

7 OF 8

EXPERIENCE

New Orleans' Historic
Neighborhoods

Uptown, Carrollton & Broadmoor

PRESERVATION RESOURCE CENTER ARCHITECTURAL GUIDE



NEIGHBORHOOD EVENTS

What's going down around here?

SPRING

Champagne Stroll on Magazine Street
Freret Street Festival
Soul Fest at Audubon Zoo
Whitney Zoo To Do

SUMMER

Mid-Summer Mardi Gras on Oak Street

FALL

Oak Street Po-Boy Festival
Art for Art's Sake on Magazine Street

WINTER

Merriment on Magazine Street
Palmer Park Holiday Market
Mardi Gras Parades down St. Charles Ave

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?

ELIZABETH BELLER

READER FOR MIRAMAX FILMS

Audubon Park. And not just because it's one of the few Uptown venues where my kids can run free like the banshees that they are. Audubon is a visual feast that wonderfully complements the fun house feel of the city with a stately equilibrium. The park is simultaneously elegant and wild in its beauty. An oasis.

IAIN S. BAIRD

AUTHOR

Every Sunday morning, I turn right off of Coliseum on Cadiz to Magazine Street where I enter La Boulangerie, greeted by the warmth of fresh baked bread. I buy two croissants to take home for breakfast and two baguettes to be shared with friends over dinner. By the time I walk home, one half of one of the baguettes is always missing.

KIM BOOKLESS

EDITOR

The huge front porch of the Columns Hotel, sipping mimosas with friends.

MARGO PHELPS

CITIZENS FOR

1 GREATER NEW ORLEANS

The fountain pool in the Cooper Plaza, the centerpiece of Audubon Zoo, makes me smile every time I see it. The bronze mama elephant resting on her haunches and spouting water with her calves around her and the yawning hippos in the fountain — it's a happy place no matter your age.

RAMSEY GREEN

CONSULTANT

When I visit the Fly, I never fail to see a massive cargo ship up close. It strikes me as timeless — the reason for New Orleans' existence. Nothing has changed about the use of the river other than the size of the vessels. Two hundred years ago, people stood on the bank of the river, just like me on the Fly, watching commerce move, slowly but efficiently, upriver.

TED LECLERCQ

ATTORNEY

No street in the nation feels, sounds and looks like St. Charles Avenue, alive with the whirl, hum, clang and vibration of the streetcar, enveloped by the canopy of 1,000 stately live oaks, and embraced by the most majestic homes. The green Perley Thomas Series 900 streetcars on St. Charles are the oldest operating street railroad in the United States.

UPTOWN

Uptown New Orleans is a world unto itself, more like a separate village within the city rather than just a neighborhood. It is the largest neighborhood in the city, and is also the largest historic neighborhood in the United States listed on the National Register of Historic Places, with over 10,000 historic buildings of significance within. The area from Louisiana Avenue to Broadway 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, as are some of New Orleans' best parochial and private schools, making the area attractive to families. 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 streetcar, named a National Historic Landmark in 2014.

Uptown was part of lands granted to Louisiana Governor Jean Baptiste LeMoynes, Sieur de



Photo — Liz Jurey

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 who live in the area also bring the feel of a college town.

Carrollton was established as a rural resort community outside of New Orleans in 1833, and the neighborhood still has a laid-back feel. Oak Street, one of Carrollton's main shopping corridors, still has the look and feel of the 1950s, while Maple Street offers chic boutiques, delectable dining and several coffee shops in addition to typical college-town fare. Good restaurants in all price ranges are plentiful in Carrollton, and food types span a global variety of ethnicities.

Bienville in 1719, then divided into smaller plantations in 1723. Sugar was first granulated on one of these, the de Boré Plantation, in 1794, and a major brickyard had developed on the Bouigny Plantation by 1820. Today, the sounds of New Orleans' active port along the Mississippi in Uptown can be heard throughout the neighborhood.

The plantations that comprised the land Uptown began subdividing in the mid 19th century. Seven faubourgs, or developments, were the result, combining in 1850 to form Jefferson City (between Toledano and Jefferson streets). New Orleans annexed that land in 1870. By that time, prominent citizens had already begun building urban villas along St. Charles Avenue. The 1884-1885 World's Industrial and Cotton Centennial Exposition on the present-day site of Audubon Park created a building boom in the area. Today's Uptown retains many of the grand homes built in the late 19th century along St. Charles Avenue and in exclusive cul-de-sac developments like Rosa Park. On oak-shaded streets intersecting St. Charles, Prytania and Magazine, Uptown's major thoroughfares, frame houses with ample galleries are the norm. Closer to the river, more modest shotguns built to house 19th-century workers have charm amidst the tropical foliage of the neighborhood's streets. Though it was only named a National Register Historic District in 1985, for over a century Uptown has been a premier urban residential neighborhood that offers a legacy of gracious living.



BROADMOOR

Early development of the area concentrated near the natural levee fronting the river. By the 1850s, Carrollton had a racetrack, fine gardens, a hotel and an elegant train station. Tourists have been replaced by students, and the neighborhood's many businesses cater to the lively residents who call Carrollton home. A ride up St. Charles Avenue in the streetcar follows the sharp bend in the river (the levee is only two blocks behind) and turns to go up Carrollton Avenue, ending at the street's intersection with Claiborne Avenue. The route is advantageous for residents and a pleasure-ride back in time for tourists. The neighborhood was added to the National Register of Historic Places in 1988.



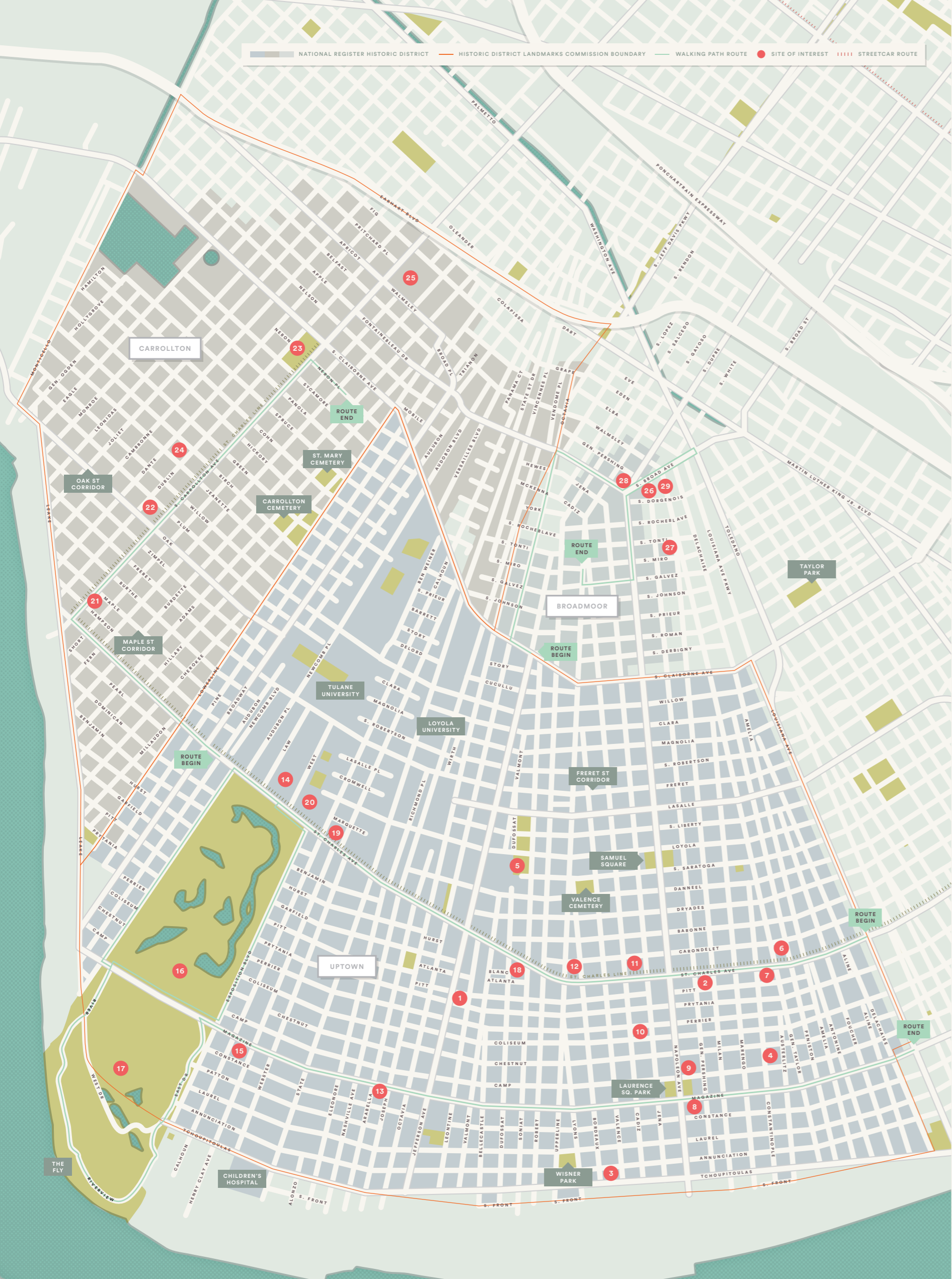
Broadmoor is an architecturally, economically and racially diverse neighborhood in the heart of New Orleans largely defined by the impressive 20th-century historic homes that line Napoleon Avenue and Fontainebleau Drive. But there is a variety of architecture throughout the neighborhood, from wooden shotguns and Arts and Crafts-style bungalows to grand Mediterranean Revival and Spanish Colonial-style estates — even the Rosa Keller Library branch, with a historic brick façade and Spanish tile roof, has an ultra-modern addition, showcasing the different styles one can see amongst Broadmoor's nearly 800 historic structures. It was listed on the National Register of Historic Places in 2003.

Development in the area began in the 1880s, when the land was still marshy pasture. After big rains it literally became a huge lake — a favorite fishing spot for Uptowners. Drainage canal projects began in 1885, including the construction of Pumping Station #1 at S. Broad and Washington Avenue (the station is listed on the National Register of Historic Places). The neighborhood's building boom really took place in the 1920s, and by 1930 Broadmoor had its own newspaper, *The Broadmoor News*. The Broadmoor Civic Improvement Association also formed around that time, one of the first neighborhood associations in the city. The opening of the Chevra Thilim Synagogue on S. Claiborne and Jena streets in 1948 attracted a large Jewish population to the area. It has since closed, but Broadmoor as a whole still has a healthy mix of residents from all walks of life with diverse religious backgrounds.



The neighborhood is especially attractive to families, as many homes have yards and off-street parking. Children or not, all of Broadmoor's residents are passionate, however. From its beginning in the 1930s, the Broadmoor Improvement Association (as it's now called) has always had a reputation as being one of the most unified neighborhood associations in the city. This area was devastated by the levee failure that followed Hurricane Katrina and many officials were in favor of abandoning it altogether to focus rebuilding efforts in other neighborhoods instead. Broadmoor residents rose up, however, and organized to convince city officials that the impact of disinvesting such

a vital New Orleans neighborhood would be disastrous. It worked, and today the neighborhood is once again thriving, with an active community center, new restaurants, a well-traversed fitness and arts trail along Napoleon Avenue.



HISTORIC SITES OF INTEREST

- 1 **PRYTANIA THEATRE** 1914
5339 Prytania St.
New Orleans' oldest active movie theater.
- 2 **TOURO SYNAGOGUE** 1909
4238 St. Charles Ave.
Home to one of the oldest Jewish congregations in Louisiana, this building was designed as a later home for the group by Emile Weil.
- 3 **ROSY'S JAZZ HALL** 1855
500 Valence St.
Legendary jazz club turned event venue.
- 4 **HOME OF BOSWELL SISTERS**
3937 Camp St.
Home of the famous vocal trio of sisters.
- 5 **ST. VINCENT DE PAUL CEMETERY, NOS. 1 AND 2** 1859
1925 Soniat St.
- 6 **COLUMNS HOTEL** 1883
3811 St. Charles Ave.
- 7 **RAYNE MEMORIAL METHODIST CHURCH** 1875
3900 St. Charles Ave.
- 8 **ST. HENRY'S CATHOLIC CHURCH** 1873
812 General Pershing St.
- 9 **ST. STEPHEN'S CATHOLIC CHURCH** 1868
1027 Napoleon Ave.
- 10 **ST. PETER A.M.E. CHURCH** 1858
1201 Cadiz St.
- 11 **ACADEMY OF THE SACRED HEART** 1887
4521 St. Charles Ave.
- 12 **ALDRICH-GENELLA HOUSE** 1866
4801 St. Charles Ave.
- 13 **ARABELLA STATION** 1880
5600 Magazine St.
- 14 **GIBSON HALL** 1893
6823 St. Charles Ave., Tulane University
- 15 **ORDER OF FRANCISCAN POOR CLARES** 1912
720 Henry Clay Ave.
- 16 **AUDUBON PARK AND GOLF COURSE** 1871
6500 Magazine St.

- 17 **AUDUBON ZOO** 1914
6500 Magazine St.
- 18 **MILTON H. LATTER MEMORIAL LIBRARY** 1907
5120 St. Charles Ave.
- 19 **TEMPLE SINAI** 1927
6227 St. Charles Ave.
- 20 **HOLY NAME OF JESUS CHURCH** 1914
6367 St. Charles Ave.
- 21 **CARROLLTON COURTHOUSE** 1852
719 Carrollton Ave.
This Neoclassical structure, which was the original Jefferson Parish courthouse, was adaptively reused and has been the site of many schools.
- 22 **MATER DOLOROSA CHURCH** 1927
1228 S Carrollton Ave.
A church established for Carrollton's German population.
- 23 **PALMER PARK** 1833
Carrollton Avenue at Claiborne Avenue
- 24 **CARROLLTON STREETCAR BARN** 1893
Dante and Jeanette St.
- 25 **NOTRE DAME SEMINARY** 1923
2901 S Carrollton Ave.
Large campus with historic buildings where men are trained as Roman Catholic priests.
- 26 **ROSA KELLER LIBRARY BRANCH** 1918
3915 Napoleon Ave.
This Arts and Crafts villa was renamed after a noted local civil rights and women's rights activist after the city turned the former residence into a library branch.
- 27 **ANDREW WILSON ELEMENTARY SCHOOL** 1922
3617 General Pershing St.
The first public school built in Broadmoor that is active today.
- 28 **GLORIA DEI LUTHERAN CHURCH** 1952
2021 S. Dupre St.
- 29 **ST. MATTHIAS SCHOOL BUILDING** 1928
3900 General Taylor St.

SITES OF INTEREST NOTE

There are many private residences, churches and schools Uptown listed on the National Register of Historic Places, and even more that, though unlisted, still have historic significance. This is a small sampling.

WALKING / BIKING / DRIVING TOURS

UPTOWN

A ride on the *St. Charles Avenue* streetcar is a fine way to survey the course of New Orleans' upriver march during the 19th century. Uptown begins at Louisiana Avenue. Enjoy the mansions that line St. Charles, many of which are attributed to famous architects. **Milton H. Latter Memorial Library** (1907) at 5120 St. Charles Ave. is the only grand St. Charles house open to the public. **Temple Sinai** (1927), 6227 St. Charles Ave., is home to New Orleans' oldest reform congregation, while Gothic **Holy Name of Jesus Church** (6367 St. Charles), built in 1914 for the Jesuits of Loyola University, is a landmark for Catholics in the city. The entrance to **Audubon Park** across from *Loyola and Tulane universities* is beautiful. The large white corner house (1907) on the edge of Fontainebleau was occupied by United Fruit Company magnate Samuel Zemurray before it was donated to the university to serve as the president's home. Next door, **Audubon Place** is a private street where some of the city's showiest turn-of-the-century mansions sit on 100-foot-wide lots.

Exit the streetcar and enjoy a walk through Audubon Park. Its paved path will take you towards Magazine Street — about a one-mile walk — and past beautiful fountains, a golf course and captivating wildlife. Streets on both sides of the park — Exposition Boulevard and Walnut Street — are lined with spectacular homes. Across Magazine Street is the **Audubon Zoo** (established 1914). Both the park and zoo were named after artist and naturalist John James Audubon, who lived in New Orleans starting in 1821. To the right of the zoo entrance is a road buttressed on the right by condo buildings. Walk up the road, over the train tracks and up a hill to enter **The Fly**, a public park space that fronts the Mississippi River. It's a wonderful place to relax and watch ships sail by — and is one of the only access points to the river open in Uptown.

Get back to Magazine Street and turn right. You'll pass the convent of the **Order of Franciscan Poor Clares** (720 Henry Clay Ave.), built in 1912 to serve poor Irish immigrant workers. Further up, the **Arabella Bus Barn** (1880) at the corner of Joseph Street is now a grocery store. The **West Mag shopping corridor** between the park and Jefferson Avenue is lined with chic boutiques and eateries. But shopping fun extends for miles: Costumes, hardware, high-end interior décor, live music, lunch and every possible thing in between, can all be found on Magazine Street back to Louisiana Avenue.

CARROLLTON

Much can be seen by hopping onto the streetcar on St. Charles Avenue and riding as the car turns up onto *Carrollton Avenue*. Heading up Carrollton, note the mix of small businesses and residences typical of the area. To your left, the **Camellia Grill** is a neighborhood institution for Sunday breakfasts and late-night omelets. Behind it, along Dublin Street, the **Riverbend shopping area** is the successor to a 19th-century market in this location. The columned building to your right, known locally as the **Carrollton Courthouse**, and officially as the original Jefferson Parish Courthouse, is one of the most architecturally significant buildings in the area — it was constructed in 1852 and designed by notable architect Henry Howard. Past that, the circa-1849 **Wilkinson-Derby-Zervigon House** at 1015 S. Carrollton Ave. is an unusual example of a cruciform Tudor Gothic home. Disembark at **Maple Street** or **Oak Street** (or both!) to enjoy local shopping and a

wonderful variety of restaurants and cafes, most in historic buildings.

Riding the streetcar to its terminus brings you to **Palmer Park**, a lovely public square with a memorial commemorating both Carrollton's incorporation and area residents who served in WWII. It's also the site of an annual arts market for holiday shopping every December. Cross Carrollton to take a stroll on **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.

BROADMOOR

From westbound Claiborne Avenue turn right onto *Octavia Street* to start your tour. The homes here are representative of the architecture found throughout the neighborhood, from various historic revival styles to raised bungalows. In fact, 41 percent of homes in Broadmoor are bungalows. Due to flooding, early homes were raised, with full story above-ground basements below and living quarters on the second floor. As you approach Napoleon Avenue, notice the homes on the south side of Fontainebleau, especially the Arts and Crafts villa at 4100 Fontainebleau. This 1918 stucco house features elaborate timberwork, diamond-paned casement windows and an ornate tile roof.

The intersection of *Fontainebleau* and *Napoleon* is the heart of Broadmoor. The **Gloria Dei Lutheran Church** on the corner of S. Dupre and Fontainebleau was built in 1952. This brick and stone basilica features single-lancet openings, buttresses, a stained glass rose window and a bell tower. Across from the church is the **Broadmoor Playspot**, tended by nearby residents.

Across the intersection is the **Rosa Keller Branch** of the New Orleans Public Library. Formerly known as the Hardie-Fattel house, this landmark is on the National Register. It was a private residence until 1990, when it was acquired by the city. It received a strikingly modern addition in 2012 that houses media and a café. East of the library at 3900 General Taylor St. is the **St. Matthias School building**. Built in 1928, it was partially restored in 2015 for use as a community center. Continue towards the intersection of *Washington* and *Broad Street*; there you will see a series of restored Spanish Colonial-style buildings that house shops and offices.

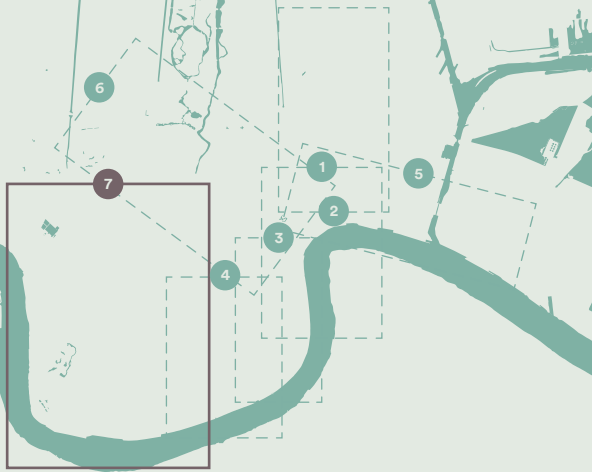
Get back to Napoleon Avenue to see 3852 Napoleon Ave., a stucco home built in 1910 reminiscent of Art Nouveau design. Next door at 3818-20 is a large double home resembling an Italian palazzo. Walking along Napoleon, especially if using the **Arts and Wellness path** in the neutral ground, is a pleasure, and a visual feast of pleasing homes. Turn left onto South Galvez, a beautiful thoroughfare, to see 4510 S. Galvez, a typical raised Craftsman cottage, and continue along that street to come to 3416 Upperline St., a sprawling brick Prairie-style estate.

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 Vieux Carré 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—



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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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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.

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