

2412 Annunciation Street

Historic 1890s Italianate Creole Cottage

In

Irish Channel

New Orleans, Louisiana 70130

PETER W. PATOUT



OFFERED FOR \$535,000

**REMARKABLE ITALIANATE CREOLE COTTAGE with SIDE
HALL in
IRISH CHANNEL NEIGHBORHOOD**

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GENERAL INFORMATION

Property description: Square 77, Lot 20, 2412 Annunciation Street

Lot Size: 3,125 square feet, measuring 25'x125' (source - Orleans Parish assessor's office)

Parking: On-street

Easement: None

MAIN HOUSE

Stories: 1

Foundation: Raised on piers with crawl space.

Living area: 1,496 - measured

Total area: 1,589

Bedrooms: 2

Bathrooms: 2

INCLUSIONS

All appliances, ceiling fans, and ceiling light fixtures.

EXCLUSIONS

All other moveables

ZONING

Zoning description: Single Family Residence

Zoning Compliance: Legal

Highest and Best Use: Residence

Orleans Parish Tax ID#: 411105614

FEMA FLOOD ZONES

House and land are FEMA Flood Zone X.

See FEMA flood map for clarification, included in this portfolio.

New Orleans International Airport (MSY) 16 miles away, 30 minute drive

DESCRIPTION

Located in the Irish Channel Historic District and listed on the National Register of Historic Places, this remarkable, fully renovated late Nineteenth Century Italianate Creole Cottage with a side hall entrance off the inviting front porch, perfect for a mint julep or iced tea. The home was sensitively renovated in 2023, this two bedroom bath home has updated kitchen and bathrooms., Celebrate life in a vintage 1920's claw foot tub, and then step out onto the marble tiled floor of the bathroom. The renovation process retained important historic elements, including many original doors, windows, and fireplace mantle - all adding to and maintaining the charm and elegance of this Irish Channel gem. The side hall entrance provides a level of privacy not usually seen in a house of this type. The dining room, with a French chandelier, is located adjacent to the kitchen, which provides for seamless entertainment. The long galley kitchen also connects to the back yard, which holds tremendous potential for an outdoor entertainment area and small pool. A large linen closet off of the kitchen has space for a washer and dryer. The back bedroom can also serve as an artist's studio, office, or nursery, and also faces out over the back yard. A large en-suite walk-in closet in the primary bedroom provides plenty of storage space for clothes and costumes. Updated finishes, light fixtures, and refinished floors make this home move-in ready. The exterior renovations maintained the Italianate fenestrations and windows, corbels, and other architectural elements. Throughout the house, expansive 12-foot ceilings provide space for tall windows that flood the house with natural light.

An urban renaissance in the neighborhood has resulted in an influx of restaurants and music venues, and the district's roots as a source of Jazz and Dixieland music remains to this day. One block away is Burke Playground in Clay Square where children play and dogs exercise. A full-service grocery store is blocks away, and shopping and restaurants line Magazine Street, which is walking distance from this ideally located, fully restored home ready for you to move in today!

FLOOR PLANS

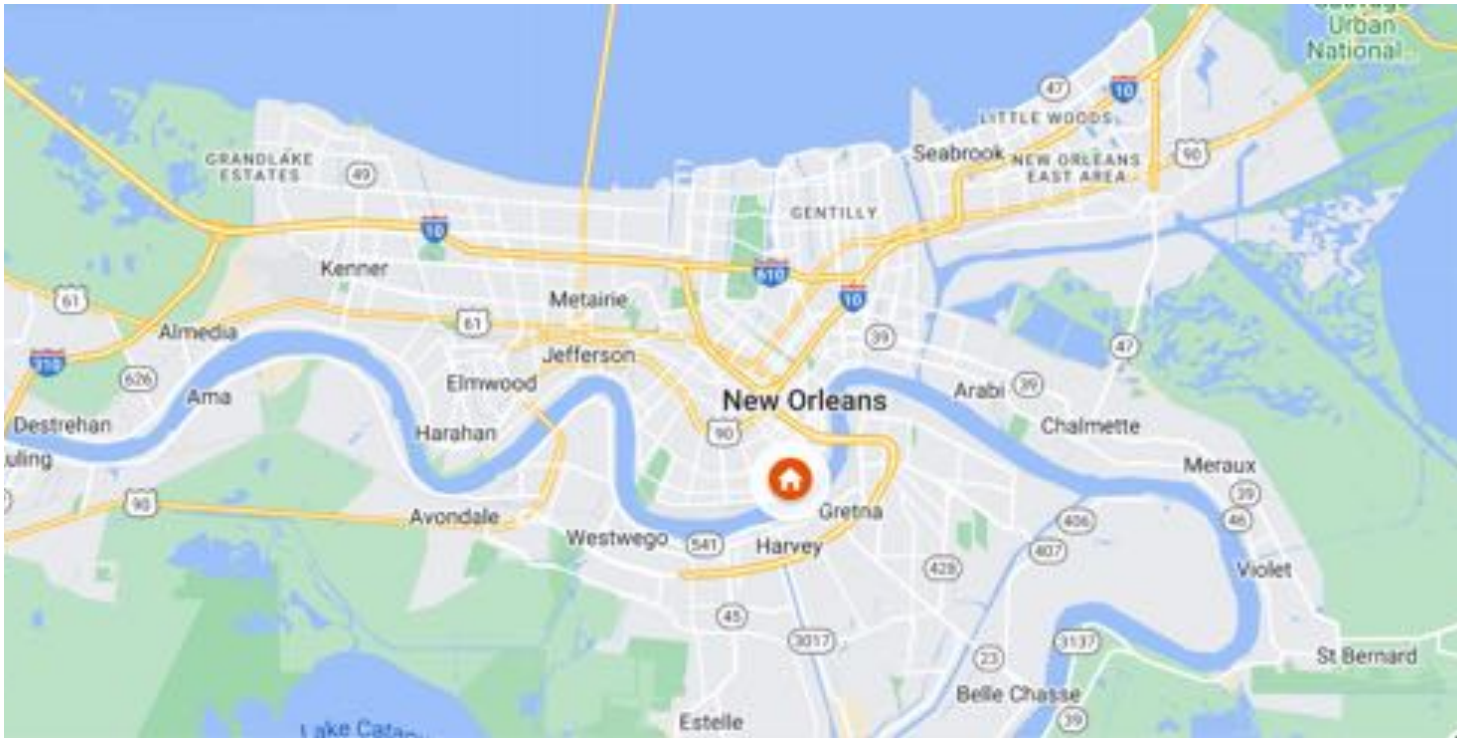


Estimated areas
GLA FLOOR 1: 1496 sq. ft, excluded 0 sq. ft
Total GLA 1496 sq. ft, total scanned area 1496 sq. ft

Size and Dimensions are approximate, actual may vary and is not guaranteed.



LOCATIONAL MAP



PHOTOGRAPHS















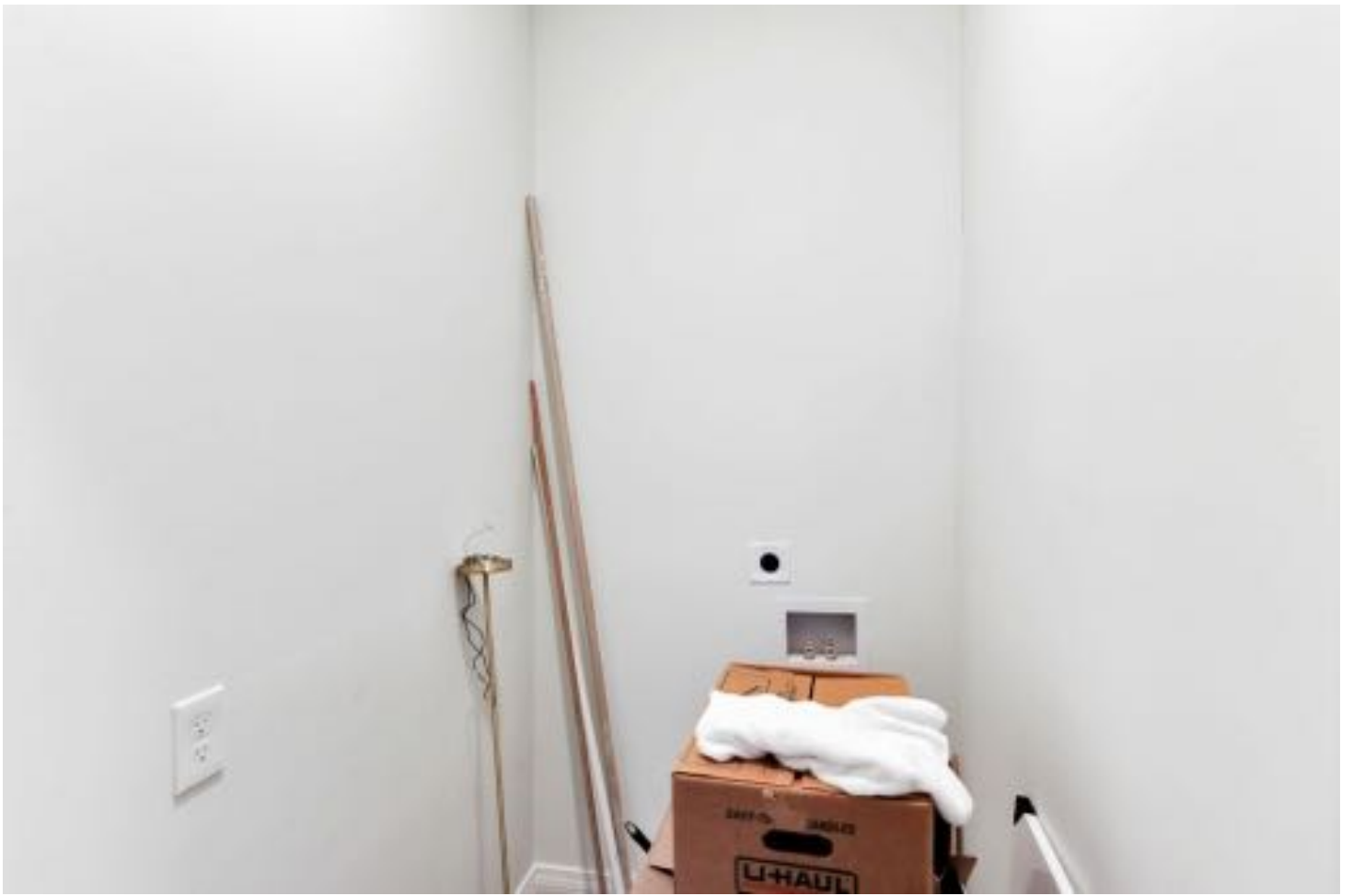


















MAPS

FEMA Flood Zone: X



FEMA map acquired on March 18, 2024 by LSU AgCenter's Louisiana Flood Maps website.

Webpage: <http://maps.lsuagcenter.com/>

HISTORY OF THE IRISH CHANNEL



CITY OF NEW ORLEANS Historic District Landmarks Commission Irish Channel Historic District



Designated 2002

Jurisdiction:
New Orleans
Historic District
Landmarks
Commission

The street
boundaries of
the Irish Channel
Historic District
are Magazine
Street,
Delachaise
Street,
Tchoupitoulas
Street, and
Jackson Avenue.
Above Chippenno
Street, all lots
fronting Jackson
Avenue are
included in the
Lower Garden
District Historic
District.

Although the District is called the Irish Channel, in the 19th century it was home to working class people of varied origins, including German, Irish and Italian immigrants, as well as native-born Americans, and free people of color. The origin of the neighborhood's name has been the source of debate, as has what truly constituted the center of the Irish population of New Orleans at any given time. It is, however, home to one of New Orleans' most distinctive parade traditions, the Irish Channel St. Patrick's Day Parade, which adds cabbages, potatoes and carrots to customary parade throws like beads and moon pies.

Most of the area known today as the Irish Channel was a part of the City of Lafayette, incorporated in 1813. A number of townhouses and raised center hall cottages built in the area in this antebellum period remain. In 1852, the City of Lafayette became a part of New Orleans.

Between 1813 and 1852 the working waterfront in the City of Lafayette flourished, providing a major source of jobs. The 1840s saw a large number of Irish immigrants to New Orleans, as many fled the ravages of the potato famine in Ireland. The Irish and other immigrants in this area

primarily worked along the bustling docks that sprang up in Lafayette. The working class dock-hand origins of the neighborhood can still be seen in the architectural fabric of the area, which is composed primarily of single houses, including many single and double shotgun cottages and a number of warehouses and other dock related structures. Most of these buildings date to the second half of the 19th century.

Many significant jazz musicians of German, French, Irish and Italian descent were born and reared here. All the members of the Original Dixieland Jazz Band, the first jazz band to make a phonograph record and to go to Europe, were from the Irish Channel. True to its roots, the Irish Channel continues to be home to well-trafficked corner stores, bars, restaurants and places of entertainment.¹

¹ Information taken from the Irish Channel National Register of Historic Places nomination, HDLC materials and information from the Preservation Resource Center.



The Egyptian Revival 2219 Rousseau Street was Lafayette's courthouse



Parasol's Bar is an example of a corner commercial building



Magazine Street is home to small, local stores

LOCAL CULTURE

- The building at 2219 Rousseau Street is of outstanding architectural importance because of its rare Egyptian Revival detailing and its early construction date of 1836; it was originally built as the courthouse for the City of Lafayette, and while it has suffered several remodelings, it still retains its distinctive shape and winged solar disks above the door and windows
- The former home of Nick LaRocca, bandleader for the Original Dixieland Jazz Band, is located in the District
- Magazine Street, between Washington and Louisiana Avenues, is a shopping corridor comprised of locally owned boutiques, antiques stores and restaurants, most housed in converted historic buildings, some originally commercial and others built as residences



In some areas, rows of shotgun are identical



Shotgun houses show various stylistic details, featuring stock millwork of the time



Tchoupitoulas is mix of industrial and residential types, uses in the District

URBAN FORM

Setting/Landscape

- The Irish Channel is predominantly low scale with a very dense pattern of building, typically on 30' x 120' lots
- Large portions of the area are characterized by houses with small front yards without fencing, a passage space on each side and a back yard, often with a shed
- Most residential lots are narrow, with no space for off-street parking

Massing/Form

- The adherence to basic building forms and the use of similar detailing make the area a remarkably uniform character
- Many streets have variations on the same architectural typology and consistent setbacks and roof heights
- Some streets are home to groups of identical buildings constructed at the same time by the same builder

Styles/Types

- Most of the buildings in the Irish Channel area are Greek Revival or Victorian in style, although examples of Creole, Egyptian Revival and Italianate are present
- Buildings in the district display an enormous variety of Victorian stock millwork
- Typically, stylistic details are concentrated on the front facade of residential buildings

Public Spaces

- A neighborhood park is located at 3rd and Annunciation

Commercial/Industrial

- A comparatively large number of corner stores, bars, and restaurants, many still used for their original purpose, are scattered throughout the area
- Along the riverside, Tchoupitoulas Street features small residential buildings interspersed with industrial uses and warehouses

This material is based upon work assisted by a grant from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the authors and do not necessarily reflect the views of the Department of the Interior.

¹⁰ Prepared by Dominique M. Hawkins, AIA, LEED AP of Preservation Design Partnership, LLC in Philadelphia, PA, and Catherine E. Barlier.

REALTOR

Peter W. Patout

Realtor & Historic Properties Specialist Talbot Historic Properties

Licensed in Louisiana & Mississippi

Peter W. Patout grew up among the sugar cane fields of the Bayou Teche country and is a native of south Louisiana. He is a long term resident and property owner in the French Quarter of New Orleans, in addition to owning a historic family home in Patoutville, Louisiana. A consummate ambassador for Louisiana, Peter's family have been land and plantation owners for twelve generations in Louisiana and Mississippi. Peter studied architecture for two years and received a business degree from University of Louisiana at Lafayette. He also studied Louisiana Architectural History at Tulane University in New Orleans. The founder and owner of Peter Patout Antiques & Appraisals in New Orleans since 1984, his areas of expertise are Louisiana furniture, fine art, and decorative arts.



Blending his passions for art and architecture, Peter is a founding member and active on the board of the New Orleans Chapter of the Institute of Classical Architecture & Art.

You'll find or sell the most beautiful and significant historic homes with Peter's expertise. His clients agree. Note more than 20 five star reviews at [zillow.com/profile/PeterPatout](https://www.zillow.com/profile/PeterPatout).

As Peter likes to say, "Architecture is art." He would be honored to represent you!



REALTOR & BROKER



Tracy Talbot

Realtor & Historic Properties Specialist Talbot Historic Properties

Licensed in Louisiana & Mississippi

Tracy Talbot is from the Bayou Lafourche area not far from Madewood Plantation. Her parents owned the land where the Woodlawn Plantation home once stood. While attending Louisiana State University she obtained her Louisiana Real Estate License. Once completing her business degree at LSU Tracy moved west to Colorado. There she worked for a commercial real estate company and opened its residential division. She held a Colorado license at this time. Tracy relocated to San Francisco and got involved in the art business. When returning home to Louisiana she was able to combine art and architecture in her real estate business.

She started Talbot Historic Properties in 2001 in the French Quarter, and extended her market as far as Albania Plantation in St. Mary Parish and Lakeside Plantation in Pointe Coupée Parish. Tracy's passion is to combine smart business with historic preservation.



BIBLIOGRAPHY

FEMA Flood Map. LSU AgCenter. All information presented is presumed accurate, but not guaranteed.

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