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Tulane University's uptown campus accommodates the undergraduate and graduate programs in Liberal Arts and Sciences, Architecture, Law, Business, Engineering, and Social Work as well as the University College. The campus also provides housing for undergraduate and graduate students, facilities and spaces for recreational sports and athletics, locations for public performances and exhibitions, and offices for administrative personnel.

The Medical School and Tulane Medical Center are located separately on a site in downtown New Orleans. The university also has sites at the Hebert Center in Belle Chasse and the Delta Primate Center in Covington. The university has recently leased or acquired off-site locations for expansion: University College conducts courses in Jefferson Parish (Elmwood); staff offices of Institutional Advancement have moved to an office building about three miles from campus (Medical Arts building); and the property formerly belonging to Rohm's Florist on River Road is the new home of the Purchasing Department.

**Location in the City**
The uptown campus of Tulane University is located on an irregular tract of land extending from St. Charles Avenue to Claiborne Avenue. The area is called the university district due to the presence of Tulane and of Loyola University, which lies adjacent to the south section of the Tulane campus. The surrounding neighborhood is primarily residential, including large single family mansions, modest single family homes, doubles and multi-family apartments. Most of the residences in the area are late 19th century and early 20th century wood frame buildings often with intricate architectural detail. There are small scale commercial areas nearby, specifically to the north across Claiborne Avenue and to the west along Freret and Maple Streets and at Carrollton Avenue. The scale of the campus has, for the most part, been developed to be compatible with the adjacent neighborhood, tending towards moderately sized buildings and intimate rather than monumental spaces.

The campus is adjacent to Audubon Park - one of the primary outdoor recreation areas in the city - which extends from St. Charles Avenue to the Mississippi River.

**Location of Four Areas of Campus**
The historic development patterns of the university are evident in the organization and character of the campus as it exists today. The original tracts of land purchased by the university in 1891 and 1893 formed a triangular site with a frontage of approximately 575' along St. Charles Avenue; the rear limit of the property was located at the intersection of the side boundaries. The shape of the property, a long, thin wedge, was typical of land division along the Mississippi River because it allowed for the maximum number of properties to have access to the river for water and transportation.

The first buildings of the Tulane campus - Gibson Hall, Richardson, F. Edward Hebert, Civil Engineering and the lower floors of Mechanical Engineering and Mechanical Services - were erected on the southern section of this property, between St. Charles Avenue and Freret Street. In 1903, the university purchased an additional piece of land extending from Freret Street to Claiborne Avenue and five years later, in 1908, Newcomb College purchased the campus along Broadway Street. The first Newcomb buildings - Newcomb Hall, Josephine Louise House and the Newcomb Art Building - were built in 1918. These two original areas of development - the front campus and the Newcomb campus - retain to this day the strongest sense of place and most identifiable character of any part of the
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uptown campus. The rest of the campus can be subdivided into two parts - the middle campus which lies between Freret and Willow Streets and the back campus located between Willow Street and Claiborne Avenue. ¹

Character of Spaces

Front Campus

The front campus is distinguished by its architectural character and its pedestrian scale. Most of the buildings in this zone were designed by New Orleans architects and constructed in the last decade of the nineteenth century and the first decade of the twentieth century. They share a common palette of materials - limestone, red, orange and tan brick, slate roofs - and a common language of architectural detail. Arched window and door openings are typical, particularly at the southern end of the quad. Building articulation addresses a range of scales and includes details ranging in size from the monumental stair and entry porch to the individual building component, the single brick, stone block or window mullion. Buildings generally have multiple public entries with quad side entries marked by prominent exterior stairs or architectural detailing. The buildings are for the most part compatible in scale - with three to five floors typical - in proportion and in massing. Architectural styles include the Richardsonian Romanesque of Gibson Hall, the Elizabethan style of Dinwiddie, and the Dutch and Italian Renaissance revival styles of Social Work and Alee Fortier. Newer modernist buildings, particularly Stern Hall, undermine the coherence of the area by their variation in scale, detailing and massing.

The front campus is a pedestrian scale zone; streets and parking lots are located behind buildings at the campus edges so that the interior quad is protected from vehicular traffic. The buildings form the edges to the quad and, with the exception of Gibson Hall, their public facades are turned inward. The character of the quad varies from one end to the other. South of Hebert and Richardson Halls, the paths run in diagonals cutting the lawn into relatively small areas of grass. Randomly placed trees provide an overhead canopy. North of Hebert and Richardson, the quad narrows; and the paths align orthogonally, providing edges for a rectangular lawn. Tree placement reinforces the edges of the lawn.

The existing character of the front campus should be preserved as it exists, particularly in the southern section of the zone. Any new buildings or additions should be designed to be compatible to the old ones in scale, proportion, massing and materials. The pedestrian character of the area should be maintained.

Newcomb Campus

The buildings of the Newcomb campus have a unity and coherence of design due to the strength of the original master plan developed by New York architect James Gamble Rogers. The buildings share a set of materials made up of red brick, terra cotta roof tile

¹ The Board of Administrators of the Tulane Educational Fund has formally defined the Newcomb campus to include the area and buildings described above as well as the Newcomb Dean’s House, Warren House and Caroline Richardson Hall. These last three buildings may be discussed as part of the middle campus; this is not intended to negate their formal association with Newcomb College, but rather is done in response to their close physical association with the other buildings and spaces on the middle campus.
and limestone trim. The earlier buildings - Newcomb Hall, Josephine Louise House, Newcomb Art, Newcomb Gym and Dixon Hall - were designed with consistency, in a restrained classicist style. These buildings employ a range of scales similar to that seen on the front campus. They use a common set of architectural details, including rectangular window openings, hip roofs, generous roof overhangs, and a strong stone cornice line typically at the level of the second floor. Dixon Annex (1984) reiterates some of these elements and a scale and placement similar to the older buildings to create a successful modern intervention into a historical context. The Theater and Dance Building (1995) is even more successful capturing the spirit of the Newcomb's original buildings and campus in a contemporary design. The Chapel is more of an architectural anomaly in terms of its asymmetrical massing, simplified detailing and object like siting.

The Newcomb buildings create two exterior quads with Newcomb Hall as the focal point of both. The quad on the west side of Newcomb Hall has a pedestrian scale similar to that of the front campus. Sidewalks cut diagonals through the grass to tie the outdoor space and the buildings together into a unified environment, and informal planting of trees defines smaller subspaces and provides an overhead canopy for the quad. The quad on the east side of Newcomb Hall
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is separated from the surrounding buildings by the automobile traffic and parking lane at Newcomb Circle. The edges of the quad are reinforced by the ordered planting of oak trees.

The unity of the Newcomb campus is reinforced by the placement of its buildings. The Rogers’ master plan arranged buildings symmetrically about an axis running through Newcomb Hall from Broadway to Newcomb Boulevard; this principle has been realized through the alignment of the building edges of Dixon Hall, Dixon Annex and the Woldenberg Art Center from one side of the quad to the other. In addition, the buildings around Newcomb Quad are unified by the use of berming around all the buildings with the exception of the Chapel. The integrity of the overall context takes precedence over the individualism of any single building. The character of Newcomb should be pre-served as it exists. Any new buildings must be compatible with the original ones in scale, massing, style, and architectural detail and should be placed to reinforce the definition of the quads. The exterior spaces should be maintained, but, if and when possible, the automobile traffic and parking should be removed from Newcomb Circle in order to allow the buildings and the outdoor space in this area to be more closely integrated.

Middle Campus

The development of the middle campus has taken place over most of this century. It contains buildings of a wide variety of architectural styles ranging from the classicism of Jones Hall to the modernist style of the University Center and Howard-Tilton Library. Architectural details, forms and materials vary greatly from building to building, though many of the buildings use red brick as a dominant material. There is a great variation in building heights, with the tallest buildings generally located along south and east edges of the area. Many of the newer buildings omit the middle scale details found in the front and Newcomb campuses.

The organization of the middle campus (considered here to also incorporate the Newcomb campus) is defined by the street grid of McAlister Drive, Newcomb Place, Newcomb Circle and Drill Road. Sidewalks align with the grid except in the dormitory area east of McAlister Drive where the walks form diagonal connections as necessary between buildings. Tree planting reinforces the organizational grid by creating allees at McAlister Drive, Newcomb Place and Newcomb Circle. The grid structure supports the mix of pedestrian, bicycle and automobile circulation in the middle campus; however, the volume of traffic exceeds the capacity of the sidewalk and street systems, creating frequent and sometimes dangerous conflicts of use. The middle campus contains a large central open space made up of the University Center and Newcomb Quads. This open space provides a formal connection between McAlister Auditorium and Newcomb Hall; but, as at Newcomb Circle, the space is isolated by the placement of automobile access and parking along the quad edges. Additional open spaces are formed by the pattern of individual buildings surrounding interior quads with buildings forming buffers between streets and quads. Building edges often create other partly defined, small exterior spaces.

The variation in building styles, scales and forms in the middle campus should be balanced by strong connecting systems to unify the area. Consistency and uniformity of street treatment, landscaping, tree spacing and exterior lighting are required to tie together the disparate architectural styles. Additional buildings in the middle campus should be compatible with adjacent buildings, but more importantly, should be integrated into the campus environment by siting to create and strengthen outdoor spaces and circulation systems. This area of campus offers the most potential for increasing building density to allow for facility expansion.
Back Campus
A large section of the back campus was developed after the demolition of the Tulane Stadium in 1980. Many of the buildings are similar to each other in architectural style, materials and details. Aron Apartments, Reily Center, Wilson Center and the Diboll Complex share a post-modernist style and a use of concrete block, glass block and metal building trim painted teal green and red. Typical architectural details include rectangular openings, round columns, and ground level colonnades. Rosen House, built in 1959, has a stripped down modernist style.

The scale of this area is geared towards automobiles and athletic functions, not towards pedestrians. The scale of light fixtures, signage, and exterior spaces is inappropriate for pedestrian use. Buildings are largely object-like in geometry and isolated from exterior context; they do not work to form public exterior spaces. In general, the systems connecting buildings - landscaping, sidewalks, signage, etc. - are weak and inconsistent. A pedestrian movement system with appropriately scaled elements should be developed for this area.

The connection of the back campus to the middle campus is maintained south of Reily Recreation by the continuation of McAlister Drive and of the tree planting pattern along the street edges. This connection weakens north of the Reily breezeway because McAlister Drive - the main axis and connector street of campus - ends in front of Reily. In addition, the sidewalk system behind Reily is incomplete.

Any new buildings should contribute to the creation of pedestrian exterior spaces and connections; repetition of existing architectural styles and building materials is neither sufficient nor necessary to make additional buildings contextual. An example of this is the new Willow Street Dormitory, whose design strengthens the pedestrian precinct and scale of the back campus. The building also engages open spaces of smaller scale to extend patterns of the front and middle campuses.

The back campus contains a large percentage of open space; however since most of this space is programmed for specific athletic uses, it has been fenced and walled off and is inhabited only sporadically by programmed users. The open spaces are isolated from general use and separated from general circulation zones.
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Zoning Status and Regulations
According to the Comprehensive Zoning Ordinance of the City of New Orleans, most of the uptown campus is located in a district zoned RM-4. Adjacent city blocks in which the University owns property are zoned RM-1 and RD-2.

Zoning District RM-4
Purpose: A multi family residential district created to allow for various types of residence, including apartment hotels. Also allows for accessory commercial uses such as restaurants and shops. Permits high population density. Signs and access to commercial facilities are limited to maintain residential character. This district allows for institutions of higher learning.

Maximum Height: None
Maximum FAR: 4.00
Minimum Open Space Ratio: 0.10
Minimum Depth of Front Yard: 20'
Minimum Aggregate Width of Side Yards: 30% of lot width; need not exceed 40'
Minimum Depth of Rear Yard: 20'

Parking Requirements: For universities: "One parking space for each 4000 square feet gross floor area for all buildings, structures and uses except fraternities...where one parking space for each 350 square feet of gross floor area is required."

Zoning District RM-1
Includes block at Howard Tilton Library and Freret, Audubon, and Zimple Streets.
Purpose: Multi family residential district to maintain low to medium residential density and also allow for a variety of housing types. Limits to population density and building heights are established to maintain compatibility with single family residential development in the area. Some community facilities are permitted.

Maximum Height: 40'
Maximum FAR: 0.30 one family; 0.60 multi family & non residential
Minimum Open Space Ratio: 0.40
Minimum Depth of Front Yard: 20'
Minimum Aggregate Width of Side Yards: 20% of lot width; need not exceed 12' residential or 20' non residential,
Minimum Depth of Rear Yard: 20'

Parking Requirements: Varies by use. See code.

Zoning District RD-2
Includes block at Plum, Broadway, Willow and Audubon Streets and block at Freret, Calhoun, S. Robertson and the Law School.

Maximum Height: 40'
Maximum FAR: None
Minimum Open Space Ratio: None
Minimum Depth of Front Yard: 20'
Minimum Aggregate Width of Side Yards: 20% of lot width; need not exceed 12' residential or 20' non residential
Minimum Depth of Rear Yard: 20'

Parking Requirements: Varies by use. See code.

Zoning Changes
Zoning Changes require separate public hearings - one before the City Planning Commission and one before the City Council.

A goal of the planning process is to facilitate future considerations to enact changes and positively affect the quality of the surrounding neighborhood.