

City Planning Commission Meeting – May 26, 2015

**CONSIDERATION – SUBDIVISION DOCKET 027/15**

**Applicant:** Jackson Townhouse, LLC.

**Prepared By:** Bao Robert Nguyen

**Date:** May 11, 2015

**Deadline:** June 22, 2015

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**GENERAL INFORMATION**

**Proposal:** Resubdivision of Lots 2, 5, and an undesignated portion of ground into Lot 2A.

**Location:** The site is located on Square 170, in the Fourth Municipal District, bounded by Jackson Avenue, Camp, Phillip and Chestnut Streets. The municipal addresses are 1206 Jackson, 1216 Jackson Avenue, and 2217 Camp Street. (PD 2)

**Zoning:** RM-1 Multiple-Family Residential District

**Current**

**Land Use:** The site is currently occupied by a single family home at 1216 Jackson Avenue, another single family structure that is to be demolished at 1206 Jackson Avenue, and an accessory structure that is pre-existing.

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**Proposed**

**Use:** The site is proposed to be a single family home at 1216 Jackson Avenue with two frontages on Jackson Avenue and on Camp Street.

**Required:** The proposed request is to resubdivide two existing lots and an undesignated lot into a single lot of record. The resulting lot would be irregularly shaped with frontages on Jackson Avenue and Camp Street. The proposed Lot 2A will measure 95.10.5 feet on the Jackson Avenue frontage and 31.11.0 feet on the Camp Street frontage. The total area of the site is approximately 17,000 square feet.

The applicant proposes to demolish the structure at 1206 Jackson Avenue<sup>1</sup> and to renovate the existing single family structure at 1216 Jackson Avenue<sup>2</sup>. Existing Lot 5 would be used as a driveway to access the rear portion of the property. There is an existing carport that resembles a stable in the rear of the property.

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<sup>1</sup> This information comes from the application filed with Safety and Permits for the demolition permit for the existing structure (15-05514-DEMO) and the application filed with the Historic District Landmarks Commission (15-05514-HDLC) that has been approved. The Certificate of Appropriateness is attached.

<sup>2</sup> This information comes from the plans filed with Safety and Permits for the building permit for the existing structure (15-09301-RNVS).

The proposed lot would be considered a multiple frontage lot. It will have an irregular shape in the form of an "L". Since the proposed subdivision is not in compliance with all of the subdivision regulations due to its multiple street frontages, it must be considered by the City Planning Commission.

**LOT SIZE**

**Existing**

**Lots:**

Two of the three existing lots front on Jackson Avenue. Lot 2 measures 31.11.5 feet by 127.10.5 feet deep. An undesignated lot which also fronts on Jackson Avenue measures 63.11.0 feet by 127.10.6 feet deep. The last lot, Lot 5, fronts on Camp Street. This lot measures 31.11.0 feet by 159.9.9 feet deep. All of the existing lots are in compliance with the current zoning regulations shown below in Table 1.

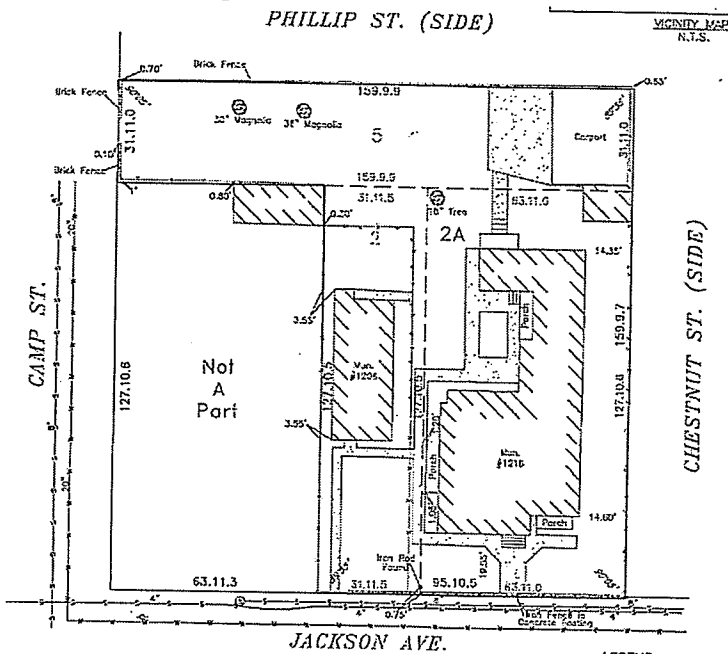
**Table 1: RM-1 Minimum Lot Requirements for a single-family home**

<b>Lot Area</b>	3,600 square feet
<b>Lot Width</b>	30 feet
<b>Lot Depth</b>	90 feet
<b>Front Yard</b>	Average of blockface, otherwise 20 feet
<b>Rear Yard</b>	20 feet

**Proposed**

**Lot:**

The proposed Lot 2A would be an irregularly shaped lot (see figure 1 below). The proposed lot would have multiple lot frontages. The proposed lot will measure 95.10.5 feet on the Jackson Avenue frontage and 31.11.0 feet on the Camp Street frontage. The total area of the proposed lot is approximately 17,000 square feet.



**Figure 1: Proposed configuration of Lot 2A with multiple street frontages**

## ANALYSIS

### *Development in the Vicinity*

The subject site is a part of a RM-1 Multiple-Family Residential District generally bounded by Jackson Avenue, Camp Street, Phillip Street, and Chestnut Street. This district spans lots fronting on Jackson Avenue for approximately four blocks from St. Charles Avenue to Magazine Street. The lots are developed with a mix of single-family residential and multiple-family residential of varying age.

### *Subdivision Regulations Compliance*

Because the proposed lot would be an L-shaped multiple frontage lot and would be unusual in shape for the area, the Subdivision Regulations do not include policies which permit the proposed subdivision to be approved administratively. Therefore, the subdivision must be considered by the City Planning Commission.

The applicant has provided historic information that was prepared by William D. Reeves, Ph.D on June 24, 2012. According to the historic data that was submitted, the three existing lots have historically been used as a single development site (see page 2 of the report by William D. Reeves). A historic survey from 1859 shows the common ownership of the lots (see Figure 2 below). The 1896 Sanborn Map shows the three existing lots as a single site (see Figure 3 below). The 1984 Sanborn Map also shows the lots used as a single site. A copy of that Sanborn Map is included as an attachment. Staff was able to make a site visit with the applicant to see the existing Lot 5, which is being proposed as a driveway to access the rear of the property. The driveway, upon this site visit, is an existing driveway that resembles an old carriage pathway with a brick outline and also there are two magnolia trees measuring approximately 30 and 36 inches in diameter within the site (see figure 4 below). The historic bricks that line the pathway are also the same type of brick that is used for the main structure. The existing carport that is at the rear of the property is facing the Camp Street side which the existing driveway leads to (see figure 5 below). The staff finds that the proposed subdivision will allow access back to the rear of the property and appears to have been used this way historically. Given this history of the three lots being used as a single site, the lot consolidation will simply formalize the site as a single lot. The staff therefore believes the proposal is acceptable.

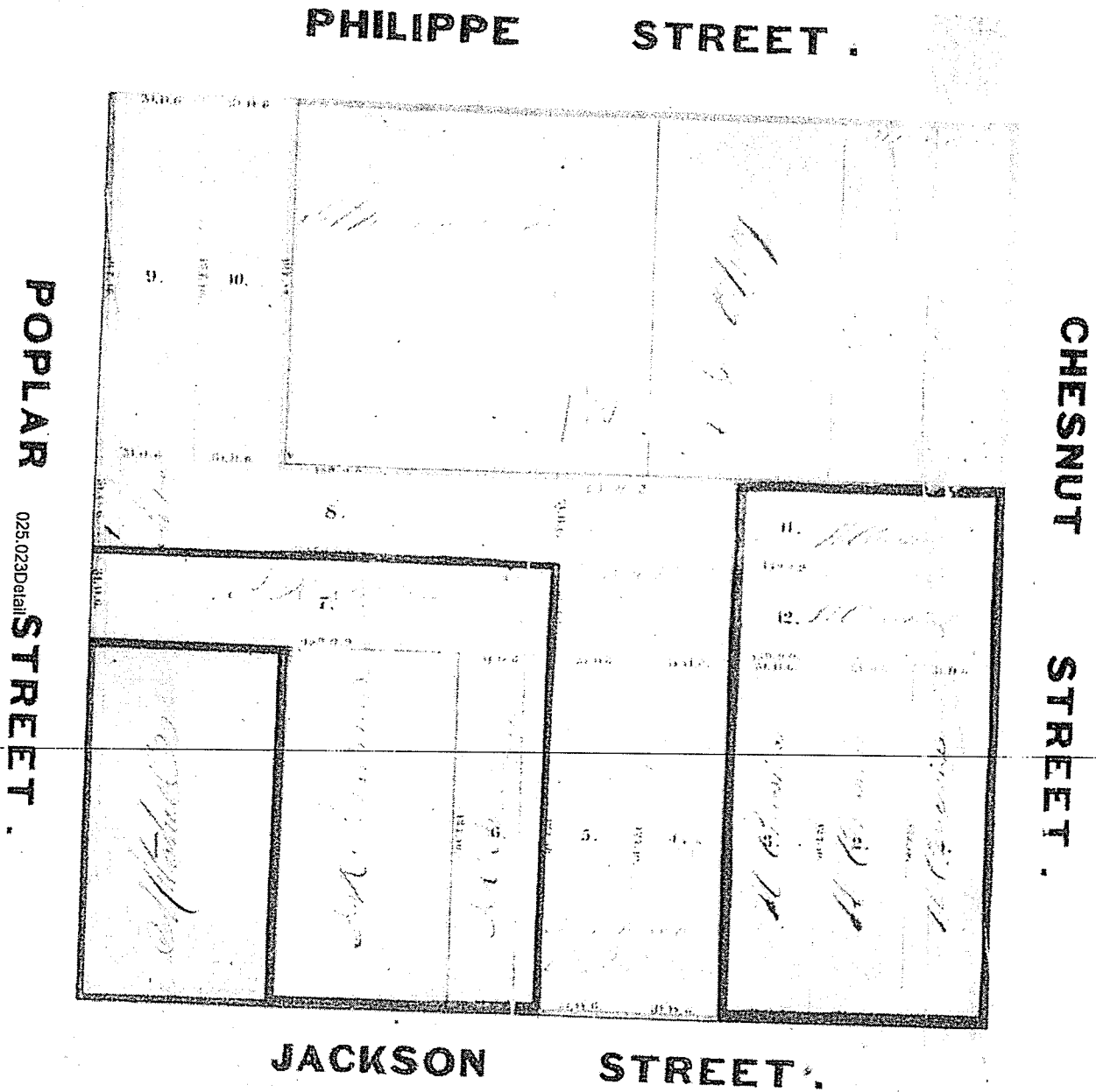


Figure 2: Historic Survey of 1859 Showing Properties Under Common Ownership

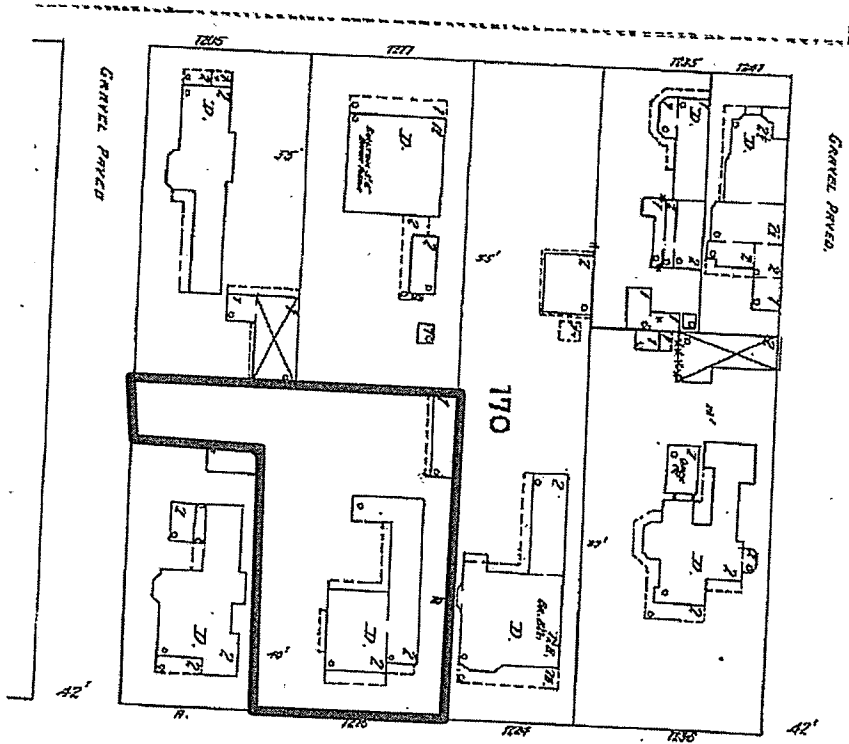
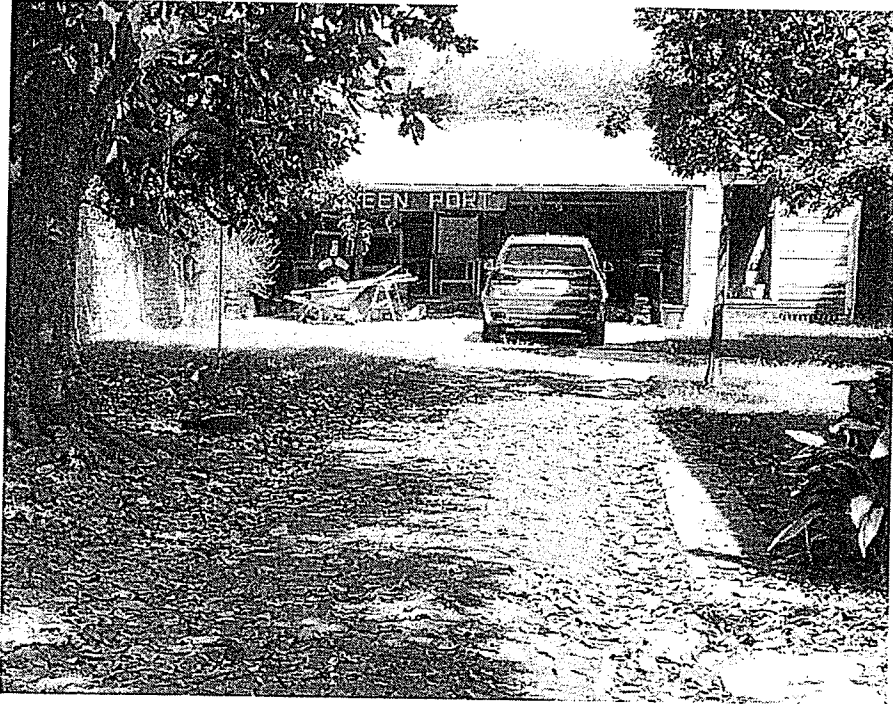


Figure 3: Sanborn Map from 1896



Figure 4: Old Carriage Pathway with Two Existing Magnolia Trees



**Figure 5:** Existing Carport Structure with Pathway

### **SUMMARY**

Subdivision Docket 27/15 is request to subdivide 2 existing lot and an undesignated lot into a single lot of record with multiple frontages. The three lots have historically been used in conjunction as a single development and will be formalized with this subdivision request. Due to this consistency with the historic condition, the staff supports the subdivision.

### **PRELIMINARY STAFF RECOMMENDATION<sup>3</sup>**

The staff recommends **TENTATIVE APPROVAL** of Subdivision Docket SD027-15 with final approval subject to the following four (4) provisos:

#### **Provisos:**

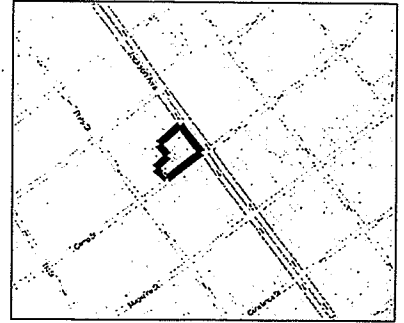
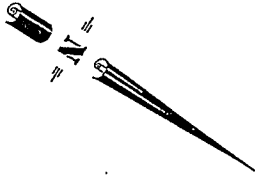
1. The applicant shall comply with all applicable Subdivision Regulations, including the submittal of mortgage and tax certificates for the petitioned site.
2. The applicant shall comply with any requirements of the Department of Safety and Permits, the Division of Real Estate and Records, the Department of Public Works, Sewerage and Water Board, Historic District Landmarks Commission, and Entergy.
3. The applicant shall submit a digital copy of the final subdivision survey plan in .dwg, .dxf, or ESRI compatible file format.

<sup>3</sup> The preliminary staff recommendation is subject to modification by the City Planning Commission.

4. The survey shall indicate that the structure at 1206 Jackson Avenue is to be demolished.

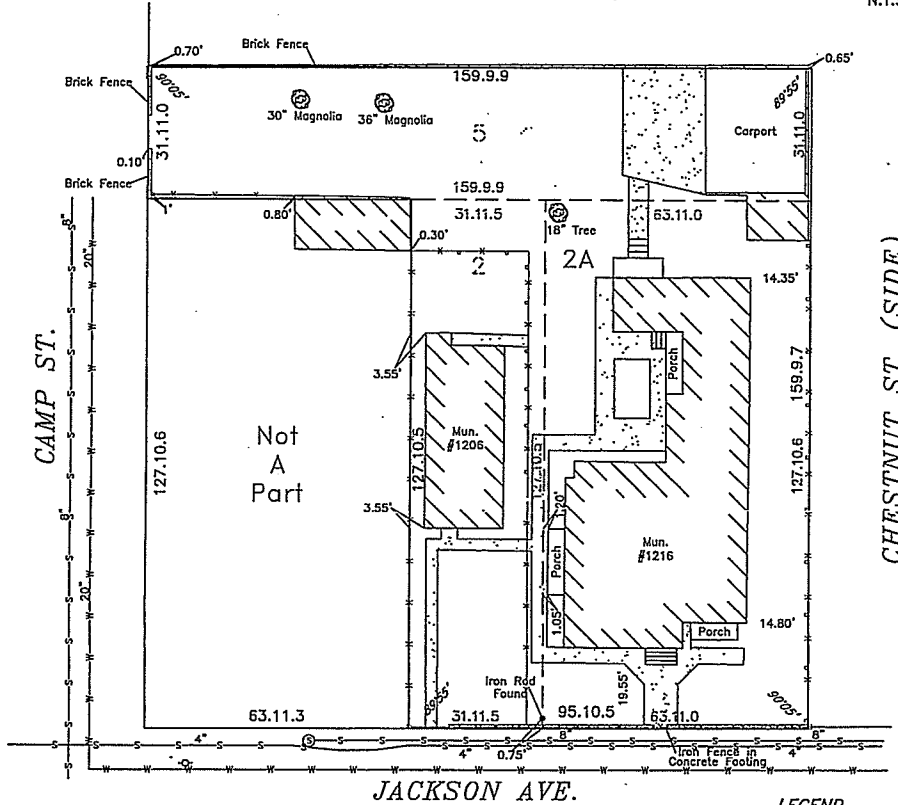
**REASONS FOR RECOMMENDATION**

1. The proposal will consolidate three lots that have common ownership and have historically been used as a single development. This consistency with the historic condition justifies the creation of the multiple frontage lot.



PHILLIP ST. (SIDE)

VICINITY MAP  
N.T.S.



CHESTNUT ST. (SIDE)

JACKSON AVE.

LEGEND

- ⊙ = SEWER MANHOLE
- ⊕ = FIRE HYDRANT
- W— = WATER LINE
- S— = SEWER LINE

SEWER HOUSE CONNECTION NOS.

- #155377 1206 CAMP ST.
- #006761 1216 CAMP ST.

WATER HOUSE CONNECTION NOS.

- #157144 1206 CAMP ST.
- #006319 1216 CAMP ST.

NOTE:  
Improvements may not be to scale for clarity. The dimensions shown prevail over scale.

ANGLE BASIS: CITY OF NEW ORLEANS  
SQUARE MAPS BY  
D'HEMERCOURT

RESUBDIVISION OF LOTS 2, 5 AND AN UNDESIGNATED PORTION OF GROUND INTO LOT 2A SQUARE 170 FOURTH DISTRICT CITY OF NEW ORLEANS ORLEANS PARISH, LOUISIANA

DADING, MARQUES & ASSOCIATES, LLC



P.O. BOX 790  
METAIRIE, LA. 70004  
(504) 834-0200



RICHARD T. DADING  
REG. No. 4399  
REGISTERED PROFESSIONAL  
SURVEYOR

I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION, MADE AT THE REQUEST OF:

ANDREA BLAND

THE SERVICED AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICEDS AND RESTRICTIONS ARE SHOWN HEREON THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR A CLASS "C" SURVEY ACCORDING TO THE "LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:	PLAT No.:
02-11-2015	1" = 30'	B.D.	R.T.D.	52484	M-2680



# HISTORIC DISTRICT LANDMARKS COMMISSION CERTIFICATE OF APPROPRIATENESS

## WORK APPROVED:

1. Demolish existing building to grade, as approved by Commission 3/19/15. Site shall be leveled and cleared of all debris.
2. ALL CHANGES AND ANY ADDITIONAL WORK MUST BE APPROVED BY THE HDLC.



## NOT VALID UNLESS POSTED ON SITE

By posting this notice, the owner of the property certifies that they understand all work described above, and acknowledge that they are legally responsible for ensuring that all work performed has been approved prior to execution and is completed in accordance with approvals obtained. \*\*\* For questions regarding this approval or to schedule a final inspection call the number below \*\*\*  
**THIS FORM MUST REMAIN POSTED UNTIL WORK IS CERTIFIED AS COMPLIANT BY HDLC STAFF**  
1300 Perdido Street, Room 7W03 • New Orleans • LA • 70112 • (504) 658-7040 • [www.nola.gov/hdgc](http://www.nola.gov/hdgc)  
SOLO EL TRABAJO DESCRITO ANTERIORMENTE PUEDE REALIZARSE LEGALMENTE EN ESTE EDIFICIO

1206 Jackson Ave

15-05514-HDLC

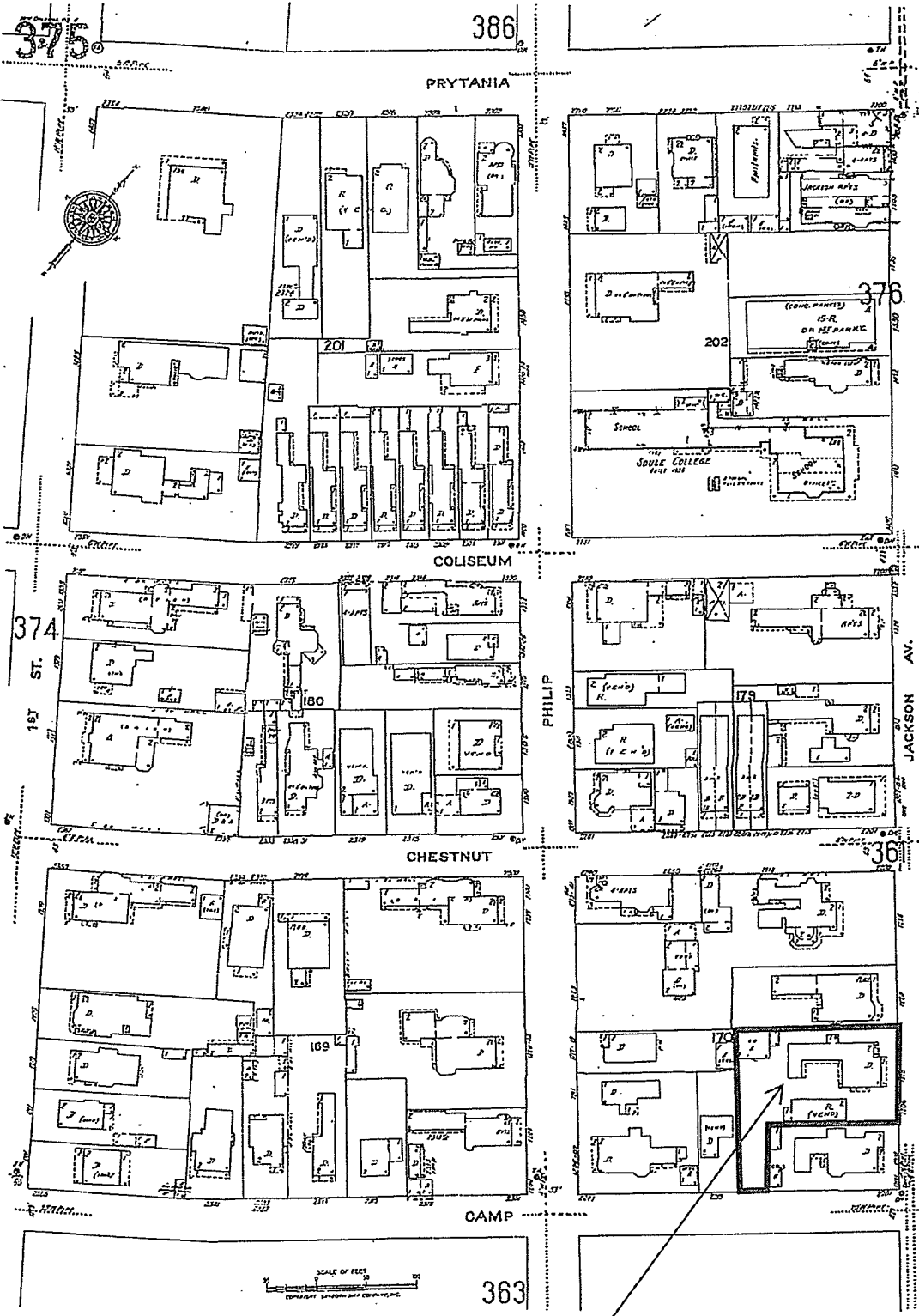
3/20/2015

OWNER JACKSON

TOWNHOUSE, LLC

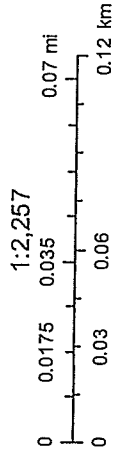
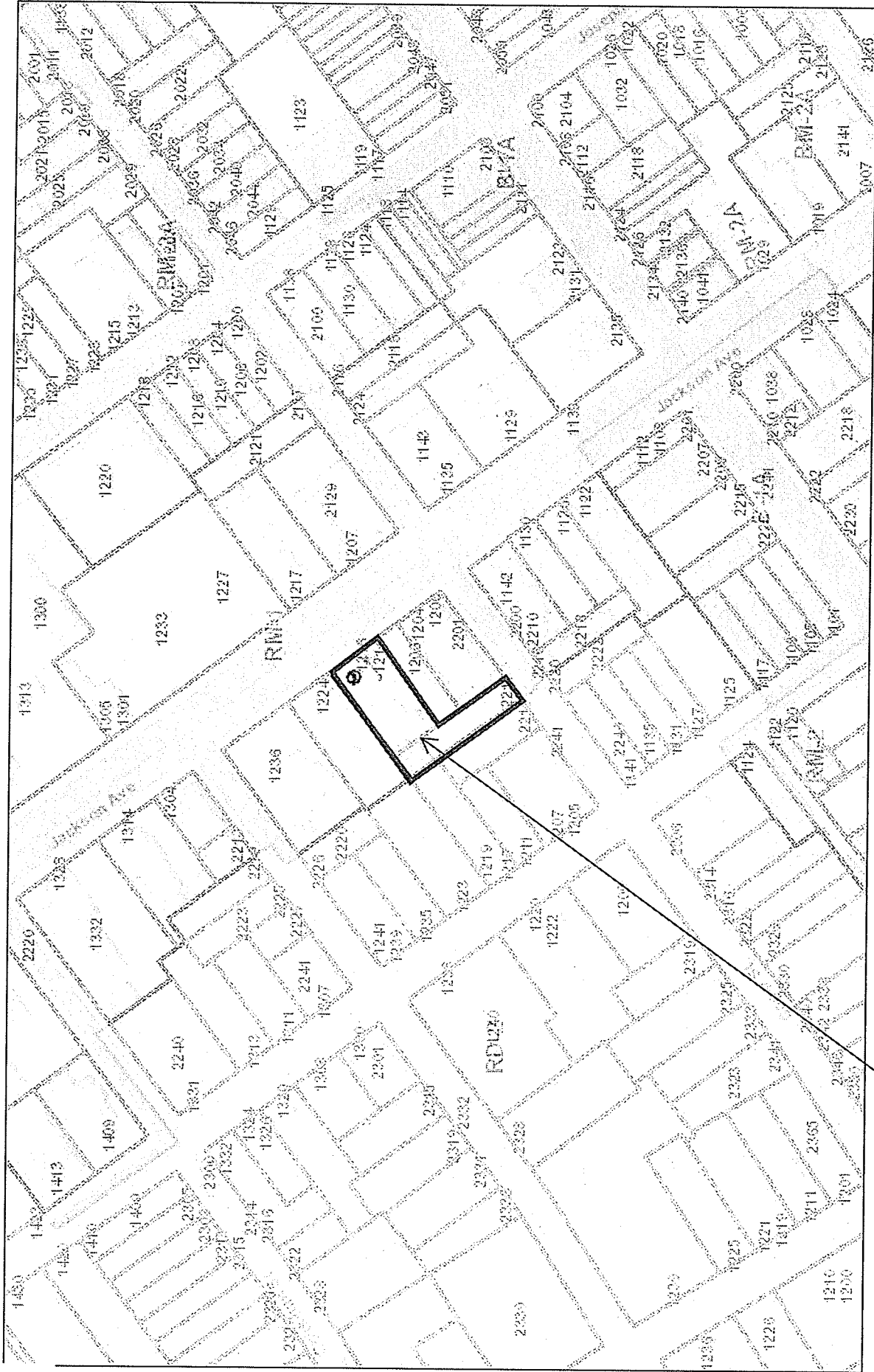
APPLICANT: ANDREA BLAND

ISSUED BY: KATHRYN A. FAWELL



Subject Site

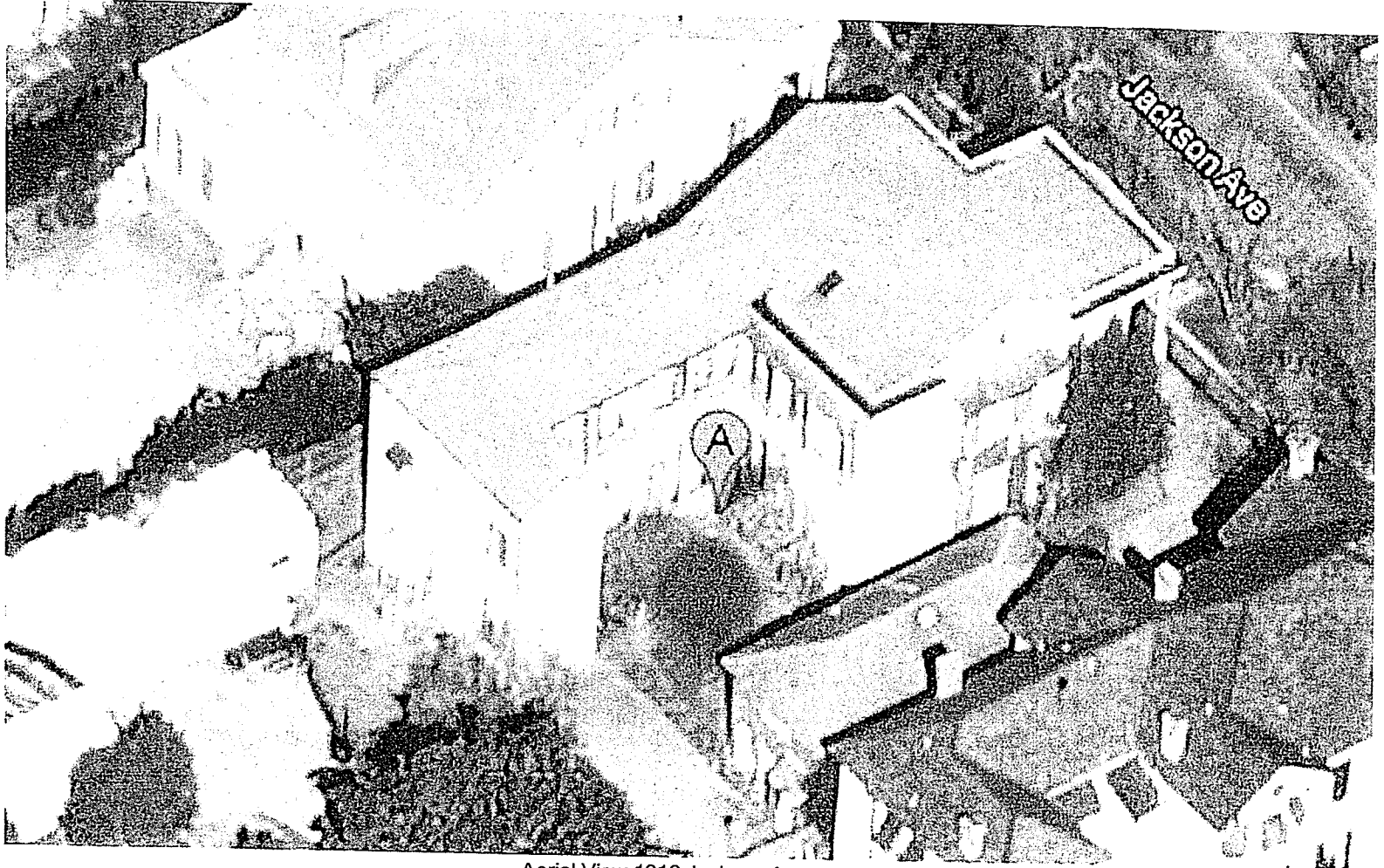
# City of New Orleans Property Viewer



May 12, 2015

Subject Property

# History of 1216 Jackson Avenue



Aerial View 1216 Jackson Avenue

Prepared by  
William D. Reeves  
for  
Andrea Bland  
June 24, 2012

# GASQUET-BLAND HOUSE

The extraordinary Gasquet-Bland house wants to tell its story, but it remains mute. No bright building contract exists to say when the house was born. In fact, it wants to say only that it grew. The handsome double parlor/ball room has provided room for dancing since the Civil War. The balconies surrounding the front and river side have great views. The courtyard set within the service wing will become a jewel of the Garden District. The house towers behind its handsome front balcony set with fluted Corinthian capped columns. While the fundamental massing seems to date to just before the Civil War, the Gasquet sisters, with their fortune, must have molded and shaped the house.

The Gasquet-Bland house at 1216 Jackson Avenue occupies the lower edge of the most important American residential development in the historically French city of New Orleans. This Garden District was once a plantation owned by the French Livaudais family. In 1797 François Livaudais, grandson of New Orleans' first captain of the port, married Celeste de Marigny de Mandeville, the sister of Bernard Marigny, and likewise a grandchild of a founder of the City. In 1825, however, Madame Livaudais won a judgment of separation and ownership of this large plantation. Shortly after Mrs. Marie Celeste Marigny Livaudais left New Orleans for Paris. In 1832 she sold Plantation Livaudais to four American developers for \$500,000. Madame Livaudais lived out her life in high social circles as a member of the coterie of King Louis Philippe.<sup>1</sup> She and the Baroness Pontalba ably represented New Orleans in the bourgeois court of the time.

The American developers, Matthew Morgan, S. J. Peters, Levi Pierce, and William Henry Clark, had paid the largest sum in New Orleans history in one transaction. In 1833 the new owners merged the plantation along with the Faubourgs Nuns and Lafayette into the new City of Lafayette. This City remained independent until 1852 when it became the 4<sup>th</sup> District of New Orleans.

The Garden District began as an American refuge and port. It was a refuge from the dominant French downtown and a port for the flatboats bringing "western produce" down the Mississippi from St. Louis and Cincinnati and stops in between. Along its Irish Channel, the river side of Magazine Street, flatboats were demolished for their lumber that went into the many new homes that appeared above Jackson Avenue after 1840. The Garden District also became a stop on the new New Orleans Carrollton Railroad that began service with a steam engine in 1835. An omnibus branch line extended down Jackson Avenue. Omnibuses were mule or horse drawn cars pulled on ordinary roads, not on tracks.

Surveyor F. V. Potier laid out Jackson Avenue (then Cours Panis) in 1813 as the first subdivision of this small 10 arpent plantation next door to the Livaudais. Adjacent to Cours Panis were two streets named Philip and Josephine, possibly children of Madame Panis. Sales were not too brisk, while legal disputes abounded. In 1832 the entrepreneurs next door incorporated a new city named Lafayette in which they included the unsold portions of the Faubourg Panis. The earliest plans for the area as cited in this title date back to 1824 and 1832.

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<sup>1</sup> Martha Ann Brett Samuel and Ray Samuel, *The Great Days of the Garden District and the Old City of Lafayette* (New Orleans: Parents' League of the Louise S. McGehee School, 1978), 10.

This square was not included in the March, 1832, plan prepared by B. Buisson for the new Garden District owners—L. Peirce, W. H. Chase, M. Morgan and S. J. Peters.

This title effectively begins with a sheriff sale of Lots 1 and 2 facing Jackson Avenue dated August 6, 1844. The purchaser, attorney Raymond Pochelu, soon sold the property, with buildings, to Rebecca Edwards, free woman of color, for \$1,600. At this point the Crescent Dairy was established on lots 6 and its two adjacent lots in the center of the square. Its proprietor was George P. Bowers, Jr., who sold product at the St. Mary Market. Rebecca kept the property for just seven months, selling it in October 1845 for \$2,000, making a profit she could not resist. Thomas Snowden Elder, a firefighter, likewise kept the property for months only, selling in May of 1846 to John Jerrison, Jr., for \$2,125.

Jerrison is important to the title because he purchased the two other lots that comprised the subject property now known as 1216 Jackson Avenue. These lots were described as half of lot 6 and all of lot 5 facing Camp Street. The descriptive term, half of lot 6, followed the title through the subsequent century, so a comment on its meaning is necessary. The lots facing Jackson began at the corner of Camp with lot 4 with a width of 63'11"3". Lot 5 in this early survey was not the present-day lot 5, but rather another lot 63'11"3". Subsequently this lot was divided into lots 1 and 2. Meanwhile, next to lot 5 was lot 6, another lot 63'11"3" in width. Half of this lot, or 31'10"6" was purchased by Jerrison, leaving the other half with the dairy. Thus, the frontage on Jackson for 1216 became 95'10"11". Though his father was a famous steamboat captain, nothing is known of Jerrison, Jr. Jerrison also purchased the key lot now known as lot 5 with a width on Camp of 31'11" and a depth of 159'9"9". This depth exactly reached behind the lots comprising 1216 Jackson, thus giving the overall property a fine rear opening for carriages or automobiles.

A notarial archives plan dated March 19, 1846 shows the Citizen Dairy on the two lots next door to 1216 Jackson on the Chestnut Street side. George P. Bowers was the property owner. He operated a stall at St. Mary's Market in 1842. The surveyors for the City of Lafayette prepared a plan of the square c. 1858 now found in the archives of the City of Lafayette at the New Orleans Public Library. This plan showed the assessed value of the properties as \$6,500 for the corner house, \$5,000 for the property now 1216 Jackson, and \$2,500 for the former dairy. This survey was then used by the subsequent department of the City of New Orleans to track value and ownership changes. Annotations on the survey show that the corner property maintained its value after the war, 1216 Jackson sold in 1864 for \$10,000. Meanwhile the property next door at 1224 Jackson was sold in 1866 to Thomas F. Lyon for a reputed price of \$28,000, an amazing sum.

Simple real estate speculation seems to have been the motivating force behind the repeated sales of the property until the end of the Civil War. On June 22, 1855 Jerrison sold the property to Mary L. White, wife of Sophronium Twitchell consisting of lots 1, 2, 5 and half of lot 6. This set of lots has remained together until the present day. However, no description or purpose for the property has been located prior to 1864. Twitchell operated a copartnership commission business that dissolved on June 17, 1859, he retaining the business at 4 Poydras Street. Twitchell is spelled in some documents with an additional "t," Twitchell.

In July 1859 Mrs. Twitchell sold the property to Lafayette Napoleon Lane, the man who opened the Lane Cotton Mills. He died about 1880.<sup>2</sup> Lane kept the property just a year before selling to Abraham Levi.

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<sup>2</sup> *Times-Picayune* January 15, 1915.

Abraham Levi was in commission merchant partnership with Edward Newman in New Orleans. He was listed in the 1861 city directory as residing at Magazine near Philip and as a member of the Newman firm located at 55 Carondelet. Levi's assets at the outbreak of the war were said to be in the range of \$300,000. Records of some of Levi's transactions for the year 1860 indicate that in January, A. Levi & Co. advanced \$7,000 to James Bogan, a planter in East Baton Rouge Parish. In return, Bogan signed a series of promissory notes that gave A. Levi & Co. a mortgage on his 746-acre plantation and his slaves.

The city directory of 1861 shows the following neighbors:

Michel & Koontz (J. J. Michel, W. B. Koontz) att'ys at law d. Jackson c. Camp 28  
Camp

Rice Charles Union Ball Room Jackson n. Annunciation

Armitage J. P. book keeper d. Jackson c. Chestnut

Phelps J. H. & Co. (J. H. Phelps, H. S. Bell) Commission Merchants d. Magazine c.  
Jackson. Offices: 27 Common street

Pope J. H. apothecary Jackson c. Prytania

Bowers George Jackson n. Annunciation

Buckner, Stanton & Newman (Henry S. Buckner, Thomas H. Stanton, S. B. Newman)  
cotton factors & commission merchants. 94 Gravier

d. Jackson c. Coliseum

Cooper W. W. bookkeeper 27 and 29 Commerce d.

Jackson n. Magazine

Cruden Isabel, Mrs. M. D. Jackson n. Camp

Gribble J. B. com. mer. 35 Carondelet d. Jackson

n. Magazine

Pochelu Raymond attorney at law, once owner of the  
property, resided at 74 Felicity.

Building contracts from the neighborhood confirm the possible establishment of a large house on the site between 1859 and 1863. The building today has a large cast iron oven built into the most rear room of 206 Jackson as it stood at the time. This oven is dated 1859 and appears to have always occupied the position. A "TWO-STORY FRAME DWELLING HOUSE WITH GARRET AND REAR BUILDING" was built at 1122 Jackson in 1859 for \$8,500. That same year 1216 Jackson sold for \$8,075. The following year it sold for \$9,022. The next sale, in 1862 just as the Federal forces were entering the City, the property sold for \$16,000. While that price might have been inflated by war time conditions, by 1864 the property was still worth \$10,000 in the sale to George Babcock on behalf of Frances E. Gasquet. A building contract in 1870 describes a two-story frame house built for \$8,150 located on Josephine backed by Jackson between Prytania and Coliseum. St. Mary's Dominican sisters constructed their school house in 1870 on Constance between Jackson and Josephine. The cost of this two-story brick building was \$7,600. On Magazine between Jackson and Josephine in 1874 a two-story brick building went up for \$7,550. The assessment on 1216 Jackson was \$10,000 that year, identical to its sale price ten years earlier. But it jumped to \$16,000 for the following three years. Meanwhile, across the street in 1876 Julius Weiss constructed the ultimate Italianate villa, one of the fanciest in the Garden



Julius Weiss house. 1227  
Jackson Avenue.

District, and vastly different in style from the Gasquet house. The cost of this mansion was \$23,400. A glance at the adjoining picture will give an appropriate idea of why it cost that much.

The offspring of two brothers, William A. and James A. Gasquet, played the decisive role in the subsequent history of 1216 Jackson. They were sons of a French Huguenot family that had come to America in the 18<sup>th</sup> century and settled at Petersburg, Virginia. Both became very successful merchants with offices in New Orleans and New York. William A. Gasquet employed architect James Dakin to construct about 25 buildings in downtown New Orleans, including Gasquet Row. The remnant is 838-40 Camp Street.<sup>3</sup> He married Martha Jefferson Vaughn and his children were Evelyn E De Gasquet, Francis James Gasquet, Francis Jones De Gasquet, Louise De Gasquet, and Victoire De Gasquet. Francis James Gasquet, first cousin of Frances Elenor Gasquet, became an important merchant in his own right and at his death was worth \$750,000.

However, it was James A. Gasquet who fathered the children that built the house. He was born in Petersburg City, Virginia in 1804 and married Emily A. Dorsey in 1838. He died in 1852 at New York. The James Gasquet, too, had five children, but all were girls. Emily Dorsey Gasquet died November 17, 1860. Her succession was opened later in 2<sup>nd</sup> DC and transferred to CDC #7830. The five girls were the petitioners. George W. Babcock represented Frances E. Gasquet, a minor. He had begun his career forty years earlier as a bookkeeper in the "great" house of Gasquet, Parish & Co. Subsequently he founded Babcock & Kernochan, a large wholesale dry goods business. His obituary in 1874 marked him as a "modest, amiable, virtuous and honorable gentlemen."<sup>4</sup>

On March 7, 1864 the James A. and Emily D. Gasquet estate was appraised at \$219,400, half in New Orleans real estate. Joseph Cuvillier, notary, prepared the inventory. Each of the five girls received \$43,000. Acting on behalf of the youngest girl Frances, on April 30, 1864 Babcock purchased the house and lots making up the site of 1216 Jackson Avenue

Genealogical details of the Gasquet heirs show a web of interrelationships.

1. Emily E. Gasquet was born about 1839, in New York. She married Dorsey Neville and died at Litchfield, Conn. on September 17, 1871. Her only child was Louise, born September 28, 1868.<sup>5</sup>
2. Alice Almeida Gasquet was born August 22, 1842, at New York. She lived until 1920, dying in Loudoun Co., VA. She married Albert Zerega.
3. Marie L. Gasquet was born about 1843. Following the death of her eldest sister in 1871, she married Dorsey Neville. She died March 5, 1906 in New York.<sup>6</sup>
4. Martha Vaughn Gasquet was born October 9, 1844 and died October 11, 1891. In December 1886 she married the Rev. Dr. John Percival, Rector of the Free Church of the Assumption at the corner of Camp and Race Streets.
5. Frances Elenor Gasquet was born March 22, 1848 and died February 4, 1911 in New Orleans. She never married.

The Gasquet family was closely related to the Nevilles. From at least 1871 to 1873, and possibly much earlier, Julian Neville resided at 206 Jackson Avenue. Julian was an old man who

<sup>3</sup> *Preservation in Print*, Mary Fitzpatrick, June 2001.

<sup>4</sup> *Times-Picayune* February 13, 1874.

<sup>5</sup> Succ. of Emily E. Gasquet, CDC 29353, NOPL.

<sup>6</sup> *Times-Picayune* March 11, 1906.



had been an auctioneer before the war and made a considerable fortune. Following the war he was less prosperous, but he had a business partner named Van Sollingen. In the 1830s he had married Frances Hollis Dorsey. Thus both James A. Gasquet and Neville married girls named Dorsey in the 1830s. In 1836 Neville's son Dorsey Neville was born. In 1861 Dorsey married James A. Gasquet's eldest daughter Emily. They had one daughter named Louise who later joined in a suit against the Rev. John Percival. Emily G. Neville died in 1871. Soon after Dorsey Neville married her sister Marie Gasquet, but had no children. Julian Neville's business partner Van Sollingen was the cousin of Albert Zerega, who married the fifth sister Alice Gasquet.

In conclusion, while the occupants of the house in the 1860s are unknown, in the 1870s the Nevilles were probably the principal residents. Julian Neville was the "head of household" though Frances, Martha, and Marie Gasquet probably all lived at the house. Their inheritance could have provided the means for any sort of home improvement. By 1880 the census shows that the owner of the house, Frances E. Gasquet, resided at the house with her unmarried sister and five servants. One had died, one was married to Neville, and another to Zerega, who lived at Camp and Washington. It should be noted that none of these families had any roots in Louisiana.

Assessments for the property are found in several locations. The following table is taken from the State Tax certificate filed with an act before Charles T. Soniat (v. 67 act 279) dated November 23, 1905. It shows that Frances kept up the value of the house throughout the period of Reconstruction and into the prosperous 1880s.

Name	Year	Assessment
Frances E. Gasquet	1874	\$10,000
Frances E. Gasquet	1875	\$16,000
Frances E. Gasquet	1876	\$16,000
Frances E. Gasquet	1877	\$13,000
Frances E. Gasquet	1878	\$13,000
no entry	1879	none
Frances E. Gasquet	1880	\$12,000
Frances E. Gasquet	1881	\$15,000
Frances E. Gasquet	1882	\$15,000
Frances E. Gasquet	1883	\$15,000
Frances E. Gasquet	1884	\$15,000
Frances E. Gasquet	1885	\$15,000
Frances E. Gasquet	1886	\$15,000
Frances E. Gasquet	1887	\$15,000
John & Martha Percival	1888	\$12,000
John & Martha Percival	1889	\$12,000
John & Martha Percival	1890	\$12,000
John & Martha Percival	1891	\$12,000
John & Martha Percival	1892	\$12,000
Rev. John Percival	1893	\$12,000
Rev. John Percival	1894	\$12,000

As this assessment record shows, in 1887 Frances sold her home to her sister and new husband, the enterprising and famous Episcopal priest the Rev. Dr. John Percival. Born at Buxten, Derbyshire, England, he came to New Orleans as a boy in search of his sick brother. He arrived too late, but while here was persuaded to tutor the Saure family. His success at that

position led him back to England to complete his education at Oxford. He returned to New Orleans in the 1850s and became organist and choirmaster of Trinity Church for ten years. During the Civil War he studied to become a minister of the Episcopal Church and in 1864 he was called to the then-demolished Church of the Assumption. With a small congregation he began building a new church that opened in 1870 as the Free Church of the Assumption, free because pew rental was not employed. It was A "a pretty little church" at the corner of Camp and Race Street. Percival relied entirely on donations. He also taught in the public schools, became the principal of Boys High School, and various female seminaries. Finally his church became able to support him and he retired from teaching. He then became an active pastor serving on various committees for the Bishop of New Orleans. He married Ann Martha Beitson of Louisville by whom he had two daughters—Ann and Mary Percival. Following Beitson's death he married Martha Vaughn Gasquet in 1886.<sup>7</sup> The Rev. Dr. John Percival died April 20, 1904 at his home 1216 Jackson Avenue from complications of malaria.

The Gasquet-Bland house had an unusual history in the 19<sup>th</sup> century. Its architectural details illustrate a house that evolved over the decades. The massing of the house, except for the extreme rear wing, appears to date to the era of Abraham Levi. The Bland contractors suggest that the structural elements of the house, from the ground up, appear to date from the same era. Since the present outline of the house closely matches the outline provided in a survey of 1874, including two stories, the structure must predate that year. While the assessment records shows a big jump in value from \$10,000 in 1874 (the original purchase price) to \$16,000 in 1875, this was a troubled time for city government. Consistent assessments are not to be expected. On the other hand, the great prosperity of the Levi years fully justified constructing a major two-story frame house. Building contracts reinforce the feasibility of such a structure. A final factor is the presence of the built-in cast iron stove dated 1859.

J. D. Edwards took a photograph of a house facing Magazine at Washington. It shows a similar balcony supporting columns that support a heavy cornice, with no visible means of support beneath the balcony. Presumably there are brackets. This balcony however is beneath a dentil row, rather than paired brackets. The piers are not columns. They have Doric capitals, rather than any variation of the later Greek capitals. Not for publication, property of Historic New Orleans Collection.

<sup>7</sup> *Times-Picayune* October 30, 1884; *New Orleans Item* April 20, 1904; *Times-Picayune* April 21, 1904.

The final wing of the house was not present on the Robinson Atlas, loosely dated to 1882 or 83. It was present in the 1896 Sanborn Insurance map. It appears likely that it was added prior to the great wedding of Martha and Rev. Percival. It is significant that it must predate the installation of the carved marble mantels. This new rear wing has a marble mantel. It thus appears that the marble mantels must also date to the mid 1880s. The same reasoning applies to the balconies surrounding the new courtyard that appeared only in the mid 1880s.

The façade does not provide any help in dating the house. The unusual bracket-supported balcony is rare, but not impossible. A fine picture taken by the photographer J. Dearborn Edwards about 1859 shows a two-story house on Magazine at Washington Street with a similar front gallery. The fluted columns at the second level with, heavy cast iron railings, parapet, bracketed cornice with paired brackets, and quoins are familiar elements of the late 19<sup>th</sup> century. A contrary note is sent by the details on the recessed house. Its jigsaw ornamentation and arched head front two windows must be later Italianate features. It should be noted that the house has no segmental arched windows, all are six over six double or triple sashes. The front upper gallery supports four fine fluted columns with simple Corinthian capitals resting on paneled piers. These support a deep projecting parapet extending across two thirds of the façade. Large double brackets support the floor of the upper gallery, obviating the need for columns at the lower level. The facade is three-bay. Quoins highlight each corner. The simple recessed door of fine crystal is framed by paneled pilasters that in total effect is rather simple.

The significance of the house rests in its massing. It is a gable sided two-story house with an extensive servants wing wrapping around a courtyard. Inside it is massive, with a large double parlor, central hall, and on the lake side front an office and staircase to the second floor. On the second floor the three-room pattern is repeated. The rear wing commences at both levels with a simple room, perhaps a kitchen. It is followed by a pantry and a two-story cross wing making an "L".

The massing and inspection of its piers and joists point to a house built together at one time. A survey found in the Plan Books of the 4<sup>th</sup> District in 1874 shows two structures with a common wall, each two stories with a slate roof. Each house has its own street number: 204 and 206. Scaling the two buildings shows that 206 Jackson occupies Lot 6, while 204 Jackson occupies Lot 1. The c. 1882 Robinson Atlas tells the same story. This is the last look at the property prior to 1896 when the Sanborn Insurance Company first surveyed the block. Its outline of the buildings clearly shows the two houses, 206 set back from 204 as it always had. A large service wing in an "L" shape has been added to the rear of 206, as well as numerous balconies.

Neither the social, financial or architectural history of 1216 Jackson proves its date of construction. These three stories, intertwined, lead to the following conclusion. Some simple residential houses appeared on the site in the early 1840s. These remained unchanged until the 1860s when Abraham Levi constructed the core of the present house by pushing two houses together on new foundations. This two-part house was quite suitable for the Gasquet to purchase with a need to house two unmarried sisters. In the course of the 1870s they added the front balcony supported by large brackets, along with the classical columns. At the time this front balcony crossed the second house, 206 Jackson, and was also fitted with classical columns and some roof.

Nothing of any significance was done to the house between 1896 (the first Sanborn Insurance map) and 2012. A garage appeared behind the house, opening down lot 5 to Camp Street. A "mother-in-law" new brick house was built on part of lot 2, now temporarily an

independent property. With the death in 1904 of the Rev. Percival the house passed to Henry Denis, then his heirs. In 1941 Bertrand Kiern purchased the house from Mrs. Blanche Denis, widow of Charles Carroll. The Kiern family and heirs retained the house for the next seventy years. On May 15, 2012 the 1859 Jackson LLC owned by Andrea and David Bland purchased the house.

ACTION	YEAR	DAY/MONTH	RECORDATION	COB	PARTIES	PRICE	REMARKS
Sale	2012	15-May	Abbey Mack. Inst 511534. NA 2012- 18938		Succ Davis Peter Richarme III and Mary Lynn Richarme to 1859 Jackson LLC	\$378,312	Lot 1 block 170 4th Dist. NA 2012- 18938
JudgPoss	2008	5-Mar	NA 2008-19005	CIN 397630	Succ Alice Kiern Richarme to Davis Peter Richarme III only child and universal legatee		2217 Camp lot #5; and lot #1 sq 170, 31'11"5" on Jackson by 127'10"5" bpl and half of lot 6 on original plan of City of Lafayette in sq. #29, drawn by J. Pilie March 2, 1824, measures 31'11"6" on Jackson x 127'10" bpl
JudgPoss	1963	5-Jun		653/85	Succ Mrs. Alice Jones, widow of Bertrand Kiern, to Mrs. Alice Kiern, wife of Davis P. Richarme.		Property consists of 1/2 interest in 4 parcels. Parcel 1 has 4 lots: Lots 1 and 2 adjoin each other, each 31'11"5" front, 127'10"5" deep; 1.2 of lot 6 adjoins lots 1 and 2, measures 31'11"6" x 127'10"; and lot 5 front on Camp 31'11" x 159'9"
JudgPoss	1962	20-Jun	CDC400,759	644/481	Succ of Bertrand Kiern to Mrs. Alice Jones, widow, 1/2 of property and to Mrs. Alice Kiern, wife of Davis P. Richarme, sole heir 1/2 of property		4 parcels, inc. 4 lots
Sale	1941	12-Feb	Azzo J. Plough NP	512/423	Mrs. Blanche Denis, widow Charles Carroll to Bertrand Kiern	\$10,000	plus life usufruct. 4 lots: 1, 2, 5, 1/2 of 6
JudgPoss	1935	25-Mar		480/459	Succ Charles Carroll to sole heir and universal legatee Mrs. Blanche Elizabeth Denis, widow		various parcels, inc. the 4 lots
Sale/Resale	1923	6-Dec	W. M. Gurley, v. 45A	371/447	Charles Carroll to Union Homestead	\$9,000	4 lots
Sale	1919	30-Jul	H. G. McCall	311/383	Miss Alice J. Denis, Miss Louise F. Denis, and Miss Bella B. Denis, all unmarried to Charles Carroll	\$10,000	4 lots

JudgPoss	1918	11-Jul	CDC 123367	298/563	Succ Mrs. Bella H. Denis to Alice J. Denis, Bella B. Denis, and Louise E. Denis		each 1/6 interest in 4 lots= 1/2
Sale	1916	17-Nov	E. Grima	282/517	Edmund Derbigny Denis to his mother Mrs. Bella H. Bell, widow of Henry Denis	\$13,500	his interest in estate of his father Henry Denis. various parcels, inc. the 4 lots
Sale	1916	8-Nov	E. Grima	285/500	Augustus H. Denis to his mother Mrs. Bella H. Bell	\$13,500	his interest in estate of his father Henry Denis. various parcels, inc. the 4 lots
Sale	1916	31-Oct	E. Grima	282/498	George Jules Denis to his mother Mrs. Bella H. Bell	\$13,500	his interest in estate of his father Henry Denis. various parcels, inc. the 4 lots
Sale	1905	23-Nov	Charles T. Soniat, act 279, v. 67		Miss Ann Percival and Miss Mary Percival, both unmarried, to Henry Denis	\$15,000	4 lots.
JudgPoss	1904	18-May	CDC 73438	198/484	Succ Rev. John Percival to Miss Ann Percival and Miss Mary Percival		4 lots.
Sale	1887	18-May	Theo Guyol v. 68 No. 42	126/700	Miss Frances Elenor Gasquet to Rev. John Percival and wife Martha V. Gasquet	\$12,000	4 lots with bldgs. Lots 1 & 2 sq 170 adjoin, each measure 31'11"5" x 127'10"5", 1/2 of lot 6 which measures 31'11"6" x 127'10"; lot 5 front Camp 31'11" x 159'9"9"
Sale	1864	30-Apr	Selim Magner v. 15A #244		John Eaton, a loyal citizen, to minor Frances Elenor Gasquet, represented by George W. Babcock, her tutor.	\$10,000	4 lots and bldg.
Sale	1862	10-May	Edward Barnett v. 81 #185		Abraham Levi to John Eaton	\$16,000	4 lots and bldg.
Sale	1860	24-May	Edward Barnett v. 75 #431		Lafayette Napoleon Lane of this city to Abraham Levi	\$9,022	4 lots
Ratification	1860	7-May	Edward Barnett v. 75 #388		Mrs. Margerite Laura Winchester, wife of Thomas S. Elder, to John Jerrison, Jr.		Ratifies sale by Elder to Jerrison in 1846

Sale	1859	29-Jul	Thomas J. Beck v. 6 # 77		Mrs. Mary L. White, wife of Sophronium Twitchell to Lafayette Napoleon Lane. At public auction	\$8,075	4 lots and bldg. acq from John Serrison, Jr., by act before DD Ricardo June 22, 1855 (lost to fire). Procees verbal that accompanies this act provides a different lot description from that in the act itself: 95'1" more or less on Jackson, with a depth of 159'10"1" with a key lot fronting on Camp 31'11"5" and a depth of 63'11"3".
Sale	1855	22-Jun	DD Ricardo (lost)	67/286	John Jerrison, Jr. to Mary L. White, wife of Twitchell.	\$5,500	2 lots with bldgs #1, 2; 1/2 of lot 6 closest to Poplar St.; lot 5 front on Poplar St. No acq.
Sale	1846	22-May	L.R. Kenny v. 4 act 197		Thomas S. Elder of Lafayette to John Jerrison, Jr.	\$2,125	lots 1 and 2, each 31'11"5" front on Jackson between Chestnut and Poplar x 127'10"5"
Sale	1845	7-Oct	L. R. Kenny v. 3 #325		Rebecca Edwards, fwc, to Thomas Snowden Elder, a fireman	\$2,000	lots 1 and 2, front on Jackson, with bldgs
Sale	1845	11-Feb	L.R. Kenny v. 3 #34		Raymond Pochelu to Rebecca Edwards	\$1,600	2 lots with bldgs
Sheriff sale	1844	6-Aug	Suit Branden Williams and Company vs. Lewis T. Bundy #9907 City Court of New Orleans		Sheriff to Raymond Pochelu		
Plan	1832	2-Mar	CF Zimple				Lot 1 31'11"5" x 127'10"5"
Plan	1824	2-Mar	J. Pilie				Original Plan City of Lafayette. Sq 29, shows lot 6

PHILIPPE STREET .

CHESTNUT STREET .



JACKSON STREET .

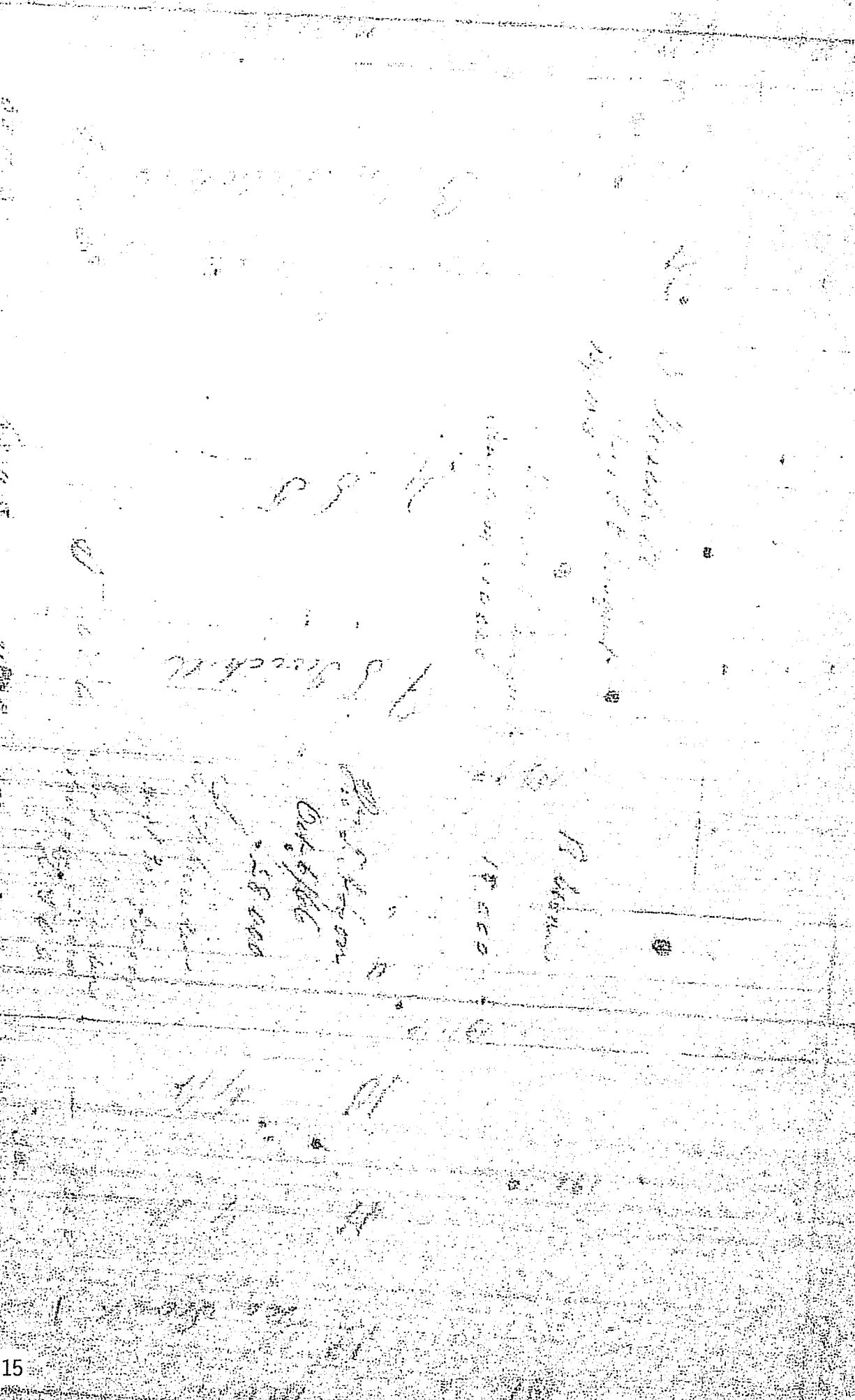
POPLAR

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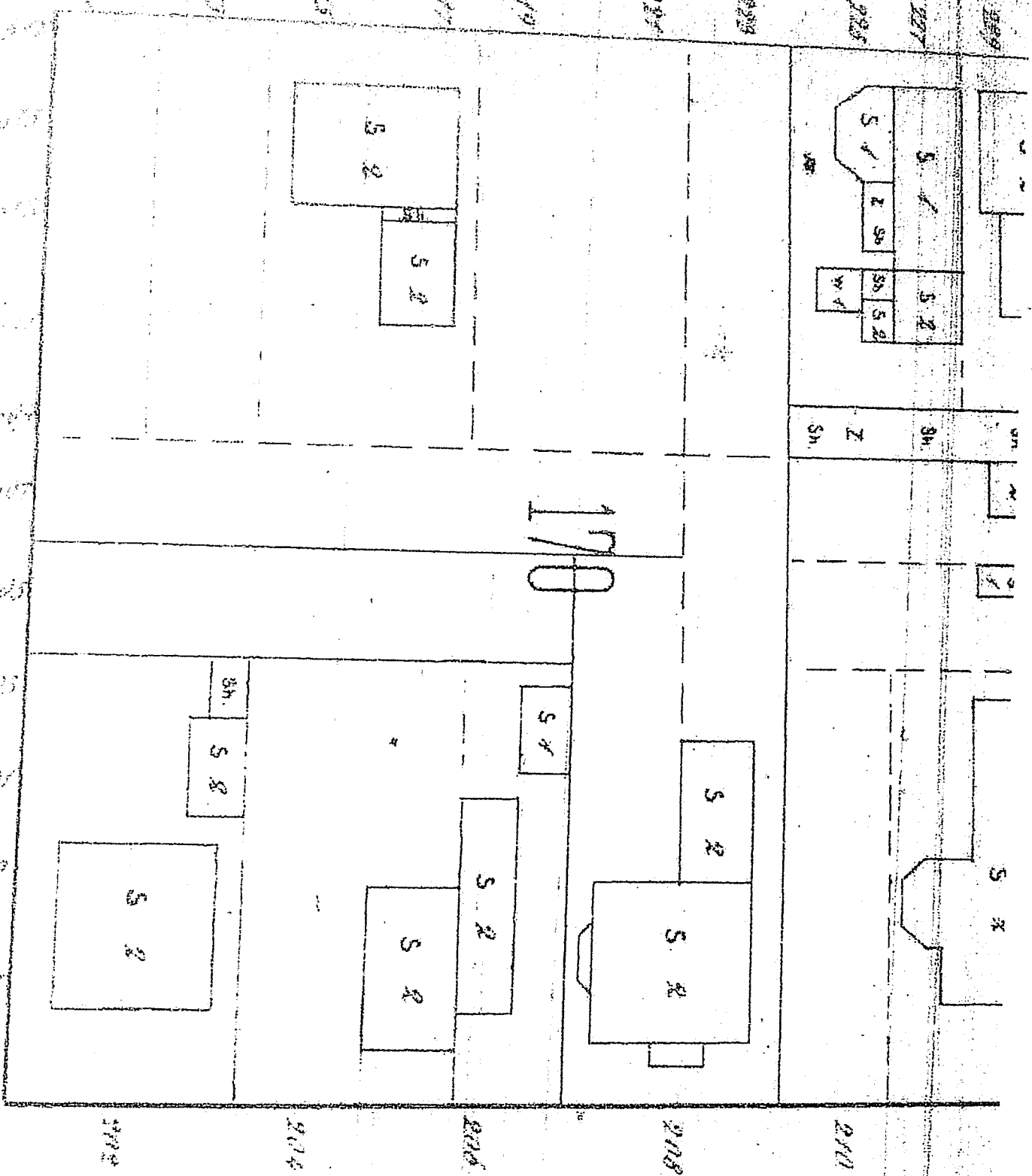
STREET



Survey of 1859 from Plain Books.



Plan of 1874

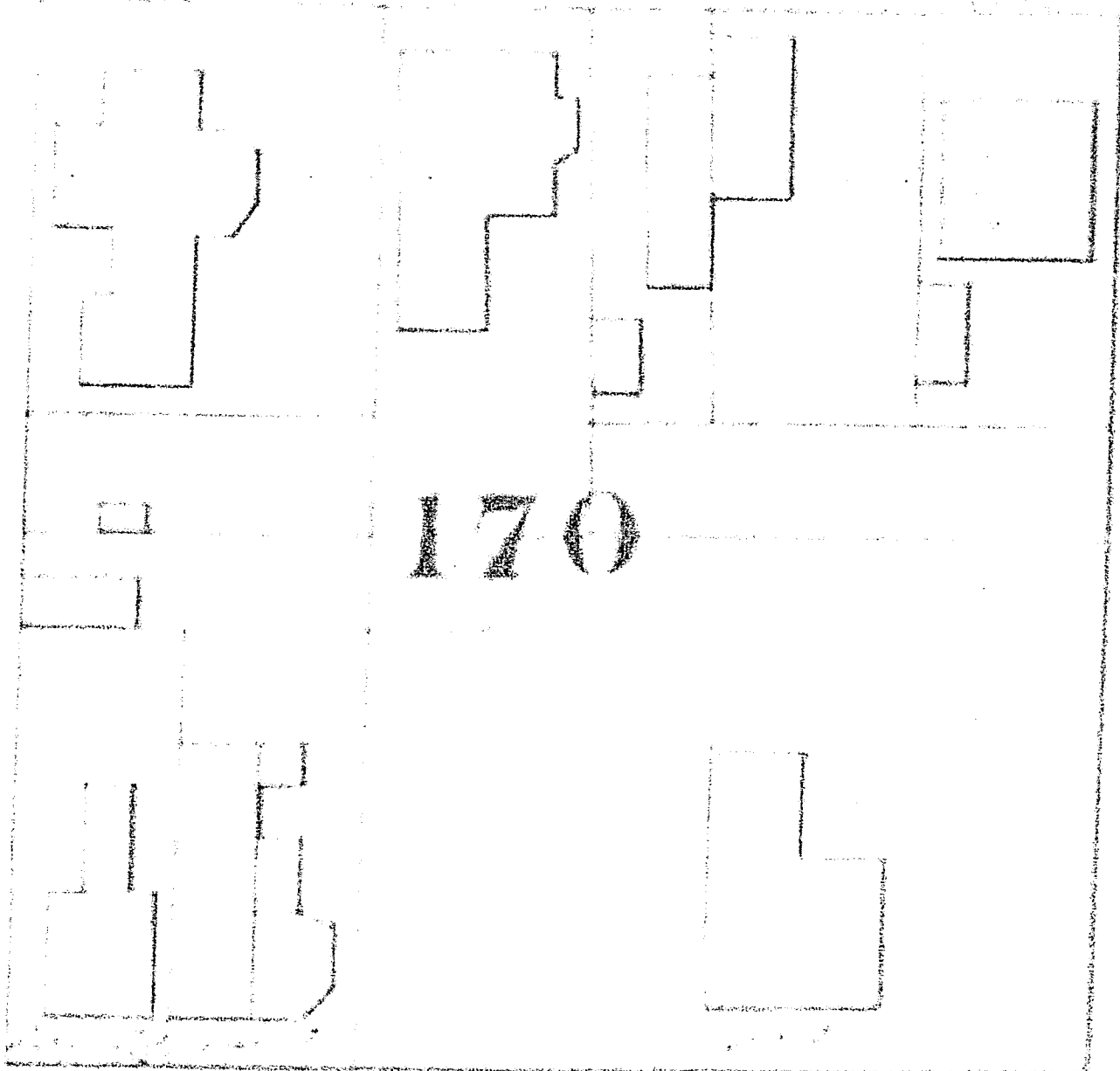


Plan of 1874

Jackson

SD 027/15

JACKSON

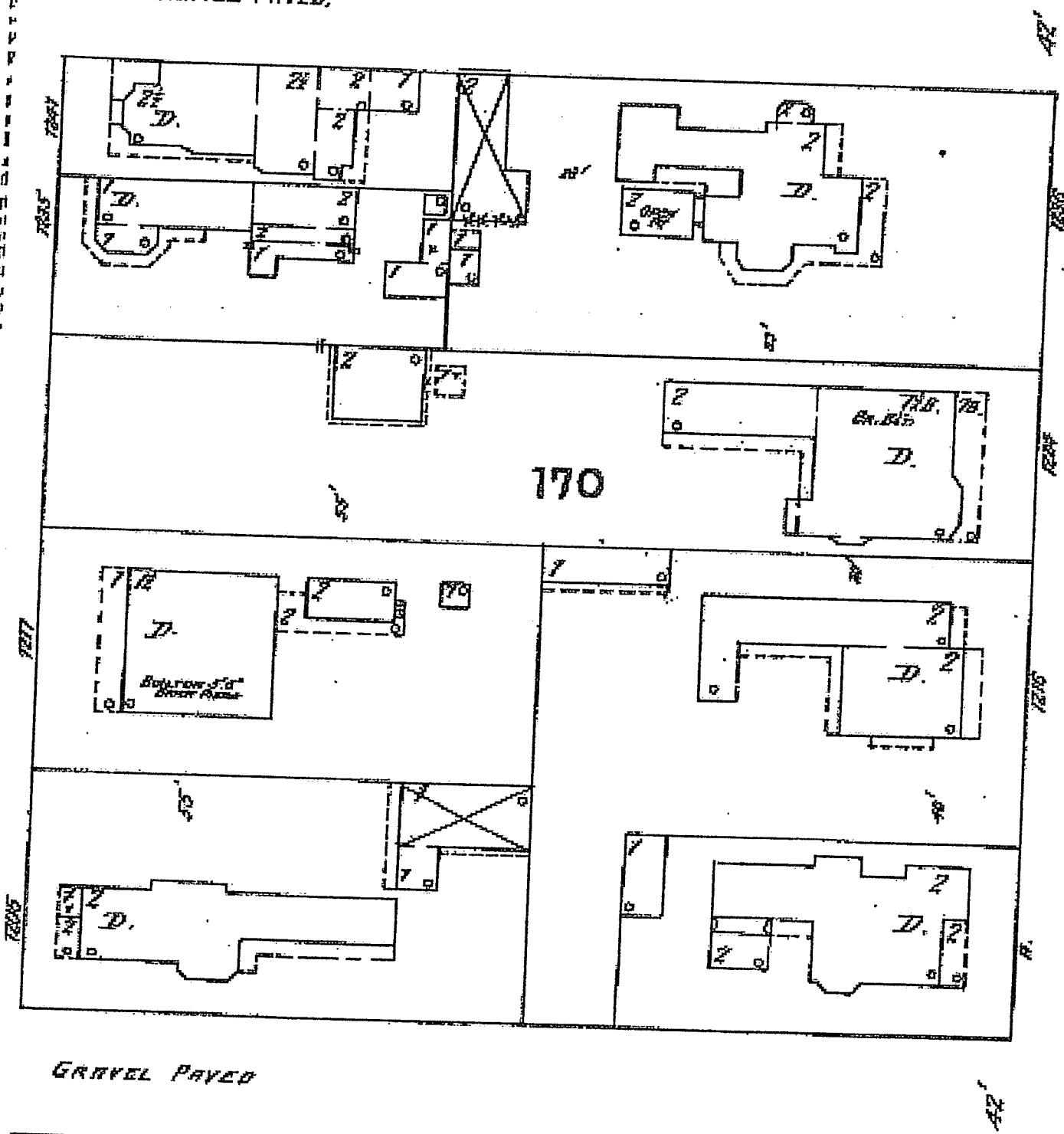


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PHILIP

robinson10

GRAVEL PAVED.



170

GRAVEL PAVED

Sanbornsq170for1896

**William D. Reeves, Ph. D.**  
**Contract History**  
**5801 St. Charles Avenue**  
**New Orleans, Louisiana 70115-5053**

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Fax: 504/866-3049  
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<http://williamdreeves.com>

June 22, 2012


Andrea St. Paul Bland  
1527 Sixth Street  
New Orleans, LA 70115

Dear Andrea:

Find enclosed the report on 1216 Jackson Avenue along with attachments.

Thank you for your business. I wish you all success in the restoration of this great house.

Sincerely,

  
William D. Reeves