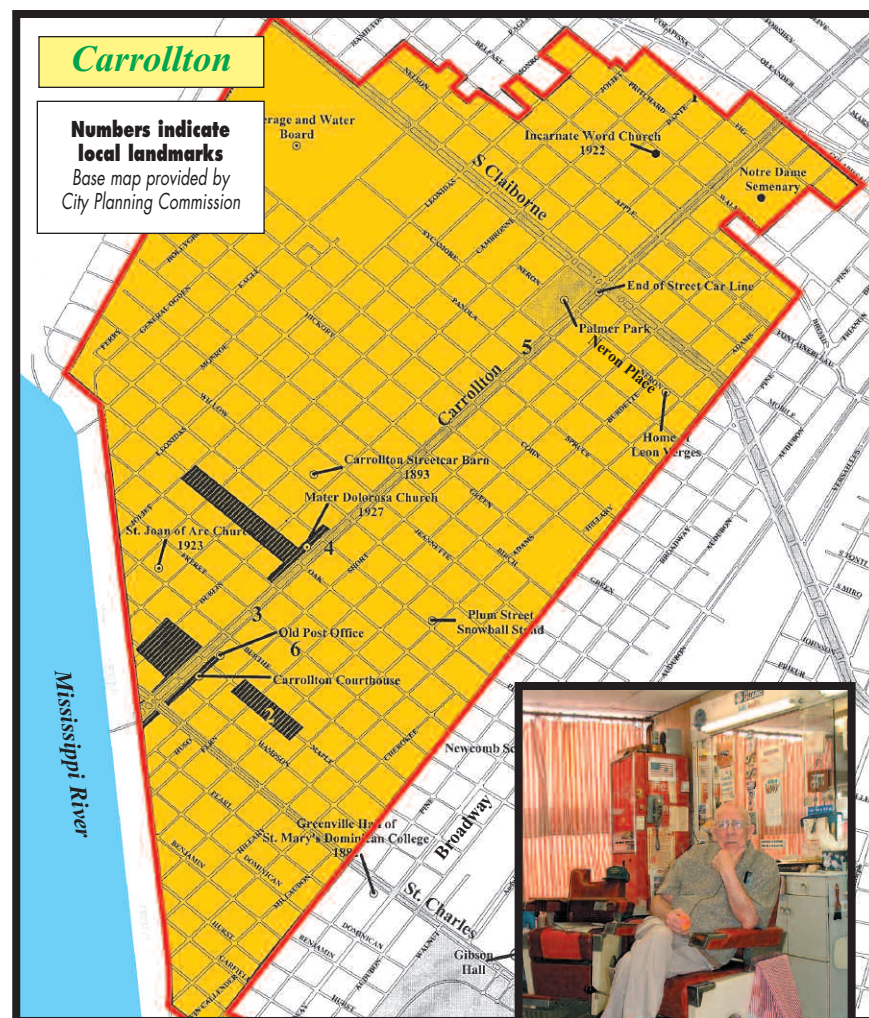
market in this location. The columned building to your right, now Lusher Elementary School, was built in 1852 to the designs of Henry Howard to house the Jefferson Parish Courthouse. The St. Mary's Dominican College (c. 1849) at 1015 S. Carrollton (to your right) is an unusual example of a cruciform Tudor Gothic home. The streetcar will take you to the terminus of the line and the start of the next tour; however, there are stops at both Maple St. and Oak St., where you can alight and sample the neighborhood's commercial districts close-up.

## TOUR B

### Palmer Park, Neron Place, Pine St. and Versailles Blvd. (walk/bike)

Palmer Park, at the terminus of the St. Charles Avenue Streetcar (Carrollton Ave. at Claiborne Ave.) is a lovely public square with a memorial commemorating both Carrollton's incorporation and area residents who served in World War II. It's also the site of

the annual Carrollton Free Street Festival sponsored by the New Orleans Jazz and Heritage Foundation. Parkway Partners is planning a major renovation of the square that will include construction of an 1800 square foot shelter with facilities. Cross the streetcar track to Neron Place, part of a comfortable middle class neighborhood developed in the 1930s. The live oaks here form an arcade that is one of the prettiest in the city. A left on Pine St. will bring you across Claiborne to Belfast St., then Versailles Blvd. with its graceful median and raised Mediterranean-style houses. In the 1960s this area was largely an enclave of Catholic families. Today it's more diverse but continues to attract families with children.





- 1719 Bienville granted lands that include present-day Carrollton
- 1723 Bienville divides upriver end of his grant into smaller tracts for sale as plantations
- 1781 Barthelemy McCarty acquires McCarty Plantation
- 1803 Louisiana Purchase
- 1814 Carrollton namesake William Carroll and 2500 troops camp at McCarty Plantation en route to Battle of New Orleans
- 1816 & 1832 Floods through levee crevasses build up land with silt
- 1833 New Orleans and Carrollton Railroad (later the St. Charles Ave. Streetcar) chartered; begins operating in 1835
- 1833 Investors buy McCarty Plantation, hire Charles Zimpel to map out streets and lots of Carrollton
- 1845 Town of Carrollton incorporated
- 1853 New levee built from Monticello Avenue to Fern Street
- 1854 Seat of Jefferson Parish moved to Carrollton Ave.
- 1875 New Orleans annexes East Carrollton
- 1884-85 World's Industrial and Cotton Centennial Exhibition in present-day Audubon Park spurs residential building farther uptown
- 1893 St. Charles Ave. Streetcar electrified; line extended from Riverbend to present-day Willow St.
- 1894 City ordinance renames numbered streets after trees
- 1988 Carrollton listed on National Register of Historic Places

## Annual Events

- June: Carrollton Free Street Festival

## Neighborhood Associations

- Carrollton Preservation Alliance
- Fontainebleau Improvement Association
- Maple Area Residents Inc.
- Uptown Triangle Neighborhood Inc.
- Upper Carrollton Residents Inc.



### Eat In • Take Out

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New Orleans, LA 70118

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***Since 1974 the Preservation Resource Center has promoted the preservation, restoration and revitalization of New Orleans' historic neighborhoods and architecture.***



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