



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

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.

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.



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

This material is based upon work assisted by a grant from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the authors and do not necessarily reflect the views of the Department of the Interior.

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