

THE WONDERLAND HISTORICAL SOCIETY

JUNE 3rd, 2019

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COMPANY DESCRIPTION

The Wonderland Historical Society will be located at 3405 Royal Street in the Bywater neighborhood of New Orleans. Devoted to exploring and expressing the rich history and culture of the area, and the house's dense entanglement within [see attached materials], the Wonderland Historical Society is a living tribute to the Bywater's past while making space for an artistic exploration into its future.

A Brief History of the Home

Built between 1883 and 1884 by Andrew Drysdale, the house was originally a two-story residence and remained so until much of the second story burned down in 1904. In 1892, the property was sold to David Jackson, president of Jackson Brewing Co. and proprietor of the Gem restaurant and saloon. He died (reputedly by his own hand) in the first floor bathtub in 1902, a bathtub that remains in the house to this day.

A Brief History of the Owner

Stacy Hoover has built a life around spreading whimsy, finding joy, and seeking meaningful connection. Born in 1967 in the Amish country of Ohio, she attended the School of the Art Institute in Chicago to pursue her natural love of all things creative. In 1988, she moved to New Orleans with just \$400 in her pocket following a dream of misty streets and iron hitching posts topped with horse heads. She later discovered that exact spot outside The Hotel Provincial. She managed to work her way from being a cocktail waitress at Port Orleans to a local business owner—running a small shop on Royal Street in the French Quarter called *Hoover Watches and Jewels*. *Hoover Watches and Jewels* shuttered its doors in 2008 when Stacy's dear friend and mentor, Stewart Unger, asked her to carry on his legacy—a watch company named *TimeWillTell*—upon his departure from this world.

Stacy purchased 3405 Royal Street in 2012 and immediately felt a deep connection to the house and its history. Most days her front door is left open for passerby to freely peek their heads in—and get whisked away on a tour of the home—as it was, as it is, and as it will be—by Stacy herself. In her words: “If you blur your eyes a bit and make a wish when you enter the house, you'll feel like you've just entered a bygone era with a beautifully slanted view of reality.”

In her 30+ years in New Orleans, Stacy has had the opportunity to collaborate with, and be inspired by, artists such as Anne Carson, Rikki DuCornet, Animal Collective, Anne Waldman, Amanda Palmer, Laurie Anderson, and more.

MANAGEMENT, OPERATIONS & PROGRAMMING

The Wonderland Historical Society is owned and operated by Stacy Hoover, Artistic Director. Additionally, The Wonderland Historical Society is supported by an on-site Line Producer, a Content Marketing Manager, and a team of dedicated Docents.

Public hours will be from 12 PM to 4 PM Tuesday through Friday and from 12 PM to 7 PM on Saturdays.

TOURS

During business hours, The Wonderland Historical Society will offer tours, featuring the architecture of the home and history of the property, plus iconic tales of the area and the city of New Orleans at large.

SPEAKER SERIES

The Wonderland Historical Society will host speakers to present to the public including, but not limited to, historians, poets, politicians, authors, playwrights, educators, spiritual leaders, and more.

EDUCATIONAL & YOUTH PROGRAMMING

The Wonderland Historical Society will offer educational and youth programming including, but not limited to, tea parties, easter egg hunts, etiquette classes, art classes, and more.

RESIDENCIES

In addition to keeping New Orleans history alive, The Wonderland Historical Society will offer artistic programming aimed at continuing the artistic legacy of the city. Monthly collaborations between local New Orleans artists, artists from around the world, and "celebrity" artists will develop work that will be showcased to the public.

GIFT SHOP

Items will be for purchase within the facility. Those items include, but are not limited to, music and art from local artists, history books, antiques, merchandise, and historical artifacts.

GALLERIES & EXHIBITS

The Wonderland Historical Society will offer space to artists for galleries and exhibitions.

INDUSTRY OVERVIEW

New Orleans has always supported artistic innovation. In 1796, at the Théâtre de la Rue Saint Pierre¹, the first documented opera performance took place.² Today, the New Orleans Opera Association honors this rich tradition by “connecting all people with the joy of opera”.³ In 1896, New Orleans became home to the Vitascope Hall, believed to be the first commercial movie theater in the United States devoted to showing films.⁴ Today, the New Orleans Film Society offers year-round programming and filmmaker support, and produces the Oscar-qualifying New Orleans Film Festival, annually home to 230+ films, 400+ filmmakers, and approximately 25,000 audience members, all contributing to the global artform.⁵ Lest we forget, New Orleans is the “Cradle of Jazz”⁶; Whether you credit Buddy Bolden or the Original Dixieland Jazz Band, New Orleans is the only place in the New World where slaves were allowed to own drums, which had a massive impact on music today—just ask Big Freedia.

The precedent has been set for the foundation of the Wonderland Historical Society. Organizations like The Pitot House, Contemporary Arts Center New Orleans, Art Klub, The New Quorum, and Music Box Village have proven that what it offers not only matters, but is in demand. What makes the Wonderland Historical Society different than those organizations? The Wonderland Historical Society holds innovation and preservation together. It doesn't ask you to choose. It only asks you to show up as you are—and get inspired.

FINANCIAL PLAN

The Wonderland Historical Society will operate through Historical House Tour Fees, Society Memberships, Special Event Ticket Sales, and Gift Shop sales.

[For a better idea of costs and projections see the attached budget.]

¹ <https://www.operalogg.com/american-history-of-opera-from-18th-century/>

² <https://www.neworleans.com/things-to-do/cultural-arts/>

³ <http://neworleansopera.org/about/>

⁴ <https://www.history.com/this-day-in-history/first-commercial-movie-screened>

⁵ <https://neworleansfilmsociety.org/>

⁶ <https://www.neworleansonline.com/neworleans/music/musichistory/jazzbirthplace.html/>



The Fortier Family. 1 to r: Corinne, Marie Amelie, Memere Fortier (Marie Amelie DeBlanc), Amilcar, Paul, Mrs. DeBlanc, Louis, Delphine, George, Pepere Fortier (Amilcar J. Fortier), Aristide. (1899)







Picture taken from house
across from Royal Street.
Picture shows how
Royal St. house (3405 Royal) looked
before the fire

Miss
ll



Oct. 1972

3405 ROYAL STREET

PREPARED BY HILARY S. IRVIN

Among the most intriguing of New Orleans neighborhoods are those referred to today as the "creole suburbs". These still offer a plethora of architectural styles, as well as a reminder of the ethnic mixture of their early inhabitants.

3405 Royal Street is located in the Faubourg Montreuil, called after its nineteenth century owner, Robert Gautier Montreuil. The Faubourgs Montreuil, Clouet and Carreby, Martin-Duralde's brickyard and L.B. McCarty's plantation were developed in the early nineteenth century from an original seventeen-arpent concession granted by the king of France in 1720 to Jonathas Darby. In the later nineteenth century, the entire area from the Faubourg Daunoy to the Ursuline Convent was known as the Faubourg Washington.

As with other sections of New Orleans, development of the Faubourg Montreuil began nearest the river and moved inward. As late as the 1870s, large parcels in this faubourg and others lying down-river from the city were owned by real estate investors.

3405 Royal Street is situated on a lot comprised of original lots nine and ten, and a portion of lots eight and eleven. Between 1848 and 1872, this property was a part of the larger portion (in square 174 and the neighboring one bounded by Royal, Chartres, Desire and Elmire) owned by Mrs. Henry Lawrence, nee Charlotte Mathilde Aglae Martin. Mrs. Martin had acquired her land in two sales from two owners: one from Barthelemy Martin in 1848; the other at a sheriff's sale of 1846 resulting from the contested succession of Barthelemy Montreuil. The city directories from the 1850s through 1872 show Mrs. Lawrence and her cotton broker husband living at 34 Desire Street.

In 1872 Mrs. Lawrence sold her property in the Faubourg Montreuil. The Notarial Archives include the auction notice preceding the sale and two sketches of the lots offered for sale. (See Appendices One, Two and Three.) The Lawrence home, a "large dwelling house...covered with slate and containing 7 room, large front gallery," was located at the corner of Royal and Desire, across the street from where 3405 Royal Street is today. Behind it was a frame kitchen and a frame outbuilding. The sketch shown in Appendix Two has no structures on the site of 3405 Royal Street. There were several small frame structures on lot 12, toward Elmire Street, and on lot 13, facing Elmire Street, stood a small dwelling house.

The buyers of lots 3, 4, 6, 7, 8, 9 and 10 at the 1872 auction were Christian and John Jonas Sporl. The price of the empty lots 9 and 10 was \$1385. The Sporl brothers, members of a family well-known in the area, were partners in Sporl & Brothers, Cottonpickery, nearby on Dauphine Street. John Jonas Sporl and his family lived for many years after 1879 in the now demolished early nineteenth century manor house at 3152 Chartres Street between Clouet and Louisa.

In 1875 John Jonas Sporl sold his half-interest in the seven lots to his brother for \$2100. Christian then vended five of these lots (numbers 6, 7, 8, 9 and 10) in 1880 for \$1475 to Mrs. Andrew Drysdale and Miss Jeanette Drysdale. A survey of 1880, appended to this notarial act, shows the dimensions of the Drysdale's purchase (Appendix Four). Several years after the acquisition of the lots, Mr. and Mrs. Andrew Drysdale built their two-story, frame dwelling house on lots 9 and 10, today 3405 Royal Street. The City Directory of 1884 lists "Andrew Drysdale, stevedore" at this new address for

the first time. Robinson's Atlas of the City (1883) does not show the house. (See Appendix Five.) Thus 3405 Royal Street was built by Andrew Drysdale between 1883-84.

The Drysdales continued living in their new house (old number 735 Royal) until 1892. In that year, the five lots, as shown on the 1880 sketch, were sold for \$9000. This price reflects a dramatic increase over the 1880 sum of \$1475. The buyer was David Jackson, listed in the City Directory of 1893 as "Propr. Gem Restaurant and Saloon, 17 Royal; Pres. Jackson Brewing Co., Decatur cor. Jefferson; Pres. People's Slaughter House and Refrigerating Co. Ltd." (Appendix Six) In short, Jackson was a very successful man and probably somewhat of a dandy. The fashionable Gem Restaurant belongs to the lore of the city of New Orleans. It was supposedly in one of its private upper rooms that, in 1856, six young men from Mobile conceived the idea of organizing a secret society to celebrate carnival. This was the Mistick Krew of Comus. The cafe is also reputed to be the birthplace of the local noon lunch. During the reconstruction days, the state legislature met there.

Sanborn's Insurance Map of 1896 (Appendix Seven) outlines 3405 Royal Street during the time of the Jackson occupancy. Spreading behind the main house over the five lots were a two-story outbuilding, two, one-story sheds, and a chicken pen. This section of town still afforded its residents the pleasures of a country life.

David Jackson's days of prosperity were short-lived. By 1897 he was neither proprietor of the Gem Restaurant and Saloon nor president of the Jackson Brewing Company. In 1902, Jackson died, probably a victim of his own hand, leaving behind his widow and a minor daughter. An inventory of 1902 (Appendix Eight) itemizes his estate.

Among his possessions were a large diamond ring, three diamond studs, and a gold watch and chain. The total value of his estate was \$9163, \$7000 of which was represented by the five lots and buildings. Although Mrs. Jackson owned the house until 1906, she did not live there after 1903. Perhaps she wanted only to escape the scene of the tragedy. I believe, however, that the fire that injured the upper floor of the dwelling occurred around 1904. At the time of the 1902 inventory, there was still an upstairs. By 1909 Sanborn's Insurance Map (Appendix Seven) depicts a one-story house on the lots. A tax assessment record from 1908 shows the value of the property decreasing in 1904.

The buyer of the property in 1906 was the well-known notary public Francis D'Assises Charbonnet. A survey from that year redividing the original lots (Appendix Nine) shows that the Charbonnet purchase excluded the original lots six and seven. Sanborn's Insurance Map of 1909 outlines two houses later built on these rear lots. Charbonnet lived across the street at 702 Desire until 1909. In that year the City Directory lists him at 3405 Royal Street. As a bachelor, Charbonnet probably remodelled the damaged house around 1908, in which year he refinanced the property through American Homestead.

Before the fire, 3405 Royal Street was very similar to its appearance today, other than that it had two stories, along with a double front gallery and a two-level side bay. Also destroyed was the Drysdale's captain's walk, from which the stevedore could view the river, the source of his income.

3405 ROYAL STREET

<u>DATE & COB</u>	<u>NOTARY</u>	<u>TRANSACTION</u>
1972 Dec. 12 710/665	M.L. Dresner	<u>Mrs. Claire Marie Fortier Beaver (John); Donald Fortier; A. Peter Fortier to Greater New Orleans Homestead to vendors.</u> Lot, Third District, square 174, bounded by Royal, Desire, Dauphine, Gallier (formerly Elmira). Designated "R" on survey by Gilbert and Kelly (22 May 1941). Said lot forms the corner of Royal and Desire and measures 75'7"7" front on Royal; 129'9"5" depth and front on Desire; 120'4"5" width in rear; by first depth on side nearest Gallier of 100' to a point, thence at right angles on a line parallel to Royal Street and running in direction of Gallier Street, 44'8"6" to a point, thence a second depth on said line of 29'9"5". Bearing number 3405 Royal Street. \$11,000.
1971 Feb. 24 701/297	CDC 520575	<u>Succession of Amilcar Ernest Fortier to Mrs. Claire Marie Beaver; Donald Fortier; A. Peter Fortier.</u> Children recognized as heirs of above lot and building.
1952 April 28 560/680	J.H. Hammel	<u>Amilcar Ernest Fortier and Claire Charbonnet Fortier to Homestead Savings Association to vendors.</u> Above lot with buildings, composed of whole of original lots A and N. \$7000.
1941 June 23 518/139	J.H. Hammel	<u>Arthur Lasseigne to Mr. and Mrs. Amilcar Ernest Fortier.</u> Lot as above. \$3500.
1934 Oct. 4 476/492	J.T. Charbonnet	<u>Francis D'Assises Charbonnet to Arthur A. Lasseigne.</u> Portion of ground with buildings, designated R on sketch by C.U. Lewis (13 July 1915). \$5500. Dation en paiement.

1915 Aug. 11 277/113	F.D. Charbonnet	<u>Francis D. Charbonnet to American Homestead to vendor. Lot as above.</u> \$5000.
1912 Feb. 5 250/275	F.D. Charbonnet	<u>Francis D. Charbonnet to American Homestead to vendor. The following property:</u> I. <u>Lot with buildings, in square 174, designated A on plan by D.E. Seghers (24 July 1901), annexed to act of family meeting in matter of succession of David Jackson (F.D. Charbonnet, 28 Oct. 1903). Measures 60'2"3" on Royal, and as seen on annexed sketch.</u> II. <u>Lot with improvements, in square 174, designated "N", making part of original lot 11.</u> ANNEXED SKETCH, of 1910 \$3600.
1910 Aug. 30 236/286	J.F.A. Hebel	<u>F.D. Charbonnet to American Homestead to vendor. Lot "A".</u> \$5000.
1910 Feb. 7	W.F. Brewer	<u>J. Arthur Charbonnet to John Weigand. Portion of ground with buildings, designated "O", being composed of original lot 12 and part of 11. Vendor acquired from Gustave Chagnard (29 Sept. 1905).</u> \$2200.
1908 July 28 220/89	A.J. Villere	<u>F.D. Charbonnet to American Homestead to vendor. Certain lot with all buildings, designated "A" on 1901 sketch by D.E. Seghers. Vendor is not and never was married.</u> \$5000. Attached tax assessment for Lot "A" gives the following values: 1880, \$1200; 1881, \$1200; **1882, \$9000; 1895, \$8500; 1902, \$6500; 1903, \$5000; 1904-08, \$4000.

1872 July 15

A. Ducatel

Mrs. Charlotte Mathilde Aglae Martin, wife separated in property from Henry Lawrence to Messrs. Christian and John Jonas Spori. (Vendor represented by Carl Kohn). Sold at public auction, along with numerous other lots in the area, five lots, numbers 3,4,6,7,8. \$3175.

Making part of the property said Mrs. Lawrence acquired from Mr. Paul Barthelemy Martin (11 Jan. 1848, T. Guyol) and a sale made by the sheriff of New Orleans through a writ of fieri facias ordered by the Court of Probates in matter of succession of Barthelemy Montreuil, Modeste Montreuil, wife of Henry Boulet vs. Modeste, widow Barthelemy Montreuil, Pierre Armand Montreuil and Jeanne Montreuil (19 March 1846).

1872 July 17

A. Ducatel

Mrs. Henry Lawrence to Christian and John Jonas Spori. Sold at public auction, lots 9 and 10. SEE ATTACHED AUCTION NOTICE AND SURVEY. \$1385.

1848 Jan. 11

T. Guyol

Barthelemy Martin to Mrs. Charlotte Mathilde Martin Lawrence. Said vendor acquired property as heir of his brother Francis Xavier Martin, who bought it from John Kilshaw (F. Grima, 27 April 1840).

1906 Oct. 10 212/230	F.D. Charbonnet	<u>Mrs. David Jackson (Mary Isabella Putnam) to Francis D. Charbonnet.</u> "Certain lot with all buildings", designated "A" on 1901 sketch, adjudicated to vendor through succession of David Jackson (no. 67. 443). \$3500.
1903 Oct. 28	F.D. Charbonnet	FAMILY MEETING. Succession of Daniel Jackson, on behalf of minor child Inez Putnam Jackson brought on her behalf by the widow. Minor child's estate to be composed of one-sixth of community property acquired by widow and deceased husband.
1902 May 31	J.J. Woulfe	<u>Inventory of the estate of Daniel Jackson.</u> See annexed transcription.
1892 June 17	F.D. Charbonnet	<u>Andrew Drysdale; Mrs. Julia Pike Drysdale (Andrew); Mrs. Jeanette Drysdale Carpenter (Thomas H.P.), of Winona, Canada to David Jackson.</u> Five lots in square bounded by Desire/ Casacalvo (Royal)/Greatmen (Dauphine)/ Elmore Streets. Numbers 6,7,8,9,10, as on 1880 sketch. \$9000.
1880 April 26	C.T. Soniat	<u>Christian Spori to Mrs. Julia Pike Drysdale (Andrew) and Miss Jeanette Drysdale.</u> Sold at public auction, five lots of ground, nos. 6,7,8,9 and 10, as on 1880 sketch. Also sold on the same day at public auction, numerous other properties in the Third District. ATTACHED SURVEY. \$1475.
1875 March 11	W.J. Castell	<u>John Jonas Spori to Christian Spori.</u> One-half interest in "Seven certain lots of ground...designated by numbers 3,4,6,7,8,9,10 on plan by C.A. deArmas (5 Feb. 1872)." Together with all buildings and improvements. \$2100.

CITY DIRECTORIES

- 1855.....Lawrance, Henry, cotton broker, res. 34
34 Desire.
- 1860 & 1866.....Lawrance, Henry, cotton broker, res. 34
Desire.
- 1870-73.....Lawrance, Henry, as above.
- 1873.....Sporl, Christian, clerk, John Sporl (dealer
in dry goods, corner Dauphine and Clouet),
res., Dauphine, nw corner Clouet.
Sporl, J.J., cottonpickery, 676 Dauphine,
res. 689 Dauphine.
- 1875.....Lawrance, Henry, cotton broker, N. Rampart.
Sporl, Christian, cottonpickery, 676 Dauphine,
res. 689 Dauphine.
Sporl, J.J., no listing.
- 1879.....Sporl, Christian (Sporl & Bros. Cottonpickery),
res. 689 Dauphine.
Sporl, Jonas J. (Sporl & Bros.), res. 689
Dauphine.
Drysdale, Andrew, stevedore, r. 41 Piety.
- 1882.....Drysdale, Andrew, stevedore, res. 41 Louisa.
Drysdale, John, stevedore, res. 417 Royal.
- 1883.....Drysdale, Andrew, as above.
- 1884.....**Drysdale, Andrew, stevedore, res. 735 Royal.
- 1887.....Drysdale, Andrew(Drysdale & Son, stevedores,
6 Varieties Place), res. 735 Royal.
- 1889-91.....Drysdale, Andrew (Drysdale & Hunter, stevedores,
6 Varieties Place), res. 735 Royal.
- 1892.....Drysdale, Andrew, as above.
Jackson, David, propr. Gem Rest. & Saloon,
17 Royal, and pres. Jackson Brewery Co.,
res. 186 Customhouse.
- 1893.....Jackson, David, propr. Gem Restaurant and
Saloon, pres., Jackson Brewing Co.,
Decatur corner Jefferson, pres., People's
Slaughter House and Refrigerating Co. Ltd.,
9 Carondelet, r. 735 Royal corner Desire.
- 1897.....Jackson, David, r. 3405 Royal (no longer propr.
of Gem Restaurant or pres. of Jackson Brew.)

VALUABLE RESIDENCES AND BUILDING LOTS

IN ONE OF THE

Most Flourishing Localities of the 3d District,
Bounded by Greatmen or Dauphine, Casacalvo or Royal,
Moreau or Chartres, Desire and Elmire Streets,
Accessible by three lines of City Railroad Cars,
By G. De FERIET & Co.,
JNO. G. MONROSE, Auctioneer,
OFFICE, No. 50 ROYAL ST.

Tuesday, April 16, 1872,

AT 12 O'CLOCK, M. IN THE

St. Louis Auction Exchange, in the Basement Rotunda
of the St. Louis Hotel,

WILL BE SOLD BY PUBLIC AUCTION:

14 lots of ground, situated in the 3d Dist.
of this City, in the square bounded by
Greatmen (now Dauphine), Desire, Casa-
calvo (now Royal), and Elmire Streets,
designated by the Nos. 1 to 14 inclusive.

Lots Nos. 1, 2, 3 and 4 measure each 30 feet, 1 inch and 6 lines front on
Dauphine St. by a depth between equal and parallel lines of 100 feet. Lot No.
1 forming the corner of Dauphine & Desire Streets.

Lots Nos. 5, 6, 7 & 8 adjoin the above and measure each 29 feet 11 inches
and 1 line front on Desire Street, by a depth between equal and parallel
lines of 120 feet 7 inches.

Lots Nos. 9, 10 and 11 adjoin the above, and measure each 30 feet 1 inch
and 6 lines front on Royal Street, by a depth between equal and parallel
lines of 100 feet. Lot No. 9 forming the corner of Casacalvo or Royal and
Desire Streets.

Lot No. 12 adjoins No. 11 and has the same dimensions together with
two wooden buildings erected thereon.

Lots Nos. 13 and 14 are situated in the same square, and measure each
30 feet front on Elmire Street, by a depth between equal and parallel lines
of 120 feet 7 inches together with to wit: one lot No. 13, two wooden
sheds, and on lot No. 14 a small dwelling house containing 2 rooms, 1 closet
and side gallery and two wooden buildings, containing 2 rooms each, cistern
etc.

Ten lots of ground in the same district, in the square bounded by Casa-
calvo or Royal, Desire, Moreau or Chartres and Elmire Streets, designated,
as lots Nos. 15 to 24 inclusive and having the following dimensions to wit:

Lots Nos. 15 and 16 measure each 27 feet 9 inches front on Desire Street
by a depth between equal and parallel lines of 120 feet 7 inches; lot No. 15
forming the corner of Casacalvo or Royal and Desire Streets, together
with the large dwelling house erected thereon bearing No. 34 Desire Street,
covered with slate and containing 7 rooms, large front gallery; another frame
slate roof building containing 3 rooms, a new frame kitchen containing 1
room, privies, well, cistern &c.

Lots Nos. 17, 18, 19 & 20 adjoin the above and measure each 30 feet
front on Desire St. by a depth between equal and parallel lines of 120 feet
and 7 inches.

Lots Nos. 21, 22, 23 & 24 adjoin the above and measure each 30 feet front
on Elmire St. by a depth between equal and parallel lines of 120 feet 7 in-
ches.

The whole according to plan made by A. De Armas, Surveyor and civil
Engineer, dated February 5th, 1872.

Lithographic plans can be obtained at the Auctioneers office.

Terms. - One third cash, and the balance on a credit of 1 & 2 years in
notes secured by special mortgage, and vendors lien bearing interest at the
rate of 8 per cent per annum for day of sale until final payment. The build-
ings to be kept insured and the policies transferred to vendee. In case of
sale, a good deed Abstracts Commission for the above lot conveyed by mortgage.
Title as to these properties made by the Surveyor and Engineer as above stated.

Appendix ONE
Auction Notice of
1872 (A. Ducote)
17 July 1872

*Plan of lot 15, 16, 17, 18, 19, 20, 21, 22, 23, 24
has been of the Capital of the
City of St. Louis, Mo. and is
to be sold as per plan and
the purchase to be made on each
lot and each of them - plan to be
and conveyed according to the
original plan*

G. de Feriet & Co.
 1872 Survey of Property To
 Be Sold (By Auction) July 1872

PLAN

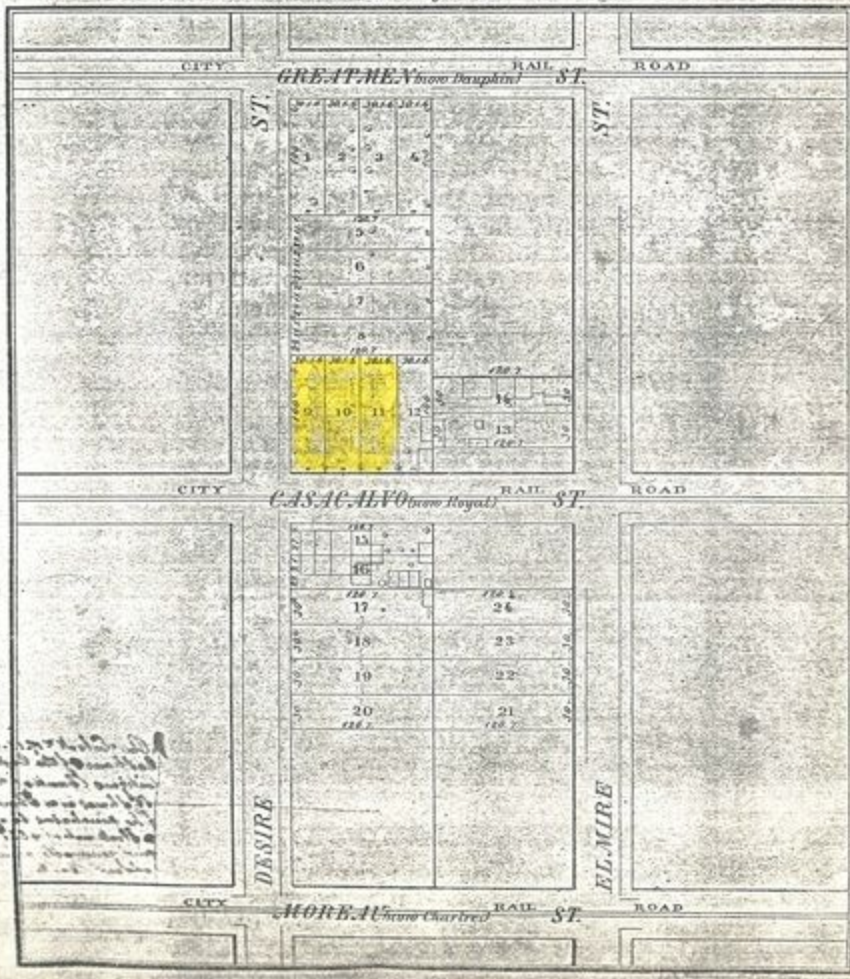
of 24 Valuable lots of ground in the Third District of this City.

Accessible by three Railroad lines of Cars

By **G. de Feriet & Co.**

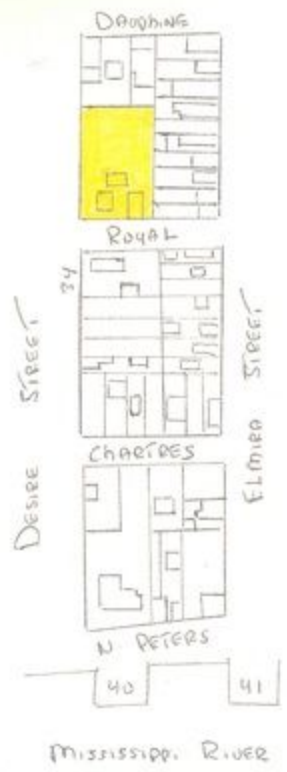
Auctioneers,

50 Royal St.



Handwritten notes in the bottom left corner, partially illegible.

Appendix Five

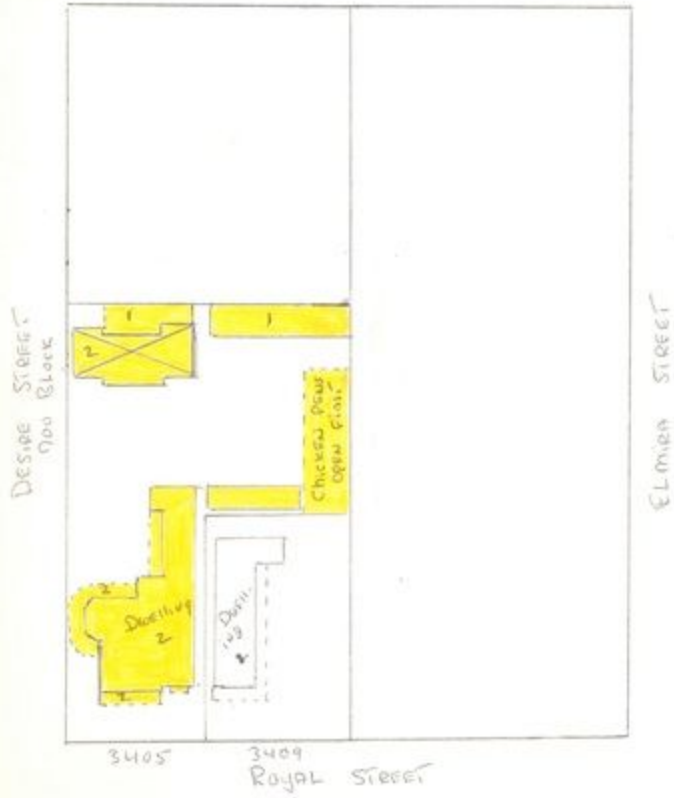


ROBINSON'S INSURANCE MAP
OF 1883
(TULANE UNIVERSITY LIBRARY)

Appendix Six
Sawyer's Insurance map
of 1896,

copied with stereoscope on
lots 6, 7, 8, 9, 10, 11, 12.
(Yale University Library)

Dauphin Street

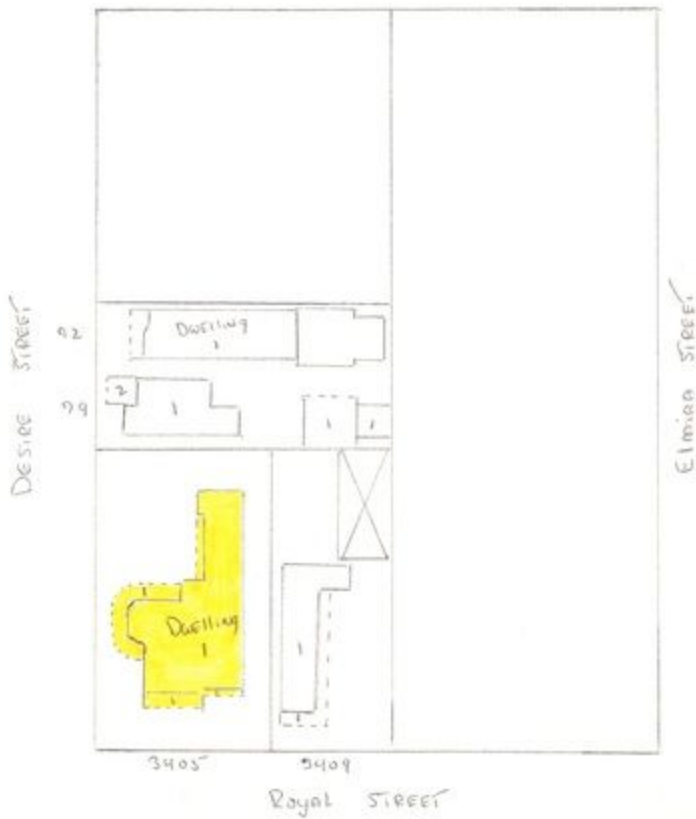


Appendix Seven

JANBORN'S INSURANCE MAP
OF 1909,

COPIED WITH STRUCTURES ON LOTS
6, 7, 8, 9, 10, 11, 12
(TULANE UNIVERSITY LIBRARY)

DAUPHINE STREET



Appendix Eight

INVENTORY OF THE ESTATE OF DANIEL JACKSON

(J.J. Woulfe, 31 May 1902)

NUMBER 3405 ROYAL STREET

<u>IN FIRST ROOM.</u>	One brass bed and bedding; one armoire; one dresser; one washstand; one marble top centre table; one arm chair; one rocker; four cane bottom chairs; three pairs lace curtains and rods; three window shades, the whole valued in block at sum of	\$80.00
<u>IN LIBRARY</u>	One piano, stool and music case valued by said appraiser at sum of	300.00
	One book case and contents; one marble top centre table; one lounge; three easy chairs; one sofa; one rattan rocker; one writing table; one small oak wood table; nine mats; one mantel cabinet ornaments.	100.00
<u>IN HALL</u>	One hat rack; two cane bottom chairs and two hall chairs.	5.00
<u>IN THIRD ROOM</u>	One china cabinet and contents, crockery and china, glass ware; one table and five oil mats.	15.00
<u>IN FOURTH ROOM</u>	One iron safe; one large cedar chest; two guns; two cane bottom chairs; one oakwood table; one large trunk and two oilmats.	20.00
<u>IN KITCHEN</u>	One range and cooking utensils, one ordinary table; one safe; oil cloth; three kitchen chairs; one small table; one rocker.	30.00
<u>IN BATHROOM UPSTAIRS</u>	One cabinet.	5.00
<u>IN GALLERY ROOM</u>	One armoire; one drawer; one washstand and oil cloth on floor.	25.00
<u>IN SECOND ROOM</u>	One bed and bedding; one armoire; one dresser; one washstand; three cane bottom chairs; two rockers; two window shades; oil matting on floor; mantel ornaments and one lot wearing apparel	30.00
<u>NEW ORLEANS GASLIGHT CO. CERTIFICATE & DEPOSIT</u>		3.00
<u>HORSE AND BUGGY</u>		100.00

JEWELRY.	One large diamond ring.	\$200.00
	Three diamond studs.	150.00
	One gold watch and chain.	100.00

DEED TO TWO BURIAL LOTS IN METAIRIE CEMETARY.

REAL ESTATE.	Five lots (6,7,8,9,10) with buildings and improvements.	7000.00
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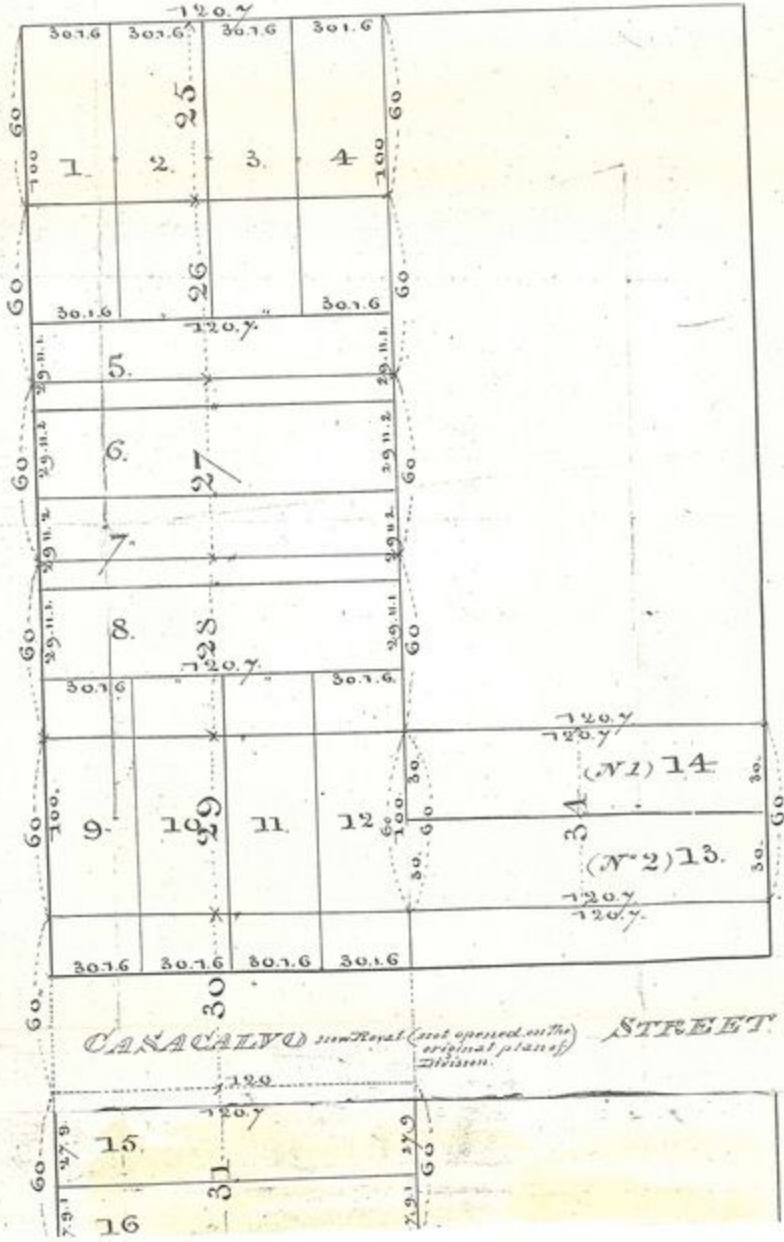
	Nineteen lots of ground in Third District in square bounded by Urquhart, Villere, Andry and the line of the Caffia property.	1000.00
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TOTAL ESTATE		\$9163.00
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GREATMEN non-Dauphin

STREET

STREET



CANACALVO non-Royal (not opened on the original plan of Titian)

STREET

Appendix Three

SALES OF THE LAWRENCE PRO-
PERTY, TO BE SOLD AT PUBLIC
AUCTION: (At Durand. 17 July
1892.)

Lots B & C - Museum each 30' front on Desire' Street by 120 feet deep lot fronted by lines.

Which lots are appraised by us as follows.

Lot A at five thousand dollars — \$ 5,000.00 —

Lots B & C together at seven hundred & twenty five dollars " 1,325.00 —

2^d - A certain lot of ground in the Square etc bounded by Avery, Mycham, Hillis' Street and the Coffin property - fully described in the Inventory of said estate by J. J. Woulfe Attorney on the 31st May 1902. —

Which lot is appraised by us at the sum of One thousand dollars. —

" 1,000.00 ✓

Total appraised value of Real Estate — \$ 7,325.00

Recapitulation

Movable property appraised at \$ 1,163.00

Real Estate " " " 7,325.00 \$ 8,488.00

Respectfully Submitted

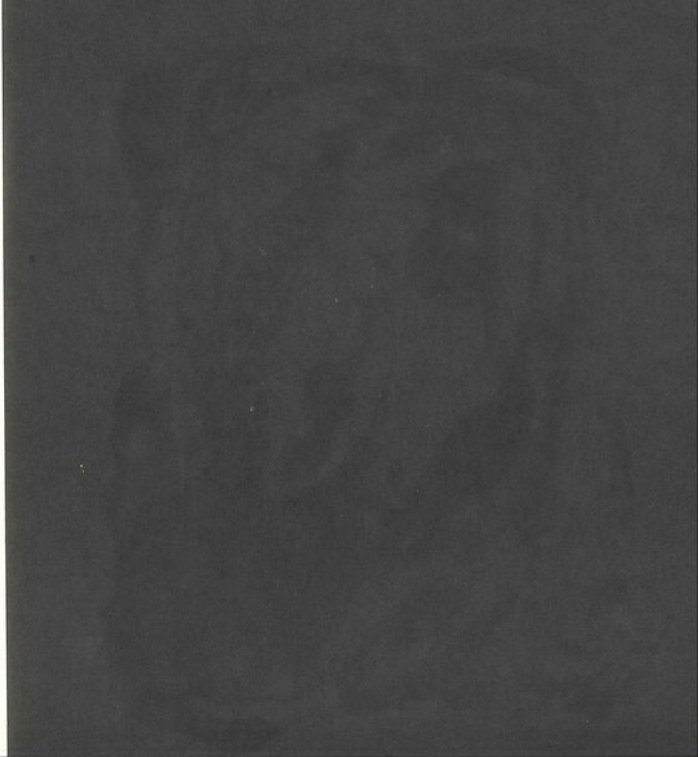
And Witness October 20th 1903.

W. H. Spence
John Shea



Appendix NINE

1906 Survey, showing THE REVISION
OF ORIGINAL LOTS INTO LOTS "A," "B," "C."



DE

EE

All American measure

MOREAU new Chartres

STREET

SKETCH showing the dimensions & number's of
the Lawrence's lots, on the original & on the new
plans.

The lines, numbers & cyphers in pink as on original plans
in black as on new plan

J. J. & C. Sporl.
Lots N^{os} 3, 4, 6, 7
8, 18, 19, 20

J. Bergeret
Lot N^o 1, 2, 5

T. Scheppest
Lots N^{os} 9 & 10

H. Hroz Kemp
Lots N^{os} 21 & 22

The lots N^{os} 25, 26, 27, 28, 29, 30, 31 & 34, each 60 x 120 y, plan of J. Pille June 16th 1831, deposited in
the archives of Ode Armus Not. Pub. Lot N^o 34, divided into two lots (N^o 1) & (N^o 2)
plan of Sur^{ty} Plan. 33 Book 5, archives of L.T. Caire Not. Pub. Lots N^{os} 1, 2, 3, 4, 5, 6, 7, 8 plan
of Allou D'Hemecourt, January 17th 1848 annexed to act of November 30th 1859. Said lots acquired
Lot 25: M^{rs} Laurence from Sheriff's suit of Montreal 1st Montreal.
Lots 26, 27, 28, 29, 30 & 31: M^{rs} Laurence from J. B. Martin, act. Th. Guyol, January 11th 1848.
Lot 34: M^{rs} Laurence from P. B. Martin, act. Th. Guyol, March 14th 1848.
(Note: Lot N^o 1 (1/2 of Lot 34) sold by M^{rs} Laurence to M^{rs} B. Warren, act. July 12th 1848 L.T. Caire
same Lot N^o 1 (1/2 of Lot 34) M^{rs} Laurence from M^{rs} B. Warren, act. June 2nd 1854 Th. Guyol)
Lots N^{os} 1, 2, 3, 4, M^{rs} Laurence from Levee Steam Cotton Press act. Nov^{br} 30th 1859, F. Cozima.
Lots N^{os} 5, 6, 7, 8 M^{rs} Laurence from act. March 15th 1849, C. DuRoisquis.
Lots N^{os} 1, 2, 3, 4 of the new plan, are composed, each of a portion of n. 25, 26 of the plan of Pille of month
Lot N^o 5 is composed of 2 parts of Lot 26 & of a part of lot 27.
Lot N^o 6 is a part of Lot 27. Lot N^o 7 is composed of a part of lot 27 & of part of lot 28.
Lot N^o 8 is part of Lot 28. Lots N^{os} 9, 10, 11, 12 are composed of part of Lot 28 part of Lot
29 & part of Lot 30. The remainder of said Lot N^o 30 being now part of Castalvo Street.
Lots N^{os} 15 & 16 are each a part of Lot 31. The remainder of said Lot 31 being now part of
Castalvo Street. The division lines of Lots N^{os} 17, 18, 19, 20, 21, 22, 23 have not been changed, the
Numbers only changed. The division line of Lot N^o 13 & 14, have not been changed, number
only changed, from 1-2 (34) to 13 & 14.

Plan of Moreau July 10th 1842.
J. H. de St. Armand

Christian Spal

FIVE Lots of ground

in the 3^d District
In conformity to the plan of division of the
King's domain property, drawn by the King's Surveyor
Van Meuse April 3rd 1764
Shown as above
Surveyed

Great men and Desiré Street

Street

Street

Desiré

Elmire

to have and to hold the said lot of estate unto the said purpose
and assigns, to be used only proper use and he and his heirs
forever.
IN WITNESS WHEREOF the said King's Surveyor has hereunto
set his hand and seal of office, at New York, the 17th day of
April 1764



Casacauro Street

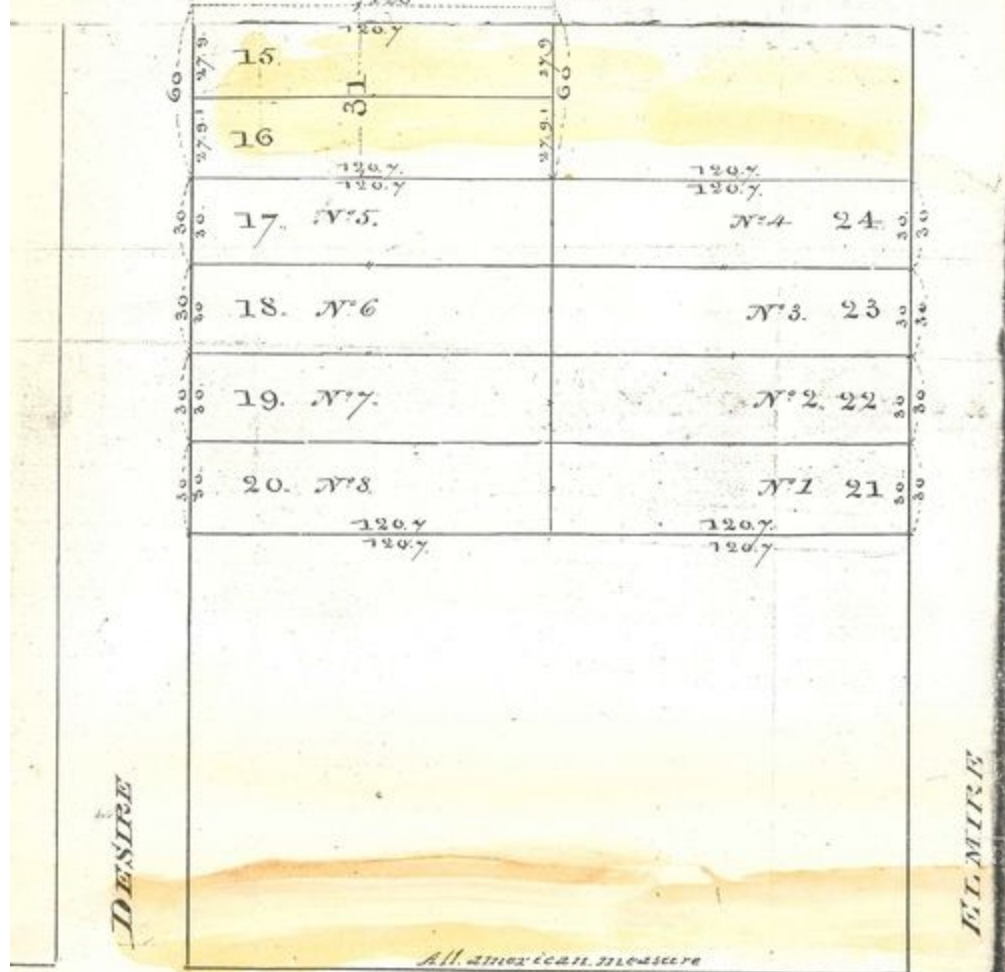


By reference to the plan of division of the King's domain property from the Register of the King's Surveyor

[Large handwritten signature]

Appendix C
1880 Survey of the lots
purchased by Andrew Dunsdale
(C.T. Sower. 26 April 1880)

Plan de la Ville de Montreal (see opposite page original plan of Division)

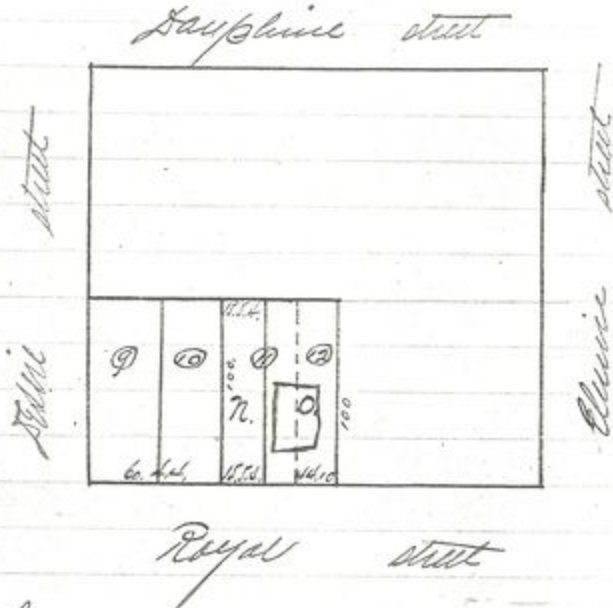


MOREAU nom Chartres

STREET

Appendix TEN

1910 Survey showing Dimensions
of lots 9-12. (E. D. Mansuet,
5 Feb 1912.)



This is to certify that I have divided original lots 11 and 12
in of 174 bounded as above into lots 7, and 0, and situated
in the 3rd district of this city. Lot 0 is composed of the whole
of original lot 12 and part of lot 11. Lot 7 is composed
of the remaining portion of lot no. 11, and measuring 10, 5.21"
front on Royal street by 100' in depth -
January 21/10
Signed, E. D. Mansuet
Surveyor -

Copy of Map attached to sale by J. A. Chapman to Geo. A. the grand juror before
Fred J. Brewer, Mayor, February 7th 1910 -

GROSS INCOME.

This statement must show in the proper spaces the ENTIRE AMOUNT of gains, profits, and income received by or accrued to the individual from all sources during the year specified on page 1, EXCEPT income derived from the obligations of the United States or any of its possessions, or of any State or political subdivision thereof, including district drainage bonds; and amounts paid by a State or any political subdivision thereof for services rendered as an officer or employee.

RECEPTION OF INCOME.

NOTE.—If husband and wife render separate returns, only the income and deductions of the husband or wife (as the case may be) who renders this return shall be included herein; but if separate returns are not rendered by both husband and wife the income and deductions of both husband and wife shall be included separately as provided on this form.

TOTAL AMOUNT DERIVED FROM—	A.				B.			
	Income on which the tax has been paid or is to be paid at the source.				Income on which the tax has NOT been paid or is not to be paid at the source.			
	Wages	Dividends	Stocks	Gross	Wages	Dividends	Stocks	Gross
12. Salaries and wages.....								\$ 4,070
Wife's income.....								
13. Professions and vocations.....								4109.00
Wife's income.....								
14. Business, trade, commerce, or dealings in property, whether real or personal.....								
Wife's income.....								
15. Rents.....								3890.00
Wife's income.....								
16. Interest on notes, mortgages, bank deposits, and securities other than reported on lines 17 and 20.....								2101.39
Wife's income.....								
17. Interest on bonds, mortgages or deeds of trust, or other similar obligations of domestic corporations, joint stock companies or associations, and insurance companies.....								
Wife's income.....								
18. Fiduciaries* (excepting dividends from domestic corporations, which must be included as indicated in line 26 below).....								
Wife's income.....								
19. Partnership gains and profits, whether distributed or not. (Net gains or profits must be reported here.).....								
Wife's income.....								
20. Interest upon bonds issued in foreign countries and upon foreign mortgages or like obligations (not payable in the United States), and also dividends upon the stock or interest upon the obligations of foreign corporations, associations, and insurance companies engaged in business in foreign countries.....								
Wife's income.....								
21. Royalties from mines, oil wells, patents, franchises, or other legalized privileges.....								
Wife's income.....								
22. Other sources not enumerated above.....								200.00
Wife's income.....								
NOTE.—State here sources from which income entered on line 22 is received and amount received from each.								
23. TOTALS (NOTE.—Enter total of Column A on line 5).....								\$ 6799.39
24. AGGREGATE TOTALS OF COLUMNS A AND B.....								
25. Dividends on stock or from the net earnings of domestic corporations, joint stock companies, associations, or insurance companies subject to like tax.....								\$ 1888.50
26. Dividends received through fiduciaries (see line 18).....								
27. TOTAL DIVIDENDS (to be entered on line 4).....								\$ 1888.50
28. TOTAL GROSS INCOME (to be entered on line 1).....								\$ 8687.89

* There should be included under this item all income received from guardians, trustees, executors, administrators, agents, receivers, conservators, or other persons acting in a fiduciary capacity.

GENERAL DEDUCTIONS.

NOTE.—Claims for deductions can not be allowed unless the information required below is clearly set forth.

	Millions	Thousands	Hundreds	Dollars
29. The amount of necessary expenses actually paid within the calendar year, for which the return is made, in carrying on any individual business. There must not be included under this head personal, living, or family expenses, business expenses of partnerships, or cost of merchandise. Amounts paid for permanent improvement or betterment of property are not proper expense deductions				204800
Wife's deduction.....				
NOTE.—State on the following lines the principal businesses in which the above expenses were incurred				
Office Rents				38400
Salaries Club				166400
20. All interest paid within the year on personal indebtedness of taxpayer				154000
Wife's deduction.....				
21. All national, State, county, school, and municipal taxes paid within the year (not including those assessed against local benefits)				45469
Wife's deduction.....				
22. Losses actually sustained during the year incurred in trade or arising from fire, storms, or shipwreck, and not compensated by insurance or otherwise				
Wife's deduction.....				
NOTE.—State (a) of what the loss consisted, (b) when it was actually sustained, and (c) how it was determined to be a loss.				
23. Debts past due which have been actually ascertained to be worthless and which have been charged off within the year				
Wife's deduction.....				
NOTE.—State (a) of what the debts consisted, (b) when they were created, (c) when they became due, and (d) how they were actually determined to be worthless.				
24. Amount representing a reasonable allowance for the exhaustion, wear and tear of property arising out of its use or employment in business. No deduction shall be made for any amount of expense of restoring property or making good the exhaustion thereof for which a deduction is claimed elsewhere in this return				
Wife's deduction.....				
NOTE.—State (a) what the property was on which depreciation is taken (if buildings, state when erected, of what material constructed, and value of same, as of January 1, of the calendar year for which this return is rendered), and (b) what percentage of depreciation is claimed.				
25. Amount allowed to cover depletion, in case of mines and oil wells, not to exceed 5 per cent of the gross value at the mine or well of the output for the calendar year for which this return is rendered				
Wife's deduction.....				
NOTE.—State (a) cost of mine or well, (b) gross value at the mine or well of the output for the calendar year for which this return is rendered, and (c) what percentage of depletion is claimed.				
26. TOTAL "GENERAL DEDUCTIONS" (to be entered on line 7)				404269

NOTE.—If space is insufficient for answering any question, attach a supplemental sheet to this return.

AFFIDAVIT TO BE EXECUTED BY INDIVIDUAL MAKING HIS OWN RETURN.

I swear (or affirm) that the foregoing return, to the best of my knowledge and belief, contains a true and complete statement of all taxable gains, profits, and income received by or accrued to me during the year for which the return is made, and that I am entitled to all the deductions and exemptions entered or claimed therein under the Federal Income Tax Law of October 3, 1913.

Sworn to and subscribed before me this 16th day of July, 1915

[SEAL]

AFFIDAVIT TO BE EXECUTED BY DULY AUTHORIZED AGENT MAKING RETURN FOR INDIVIDUAL.

I swear (or affirm) that I have sufficient knowledge of the affairs and property of to enable me to make a full and complete return of the taxable income thereof, and that the foregoing return, to the best of my knowledge and belief, contains a true and complete statement of all the taxable gains, profits, and income received by or accrued to said individual during the year for which the return is made, and that the said individual is entitled under the Federal Income Tax Law of October 3, 1913, to all the deductions and exemptions entered or claimed therein, and that I am authorized to make this return for the following reasons:

.....
.....
.....

(Signature of agent.)

(Post-office address of agent.)

Sworn to and subscribed before me this day of, 191

[SEAL]

(Official capacity.)

INSTRUCTIONS.

1. This return shall be made by every citizen of the United States, whether residing at home or abroad, and by every person residing in the United States, though not a citizen thereof, having a net income of \$3,000, or over, for the taxable year.
2. This return shall be made by every nonresident alien deriving any net income from property owned and business, trade, or profession carried on in the United States by him. No specific exemption is allowed nonresident aliens.
3. When an individual by reason of minority, sickness, or other disability, or absence from the United States, is unable to make his own return, it may be made for him by his duly authorized representative.
4. This return should be filed with the Collector of Internal Revenue for the district in which the individual resides. In case the person resides in a foreign country, then with the collector for the district in which his principal business is carried on in the United States.
5. When the return is not filed within the required time by reason of sickness or absence of the individual, an extension of time, not exceeding 30 days from March 1, within which to file such return may be granted by the collector, provided a written

- application therefor is made by the individual within the period for which such extension is desired.
6. This return, properly filled out, must be made under oath or affirmation. Affidavits may be made before any officer authorized by law to administer oaths.
7. An unmarried individual or married individual not living with husband or wife shall be allowed an exemption of \$3,000. When husband and wife live together they shall be allowed jointly a total exemption of only \$4,000 on their aggregate income. Either husband or wife may make, sign, and verify a return of their joint income. Where husband and wife have separate incomes they make a joint return of such separate income, both subscribing to the return, or they may make separate returns of their respective incomes, but in no case shall they claim or be allowed more than \$4,000 exemption on their aggregate incomes.
8. Amounts charged on line 29 for restoring property or making good the exhaustion thereof from its use in business, together with the amount claimed for depreciation on line 34, must not exceed the deterioration of the property in one year.

CIVIL DISTRICT COURT IN AND FOR THE PARISH OF ORLEANS

STATE OF LOUISIANA

NO. 221,644

DIVISION "B"

DOCKET NO. 1

S U C C E S S I O N

O F

F. D. CHARBONNET, SR.

* * * *

J U D G M E N T

Considering the petition filed by the administrator of this Succession and the approval of the inheritance tax collector, there being no inheritance tax due the State of Louisiana by the heirs of the decedent.

IT IS ORDERED ADJUDGED AND DECREED that the following named persons be and they are hereby recognized as the legal heirs at law of the late Francis D. Charbonnet, Sr. and they are hereby sent and put into possession of the funds of this estate in the amounts shown opposite their names to wit:

Mrs. Leona C. Anderson	\$783.15
Francis D. Charbonnet, Jr.	783.15
Mrs. Claire C. Fortier	783.15
Mrs. Lucille C. Cottingham	783.15
Sidney Charbonnet	783.15
Dewitt Charbonnet	783.15
Hatswol S. Sarrazin	130.52
Francis Chapotan	130.52
Charles W. Chapotan	130.52
Marion J. Chapotan	130.52
Louis J. Chapotan	130.53
Mrs. Anna Mae Chapotan Lucia	130.53

IT IS FURTHER ORDERED ADJUDGED AND DECREED that the following persons be and they are hereby recognized as creditors of this estate and the administrator of this estate is authorized to pay them the amounts shown opposite their names:

William Boizelle, Attorney	\$162.50
Vincent C. Rodriguez, Attorney	10.00
Sidney Charbonnet, Costs	5.00
Mrs. Marie Louise Charbonnet,	
Balance of widow's homestead	840.46

JUDGMENT read, rendered and signed in open court this day of September, 1959.

J U D G E

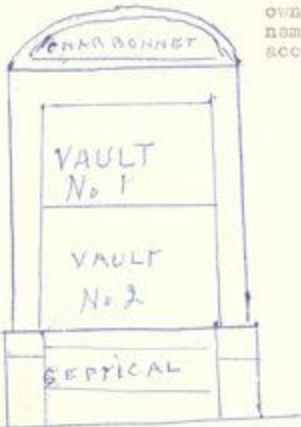
FAMILY TOMB
OF
CHARBONNET

Lot & Tomb No. 31, Tier No. 1118, Cemetery No. 1, Quarter "A", first section right Louisa Street Alley, bought April 7th. 1915, from widow Salma Aikens, for \$500.00, original title filed with sexton of St. Vincent de Paul Cemetery Association, 1933, measuring 28x 21 1/2.

Decease buried as follows to-wit:-

Oct. 27th. 1918, Mrs. Cacil B. Charbonnet, Lower vault No. 2, (nee Cacil Bayhi),
Aug. 15th. 1919, Mrs. Francis D. Charbonnet, (nee Felice Castaneda Vault No. 1,)
July 7th. 1920. Child of Mrs. R.B. Cottingham, (born dead, Vault No. 2,)
Jan. 4th. 1939, Reese B. Cottingham, Lower Vault No. 2,
Aug. 6th. 1962, Mrs. Amilcar Fortier (Nee Clair Charbonnet, Vault No. 1, upper),
Jan. 1, 1970, Mr. Amilcar E. Fortier - Vault No. 1 Upper
Jan. 4, 1971, Dewet E. Charbonnet, Vault No. 2 Lower

This tomb is for the heirs and future heirs of F.D. Charbonnet, 1st., by marriage and by blood, no one cannot refuse burial of heirs of the above owner of said tomb, holder of title must give name and address for holding when needed. according to state law and rules of Sexton.



Holder of title:
Mrs. J. C. (Doris Cottingham) Buckner

*True copy
J. Charbonnet
his*

FAMILY GENEALOGY

1. FRANCIS D'ASSIS CHARBONNET, 1st. married Marie Felicie Castanedo, parents of JOSEPH SIDNEY CHARBONNET, married 1st. to Cecil Bayhi, 2nd. to Odette Lassigne, father of
2. Sidney J. Charbonnet & has children, and
Merle Charbonnet, married March Smith, they have children.
- 3rd. CLAIR FRANCIS CHARBONNET, married Amilcar Ernest Fortier, parents of
a. Clair Marie Fortier, married John F. Beaver, no children.
b. Amilcar Pete Fortier, married Betty Weaver, children,
c. Donald Louis Fortier, married Audrey Rabe, Children.
- 4.- LUCILLE MARIE CHARBONNET, widow of Reese B. Coppingham, parents of
a. LUCILLE FELICIE COTTINGHAM, married Henry Smith, has children,
b. JAMES FREDERICK COTTINGHAM, married Marion Jackson, has children,
c. DORIS CLAIRESEE COTTINGHAM, married John Buckner, children,
d. IRMA FRANCES COTTINGHAM, married Max Wilson, Has children,
e. EUGENE D'ASSISI COTTINGHAM, married, Argent Caronna, has children,
f. MARY ANN COTTINGHAM, no married.
- 5; DE WET EUGENET, married Bernice M. Munn, parents of
a. Shirley Marie Charbonnet, not married.

This is to be kept for any future claims of past estates and for burial in Charbonnet tomb.

Husbands and wives of the above heirs has the right to be buried in said tomb, no refusal by anyone. this tomb is an estate, and must be kept up all and each to put in their share of expense of repair, according too agreement or not.

*J. Charbonnet
Heir*

Description of title
of Charbonnet Family
tomb.

And
Family tree of
Francis D'Assisi Charbonnet, 1st.,

D. E. CHARBONNET
2123 N. BALCH
NEW ORLEANS 12, LA.

The Friends of the Cabildo
and
The Louisiana State Museum

present this Certificate of Recognition to

~Claire Marie Beaver~

whose generous gifts of time and talent
have contributed so significantly to the
success of the volunteer programs
of these organizations.



July 5, 1980
Date

Samuel Wilson Jr.
President, Friends of the Cabildo

Just D. Mulmally
Director, Louisiana State Museum



In recognition of the support and dedication of

Claire Marie Beaver

whose participation contributed to the success of
The Sun King Exhibition

April 29, 1984 - November 18, 1984

		
<i>Louisiana State Museum</i>	<i>The Sun King Committee</i>	<i>Friends of The Cabildo</i>
<i>Director</i>	<i>Chairman</i>	<i>President</i>

"53 IN MARIGNY"

Fifty-three years in Marigny! Over half a century! What fascination could possibly entice anyone to spend 53 years in one specific area - within a two block radius, an area located just below the historic Vieux Carre.

How exciting it was to dash out to the banquettes and purchase a flavored stick of taffy from the Roman Candy Man when he passed the house in his horse-drawn concession, announcing his wares by clanging a bell, and the waffle man who sold hot waffles announced his appearance by loud blasts on a bugle. There also was the praline lady, who, with her basket of pralines on her head, would frequently pass the house calling "homemade pralines for sale." Fruit and vegetable vendors called weekly in the neighborhood and sold their produce right at your front door!

The one whom I found most intriguing was the "rag man" to whom you could either donate or sell old rags and bottles. Children who misbehaved were often promised to be "given to the rag man, if they did not improve their conduct."

All of these personalities would linger briefly at the corner of the triangle where Music Street begins, at the corner of Burgundy and "Almonaster Avenue" (Franklin Ave.), to grant their horses a brief repast in the form of a drink of water during a hot summer's day. The watering trough remains in place today, a landmark to this era - it has been restored as a planter.

Families would spend hot summer evenings on their front porches, some would be seated on their box steps which were directly on the banquettes, other would bring rocking chairs outside and several neighbors would gather for chats as they enjoyed the cool night breezes from the river as they waved their palmetto fans back and forth. Music from the river boats' callope could be enjoyed.

Some of these native Marignians (I) have been known to even doze lightly on their front porches until late hours enjoying the cool breezes and listening to the SS Capital's callope as it passed on the river moonlight cruises.

Neighborhood groceries and bars thrived well, one had just to cross the street, or turn the corner to make food purchases, or "rush" a pitcher of draft beer home for the evening meal. Many snowball shops could be located in the summer, and were well patronized.

The famous depression era came and went. Inhabitants of Marigny and the "downtown" vicinity seemed to survive well; much better than our friends and acquaintances in the uptown areas. Marigny residents knew how to "do without" many things and make the most of what they had. Most houses fortunate enough to receive a coat of paint during this time had to be painted white - with green shutters, as this was the only economical method available to give your home a fresh look. Adjacent and back yard gardens were of a mixture. One could always locate a large sweet-olive tree, and most yards displayed fig trees, peach trees, also vegetable gardens. Practically each garden proudly produced a mirliton vine which yielded an abundance of its product during the Fall Season.

The L & N Railroad made its way directly through the center of Faubourg Marigny, out Elysian Fields Avenue from the river, and turned at Florida Avenue to head for various Coast towns. During the week, commuter inbound cars from the Coast and nearby towns of Rigolets, Lake Catherine, Pearl River and Chef Menteur would stop at St. Claude Avenue, allowing young students attending Colton Public School to disembark and make their way to school. At this time C. J. Colton was an elementary school, and the closest one to these towns. I can personally attest to this procedure, as some of these students whom I knew, were relatives of our famous Pete Fountain. The same routine was followed in the afternoon, and the early commuter train would board these children enroute to their homes - St. Claude Street being a brief boarding arrangement.

Weekends found many young people, myself included, boarding the 5:15 p.m. commuter passenger train, which departed on Friday afternoon, from the passenger terminal at No. 1 Canal Street. Today, nothing remains of this memorable place - a power station servicing the nearby buildings replaced it. Anticipation to board a commuter train taking you to the Edgewater Hotel, or Buena Vista Hotel for a glorious weekend is just a memory.

From Canal Street, through Tremé and Marigny, past Bywater and on to the sugar refinery the St. Claude Street-car, operated by trolley, made its way in the center of the neutral ground, allowing passengers to board and exit at each corner of St. Claude Avenue. The Gentry Streetcar made its way from the Lake, on Franklin Avenue, past St. Claude to Almonaster (this street then continued to North Peters Street), and turned up Royal Street, returning from Canal Street via Bourbon, Almonaster and Franklin again. And yes, mes amies, there really was a Streetcar named Desire! It actually passed through Faubourg Marigny, down Dauphine Street.

Churches and schools are bountiful in this historic section; from some vantage points, one may stand in a back yard, or street corner and perceive as many as four spires of churches. Convenience and accessibility prevail in this beautiful area!

Slightly over the Marigny boundary of Press Street still remains the Wilts Gymnasium, now a Boys' Club, where many Marigny and Bywater boys and girls received their first swimming lessons - I being one of them.

After World War II, many of my contemporaries married, just as I did. It was easy to find a suitable location for a wedding reception at a reasonable fee. Some wedding parties were conducted in the large yards, patios, or one of the available "halls", which were readily decorated for parties, weddings and/or dances. Kegs of beer, sandwiches, and juke boxes were the order of the time, and very few young couples ventured outside the neighborhood for fun and enjoyment, (very few of our dates owned automobiles) so socializing had to be kept within a reasonable boundary.

More and more the majority of my friends married and moved out of the neighborhood - to the affluent suburbs - where all that was necessary was lots of money and two sturdy automobiles for each family (one for the wife's disposal) to transport you to work or church. Their remotest thought was that someday this very area would be recognized for its historic value. A few of the old gang remained, namely one of my dearest friends, and a few of the original families. The value of Marigny is evidenced in the interest shown by the participation of these people in the Improvement Association and its sponsored events. Many afternoons found my friends and me leisurely walking to the Public Library, a building of historic architecture which was demolished and replaced by the Christopher Inn. Strolls along Frenchmen Street to Rougelets' Department Store, Bissec's Hardware Store, Poppavich's Hat Store, with always a stop at the Swiss Bakery (the one remaining monument), were always a delightful experience.

Ah, yes! Faubourg Marigny is again revived! Its creole cottages, some made of flatboat boards, Victorian residences, Italianate and Gothic structures are being restored and new life has emerged. Young people are again impressed with this mysterious Marigny magic. Trees are sprouting everywhere, even at the banquettes' edges. Activity and enthusiasm in preservation is all about us. New children are entering our locale.

What does it mean - "53 in Marigny?" It reflects 53 years of good times and bad, happiness and heartache, a large family reared in Christian atmosphere and environment, seeing things changing for the better - more gracious and friendly neighbors coming into the area - and 53 years that I would not change for any other place than The Faubourg Marigny!

Mieri of Marigny

(Catherine Mieri has been an active member of the F.M.A. and is presently a member of the Board of Directors, and she has been serving on the Board since its establishment.)

CALENDAR

- Mon., Jan 28 Membership Meeting. "Wine and Cheese Pot Luck", Addco, 2601 Chartres St. at Franklin Ave. - 7:30 p.m.
 Sat., Feb. 2 Treme Community Parade. "Treme Goes Western"
 Mon., Feb. 4 Board Meeting, at Shirley Jensen's home. 736 Frenchmen St. - 7:30 p.m.
 Tues., Feb. 19 Mardi Gras.

PRESS STREET CLEAN-UP

The December 1, 1979 Press Street Clean-Up was a success. I want to thank Mobil Oil Company for their donation of trash bags. I would also like to thank the Clean City Committee for recruiting boys from Brother Martin High School and for securing the Co-operation of the Sanitation Department who sent us a heavy duty disposal truck.

I would like to express my disappointment that only two persons from the Marigny showed up to work, in view of the fact that Press Street will be a joint Park for both Marigny and Bywater.

I sincerely hope that for the next Clean-Up we will show more strength.

Bonnie Martino
 President, F.M.L.A.

MEMBERSHIP APPLICATION

Individual - \$5.00 Family - \$7.00

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TREME YOUTH DEVELOPMENT CENTER

2139 Ursulines Avenue
 New Orleans, Louisiana 70116
 504-822-9012

December 21, 1979

Dear Mrs. Martino:

The carnival season is fast approaching and preparations for the annual Treme community parade are now underway. The parade is scheduled to roll on Saturday, February 2, 1980. The theme is "Treme Goes Western".

In the past, your organization has played a very significant role in contributing toward the success of this affair. Hopefully, this year will be no exception; therefore I am soliciting your support via your appearance in the parade. Additionally, I am extending the invitation to you to place a float in the line-up if you so desire. First, second and third place trophies will be awarded to the best decorated floats.

Please contact me at (822-9012) at your earliest convenience if you are interested in being a part of what promises to be a very gala community project.

Thank you for your anticipated cooperation; and I look forward to hearing from you in the near future.

Sincerely,

Edward James
 Parade Coordinator

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REAL ESTATE

AN ADVERTISING PAGE ABOUT COMMERCIAL AND RESIDENTIAL REAL ESTATE

SECTION G
 SUNDAY
 JAN. 1, 1995

Down the river: Faubourg Marigny and Bywater



By ANGELA M. CARL
 Staff Writer/Marketing Editor



Sellers: capital gains break

A home's tax status has become more important than ever in the current market. One of the most important changes in the new capital gains tax law is that you can now take advantage of the new provision, which allows you to take advantage of the new provision. The old rule applied for homes sold before that date.

Under the old law, taxpayers age 55 or older were able to sell their primary residence and not pay federal capital gains tax on the first \$250,000. That was a nice-to-have provision. In addition, you could avoid paying any gain on the sale of your home, if within two years of the sale you bought a new home that was of equal or greater value.

as agent in the Creole office of Gertrude Garden. "The very best street in Frenchtown which includes, among other things, a coffee house, a famous jazz venue, distinctive restaurants and several inclusions here."

Affordable housing

One of the best attractions of Marigny is that there are still some affordable homes there — they may need some updating, but they can still be found starting in the \$40,000 range in Faubourg Marigny and from \$70,000 up in the Bywater area, according to Edith Kidd, president of Edith Kidd Real Estate, who specializes in French Quarter, Marigny and Bywater.

"The moderate prices for historical properties and the proximity to the Quarter are the attractions to both these neighborhoods," said David Marks, an agent with Century 21 Real Estate Realty. "I think people get a real feeling of energy in these two neighborhoods. There is a lot of activity in the streets, there are plenty of neighborhood bars and coffee houses, residents can enjoy the parties and picnics, and there are lots of places being painted and renovated which results in a sense of camaraderie."

In addition to the obvious charm of coffee houses, Faubourg Marigny homes appreciate in value.

"The rising values of homes in these neighborhoods due to the interest of renovators and resident home owners are a big plus," said Candice Drobak, an agent with French Quarter Realty. "As a homeowner, I have had my own home appreciated for refinancing due to low interest rates, and it has doubled in value in the six years I have owned it."

Property within budgets

Homebuyers who appreciate the varied charm of historic New Orleans homes with their high ceilings and wide pine floors often find property in Bywater priced right within their budgets.

"When working with clients who want property in the French Quarter, but can't afford French Quarter prices, I immediately direct them to Faubourg Marigny, which is an upcoming area in the city for residential property, and then to Bywater," said Kidd.

"Since both Marigny and Bywater are historic districts with beautiful architectural landmarks, they offer affordable neighborhood homes with mixed land usage and you can still find the 'mom and pop' type stores."

New Marigny began

Faubourg Marigny was developed on land belonging to the Marigny Bernard Philippe de Marigny de Mandeville. Bernard de Marigny has also been called the most Creole of Creoles, and was well known for his card games, drinking and "romance." He inherited the land in 1778, along with a plantation home located on Elysian Fields, which has since been demolished. Bernard inherited the plantation in 1808, and in 1806 contracted with engineer Nicolas de Finais to subdivided the land into lots. His development was bounded by Esplanade Avenue, the Mississippi River, Franklin Avenue (which has since been extended to First Street) and St. Claude Avenue.

The Faubourg Marigny Improvement Association in 1972. The improvement association gained historic district designation for the neighborhood, and in 1974 Faubourg Marigny was placed on the National Register of Historic Places.

The Bywater neighborhood

At the original settlement, the Vieux Carré, became increasingly crowded, residents were forced to seek homes in other developing areas of the city, and a significant number of French Creoles and Spanish, a large

number of free persons of color, as well as Irish and Germans, moved to the new suburb in the mid-1800s, followed by Italians in the 1890s.

In laying out the new suburb, Bernard acted for a wide central avenue with a landscaped neutral ground as his Change Elysian, or Elysian Fields. In laying out the streets, de Finais attempted to extend the existing streets of the Vieux Carré into the new development, but the sharp bend in the river resulted

in a wedge-shaped sector between Esplanade and Elysian Fields, and an adjacent rectangular sector downriver from the avenue. Today's residents refer to these areas as the Marigny Triangle and the Marigny Rectangle.

In the early 1920s, preservationists began to take an interest in the neighborhood. Marigny resident and Tulane Professor of Architecture Dr. Eugene Clark spearheaded the formation of

the Faubourg Marigny Improvement Association in 1972. The improvement association gained historic district designation for the neighborhood, and in 1974 Faubourg Marigny was placed on the National Register of Historic Places.

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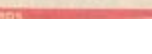
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BYWATER STREET IN THE DISTRICT'S HISTORIC CORE.

LATYER & BLUM, who has lived in Bywater for the past 12 years. "There have been a lot of things that have contributed to this trend, but I think mostly that people, artist types especially, who have moved in the Quarter for years, have realized that a good Bywater is and can be a home here for what their rents have escalated in the French Quarter."

The Bywater neighborhood is only named since two of its boundaries, see the Mississippi River and the Industrial Canal. The other two are St. Claude Avenue and First Street.

New Bywater began

Less than 30 blocks from Canal Street, Bywater was carved out of an Creole (suburban) — Danville, Metairie, Delcambre, Mandeville, Carondelet and Lafitte — and these names are still evident in some of the street names throughout the neighborhood.

Bywater contains a great wealth of 18th century architecture. The late Victorian shanties, available in singles, doubles and triplexes, is very common.

However, there are also classic townhouses, Victorian cottages and side-hall cottages and almost every other kind of architecture from just about every period available.

Bywater revival

Because of the richness of architecture, sturdy housing stock and affordable prices, Bywater has been experiencing a surge of renovation in recent years. Investors have begun to turn the gracious old homes into dwellings suited to their lifestyles of inner-city living and working.

Operation Comeback is also active in Bywater and offers a packet of information plus contacts of residents who can tell you more. Ask your real estate agent about further information on Operation Comeback and the properties it has available in Bywater.

This is an active neighborhood with plenty of events. The Downtown Club's St. Patrick's Day Parade is staged here and the Bywater Brass Christmas during the Christmas season.

Bywater is a National Historic District and is presently being considered for local designation by the Historic District Landmarks Commission.

"These are the last European-style neighborhoods where residents and diverse commercial establishments exist amicably for a wonderful 'give-and-take,'" said Kaplan.

EVENTS

March 5

The Apartment Association of Greater New Orleans is sponsoring a leadership workshop with nationally recognized speaker Terry Taylor, 1:30 p.m., Flowergate Apartment Clubroom, 2400 Kent Ave., Metairie, \$30 per person. Information and registration: 885-2452.

NEW ORLEANS

SECTION
B

AM Tuesday, September 17, 1996



Rear Adm. Thomas Hall, who retired last week as commander of the Naval Reserve, said recent personnel reductions reflect the military's change in mission.

STAFF PHOTO BY SUSAN POLAK

Chief of Naval Reserve leaves with mission accomplished

By JOE DABBY
West Bank bureau

The regular Navy still faces personnel cuts, but the Naval Reserve Force of 96,000 men and women will remain stable at least through the end of the century, the outgoing commander of the reservists said.

"We are through reducing the Naval Reserve," said Rear Adm. Thomas Hall, who retired last week after serving a four-year hitch in New Orleans as commander of the reserves.

The Naval Reserve has under-

gone sharp staffing reductions during Hall's tenure, with personnel cut from 152,000 to 96,000, air squadrons cut from 52 to 35, and ships cut from 35 to 27, Hall said. Those reductions reflect the change in the military's posture, from being ready for a confrontation with the Soviet Union to being prepared for regional conflicts, he said.

"We're now trying to predict the future, and trying to structure, size, equip and train the reserve for a different kind of conflict," Hall said.

Because of previously ordered

cuts, the 16 Navy Reserve Readiness Commands, which process reserve call-ups, are being trimmed to 10 units. Readiness Command Region 10, established in New Orleans in 1976, was deactivated in ceremonies Saturday morning.

Reserves make up 20 percent of Navy personnel, which Hall said appears to be the size best suited to provide day-to-day support in certain fields, such as intelligence, and to provide the type of forces needed in an emer-

See RESERVE, next page

BUILDING TENSIONS



The archdiocese wants to tear down St. Vincent de Paul School, which has become a hazard in Bywater. A neighborhood group wants the building renovated instead. The parish has taken the matter to the New Orleans City Council.

STAFF PHOTOS BY TED JACKSON

Group fights to save building

Church wants old school in Bywater torn down

By CHRIS GRAY
Staff writer

Figures flutter between broken roof slats as several parishioners walk through the decrepit St. Vincent de Paul School, a Bywater institution closed almost 20 years ago.

Signs of the structure's neglect can be found throughout the turn-of-the-century building. A thick sludge of glass shards and deep wood rots the floor. A large termite nest lies wedged behind a broken window. And daylight shines through a section of roof that collapsed last June.

The parish wants to tear down the building, built in 1892, and replace it with a park and a wall commemorating the school's alumni. But members of the Bywater

Neighborhood Association see something else in the dilapidated structure — a building that could be renovated and rented out, even used as an artists colony.

"Their only interest is to tear it down," said Marianne Rousselle, an officer of the Bywater Neighborhood Association. She said local artists are running out of studio space and that another nonprofit organization might be interested in buying the building from the archdiocese. "It could be a good source of income for them."

So far, the authorities have sided with the neighborhood. Last month the Historic Districts Landmark Commission refused to give the archdiocese

See SCHOOL, next page



The old school has broken windows and the roof collapsed last June. Glass shards cover the floor and termites have found a home in the rundown building.

HANO evicts second family

Drug raid hits Florida complex

By LESLIE WILLIAMS
Staff writer

A second family is being evicted from its Florida public housing apartment in connection with last week's gun-and-drug raid.

On Monday, the Housing Authority of New Orleans gave Philip Joseph Jr., his mother and two siblings 10 days to leave their apartment, said Brenda Drain-Williams, the authority's deputy executive director of management.

Joseph, 20, was one of four men booked Sept. 10 with possession of 500 rocks of crack cocaine, marijuana and two loaded semi-automatic handguns. The police found the guns and the \$10,000 worth of drugs when they raided an apartment in the Florida complex.

The authority's lease allows it to evict tenants if the authority concludes that anyone in an apartment is involved in criminal activity.

"Parents need to keep an eye on the conduct of their children because it could jeopardize the family's lease," Drain-Williams said.

The housing authority, bolstered by the Clinton administration's "one strike and you're out" philosophy, has evicted at least 13 families this year because of lease violations linked to alleged criminal activity.

Joseph and his relatives are the second family to face eviction in the aftermath of the drug raid. The authority began eviction measures last week against Desiree Williams, the president of the Florida complex's resident council, who leased the apartment where the marijuana and crack were seized.

Williams said last week that she will resign and is terminating her lease with the authority even though she moved out of the apartment in June. Williams said her grown son, who was not arrested, was living there at the time of the raid.

The Florida Resident Council Board is expected to decide today who will replace Williams as president until a regular election in December.

School: Renovation too costly, church says

From B-1
permission to destroy the building, forcing the church to appeal to the New Orleans City Council. The matter is scheduled to be heard Thursday.

While the building is no architectural wonder — it has been altered and lacks the flourishes and gables of the late 1800s — it contributes to the feel of the neighborhood, said Larry Headletter, executive director of the landmark commission. Once a building is torn down, a piece of the community is gone forever, Headletter said. "Losses like that are difficult for us to rationalize."

But parish leaders say that preserving the school's memory is more important than the building itself. The first St. Vincent de Paul church was built on the site in 1835 and selling the structure to another organization would ignore the significance the site has to the parish, Sheila Ponceau, a member of the parish council, said.

"That would be preserving real estate, not the history of the site," she said.

At one time, more than 1,800 parishioners attended St. Vincent de Paul, settling in the area between Poydras and Perdido streets, North Claiborne Avenue and the Mississippi River. Today, regis-

tered parishioners number only 256, most of whom are older than 60, Ponceau said.

The church received a boost last year when Father Pedro Nunez, a popular figure in the city's Hispanic community, came to St. Vincent from Kenner. More Hispanics from all over the New Orleans area came to the church to hear his Spanish Mass.

The parish has renovated the rectory, serves daily meals to the homeless and plans to open a health-care clinic. Renovating the school would destroy those programs by diverting money from the church's yearly budget, which totals \$81,903 in 1986, Ponceau said.

"We're not equipped to be in the real estate business," she said. She estimated that it would take at least \$200,000 to bring the building up to code. Add maintenance costs and the tiny parish would be burdened with an ongoing expense far beyond its limits, she said.

But some wonder why the decision to let the building deteriorate to the point where it sees demolition as the only option. The Historic Districts Landmark Commission cited the building for neglect in March and a few months later a section of the roof collapsed, spreading rubble into Dauphin Street.

While the neighborhood association and the parish have worked together on a variety of projects — last year the organization helped the church repair some buildings — when it comes to the school, there is a feeling that the church is failing to take neighborhood wishes into account.

"The church is in very low esteem in this neighborhood because of this continued neglect," Brownson said. In its rush to add buildings in burgeoning suburbs the church has forgotten the old neighborhood parishes, she said.

Not true, say architecture administrators, adding that several old convents and schools, such as St. Joseph in Gretna, have been converted to senior citizens homes or community centers. Even on St. Vincent de Paul grounds, the first floor of the former convent serves as the St. Gerard Center for the Deaf, archdiocese spokesman Thomas Finney said.

"Every time we close a building we try to find an alternate use," Finney said. But the St. Vincent de Paul school is in such bad shape that demolition and replacement with a park is really the best option, he said.

Parish old-timers say the wooden school always has been difficult to maintain. "We used to do repair, repair, repair all the time on it," said Harrison Martin, a retired priest who taught and served at St. Vincent de Paul in the early 1950s. "The old school was the school center of the area, and it's going to come down on somebody sometime. As far as I'm concerned, that would be the wisest thing."

Reserve

From B-1
gency.

And while the reservists make up one fifth of all Navy personnel, "we use only 3 percent of the budget. That's a pretty good bargain for the taxpayers," he said.

Hall said he has ordered more vigorous recruiting efforts because recruiting and retention are probably the reserve's biggest challenges.

"Two years ago I told a congressional committee that recruiting problems were a storm cloud on the horizon," Hall said. "Today, I'd say the cloud is over and it's begun sprinkling."

In the first couple of months of the fiscal year, which began in

October 1985, recruiters were falling short of their goal by almost 10 percent. But extra efforts in recent months will let recruiters end the year right at their goal, about 18,000 new reservists, Hall said.

He said the two main recruitment difficulties are a smaller pool of Americans 18 to 29 years old and a smaller percentage who want to join the military. About 90 percent of Navy reservists need to be on active duty, he said.

Although Naval Reserve headquarters are at the Naval Support Activity in Algiers, Hall said he has spent about 20 percent of his time in New Orleans, 60 percent at the Pentagon handling policy and budgetary matters, and the remainder visiting units in the field.

"I've visited 60,000 reservists at more than 300 sites," he said. Hall praised the cooperation

between the Navy and the civilian community in the New Orleans area, calling it a "solid partnership. More than 6,300 active-duty and reserve Navy and Marine Corps personnel are in the area, plus 513 civil service workers. The Navy's payroll here is \$209.5 million."

Rear Adm. Dennis Vaughan took over the Naval Reserve Force in charge of command ceremonies Thursday at the Naval Air Station Joint Reserve Base in Belle Chasse. Vaughan, deputy director of the Naval Reserve before taking command, graduated from the Naval Academy in 1963 and has a master's degree from Seattle University.

He has served aboard eight surface warships. Before being appointed deputy director of the Naval Reserve, Vaughan was deputy commander of the Naval Surface Force of the Pacific Fleet.

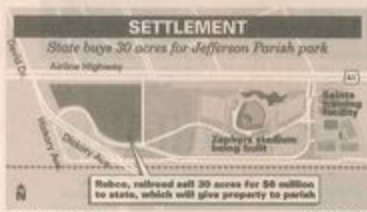
Swap: Jefferson to get title from La.

From B-1

Five days ago, the Parish Council rejected an offer from Gov. Foster's administration to walk away from its claim to the land and relinquish title to baseball stadium and Saints camp and estate for \$6 million and an agreement that the state would drop out of a controversial canal-bottoms case.

That case is Jefferson's effort to recoup \$1.8 billion from canal bottoms bought with state money in 1966 from Robco. Parish officials have maintained that 40 percent of the \$5 million sale included land Jefferson already owned.

The state has joined that suit, saying any money Jefferson recovers should go back to state coffers.



Robco, railroad sold 30 acres for \$6 million to state, which will give property to parish.

But parish attorneys said they don't agree that the state is entitled to any refund, and Foster's offer was never voted on.

"We wanted to resolve both cases," said Alan Zausbrecher, chairman of the Superdome Commission. "But Jefferson Parish was unwilling to do that. Therefore, canal bottoms remains completely viable."

At a meeting last month to discuss a settlement involving the 30-acre and canal bottoms, four parish officials said Zausbrecher threatened that Jefferson would lose state transportation money if

the offer was not accepted. Zausbrecher and Joseph said no one was threatened.

After Jefferson turned down Foster's offer, state officials decided to negotiate a deal with Robco and the railroad. Zausbrecher praised both companies for agreeing to take the money over two years without demanding interest.

The railroad felt it was entitled to more money than it received. Kansas City Southern attorney Frank Penton said, "but as a good citizen it was persuaded to go forward."

METRO NEWS

Gert Town corner another shooting

By BOB USSEY
Staff writer

A man was fatally shot Monday on a Gert Town street corner which has been the scene of several murders this year.

About the same time, another man was shot and killed in the lower 9th Ward, near St. Bernard Parish, police said.

The Gert Town victim, who was not identified, apparently was shot about 10:30 p.m. while he stood between two pay telephones beside Domino's Superette at the corner of Olive and Pine streets.

After he was rushed to Charity

Hospital, a friend looking at a pile of clothes soaked in blood, said he had just spoken to the victim, whom he identified as a 16-year-old high school student.

He was the fourth victim killed this year near Olive and Pine; the others were Ryan Sholin, 20, of New Orleans, Aug. 21; Dennis Papiros, 35, of Covington, May 8; and Jermaine Tristram, 20, of New Orleans, March 17.

Minutes after the Gert Town shooting, a man was shot dead in his blue Ford Ranger pickup truck in the 1400 block of Tulpeu Street.

The truck was parked at the curb in front of a driveway on the downtown side of Tulpeu Street, near North Villere Street.

Reed gets PANO endorsement

By SUSAN FINCH
Staff writer

The Police Association of New Orleans on Monday endorsed former police officer and former Criminal District Court Judge Morris Reed for Orleans Parish district attorney in Saturday's primary election.

President Ben Conantella said his organization, which has nearly 1,900 members, has supported incumbent Harry Conick in the past. But, he said, "We feel it's time for a change."

Conantella said his group believes Conick's office has caused dissension in the criminal justice system and that Reed is the best person to "bring the Police Department and the courts together in fighting our crime problem."

Reed said Monday he also has been endorsed by the Fraternal Order of Police. He said the group traditionally does not make endorsements, "but has given me a favorable approval rating."

Conantella said PANO's decision to endorse Reed instead of Conick, who is strongly backed by Mayor Moe Morial, is "absolutely not" related to the group's longstanding disagreement with Morial over the city's rule requiring police officers to live in the city to be promoted. PANO opposes the rule. The city and PANO also are at odds over the 12-hour police shifts implemented this week.

Asked his opinion of the residency rule, Reed said he thinks the city should hire the best people it can to be police officers and should pay them well. "I don't care if he or she comes from Anchorage, Alaska," he said. But as for whether officers should have to live in New Orleans once hired, he said, "I'll defer to the City Council, and the mayor in his wisdom."

At a news conference held to announce the police group's backing, Reed also released a detailed list of steps he said he would take if elected to fight crime. They include:

- Cracking down on guns and drugs in schools by asking parents to give written permission for school officials and police to do random drug testing of schoolchildren and random searches of lockers and backpacks.
- Establishing a bureau in his office to prosecute organized crime

and "malfeasance and corruption by public officers who are blood by... Hiring African-Americans to fill top jobs in the district attorney's office. He said only white people have had the nine top staff positions in the office during Conick's 23-year tenure.

Using the Police Department's manpower shortage by, instead of police officers assigned to the office, to help prepare cases for trial and perform special investigations. Reed said he would recruit the investigators from a pool that includes retired police officers.

The presence of three of Conick's former police investigators on a 1983 videotape castigating black people complaining about police brutality has been an issue in the campaign since a Reed supporter last month released a copy of the tape, which was made in the grand jury room at the district attorney's office.

The tape came up again at a Monday forum held by the Southern University at New Orleans Student Government Association. In a surprise move, Conick brought the issue up himself, saying the race should be about issues and who is best qualified, "not about a 13-year-old videotape that was made without my knowledge... without my approval."

Conick has said he reprimanded those who made the tape and ordered it destroyed. He said he referred the case to the Police Department, which he said reprimanded the officers involved and told them to get counseling.

But his three opponents weren't about to let the issue drop.

"That tape is an issue; it shows insensitivity," Joseph Meyer said. He charged Conick was present when the tape was made — a claim Conick denies — and that 1½ minutes of the tape were erased "to keep somebody from being embarrassed."

James Gray said Conick "continues to refuse to say, 'I am sorry. I am sorry I let it happen on my watch.'"

Reed said those who made the tape should have been fired but were promoted instead.

Judicial candidate hasn't paid in lawsuit over 'slut' remark

While lecturing a class in the Fourth Circuit Court of Ap...

Man jumps off N.O. casino boat

A man apparently jumped off the Flamingo Casino boat Monday night, setting off an intense search of the Mississippi River, Coast Guard officials said.

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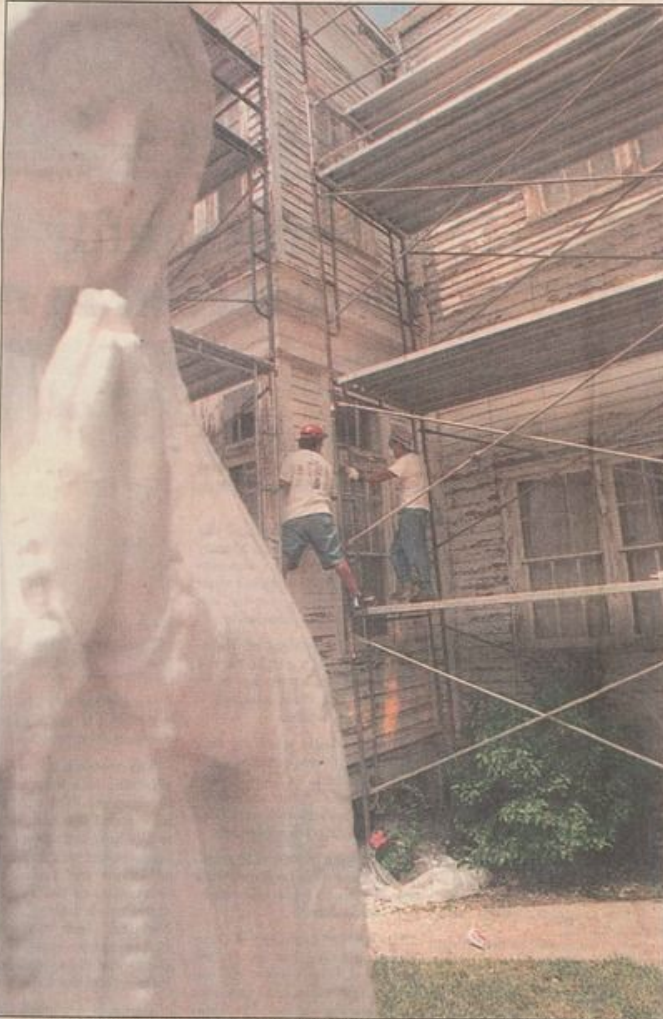
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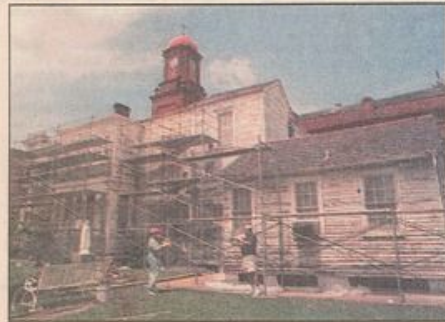
LABOR OF LOVE

(OVER)



To renovate St. Vincent de Paul Church, the parish has relied on donated labor from people Carlos Gomez, left, and Julio Padilla.

STAFF PHOTOS BY JW GAULDING JR.



With scaffolding in place, volunteers start the facelift of the historic Bywater building

St. Vincent gets a facelift from community

By VALERIE FACIANE
Staff writer

Last August, when the Rev. Pedro Nunez took a good look inside St. Vincent de Paul Church in Bywater where he had been assigned, he was flabbergasted.

The 130-year-old red brick church at 3053 Dauphine St., in the Archdiocese of New Orleans' third oldest parish, had gaping holes in the floors and the confessional was full of termites, Nunez said.

"Actually, there were termites everywhere," he said. "About 60 percent of the floor had to be replaced because of termite damage."

Termites also had attacked St. Gerard Parish for the Hearing Impaired, known as St. Gerard Center, located beside St. Vincent de Paul and also part of Nunez's ministry. In addition, St. Gerard's roof was caving in, Nunez said.

The rectory also had holes in the roof, the walls needed painting, water and air-conditioning pipes were rusted, and the termites had had a field day there, too, he said.

The archdiocese donated \$20,000 to fight the termites and replace the roof at St. Gerard, but that wasn't nearly enough to bring the buildings back to their original beauty, Nunez said.

"Most of the people (in the parish) are retired" and no longer able to keep up the church buildings as they used to, Nunez said. What the parish needed was plenty of strong, youthful hands to renovate the buildings.

So for the past 10 months, Nunez and a group of dedicated volunteers from throughout the New Orleans area have worked to renovate the buildings. With donated money and materials, they

See ST. VINCENT, next page

competed in the second annual U.S. Air Race.

Last year's winner, Horton placed third out of 34 contestants in a 1,890-mile race that started June 8 in Durango, Colo., and ended in Kenner.

"We were about 25 miles out and they asked us how soon we'd be there," Horton said. "I said if the wings stay on the airplane, we'll be there in about four minutes."

The amateur pilots flew for \$10,000 in prize money and national recognition. Winners were announced June 13 at a reception at the Treasure Chest Casino, a race sponsor.

The third-place finish was worth \$1,500 for Horton.

Horton and his co-pilot, Don Johnson, both Louisiana natives with 38 years of flying experience

On another leg of the race, they flew below the tree line for 322 miles to get the best winds.

"It was the most exciting experience of my life," said Johnson, who said the race was his first. "Everybody's got to try it."

"It was a good race," said Horton, an experienced racer. "I feel good about it."

The race is held under visual flight rules, which means pilots fly by what they see, without using the plane's instruments. Each plane is handicapped according to a formula based on the manufacturer's maximum recommended speed. The planes are timed during each leg of the race, taking into consideration their handicap.

Horton flew a Piper Comanche 400, named Racer No. 8 by race officials. It was one of the faster planes in the race, clocking in at

The U.S. Air Race is similar to the many national air races that were held in the 1930s.

"Louisiana has a long history in air racing," said Lisa Cotham, the official race timer for the Kenner leg and director of the Louisiana State Aviation Museum in Patterson.

Three Louisiana planes competed in this year's race, along with competitors from 14 other states.

Some pilots flew solo, but there were a number of teams, including a father and son, a mother and daughter, and a grandmother and granddaughter.

Horton's wife, Wanda, watched the end of the race from the ground, her usual spot, along with a small crowd of well-wishers. The planes were easily identified; each sported a "Kenner on the Move" decal presented by the city, also a race sponsor.

St. Vincent

From Page 1

have completely remodeled St. Vincent de Paul. They replaced and carpeted the floors, installed a new plexiglass confessional and a marble-and-brass baptismal font, built a platform for the choir, bought a new sound system and painted the inside.

The rectory also has been painted inside and out, the rusted pipes have been replaced and the holes in the roof have been repaired.

St. Gerard Center houses offices that provide social and spiritual services to deaf people citywide. A new gift shop has been opened, and there are plans to build an infirmary where low-income people can receive medical attention from volunteer doctors and nurses, develop a youth ministry and establish a program of religious education for children and adults, Nunez said.

"It's been wonderful," he said of the way the community has come to the parish's rescue. "I've never had so much fun in my life, because there are so many good people willing to help and who are so dedicated and want to do something to help the community."

Nunez estimated the value of the monetary donations, manpower and supplies at "way over \$100,000," but there is much more to be done and more money and volunteers are needed, he said.

The future of the old St. Vincent de Paul School, closed for 20 years, is still undecided. The archdiocese and the Bywater Neighborhood Association are discussing what to do with the building, Nunez said.

Many of the volunteers are friends of Nunez, who is well known in the Hispanic community for his work as director of Mensaje, the 16-year-old office of Spanish communications for the archdiocese.

"We produce 158 radio programs each month," Nunez said. Mensaje also produces a weekly television program, publishes a national magazine and sponsors religious conferences.

Mensaje was first headquartered at St. Jerome Church in Kenner, where Nunez was assigned. He was reassigned to Prince of Peace Church in Chalmette for four years before coming to St. Vincent de Paul.

Mary Gandia of Metairie, who worships at St. Vincent de Paul and volunteers at the church, said she and others came to the parish "to worship along with all the Hispanics under Father Pedro's ministry." Gandia is looking forward to seeing her twin granddaughters christened in the new baptismal font in July.

"It's been very rewarding to work in this parish where there's a great spiritual need in the community for love and companionship among all the parishioners," Gandia said.

Faciane

From Page 1

The volunteers provide tours and educational programs centered around the exhibits on view at the museum's French Quarter landmarks, including the Cabildo, Presbytere, Old U.S. Mint and 1850 House museum in the Lower Pontalba Building.

All prospective volunteers are required to complete a training course and commit to work one morning a week during the school year. In addition, continuing education programs are held regularly to keep the docents up to date on museum exhibits and programs.

There are no specific requirements to be a docent, other than dedication and enthusiasm for

working with students. Training and materials are provided free of charge. Basic Louisiana history and how to lead gallery tours and hands-on learning sessions are among the topics covered in the training program, which will begin in the fall.

Anyone interested in becoming a docent should call Kenneth Hoffman, the museum's curator of education, at 599-1526.

Schools

the Greater New Orleans Area by Marquette Council 1437 of the Knights of Columbus

Knights of Columbus Award for patriotism. Julie Hotard won the Army



Barbara Bernard's first book, 'Burning Roses,' relates the life of Moody Fisher of Columbia, La., who confessed to a crime she

Painful family drama resurrected in new book

By LYDIA BELL
Contributing writer

It took Barbara Bernard eight years to research, write and publish her great-grandmother's tragic life story in a book recently released by J. Nelson Publishing in Harahan.

"Burning Roses" relates the traumatic life of Jane Moody Fisher of Columbia, La., who confessed to a crime she didn't commit to save her 14-year-old son from prison or possible death.

Bernard, a resident of Harahan, didn't learn of the family drama until eight years ago when her mother, Ruth Johnson, told it to her before she died.

"I was totally awed by this whole thing. It was something the family just hadn't talked about," Bernard said. "But it finally made me understand what had troubled my mother all her life."

The trauma in Bernard's great-grandmother's life began with the rape of Fisher's 8-year-old daughter, Georgia Ann.

Fisher's family — her 14-year-old son, her father, her brother and his 14-year-old son — decided to mete out their own justice to the sharecropper suspected of the crime by setting his cabin on fire.

The sharecropper escaped and Fisher pleaded guilty to arson

"I was totally awed by this whole thing. It was something the family just hadn't talked about. But it finally made me understand what had troubled my mother all her life."

BARBARA BERNARD,
author

my grandmother's life," Bernard said. "And it was a very painful situation for my mother."

The research proved so overwhelming that it took five years to complete. Not only did Bernard spend thousands of dollars to hire help, but she spent enormous hours researching in the libraries of Tulane and Louisiana State universities as well as the Jefferson Parish Lobby Library in Metairie. Much of the information came from archives in Baton Rouge and old newspaper stories from around the state.

Bernard met Mark Carl, a professor at LSU who had a story on the family running in the Angola plantation prison. He showed her the records she needed

This story began — at least for me — one morning 23 years ago.

I was wandering about Faubourg Marigny looking at houses with Sandy, my real estate agent, now dead, who knew so many stories about so many people.

We were on Dauphine Street, just below Franklin Avenue. We passed a Creole cottage. It was painted white, or grey, I can't remember which. And all over the facade were painted splotches of another color, maybe pink. The splotches were rounded, so that from a distance they looked like dots.

"If you think that paint job is weird," said Sandy, "You ought to see the inside. Dots everywhere. On the walls, on the furniture, on the kitchen appliances. Open the refrigerator door, dots inside. Look in the oven, more dots. Strange."

But how wonderfully eccentric, I thought. And that was that.

Eighteen years later, one Sunday afternoon, I was in Judy's Collage, a maze of collectibles and bric-a-brac at 2102 Chartres St. Behind a high counter to the left of the entrance, Judy presides over it all.

On this particular Sunday, I made my rounds through the maze and when I was leaving I turned toward Judy to say goodbye.

That's when I saw them. About a dozen or so beaded and spangled costumes, hanging on coat hangers suspended from the ceiling. The costumes were rather ragged, perhaps even dry-rotted, and the spangles had long ago lost their last luster.

But they were special. You could tell at a glance that these

Three years later, I was in the 2700 block of Dauphine Street at a furniture restoring place to see about having a chair repaired. In the middle of my conversation with the man who ran the business, I noticed several familiar-looking costumes and headpieces hanging on a back wall.

"Oh," I said, "You have Nita and Zita costumes too!"

"Yeah," he said.

"Can you tell me anything about them?" I asked. "I'm fascinated by them."

"You should talk to Elizabeth," he said. "She knows all about Nita and Zita."

He wrote the phone number of someone named Elizabeth Kirkland on the back of one of his business cards and handed it to me.

"Yeah," he said, "you should talk to Elizabeth. She grew up and lives next door to where Nita and Zita lived. Right up the street. They lived in the house with all the dots."

I misplaced Elizabeth Kirkland's phone number.

Weeks turned into months and months into another couple of years.

Then one day I looked into the open doorway of a shop in the 1200 block of Decatur Street, and the likeness of Nita, or Zita, I'm not sure which one, stared at me from the front of a T-shirt. It's price was \$20 and it bore a copyright mark.

I found out that the store was called "Nita & Zita," that the owner was a woman named Princess, and that the store's phone number was 525-NITA.

When I managed to get Princess on the phone, she really didn't want to talk about Nita and Zita because, she said, she's been doing her own research on them, doesn't want to give her information away, has a deal with Disney, and a copyright on what amounts to Nita and Zita's total persona.

Princess did say, however, that she adored Nita and Zita because they were fabulous women who had turned everything they had ever touched into art.

She also said that in addition to naming her Decatur Street store after them, she has dedicated her gallery at 834 Chartres St. to them by calling it L'Atelier Pirooska. Pirooska, she said, was Zita's real name.

I found Elizabeth Kirkland's phone number.

Yes, she could, and would, tell me all about Nita and Zita. It would be a sad story, she said.

I made an appointment to see her.

When I arrived at her house in the 2600 block of Dauphine Street, strewn about the living room was a big chunk of Nita and Zita's lives.

Across the sofa, atop the coffee table and covering an armchair, were stacks of yellowed newspaper clippings, photographs and personal papers. In another armchair sat four large old rag dolls, and leaning against the mantel was a marquee-style sign bearing pictures of Nita and Zita posing in their costumes.

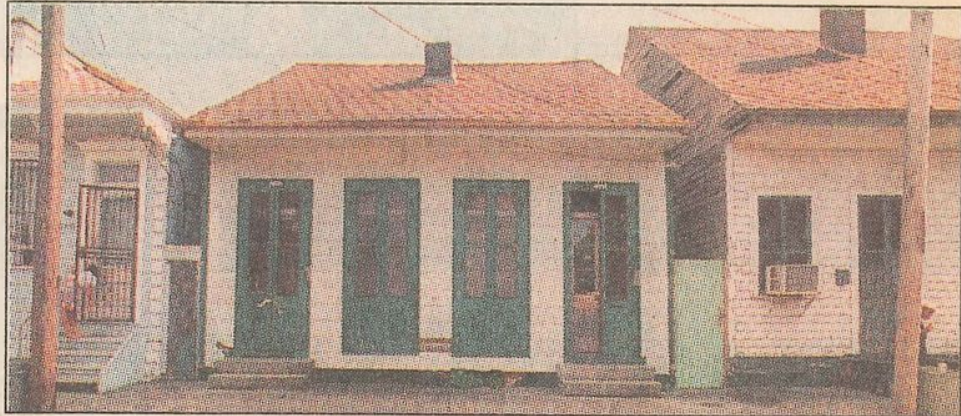
Their photos were framed in silver foil and the whole affair was surrounded by a string of little lights. "Nita and Zita — International Dancers," read the sign's silver foil letters.

When Elizabeth Kirkland talked about Nita and Zita, she talked fast and shifted through all the papers to verify what she said.

Nita and Zita were not Gypsy twins as some people think. They were Hungarian Jews, sisters, born about 10 years apart.

They had indeed been international dancers. They played Shanghai and Singapore, Amsterdam and Manila. They played San Francisco, where a 1936 newspaper review called their dances "almost ethereal," and Panama City, where they had to acquire identification cards as "Artistes de Cabaret." Nita and Zita traveled the world with steamer trunks. They saved until the end of their lives the invitations they received from ship captains to join them at their tables for dinner.

New owners have painted over the dots with which the Gellerts decorated their house on Dauphine Street.



STAFF PHOTO BY KATHY ANDERSON

Lucky man cherishes past in 9th Ward

Present's charms
ales by contras

Slice of Life
Around and about
New Orleans

By BILL GRADY
Staff writer

A football star from the days when helmets had no face guards crept through the 9th Ward between St. Claude Avenue and the river in his little old Toyota, banged up by the years.

Don Fortier, that lucky man, laughed in the face of death as it whispered to him from the sites of vanished landmarks of his youth.

"When I was a kid, that was a meat market there," said Fortier, a 9th Ward native, peering through the window of his car at a building on Percy Street near Burgundy. "What is it now? What does that sign say? Pusey's? Pusey's? Aw, you got to be kidding. It is! Good, what do they do in there?"

He'll never know. There will always be auto glass between Don Fortier and the Pusey's Cavern, and why not? At 73, who needs reality when the past is such a happy place?

Happy memories have sustained Fortier into old age. In light of today's world, it is an un-

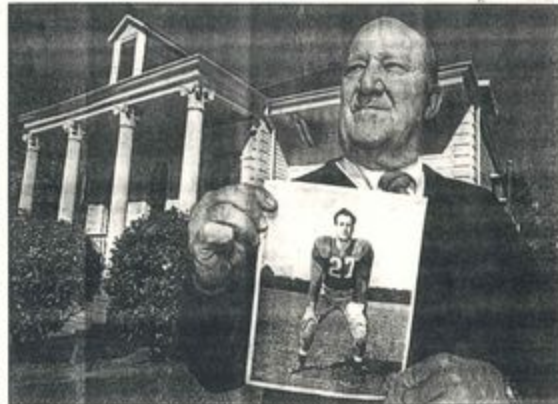
derstatement to say that he has been lucky in life.

He was raised in a classic center-hall cottage on Royal Street near Desire, surrounded by grandparents, aunts, uncles, cousins and legends of ancestors who fought down the road spire in the Battle of New Orleans.

His father was a solid businessman, his mother was both cultured and domestic. Best of all, neither one of them was crazy. In the Fortier family, faith was not subservient to knowledge. Everyone went to college and everyone went to Mass at St. Vincent de Paul Church.

"The only bad part of my life was during the Depression when my father comes home one day and says he left his job," Fortier recalled. "All of a sudden, there went the cook. There went the gardener. We all got a job to do. Hadda take our own dish to the kitchen, clean it and put it away. Do you know how easy that is? We didn't need the servant."

See LUCKY, next page



Don Fortier, 73, holds a 1946 photo of himself from his glory days at Tulane University. Fortier played the single-wing tailback position for the Green Wave. He stands in front of the family home in the 9th Ward where he grew up.

STAFF PHOTO BY MATT ROSE

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CONTINUED

Lucky man cherishes past in 9th Ward

From B-1

"In 1946, when I got discharged from the Navy, I come back to New Orleans from Guam, and went straight into my room where I had all the college banners hanging from the walls. I got down on my knees. Was I happy to get back to New Orleans? Shaves."

Fortier turned the Toyota onto St. Claude Avenue and headed toward Francis T. Nicholls High School. He gained footing from there as a triple-threat tailback under coach William "Book" Striber, whose father, a former City-Court judge, is immortalized by a bridge over the Industrial Canal named in his honor.

Of course, in 50 years no one will remember which Seiber was the coach and which the judge. By then, they'll both be a bridge.

So it is with Fortier. How many, glimpsing his old Toyota on the streets one dull and shad-owless winter morning, remembering his 16 touchdowns in eight games during the 1941 season?

"But I used to know everybody in this neighborhood within 10 blocks around and they all knew me. From a kid," Fortier said. "Now everybody's scattered to the winds. It's not the old days anymore. That's all gone, except in me."

It seems that nothing can shake him. Choking over the fact that the landmark Heurtey's Bar on St. Claude is now a Vietnamese-owned grocery, Fortier pulled up in front of Nicholls, only to be reminded there is no Nicholls. The Orleans Parish school system, declining to have a mostly black high school named after a Confederate brigadier gen-

eral, has renamed it Frederick Douglass High School.

All that remains of Nicholls is a plaque of the general on the facade of the building, and the letters "dls" yet to be scraped off the side.

One day, tomorrow or 100 years from now, Nicholls will be fully erased from the building. For now, it joins other old structures all over the 9th Ward sporting obsolete symbols awaiting the chisel's hammer.

That's one of the beauties of the place. With all its changes — cultural, demographic, architectural — the 9th Ward is still wild. Grass grows on roofs, garages house penitents, old ladies peek from behind cracked green shutters with only their fingertips visible from the street.

The Fortier house on Royal is bottomed up like a sultan's man-

sion. Fortier's sister lives there now, besieged by real estate agents wanting to sell the house to psychiatrists or lawyers or whomever.

Spiritualists do particularly well in the 9th Ward. Seconds before Fortier opened the front door, a mongrel dog with a slender muzzle appeared atop the peaked roof of a circa-1800 cottage across the street. It gazed down stonily — like something from a dusty shelf in a Cairo museum — then vanished.

In his bright red sweater, Fortier went from room to room, scarcely rousing events from his youth. Today, after careers as a coach in the Orleans Parish school system, as a two-term state representative, as a city sheriff's deputy and as a gas station owner in Little Woods, Fortier lives in retirement off U.S. in Slidell.

But ask him where he's from — in other words, ask him who he is — and he'll answer, "9th Ward." It's got a hold on him and he's got a happy hold on it.

"In 1972, after my second term in the state Legislature, I ran for re-election, but I got beat because they reapportioned my district," Fortier said. "I only had 49 percent of the 9th Ward, and that was the only area I won. Nobody could beat me there. That's my place, man."



A FOURTH OF JULY CHRISTMAS PARTY FOR MEMBERS OF THE GANG, reunited for the first time in more than two years, was held at their old "hangout," the home of Mrs. L. M. Cottingham, 2023 Congress street, in honor of the two who spent last December 25 in German hands. Left to right are Marine Private First Class Vernon Gerdes, Private First Class Joe P. Passafume, Private First Class Earl Roth, Fireman First Class Hampton R. Wolfe, Jr., Mrs. Cottingham and Corporal Ernesto A. Elias.

Ex-Prisoners Hold Belated Christmas Party on July 4

Buddies Celebrate at Old Neighborhood Hangout

BY BETSY LA BRETON
Sent to separate prison camps after a chance meeting on a snowy road in Belgium last Christmas, two New Orleans buddies met again—and had a real Christmas celebration—on the Fourth of July in their old neighborhood "hangout," with three other veterans of their "gang."

"All we got for Christmas last year were a few eggs laid by our own air force and some dried biscuits that the Germans broke down and gave us," said Private First Class Joe P. Passafume, 23 years old, and Corporal Ernesto A. Elias, 22, who fought with armored divisions before their capture.

The neighbors all turned out for the party at the home of Mrs. L. M. Cottingham, 2023 Congress street. "Mom" to all of the boys, whose son, James, is a torpedoman third class on an aircraft carrier.

"This is where we always used to hang out, and we always come back to it," said the men, pointing to rows of pictures which lined the mantels and walls. "That's the gang."

"It was the first reunion in more than two years for Passafume, Elias, Private First Class Earl Roth, 18, who crossed the Rhine; Marine Private First Class Vernon Gerdes, 22, and Hampton R. Wolfe, Jr., 20, fireman first class.

War Experiences
Though all of them had war experiences to tell, the stage belonged to the two ex-prisoners, whose stories ranged from forced labor, endless marching, German brutality, near-starvation and attempted escapes to street-fighting in Prague.

Both said their outfits didn't know what was going on after the German breakthrough at St. Lo and tried to get back in American held cities, not realizing they had also been isolated.

Private Passafume was picked up with 18 other men December

Continued on Page 2, Column 3

20 near Bastogne, as they were crossing a stream. "The Jerries started marching us, and that's the way we spent Christmas Eve and Christmas Day—just marching in the cold and snow," he said.

Corporal Elias said his outfit had "sorta disintegrated" and a few of them dug in with the remnants of another company. A tragic incident caused him to be captured alone on Christmas Eve.

A German wearing an American uniform had infiltrated into the group, and shot an American soldier. The men heard the shot, didn't see the real German who had "taken off over the hill," but saw the injured soldier staggering off, away from the American lines.

Calls to Huddle
Figuring that he must be the German making an escape, they fired on him. He dropped into a hole and began calling to his buddies.

"When we heard him calling, we went to huddle, but he had already been badly wounded by the Jerry," said the corporal. "He called out to me: 'Elias, don't let me die out here in this cold snow.' So I carried him until I found a jeep, which took him off."

Becoming separated from the rest of the company on his way back, Elias saw daylight approaching and hid in back of a house. He heard shelling, the sound of American vehicles, and when things quieted down he emerged, only to find dead Americans and knocked out tank destroyers all over the lawn.

A German lieutenant in a Tiger tank took him prisoner Christmas Eve. "They gave me nothing to eat until Christmas night, when they broke down and gave me some dried biscuits. All this time I was kept marching, day and night," he said.

Two days later, Private Passafume, whose column had stopped for a rest, looked up through the swirling snow and saw Elias standing 50 yards away.

were exposed to "commando" inmates as an example.

Evacuated when the Russians broke through at nearby Gorlitz, they were still being marched by German guards two days after V-E Day, he said. The Russians took them to Prague. He hitch-hiked back to Pilsen and joined the American troops.

The men recalled these things as they unwrapped belated presents, and reminisced with other veterans about their old football team at the Francis T. Nicholls High school.

Private Passafume is the son of Joseph Passafume, 3324 Burgandy street, and Corporal Elias' mother, Mrs. Sofia Castro, lives at 1200 Independence street. Parents of the other men are Mrs. Jacob Roth, 919 Bartholomew street, Mr. and Mrs. C. C. Gerdes, 1439 Desire street, and Mrs. Hampton R. Wolfe, Jr., 1517 France street.

—Photo by The Times-Picayune

Bywater History

The Bywater Historic District is an urban area of approximately 120 blocks with a mixed commercial-residential character. It began in the early eighteenth century as a plantation area and in the early nineteenth century became a Creole downriver suburb of the original City of New Orleans. Settlers included Creoles, "free persons of color," Germans, Irish, and later on Italian immigrants. The existing houses today mainly represent the mid-nineteenth century through the early twentieth century with a historic period of 1807 to 1935.

Early History

After the founding of the city in 1718, the first area downriver was unassigned land or commons that eventually became the Faubourg Marigny. Immediately below the commons were plantations. The first was known as La Brasserie (the brewery) and belonged to Pierre Dreux who established a brewery soon after the founding of the city. This plantation later became the Faubourg Daunois, the Lower Cotton Press, and the Bourg Montegut, the lower line of which was about midway between Montegut and Clouet streets.

The Brewery changed owners several times and by 1795, was owned by Nicholas Daunois (or Daunoy). In 1796 Daunois sold the lower fourth of the plantation that eventually became the Lower Cotton Press. In 1810, the city surveyor made a plan to subdivide the property into building lots and streets, to be called Faubourg Daunois.

The upper boundary of Faubourg Daunois was Rue d'Enghein which ran along the boundary of the Faubourg Marigny. Parallel streets were given the names of St. Louis, St. Charles, and Ferdinand. Parallel to the river were the Rue St. Bernard, Rue Florida Blanc, Rue Palafox, Rue de la Romana, and Rue St. Nicholas. None of these street names has survived except Ferdinand, which became St. Ferdinand. The original plans for Faubourg Daunoy made no provision for linking the streets to the streets of the adjacent Faubourg Marigny. In fact, this was prevented by a rope walk that ran along the lower side of the Rue d'Enghein.

In 1831, the lower part of the former Daunois plantation was bought by the Levee Steam Cotton Press Company. The press was completed in 1832 at a cost of \$500,000, with a capacity of 200,000 bales of cotton per year.

Immediately below the Cotton Press was Faubourg Montegut. This tract was bought by Joseph Montegut in 1804 and was subdivided in 1830 by his heirs.

Below the Brewery, was a large concession of seventeen arpents that was made to Joseph Darby in 1720. By 1809 the first seven arpents of this tract had been acquired by Brognier de Clouet. Subdivision of this tract was planned by Barthelemy Lafon in 1807 and 1809, with its streets named Clouet, Louisa, and Piety. At the upper

corner of Clouet Street, the noted architect Benjamin Henry Latrobe purchased a house in 1819, to which he moved his family from Baltimore. He died there in 1820 of yellow fever. The site of this house is now occupied by molasses tanks.

Below Clouet Street was a large rum distillery and in the next block, between Louisa and Piety was Brognier de Clouet's own house. The de Clouet house was sold in 1810 and converted to an amusement center known as Frascati. In 1831 Mr. F. M. Guyol opened a school here known as the Jefferson Lyceum.

The land below Bourg Clouet had many owners including Governor Kerlerec, Pierre Marigny, Joseph Xavier de Pontalba, and John McDonogh. In 1812, the lower three arpents of the former Pontalba plantation was sold to Francois Duplessis. This plantation was then acquired by The Ursuline Nuns who moved from their old convent on Chartres Street in 1823.

The upper eighteen arpents of the Marigny land was sold to L. Chevalier Macarty in 1794. The upper three arpents became the plantation of F. Montreuil and later the Faubourg Montreuil. The streets of this faubourg were Desire and Elmire (now Gallier). The next 2 1/2 arpents went to Delphine Macarty, who sold it to Duraide and Donnet who operated a large brick yard on the site.

This entire area from the Faubourg Daunoy to the Ursuline Convent became known as Faubourg Washington and in 1836 the Washington Market was designed and erected on the lake side of Chartres Street between Louisa and Piety.

By 1859, the Macarty plantation was being subdivided with provisions for a public square and an area for a public school.

Modern History

In 1975, the Bywater Neighborhood Association (BNA) was founded to continually improve the area. From the mundane aspects of clean-up campaigns, to the complicated issues of historic preservation, zoning, and urban planning, the Association has diligently served as the guardian and spokesperson of the neighborhood.

Though the efforts of the BNA, Bywater was re-zoned to protect the historic housing, and designated a National Historic District in 1986. In 1993, the Bywater was also named a Local Historic District which provides even more protection for our historic character.

Besides the attraction of its buildings, the area offers several noted restaurants, corner grocery stores, schools and churches. Public transport of a ten minute drive will bring you to the CBD, making Bywater one of the most convenient residential locations for downtown workers.

Members of the BNA are kept aware of all the latest developments at monthly meetings and through the *Bywater News*, published by the Association.

The Live-in-the Landmark Committee thanks you all for joining us on our first

Bywater Home Tour!

As a strong Neighborhood Association, we are proud to boast the following

Bywater Highlights:

Registered local and National Historical District.

Bywater Neighborhood Association with a membership of over 200 homeowners and renters.

Neighborhood Association has a good working relationship with local police thanks to volunteer liaisons.

Large number of creative and professional residents.

Future home of the *NOCCA School of Creative and Performing Arts*. Located on Chartres and Press Streets.

Growing interest and support of the *Community Gardening Program*. The gardens are bringing friends and neighbors together and eliminating our overgrown, empty lots with this productive approach.

Energy Lighting Program. The electric co. installs large halogen streetlights and the cost is shared among houses making security lighting affordable.

Christmas in October. For the third year, Bywater has been chosen to participate in the Preservation Resource Center's "Christmas in October" Program. Sixteen Bywater homes of the elderly and disabled will be restored this fall.

Operation Comeback. The Preservation Resource Center's interim financing money is available through *Operation Comeback* for the purchase of homes in Bywater.

Little Red Streetcar. When city funds allow, the Red Streetcar will be extended downriver.

Largest collection of *antique roses* in the city.

Annual Mirilton Festival. Each fall we celebrate with food, music, and fun!

Alvar St. Library and *Mickey Mark Park*. Great for kids!

Variety of businesses scattered among the home.

Friendly atmosphere. We are truly a neighborhood where neighbors know neighbors.