

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received JAN 16 1986
date entered FEB 13 1986

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Magnolia Lane Plantation House

and/or common same

2. Location

street & number Hwy 541 at Nine Mile Point N/A not for publication

city, town Westwego X vicinity of

state LA code 22 parish Jefferson code 051
~~county~~

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Francis A. Quinette Realty Co., Inc. E. Richard Naberschnig, President

street & number P. O. Box 636

city, town Westwego N/A vicinity of state LA 70094

5. Location of Legal Description

courthouse, registry of deeds, etc. Jefferson Parish Courthouse

street & number No street address P. O. Box 10

city, town Gretna state LA 70054

6. Representation in Existing Surveys

Preserving the Past for the Future: A Comprehensive Archaeological & Historic Sites
title Inventory of Jefferson Parish, LA has this property been determined eligible? yes no

date March 1985 federal state county local

depository for survey records Division of Archaeology

city, town Baton Rouge state LA

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

Magnolia Lane Plantation House was probably built sometime towards the end of the first third of the nineteenth century. It is a two story residence featuring a combination of Creole, Federal, and Greek Revival elements. Located on the Mississippi River at Nine Mile Point, Magnolia Lane enjoys a plantation setting in an otherwise rather industrialized area. Despite a number of changes over the years, the house retains its National Register eligibility.

Some discrepancy exists concerning the original date of the house. Family history pinpoints a date of 1814. But this seems rather early given the fact that the house has a dominant central hall, a feature one does not normally expect to see even in the New Orleans area prior to the 1820's. Also, the house has certain Greek Revival touches which would tend to put the date even later. (This, of course, assumes that the Greek Revival features are original, which seems probable but not certain.)

A pre-1915 photograph shows the house more or less as it was probably built. It shows a fully raised hip roofed house almost completely encircled by galleries. The lower story is of brick and the main (upper) story is of bousillage.

The main story at Magnolia Lane consists of four large rooms, a central hall, two rear cabinets, and an enclosed staircase leading to the attic. The front of the house is symmetrically articulated with a central front doorway and two French doors on either side. The extra wide front door is encompassed by a transom and side lights. All French doors have complex Greek Revival transoms. The open galleries are fitted with baseboards identical to those in the house. Federal features include intricate cornices, elaborately planed, extra deep baseboards, and the six panel interior doors with their delicate bolection moldings. The mantel in what is now the parlor has a Greek Revival aedicule shape but with Federal-looking planed boards. Greek Revival elements include the aforementioned transoms as well as the three plain aedicule style mantels, the square gallery columns, and the front doorway with its pediment shaped top. The gallery columns are particularly unusual because of their bolection molded panels. Other original features include the floor boards, the ceiling boards, the fixed louvre shutters, and the 12 over 12 windows.

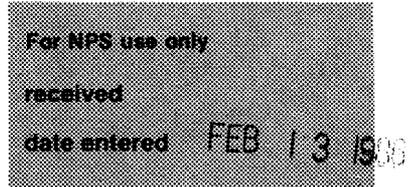
Changes:

1. Originally there were two enclosed rooms on the ground story. Sometime in the late nineteenth century two more rooms were added.
2. Also about that time the gallery balustrades were evidently replaced.
3. In 1915 a hurricane blew the original hip roof off. A new pitched roof was built and a separate skirting roof was placed over the galleries. Installing this lower gallery roof necessitated cutting the tops off the original columns.
4. After the hurricane, clapboarding was installed on the second story exterior walls. Previously the plastered bousillage wall surface had been exposed.

CONTINUED

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National Park Service**

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7. Description (cont'd)

5. Two bathrooms were installed on the side galleries.
6. A beaded board ceiling was installed in the central hall.
7. About fifteen years ago the present dormers were added. They were designed to duplicate the appearance of earlier dormers.

Despite these changes, the house still retains the features which establish its architectural significance (see Item 8).

Outbuildings

To the rear of the house is a roughly contemporaneous frame kitchen which is listed as a contributing element.

The property also includes three c.1900 cabins, a c.1930 garage, a much reworked barn, a c.1900 well house, a c.1900 tool house, and a modern well cover. Because these structures do not date from the period of Magnolia Lane's architectural significance, they are listed as non-contributing elements.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates c. 1830 (based upon architectural evidence) **Builder/Architect** Builder: Edgar Fortier

Statement of Significance (in one paragraph) Criterion C

Magnolia Lane Plantation House is locally significant in the area of architecture as a rare surviving example of Jefferson Parish's early plantation house architecture.

In the past fifty years Jefferson Parish has experienced considerable development as an industrial and residential suburb of New Orleans. One of the by-products of this has been the loss of most of the parish's plantations along with their associated structures. Of course, at one time Jefferson was a rural planting parish.

The extent of this loss was dramatically documented recently in Preserving the Past for the Future, a comprehensive parishwide archaeological and historical study. Volume I contains a list of some forty-six major plantations which existed at one time. However, there are only four plantation houses still standing. One is pure Greek Revival, while the other three feature some Federal details. Magnolia Lane, of course, belongs to the latter group, and as such represents the earliest period of surviving patrimony in the parish. In addition, of these three, Magnolia Lane is the most intact, retaining most of its vital features -- i.e., the mantels, the bousillage walls, most of the basic form, the plan, the fenestration, the cornices, the baseboards, most of the columns, and the doors. The other two have been modified largely beyond recognition. For example, Cedar Grove (now known as Tchoupitoulas Restaurant) retains only a few interior details. It has been lowered from two stories to one, its gallery columns are completely replaced, and its front elevation has received a large porte-cochere addition.

Historical Note:

Magnolia Lane was purchased from the Fortier family in 1867 by Francis A. Quinette. Shortly after acquiring the property, Quinette established a nursery there. Apparently this nursery became a major source of plant material for the New Orleans area. Magnolia Lane is still owned and operated as a nursery by the Quinette family.

9. Major Bibliographical References

Preserving the Past for the Future: A Comprehensive Archaeological & Historic Sites Inventory Of Jefferson Parish, Louisiana. R. Christopher Goodwin & Associates, Inc. March 1985. On file in LA Division of Archaeology.
Historical material submitted by owner. In Register file, LA SHPO, Swanson, Betsy. Historic Jefferson Parish, Gretna; Pelican Publishing, 1975.

10. Geographical Data

Acreeage of nominated property 13 1/4 acres
Quadrangle name New Orleans West, LA Quadrangle scale 1:24000
UTM References

A	<u>115</u>	<u>7749410</u>	<u>31311661410</u>	B	<u>115</u>	<u>77471810</u>	<u>31311611410</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>115</u>	<u>77461410</u>	<u>31311611810</u>	D	<u>115</u>	<u>77471810</u>	<u>31311651810</u>
E	<u> </u>	<u> </u>	<u> </u>	F	<u> </u>	<u> </u>	<u> </u>
G	<u> </u>	<u> </u>	<u> </u>	H	<u> </u>	<u> </u>	<u> </u>

Verbal boundary description and justification
See attached plat map and Item 10 continuation sheet

List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	county	code
state		code	county	code

11. Form Prepared By

name/title National Register Staff ASSISTED BY OWNER
Division of Historic Preservation

organization State of Louisiana date October 1985

street & number P. O. Box 44247 telephone (504) 922-0358

city or town Baton Rouge state LA 70804

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:
 national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Robert B. DeBlieux*
Robert B. DeBlieux
title State Historic Preservation Officer date January 6, 1986

For NPS use only
I hereby certify that this property is included in the National Register
Alton Byers date 2-13-86
Keeper of the National Register
Attest: _____ date _____
Chief of Registration

**United States Department of the Interior
National Park Service**

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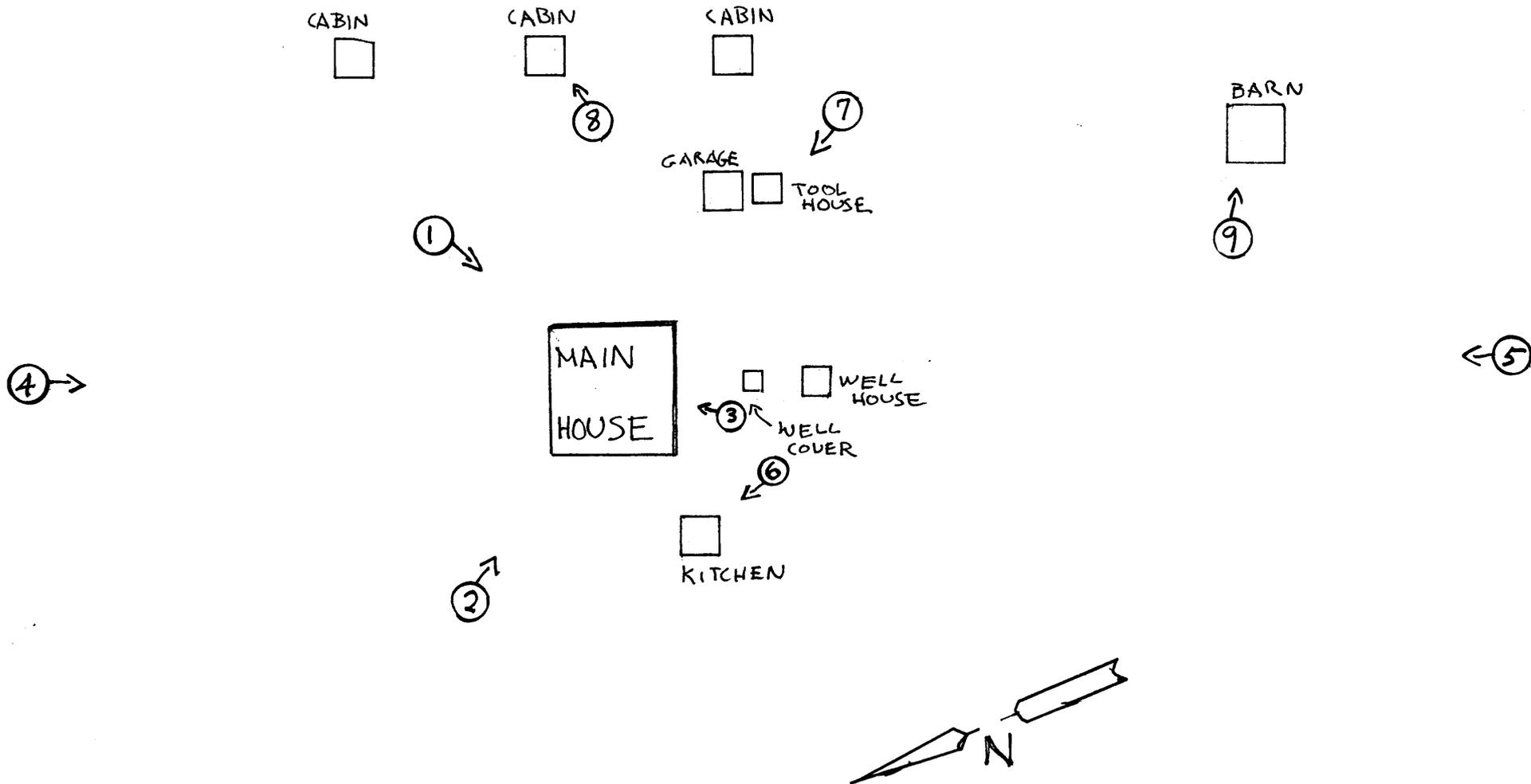
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Continuation sheet Magnolia Lane Item number 10 Page 1
Jefferson Parish, LA

Item 10: Boundary Explanation

Determining the boundaries was difficult for two reasons: (1) The property contains a number of non-contributing elements. (2) It is a very large tract of land with an unusual shape. The property is very narrow and about three miles deep; hence nominating all the land under single ownership would have meant listing a vast amount of extraneous acreage.

A thirteen and one-fourth acre parcel around the house was chosen as the nominated acreage in order to take in the plantation setting. The setting is important because it constitutes an island of rural character in an otherwise industrial area. The east and west boundaries are property lines and the north boundary line is the Mississippi River Road. The south boundary line was surveyed specifically for this nomination.

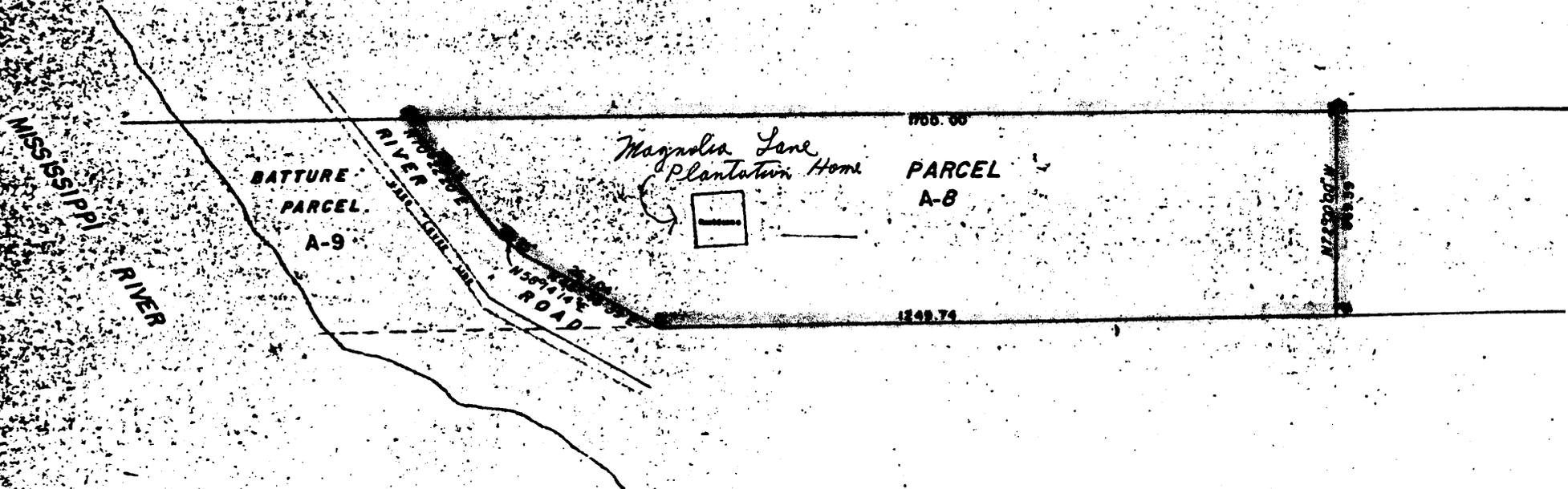


(NOT TO SCALE)

MAGNOLIA LANE
PLANTATION HOUSE

JEFFERSON PARISH, LA.

BOUNDARIES
HIGHLIGHTED



SURVEYED
PLAT MAP

MAGNOLIA LANE
PLANTATION
HOUSE

JEFFERSON PARISH,
LA.

