



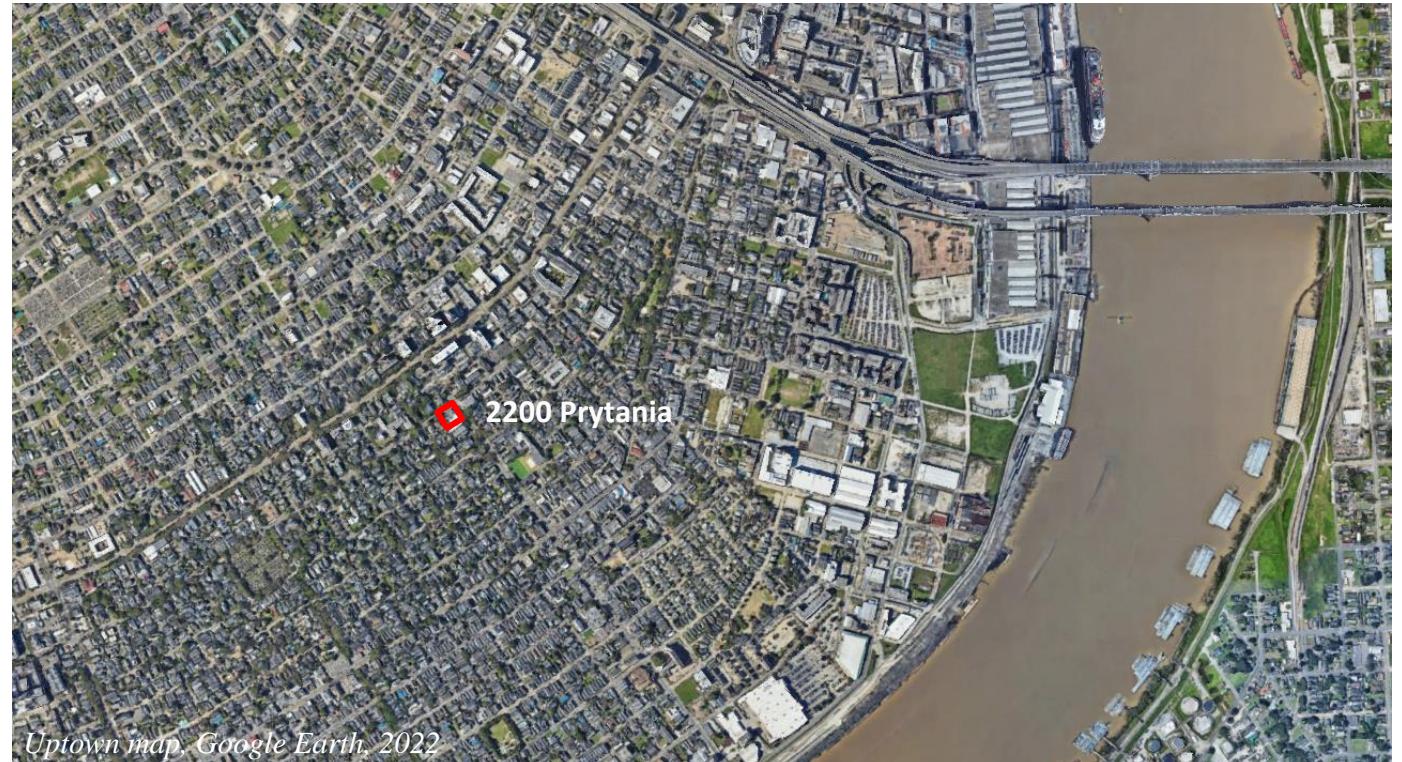
**2200 Prytania
1452-56 Jackson Ave**

Historic Property Report

**GATES
PRESERVATION**

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Property Description

2200 Prytania

Local Historic District: Garden District

State Cultural District: Garden District

National Historic District: The Garden District

Zoning Description: HU- RD1, Historic Urban Two-Family Residential District

Property Description: SQ 202 PT LOT 13 PT LOT 14
JACKSON AND PRYTANIA 35 OVER 16 X 105 VAR 1452/56
JACKSON AV & 2200 PRYTANIA FILE #1670

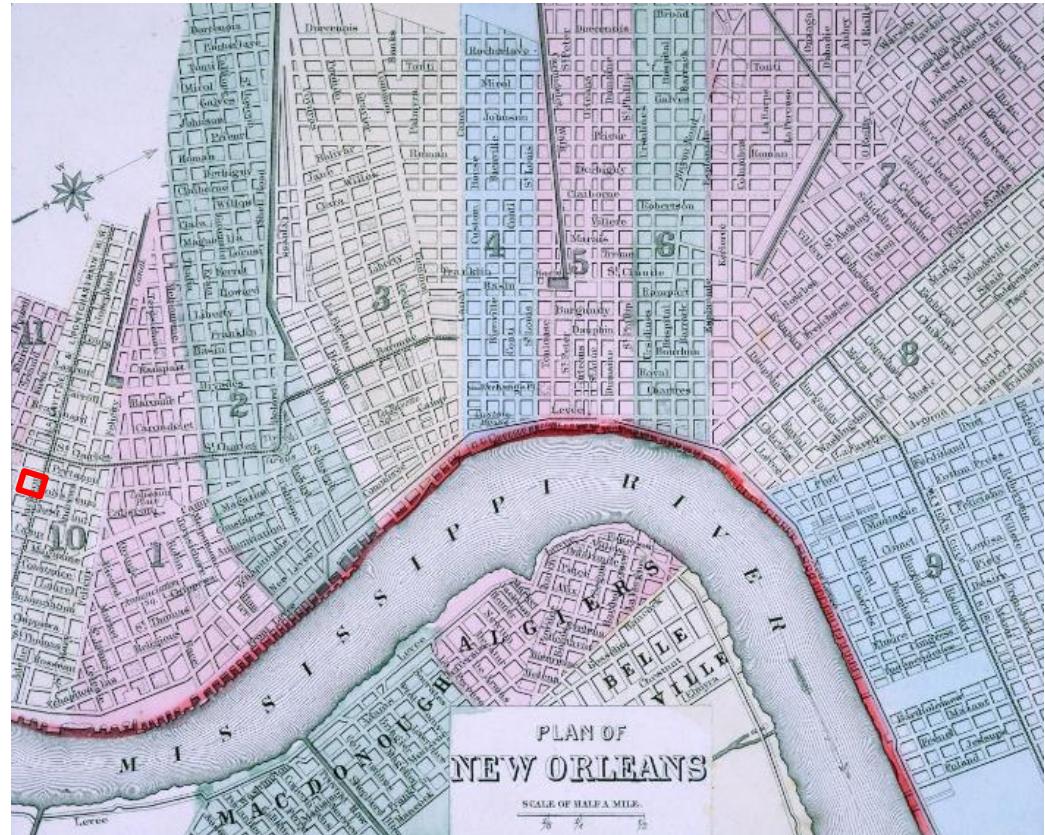
Built: 1852

Architect: Henry Howard

Builder: P. Geraghty

Style: Greek Revival/Italianate

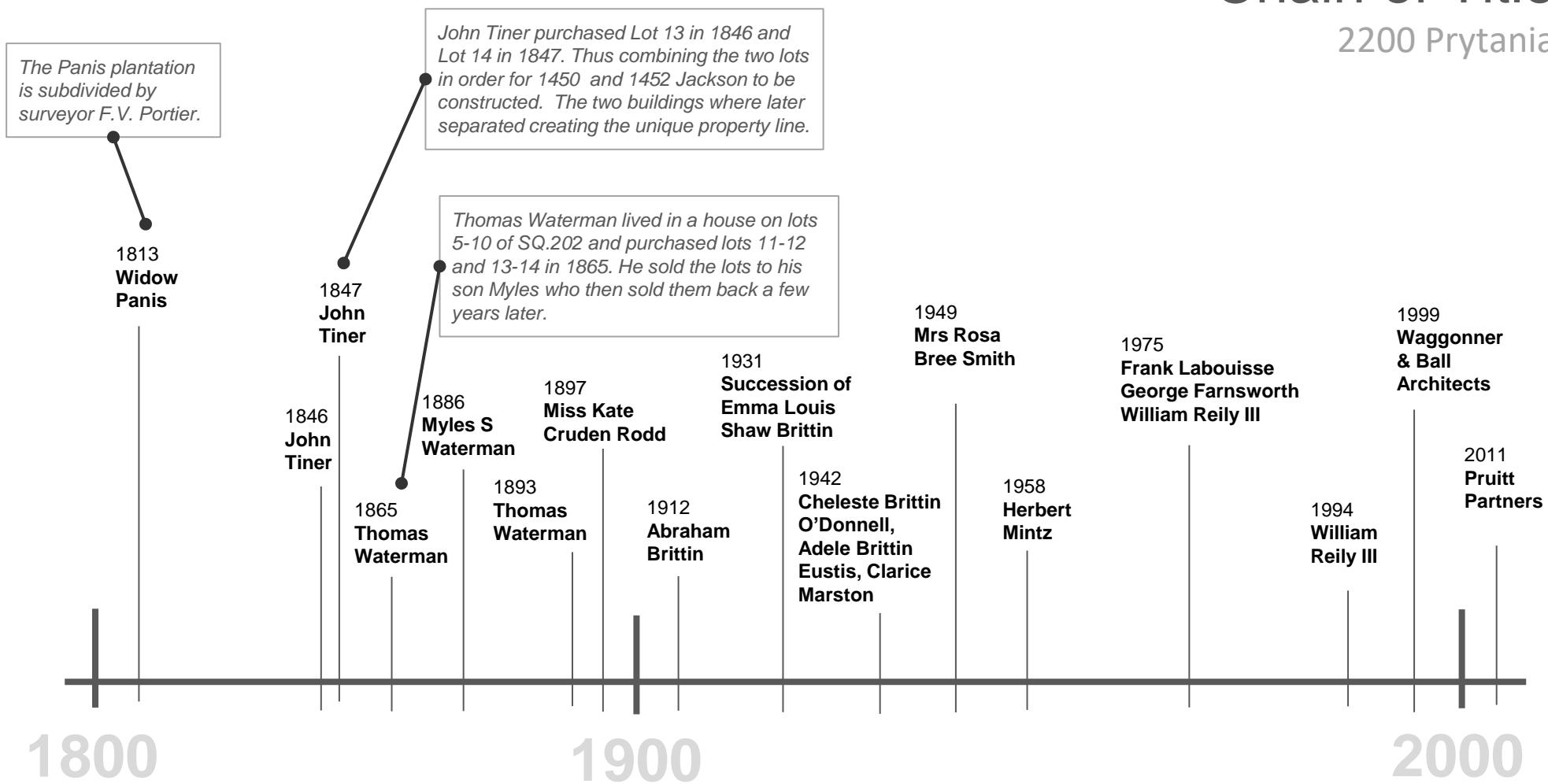
Type: Commercial Townhouse

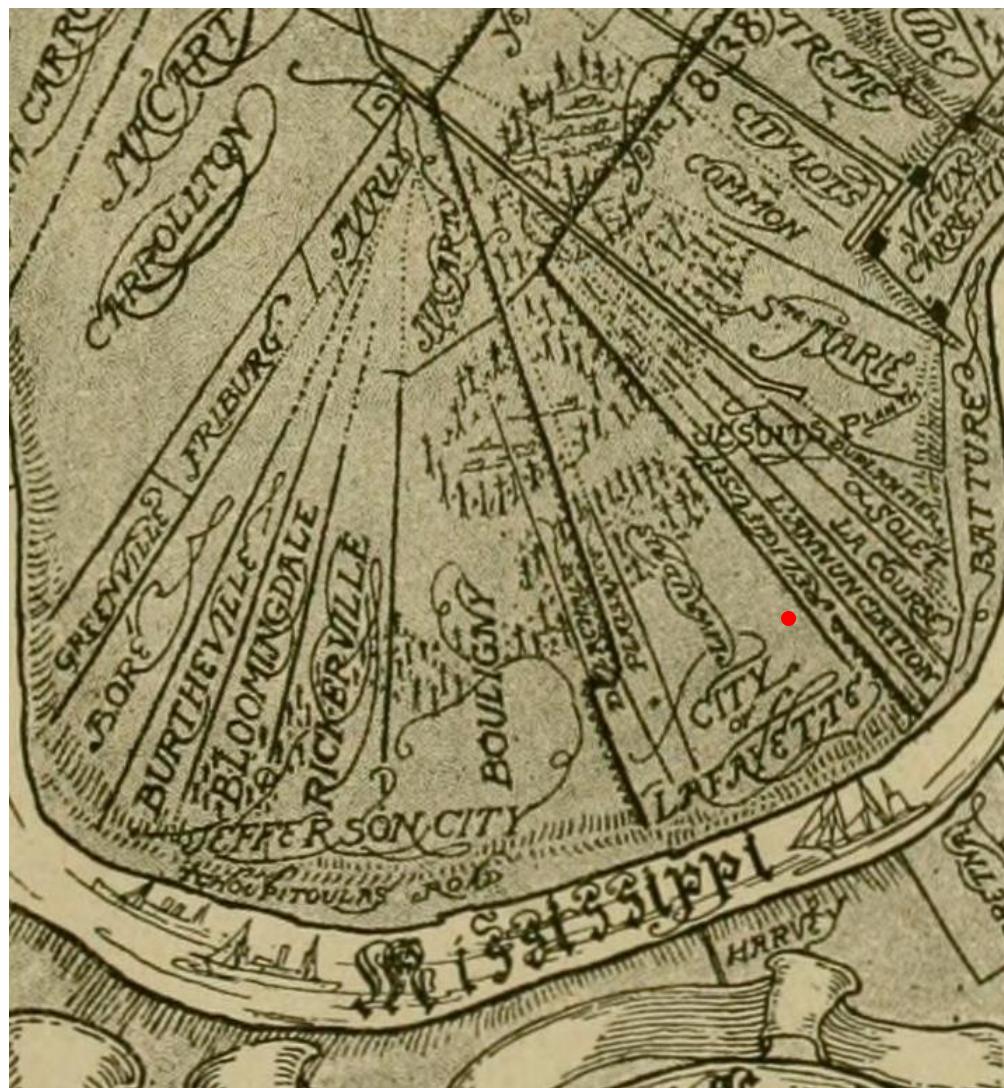


New Orleans; shows district boundary lines, districts 1-9, part of district 10-11. ---- Plate 40 from "Mitchell's New General Atlas.". Louisiana State Museum Historical Map Collection

Chain of Title

2200 Prytania





Neighborhood History

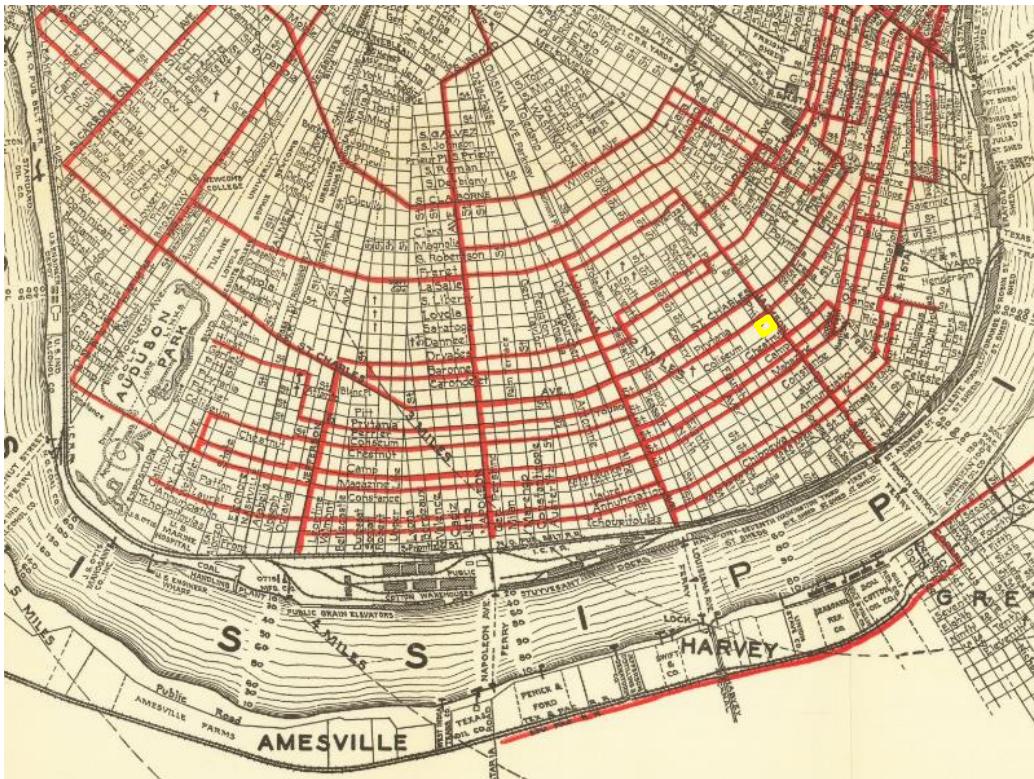
Garden District

The most common feature of New Orleans plantations was the ease with which they changed ownership. The brasserie changed hands thirteen times between 1720 and 1810. Plantation ownership was the best and virtually only investment in the colony. It was common to buy one, sell it a few years later, buy another one up or down river, then sell it. Owners moved from place to place, and it is extremely rare to find a plantation that remained in one family for 50 years. Parts of the large Livaudais plantation between Louisiana and Jackson remained in the family for more than a half a century, but the edges were sold and rebought several times. The portion downriver of todays First Street was owned by Jacinto Panis and subdivided by his widow in 1813, creating the Faubourg Panis which shortly became part of the City of Lafayette upon its founding in 1833. The city was incorporated into New Orleans in 1852 ultimately becoming known as the Garden District.

*Map in "The New Orleans Book"
published by the Orleans Parish School
Board, New Orleans published 1919*

Neighborhood History

Garden District

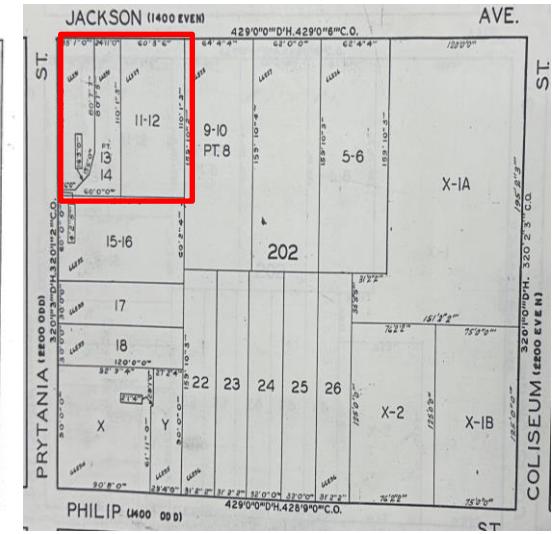
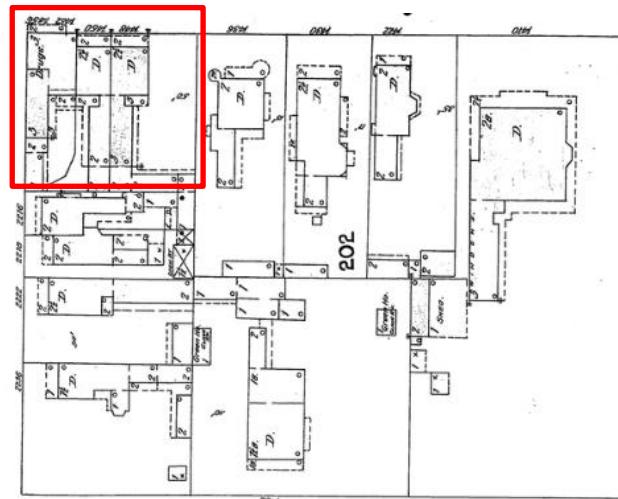
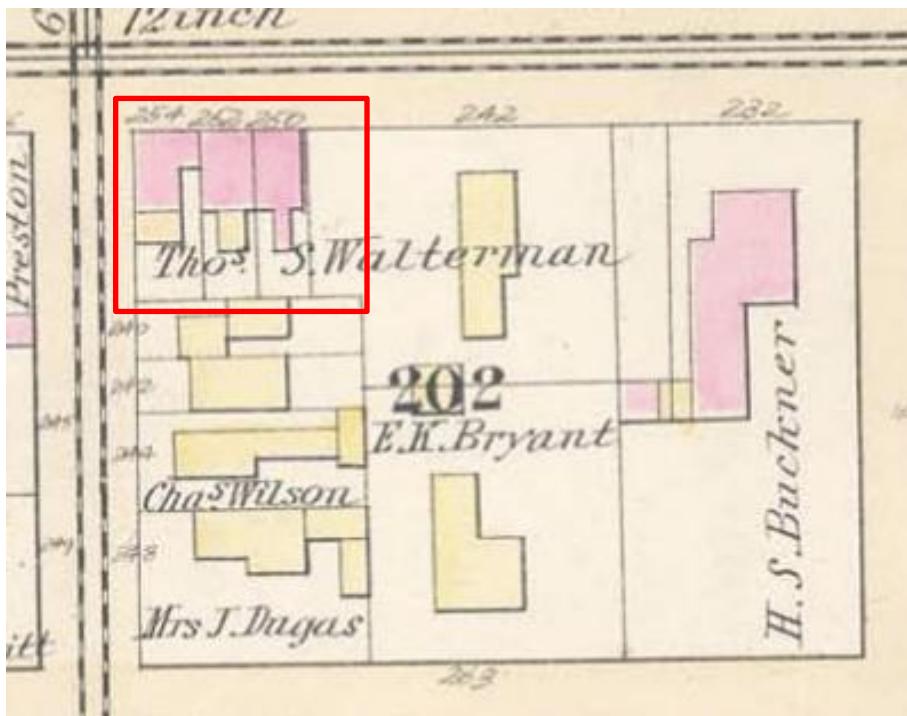


A.H. Guillot & L. J. Adam; Map of the City of New Orleans and Vicinity July 1925
Louisiana State Museum Historical Map Collection (red line indicate streetcar tracks)

The expansion of New Orleans upriver marked a significant transformation in the city's growth during the 19th and early 20th centuries. As the city's population swelled, plantations were converted into streets and lots as Uptown became a desirable area for the city's wealthy residents, leading to the development of grand homes, tree-lined streets, and elegant architecture. The construction of streetcar lines as a faster more convenient way to travel played a pivotal role in facilitating this expansion, providing easy access between the downtown area and the increasingly affluent neighborhoods upriver. This expansion also spurred the establishment of businesses, schools, and cultural institutions, making Uptown a cultural and economic hub. Over time, the area's distinct character, blending residential elegance with local charm, has remained a defining feature of New Orleans.

Neighborhood History

SQ 202



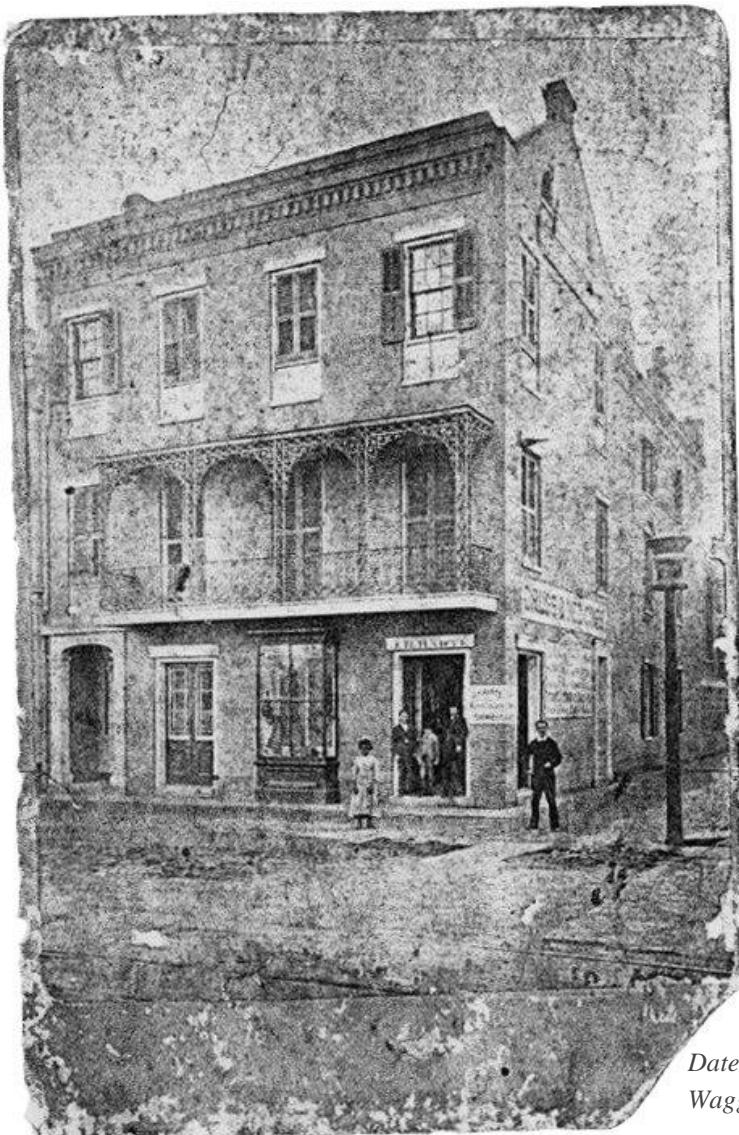
Square 202, bounded by Jackson, Prytania, Philip, and Coliseum has been predominantly residential with 1456 Jackson being the only commercial exception. The first floor had served as a drug store for nearly 100 years of its existence. The businesses that followed sold stationary, weight loss programs, donuts, books, and real estate. John Tiner, T.S. Waterman, and H.S. Buckner have had the most lasting influence on the block. The Buckner Mansion, well known today, originally occupied one third of the block and was once part of the only institutional use on the block, Soule Collage from 1923 to 1983. When the college closed the lot was subdivided for additional residences. John Tiner purchased lots 11,12,13, & 14 separately and commissioned Henry Howard to design the corner building, though it was not completed until after his death. T.S. Waterman purchased lots 5-10 for his home and purchased lots 11-12 and 13-14 in 1865 from John Tiner's sons. And when the buildings were sold separately in 1897, a pedestrian access easement to Prytania Street was given to 1450 Jackson (which occupies part of lot 13) creating an unusual lot shape for both properties. Jackson Flats apartment building was later built on lots 11 & 12.

Left: The Robinsons Atlas of the City of New Orleans, 1883

Middle: Sanborn Map, 1896

Right: Square 202, Lot Plan, Real Estate & Records City of New Orleans.
Below: City Directory, 1866.

Waterman Thomas S. soda water manufactory, 58 and 60 Basin, d 1, d Jackson n. Colliseum



Date: unknown,
Waggoner & Ball website.

Property History Architect & Builder

John Tiner, a wholesale grocer, commissioned Henry Howard, in 1849, to design the building, paying Howard \$50 for the plans.

Henry Howard was a prolific architect of his time with many buildings to his name. It was common, at the time, to be both the architect and the builder of any project, as much of the profit was in the construction. Slave labor was typically used in construction before the Civil War and Howard was an abolitionist and thus did not own slaves. He could not compete with other architect/builders when it came to labor costs. So, Howard shifted his business to focus on the drafting of plans for clients that would use the builder of their choosing and for an extra fee he would provide project oversite, visiting the site most everyday during construction. He had to rely on volume to make a living, designing grand mansions and plantation houses as well as small homes and commercial buildings.

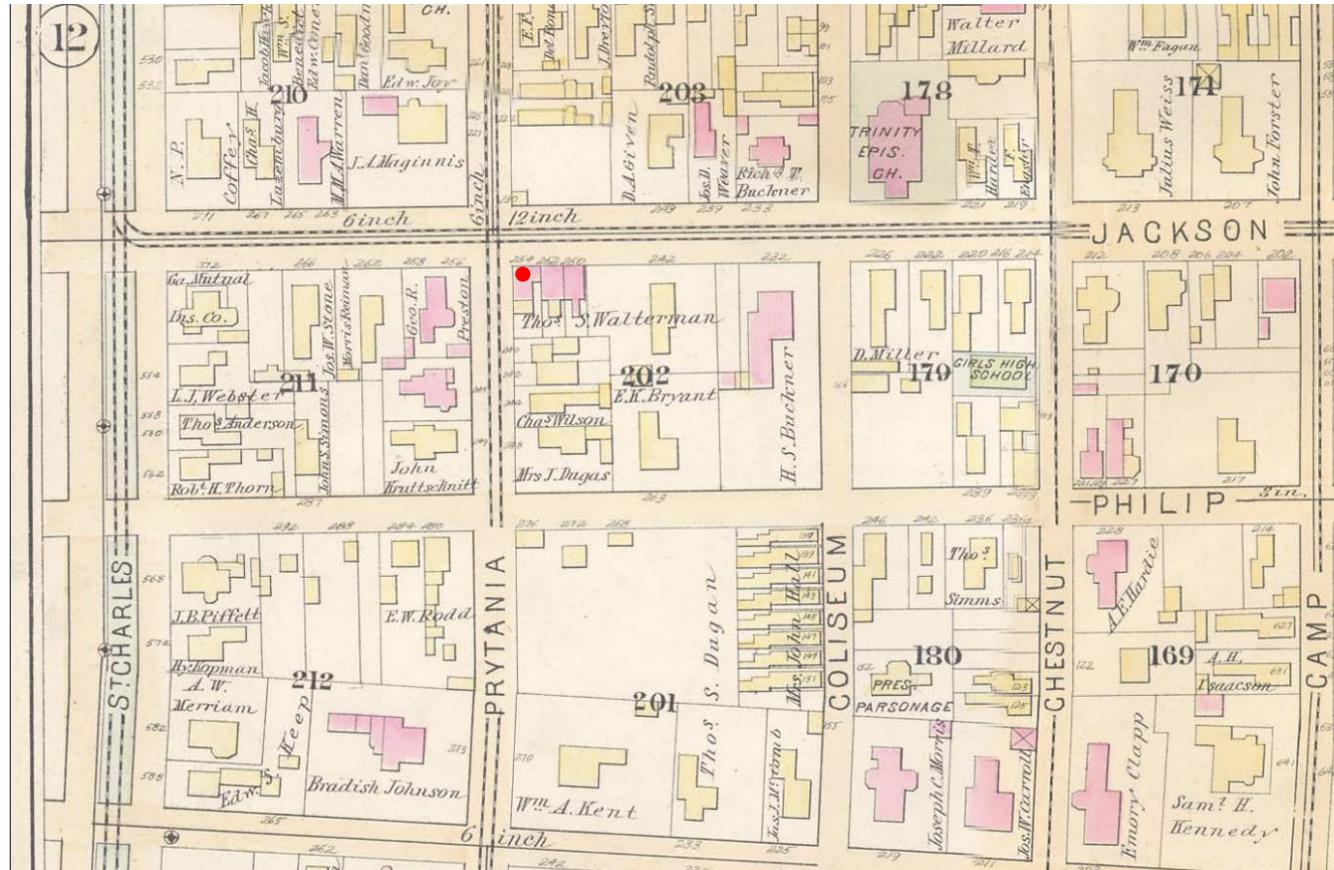
The builder is listed as Patrick Geraghty, who is also named as the executor of John Tiner's will and tutor (guardian) of his minor sons at the time of his death in 1850. Due to concerns over the quality of construction in several buildings being built when Tiner died, his succession is lengthy and includes testimony from Henry Howard, among many others, which provided the date and price of this commission.

TO RENT.

 TO RENT—Two new brick Houses, situated corner of Prytania and Jackson streets, Lafayette. Apply to PATRICK GERAGHTY, one house from the corner of Bartholomew, on Annunciation street, Second Municipality.
mb#1—tf

Times-Picayune
March 28, 1851

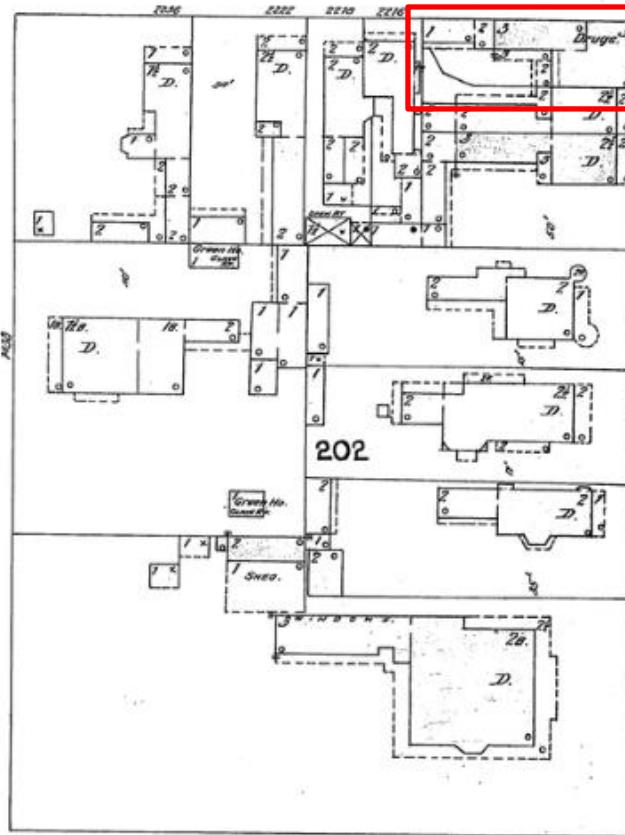
Property History Maps



The Robinson's Atlas of the City of New Orleans, was published by E. Robinson in New York City in 1883. The title page states that it was compiled from surveys by New Orleans city surveyor and architect John F. Braun. Braun most likely created the maps during the latter part of the 1870s. This map was used for insurance purposes and was the predecessor to the Sanborn maps.

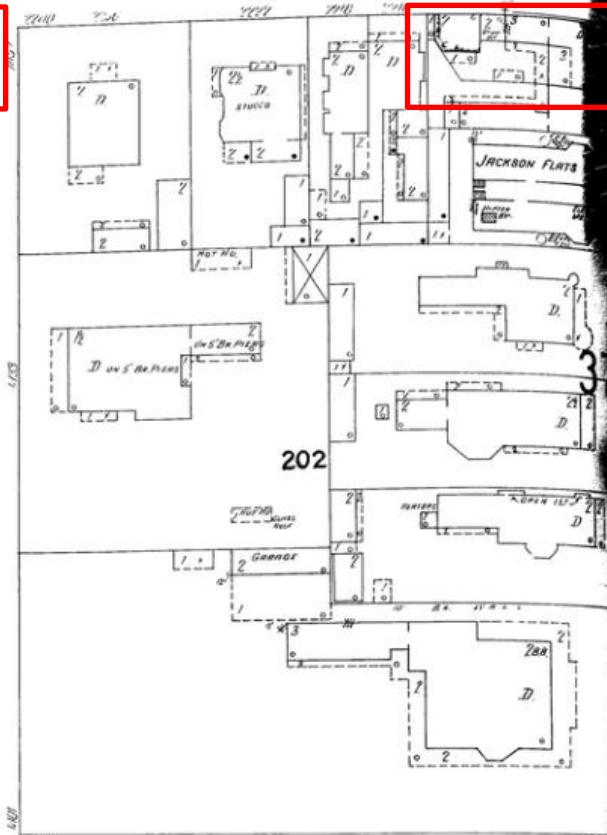
*The Robinson's Atlas of the City of New Orleans, 1883.
E. Robinson, New York, publisher
New Orleans Notarial Archive*

Sanborn Fire insurance maps were used in the late 19th and early 20th century to insure property in urban areas. These maps help to date a building, denote number of floors, building materials and use. These maps were updated regularly and make it possible to track changes in the property over time.

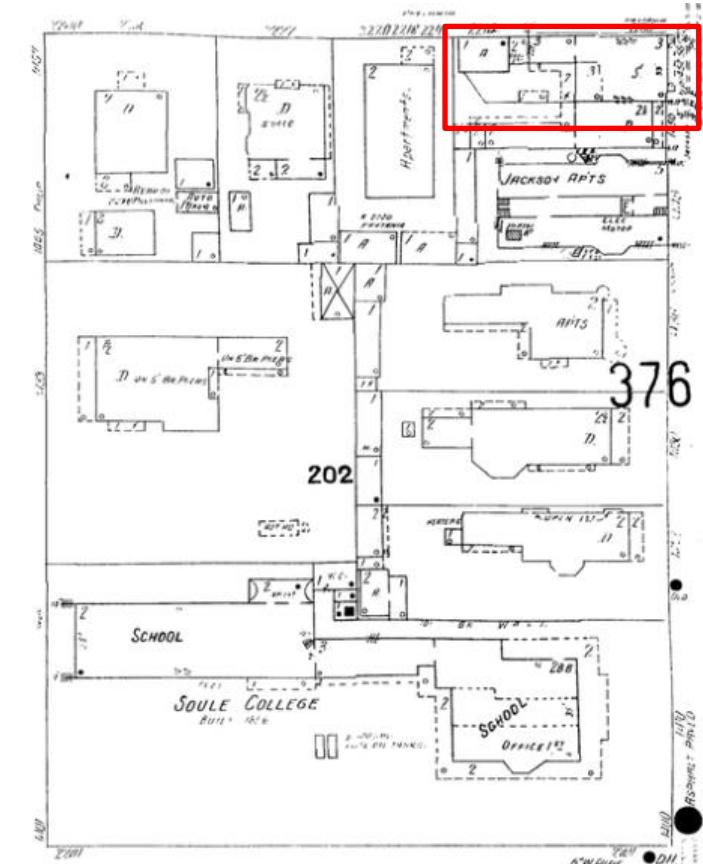


Sanborn's Insurance Maps

1896



1909



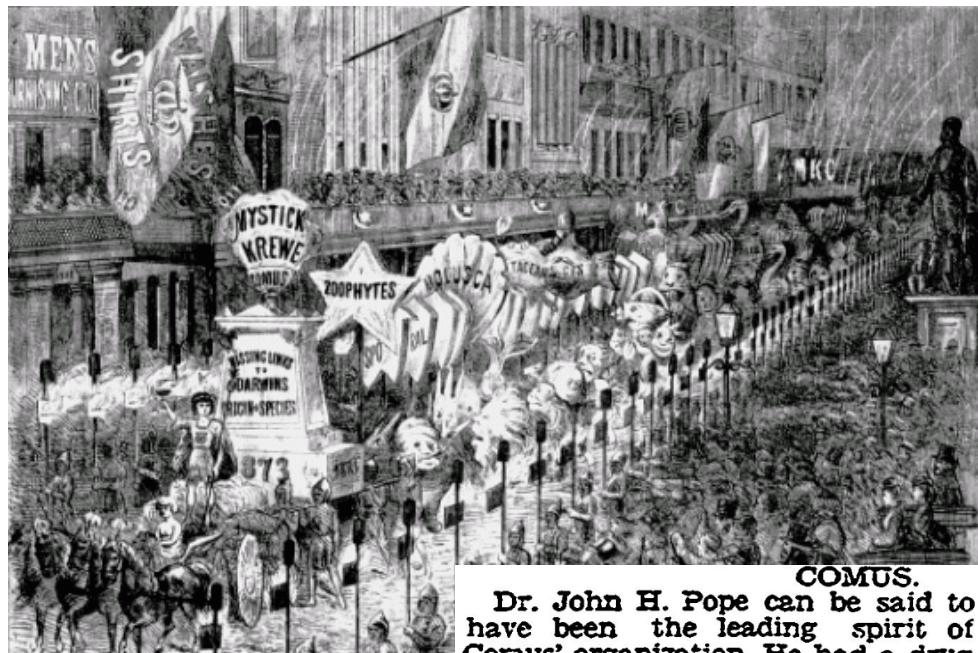
1951

Property History

Sanborn Maps



"Mistick Krewe of Comus Admit Card. " 1896, New Orleans City Archive.



*Mardi-Gras, 1873. "Ye
Mystick Krewe of Comus."*

*New Orleans Item
February 27, 1927*

COMUS.
Dr. John H. Pope can be said to have been the leading spirit of Comus' organization. He had a drug store at the corner of Prytania street and Jackson avenue. Here, at night, the young men met and discussed the affairs of the city and the Mystick Revue of Comus as well as that of the Pickwick Club.

Property Use Conception of Comus

The first known business to occupy the main floor was Pope's Pharmacy. Dr. John H. Pope, originally from Brooklyn NY, came to New Orleans via Mobile. Pope's Pharmacy was a social gathering spot for this corner of the City of Lafayette and in 1856 a group of men gathered there discussing the problem of the debaucherous Carnival events that plagued the city at the time. The proposed solution was to put on an organized activity, such as the parades they were having in Mobile to bring structure to the holiday's activities and so the first Mardi Gras Krewe was born. The organization was then formally founded at Gem Saloon on Royal Street on January 10, 1857. The Mystick Krewe of Comus is still the oldest Carnival organization in existence.

Dr. John H. Pope, as a founder, is credited with naming the new group. He was a classical scholar and an admirer of Milton, the English poet who wrote "The Masque of Comus". The theme of the first Comus parade and ball was "Demon Actors" from John Milton's "Paradise Lost." This was both an intellectual and practical choice on Pope's part as the new Krewe borrowed their first floats and costumes from the Cowbellians' parade in Mobile whose theme was "Pandemonium Unveiled."

Dr. John H. Pope, corner of Jackson and Prytania etc.

*Times-Picayune
November 4, 1858*

Marjorie and the Stauffer "Magic Couch"



...from size 20 to size 9

with STAUFFER HOME REDUCING PLAN



BEFORE STAUFFER AFTER STAUFFER
176 POUNDS 129 POUNDS

For the Name of the Stauffer Counselor in Your Area

Phone TU 3717 Collect or Write

STAUFFER HOME PLAN

1456 Jackson Ave.

N. O., La.

Times-Picayune
October 20, 1958

WEDDING INVITATIONS

AND

Personalized Stationery
PRINTED. ONE-DAY SERVICE
Thomas & Hill
1452 JACKSON AVE., MA 2495

**GATES
PRESERVATION**

Times-Picayune
November 25, 1945

Well-Located Commercial and Residential Property,

Occupied by Ammen's Drug Store at a Rental of
\$100 Per Month,
COMPRISING A LARGE

**THREE-STORY BRICK BUILDING,
Nos. 1452 and 1456 JACKSON AVE.,**

Corner Prytania Street.

ON A LARGE LOT OF GROUND.

BY DANZIGER & TESSIER, Auctioneers—
Office, 184 Carondelet Street.

TUESDAY, NOVEMBER 7, 1911,

at 12 o'clock m., at the Real Estate Exchange,
311 Baronne Street, will be sold at public auction—

THE ABOVE DESIGNATED PROPERTY,
occupied as a drug store and dwelling. Contains
store, prescription room, office and about
fifteen living rooms. Property in good condition,
adjacent to Jackson Apartments, and certain
to enhance. See plan for exact dimension
of lot.

Terms—One-third or more cash, balance in
notes at one and two years; 7 per cent per
annum interest; usual clauses and purchaser pays
1911 taxes; 10 per cent at time of adjudication.

Act of sale before Edgar Grima, Esq., notary
public, at expense of purchaser, \$22 20 and 7

Times-Picayune
October 22, 1911

COUNTER HELP

and experienced DONUT CUT-
TERS. Apply Hot Snack, 1456
Jackson Ave., See Ronald Thomas.

Times-Picayune
July 26, 1973

Property Use 1452-56 Jackson

**MAPLE STREET
BOOK SHOP
INTRODUCES
MAPLE STREET'S
GARDEN DISTRICT
BOOK SHOP
HARDBACKS, PAPERBACKS,
CHILDREN'S BOOKS
1454 JACKSON AVE. AT PRYTA-
NIA (Reg. print)
MON. THRU SAT.
10 A.M.-6 P.M. 524-5861**

NO State-Item
October 4, 1975

Modern Store & Office Space Appliances, Drugs, Etc.

1456 JACKSON AVE. Forming corner
of Jackson and Prytania. Presently op-
erated as a drug store with office space.
CALL A. J. BLOCK WA 7723.

LATTER & BLUM, INC. RA 1311

"BLOCK OFF CANAL"

Times-Picayune
June 1, 1954

**FARNSWORTH/SAMUEL, LIMITED
REALTOR**

engaged in the general real estate practice, offering professional service with integrity in every phase of commercial, industrial and residential properties, as well as consultation and portfolio management of real estate investments.

COMMERCIAL-INDUSTRIAL DIVISION
(Formerly The George S. Farnsworth Company)
5055 Canal Street, New Orleans, Louisiana 70119
Telephone: 504/486-6052

RESIDENTIAL DIVISION
2200 Prytania Street, New Orleans, Louisiana 70130
In the historic Garden District
Telephone: 504/524-2101

GEORGE S. FARNSWORTH, JR.
President

MARTHA ANN SAMUEL
Executive Vice President

Times-Picayune
October 15, 1975

**GATES
PRESERVATION**

Complete Bidding Documents
may be obtained from:

**LABOISSE, GRAEBER &
WAGGONNER, ARCHITECTS
A PROFESSIONAL COR-
PORATION
2200 PRYTANIA STREET
NEW ORLEANS, LOUISIANA
70130
(504) 524-5308**

Times-Picayune
February 25, 1984

**FOR: Selective Demolition at
Charles J. Colton School
2300 St. Claude Avenue
New Orleans, LA 70117**

**PROJECT NUMBER: 2009-0735-
0001**

Complete Bidding Documents
may be obtained from:

**Waggonner & Ball Architects,
APC
2200 Prytania Street
New Orleans, LA 70130**

PHONE: (504) 524-5308

Times-Picayune
October 21, 2009

Property Use

2200 Prytania

It is typical for a building in the city to have multiple addresses associated with it, and the use of those addresses may change over time, typically as the use of the building changes. As the property's commercial functions shift away from use as a store to use as an office the prevalence of the Jackson Ave facing 1452-56 address is replaced by the 2200 Prytania address, and the main entrance shifts to the side door. The corner store opening is restored to a forward-facing door as would have likely been in place when the building was constructed. This change indicates the move away from publicly assessable space to a more limited capacity.



Gaudet's Drug Store in the distance on the corner.
1916-1920, 1994.105.128, The Historic New Orleans Collection.

Architectural Changes

All buildings are altered over time, adapting to the way we use them. This mixed use commercial and residential building still functions much in the same way it always has with apartments on upper floors and business use on the first floor.

This photo gives us a dramatic sense of the streetscape of Jackson Avenue in the early 20th century with a glimpse of the buildings at the corner looking much as they do today.



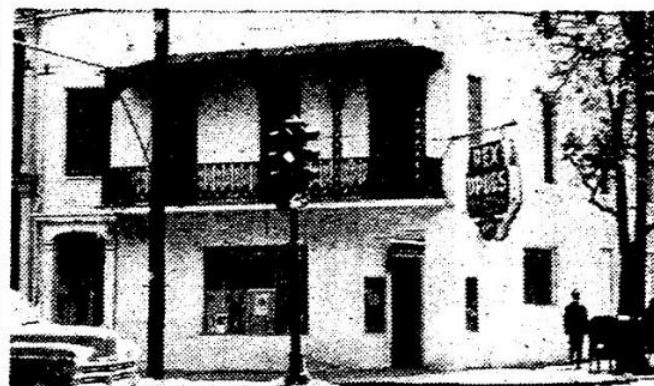
—Photo by The Times-Picayune.
1456 JACKSON, at Prytania, a store and four apartments in three levels has been purchased by Herbert Mintz from Mrs. David Smith. Listed for \$45,000 the property is on a lot 35 by 105 feet. A. J. Block was the agent. (L. R. De Marcay.)

Times-Picayune
December 28, 1958

Times-Picayune
January 8, 1975

Architectural Changes

Rex Pharmacy Has New Look With Pratt & Lambert Paints



The Rex Pharmacy, Jackson Avenue at Prytania Street, recently was redecorated inside and outside with Pratt & Lambert paints, which were furnished by Nola Wholesale Paints, Inc., 3010 Josephine St.

Pratt & Lambert paints have been beautifying and protecting American homes and commercial buildings for more than 100 years. "A paint has to be of unsurpassing excellence to have remained popular more than a century," says R. C. Metcalf, manager of Wholesale Paints,

Inc. Mr. Metcalf has been in the paint business in New Orleans more than 25 years and is well acquainted with the effect on paint of the peculiarities of the New Orleans climate.

He invites you to inquire about the best paint for your needs, and will gladly furnish a color chart. So will others connected with Nola, these including Sol Schnaider and Edward Evans. Call TYLER 2332, or drive in out of the weather at the loading platforms.

NO Item
April 6, 1953

1456 Jackson Ave.

Cor. Prytania. Large cor. store, showrm., display rm., office, storage & restrms., yd. 1700 sq. ft. Immed. occupancy. Miranti.

Noticeable changes to the exterior of the building have been limited to window and door openings on the first floor and a rear service structure being replaced with automobile parking.

Due to this building's position on the corner of the block along a historic streetcar line it was constructed with commercial use in mind.

However, in the 20th century the building's most significant alteration occurred with the addition of a 'corner store' entrance.

This building detail common of stores was added to accommodate the building's use as a drug store.

GATES PRESERVATION

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832-444-1231
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