



Thirty60 Lofts Showcases Historic New Orleans Luxury Apartments in Bywater Neighborhood

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Thirty60 Lofts, a residential rental company in the Bywater neighborhood, highlights its collection of one and two-bedroom apartments that blend historic preservation with modern amenities in a 1908 building that once served as the Kirschman's Furniture showroom.

The apartments feature Art Deco-inspired designs with original architectural elements including 14-foot ceilings, floor-to-ceiling windows, and restored hardwood flooring in select residences. Each unit incorporates contemporary conveniences such as stainless steel appliances, quartz countertops, and full-size washers and dryers while maintaining the character of the historic structure.

"The transformation of this historic furniture showroom into modern residences represents a thoughtful approach to preserving New Orleans' architectural heritage," said Ashley Garcia, Property Manager at Thirty60 Lofts. "Each apartment tells a story through its original details, from exposed brick walls to historical Juliet railings, while providing residents with the amenities they expect in contemporary urban living."

The building serves as a distinctive residential option in the Bywater neighborhood, known for its artistic community and proximity to galleries, restaurants, and entertainment venues. The property features an art-filled lobby with archways leading to a resident lounge, a landscaped courtyard, and common areas that offer city views. These spaces reflect the architectural significance of the early 20th century structure while serving the needs of modern residents.

Residential units at Thirty60 Lofts include versatile floor plans with generous storage space, energy-efficient appliances, and bathroom designs featuring white subway tile with black trim and mosaic flooring. The property maintains both pet-friendly and wheelchair accessible policies, operating in accordance with Federal Fair Housing Law. Each residence incorporates design elements that pay homage to the structure's commercial heritage while providing functional living spaces.

The renovation project preserved significant architectural elements from the early 20th century structure while adapting spaces for modern residential use. Original refinished hardwoods and LVT wood plank-style flooring complement the historic character, while private entrances in select units provide additional privacy for residents. The adaptive reuse of the former furniture showroom maintains the integrity of the original architecture through careful restoration of period details.

Virtual tours and a resident portal system facilitate both the apartment selection process and ongoing tenant services. The digital infrastructure allows prospective residents to explore available units remotely and enables current tenants to manage maintenance requests and rental payments through an online platform. This technology integration supports efficient property management while maintaining the personal service approach characteristic of boutique residential properties.

Thirty60 Lofts operates under Brian Gibbs Property Management as part of the Federated Historic Holdings portfolio. The company specializes in adaptive reuse projects that maintain the architectural integrity of historic structures while creating functional living spaces for modern residents. The Bywater location places residents within walking distance of neighborhood establishments and provides access to the cultural offerings that define this section of New Orleans. The property continues to serve as an example of successful historic preservation that honors the past while meeting contemporary housing needs.

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Thirty60 Lofts

Thirty60 Lofts blends Art Deco elegance with Bywater's eclectic charm. Originally the 1908 Kirschman's showroom, our renovated 1- & 2-bedroom New Orleans apartments feature historic details, modern design, a lush courtyard, and stunning city views.

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