# CITY OF NEW ORLEANS
## Historic District Landmarks Commission

# Algiers Point Historic District

*Designated 1993*

*Jurisdiction: New Orleans Historic District Landmarks Commission*

*The Algiers Point Historic District is bounded by the curve of the Mississippi River on two sides and by Atlantic and Newton Streets on the other two.*

Named for a navigation bend in the Mississippi River, Algiers Point was an independent municipality for 30 years from its founding, and even today it retains a quiet small town atmosphere. Bordered by the Mississippi River on two sides, and lying directly across the river from the Vieux Carré, Algiers Point continued to develop as a largely independent town well into the 20th century.

Algiers Point's economic origins began in a boatyard established in 1819 by Andre Seguin. The Algiers-Canal Street Ferry began in 1827 and has been in continuous operation ever since. Shipbuilding, repair and other riverfront endeavors flourished, and in 1837 a dry dock, said to be the first on the Gulf Coast, was established at the foot of present-day Seguin Street. By the 1850s, immense rail yards lined the riverside, providing employment to large numbers of residents and funding a period of intense development that lasted until the end of the 19th century.

The town of Algiers was annexed by the City of New Orleans on March 14, 1870 and continued to develop into the early 20th century. Martin Behrman, the longest serving mayor of New Orleans (1904-1920, 1925-1926), was an Algiers native who preferred his home office at 228 Pelican Avenue to City Hall.

Some of the early buildings from the 1840s still exist today, but the District is dominated by buildings in the Greek Revival, Italianate and Victorian styles, reflecting Algiers Point's period of greatest growth and development from 1850 to 1900. A devastating fire in 1895 destroyed hundreds of buildings in Algiers, and replacements were built in the styles of the time. As a consequence, many fine examples of early 20th century architectural styles can be found in the District.[1]

[1] Information taken from the Algiers Point National Register of Historic Places nomination form and HDLC materials.

*Neighborhood commercial buildings are common in the District*

*The building of Confetti Park on Pelican Avenue was a community effort*

*The home of Martin Behrman, New Orleans' longest serving mayor*

## Local Cultural

- Algiers Point retains a village atmosphere and is isolated from the city of New Orleans by the natural barrier of the Mississippi River
- The Algiers-Canal Street Ferry was created in 1827, providing an easy commute for its residents
- Several buildings reflect the growth of Algiers Point as a self-contained community, including 2 movie theaters—the Art Deco Algy Theater and Phillip Foto's Folly Theater, both of which were adaptively reused
- Algiers Point includes a number of small parks along Verret Street
- The Eastlake ornamented Queen Anne style Martin Behrman House was the home of the City's longest-serving mayor
- The Vallette-Barrett House, built in 1848, is a significant example of the Greek Revival 2-story center hall
- Martin Behrman High School is an excellent example of the Mission Revival style and a local neighborhood icon

*Front yard setbacks are typically shallow*

*One-story homes are common in the District*

*Iron fences enclosing small front yards are found in much of the area*

## Urban Form

### Setting/Landscape

- On the majority of blocks, sidewalks are separated from roadways by a grass strip
- Street trees are prevalent, particularly on Opelousas Avenue
- Most homes are set back from the street with shallow front yards, sometimes enclosed by a cast iron fence
- The original brick sidewalks and lines of iron fences remain in much of the area

### Massing/Form

- The majority of the buildings are residential, single story and raised above grade
- Most structures are of wood construction with gabled or hipped roofs

### Styles/Types

- Styles commonly found in the District include Creole, Greek Revival, Victorian and Edwardian styles
- Rebuilding after the great fire of 1895 resulted in a number of Bungalow-style residences, as well as some Mission Revival and Moderne style buildings
- A number of 2-story double gallery type residences can also be found in the District

### Public Spaces

- A number of small parks are used for relaxation and recreation

### Commercial/Industrial

- Corner commercial buildings are scattered within the District, typically with living space above

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

# CITY OF NEW ORLEANS
## Historic District Landmarks Commission
# Bywater Historic District

*Designated 1993*

*Jurisdiction: New Orleans Historic District Landmarks Commission*

*The Bywater Historic District is an urban area of approximately 120 blocks and over two thousand buildings. The boundaries of the district are roughly the Mississippi River from Press Street to Poland Avenue, continuing downriver to Manuel from Dauphine Street and back along St. Claude Avenue. The irregular northern (lakeside) boundary takes in several blocks on the lakeside of St. Claude and returns to the river at Montegut Street.*

The streets, parks and architecture of the Bywater Historic District still strongly suggest its historic origins as an area where residential, agricultural and industrial uses co-existed. It remains a quiet neighborhood of small-scale residences peppered with corner stores, bars and restaurants catering primarily to locals. Industrial buildings in the blocks closest to the Mississippi River reflect the historical interdependence of New Orleans on the River. They currently house both long-established businesses and newer art studios and community non-profits. The eclectic architecture of the neighborhood is dominated by shotguns and Creole cottages. The District also includes the Lombard House, a glimpse into the area's early 19th century character of small suburban farms.

The Bywater's early inhabitants were much like those of other downriver Creole Faubourgs—free people of color, working class creoles, families who took refuge in New Orleans from the violence in Saint-Domingue (Haiti) and immigrants from Europe, many from Ireland and Germany. The relatively small, close-set residences that form the fabric of the neighborhood reflect the modest means of most original residents.

The Bywater area was originally called Faubourg Washington, and was nicknamed "Little Saxony" after an influx of German immigrants in the mid 19th century. The area was popularly referred to simply as a part of the Ninth Ward until the 1920s and the construction of the Industrial Canal. The origins of the name "Bywater" have been variously attributed to the telephone exchange (BYwater), the name of the local post office and a competition among local schoolchildren to establish a neighborhood name sponsored by local businessmen in 1948.[1]

[1] Information taken from the Bywater National Register of Historic Places Nomination publications of the HDLC, and New Orleans Then and Now by Richard and Marina Campanella.

*The Lombard Plantation House was built before Bywater was subdivided*

*St. Vincent de Paul/Blessed Father X. Seelos Church, built in 1866*

*The Victory Arch commemorates residents who served in World War I.*

## Local Culture

- The West Indian style Lombard House, built in 1826, is characteristic of the early days of the area, when a handful of small working plantations occupied the land
- The red brick St. Vincent de Paul church (now the Blessed Father X. Seelos Church) was built in 1866 as a place of worship for the French speaking population of the Bywater
- The Victory Arch, located on Burgundy Street between Alvar and Pauline Streets on the edge of what was Macarty Square, was erected after World War I in honor of 9th Ward residents who served or died in the war
- While the Bywater does not have any grand squares or public places, Markey Park, a children's playground and unofficial dog park on Royal Street, is a center of community activity that also serves as a space for arts markets, festivals and community gatherings

*Commercial buildings often include corner entries and galleries*

*Shotguns on narrow lots represent the predominant building type*

*Creole cottages are scattered throughout the District*

## Urban Form

**Setting/Landscape**

- Most buildings are set directly on the street; front yards, when they occur, are typically shallow and bordered by a low wrought iron fencing
- Side yard setbacks tend to be narrow, with houses or other buildings sitting close to their neighbors
- Most properties rely on street parking

**Massing/Form**

- Residences are predominantly single story, wood framed with gabled or hipped roofs

**Styles/Types**

- Styles commonly found in the District include Greek Revival, Italianate, Eastlake and Arts and Crafts
- The most common building types are single and double shotguns
- Creole cottages are scattered throughout the District
- Small numbers of double gallery type residences are located throughout the District

**Commercial/Industrial**

- Industrial and warehouse buildings are usually of decorative brick or corrugated metal, some over 20 feet in height, adding diversity to the District's composition
- Neighborhood stores, restaurants and bars tend to be located in 1- to 2-story corner buildings, often with a gallery, sheltering awning or canopy
- St. Claude Avenue is the area's primary commercial corridor, lined with mixed use and 20th century commercial buildings, as well as residential buildings converted fully or partly for commercial use
- 20th century commercial buildings along St. Claude Avenue are usually 1-story, of masonry or frame construction and cladding, with large shop windows and no front setback
- The riverside edge of the District is clearly delineated by the Mississippi River levee and floodwall, railroad tracks, associated industrial buildings and the floodwall

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# CITY OF NEW ORLEANS
## Historic District Landmarks Commission

# Canal Street Historic District

*Designated 1984*

*Jurisdiction: Central Business District Historic District Landmarks Commission*

*The Canal Street Historic District extends from S. Saratoga/Crozat Street on the lake side, down the center of Iberville Street to N. Peters/ Tchoupitoulas Street on the river side, and includes all lots fronting on the downriver and uptown sides of Canal Street except for the uptown lots between Camp and Magazine Streets.*

Canal Street, long considered the retail merchandising heart of the city, began its life in the early 19th century along the path of a planned, but never constructed, canal. The great width of the street—171 feet—is the result of land set aside for the canal by the federal government. With the influx of Americans after the Louisiana Purchase, Canal Street became the primary separation line between Creole New Orleans downriver and the growing American Sector above Canal. It is commonly held that Canal Street's status as a "neutral ground" between these two sometimes hostile groups is the origin of the New Orleans term "neutral ground" referring to street medians city wide.

Between 1820 and 1850, the street saw a mixture of residential and commercial construction, including several major residences. In the years leading up to the Civil War, commercial building intensified, with a number of cast-iron fronted buildings constructed on both sides of the street. As time progressed, residential uses moved further uptown, and by the outbreak of the war, Canal Street had been transformed into a vibrant commercial center.

In the second half of the 19th century, construction continued, with more ornately detailed buildings in the popular Italianate style. Both sides of the 600 block of Canal contain fine examples of buildings of this period. As the 20th century unfolded, a new building type was introduced: the tall office building, such as the Maison Blanche Building at 901-921 Canal in 1909. The largest historic commercial building in the District, the Maison Blanche Building combined a large department store with an office block in a single, classically ornamented design.

As the 20th century progressed, new building types such as theaters were constructed, and a number of earlier structures were remodeled so as to modernize their exterior appearance. While the historic character of Iberville Street is less intact than that of Canal Street, it illustrates the transition between the architectural character of Canal Street and the earlier buildings of the Vieux Carré.[1]

[1] Information taken from the HDLC's publications and *New Orleans Architecture, Volume II: The American Sector.*

*The Beaux Arts style Maison Blanche Building was built in 1908*

*The Montgomery-Katz-Gordon Buildings represent early commercial architecture*

*This Moderne-style Walgreens was built c. 1938*

## Local Culture

- The Maison Blanche Building (1908) housed a department store that was a New Orleans shopping institution from 1897 to 1998
- The Montgomery-Katz-Gordon Buildings, (c. 1848,) are a good example of early commercial architecture
- The Pinson-Pieta Building is the oldest surviving building on Canal Street
- The Merchants Mutual Insurance Co. Building, designed by William A. Freret and built in 1857, is a good example of a cast-iron front building
- A residence designed by James Gallier, Sr. for Dr. Newton Mercer in 1844, has been occupied by the Boston Club since 1884
- The 1938 Walgreens Building is a good example of the Moderne style

*Most buildings in the District are between 20 and 40 feet in width*

*Canal Street is a broad thoroughfare occupied in part by streetcar tracks*

*Buildings are constructed along the sidewalk in a continuous streetscape*

## Urban Form

**Setting/Landscape**

- Canal Street was historically considered the retail merchandising heart of the city and includes wide sidewalks
- All District buildings are built on the front property line, creating a continuous streetscape along the sidewalk
- Most of the buildings in the District stand on lots that are between 20 and 40 feet in width
- Both sides of Canal Street can be utilized for on-street parking
- Off-street parking is available at garages just off Canal Street or attached to hotels, with some surface lots

**Massing/Form**

- The visual character of the Canal Street Historic District is defined by multi-story structures of masonry or masonry-clad steel frame construction
- With the exception of a handful of large 20th century buildings, most buildings are 4 to 6 stories in height
- Historically some buildings had galleries and balconies that did not extend to the sidewalk edge

**Styles/Types**

- The historic architecture of the District shows influences from Federal, Greek Revival, Italianate, Beaux Arts, Art Deco and Moderne styles
- Beginning in the 1930s, façade redesign projects were popular on Canal Street with the installation of new metal façades or remodeled shop fronts
- Many corner buildings on Canal Street were designed with two primary facades, one facing Canal Street and the other along the cross street towards Iberville or Common Street

**Commercial/Industrial**

- Ground floor retail can be found in many buildings along Canal Street

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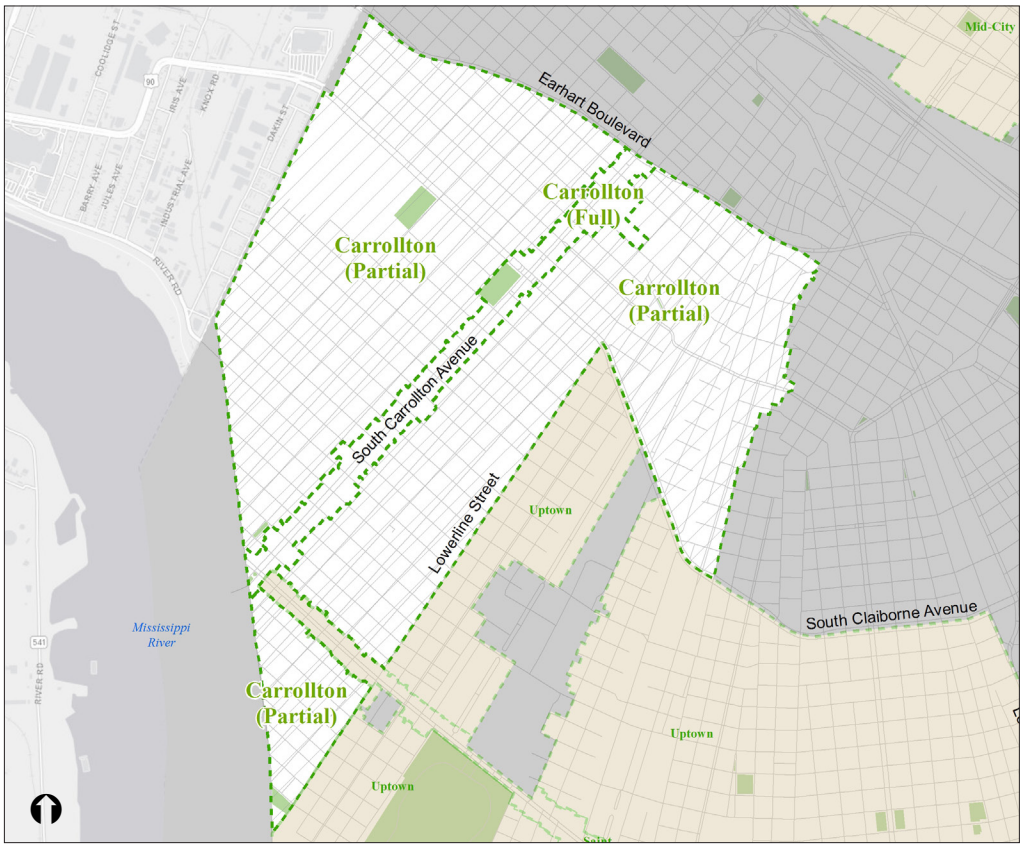
# CITY OF NEW ORLEANS
## Historic District Landmarks Commission

# 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 Ponchatrain 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 fairy 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

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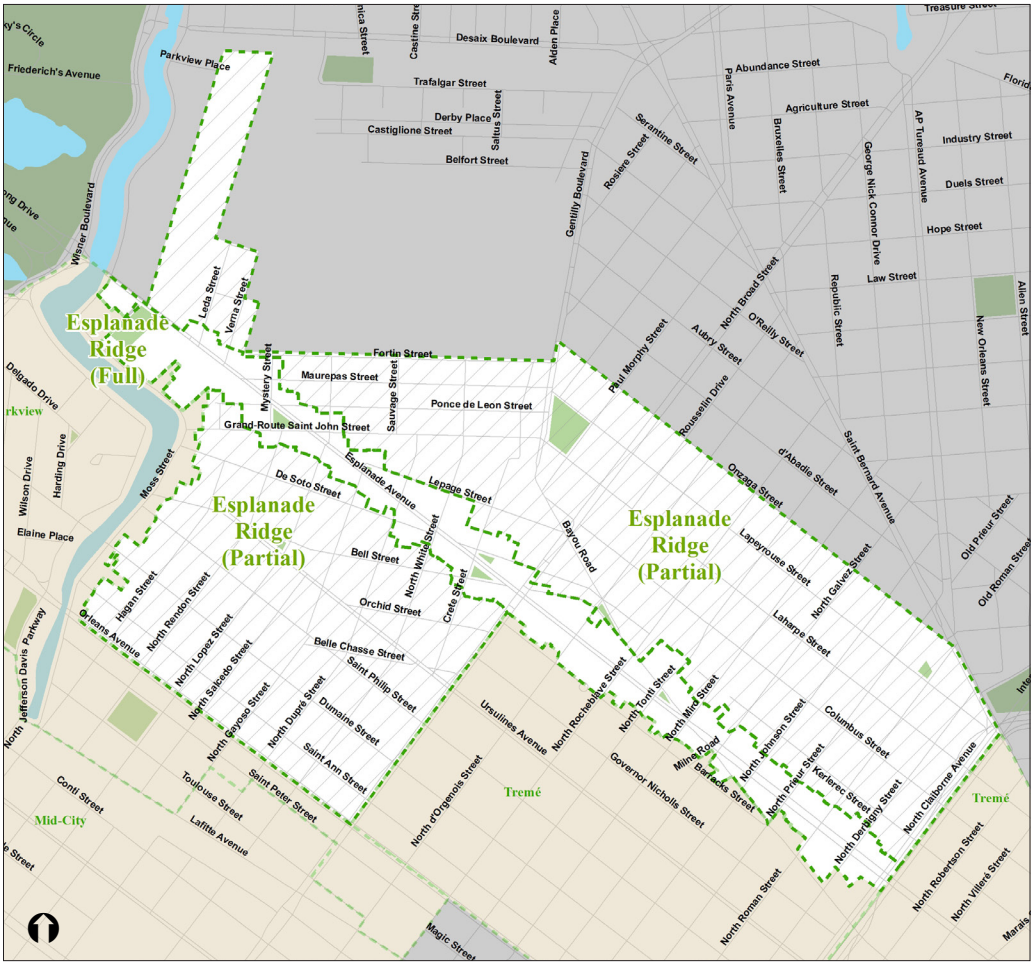
# CITY OF NEW ORLEANS
## Historic District Landmarks Commission
# Esplanade Ridge Historic District




*Designated 1979*

*Jurisdiction: New Orleans Historic District Landmarks Commission*

*The Esplanade Ridge local Historic District is the area generally bounded by Orleans Avenue, the rear property lines of the properties along the river side of Moss Street, around St. Louis Cemetery #3, St. Vincent Street, Fortin Street, Onzaga Street, St. Bernard Avenue, N. Claiborne Avenue, the rear property lines of the buildings on the uptown side of Esplanade Avenue, and N. Broad Street. (This is a general description, for a legal description refer to City Ordinance #7044 M.C.S.)*

*The section of the District along the full length of Esplanade 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 and demolition by neglect.*

Once the most prestigious Creole neighborhoods in the city, the Esplanade Ridge Historic District boasts one of the largest and most impressive concentrations of historic buildings in the nation. Esplanade Avenue, with its great width, is the spine of this District and contains its largest houses. In 1807, an act of Congress gave the City of New Orleans title to a strip of land that would become Esplanade Avenue, located on a ridge between the Mississippi River and Bayou St. John. This ridge was the site of an ancient Native American portage. The Esplanade Ridge Historic District illustrates the development along this ridge from Claiborne Avenue to Bayou St. John.

Esplanade Ridge is generally residential with scattered neighborhood commercial strips. Major boulevards, such as Esplanade Avenue and Ursulines Avenue, are wide and generally tree-lined with park-like neutral grounds in the center. By the 1850s, numerous fine homes had been constructed. The great double galleried homes along the avenue reached their peak at the end of the antebellum period. In the second half of the 19th century, Italianate, Queen Anne, Second Empire and other Victorian styles became popular. In the area above Broad Street, there is a strong concentration of residences in early 20th century styles.

The Esplanade Ridge Historic District terminates at Bayou St. John, just across from City Park and the New Orleans Museum of Art. The neighborhood plays host to thousands of people every year as they stream through the neighborhood to the New Orleans Jazz and Heritage Festival, which takes place at the New Orleans Fairgrounds, just to the east of the District.[1]

[1] Information taken from the National Register of Historic Places, materials of the HDLC, and *New Orleans Architecture Volume VI: Faubourg Treme and the Bayou Road.*

*The Second Empire Dunbar House was once one of a pair*

*Esplanade Avenue is lined with trees and several grand homes*

*The Luling Mansion was briefly the Jockey Club*

## Local Culture

- The older structures in the District represent the development of the city's French social and architectural heritage in the same period as the development of the American Sector
- The c. 1873 Dunbar House on Esplanade Avenue, was originally one of a pair of Second Empire mansions
- The Luling Mansion, a 3-story Italianate mansion (with a moat) on Leda Street, was the most elaborate of architect James Gallier, Jr.'s projects

*Smaller homes set close together line secondary streets in the District*

*Raised doubles are scattered throughout the District*

*Cast iron fencing still edges the small front yards of many homes*

## Urban Form

**Setting/Landscape**

- Many of the larger homes on Esplanade have substantial lots, but only a few possess the kind of expansive grounds or gardens seen in the Garden District or other Uptown neighborhoods
- The grand buildings along Esplanade Avenue are usually set back from the street by relatively modest front lawns
- Houses on narrower secondary streets were often built very close together and at, or near, the front property line
- The area was developed as a series of different faubourgs without coordination of street grids, causing a number of irregularly shaped blocks
- Above Broad Street, many residences on Esplanade Avenue are set on diagonal lots, and thus face the street at an angle

**Massing/Form**

- Residences are typically 1- or 1½-story buildings, with some 2-story, especially along major boulevards; the majority of which are of wood frame construction

**Styles/Types**

- Popular building types and styles in the area include single, double, camelback, and side hall or side galleried shotguns in Greek Revival, Victorian, Italianate and Arts and Crafts styles; Bungalows, Creole Cottages, Queen Anne, Italiante, Greek Revival and Neoclassical styles
- Many noted architects worked in the area, including Henry Howard, James Gallier, Sr., James Gallier Jr., William Freret and James Freret

**Public Spaces**

- Gayarre Park (Bayou Rd. at Esplanade Ave.), is one of several small triangular parks formed when Esplanade Avenue was intersected at acute angles – Its monument, depicting the goddess of history, was created for the New Orleans World's Fair at Audubon Park, and relocated to its present location in honor of Charles Gayerre, a prominent 19th century Louisiana historian

**Commercial/Industrial**

- The community is served by a collection of shops and restaurants in the 3000-3200 blocks of Esplanade Avenue, some in historic commercial buildings and others in converted residential buildings

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# CITY OF NEW ORLEANS
## Historic District Landmarks Commission
# Faubourg Marigny Historic District

*Designated 1978*

*Jurisdiction: New Orleans Historic District Landmarks Commission*

*The Faubourg Marigny Historic District is bounded by Esplanade Avenue, St. Claude Avenue, Press Street and the Mississippi River.*

Faubourg Marigny was the one of City's earliest suburbs, located immediately downriver from the Vieux Carré on land subdivided from the plantation of one of New Orleans most colorful historical figures. Antoine Xavier Bernard Phillipe de Marigny de Mandeville came into an enormous inheritance at a young age and is remembered for the fine style in which he squandered it, developing his faubourg and introducing the game of craps to the city in the meantime. He apparently took a close personal interest in the design of the new faubourg that would bear his name. He appeared especially to have taken great delight in naming its streets. While some street names have stayed the same—most notably Frenchmen Street and Elysian Fields Avenue (originally Champs Elysees)—Craps, Love, Victory, Bagatelle and Good Children Streets have, sadly, been renamed.

The Faubourg Marigny was largely populated by Creole families, free people of color and immigrants, including many Germans. Numerous early homes in the Marigny were built for free women of color. The Marigny is home to Creole cottages and many ornamented shotgun dwellings; with a number of corner stores, 2-story mixed use corner buildings, and fine Queen Anne or Eastlake style Victorian 2-story residences.

Unfortunately, the area entered a difficult period starting in the 1950s, as families who had lived in the area for many years began to move out of the city to the suburbs. Inappropriate development and blight started to negatively impact the area.

In the late 1960s and early 1970s, a rising interest in the neighborhood's history, culture and architecture led to a campaign to protect it. In 1971, it was given protection through a special historic preservation zoning ordinance, the first since the creation of the Vieux Carré Commission in the 1930s. Over the past 40 years, much of the area's historic architecture has been lovingly preserved and restored. Frenchmen Street's commercial buildings in the blocks closest to the French Quarter now house an eclectic mix of music clubs, restaurants, cafés and small businesses. The District also includes an industrial section of brick and metal buildings concentrated towards the Mississippi River.[1]

[1] Information taken from the Faubourg Marigny National Register of Historic Places Nomination.

*The St. Roch Market was a local destination for food and produce*

*Washington Square Park is surrounded by a mid-19th century iron fence.*

*Frenchmen Street offers entertainment and dining to residents and tourists*

## Local Culture

- The St. Roch Market was constructed in 1875 and provided food and produce to neighborhood residents
- One area landmark, Holy Trinity Church on St. Ferdinand Street, was founded for German residents in 1853, and is easily recognizable for its twin bell towers
- Washington Square Park was designated as a green space during the neighborhood's formation and serves as a place for community events
- Elysian Fields Avenue was the first street in New Orleans to extend from the riverfront to Lake Pontchartrain
- The New Orleans Center for the Creative Arts, devoted to educating local students in the arts, is located in a riverfront complex of adapted industrial buildings abutting Press Street
- Many small local restaurants and bars are scattered through the District, while restaurants and music venues on Frenchmen Street tend to serve a wider audience

*Creole cottages were built without front yards*

*This double shotgun has a small fenced front yard*

*This 2-story Creole style corner building has a wrap-around gallery*

## Urban Form

**Setting/Landscape**

- Most buildings are set directly on the street creating a dense urban fabric
- Some shotguns have small front yards edged with ornamental iron fences
- Rear yards of Creole cottages are often walled or enclosed and can include former service buildings

**Massing/Form**

- The majority of buildings are residential, 1- to 1½-stories, and raised above grade
- The majority of residential buildings are of wood or stuccoed masonry construction with gabled or hipped roofs

**Styles/Types**

- Common styles include Creole, Greek Revival, Italianate, Queen Anne, Eastlake and Arts and Crafts
- Shotgun cottages began appearing in the late 1840s, and continued to be built until the early 20th century
- Architectural character is dominated by 2 house types: 1½-story Creole cottage and 1-story shotguns in 2, 3 and 4-bay configurations, some with side halls or galleries
- The commercial corridor located along St. Claude Avenue includes a variety of building styles and types

**Public Spaces**

- Washington Square Park is the heart of the District

**Commercial/Industrial**

- Commercial buildings are scattered throughout the District, residential in character, of 1- to 2-stories, located on a corner, with a corner entrance, a gallery or canopy over the sidewalk and display windows
- The institutional and warehouse buildings are typically of brick or metal construction, no taller than 3 stories, and scattered throughout the District with a concentration towards the Mississippi River

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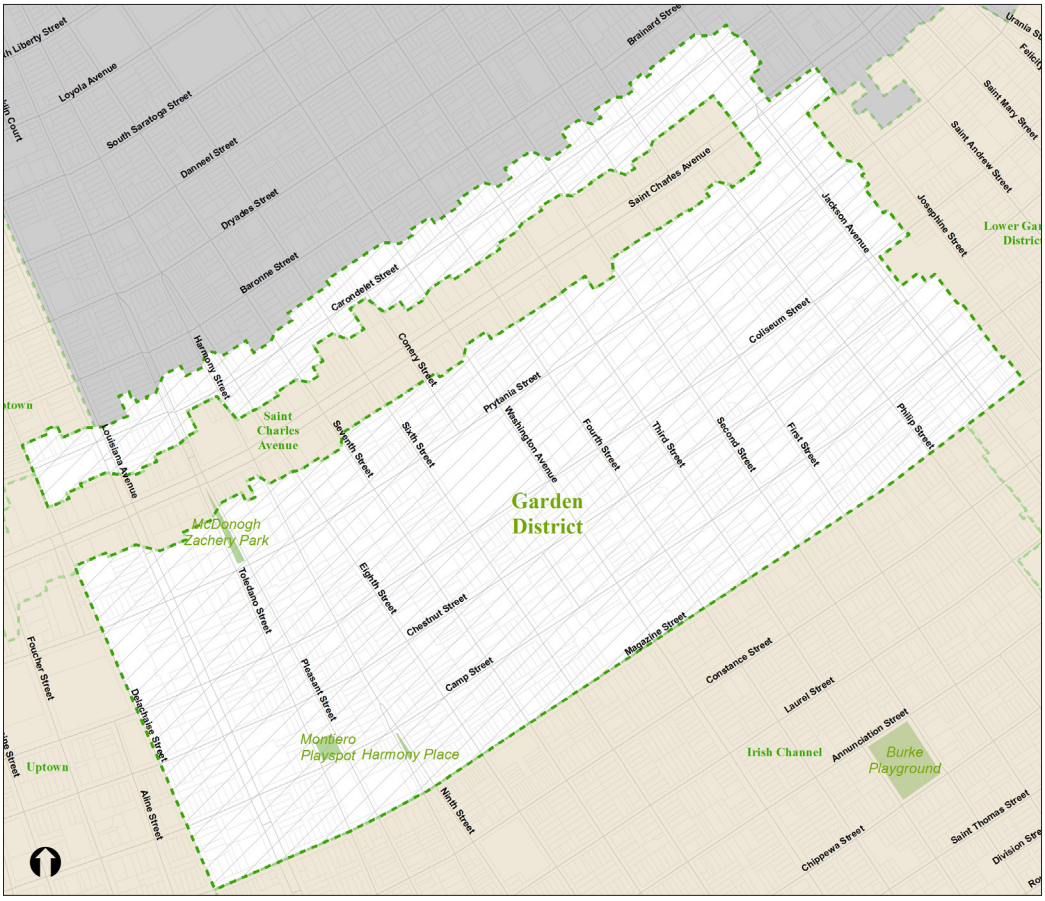
# CITY OF NEW ORLEANS
## Historic District Landmarks Commission

# Garden District Historic District




*Designated 2007*

*Jurisdiction: New Orleans Historic District Landmarks Commission*

*The boundaries of the Garden District Historic District are roughly Magazine Street, Josephine Street, Carondelet, and Delachaise Streets, omitting parcels facing along St. Charles Avenue except at the intersection of Jackson and Street.*

*The HDLC provides design review of proposed new construction, and a public hearing for all proposed demolitions. The HDLC is also able to cite property owners for failure to maintain their buildings properly, preventing further deterioration and potential blight.*

Established by New Orleans' American elite in the late 1840s, the area now know as the Garden District quickly developed as a bastion of architecturally notable residences nestled in lush grounds on oak-lined streets. A very early example of a luxury suburb, it was dubbed the "Garden District" by travel writers as early as 1852.

In addition to its grand residences, the area is made up of more modest homes in many sizes and styles, as well as a cemetery (Lafayette Cemetery No. 1), a shopping corridor (Magazine Street) and a large public avenue (St. Charles Avenue).

Most of the area we now call the Garden District was originally platted as the Faubourg Livaudais, created from the Livaudais plantation in 1832. In 1833, this area became the City of Lafayette and was not incorporated into the City of New Orleans until 1852.

The Garden District remains a tightly knit community still occupied by families who have been a part of New Orleans' most famous social traditions since the 19th century. Each year during carnival season, the flag of Rex can be seen flying from many Garden District homes, signifying that the residents include a former King or Queen of Carnival.

The architectural development of the Garden District can be divided into five distinct periods: the first wave of construction in the financial boom of the 1840s, a second phase beginning in 1852 with the annexation of the City of Lafayette by the City of New Orleans that ended with the Civil War, a third phase following the Civil War and lasting until the financial crash of 1873, a fourth phase from about 1880 until the turn of the 20th century (the last era of major construction) and more sporadic construction of individual structures in the last century.

The Garden District is listed in the National Register of Historic Places and designated a National Historic Landmark.[1]

[1] Information taken from the HDLC's designation report for the Garden District Historic District.

*Lafayette Cemetery No. 1, is one of the City's most historic cemeteries*

*Commander's Palace is a local culinary landmark*

*George Washington Cable Residence is an individually designated Landmark*

## Local Culture

- Lafayette Cemetery No. 1 is one of the City's oldest cemeteries
- One of the most widely known restaurants of New Orleans, Commander's Palace, is located in the District across from Lafayette Cemetery No. 1 on Washington Avenue
- The novelist George Washington Cable resided on 8th Street from 1874-1884 and his former home is now a designated National Historic Landmark
- The Gothic Revival Style Trinity Episcopal Church is both an architectural landmark in the District and a part of its social fabric, with a history in the neighborhood that stretches back to the 1840s
- A long-time gathering place for Garden District residents is The Rink, a shopping complex at the corner of Prytania and Washington, which was built in the 1880s as the Crescent City Skating Rink
- The Toby-Westfeldt House (1838), a Greek Revival-style "suburban villa" is known locally as "Toby's Corner" and is said to be the oldest building in the neighborhood

*Many homes sit on very large and lushly landscaped lots*

*Cast iron fences can take fanciful forms, like this "Cornstalk Fence"*

*The District also is home to modest homes with Victorian fronts*

## Urban Form

### Setting/Landscape

- Many houses were built in the center of double lots (60' x 120') surrounded by landscaped grounds, often bordered with substantial cast iron fences and in some cases masonry walls
- Even most smaller homes are graced with small front yards often bordered by ornamental wrought or cast iron fences
- While grander homes may have parking on the grounds, many residents rely on street parking

### Massing/Form

- Majority of buildings are residential, 2-story and raised above grade
- Majority of residential buildings are of wood or stuccoed masonry construction with gabled or hipped roofs

### Styles/Types

- Antebellum period residences were often Greek Revival style raised center hall cottages, side hall townhouses or 2-story, 5-bay center halls with double galleries
- In the later antebellum period, a number of large mansions, some having grounds covering a half city block or more, were constructed in varying styles
- Shotgun cottages began appearing in the late 1840s, and were constructed until the early 20th century
- In the second half of the 19th century the Italianate style was popular and houses were more complex in plan
- From 1873 through 1910 a large number of residences in the Queen Anne and Eastlake styles were constructed

### Commercial/Industrial

- Historic commercial buildings on sections of Magazine Street form a continuous streetscape with façades at the front lot line that extend to the side lot lines

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# CITY OF NEW ORLEANS
## Historic District Landmarks Commission

# Holy Cross Historic District

*Designated 1990*

*Jurisdiction: New Orleans Historic District Landmarks Commission*

*The Holy Cross Historic District is roughly bounded by Burgundy Street, Delery Street, the Mississippi River and the Industrial Canal.*

The Holy Cross Historic District represents the final eastward (downriver) expansion of the City of New Orleans on what was subdivided plantation land. Development of the area began in earnest around 1850. In 1849 the Brothers, Priests and Sisters of Holy Cross established an orphanage. In 1871, they founded a school to serve the growing population, which was a mix of various immigrant groups, native-born Americans, and included free people of color. The school would become Holy Cross High School, giving the neighborhood its current name.

The parcels created in the subdivision of land in Holy Cross were of a larger size than those found in the Marigny and Bywater. Many of the lots were used for small farms, providing produce to New Orleans' markets into the 1940s. As a result of its lower density, Holy Cross feels more like a village on the edge of a large city. This distinction was reinforced by the dredging of the Industrial Canal at the District's western end from 1912-1923, separating Holy Cross from the Bywater neighborhood. The area below the canal, including Holy Cross, became known as the "Lower Ninth Ward."

Neighborhood Landmarks include the Holy Cross School, the Romanesque Revival St. Maurice Church and two identical Doullut houses (often called the "Steamboat" houses). These houses were built to resemble high-style steamboats and were among the first Landmarks designated by the HDLC.[1]

[1] Information taken from the Holy Cross National Register of Historic Places Nomination and materials of the Preservation Resource Center.

*The Holy Cross School Building is an Italianate Landmark*

*The Romanesque Revival St. Maurice Church is a neighborhood focal point*

*The Doullut houses were constructed to resemble steamships*

## Local Culture

- The Holy Cross School building, built in 1895, is a 3-story brick Landmark with decorative cast iron galleries
- The Romanesque Revival St. Maurice Church was constructed in the late 19th century and is a Landmark
- The two nearly identical Doullut houses, designed to resemble steamships, are the most significant residences in the District and among the first designated HDLC Landmarks

*Off-street parking is provided along the side yards of many houses*

*On some blocks, homes are close together and adjacent to the sidewalk*

*This Italianate center hall features a lush garden and enclosed yard*

## Urban Form

**Setting/Landscape**

- Setbacks, lot coverage and the size of lots varies in different areas of the District
- Most homes are set back from the street with narrow front yards
- On some blocks, buildings are set directly on the street, very close together, with a few shallow front yards and no off-street parking
- Some of the larger parcels include substantial rear or side yards and off street parking
- On the majority of blocks, sidewalks are separated from roadways by a grass strip
- Street trees, yards with trees, shrubs and grass are prevalent, although there are no grand public squares

**Massing/Form**

- The majority of the buildings are residential, single story, raised above grade, and of wood construction with gabled or hipped roofs
- Some 2-story houses exist, typically in early 20th century eclectic styles

**Styles/Types**

- Styles commonly found in the District include Creole, Greek Revival, Italianate, Eastlake and Arts and Crafts
- 20th century eclectic buildings such as neo-classical, Colonial and Mission styles are scattered within the District with a concentration of more recent construction to the north towards Burgundy Street
- The District also includes pockets of ranch style homes and some more recent new construction
- Shotgun houses are the primary building type
- Bungalows are generally 1-story in height, with some raised several feet above grade
- Institutional buildings are typically of brick construction, or brick covered with stucco

**Public Spaces**

- The Holy Cross neighborhood is fortunate to have access to a walking path along the levee

**Commercial/Industrial**

- Commercial buildings are scattered within the District, generally located on street corners, maintaining the neighborhood's residential character

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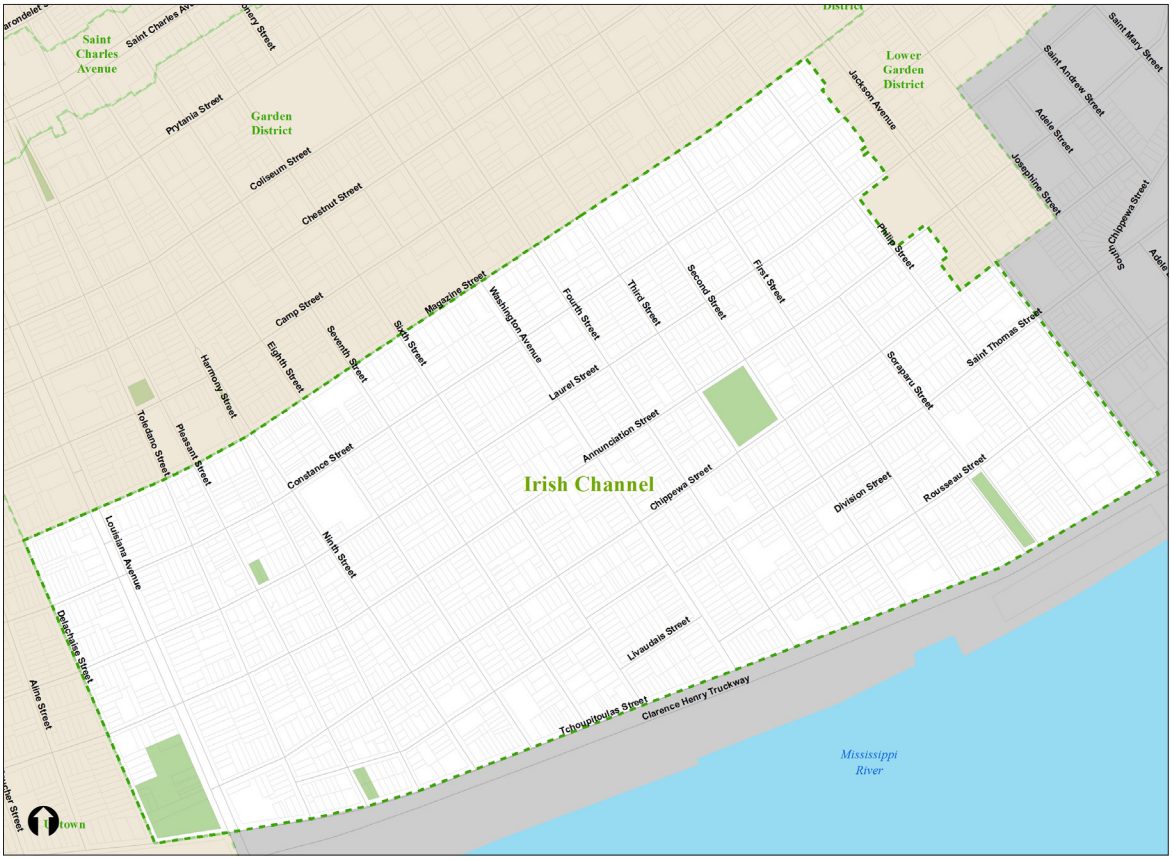
# CITY OF NEW ORLEANS
## Historic District Landmarks Commission

# Irish Channel Historic District




*Designated 2002*

*Jurisdiction: New Orleans Historic District Landmarks Commission*

*The Street Boundaries of the Irish Channel Historic District are Magazine Street, Delachaise Street, and Jackson Avenue. Above Chippewa Street, all lots fronting Jackson Avenue are included in the Lower Garden Historic District.*

Although the District is called the Irish Channel, in the 19th century it was home to working class people of varied origins, including German, Irish and Italian immigrants, as well as native-born Americans, and free people of color. The origin of the neighborhood's name has been the source of debate, as has what truly constituted the center of the Irish population of New Orleans at any given time. It is, however, home to one of New Orleans' most distinctive parade traditions, the Irish Channel St. Patrick's Day Parade, which adds cabbages, potatoes and carrots to customary parade throws like beads and moon pies.

Most of the area known today as the Irish Channel was a part of the City of Lafayette, incorporated in 1833. A number of townhouses and raised center hall cottages built in the area in this antebellum period remain. In 1852, the City of Lafayette became a part of New Orleans.

Between 1833 and 1852 the working waterfront in the City of Lafayette flourished, providing a major source of jobs. The 1840s saw a large number of Irish immigrants to New Orleans, as many fled the ravages of the potato famine in Ireland. The Irish and other immigrants in this area primarily worked along the bustling docks that sprang up in Lafayette. The working class dock-hand origins of the neighborhood can still be seen in the architectural fabric of the area, which is composed primarily of simple houses, including many single and double shotgun cottages and a number of warehouses and other dock-related structures. Most of these buildings date to the second half of the 19th century.

Many significant jazz musicians of German, French, Irish and Italian descent were born and reared here. All the members of the Original Dixieland Jazz Band, the first jazz band to make a phonograph record and to go to Europe, were from the Irish Channel. True to its roots, the Irish Channel continues to be home to well-trafficked corner stores, bars, restaurants and places of entertainment.[1]

[1] Information taken from the Irish Channel National Register of Historic Places nomination, HDLC materials and information from the Preservation Resource Center.

*The Egyptian Revival 2219 Rousseau Street was Lafayette's courthouse*

*Parasol's Bar is an example of a corner commercial building*

*Magazine Street is home to small, local stores*

## Local Culture

- The building at 2219 Rousseau Street is of outstanding architectural importance because of its rare Egyptian Revival detailing and its early construction date of 1836; it was originally built as the courthouse for the City of Lafayette, and while it has suffered several remodelings, it still retains its distinctive shape and winged solar disks above the door and windows
- The former home of Nick LaRocca, bandleader for the Original Dixieland Jazz Band, is located in the District
- Magazine Street, between Washington and Louisiana Avenues, is a shopping corridor comprised of locally owned boutiques, antiques stores and restaurants, most housed in converted historic buildings, some originally commercial and others built as residences

*In some areas, rows of shotguns are identical*

*Shotgun houses show various stylistic details, featuring stock millwork of the time*

*Tchoupitoulas is mix of industrial and residential types/uses in the District*

## Urban Form

**Setting/Landscape**

- The Irish Channel is predominantly low scale with a very dense pattern of building, typically on 30' x 120' lots
- Large portions of the area are characterized by houses with small front yards without fencing, a passage space on each side and a back yard, often with a shed
- Most residential lots are narrow, with no space for off-street parking

**Massing/Form**

- The adherence to basic building forms and the use of similar detailing make the area a remarkably uniform character
- Many streets have variations on the same architectural typology and consistent setbacks and roof heights
- Some streets are home to groups of identical buildings constructed at the same time by the same builder

**Styles/Types**

- Most of the buildings in the Irish Channel area are Greek Revival or Victorian in style, although examples of Creole, Egyptian Revival and Italianate are present
- Buildings in the district display an enormous variety of Victorian stock millwork
- Typically, stylistic details are concentrated on the front façade of residential buildings

**Public Spaces**

- A neighborhood park is located at 3rd and Annunciation

**Commercial/Industrial**

- A comparatively large number of corner stores, bars, and restaurants, many still used for their original purpose, are scattered throughout the area
- Along the riverside, Tchoupitoulas Street features small residential buildings interspersed with industrial uses and warehouses

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# CITY OF NEW ORLEANS
## Historic District Landmarks Commission
# Lafayette Square Historic District

*Designated 1978; Expanded 2007*

*Jurisdiction: Central Business District Historic District Landmarks Commission*

*The Lafayette Square Historic District is roughly bounded by Magazine Street, the Pontchatrain Expressway, Howard Avenue, O'Keefe Avenue, and Lafayette Street.*

The Lafayette Square Historic District encompasses the area that served as the original residential section of the city's American downtown in the 19th century. The street plan dates from the late 18th century, including the placement of its public park, originally named Place Gravier and renamed in 1824 in honor of the Marquis de Lafayette.

Major construction of new residences started in the 1820s. In this period, speculative developers constructed rows of townhouses. The most noted surviving example is Julia Row, the 13 residences on the 600 block of Julia. The 1840s saw a continuation of residential construction, with the Greek Revival style becoming dominant. The District also contains significant public buildings from the antebellum period. The most prominent of these is Gallier Hall, built c. 1853 as City Hall, located at 545 St. Charles Avenue. The late 19th century saw a slow change in the area's development, with commercial activities concentrated along Magazine Street. It was in this period that Lee Circle on St. Charles Avenue attained its current form. It consists of a grassy knoll topped with a statue of Robert E. Lee on a 110 foot plinth. St. Charles Avenue, and the St. Charles Avenue streetcar, bisect the District and connect it to the more residential areas uptown.

The shift from residential to commercial use in the District accelerated greatly at the beginning of the 20th century. A large number of former residences were demolished and replaced with new commercial buildings. The coming of the automobile also led to the demolition of early buildings for service stations and parking lots. The 1980 World's Fair marked the return of residential and service uses.[1]

[1] Information taken from the Lower Central Business District National Register of Historic Places nomination and HDLC files.

*The Scottish Rite Temple is a distinctive building in the District.*

*Julia Row includes several Federal style buildings*

*Gallier Hall was the former seat of city government*

## Local Culture

- Lee Circle is a major landmark in the District
- St. Charles Avenue and the St. Charles Avenue Streetcar, bisect the district and provide linkages to both the Central Business District, Canal Street and uptown neighborhoods
- The earliest remaining houses in the District were constructed in 1832 by John Green on Julia Street
- Lafayette Square, originally Place Gravier, was a gathering place in the early days of the neighborhood
- Julia Row, 13 identical Federal style buildings built c. 1833 in the 600 block of Julia Street and designed by James Dakin, is a rare intact example of an early Lafayette Square block front
- The former La Belle Creole Cigar Factory is an impressive late 19th century building constructed in 1882
- Gallier Hall, which overlooks Lafayette Square, is a masterwork of architect James Gallier, Sr., built in 1853
- Local museums include The Ogden Museum of Southern Art and The National WWII Museum

*Townhouses are a prevalent building type in the District*

*Lafayette Square was originally called Place Gravier*

*710 Baronne Street incorporates large storefront display windows*

## Urban Form

**Setting/Landscape**

- A large percentage of buildings in the District are built on the front property line
- Some 20th century buildings are set back slightly off of the property line
- Most antebellum structures were built to the side lot lines, often directly abutting their neighbors
- Historic buildings either predated the automobile or relied on street parking, so off-street parking in the District is typically confined to surface parking lots or parking structures that have taken the place of older buildings

**Massing/Form**

- Most buildings in the District are at least 2 stories in height

**Styles/Types**

- Early residential buildings in the District exhibit characteristics of the Federal style, relatively uncommon in New Orleans
- As a result of contrasting periods of development, the District is a mixture of 19th and 20th century building types
- Buildings in the District are typically constructed of or clad in masonry materials

**Public Spaces**

- Lafayette Square, originally created in 1788 and named Place Gravier, is a large park that hosts concerts and other public events

**Commercial/Industrial**

- Some early 20th century commercial buildings were designed to display merchandise through large glass shop windows

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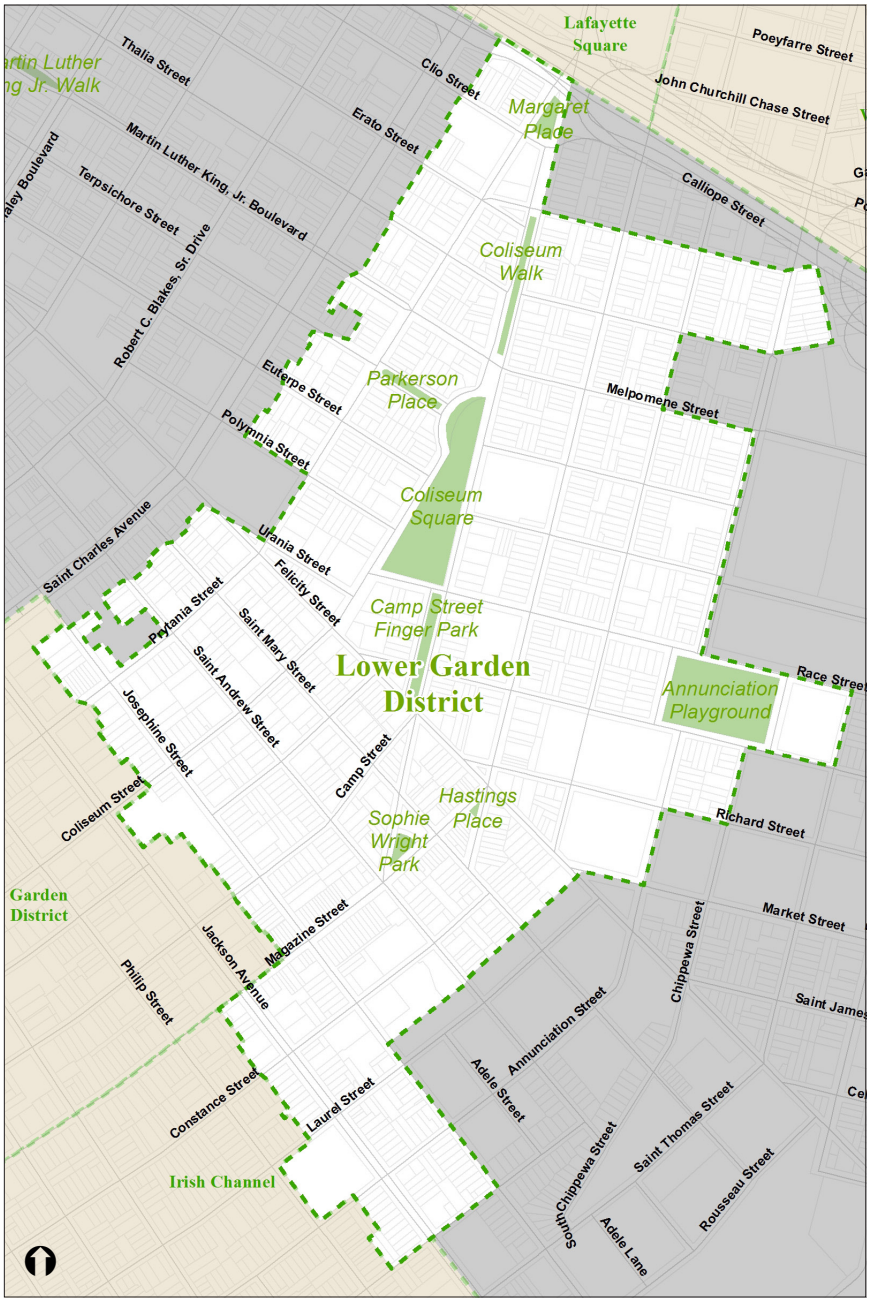
# CITY OF NEW ORLEANS
## Historic District Landmarks Commission
# Lower Garden District Historic District




*Designated 1975; Expanded 1976*

*Jurisdiction: New Orleans Historic District Landmarks Commission*

*The Lower Garden District Historic District is roughly bounded by Jackson Avenue, Prytania Street, Erato Street and Chippewa Street.*

The Lower Garden District has a rich and varied architectural character that reflects over a century of development. The District was laid out as streets and city blocks in 1809 by surveyor Barthelemy Lafon. Lafon had grand plans for the area that are still reflected in some street and park names. Coliseum Square, a three block long park in the center of the District, was intended as the site of a coliseum, and Annunciation Square as the site of a great cathedral. Prytania Street was intended as home to the prytaneum, or town hall. The primary streets running perpendicular to the river are named for the nine ancient Greek muses—Calliope, Clio, Erato, Thalia, Melpomene, Terpsichore, Euterpe, Polymnia and Urania—another result of Lafon's grand classical aspirations. Lafon's street layout of this area reflects the curve of the Mississippi River, with streets intersecting at angles to older streets plotted in what is now the Central Business District.

The District is a mix of building types, primarily single and double shotguns, double gallery houses and commercial structures. These are predominately 19th century buildings, many constructed in the first half of the 19th century. The scale of most of the houses in the District is substantial, with the majority being 2 stories in height. Double gallery side halls with Greek Revival temple fronts began appearing in the 1840s.

Many smaller scale houses are located in the District. A few early Creole-style residences remain, but most of the low-scale housing is composed of single and double shotgun type buildings, many along Constance and Annunciation Streets. The 1800 through 2000 blocks of Magazine Street feature a number of masonry commercial buildings with deep galleries housing small shops, bars and restaurants. [1]

[1] Information taken from the Lower Garden District National Register of Historic Places nomination, HDLC materials and *New Orleans Architecture, Volume I: The Lower Garden District.*

*Coliseum Square is central to the area's urban fabric*

*St. Mary's Assumption and St. Alphonsus Churches are local icons*

*The Grace King House is a good example of the Greek Revival style*

## Local Culture

- The heart of the district is Coliseum Square, a 3 block long wedge shaped park graced by shady live oaks, winding paths and a fountain
- The German Baroque Revival St. Mary's Assumption Church (c. 1858) is also home to the Shrine of the Blessed Francis X. Seelos, who died in a yellow fever epidemic in 1867
- The Grace King House, on Coliseum Street, was named for the Louisiana historian and author who lived there from 1905 to 1932. It was built in 1847 by banker Frederick Rodewald and features both Ionic and Corinthian columns
- The 1847 Wilson House on Coliseum Street has Doric and Ionic columns and is a good example of the Greek Revival style

*Double gallery houses, like these on Magazine, are common in the District*

*Shotgun residences are common on streets closer to the river*

*Commercial buildings along Magazine Street form a continuous streetscape*

## Urban Form

**Setting/Landscape**

- Much of the District has a distinctive irregular plan resulting from many streets laid out perpendicular to the crescent of the river creating a large number of irregular blocks
- Most residences are set back from the sidewalk behind ornamental fences of wood or cast iron
- Commercial buildings are typically built to both the front and side lot lines, with no setbacks
- Many service buildings and other residential dependencies or outbuildings are still intact
- While many residences in the District are quite large in scale, smaller shotgun houses are located on Constance, Assumption and Annunciation Streets
- Parking in both residential and commercial areas tends to be primarily on-street

**Massing/Form**

- The District is primarily composed of 2-story residential buildings with some 1-story shotguns

**Styles/Types**

- The District's character is defined by the comparatively large scale of its residential and commercial buildings
- A row of nearly identical double gallery houses built in the late 1860s is located along Magazine Street
- Architectural styles found in the area range from Greek Revival and Italianate to Queen Anne and eclectically styled shotguns
- Double galleries and substantial porches are prevalent on commercial and residential buildings in the District
- A number of the multi-story residential buildings in the District are built of brick, distinguishing this area from the majority of New Orleans' neighborhoods

**Public Spaces**

- Coliseum and Annunciation Squares are public features

**Commercial/Industrial**

- 2- story commercial buildings along Magazine Street usually feature storefronts with large display windows and iron galleries on the first level, with housing above

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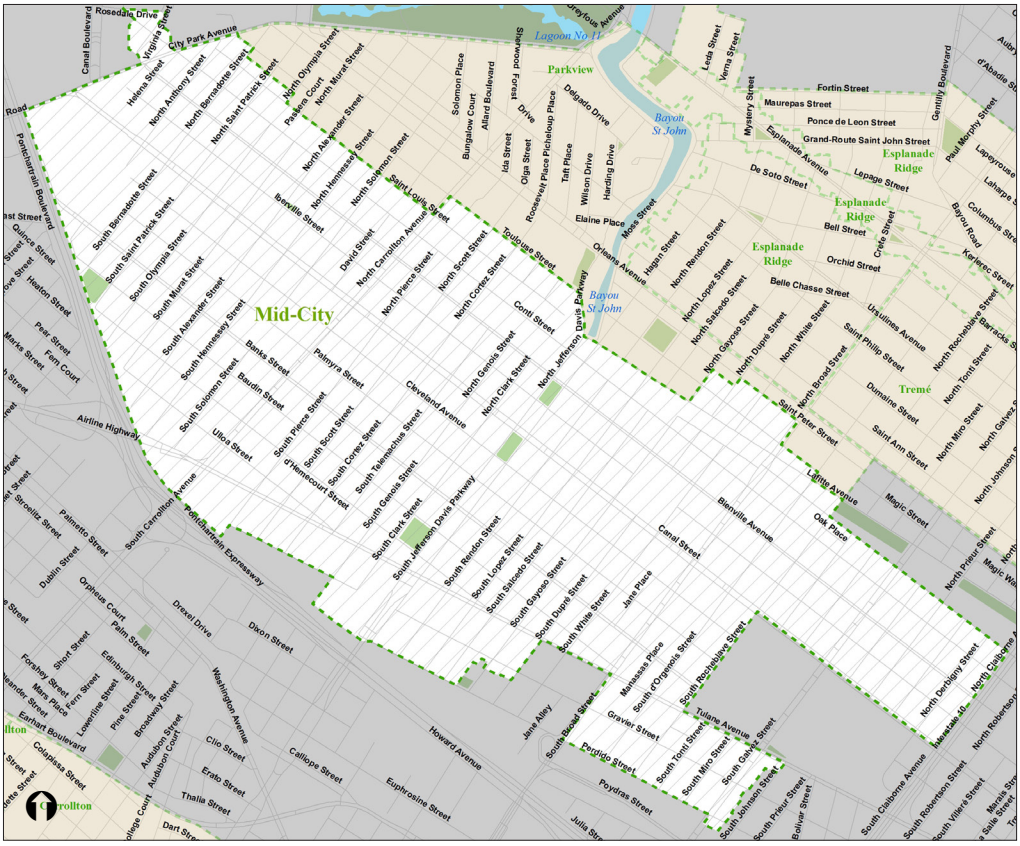
# CITY OF NEW ORLEANS
## Historic District Landmarks Commission

# Mid-City Historic District




*Designated 2017*

*Jurisdiction: New Orleans Historic District Landmarks Commission*

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

Although subdivision of Mid-City was completed by 1850, early development progressed slowly, due to the swampy nature of the area. The 1889 improvements to the City's drainage system, in addition to water and sewer distribution, made the area more appealing for development, which began around 1900 and continued through 1940. Shotguns represent the prevalent building type although raised basement bungalows, as well as asymmetrical and symmetrical two-story houses were also constructed.

Although the District remains primarily residential, there are defined commercial corridors and nodes that also house many of the District's institutional buildings. The principal commercial corridors are Canal, Tulane, and Broad Streets as well as Carrolton Avenue. Both Canal Street and Jefferson Davis Parkway feature green medians, with a streetcar line on Canal's median. Early commercial and institutional buildings were one to three stories in height, with architectural styles representing those popular at the time of construction.

Many of the commercial corridors were fully developed or redeveloped after World War II through 1961, providing amenities and services for Mid-City's residents. This commercial architecture was generally flat-roofed, masonry or concrete buildings, two to seven stories in height, which were executed in a Modern Movement vocabulary, demonstrating the neighborhood's post-war development.

The District's industrial corridors followed historic train lines, the former Southern Railroad tracks to the north and former Illinois Central tracks, now Interstate 10, to the south. The industrial buildings are generally metal, concrete or masonry, one to two stories in height, and utilitarian in nature.

Mid-City, located below sea level, experienced significant flooding from Hurricanes Katrina and Rita. The storm damage increased the alterations to historic residential buildings throughout Mid-City, including the replacement of siding, doors and windows. In addition, the construction of the Veteran's Administration and Louisiana State University Medical Center hospital campuses resulted in the relocation or demolition of many historic buildings. Their campuses are excluded from the District boundaries, but provide employment opportunities for its residents.[1]

[1] Information taken from the Mid-City National Register of Historic Places nomination form and HDLC materials.

*The Canal Street streetcar links Mid-City to the Central Business District.*

*Many of the commercial buildings were constructed in the 1950s.*

*The variety of religious places of worship reflect the District's diversity.*

## Local Culture

- Mid-City is a true, self-contained urban, residential neighborhood
- The adjoining new Veteran's Administration and Louisiana State University hospital campuses are just outside of the District
- Falstaff Brewery dates to the early 20th century
- The Masonic Cemetery, founded 1865, features a large 19th and early-20th century above-ground tombs
- Several churches and synagogues were constructed to meet the needs of Mid-City's diverse population
- Pelican Stadium, constructed in 1915 (now demolished), was home to the New Orleans Minor League baseball team, the Pelicans, and the Negro Baseball League's Black Pelicans

*Raised basement houses can be found throughout the District.*

*The Arts and Crafts style is prevalent in the District.*

*The Jefferson Davis Parkway features a grass neutral zone flanked by live oaks.*

## Urban Form

### Setting/Landscape

- Residential development is dense with construction abutting property lines with minimal landscaping
- Commercial buildings, typically located on major thoroughfares, often date to the 1950s
- Many commercial buildings are located on the front property line, although the larger commercial corridors include buildings that are setback for parking
- Street parking is found throughout the neighborhood

### Massing/Form

- The majority of the residential buildings are one to two stories in height
- Most residential structures are of wood construction with gabled or hipped roofs
- The visual character of the commercial corridors is defined by two to seven story masonry or concrete buildings with flat roofs

### Styles/Types

- Residential styles commonly found in the District include Eastlake, Italianate, Arts and Crafts, Colonial Revival and Arts and Crafts
- Shotguns are the dominant residential building type, with high concentrations of raised basement bungalows, as well as asymmetrical and symmetrical two-story houses
- Commercial buildings are dominated by elements of the Modern architectural vocabulary

### Public Spaces

- Neighborhood parks are concentrated along Jefferson Davis Parkway, which also features a green median
- Lafitte Greenway is a pedestrian and bicycle path, connecting to Treme and Lakeview

### Commercial/Industrial

- The principal commercial corridors are Canal, Tulane, and Broad Streets as well as Carrolton Avenue
- Small industrial buildings can be found throughout the District, with larger warehouses abutting former rail lines

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# CITY OF NEW ORLEANS
## Historic District Landmarks Commission
# Parkview Historic District

*Designated 2017*

*Jurisdiction: New Orleans Historic District Landmarks Commission*

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

Parkview is a small residential neighborhood, bordering City Park and straddling the banks of the Bayou St. John. When the area was discovered in 1699 by a team of explorers led by Jean Baptiste le Moyne Sieur de Beinville, the high ground was inhabited by the Acolapissa Indians, who later fled the area to escape slave hunters.

In 1708, predating the founding of New Orleans in 1718, the first eight colonists received concessions along Bayou St. John, including Louis de St. Denis, whose land was located within the present District. Much of the area was low and swampy, stifling settlement expansion.

Prior to Parkview's development as a residential enclave, it had great maritime commercial importance. To provide a navigable route for sailing vessels, the Carondelet Canal was constructed along present day Lafitte Street in 1795. The canal provided the missing link to in the connection of Lake Ponchatrain to Vieux Carré by way of Bayou St. John, defining a key transportation route that avoided the currents of the Mississippi River. As steamboats replaced sailboats, travelers could navigate the Mississippi River directly from the Gulf of Mexico to the city and the Carondelet Canal was subsequently abandoned. With the decline of the canal's importance, it was infilled by the state in 1927.

In the 1890's, there were two efforts that paved the way for the development of Parkview, namely the introduction of a modern drainage system and the development of City Park. The new drainage system, installed in 1895, included open canals and pumping stations, drying out land that was swampy. In addition, a large effort to develop City Park as a true neighborhood amenity by the City Park Improvement Association beginning in 1891, created an amenity that was a draw to new homeowners.

With the draining of the land, residential development in Parkview began in earnest, with some of the earliest buildings dating to the 1890s and construction continuing through the mid-20th century. Building styles in the District reflect the range of the period and include Eastlake, late Italianate, Bungalows, Colonial Revival and 20th century eclectic.[1]

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

*Bayou St. John was used for navigation and now provides recreation.*

*City Park provided enticed new development in Parkview.*

*The Saux Building was constructed as a coffeehouse in 1859.*

## Local Culture

- Historically, the District had significance as a maritime route from Lake Ponchatrain via the Carondelet Canal
- The Saux Building, across the street from City Park's main entrance, was constructed as a coffeehouse in 1859 and is one of the oldest buildings in the District
- The American Can Company was a leading manufacturer of tin cans, employing over 500 people in 1917
- The 1929-1930, Aztec-themed, brick and terra cotta, Art Deco General Laundry building was designed by the architectural firm of Jones, Roessel, Olschner and Wiener
- Delgado Community College was founded in 1921 as a manual trade school for young boys by Isaac Delgado, a Jamaican Immigrant and businessman, and continues to serve the community today
- The 1799 Pitot House is a significant local landmark

*The District includes a variety of styles and types, from the early-20th century.*

*Homes include shallow front yards and street trees, particularly near City Park.*

*Many residences include raised basements.*

## 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 near City Park
- Most homes are set back from the street with shallow front yards, with some including side yards, sometimes enclosed by a cast iron fence, and occasionally shrubs or a masonry wall
- Off-street parking is present at several residences

### Massing/Form

- The majority of the buildings are residential, including both single story raised above grade and two-story homes
- Most structures are of wood construction with gabled or hipped roofs

### Styles/Types

- Styles commonly found in the District include Eastlake, late Italianate, Arts and Crafts, Colonial Revival and 20th century Eclectic and Exotic Revivals
- Shotguns represent the predominant building type in the District, which includes a substantial number of raised basement residences

### Public Spaces

- Jack Bartlett Park, Moss Place and Easton Park Playground are all located within the boundaries of the District, which abuts City Park to the north
- The banks of Bayou St. John are available for public relaxation and recreation

### Commercial/Industrial

- There are relatively few commercial buildings within the District
- The American Can Company was an important industrial complex in the City

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# CITY OF NEW ORLEANS
## Historic District Landmarks Commission
# Picayune Place Historic District

*Designated 1978*

*Jurisdiction: Central Business District Historic District Landmarks Commission*

*The Picayune Place Historic District is roughly bounded by Camp, Common, Tchoupitoulas and Poydras Streets.*

The Picayune Place Historic District is noted for its unparalleled collection of intact 19th century commercial buildings, predominantly in the Greek Revival style. The Picayune Place District itself is very small in area, covering approximately six and a half city blocks.

In 1803, the area was the fledgling "American Sector," an area where Americans newly arrived after the Louisiana Purchase settled across Canal Street from the primarily Creole areas downriver. In this period, most buildings were residential but the area quickly became a center of commerce. By the 1830s, various trades had developed their own sectors. The area on Magazine Street became "banker's row," and later banking institutions shifted towards Camp Street. By the 1850s, Carondolet Street had become the center of cotton trading.

The District derives its name from the block-long street running between Gravier and Natchez that backs the 300 block of Camp Street. Along with other printing and newspaper businesses, the original offices of the Daily Picayune newspaper were located in this block, at 326-328 Camp Street. The narrow alley behind it, first called Banks Alley, was later named Picayune Place because of the traffic onto it from the back entrances of the Daily Picayune.

The early 20th century saw remarkably little change in the District. Beginning in the 1990s, the conversion of office buildings into condominiums and small hotels was prevalent in the District.[1]

[1] Information taken from the Upper Central Business District National Register Nomination and New Orleans Architecture Volume II: The American Sector.

*The Board of Trade Plaza is at 316 Magazine Street*

*301 Magazine Street is a fine example of the Greek Revival style*

*211 Camp Street features some of the city's finest ornamental terra cotta*

## Local Culture

- The Board of Trade Plaza showcases the remnants of the 1833 Banks Arcade, one of the first buildings in the District, constructed for the commercial operations associated with trading, publishing and banking
- The Board of Trade Building, adjacent to the Banks Arcade, was designed by James Freret in 1883 as the Produce Exchange building
- Perhaps the finest example of the Greek Revival style in the District is the monumental, granite faced building at 301 Magazine Street
- A Landmark of outstanding quality is 211 Camp Street, which features some of the finest ornamental terra-cotta in the city
- The Whitney National Bank on Gravier, designed by Sully & Toledano in 1888, has a striking red granite façade
- The Daily Picayune newspaper was published in a building on Camp Street from 1837 until its merger with the New Orleans Times-Democrat in 1914

*Storefronts with granite posts and lintels are common in the District*

*3- to 4-story masonry building streetscapes are typical in the area*

*Greek Revival commercial buildings are prevalent in the District*

## Urban Form

**Setting/Landscape**

- The District is a very dense environment, with minimal open space and no setbacks from the property lines
- Buildings typically fill most or all of their lot areas
- Most buildings are attached to their neighbors to each side, and are constructed directly on the sidewalk
- Most properties rely on street parking

**Massing/Form**

- Brick buildings typically include a granite base with a decorative cornice
- The character of the District is defined by block faces of 3- to 4-story masonry buildings
- Most 19th century buildings in the District are one or two lots wide

**Styles/Types**

- Greek Revival and Italianate commercial styles are dominate in the District
- Most historic commercial and mixed use buildings in the District are composed in three horizontal sections: a first floor of storefronts or more highly decorated façade elements; a second section of upper stories; all capped by a unifying, decorative cornice
- Second story windows tend to be very tall, with smaller windows at the third and fourth floors

**Commercial/Industrial**

- Virtually all buildings have commercial uses

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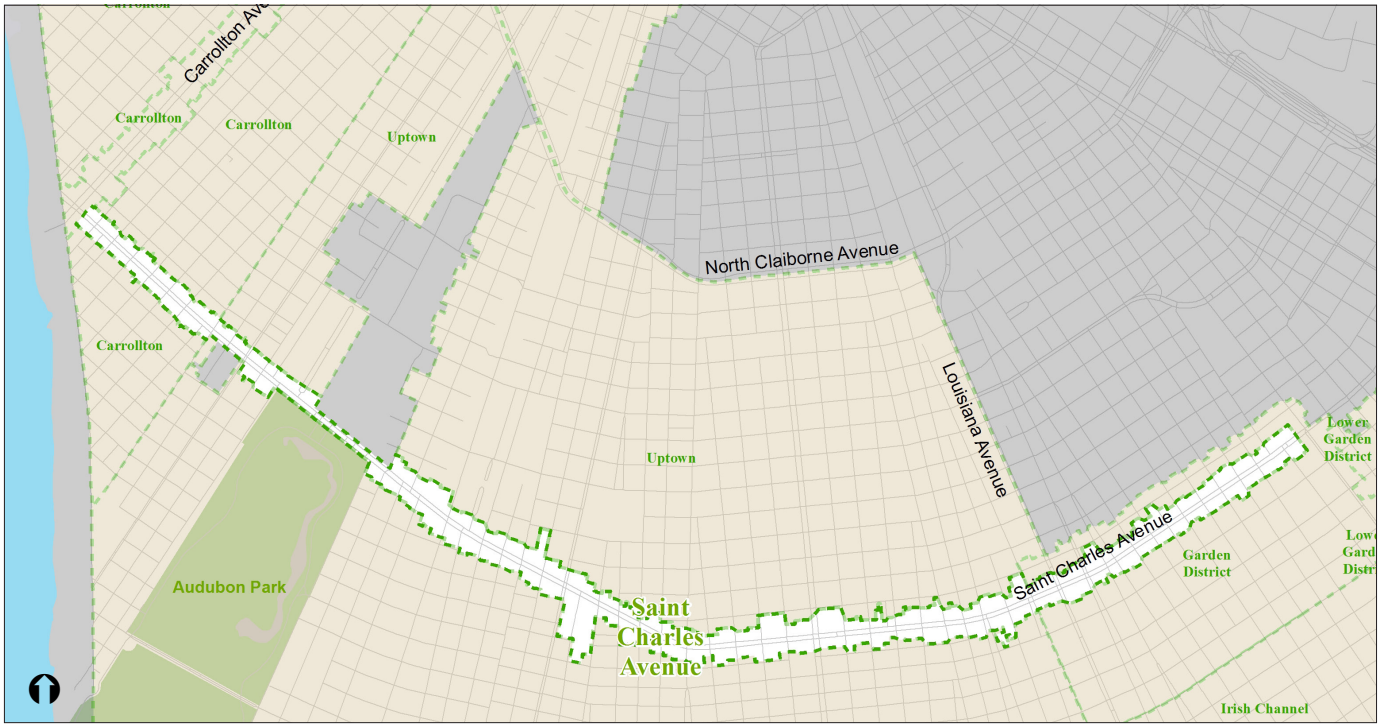
# CITY OF NEW ORLEANS
## Historic District Landmarks Commission
# St. Charles Avenue Historic District




*Designated 1976; Expanded 2017 – Jurisdiction: New Orleans Historic District Landmarks Commission*

*The St. Charles Avenue Historic District encompasses all properties fronting on St. Charles Avenue between Jackson Avenue and Carrollton Avenue, with the exception of the properties that form the corners of Jackson, Carrollton and St. Charles Avenues.*

St. Charles Avenue is one of the most important residential thoroughfares in New Orleans. The Avenue's wide neutral ground, with its graceful live oaks and busy streetcar line, is a widely recognized symbol of New Orleans. The St. Charles Streetcar has been designated a National Historic Landmark by the Department of the Interior. St. Charles Avenue is also the backdrop of New Orleans' most famous tradition, Mardi Gras. Most New Orleans Mardi Gras parades have routes that begin on Napoleon Avenue, and then roll down St. Charles Avenue towards Canal Street.

The early development of St. Charles Avenue was linked to the presence of the streetcar line, originally known as the New Orleans and Carrollton Railroad, which was installed in the 1830s to link Carrollton, then a separate municipality, downriver from New Orleans.

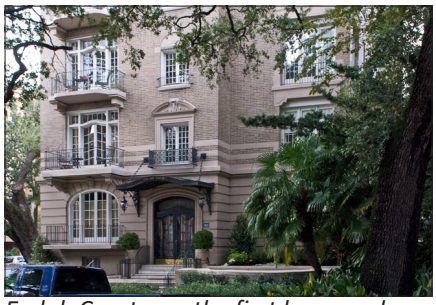
While the majority of the buildings in the District are of late 19th and early 20th century vintage, some antebellum residences survive. The earliest houses in the District are concentrated near Jackson Avenue. These homes can be easily recognized by their double galleried facades and Greek Revival and Italianate details.

More intense development of the Avenue began in the 1880s, when numerous significant Queen Anne style houses were built. Many of these were designed by the prominent architect Thomas Sully. Architect Thomas Sully's residence at 4010 St. Charles Avenue, built in 1886, is an outstanding example of Queen Anne-style design.

In the early 20th century, apartment buildings began to make an appearance, with the Emlah Court at 3829 St. Charles Avenue, built 1912, being one of the first examples. As the century progressed, many of the larger houses were demolished and replaced by large-scale apartment buildings and commercial buildings in non-contributing styles. The intersections of Louisiana and Napoleon Avenues with St. Charles are the nodes containing most of the commercial buildings in the District.[1]

[1] Information extracted from the *Garden District National Register of Historic Places nominations* and materials of the HDLC.

*The Hernsheim House, Thomas Sully, Architect, built 1883*



*Emlah Court was the first large scale apartment building in the District*

*St. Charles Streetcar is located in the neutral ground*

## Local Culture

- Two good examples of antebellum houses in the District include the double galleried Greek Revival style Dabney House and the Dameron House, a Greek Revival style center hall cottage, both on St. Charles Avenue
- The Classical Revival Hernsheim House, now the Columns Hotel, is a good example of the work of local architect Thomas Sully
- Emlah Court, built 1912, was the first large scale apartment building in the District
- The former Bultman Funeral Home Building with its preserved façade and rear parking, is a good example of the adaptive commercial reuse of an historic building
- The St. Charles Streetcar has been designated a National Historic Landmark by the Department of the Interior

*St. Charles features a variety of iron fences bordering the sidewalk*

*The Dameron House is an early center hall cottage in the District*

*Fine double galleried homes are common in the District*

## Urban Form

**Setting/Landscape**

- Historic residences were typically set on large lots, with comparatively large front yards edged with iron fences
- The separation of the houses from one another and from the sidewalks adds to the apparent width of the street and provides more land for landscaping, making St. Charles Avenue one of the greenest corridors in New Orleans
- Although some properties rely on on-street parking, many of the residences are set on large lots, have driveways and garages for off-street parking

**Massing/Form**

- The character of the St. Charles Avenue Historic District is defined by large-scale residential construction 2-stories in height
- Hipped roofs often add to the vertical mass of residences, making them appear even larger

**Styles/Types**

- Most of the historic residences in the District are of wood frame construction
- Earlier buildings are usually double galleried building types featuring Greek Revival and Italianate architectural details
- After 1880, a large number of Queen Anne style residences were built
- After 1900, larger-scale apartment buildings, often in the Revival styles, began to make an appearance on the Avenue

**Public Spaces**

- The Avenue's wide neutral ground, with its graceful live oaks and busy streetcar lines, is a widely recognized symbol of New Orleans

**Commercial/Industrial**

- Commercial buildings including small hotels, bed and breakfasts, restaurants, stores and banks are scattered along the Avenue, most constructed to be similar in scale, mass form and style to their residential neighbors

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# CITY OF NEW ORLEANS
## Historic District Landmarks Commission

# Treme Historic District

*Designated 1998*
*Jurisdiction: New Orleans Historic District Landmarks Commission*
*The boundaries of the Treme Historic District run along N. Rampart St to St. Bernard Avenue, St. Bernard Avenue to N. Claiborne Avenue, N. Claiborne Avenue to a line running behind the lots facing the uptown side of Esplanade Avenue, up that line to N. Broad Street, N. Broad Street to Orleans Avenue, Orleans Avenue to N. Villere St., N. Villere St. to St. Philip St., and St. Philip Street back to N. Rampart Street.*

*The area of the District between North Claiborne Avenue and North Rampart Street is subject to the full control of the HDLC. The area above North Claiborne is subject only to control of demolition and demolition by neglect.*

Faubourg Treme's early population was largely composed of immigrants and free people of color, including refugees from Saint-Domingue (now Haiti), black and white, who fled to New Orleans in 1810. Many Treme families proudly trace their roots in the neighborhood back four generations or more, and the District continues to reflect their distinctive culture. The Backstreet Cultural Museum showcases aspects of the musical and cultural heritage of the area, including Mardi Gras Indian regalia and information about the city's social aid and pleasure clubs.

The origins of the District can be traced to the earliest years of New Orleans when a brickyard owned by the Company of the Indies was established outside of the city near Bayou Road and today's Claiborne Avenue. This land became part of the plantation lands acquired by Claude Treme. Treme subdivided this land for development in the 1790s. Faubourg Treme was incorporated into New Orleans in 1812.

The development of Esplanade Avenue past N. Rampart Street began in 1835. By the mid-1850's, the wealth and cultural influence of American society dominated the architectural expression of the entire city. Wealthy Creoles built structures of Anglo-American style including massive houses, often lavishly decorated, along and near Esplanade Avenue during this period.

The District contains a number of outstanding early Creole cottages dating from the 1830s, as well as larger scale townhouses from the 1840s. Treme saw continued development in the later 19th century, with many double shotguns built in the 1880s and 1890s. Large scale houses can also be found scattered throughout the area. The most dominant house type in the District above North Claiborne is the late 19th century shotgun cottage.

After the mid 20th century, large scale development projects caused the destruction of residential and neighborhood uses in the District. At the Villere and St. Phillip Street boundaries of the District, Armstrong Park, whose development began in the 1960s, occupies twelve former residential blocks of the original Faubourg Treme.[1]

[1] Information taken from the Esplanade Ridge National Register of Historic Places Nomination, HDLC materials and *New Orleans Architecture Vol. V: The Esplanade Ridge.*

*St. Augustine's was the first racially integrated church built in New Orleans*

*The Backstreet Cultural Museum highlights the heritage of the area*

*The Meilleur-Goldthwaite House is now the African American Museum*

## Local Culture

- A significant District landmark is St. Augustine Roman Catholic Church, designed by J.N.B. dePouilly and built in 1841 as the City's first racially integrated church
- The Backstreet Cultural Museum is dedicated to celebrating the unique heritage of the Treme neighborhood
- The Meilleur-Goldthwaite House, built in 1829 at 1418 Gov. Nicholls Street, is a center hall residence that is an example of the small suburban farms that were once common in the area
- Esplanade Avenue, the grand street bisecting the District, has a wide neutral ground graced with mature oaks

*Shotgun residences are common throughout the District*

*Creole Cottages are typically built without setbacks*

*The Circle Food Store building once anchored a thriving commercial center*

## Urban Form

**Setting/Landscape**

- Most residences are set along the front property line, with no front yard or street plantings
- The grander homes of Esplanade Avenue were set on large lots with small setbacks from the street, often marked by a wrought iron fence
- Most residential lots were built with a small rear yard, often containing a small outbuilding or shed
- Off-street parking is rare in the District, with residences typically set close to the front and side property lines

**Massing/Form**

- The majority of residences are 1-story shotguns with some larger 3-story townhouses and grand homes along Esplanade Avenue

**Styles/Types**

- Below North Claiborne, the architecture is dominated by Creole Cottages, townhouses and shotguns
- The District contains a number of outstanding early Creole cottages dating from the 1830s
- Larger scale c. 1840s townhouses can be found on Gov. Nicholls Street
- The dominant house type in the district above North Claiborne is the late 19th century shotgun cottage

**Public Spaces**

- The construction of the elevated portion of I-10 over North Claiborne Avenue bisected the District and destroyed what was once a thriving mixed use corridor along North Claiborne Avenue
- Armstrong Park, which is located on land that was formerly occupied by residences that were part of Treme, forms the uptown side of the District

**Commercial/Industrial**

- Commercial buildings are generally found along larger streets such as North Rampart and North Claiborne Avenues

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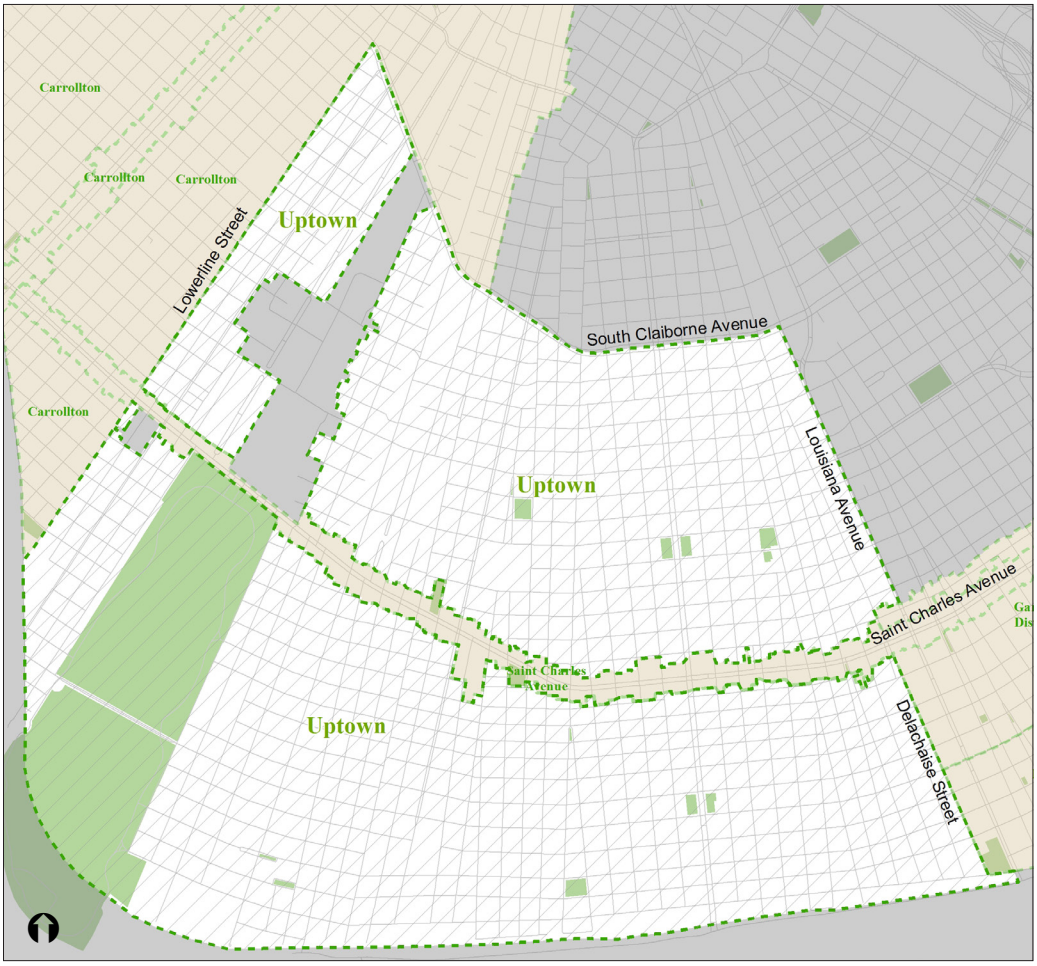
# CITY OF NEW ORLEANS
## Historic District Landmarks Commission

# 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.[1]

[1] 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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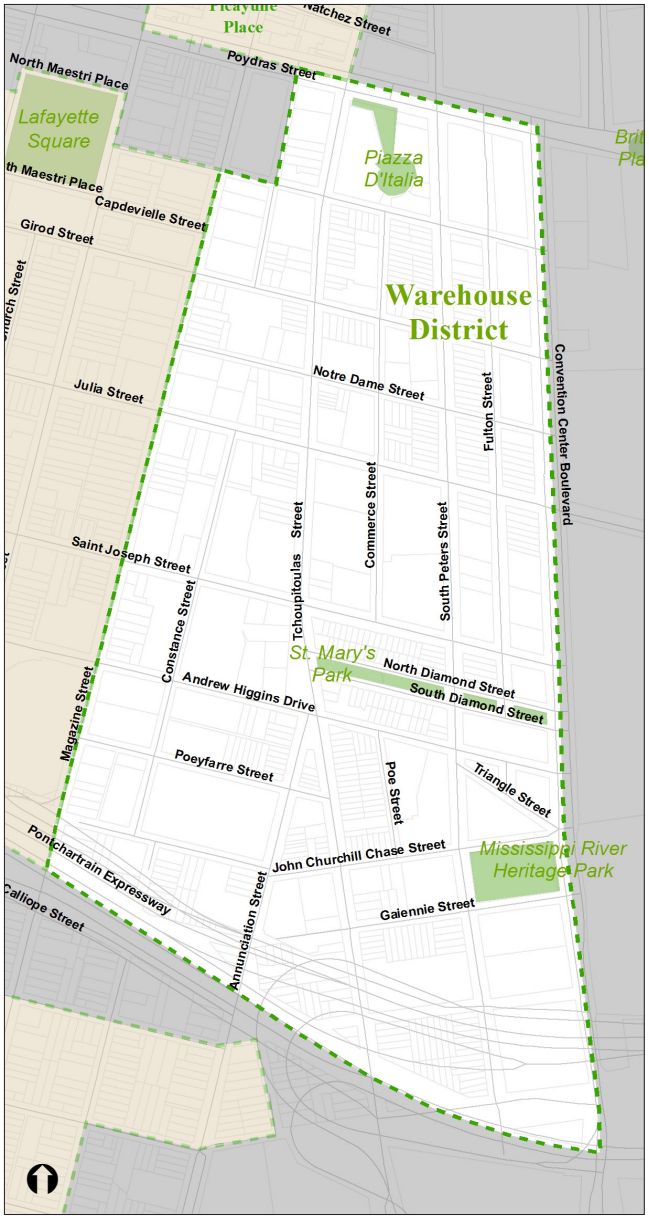
# CITY OF NEW ORLEANS
## Historic District Landmarks Commission
# Warehouse District Historic District




*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 19th 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 19th century, the Italianate style became predominant in new construction.

The early 20th 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 20th 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.[1]

[1] 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 19th 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 20th 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*

*19th century buildings are typically three to four stories tall*

*20th 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 19th century are less than 5 stories tall and cover 1 to 2 average lots
- Buildings from the early 20th century can rise to 10 or more stories and have a footprint that covers a quarter city block or more

**Styles/Types**

- The 19th 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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