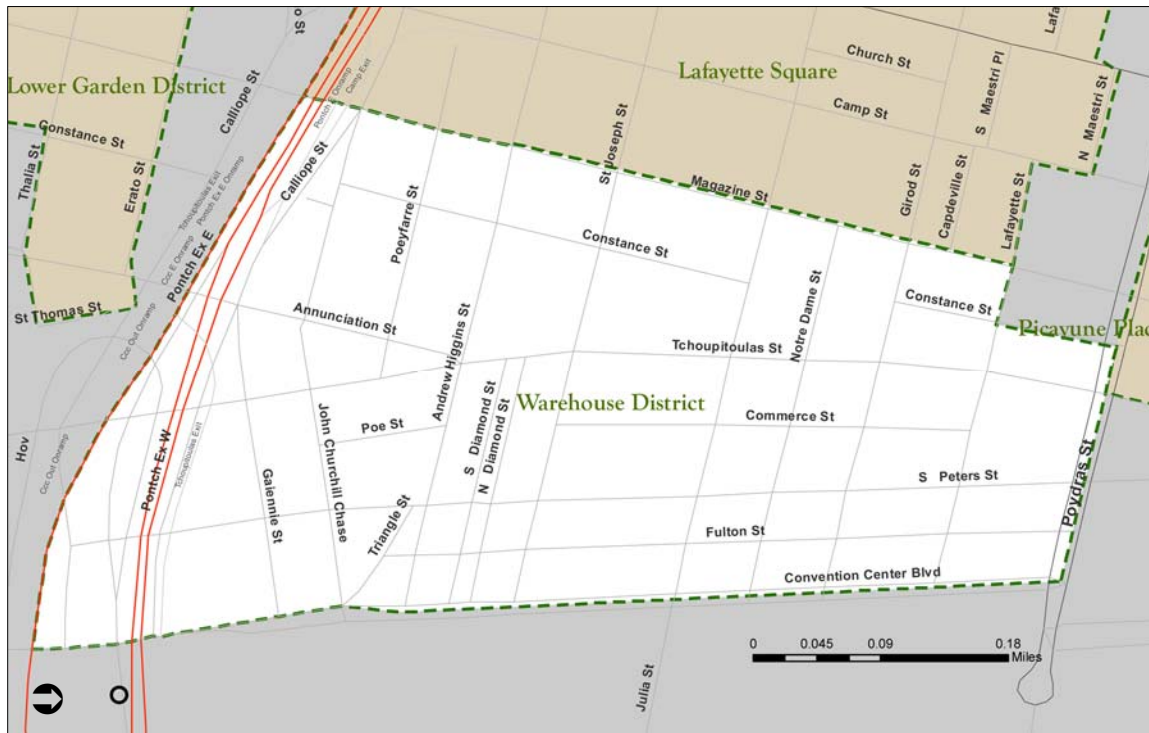




# CITY OF NEW ORLEANS

## Historic District Landmarks Commission

### Warehouse District Historic District



*Designated 1978; Expanded 1985, 2007*

*Jurisdiction: Central Business District Historic District Landmarks Commission*

*The District boundaries are formed by Magazine Street, Lafayette/Constance Streets, Poydras Street, Convention Center Boulevard, and the Expressway.*

The Warehouse District Historic District is an area historically linked to the commerce of the Port of New Orleans, but whose modern life revolves much more around tourism, the arts, museums, and urban apartment and condominium life. In fact, while the Historic District’s name is the “Warehouse” District, neighborhood and other local groups have begun referring to the area as an arts district in recognition of the area’s transformation from an industrial waterfront area to a vibrant neighborhood that blends residential, entertainment, commercial, shopping, museum, art and tourist experiences 24/7.

From the early years of the 19<sup>th</sup> century to the present, the Warehouse District has been the home of businesses directly related to the commerce of the port and its support facilities. These have included retail and wholesale stores, cotton and sugar presses and warehouses, iron foundries and light manufacturing facilities. The earliest existing buildings in the District were constructed in the early 1830s as residential/commercial mixed use properties. Residential use soon became a rarity in the neighborhood, as the area quickly evolved into a commercial one. The building type that came to dominate the district in its early years was an elegantly detailed 4-story Greek Revival style warehouse.

In the late 1840s, the land between Commerce Street and what is now Convention Center Boulevard was opened for development by the city. These blocks are long and narrow in form, permitting multiple street entrances for the warehouses that were built in that area. The 800 block of Fulton Street still retains two outstanding rows of 2-story warehouses built between 1845 and 1855. In the latter half of the 19<sup>th</sup> century, the Italianate style became predominant in new construction.

The early 20<sup>th</sup> century saw a shift in the scale of the buildings being built in the District, as well as the uses to which they were put. Serious manufacturing work was being introduced, and with it factory buildings of reinforced concrete, large window openings and monumental forms.

By the last half of the 20<sup>th</sup> century the area was falling into disuse, but with the advent of the 1984 World’s Fair in New Orleans, efforts were undertaken to revitalize the area through large scale residential conversions and other initiatives that have produced the renaissance we see today.<sup>1</sup>

<sup>1</sup> Information for this section was extracted from the Lower Central Business District National Register of Historic Places District nomination and HDLC materials.



*The Maginnis Cotton Mill, built 1882, was recently converted into residences*



*The Leeds-Davis Building was designed by Gallier and Turpin and built in 1853*



*The Louisiana Children's Museum is a vital local institution*

## LOCAL CULTURE

- The earliest buildings in the District are the combination residential and commercial buildings on Tchoupitoulas Street, constructed in 1831 by the builder John Fitz Miller, one is now a restaurant
- The Leeds-Davis Building with its extraordinary cast-iron Gothic Revival facade, designed by the firm of Gallier and Turpin for the Leeds Iron Foundry and erected in 1853, now houses the Preservation Resource Center
- Other fine rows of Greek Revival style warehouses can be found in the 500 and 600 blocks of Tchoupitoulas Street, some with cast-iron ground floor columns

- The Italianate style building at 201 Julia Street, built in 1885, is one of the most impressive examples of architecture from the late 19<sup>th</sup> century in the District
- The 1906 Gulf Bag Company building on Julia Street was the first of the new breed of large manufacturing buildings that ushered in the 20<sup>th</sup> century
- The 1911 Orleans Manufacturing Company Building, on South Peters Street, was designed by DeBuys, Churchill and Labouisse to house a casket factory
- The Warehouse District is home to the Louisiana Children's Museum, located on Julia Street in a converted warehouse building



*Buildings are typically set on the front lot line*



*19<sup>th</sup> century buildings are typically three to four stories tall*



*20<sup>th</sup> century buildings tend to be on larger sites and be more monumental in scale and design*

## URBAN FORM

### Setting/Landscape

- Buildings are typically set on the sidewalk, with no front yard setback
- Many older buildings were built up to the side property lines, leaving no space between buildings
- Historic street and site design in the District predated a need for off-street parking
- Some lots in the District are now used for surface parking and a number of parking garages have been built to serve residents and tourists

### Massing/Form

- Most buildings in the District from the 19<sup>th</sup> century are less than 5 stories tall and cover 1 to 2 average lots

- Buildings from the early 20<sup>th</sup> century can rise to 10 or more stories and have a footprint that covers a quarter city block or more

### Styles/Types

- The 19<sup>th</sup> century Greek Revival and Italianate styles predominate in the District
- The great majority of buildings in the Warehouse District were built to house commercial or light industrial businesses related to the port
- Many former warehouse and commercial buildings have been converted to residential uses

### Commercial/Industrial

- Other buildings now house restaurants or entertainment venues

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