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THE FAUBOURGS
FORMING THE UPPER SECTION OF THE CITY OF NEW ORLEANS
by
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Introduction

The City of New Orleans was founded by Bienville in February 1718, and was laid out into Streets and Squares by de la Tour, Engineer. The earliest plan on record is the one by de Pauger, Engineer, dated May 24, 1724. The boundaries of the City of New Orleans were from the River to Rampart Street, and from Common Street to Esplanade Avenue; these boundaries remaining the same until February 17, 1805, when the City was incorporated by Act of the Legislature of the Territory of Orleans. The boundaries then extended on the River from Ludger Fortier's Plantation (Protection Levee) to the Canal des Pecheurs (Fisherman's Canal) below the U. S. Barracks and in the rear to Lake Pontchartrain.

On September 1, 1812, by act of the Legislature of the State of Louisiana, the limits of the City were restricted so as to extend from the lower line of the Nuns' Plantation belonging to the Ursuline Nuns, now Felicity Street, to the Canal des Pecheurs. At that time the portion of the City of New Orleans, above Canal Street was composed of Five Faubourgs, viz: St. Mary, Delord, Saulet, Lacourse and Annunciation. These Faubourgs had originally consisted of two tracts of land; one known as the "Jesuits' Plantation" which measured 32 arpents front on the Mississippi River, and the other which measured 5 arpents belonging to the Livaudais Family.

The Jesuits had acquired the land composing their plantation at different times. They obtained 20 arpents from Bienville on April 11, 1726, by act before André Chavre, Notary

at The Chatelet, Paris; 5 arpents by private act dated January 21, 1728, from Mr. de Noyan, Lieutenant in the service of the King, Attorney-in-Fact for Mr. Bienville; and 7 arpents from Mr. LeBreton on December 2, 1743.

In the year 1763, the Jesuits were expelled from Louisiana, and their plantation, seized by the French Government, was divided into six lots. Lot No. 1 adjoined the City Commons, now Common Street; it measured 7 arpents front on the River. Lots Nos. 2 to 6, inclusive, measured each 5 arpents front on the River. These Lots were sold on November 24, 1763, to the following parties, viz: Lot No. 1 to Mr. Pradel, Lieutenant in the Navy; Lot No. 2 to Mr. Larrivee, Merchant; Lot No. 3 to Mr. Grenier, Merchant; Lot No. 4 to Mr. Bonrepos, Ex-Infantry Officer; Lot No. 5 to Mr. Saulet, Citizen; and Lot No. 6 to Messrs. Durand freres, Merchants.

Having established the original ownership of the land of these Faubourgs, I will endeavor to give a brief history of their establishment and development.

FAUBOURG Ste. MARIE OR ST. MARY

On April 1, 1778, Bertrand Gravier, husband of Marie J. Delhonde, owner of a plantation immediately above the City of New Orleans, had Laveau Trudeau, Surveyor General of Louisiana, make a plan of part of his plantation, which part measured 17 arpents front on the River, dividing it into Lots and Squares and calling it "Faubourg Sainte Marie". This Faubourg extended from the Chapitoulas Road to St. Charles Street. On May 14, 1796, Mr. Gravier caused a new plan to be made by Trudeau, by which he enlarged said Faubourg extending it to Phillipa, now Dryades [became O'Keefe], Street.

At the death of Bertrand Gravier which took place in 1797, his brother, Jean Gravier, became the owner of the above plantation. He subsequently extended the Faubourg to Circus Street, now Rampart Street, and finally extended the Faubourg eight squares further back.

At the time that Jean Gravier extended this Faubourg he reserved a strip of land 40 feet wide in the center of Poydras Street, for a Canal. This Canal was to connect with a branch of Bayou St. John which flowed in the neighborhood of Poydras Street on Hagan Avenue [Jefferson Davis]. He also reserved a space for a Basin of 180 feet square; adjoining this Basin towards Canal Street was a vacant portion of ground reserved for the public, and named "Place Gravier".

The Canal, Basin and "Place Gravier" were the cause of much litigation between Municipality No. Two (City of New Orleans) and the New Orleans and Carrollton Railroad Company, which had acquired the Canal and Basin, and claimed a portion of "Place Gravier." The Supreme Court of the State of Louisiana in 1841, decided that the Canal and Basin belonged to the Railroad Company, but that the "Place Gravier" belonged to the City as a Public Place.

"Place Gravier" was afterwards used by the City of New Orleans for commercial purposes; the City leasing the same and allowing buildings to be erected thereon. Baronne Street was opened through "Place Gravier" and the Basin.

In 1876, a creditor of the City named John Klein obtained a judgment against the City of New Orleans in the United States Circuit Court. By reason of this judgment John Klein became the owner of the property fronting on Perdido Street between Baronne and Carroll Streets bounded by Poydras Street. This property was a part of "Place Gravier"; its title finally passed to Philip Werliein. The City of New Orleans in 1897 sued Philip Werlien for possession of said property according to the decision of the Supreme Court rendered in 1841, which had decided that "Place Gravier" was public property. The City won in the Lower and Supreme Courts of the State of Louisiana. Mr. Werlein took the case to the Supreme Court of the United States which decided in his favor, stating that the City of New Orleans had lost its rights to "Place Gravier" as a Public Place and maintained Mr. Werlein in the possession of the property. The Hotel de Soto now occupies this site.

Can we realize that when this Faubourg was established in 1778, vessels and flatboats moored within fifteen feet from the Levee built along Tchoupitoulas Street, at that time called Chapitoulas Road? In the early days of the settlement of New Orleans this Road followed the course of the River leading to the Indian Village of that name situated at about twelve miles above the City.

The space which now separates Tchoupitoulas Street from the River was at one time called the "Batture" and was formed from river deposits after the establishment of Faubourg Sainte Marie. The "Batture" was the cause of long litigation between the City of New Orleans and the owners of the land; the latter claimed the land as riparian owners. This litigation began in the year 1805 in the matter of the suit of Jean Gravier against the

Mayor, Aldermen and inhabitants of the City of New Orleans. Judgment was rendered in the Supreme Court of the Territory of Orleans on May 23, 1805, in favor of Jean Gravier, who afterwards sold part of this batture to Edward Livingston and others. The litigation continued for many years when it was finally compromised by act passed before H. B. Cenas, Notary Public, on June 30, 1857.

Faubourg St. Mary began at Common Street and extended to the line of the property of Madame Delord Sarpy: her property ran in an oblique line between Delord, now Howard Street, and St. Joseph Street at Tchoupitoulas Street.

We still have Gravier Street to commemorate the name of the founder of this Faubourg.

FAUBOURG DELORD

Marguerite Foucher, widow of Silvestre Delord Sarpy, owner of a plantation measuring seven arpents front on the River and situated immediately above Faubourg St. Mary, had Barthelemy Lafon, Surveyor General, make a plan of part of her plantation on February 6, 1806, subdividing the same into squares and lots. This subdivision was called "Faubourg Delord" and was to be a continuation of Faubourg St. Mary.

Mrs. Delord Sarpy on June 6, 1807, sold her plantation to Armand Duplantier; he caused a new plan to be made by Barthelemy Lafon on July 18, 1807; the Faubourg was enlarged and was called Faubourg Duplantier.

Armand Duplantier became insolvent in 1814; and the Syndic made a retrocession of the plantation to Madame Delord Sarpy and the original name of Faubourg Delord was retained.

The ownership of the Batture in front of this Faubourg and that of Faubourg Saulet was the cause of prolonged litigations between the City of New Orleans and the riparian owners; the principal suit was Municipality No. Two vs. Orleans Cotton Press, in which the Supreme Court in 1841 decided in favor of the riparian owners.

Lee Circle, formerly called Tivoli Circle, named after a town in Italy not far from Rome, was also the cause of litigation between the heirs of Madame Delord Sarpy and Municipality No. Two. The Municipality claimed the Circle as Public property. In the suit of Louise Delord Sarpy, wife of D.

F. Burthe, vs. Municipality No. Two, reported in the *Ninth Annual Reports* (1854), the Supreme Court decided that Lee Circle was a public place. At that time the New Orleans and Carrollton Railroad Company ran its steam cars on Nayades Street, now St. Charles Avenue, from Tivoli Circle to Carrollton.

Faubourg Delord began at Faubourg St. Mary and extended to the lower line of the plantation of Thomas Saulet.

FAUBOURG SAULET

Thomas Saulet owner of a plantation measuring Five arpents front on the Mississippi River, and situated above that of Madame Delord Sarpy, caused a plan to be made by Barthelemy Lafon, Surveyor General, on September 12, 1810, subdividing the plantation. The subdivision was named "Faubourg Saulet." It was a continuation of Faubourg St. Mary and Faubourg Delord. It began on a line running in an oblique direction through the square between Erato and Thalia Streets and extended to the line of Faubourg Lacourse said line running between Terpsichore and Robin streets.

Mr. Saulet had acquired the property at the seizure and sale of the Jesuits' plantation in 1763.

The old Colonial home of the Saulet Family, built over a hundred years ago, on Annunciation Street between Melpomene and Thalia streets is still in existence. Strange to say, in 1923 Mrs. Leona Saulet (widow of Leonce M. Soniat) a great-granddaughter of Thomas Saulet acquired the old home and donated it to the Roman Catholic Sisters of Mercy for a Hospital in Memory of her deceased husband.

FAUBOURG LACOURSE AND ANNUNCIATION

Jacques Francois Enoul Livaudais owner of a plantation measuring about ten arpents on the Mississippi River, situated above that of Thomas Saulet, sold on May 12, 1807, to Robin Delogny that half of his property which adjoined the plantation of Thomas Saulet. In the same year Messrs. Delogny and Livaudais had Barthelemy Lafon, Surveyor General, lay out their plantations into lots and squares. Mr. Delogny called his subdivision "Faubourg Lacourse" and Mr. Livaudais called his, "Faubourg Annunciation". The former began on an oblique line running through the Square between Terpsichore and Robin streets and extended to a line running through the Square between Orange and Richard streets. The latter extended from Faubourg Lacourse

to the lower line of Faubourg Nuns, or Felicity Street.

Tradition has it that Mr. Livaudais, Attorney-in-fact of the Ursuline Nuns, owners of the plantation immediately above his, being of a religious disposition named his Faubourg "Annunciation", while Robin Delogny who was fond of the races named his Faubourg "Lacourse" (Race). Robin Street, no doubt, is named after Robin Delogny.

When the original plan of these Faubourgs was drawn up, there was a Square designated on same as "Place de l'Annunciation" (Annunciation Square), in the center of which was an "Islet" or Square showing the ground plan of a building of vast dimensions, marked "Eglise de l'Annunciation." The line dividing these Faubourgs ran diagonally through the square and islet.

The heirs of Delogny and Livaudais attempted to reclaim and sell the Islet in the center of Place de l'Annunciation. The owners of the property facing the Square instituted suit to prevent the sale of same, claiming it to be public property for the reason that it had been left open and used by the public for more than forty years. Nevertheless, the Supreme Court of Louisiana in 1852 decided in favor of the heirs of Delogny and Livaudais. A plan of Place de l'Annunciation and of the Islet is to be found at page 500 of the *Seventh Louisiana Annuals*. By judgment of the Fourth District Court rendered June 1, 1853, the City of New Orleans was authorized to take the aforesaid portion of Annunciation Square and to appropriate the same to Public use; this portion of ground was appraised at \$25,000.

The City of New Orleans purchased from the heirs of Livaudais and Delogny that portion forming the center of Annunciation Square, as per act of sale executed before William Monaghan, Notary Public, on April 6, 1854; registered in Conveyance Office Book 66, Folio 65, thereby carrying out the mandate of the Fourth District Court.

Having given a brief history of these Faubourgs, I will revert to the City of New Orleans.

On March 6, 1818, by Act of the Legislature, the upper boundary of the City of New Orleans was extended to the lower limit of Miss Jeanne Macarty's plantation which ran between Foucher and Antoinine streets. The lower boundary, Canal des Pecheurs, remained intact.

By an act of the Legislature dated April 1, 1833, the Faubourgs "Nuns", "Lafayette" and "Livaudais" were separated from the City of New Orleans and formed into a distinct corporation called the "CITY of LAFAYETTE", thereby narrowing the limits of New Orleans. Felicity Street was made the upper, and Canal des Pecheurs the lower boundary.

On March 8, 1836, the Legislature passed an Act amending the Act of Incorporation of the City of New Orleans of February 17, 1805, and dividing the City into three Municipalities. The first Municipality extended from Canal to Esplanade Avenue; the second from Canal to Felicity Street; and the third from Esplanade Avenue to Canal des Pecheurs. Each municipality possessed distinct municipal powers and was a separate corporation. This plan of government continued until February 23, 1852, when by Act of the Legislature the City was again consolidated into one government, the boundaries remaining the same.

CITY OF LAFAYETTE

The "City of Lafayette" was incorporated by act of the Legislature on April 1, 1833; it was bounded above by Harmony Street, below by Felicity Street and was composed of three Faubourgs, viz: Nuns, Lafayette and Livaudais.

On March 18, 1835, the Legislature passed a supplementary act by which it extended the Charter of the City of Lafayette to January 1, 1840. On February 13, 1840, the Legislature passed another act by which the City of Lafayette was to have perpetual succession.

Faubourg Delassize, situated in the Parish of Jefferson, was annexed to the City of Lafayette by act of the Legislature on March 21, 1844.

By Act of the Legislature dated April 29, 1846, the City of Lafayette was re-incorporated so as to include Faubourgs Nuns, Lafayette, Livaudais and Delassize. The City was bounded above by the Parish of Jefferson, Toledano Street, and below by the City of New Orleans, Felicity Street.

I will give a brief history of the Faubourgs of the City of Lafayette.

FAUBOURG NUNS

The religious order of the "Dames des Ursulines", owners of a plantation above Faubourg Annunciation, caused a plan to be made by Barthelemy Lafon, Surveyor, on September 18, 1810, subdividing their plantation into lots and squares. The subdivision was called "Faubourg Religieuses" (Faubourg Nuns). It was bounded above by St. Andrew Street and Below by Felicity Street.

The Ursuline Nuns, owners of this plantation, came to Louisiana in 1727. At first they occupied Bienville's house in New Orleans. Tradition has it that as soon as proper buildings were erected on their plantation, the Nuns occupied them until the year 1734 when their Convent on Chartres Street, between Ursuline and Hospital [now Gov. Nichols] streets, was completed. This old building is still in existence. The Nuns continued to make use of the plantation as a farm until its subdivision in 1810.

In connection with the title of this property, I may mention the decision of our Supreme Court in 1812, noted in *Martin's Reports*, Vol. 2, page 269, whereby the heirs of Jacob sued the Nuns for a part of their plantation measuring two arpents front. The plaintiffs averred that their father, a free man of color, acted as overseer on the Nun's plantation from 1796 until his death in 1811; that in 1801, the Superioress of the Convent made a donation to him of said two arpents for his services; that the Nuns afterwards sold said property and that the purchaser had driven him off. This donation was declared by the Court, of no effect, not having been made in accordance with the rules and regulations of the Order. A donation to be valid required the sanction of the Superioress, or of an Ordinary or Bishop. Moreover, Article 13 of the Order read: "The superior nun shall not give by her sole authority more than 20 sous in alms or gifts, neither shall she do this often."

FAUBOURG LAFAYETTE

John Poultney acquired from Madame Rousseau on May 2, 1818, by act before M. de Armas, Notary, a plantation measuring Ten Arpents front on the Mississippi River, bounded above by the lower line of the property of Jacques Francois Enoul de Livaudais, and running through the squares between Soraparu and First streets at Tchoupitoulas street; the property was bounded below by St. Andrew street.

John Poultney caused a plan to be made by Joseph Pilie, Surveyor, dated March 2, 1824, by which he subdivided his

plantation into lots and squares. The subdivision was called "Faubourg Lafayette."

Faubourg Livaudais

Marie Celeste Marigny, wife of Jacques Francois Enoul de Livaudais, sold her plantation measuring Sixteen Arpents front on the River, to Matthew Morgan, Samuel Jarvis Peters, Levi Pierce and William Henry Chase, by act passed before Louis T. Caire, Notary, on February 24, 1832. The purchasers on March 5, 1832, had Benjamin Buisson, Surveyor of Jefferson Parish, subdivide the property; they then called it "Faubourg Livaudais." It was bounded above by Harmony Street and below by Faubourg Lafayette.

Faubourg Delassize

The heirs of Valery Delassize sold to Samuel Herman a small plantation measuring Three arpents front on the River, by act passed before Felix Grima, Notary, on March 16, 1836. Samuel Herman caused a plan to be made by Benjamin Buisson, Surveyor of Jefferson Parish, on April 26, 1836, by which his plantation was subdivided; the subdivision was called "Faubourg Delassize." It was bounded above by Faubourg Plaisance (Toledano Street) and below by Faubourg Livaudais (Harmony Street).

The City of New Orleans, wishing to enlarge itself, absorbed the City of Lafayette. This was done by Act of the Legislature dated February 23, 1852, and this addition became the Fourth District.

The upper boundary of the City of New Orleans was Toledano Street and the lower, Fishermen's Canal.

I will now say a few words about a forgotten town, which was established in the year 1846 above the City of Lafayette; it was named "Borough of Free Port" and afterwards became the City of Jefferson.

BOROUGH OF FREE PORT

The "Borough of Free Port" was incorporated by act of the Legislature on May 27, 1846; it was bounded below by the City of Lafayette, Toledano Street, and above by the upper limit of Bloomindale, running through the squares between State and Webster Streets.

The Borough was divided into two wards: Ward No. 1 embraced all the territory within the lower line of Faubourg Plaisance (Toledano Street) and the lower line of Faubourg Bouligny (General Taylor Street); Ward No. 2 embraced all the territory lying between the lower limit of Faubourg Bouligny and the upper limit of Bloomingdale.

By act of the Legislature dated May 1, 1847, the limits of the Borough of Free Port were changed, making the City of Lafayette the lower boundary and the lower limit of Hurstville (Joseph Street) the upper boundary. The number of wards was increased to four. Ward No. 1 embraced all the territory between the lower line of Faubourg Plaisance and the lower line of the plantation of Madame Delachaise; Ward No. 2 was bounded by the plantation of Madame Delachaise and a line running through the middle of Napoleon Avenue; Ward No. 3 was bounded by Napoleon Avenue and the lower limit of the plantation of Widow Robert Avart; and Ward No. 4 was bounded by the lower line of the plantation of Widow Robert Avart and the lower line of Hurstville. The reason I give the limits of these wards, is that it might be of interest to recall the names of some of the owners of the different plantations and Faubourgs which were included in the limits of the Borough of Free Port.

On March 16, 1850, the Legislature repealed the act of incorporation and the amending act of the Borough of Free Port; this was done after the City of Jefferson had been incorporated, March 9, 1850.

City of Jefferson

Two years before the consolidation of the City of New Orleans with the City of Lafayette, the "City of Jefferson" was incorporated by act of the Legislature on March 9, 1850. The City of Jefferson was bounded below by the City of Lafayette (Toledano Street) and above by the upper line of Rickerville (Joseph Street); it was composed of the following Faubourgs, viz: Plaisance, Delachaise, St. Joseph, East and West Bouligny, Avart and Rickerville. A few words relative to these Faubourgs may be of interest.

Faubourg Plaisance

Joseph Wiltz, owner of a plantation, measuring about four arpents front on the Mississippi, which he had acquired by act before P. Pedesclaux, Notary, on October 18, 1800, had H.

Laclotte, Surveyor, on June 22, 1807, make a plan of part of his plantation subdividing the same into forty-two lots, in the center of which was a Street named "Grande Course Wiltz" (now Louisiana Avenue). The owner named his subdivision "Faubourg Plaisance."

At the time Mr. Wiltz sold these lots, he abandoned in perpetuity in favor of the various purchasers of said lots, the space between the front lots and the Public Road, the pasture and the cypress swamp in the rear which were to be enjoyed by them in common with the sole condition that the purchasers should send in the common pasture only three head of animals for each lot and should cut wood in the swamps for their private use and not for sale.

On January 30, 1838, by act before Francois Joseph Enoul Dugue Livaudais, Judge and ex-officio Notary of Jefferson Parish, the proprietors of these lots made a partition of the front, batture and rear of the tract.

The heirs of Joseph Wiltz sued the owners of the lots, and claimed the front, batture and rear. The supreme Court in the case of Arnauld vs. Delachaise (rendered in 1849) decided that the property belonged to the owners of the lots for the reason that Joseph Wiltz at the time that he had sold the same had abandoned in perpetuity to the purchasers of said lots, the front, the batture and the rear.

Faubourg Plaisance was bounded below by the Plantation of Jacques Francois Enoul de Livaudais (which boundary is now Toledano Street) and above by the Plantation of Philippe Pierre August Delachaise (now Delachaise Street).

FAUBOURG DELACHAISE

The heirs of Philippe Pierre August Delachaise in 1855, subdivided their plantation, which measured seven and a half arpents front on the River into lots and Squares, and called it "Faubourg Delachaise." This plantation had been acquired by Philippe Pierre August Delachaise as follows:

1. An undivided half of 2 arpents and 30 feet from Walter Byrnes by act before M. de Armas, Notary Public, on July 22, 1820; the other undivided half from Francois Xavier Martin by act passed before G. H. Stringer, Notary Public, on May 18, 1822.

2. Two arpents and thirty feet from the Syndic of Joseph Laurent Wiltz, by act before M. Lafitte, Notary Public, on October 6, 1823.

3. Two and a half arpents from Jean Baptist Francois Le Breton by act before C. Pollock, Notary Public, on February 14, 1831. This property at one time had been owned by Miss Jeanne Mccarty, and in 1818, its lower limit formed the upper boundary of the City of New Orleans.

We have Delachaise Street to commemorate the name of the founders of this Faubourg; Aline Street, named after Aline Delachaise, wife of Francois Enoul Dugue de Livaudais; Foucher Street, named in honor of the Foucher family; and Antonine Street, named after Marie Antonine Foucher, wife of Philippe August Delachaise.

Faubourg St. Joseph

Claude Augustine Eugenie Delachaise, widow of Louis Robert Avart, owner of a small plantation measuring three arpents front on the River, above the one owned by Philippe Pierre August Delachaise, caused the property to be subdivided into lots and squares as per plan made by Benjamin Buisson, Surveyor, dated March 1, 1849. Mrs Avart called this subdivision "Faubourg St. Joseph." It was bounded below by Amelia Street and above by General Taylor Street.

Mrs. Avart had adopted Amelia Duplantier, who married Dr. Thomas Peniston. This explains the reason why we have Amelia Street, named after the adopted daughter, and Peniston Street, named after Dr. Peniston.

East and West Bouligny

Louis Bouligny, husband of Virginie Dautrive, owner of a plantation called "Cottage" measuring twenty-three and a half arpents front on the River, situated above that of Widow Louis Robert Avart, had acquired his property from Wade Hampton as per act of sale passed before H. de Armas, Notary Public, on March 16, 1816. Mr. Bouligny sold the lower part of said plantation to Samuel Kohn and Laurent Millaudon by act passed before Louis T. Caire, Notary Public, on April 19, 1831. The purchasers and Louis Bouligny on April 18, 1834, had Charles Zimple, Surveyor, draw up a plan subdividing the plantation. The subdivision was named "Faubourg Bouligny;" it was divided into two parts, East and West Bouligny, the two being separated by Napoleon Avenue.

Faubourg Bouligny was bounded below by General Taylor Street, and above by the plantation of Francois Robert Avart, Upperline Street.

FAUBOURG AVART

Francois Robert Avart, husband of Amelie Delassize, owner of a plantation situated above Faubourg Bouligny and measuring eight arpents front on the River, had acquired the property from his mother, Julie Allain, widow of Valentin Robert Avart, by act before M. de Armas, Notary Public, on March 15, 1815. Mr. Avart had a plan made by H. Maulhauser, Surveyor, dated October 26, 1814, whereby he subdivided his plantation and called it "Faubourg Avart." Its boundaries were Upperline Street on the lower side and Valmont Street on the upper.

Valentin Robert Avart, father of Francois Robert Avart, who died in 1805, was at that time the owner of a very large plantation measuring 38 arpents front on the River by 40 arpents in depth. It began at Valmont Street and extended to a line running between Antonine and Foucher streets.

Valmont Soniat de Fossat, who had married Almais Avart, daughter of Francois Robert Avart, must have had great influence with his father-in-law, for when the Faubourg was laid out, nearly all of the streets were named after him, with the exception of the first, Robert, named after Robert Avart; then came, Soniat, Dufossat, Belcastel (named after a branch of the Soniat family in France) and Valmont streets.

RICKERVILLE

The City Bank of New Orleans, owner of 5/10; Christian Roselius, William C. Micou and John M. Bach, owners of 1/10; Samuel Eliza Clemence Octavia Ricker, owners of 1/10; and the minor, Samuel Ricker, owner of 1/10 of a tract of land above Faubourg Avart, measuring eight arpents front on the River, caused the same to be divided into lots and squares by Benjamin Buisson and W. T. Thompson, Surveyors, on March 23, 1849, and called the same "Rickerville," after Samuel Ricker, one of the part owners.

This tract of land was bounded on the lower side by Valmont Street and on the upper side by Joseph Street..

Leontine and Octavia streets were named, no doubt, after Leontine and Octavia Ricker.

Having given a brief history of the Faubourgs that composed the City of Jefferson, I will proceed with those above said City, which were afterward annexed to the City of New Orleans.

HURSTVILLE

Cornelius Hurst, husband of Eleonore Smith, owner of a plantation situated above Rickerville and measuring about seven arpents front on the Mississippi River, which he had acquired from Julie Avart by act of partition passed before C. Pollock, Notary Public, on February 8, 1832, caused a plan of the property to be made by Benjamin Buisson, Surveyor, on March 17, 1837, whereby the owner subdivided his estate into lots and squares and called it "Hurstville." It was bounded below by Joseph Street and above by the line of Bloomingdale, running through the squares between Eleonore and State streets. Hurst Street was named after Cornelius Hurst; Eleonore Street was named after his wife, Eleonore Smith; Arabella Street after their daughter; and Joseph Street after their son.

At the time this Faubourg was laid out, Cornelius Hurst, in order to give greater value to his estate, endeavored to have the New Orleans and Nashville Railroad Company, which had been incorporated in 1835, locate in said Faubourg. The plan, when the property was offered for sale, showed the projected railroad running through Nashville Avenue and two car houses in the middle of said Avenue; one located between Patton and Constance streets and the other, between Saratoga and Franklin streets. This explains the reason why Nashville Avenue is wider at said two localities. The Railroad failed and the project was never carried out. Nashville Avenue was so named on account of the proposed railroad running through said Street.

BLOOMINGDALE

John Green, on May 4, 1834, acquired from Julie Avart as per act passed before Felix de Armas, Notary Public, a property, situated above that of Cornelius Hurst, measuring about three arpents front on the River. The new owner, had a plan made by Benjamin Buisson, Surveyor, dated November 12, 1836, subdividing the plantation. The subdivision was named "Bloomingdale." It was bounded below by the line of Hurstville, running through the squares between Eleonore and State streets, and above by the line of Burthville, running through the Squares between State and Webster streets.

BURTHEVILLE

Dominique Francois Burthe, owner of the plantation situated above that of Julie Robert Avart and measuring eight arpents front on the River, had acquired his estate from Bernard Marigny by act passed before Felix de Armas, Notary Public, on June 3, 1831. Mr. Burthe had a plan made by Numegger, Surveyor, on January 24, 1854, subdividing his property. The subdivision was called "Burtheville." It was bounded below by the line of the property of Julie Robert Avart which ran through the squares between State and Webster streets, and above by the property of Louis Frederick Foucher, Marquis de Circe, now Audubon Park.

The land of which Hurstville, Bloomingdale and Burthville were composed, formed the greater portion of the plantation formerly owned by Jean Etienne de Boré. Mr. de Boré was the first person profitably to make sugar in Louisiana from sugar cane, and this was done, no doubt, on his plantation.

The property at the corner of Henry Clay Avenue and Tchoupitoulas Street, where the Marie Hospital is located, was at one time owned by Polycarpe Fortier, father of my wife, Exilee Fortier. Mr. Fortier established a brick-yard on his estate and operated the same until the Federal Troops took possession of his property, during the Civil War. Mr. Fortier had acquired the property from the heirs of Dominique Francois Burthe by act of sale before Selim Magner, Notary, on June 1, 1857, with the exclusive use of a space of twenty-five feet wide in the middle of Henry Clay Avenue. A branch railroad was constructed on this tract of land to connect the brick-yard with the Carrollton Railroad. The old home of the Fortiers is still in existence and is now occupied by one of the surgeons of the Marine Hospital.

AUDUBON PARK

Audubon Park measures 12 1/2 arpents front on the Mississippi River; it is composed of two portions of ground which Pierre Foucher and his wife, Francoise Elizabeth de Boré, had acquired as follows: The upper ten and a half arpents from Jacques Fontenet on November 18, 1792, by act passed before Pierre Pedesclaux, Notary Public; and the lower two arpents from Charles E. Gayarré on April 23, 1825, by act passed before Hugues Lavergne, Notary Public.

Pierre Foucher died on September 13, 1832, and left the above mentioned property to Louis Frederick Foucher and Antonine Foucher, wife of Philippe Delachaise. Louis Frederick Foucher,

Marquis de Circe, became the owner of the entire property by act of partition passed before Theodore Seghers, Notary Public, on April 2, 1834.

The front part of the Foucher property between the River and St. Charles Avenue finally passed to the City of New Orleans as per act passed before M. L. Ainsworth, Notary Public, on August 15, 1871. The City of New Orleans purchased this property for the purpose of establishing a park, which was at first called "City Park", but the name was later changed to "Audubon Park."

The rear part of the Foucher property, from St. Charles Avenue back, is now occupied by Loyola University, Tulane University and Audubon Place.

It is contended by many that the site as now occupied by Audubon Park was the plantation of Jean Etienne de Boré. This is erroneous because in examining the title of Audubon Park we find that the upper 10 1/2 arpents formed the lower portion of the plantation which originally measured 18 arpents and belonged to Jacques Bellaire. (The remaining eight arpents of the Bellaire plantation now form that part of New Orleans which lies between the Park and Lowerline Street.) We also find that the two arpents constituting the lower part of Audubon Park, formed the upper portion of the plantation which originally belonged to Jean Etienne de Boré and which measured 20 arpents on the River. The remaining eighteen arpents of the Boré plantation now comprise the section between Audubon Park and Joseph Street.

GREENVILLE AND FRIEBURG

On the 27th of February, 1836, James Ogilvie, Oliver Aiken and John Green entered into an agreement, by private act, in which it was set forth that James Ogilvie had that day purchased a plantation from Louis Frederick Foucher and Marguerite Felicie Burthe, his wife, by act passed before Theodore Seghers, Notary Public. The title of the plantation had been placed in Ogilvie's name as a matter of convenience. It was also set forth that the profits to be derived from the sale of the plantation were to be divided among the parties to the said agreement. James Ogilvie caused a plan of the front part of the plantation to be made by Benjamin Buisson, Surveyor, dated April 16, 1836, whereby the estate was subdivided. The subdivision was called "Greenville", no doubt, after John Green, one of the partners. It was bounded below by the property of Mr. Foucher, now Audubon Park, and above by Carrollton, Lowerline Street, in front by the River and

in the rear by Third, now Elm Street.

The rear of the plantation beyond Third Street was at a later date laid out into lots and squares and was called "Frieburg."

Having given a brief history of the Faubourgs that composed the City of Jefferson and of those immediately above, I will revert to the City of New Orleans.

In the year 1870, the City of New Orleans wishing again to extend its limits, had the legislature pass an act on March 16, 1870, whereby the City of New Orleans and the City of Jefferson were consolidated, and all the territory between the City of Jefferson and the City of Carrollton was also annexed to the City of New Orleans. The part so annexed was called the "Sixth District."

Again, in the year 1874, the City of New Orleans, wishing to expand itself had the Legislature pass an act on March 23, 1874, whereby a portion of the City of Carrollton was annexed to the City of New Orleans; and the portion so annexed was called the "Seventh District." The limits of the City of New Orleans were then: below, Fishermen's Canal, and above, Upperline Street, or Protection Levee, and the line of the old Carrollton Railroad running to Lake Pontchartrain.

CITY OF CARROLLTON

The "City of Carrollton" occupied the site of the plantation which had been acquired by Barthelemy Macarty from Louis Cesaire LeBreton on January 21, 1781; it measured 32 arpents front on the Mississippi River.

The New Orleans Canal and Banking Company had acquired the undivided half of said Macarty's plantation from Mrs. Eleonore Macarty, wife of Charles Barthelemy Lanusee, by act passed before Greensbury R. Stringer, Notary Public, on December 19, 1831; Laurent Millaudon had acquired the 4/20 and John Slidell the 1/20 from Bernard Marigny as per act passed before Louis T. Caire, Notary Public, on September 2, 1831; and Samuel Kohn had acquired the 1/4 from Benjamin Macarty as per act passed before Louis T. Caire, Notary, on April 30, 1831.

In the year 1833, the New Orleans Canal and Banking Company, Laurent Millaudon, John Slidell and Samuel Kuhn caused a plan of said plantation to be made by Charles Zimpel, Surveyor, on April 16, 1833, by which they divided the property

into lots and squares and called it "Carrollton", after William Carroll. The latter, a general under Andrew Jackson, took part in the Battle of New Orleans on January 8, 1815; he was afterwards elected Governor of Tennessee.

The town of Carrollton was given legal existence when it was incorporated by act of the Legislature on March 10, 1845. It became the City of Carrollton by act of Incorporation passed by the Legislature on March 17, 1859. Its limits were: on the lower side, Lowerline Street, and on the upper side, Upperline Street, or Protection Levee; the whole as shown on the original plan of Carrollton made by C. F. Zimpel, Surveyor, dated April 16, 1833, deposited in the office of G. R. Stringer, Notary Public.

By act of the Legislature dated February 12, 1872, the City of Carrollton was expanded so as to begin at the upper limit of the City of New Orleans, Lowerline Street, and to extend to Labarre Road in Jefferson Parish. Not many are aware of the fact that at one time all the territory between Protection Levee and Labarre Road formed part of the City of Carrollton.

The City of Carrollton during the height of its glory before the Civil War, boasted of its fine hotel and garden which were situated on the river side of the New Orleans and Carrollton Railroad Company's station; and which were bounded by St. Charles and Carrollton avenues, Madison and Levee streets. The depot surpassed any of those in the City of New Orleans. The Hotel and Garden were considered as a summer resort by the people of New Orleans, who would go there and spend the afternoon and who, while enjoying the music which was furnished by some of the most celebrated bands of those days, would either sip a mint julep or drink a glass of cold beer. This was during the good old days before prohibition. Or, perhaps, they would stroll through the garden and admire the rare plants and flowers for which the place was noted. This Hotel and garden existed even after the annexation of Carrollton to the City of New Orleans. The Hotel, depot and garden have long since disappeared owing to the encroachments of the River and the Public Belt Railroad.

Among other things that the City of Carrollton was proud of, was the steam railroad called the "New Orleans and Carrollton Railroad Company" which connected the City of New Orleans with Carrollton. It was chartered by act of the Legislature on February 9, 1833. The railroad began at Lee Circle, then called Tivoli Circle, and ran through Nayades Street (St. Charles Avenue) to the termination of said Street in

Faubourg Livaudais, and from there through the several plantations, which had not as yet been opened up to subdivisions, to First Street (St. Charles Avenue) in Carrollton, which had just been laid out as a suburb. At the different Faubourgs were small railway stations. The important ones were: Greenville at Broadway, Burthville at Henry Clay Avenue, Boulogny at Napoleon Avenue, Jefferson City at Louisiana Avenue and City of Lafayette at Jackson Avenue.

On April 6, 1853, by an act of the Legislature, the Railroad Company was authorized to run its trains up to the corner of Baronne and Poydras streets; from there horse cars would continue the journey to Canal Street. The Act provided that within the limits of the City of New Orleans neither the steam cars nor the horse cars should run at a higher rate than four miles per hour. One could walk almost as fast, and can we imagine either riding or driving at the rate of four miles an hour within the limits of the City of New Orleans at the present time of rapid transit, when 25 miles an hour is considered slow?

The City of Carrollton also boasted of another railroad called the "Jefferson and Lake Pontchartrain Railroad Company" which was incorporated in 1840, by act of the Legislature. This Railroad was operated only in Jefferson Parish from Carrollton to Lake Pontchartrain; it ran its cars along Levee Street to Protection Levee, thence to Lake Pontchartrain in the neighborhood of Buck Town, where the Company had its wharves. There the Steamers from across the Lake and even those from Mobile would come and dock. This road was finally absorbed by the Carrollton Railroad.

From the foregoing account we see that part of the City of New Orleans, which is above Canal Street, was formed of three Cities, namely: City of Lafayette, City of Jefferson and City of Carrollton; and these Cities were composed of twenty-one Faubourgs, namely:

1. St. Mary.	Established	April 1,	1778
2. Delord.	"	February 6,	1806
3. Saulet.	"	September 12,	1810
4. Lacourse.	"		1807
5. Annunciation.	"		1807
6. Nuns.	"	September 18	1810
7. Lafayette	"	March 2,	1818
8. Livaudais	"	March 5,	1832
9. Delassize	"	March 16,	1836
10. Plaisance	"	June 22,	1807
11. Delachaise.	"		1855

12. St. Joseph.	"	March 1,	1849
13. East & West Boulogny. . .	"	April 18,	1834
14. Avart	"	October 26,	1841
15. Rickerville	"	March 23,	1849
16. Hurstville.	"	March 17,	1837
17. Bloomingdale.	"	November 12,	1836
18. Burtheville	"	January 24,	1854
19. Audubon Park.	"	August 15,	1871
20. Greenville.	"	April 15,	1871
21. Frieburg.	"		