

New Orleans Historic District Landmarks Commission

Landmark Designation Report

July 8, 2010



4109 Tchoupitoulas Street

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Landmark Designation Report

Construction Date: 1880's
Site Description: Square 113, Lots 8 and 9, 60x120
Municipal District: 6
Assessment District: 06
Zoning: RM-2
Owner: Wendi Sweetland and
Terence Haver II
4109 Tchoupitoulas Street
New Orleans, LA 70115

Date Nominated: August 14, 2001

The nomination of this property was based upon its architectural and historical significance. City Ordinance No. 5992 MCS defines a Landmark or Landmark site as: A building(s) (landmark) means an unimproved parcel of ground (landmark site) or such parcel with improvements or such improved parcel of grounds (landmark), wheresoever located in the city, subject to the jurisdiction of the historic district landmarks commission, of particular historic, architectural, or cultural significance, which parcel plus its improvements, if any:

- (1) Exemplify or reflect the broad cultural, political, economic, or social history of the nation, state, or community;
- (2) Are identified with historic personages or with important events in national, state, or local history;
- (3) Embody distinguishing characteristics of an architectural type or specimen, inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship; or
- (4) Are representative of the notable work of a master builder, designer, or architect whose individual ability has been recognized.

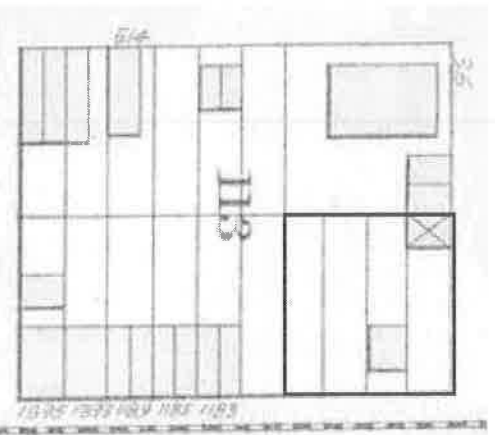
History of the Property

Faubourg Bouligny

The property is located in an area formerly known as Faubourg Bouligny, the largest of the Faubourgs that would later become a part of Jefferson City. The land was originally part of Valentin Robert Avarit's thirty eight arpent plantation until his death in 1807 when the property was transferred to his widow and heirs. His widow, Julie Allain, sold the property to General Wade Hampton who subsequently named the area Cottage Plantation. Hampton owned the property until 1829 when he sold it Louis Bouligny. Two years later Bouligny sold the property to Samuel Kohn and Laurent Millaudon who then leased the property back to Bouligny who was using the land for growing sugar cane. Kohn and Millaudon were highly successful land speculators who were responsible for the development of the City of Carrollton as well as Faubourg Bouligny. There are two green spaces located on Napoleon Avenue, Lawrence and Samuel Squares, which are reminders of the two men responsible for the development of this area.

An act of sale from March 9 1853, when Frederick Fullmer purchased the property from Samuel Kohn, provides a concise description of the various owners in this area.

"The above described and herein conveyed Lot of Ground makes part of a certain Plantation called Cottage, situate in the Parish of Jefferson aforesaid. Which Plantation was purchased by Louis Bouligny from Wade Hampton by an act passed before Louis T. Caire, a notary public, in New Orleans dated April 7th 1829_ By act passed before the same notary dated 19th April 1831, Samuel Kohn and Laurent Millaudon purchased the lower half of the said Plantation from the said Louis Bouligny and by an act of partition passed before the same notary dated 31 December 1840 the said Samuel Kohn and Laurent Millaudon divided the said property, and that portion thereof of which the lot now conveyed forms part became the of the said Samuel Kohn."



Frederick Fullmer purchased lots nine and ten from Samuel Kohn in 1850 and then later purchased lot eight, also from Samuel Kohn in 1853. Fullmer's final purchase was lot seven from John Rey in 1859. Each of the four lots measured 30 feet fronting Tchoupitoulas Street and extended one hundred and twenty feet to the rear. Through examination of the Robinsons Atlas of the City of New Orleans we know that a small wood frame building was present on lot nine and that the other three lots

Figure 1. Robinsons Atlas, late 1870's

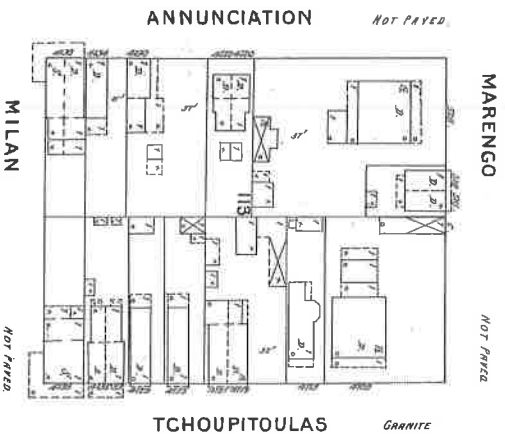


Figure 2. Sanborn Map, 1883

were empty in the late 1870's when the maps were created (Figure 1). The 1883 Sanborn Fire Insurance Map indicates a wood frame structure present on lots eight and nine, it also tells us that the building was one and a half stories with a covered front porch and was set back from the street (Figure 2). Through this information we can determine that our building was built between the 1870's and 1883 during the time of Fuller's ownership. Over time the adjoining lots were sold and residences were built on them.

Property Description

The property at 4109 Tchoupitoulas is a fine example of a Greek Revival center hall cottage. Greek Revival style came to New Orleans in the 1830's and influenced architecture throughout the city for many years. Built in the 1880's this building is a late example of the style. The five bay building has six over nine double hung windows protected by full length louvered shutters. The entrance features a Greek keyhole doorway surrounded by sidelights and transom. The wide covered front porch has six Doric box columns with a simple entablature and low parapet, beyond you can see the side gable roof. The property is set back from the sidewalk and is surrounded by a low iron fence with pedestrian gate which probably dates to the construction of the building.

Staff Recommendation

Staff recommends the landmark designation of this property as it fulfills the criteria of embodying distinguishing characteristics of an architectural type or specimen, inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship. This building is a simple Greek Revival, center hall cottage, a style and type rare to Tchoupitoulas Street dominated by industrial and commercial uses.

Bibliography

- New Orleans Architecture: Jefferson City. Gretna, LA: Pelican Publishing, 1989.
Robinsons Atlas of the City of New Orleans
Sanborn Maps 1883, 1896, 1908, 1997
Title Search research

