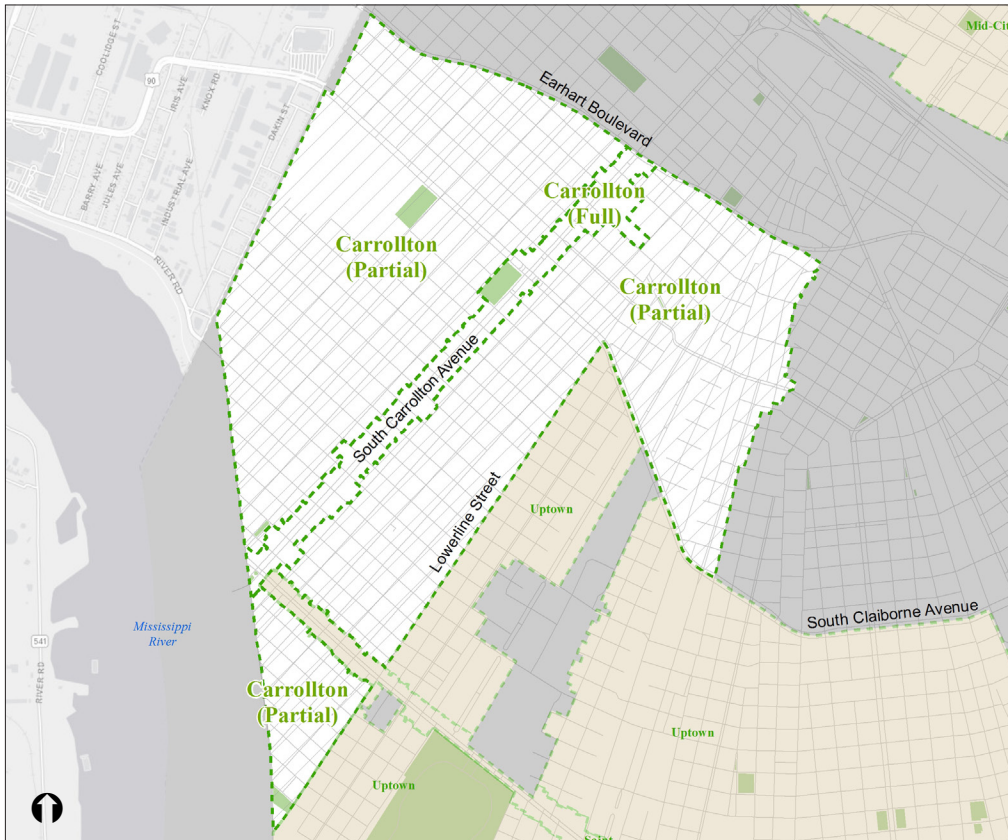




CITY OF NEW ORLEANS

Historic District Landmarks Commission

Carrollton Historic District



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

The section of the District along the full length of Carrollton Avenue is subject to the full control of the HDLC. The areas flanking either side of the Avenue are subject only to control of demolition.

Carrollton, developed as a residential bedroom suburb of New Orleans, is located upriver of the Vieux Carré, bordering present-day Jefferson Parish. Carrollton was platted in 1833, and by 1841 it had 36 houses, with much of the lakeside area being located below sea level and swampy. Development was spurred by the 1836 introduction of the Carrollton Railroad, and by 1851, the population grew to 1,470. In 1851, a second rail line was introduced, the Jefferson and Lake Ponchartrain Railroad. The principal development period for Carrollton occurred from c. 1840 through 1937, with the majority buildings constructed after the turn-of-the-century.

As a bedroom suburb, Carrollton was largely populated by middle and upper class New Orleanians through the mid-19th century, some of who constructed summer homes in the area. The area features a mature tree canopy, particularly on the major boulevards of South Carrollton, St. Charles and South Claiborne Avenues. After becoming a city and the Jefferson Parish seat, it was annexed to New Orleans in 1874.

The central spine of the District is South Carrollton Avenue, which has the continuation of the St. Charles Avenue streetcar line in the center median. The local Historic

District includes approximately 5,000 properties, spanning from the Mississippi River approximately 2 miles to Earhart Boulevard. Like other upriver neighborhoods, land further from the river was not drained until the early-20th century, so initial development occurred closer to the river. Development of private residential parks in the 1910s and 1920s such as Versailles Boulevard, State Street Drive and Vincennes Place provided interruption of the fairly regular, speculative street grid.

Like many upriver communities, the dominant building type in Carrollton is the shotgun, which represents approximately 45% of the buildings. Because of its early-20th century development, there are more bungalows than other areas the city, which includes single story – approximately 60%, raised basement one-story, and raised basement two-story examples, which give the impression of three-story residences. The District also has a higher concentration of 20th century eclectic types than found in other New Orleans neighborhoods.¹

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



The Old Jefferson Parish Courthouse is a significant neighborhood landmark.



The City's streetcars are maintained at the Carrollton Transit Station.



The Wilkinson House is a rare Gothic Revival residence, built 1850.

LOCAL CULTURAL

- The New Orleans and Carrollton Railroad was a principal factor in the early development
- The Greek Revival, Old Jefferson Parrish Courthouse predates the New Orleans annexation
- Carrollton Avenue streetcars continue along St. Charles Avenue, providing quick access to the Central Business District and the Vieux Carré
- The turn-of-the-century, streetcar service complex is located at Jeannette and Dublin Streets
- The Wilkinson House is an 1850, Gothic Villa
- Notre Dame Seminary (1924) is reminiscent of a 17th century French Chateau
- The Warren House (1844) is a notable Greek Revival Mansion



Front yard setbacks are typically shallow.



Shotguns dominate the District, some include driveways and front yards.



There is a concentration of commercial buildings on Oak Street.

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 along South Carrollton Avenue
- Residents largely rely on on-street parking, although some homes have shallow front yards
- Carrollton Cemetery encompasses four city blocks

Massing/Form

- Raised basement residences are more prevalent than other areas of the City, including two-story raised basement homes
- Most historic buildings are raised at least two-feet above grade with some scattered slab-on-grade residences
- Apartment buildings can be found on South Carrollton Avenue

Styles/Types

- Early-20th century building types dominate, with a high concentration of bungalows and the Arts and Crafts style
- Approximately 45% of the buildings are shotguns
- Most residential buildings have wood clapboard siding, although the 20th century eclectic types can employ stucco over wood framing
- Carrollton has notable early-20th century eclectic types and styles including Tudor, Mission and Renaissance Revival

Public Spaces

- As an area of speculative development, Carrollton does not have significant public spaces relative to its overall size with the exception being Palmer Park

Commercial/Industrial

- Commercial buildings are can be found along South Carrollton Avenue and Oak Street

This material is based upon work assisted by a grant from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the authors and do not necessarily reflect the views of the Department of the Interior.

© 2019, City of New Orleans, Louisiana

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