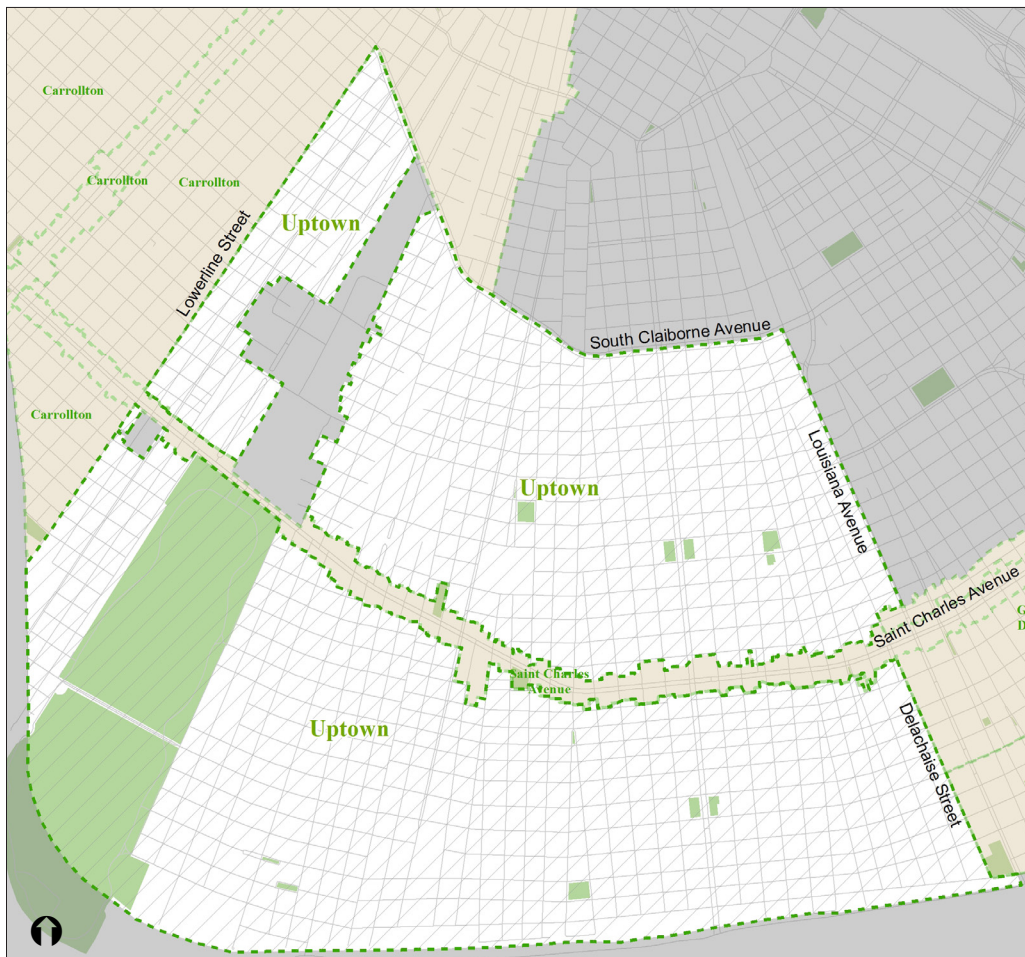




# CITY OF NEW ORLEANS

## Historic District Landmarks Commission

### Uptown Historic District



*Designated 2017*

*Jurisdiction: New Orleans  
Historic District Landmarks  
Commission*

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

In the Colonial era, Uptown was dominated by plantations, with much of the area located further from the river being prone to flooding. Like other neighborhoods upriver of the Vieux Carré, the land was subdivided for development, eventually annexed by the City of New Orleans, and is now known as Uptown. Following annexation, construction in the area continued into the early-20th century, with an influx of new residents. Later development, on the Lake Side of St. Charles Avenue, was facilitated by the construction of a pumping and drainage system at the turn-of-the-century.

Uptown is a primarily residential neighborhood, laid out in a grid, featuring an established tree canopy differentiating it from other areas in New Orleans. Commercial activity tends to be concentrated on Magazine Street, with corner stores and restaurants scattered throughout the area.

The roads parallel to the river tend to bend with the shoreline, while streets approaching the river tend to fan-out. Although considered “suburban” during the early

phases of development, long, narrow lots delineated for speculative development fostered the urban building types such as shotgun houses that are prevalent in the area. Sections of Uptown where the grid is broken include Audubon Park, Loyola and Tulane Universities, in addition to the residential communities of Rosa Park and Audubon Place, which flank the Universities.

Given the speculative development of the area, Lafayette and Jefferson City were not conceived with central squares and similar amenities, with only a few scattered park sites throughout the District. However, Audubon Park, which includes the Zoo, represents one of the largest public spaces in the City, second only to City Park.<sup>1</sup>

<sup>1</sup> Information taken from the Uptown National Register of Historic Places nomination form, HDLC materials, and *New Orleans Architecture Volume VII: Jefferson City and Volume VIII: The University Section*.



*Audubon Park retains many features from the 1884-1885 Exposition.*



*There is a wide variety of building types in the City's largest Historic District.*



*Many commercial buildings are concentrated along Magazine Street.*

## LOCAL CULTURE

- Uptown grew substantially from 1820s-1935 with an influx of residents from throughout the United States, including a significant African American population, as well as substantial immigrants from Ireland, Italy and Germany
- The streetcar line on St. Charles Avenue provides easy access to Central Business District and the Vieux Carré

- Audubon Park which includes the Zoo, is approximately 350 acres and represents one of the largest public spaces in the City, second only to City Park, and served as the home of the World's Industrial and Cotton Exposition of 1884-1885
- Uptown has a significant student population with attendees at Loyola and Tulane Universities



*Shotguns are the most prevalent building type in the District.*



*Some homes in the District include fenced yards.*



*Corner stores are scattered throughout the District.*

## 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 throughout the District
- Some homes are set back from the street with shallow front yards, with more prominent including side yards, sometimes enclosed by a cast iron fence, and occasionally shrubs or a masonry wall
- With the narrow frontage and deep lots, most properties rely on street parking

### Massing/Form

- The large majority of the buildings are residential, including both single story raised above grade and two-story prevalent
- Historically, most roofs were gabled or hipped, and generally covered with slate, often with English or terra cotta ridge tiles

- Most structures are of wood construction with wood siding or shingle cladding

### Styles/Types

- Styles commonly found in the District include Greek Revival, Italianate, Eastlake, Arts and Crafts and Colonial Revival, with more limited 20th century Eclectic and Exotic Revivals
- Over half of the buildings are shotguns or camelbacks

### Public Spaces

- Audubon Park represents the largest public space within the District
- Small parks are scattered throughout the District

### Commercial/Industrial

- Commercial buildings are largely concentrated on Magazine Street, with corner stores and restaurants scattered throughout the area
- There are very few industrial buildings within the District, with the majority located in close proximity to the rail lines running parallel to the Mississippi River

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