

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received FEB 23 1983

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic *Factors Row and Thiberge Buildings*

and/or common *same*

2. Location

and 807-830 Perdido St.

street & number *401-405 Carondelet & ~~802, 806, 808, 812-814, 816-818,~~
~~820-822 & 828-830 Perdido~~ N/A not for publication*

city, town *New Orleans* N/A vicinity of

state *LA* code *22* county *Orleans Parish* code *071*

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name *SEE CONTINUATION SHEET*

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. *Department of Conveyance, City Hall*

street & number *1300 Perdido*

city, town *New Orleans* state *LA 70112*

6. Representation in Existing Surveys

title *LA Historic Sites Survey* has this property been determined eligible? yes no

date *1982* federal state county local

depository for survey records *LA State Historic Preservation Office*

city, town *Baton Rouge* state *LA*

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date <u>N/A</u>

Describe the present and original (if known) physical appearance

Factors Row (1858) and the Thiberge Buildings (1869) are a continuous grouping of nine stuccoed brick Italianate commercial buildings located on the corner of Perdido and Carondelet Streets in the New Orleans central business district. Despite a number of alterations, the row retains enough significant features to merit listing on the National Register.

The easternmost seven buildings (see map) were constructed in 1858 and were collectively called Factors Row. All are four story, party wall commercial buildings with shop space on the ground story and office space above. The ground level features a continuous cast-iron shallow arch arcade with paneled piers, composite capitals, and brackets. The brackets double to mark the party walls. The second story features round arch floor-length windows surmounted by cast-iron bracketed hoods with Palladian window style tops. The third story features segmentally arched windows with cast-iron bracketed cornices. The fourth story features round arch windows with elaborate cast-iron hood molds. The brackets on the cast-iron entablature protrude below the architrave. As on the ground story, the brackets double to mark the party walls. The buildings are surmounted by a low parapet with a higher central portion which marks the three central buildings. The parapet hides the series of pitched roofs which make up the overall roofscape. All the buildings are more or less alike except for the corner building on the east end. It has an exposed side with an Italianate facade similar to the fronts on the other buildings except that the fenestration is bunched in the middle with wall surface on either side.

In 1869 the two westernmost Thiberge buildings were constructed (see map). These form a double office building which is designed to resemble an Italian palazzo. There is no shopfront. This double building also has cast-iron detailing, but is more elaborately styled than the others and reflects a somewhat later taste. The rusticated lower story has round arch windows and block pilasters. The second story also has round arch windows, but the pilasters are smooth with impost blocks at the midpoint. The third story continues the pilasters from below, but the windows are doubled and surmounted by ventilators set in oeil-de-boeuf motifs. Each pilaster is surmounted by a bracket which in turn supports a thickened portion of the cornice. The parapet features niches and a pair of segmental pediments. The large plate glass windows on the first and second stories feature double arch panes.

Since 1869 the following changes have been made in the row:

- (1) The shopfront level of the Factors Row buildings has been reworked several times, although the aforementioned piers survive. The earliest remaining shopfront windows date from the late nineteenth century; however, most are later.
- (2) At one time a small cast-iron cantilevered balcony ran the length of the Factors Row buildings on the second story. This has been reworked, but sections of the old balustrade have been mounted in the bottoms of the second story windows.

CONTINUED

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Heritage Conservation and Recreation Service**

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Continuation sheet Factors Row and Thiberge Item number 4
Bldgs.

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4. Owners

Russell Palmer and Suzanne Mandel Palmer
4100 Vendome Place
New Orleans, LA 70125 504-861-3535

Roslyn Alexander Mandel
212 Regal Drive
Laredo, Texas 78041 512-723-3715

John E. Kushner and Barbara Kamenoff Kushner
5828 Sylvia Drive
New Orleans, LA 70124 504-482-5828

S. David Kushner and Carol Zichichi Kushner
5104 Wade Street
Metairie, LA 70003 504-888-1178

Jack Kushner and Beulah Pailet Kushner
5455 Belaire Drive
New Orleans, LA 70124 504-488-1096

OWNERS REPRESENTATIVE: Christopher J. Dicharry
Lemle, Kelleher, Kohlmeyer & Matthews
21st Floor, Pan-American Life Center
601 Poydras Street
New Orleans, LA 70130-6097

504-586-1241

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Continuation sheet *Factors Row & Thiberge* Item number 7 Page 2

Bldgs.

7. Description (continued)

- (3) A few additional windows have been inserted on the fourth floor rear of Factors Row and a metal smokestack has been placed against the wall.
- (4) A fire escape has been installed on the Thiberge buildings.
- (5) The interiors of all the buildings have been completely reworked. Virtually nothing historic remains.

Assessment of Integrity:

Despite the aforementioned changes, the Factors Row-Thiberge Buildings grouping still retains its architectural integrity. It is a grand Italianate commercial row whose significant collective effect can only be appreciated from the outside (see Item 8). Hence the loss of the original interiors has not affected the essential importance of the building group. In addition, alterations on the shopfront level should not be regarded as detrimental to the buildings' significance. The basic fenestration still remains, which is more than one can say for many other mid-nineteenth century commercial buildings in New Orleans. Likewise, the loss of the small cantilever balcony is a change which has occurred on many period commercial buildings in the city. Finally, the fire escape, additional rear windows, and the smokestack should be regarded as minor alterations.

NB: As shown on the sketch map, there is a small c.1940 dependency in the courtyard to the rear of Factors Row. It is a non-contributing element. As can be seen, it was not possible to exclude it from the nominated area.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates *Factors Row: 1858* **Builder/Architect** *Factors Row: Lewis Reynolds (architect)*
Thiberge Bldgs: 1869 *Samuel Jamison & James McIntosh (builders)*
Statement of Significance (in one paragraph) *Thiberge Bldgs: Henry R. Thiberge (architect)*

Criterion C

Factors Row and the Thiberge Buildings are locally significant in the area of architecture because they form New Orleans' most impressive grouping of Italianate commercial buildings.

Italianate was the prevalent style for both commercial and residential structures in New Orleans from about 1855 to about 1885. Associated with conspicuous consumption, the Italianate style seems to have outstripped all the other national architectural styles in New Orleans, including Second Empire, Stick Style, and Victorian Gothic. Indeed, it is fair to say that most of the development in the expanding city during this period was constructed in some form of the Italianate taste. It was particularly popular for commercial and office buildings.

Today there are only four groupings of Italianate commercial buildings remaining in the city. Of these, the Factors Row-Thiberge Buildings grouping is the longest, and the only one which occupies one entire side of a city block. It, therefore, conveys the grand urban scale and style of the commercial Italianate better than any of the other surviving rows.

The Factors Row-Thiberge Buildings grouping represents a prevalent form of mid to late nineteenth century urban development--i.e., continuous Italianate rows with cast-iron details. In New York City numerous Italianate, cast-iron fronted, block long rows survive. The Factors Row-Thiberge Buildings grouping is the only such example remaining in New Orleans.

HISTORICAL NOTE ON FACTORS ROW:

It cannot be determined whether or not the Factors Row buildings were built at the request of a group of cotton factors, but the assessment books of the 1860's and 1870's show only cotton factors as tenants. Of course, it is common knowledge that cotton factors were key figures in the South's cotton economy. In addition to marketing their customers' crops, factors often performed a wide variety of other tasks for their clients such as purchasing slaves, providing advice on market conditions, buying plantation supplies, etc. Apparently there were cotton factors in Factors Row up until about World War I.

9. Major Bibliographical References

SEE CONTINUATION SHEET

10. Geographical Data

Acreeage of nominated property @6/10ths of an acre

Quadrangle name New Orleans, East

Quadrangle scale 1:24000

UTM References

A

1	5	7	8	2	6	0	0	3	3	1	6	7	4	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

See sketch map.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title National Register Staff ASSISTED BY OWNERS (ITEM 4)
Division of Historic Preservation

organization State of Louisiana date January 1983

street & number POB 44247 telephone 504-342-6682

city or town Baton Rouge state LA 70804

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Robert B. DeBlieux
Robert B. DeBlieux

title State Historic Preservation Officer date February 14, 1983

For NPS use only

I hereby certify that this property is included in the National Register

Linda McClelland date 4/4/83
Keeper of the National Register

Attest: Patrick Andrews date 4/4/83
Chief of Registration

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Continuation sheet Factors Row and Thiberge Bldgs. Item number 9

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Bibliography

Conveyance Records, Orleans Parish.

Central Business District Historic District Landmarks Commission Nomination Forms. Based upon research in primary and secondary sources. Copies in National Register file, LA State Historic Preservation Office.

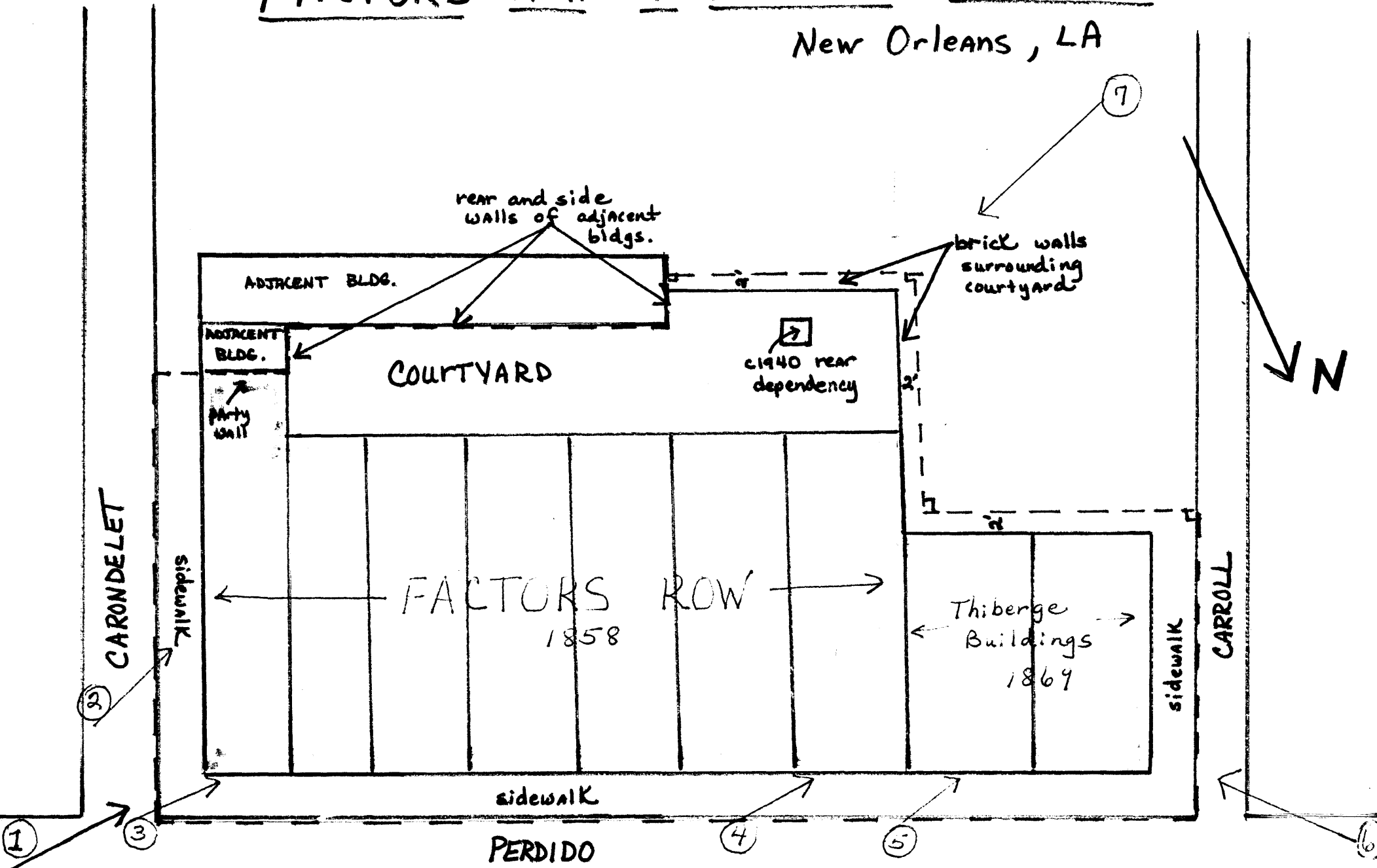
Personal communication with Diane Manget, Executive Director, Historic Faubourg St. Mary Corporation, New Orleans. Ms. Manget provided information concerning the number of Italianate commercial rows remaining in New Orleans as well as an assessment of Factors Row and the Thiberge Buildings.

Christovich, Mary Louise, et. al. New Orleans Architecture: The American Sector. Gretna, Louisiana: Pelican Publishing Company, 1972.

National Register Nomination Form on Factors Row. Prepared by Ralph J. Christian, Historian, Historic Landmarks Project, American Association for State and Local History, in October 1977. Copy on file in LA State Historic Preservation Office.

FACTORS ROW & THIBERGE BUILDINGS

New Orleans, LA



NB: → Northern, eastern, + western boundaries follow street curblines.
 → Boundaries in southwest corner parallel bldgs and ...
 → Boundaries in southeast corner are as noted on map.
 — — — Boundary