

**OFFERED FOR SALE**  
**Historic**  
**MARY PLANTATION**



**ON THE MISSISSIPPI RIVER IN BRAITHWAITE, PLAQUEMINES PARISH,  
LOUISIANA**

**Circa 1795/1827**

10 +/- acres

A NATIONAL REGISTER PROPERTY  
HISTORIC AMERICAN BUILDING SURVEY (HABS)

Located 22 Miles from New Orleans, 40 Miles to New Orleans International Airport

**OFFERED AT \$1,195,000**

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# GENERAL INFORMATION

5539 State Highway 39(River Road), Braithwaite, Plaquemines Parish, Louisiana 70040  
A National Historic Register property and included in the Historic American Building Survey (HABS)

MLS # 2024206

Property fronts the Mississippi River on the old River Road with a skyline view of New Orleans. This property has been established as an event business, capable of hosting 200+ guests.

**Land:** 10 +/- acres (3 parcels)

## Area for Main House and Carriage House:

Living Area.....3,514 +/- sq ft  
Porch/Patio.....3,961 +/- sq ft  
Total Square Footage.....7,475 +/- sq ft

**Taxes:** Parcel One (Main House and Carriage House) - \$1290/year  
Parcel Two (Pasture/Parking) - \$9.50 / year  
Parcel Three (Down River Guest House) - \$18.00/year

## Inclusions

Fully furnished, including all antique furniture, decorative arts, art, garden statuary, sugar kettles, and event supplies (about 20 round event tables, 200 white padded chairs, cases of stem ware, white table cloths and white linen napkins).

All antique furniture and decorative arts were selected with the help of antiquarian, Rob Melton.

## Exclusions

Two 4-wheelers, located in the barn

22 miles to downtown New Orleans  
40 miles to Louis Armstrong New Orleans International Airport

Average Annual High Temperature: 78 degrees  
Average Annual Low Temperature: 59degrees  
Average Annual Precipitation / Rainfall: 62 inches

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## **MAIN HOUSE**

**Built:** c. 1795/1827  
**Meticulously restored:** 2012

### **AREA**

Living Area: 2,500 +/- sq. ft  
Porch: 3,211 +/- sq ft  
Total Square Footage: 5,711 +/- sq ft

### **ROOMS**

Rooms: 10  
Bedrooms: 3  
Bathrooms: 2.5



Fireplaces: 4

2 wood burning, 2 coal burning

3 have Creole box mantles

Ceilings: 10 feet downstairs, 10.5 feet upstairs

Floors: Ground Floor – Brick, repurposed from the Old Southern Pacific Passenger Station on Basin Street in New Orleans.

Second Floor – Antique Cypress

Gourmet Kitchen: Custom cabinets and all appliances are under 3 years old  
Double oven, chrome microwave, 3-door refrigerator, dish washer, antique porcelain sink and antique chopping block.

Central Heat and A/C: 2013, installed two 4 ton high efficiency units

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## Carriage/Guest House/Chapel

**Last Restoration:** 2013

### AREA

Under Roof Square Footage: 1,014 sq ft

Covered Patio: 750 sq ft

Total Square Footage: 1,764 sq ft

### ROOMS

Rooms: 8

Bedrooms: 1

Bathrooms: 1 Full, 3 Half

One bathroom is ADA compliant and includes a baby changing station.

Fireplaces: 1

Ceilings: entrance area about 9' and over 15' in vaulted areas

Floors: Antique Brick

Kitchen: Galley Kitchen

Central Heat and A/C: 2013, 4 ton high efficiency unit

Foundation: Slab

Adjoining cistern is original to the property.

Height: 10' Circumference: 25'



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## **Barn**

**Built:** Mid 20<sup>th</sup>-century

Constructed in the 19<sup>th</sup>-c. style by the Knoblocks



## **Fire Pit**

Constructed by Blake Miller utilizing antique granite blocks original to the old French Hospital in New Orleans.



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**Down River Guest House**

**5593 HWY 39, Braithwaite, LA**

**Fully renovated in 2015 with the addition of:**

- waterproof insulation
- a high efficiency 4 ton A/C unit
- plantation blinds
- refrigerator and stove



**AREA**

Total Under Roof Square Footage:  
1,960 sq. ft/

**ROOMS**

- Rooms: 8
- Bedrooms: 3
- Bathrooms: 2
- Floors: Tile
- Central Heat and A/C: 2015
- Foundation: Slab

**Storage Room/Shed**

Prefabricated Shed

Size: 10' x 16'

Foundation: Slab

Attic storage space

Storage for:

about 20 round event tables, 200 white padded chairs, cases of stem ware, white table cloths and white linen napkins



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**Mary Plantation is one of Louisiana's Finest Examples of French Colonial Architecture**



**Rear Elevation**



**Front Elevation**

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**Historical Marker for Mary Plantation Issued by the U.S. Department of the Interior in 2015**

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**Living Room**



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**Study**



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**Dining Room**



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**Kitchen**



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Rear Patio, 19<sup>th</sup>-century flagstone from New Orleans



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**Handmade Stairwell to Second Floor**

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**Master Bedroom**



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**Bedroom 2**



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**Creole Box Mantle in Bedroom 2**

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**Bedroom 3**



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**Upstairs Bathroom with Cypress Flooring, a Jacuzzi Tub and a Walk-in Shower**



**Norman Truss Construction in the Attic**

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## Stairs to the Attic

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### Attic

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**Second Floor Rear Porch**



**View from Second Floor Rear Porch**

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**Unusual Federal Creole Second Floor Main Entrance**

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**Front Elevation**



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**Rear Elevation**



**A 290 year old grove of majestic live oak trees**

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**Antique Farm Equipment from Orange Grove Plantation**



**A 290 year old grove of majestic live oak trees**

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**An Original Plantation Bell, to the Knoblock Ownership**

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**Front Gate on River Road**



**Down River Parking Area with Limestone Foundation**

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**Old Log Barn**



**Fire Pit with Antique Granite Blocks from the Old French Hospital in New Orleans  
Located Adjacent to the Barn and Perfect for Entertaining**

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**Woodland behind Mary Plantation**



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**Carriage House/Guest House**



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**Wedding Chapel within the Carriage House/Guest House**



**200 White Chairs Included**

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**Carriage House/Guest House Interior**



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**Carriage House/Guest House Interior**



**Carriage House/Guest House Bedroom**

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**One of Over Eight Garden Statues from 735 Esplanade Avenue, an 1850s Creole Townhouse in New Orleans**

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**Early Native American Dugout Pirogue**

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**19<sup>th</sup>-Century Decorative Keystones from the Old French Hospital in New Orleans**



**19<sup>th</sup>-Century Ballast Stones**

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**19<sup>th</sup>-Century Sugar Kettle from Orange Grove Plantation,  
which stood a few miles above Mary Plantation on the Mississippi River**



**Mary Plantation Beckons You!**

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## Mary Plantation History

Courtesy of the Mary Plantation Website

It is not known exactly when Mary Plantation was built, though the land seven leagues below New Orleans on the left bank of the Mississippi River, was originally settled by the Chaouchas Indians. Early European habitation was recorded on a 1723 French colonial map of Louisiana. According to the American State Papers, a prominent Frenchman, Louis Martin Bragner De Clouet, a critical figure in the development of New Orleans and the land below it, acquired this tract of land in 1774 from a complete Spanish Land Grant. Based on Historic Analysis, the original two-room house may have been built at this time. The Norman Truss, which supported the original double pitch pavilion roof, is still present in the attic. In the late 18<sup>th</sup>-century Joseph Dalcour, a prominent French Colonial planter, assembled several thousand acres of land, which became the Plantations of Stella, Mary and Terre Promise' (Promised Land).

On October 12, 1827, an uninterrupted chain of title begins with a property transfer of the land know as Mary between John Morris and Manuel Andry. At this time there was an inventory of property, including a barn, slave quarters, out buildings, a sugar mill, a United States Government Building, and a main house that was Mary, unfortunately, all archival records were destroyed by fire in the Notary's Office.

On February 26, 1826, under the notarization of Felix de Armas, Manuel Andry exchanged property to Francois Chauvin de Lery (Delery), and his wife, Marie Coutton Desilets. It is speculated that, under the ownership of the Delery family the first expansion of Mary begins. The original one room deep, West Indian style Creole house was remodeled to a straight line, pavilion roofed structure, two deep with surrounding 10 foot galleries on all four sides. The first floor of the house was of solid masonry construction with square brick columns. The second level was of cypress heavy-timber construction with brick infill. Slender chamfered cypress columns supported the roof at this level. All millwork was of cypress, and the original roof was probably of cypress shingles. An unusual of this expanded and matching door split at the front



façade. According to the descendents of a later owner, Simeon Mathe, there were two exterior stairways in the Creole tradition.

By an act of succession passed before the notary Charles Dutillet on June 13, 1845, Jules, son of Francois and a well known sugar planter, acquires the property. At this time an inventory of the succession defines the land, built improvements and names, ages, and skills of all slaves. On September 7, 1866, Jules Delery sold the property to Simeon R. Mathe. After the passing of Simeon, his wife, Mrs. Dorestine Reggio, acquired the property, and on March 4, 1911, she sold the property to Fidelity Land Company.

Fidelity Land Company developed a systemic plan of house sites, farm blocks, streets and parks, which became known as the town of Dalcour. Several of these sites were sold or leased, including the home site known as Old Dalcour (Mary), having the boundaries of the property as it exists today. The land site was sold to Capital Interstate Trust and Banking Company on September 9, 1918. The town of Dalcour never becomes a viable economic entity due to the location of the new United States Nave Base on the West Bank of the Mississippi at Belle Chase.

A Chicago investor, E.A. Schneider, purchased the property from Interstate Trust on January 24, 1919, and after three years, he sold the property to Rural and Urban Realty Company. A series of subsequent land exchanges took place and Mary was often abandoned and neglected. On March 24, 1945, Herbert Moffet purchased the seven acre site with the intent of demolishing the old structure and utilizing the land for a new home. Demolition cost proved to be too high, causing him to sell the house to the Knoblocks.

The seven acre plantation was purchased in 1947 for \$6,000.00 by Elmer 'Eric' Knoblock and his wife Marguerite. The plantation was originally purchased as a bird watching haven, with its exotic landscape and ancient mighty oaks. Eric, a nationally recognized botanist, intended to transform the landscape into an array of palm and citrus trees, along with flowers and exotic Bromeliads. They were known for their involvement with several significant preservation groups, including founding 'Patio Planters' in the Vieux Carre and the 'Palm Society', Eric, himself was one of the founders of the 'Bromeliads Society'.



Shortly after the Knoblocks purchased Mary, they decided to restore the badly decaying house, due to a growing respect for preservation. It was their intent to develop Mary into a home in which they could live, not a public landmark. They contracted a well-known local master craftsman, Carl Hithe, who displayed an incredible intuition for reconstructing old places. He began with using old materials from abandoned homes and demolition yards to maintain a certain character and style. The practice of adding and reusing materials was reflective of a true Creole nature. Approximately 75% of what is visible today is part of the original construction. The galvanized roof, which originally was of cypress shingles was replaced with second-hand slate to give it a weathered look. The roof timbers were structurally reinforced and the surrounding galleries were restored. However, the most significant change was the replacement of the heavy brick columns on the ground floor. Narrower molded concrete columns stand in their place, reflecting the popular taste and opinions of that time as to what constitutes Creole architecture.

The idea of reusing old materials was carried through on the inside as well; antique cypress dominates the interior along with brick and slate. On the ground level the deteriorating brick floor has been covered with bricks from the Old Southern Pacific Passenger Station in New Orleans, set here in a basket weave pattern, while the ceiling has been covered with twelve inch tongue and groove cypress boards. Two adjacent rooms were transferred into one, connected by an archway, creating a combination kitchen/dining room. Over the dining room table, hanging from the original iron work is a reproduction **punkah** used in the 18th and 19th century as a shoo-fly. A lavatory, constructed of cypress panels, was added on the first floor hallway as a modern convenience. The first floor parlor mantle has been restored, however the mantle in the dining room is missing.

The upstairs floor has been replaced with a series of twelve inch planks of antique cypress in a herring bone pattern and is held in place with wooden pegs. Once again, this style of reusing old materials is reflective of that time. Two bathrooms were added with second-hand slate flooring, along with three closets. These were all constructed of cypress panels and millwork to reflect a natural finish. Antique mantles, with missing columns, have been partially restored and



a cypress staircase has been added to the attic. The interior renovations further emphasized the Knoblocks' intent, to utilize Mary as a home in which they could live.

It was during Hurricane Betsy, 1969, that the Knoblocks first met John Redfield, a commander at Belle Chase Naval Base. Their friendship with John and his concern for the preservation of Mary flourished. Having no children of their own, the Knoblocks willed Mary to John Redfield. In January of 1979, Eric passed away and Marguerite, with the help of John, continued to live in and care for Mary. Marguerite was struck with an incapacitating illness in 1985, and at this time, John's son, Tom, moved into the plantation and the two of them continued to care for the house and its beautiful landscape. Marguerite Knoblock passed away in November 1994, after which time Tom Redfield, his wife, Elissa, and their son Rawlin kept the Knoblocks' dream alive by preserving Mary Plantation as their home.

During the spring semester, 1995, a Historic American Building Survey (HABS) Grant was awarded to Mary Plantation, from the Louisiana Department of Culture, Recreation and Tourism, Division of Historic Preservation. The project was completed under the direction of Tulane professor, Eugene D. Cizek, Ph.D., A.I.A, and a group of student architects: Sara Amorsino, Vanessa Cayette, Charles de Jesus, Vasso Elefther, Amy Gerber, Robin Komar, Charles R. Maroney, Marie Palumbo, Brian Pignanelli, Rebecca Salman, Evan Siegel, and Patrick Wood. Tulane Professor of Botany, Steven Darwin, Ph.D., and historian William de Marigny Hyland served as consultants.

Preservationists, Mr. and Mrs. Blaine M. McBurney, purchased Mary Plantation in 2002 and completed many restoration projects and enhanced the grounds of the property.

In the Spring of 2012, Mary was purchased by Blake Miller, a New Orleans Hotelier. Mary was just readying to open to the public when hurricane Isaac swept through Louisiana and and greatly impacted Braithwaite, Louisiana. Mary and most of the community of Braithwaite was devastated and put under twelve feet of water.



After the storm Blake Miller was determined to restore Mary to her original beauty. Mary and her grounds are now fully restored with recent additions that include a meandering walking path that connects the grounds. The property is ideal for wedding receptions and events of all kinds.

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## **Mary Plantation Introduction, 2012**

Narrative by Ann Masson

Courtesy of Ann Masson and Neal Auction Company, INC.

While much of Mary Plantation's history is undocumented, the charm and architectural importance of this early Creole planter's home is uncontested. One of only four residential buildings in Plaquemines Parish listed on the National Register of Historic Places, Mary was also recorded for the Historic American Buildings Survey (HABS). Along with some three dozen structures around Louisiana, it is a rare survivor of the building traditions characteristic of French America. Generally termed "French Creole" architecture after the French Colonial period (1699-1762) during which the type developed, the plans, construction methods, and ornamental traditions were so well-adapted to the environment and the needs of the settlers that they continued to be popular throughout the Spanish era (1763-1803) and well into the American period.

Recent owners added modern conveniences, but did not eliminate the qualities valued by Louisiana's settlers—the sturdy soft brick and cypress construction, broad galleries under a sheltering roof, and generous French doors to let the breezes through. Once surrounded by fields and outbuildings, the home now stands on approximately 7 1/2 acres of high ground near the Mississippi River before a grove of ancient oaks. During the late eighteenth and nineteenth centuries, the house was the center of an agricultural village and home to generations of planters' families, but in the twentieth century, Mary Plantation suffered from neglect until purchased in 1946 by Eric and Marguerite Knobloch. The couple renovated the building, surrounded it with a splendid collection of rare bromeliads, and opened the home for tours and renowned picnics. Given new life by the Knoblochs, the house has since been ardently maintained and further updated by historic preservationist and noted antiquarian Blaine Murrell McBurney and his wife, Stephanie Finch McBurney, the current owners. The house has served as a family home and a country retreat.

\*Note the McBurney's were the previous owners

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## Setting & Background

Mary Plantation is located about 22 miles downriver of New Orleans on the East Bank of the Mississippi River in Plaquemines Parish. The unique name of the parish is taken from the Indian word “piakimin” for persimmon, which French colonial governor Bienville found growing abundantly in the area around a rough fort the settlers established about 1700. Just upriver of the old house is English Turn (*Detour des Anglais*), a landmark sharp bend in the Mississippi River that has proved difficult to navigate for three centuries. Legend has it that the bend acquired its name during a chance encounter between Bienville, who was headed downriver in a small boat, and the captain of an English sloop headed upriver in 1699. The Frenchman lied boldly, saying that the French had established a strong fort slightly upriver, and the English explorer believed his statement, turned his ship around, and left the entire territory to the French.

During the early eighteenth century, French military engineers designed a beacon for guiding ships to the mouth of the river and a barracks for soldiers at La Balise and established forts to protect the lower Mississippi from incursions by the English and Spanish. The area was soon settled with concessions for growing indigo, rice, tobacco, and oranges. The parish was created in 1807, and the large settlement of Pointe a la Hache was selected as the parish seat in 1846.

By the early 1720s, the three Carriere brothers had obtained concessions or land grants just below English Turn in the area of Mary Plantation. Shown on a period map just downriver is the village of the Chaouachas, a relocated group of Amerindians, whose name was applied to a large concession on the West Bank of the Mississippi. Inventoried for a 1737 sale, this prosperous concession featured a one-story main house framed with wood filled between the members with bousillage (a mixture of mud, Spanish moss, and animal hair), a bark-roofed kitchen, an old pigeon house, a dairy, a chicken house, several barns, stables, and storerooms, three tobacco sheds, four indigo works, and twenty negro cabins roofed with palmetto. The quantity of farm implements, slaves, and general improvements attests to the huge amount of money and labor devoted to developing successful farming operations in the wild landscape. From New Orleans downriver to within about thirty miles of the mouth of the Mississippi,



concessions were granted with the provision that the ground be cleared and the land put into use. The Carriere concessions in the neighborhood of Mary Plantation were probably quite similar to Chaouachas, although perhaps smaller. The map shows an assortment of small buildings framing a main house.

The most important cash crop for eighteenth century planters was indigo, the production of which was encouraged by the French government. The plant was well-suited to the climate and relatively cheap to tend. Most plantations had one or more indigo works where the harvested plants were soaked and fermented in water, the liquid strained and agitated, and the result mixed with lime before being dried. While noxious, the process was comparatively inexpensive and used little equipment. Indigo production ceased to be profitable on a commercial scale by about 1800, but planters continued to grow small quantities in south Louisiana. An 1864 report from Plaquemines Parish comments that the indigo grown there was “much esteemed for its beautiful color and good quality.” Descendants of the old crop can still be found growing wild in hedgerows and fields.

An 1809 newspaper reported the general conditions just as agriculture was moving from indigo to sugar:

“There are no lands worth settling at present between the Balize and Fort Plaquemines. In the neighborhood of the fort, are several rice plantations. The land from the Fort to New Orleans grows better, progressively, but none of it is worth settling more than from half to three quarters of a mile back of the river on either side. There are valuable rice and sugar plantations on the river, between New-Orleans and Plaquemines. Oranges grow in abundance on almost every plantation. Alligators at this season of the year, are to be seen in the river in great supply.”

By the early nineteenth century, sugar was rapidly replacing indigo as the area’s chief crop. Spurred on by new varieties of cane and Etienne de Bore’s successful experiments resulting in the granulation of sugar from cane juice, the industry took hold along the Lower Coast. Despite the need to invest heavily in mill buildings, machinery, and slaves, planters quickly shifted to



the new crop. By 1852, Plaquemines Parish was reported to have 205 plantations with nearly 12,000 acres in sugar cultivation, 913 acres in rice, and 3,900 acres in com. Production resulted in 12,686 hogsheads of sugar and nearly half a million barrels of molasses. There were then 615 families comprising a total free population of 2,611 persons and 4,779 slaves.

In Plaquemines Parish, rice continued to be an important product, along with com and hay for livestock and vegetables for home use and for sale in New Orleans. Cattle, sheep, hogs, and fowl were raised, and an extensive fishing and oyster industry developed during the nineteenth century. First from clearing the agricultural land and later from cutting in the back areas, lumbering was also an important source of income for many planters. The area was reportedly covered with the cypress trees highly sought after for building. Oranges were a prominent crop from the eighteenth century on and can still be seen in the upper sections of the parish.

Reports suggest that planters in the area were plagued by storms, floods, droughts, caterpillars, and diseases that destroyed their crops, by cholera and yellow fever outbreaks, and by economic difficulties, but still they persisted in their occupation of this rich, but capricious environment. They must have believed, as did a nineteenth century writer: "This section may, without the least exaggeration, be called 'the best land in the world.' The rivers and bayous furnish fish and oysters of finest flavor; the earth brings forth fruit and vegetables in tropical abundance; all the conditions of life are easy; and, in addition, there is the profitable culture of sugar and rice."

### **Mary Plantation House**

Mary Plantation is a classic example of the French Creole planter's home. Without hallways, the house contains two large front rooms and two smaller rooms flanking a small entry room with a stairwell in the rear. The ground floor walls, originally coated with soft stucco on the exterior, are about sixteen inches thick and made of somewhat irregular soft reddish brick. All openings on this level are spanned by jack arches, but several on the front have been altered during modern renovations. The original brick columns were replaced by the Knoblochs during the mid-twentieth century with cast concrete columns of approximately the same size.



The second floor is brick-between-posts construction plastered on the interior. The 10-foot deep gallery is supported by chamfered cypress posts, the ones on the front being nicely detailed. The cypress French doors, most with their original wrought iron hardware, are tall and thin, with 12 small lights (window panes) above a single panel. The double-hung windows on the sides are pegged together and small-paned. Most of the shutters are original and made of wide cypress boards with iron strap hinges, some of which are hung on plate-mounted pintels typical of about 1830, while others are installed with the earlier drive pintels. Several with more narrow boards may be replacements. On both levels, the joists supporting the floor boards above are exposed, as in most buildings of the age, but, unlike more sophisticated examples, the joists are not beaded.

The plan is typical of the Creole planter's homes built in Louisiana during the eighteenth and early nineteenth centuries. Having discovered that New Orleans and its environs were subject to flooding, settlers adopted the concept of raising the principal living rooms on a tall brick basement. Thomas Hutchins published his description of Louisiana in 1784. Local homes, he said, "generally [are] built with timber frames raised about eight feet from the ground, with large galleries round them." Cellars could not be built because "any subterraneous buildings would be constantly full of water." In addition to preventing water damage in the main portions of a home, the raised basement also exposed the main rooms and galleries to more of the prevailing winds. With windows or French doors on the building's four sides, air circulation remains excellent. Ground floor rooms were used primarily as plantation offices, storage rooms, pantries, and dining rooms convenient to the separate, outdoor kitchens. Above were the principal living and sleeping chambers.

Mary's floor plan represents an interesting variation on the typical arrangement of en suite rooms with stairs located outside under the gallery. Here, as at the Petit Pierre House (Baton Rouge, c. 1815) and Chretien Point (Opelousas, 1830), the stair is within the main walls, located at the rear of the house in a small entrance room flanked by larger rooms in the position of cabinet. This arrangement was perhaps dictated by the home's original configuration with only limited gallery space. From the shape of the chamfered posts and the roofing system, it is clear that the gallery was enlarged early in the history of the house. At first only across the front (and

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Licensed in Louisiana and Mississippi  
cell: (504) 481-4790  
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possibly the rear), deep galleries were added, probably about 1830, to the other sides to enlarge the living space. The only other significant change to the plan occurred during the Knobloch ownership when arches were cut between the ground-floor rooms. The present gallery stairway was added quite recently and serves as a convenient alternative to the small, steep stairway in the rear.

Broad galleries served several purposes. First, they shaded the walls and made homes cooler. Doors leading onto the galleries could be kept open, even during the heaviest rainstorms, because of the protection provided by the wide outdoor spaces. The most important aspect of this design was to provide relatively cool outdoor living spaces that could be used much of the year. Ladies sat there to read or sew in natural light, children played, and men frequently slept in hammocks hung on the gallery posts on warm nights. Major Amos Stoddard wrote in 1812: “The arcades or piazzas afford agreeable shades, under which the inhabitants repose themselves during the heat of the day; they likewise serve to shelter them from the dews and rains; and many families eat and sleep under them in summer.”

The roof is constructed in a French Colonial manner with heavy cypress timbers pegged together in a technique stretching back to Medieval times. The usual method in Colonial Louisiana was to saw the timbers and carefully fit them together on the ground. Roman numerals and positioning marks facilitated the erection of the colombage frame on the brick base, and these can be seen on the attic timbers. As shown on the HABS cross section of the house, contained within the main framing is an early cypress truss that would have served to support the roof of a building about fourteen feet deep. It has been postulated that this is the remnant of an earlier home that was enlarged and renovated at a later date. If true, that building may have dated from about 1795 when François Delery first obtained the property. Indeed, some features of the building seem to date from the 1790s. However, the main visible portions of the existing house are more typical of the late 1820s or early 1830s, which fits well with the documentary evidence of Francois Chauvin Delery’s 1828 acquisition of the property, shortly after which he might have significantly enlarged and rebuilt the home.



Although the framing is original, the roof's slate surface is not. When built, the building probably had a cypress shake roof of the type common in both the city and country. This was later changed to a galvanized metal roof that was replaced with slate by the Knoblochs. A more durable material creating a less leak-prone roof surface, slate was increasingly popular throughout the nineteenth century, and nearly all old roofs on substantial buildings were replaced with it.

The front facade on the upper floor is quite elegant and clearly the most important portion of the exterior. With its beaded corner members, chair rail, and stucco over brick-between-posts construction, it resembles an interior space. The other three sides retain the original deep, beaded cypress weatherboards in which are many wrought-iron nail heads.

### **Building Type and Style**

Scholars debate the origins of the distinctive French Creole planter's house type but it is clear that the influences are basically European—the first such structures were designed by well-trained French military engineers. Settlers incorporated features developed in sister French colonies, such as Quebec, Martinique, Guadeloupe, and what is now Haiti, all of which were well-developed at the time Louisiana was founded. Some colonists emigrated from these areas, bringing their architectural ideas with them, perhaps including the useful wide galleries that provided outdoor living space in the sweltering Caribbean. These homes were well-adapted to the climate, available materials, and life ways found along the Gulf Coast. Taken together, these influences resulted in a distinctive and now-rare building type.

Originally, the word “Creole” referred to the children born in a colony of European parents, and, indeed, homes such as Mary Plantation were born at the edge of the wilderness of long-standing Old World traditions.

Whether built during the French, Spanish, or American periods, typical French Creole homes shared a number of distinct characteristics, including:



- Colombage frames made of local cypress members pegged together using typical French joinery techniques;
- Walls made of solid masonry on the lower floor rez-de-chaussée) with the spaces of the upper floor colombage frame filled in with either brick brique-entre-poteaux or bousillage, a mixture of mud, Spanish moss, and animal hair;
- Wide galleries on one or more facades supported by slender chamfered posts (as at Mary Plantation) or simple turned columns;
- Large, sheltering hipped roofs that are frequently double-pitched;
- A main living floor (premier étage) raised from four to ten feet above the ground,
- French doors with small window panes and simple wrought-iron hardware;
- Floor plans without hallways, but generally with small rooms called “cabinet” located at the rear of the house;
- Stairways located under cover of the gallery or in an inconspicuous corner;
- Room placement without regard to symmetry, but with attention to convenience, air flow, and ease of living.

By the 1830s, Anglo-American traditions began to influence architects and builders, although the old traditions persisted in many areas. Homes with center halls became popular, bousillage was relegated to the countryside, and Louisiana residents joined the rest of America in emulating the buildings of ancient Greece and Rome.

### **Twentieth Century**

The property remained in the hands of Simeon Mathe and then his wife, Dorestine Reggio Mathe, until sold in 1911 to the Fidelity Land Company, which soon announced a novel approach to redevelopment of the large tract containing the home:

“On the property is an old plantation house, built along the architectural lines of antebellum days. To preserve this building, because of its association with the history of this section of Louisiana, the company intends to renovate the dwelling and use part of it for a permanent exhibit of the products, not only of the property itself, but of the surrounding country. There is



room in the house for a modern restaurant which would be an innovation, not only for the pleasure-seekers who drive their automobiles over the roadway, but others who will visit the territory for business or investment.”

In front of Mary, the Louisiana Southern Railway intended to erect a “modern pagoda station,” and the improved access prompted the developers to say: “This part of Plaquemines Parish will become the Mecca of home-seekers.” Apparently nothing came of the scheme, but anticipation of the new railway station seems to have been important to the company’s plan to subdivide the tract to create the settlement of Dalcour immediately upriver of the home. While less successful than the developers hoped, the area grew up as a small residential community. The land now comprising Mary Plantation was carved out of the larger tract at this time.

In 1918, the some six-acre plot was purchased by Capital Interstate Trust & Banking, which held it for only four months before selling to Chicago investor E. A. Schneider. The owner in 1923, the Rural Urban Realty, Inc., represented by attorney John Perez, claimed to have “from \$15,000 to \$20,000 invested in the property known as the Dalcour or Mary Plantation.” The company was then involved in a dispute with the Dalcour Hunting Club concerning access to the land. Subsequent commercial transactions suggest that the building was little occupied and gradually fell into disrepair.

In 1946, Eric and Marguerite Knobloch purchased some six acres with the old plantation house for \$6,000. A nationally known botanist and expert on bromeliads, Knobloch and his wife devoted thirty years to the transformation and enjoyment of Mary Plantation. In 1972, Eric Knobloch authored an article in the journal of The Bromeliad Society, Inc., of which he was then Second Vice-President. Entitled “The Bromeliads of Mary Plantation,” the piece chronicles the growth of Knobloch’s hobby into a near obsession that resulted in the purchase of Mary Plantation. He recounts, “Such an avid accumulator was I that our small patio garden and greenhouse in New Orleans was soon bursting at its seams. With the idea of expanding, we acquired in 1946 six acres of jungle below New Orleans containing magnificent live oak trees (*Quercus virginianai*).



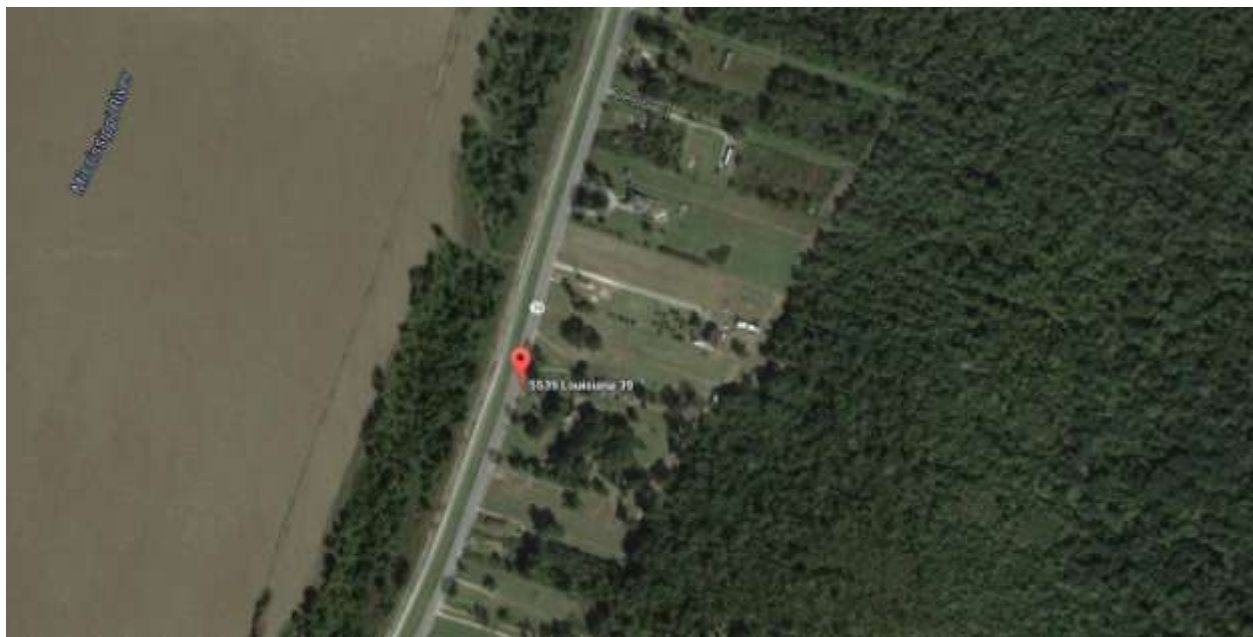
Shrouded in this tangle of trees and vines, moreover, stood the ruins of the 200-year-old Mary Plantation House ... Although we did not render the house habitable until 1954, from the very beginning, epiphytic bromeliads were established at random in the trees and shrubs and on and among the bark-covered roots of the giant oaks.” Although his extensive collection of more than 300 varieties of bromeliads have largely disappeared, huge clumps of the plants remain nestled at the base of the oak trees and others are scattered in the grounds. The Knoblochs also planted 100 palm trees, 37 persimmons, pecan and black walnut trees, and several varieties of citrus.

During the late 1950s, shortly after completing the major renovations, the Knoblochs began to host tours and picnics for preservation and naturalist groups, such as the Louisiana Landmarks Society, Patio Planters, the Louisiana Bromeliad Society, and Spring Fiesta. For the next decade, the home was host to hundreds who happily boarded buses for a country afternoon in Dalcour. Eric died in 1979 and Marguerite in 1994, leaving the property to friend and fellow lover of Mary Plantation, Commander John Redfield, USCG (1917-2004).



## MAPS

5539 State Highway 39, Braithwaite, Plaquemines Parish, Louisiana 70040



**10 +/- acres located between the Mississippi River and dense woodland**

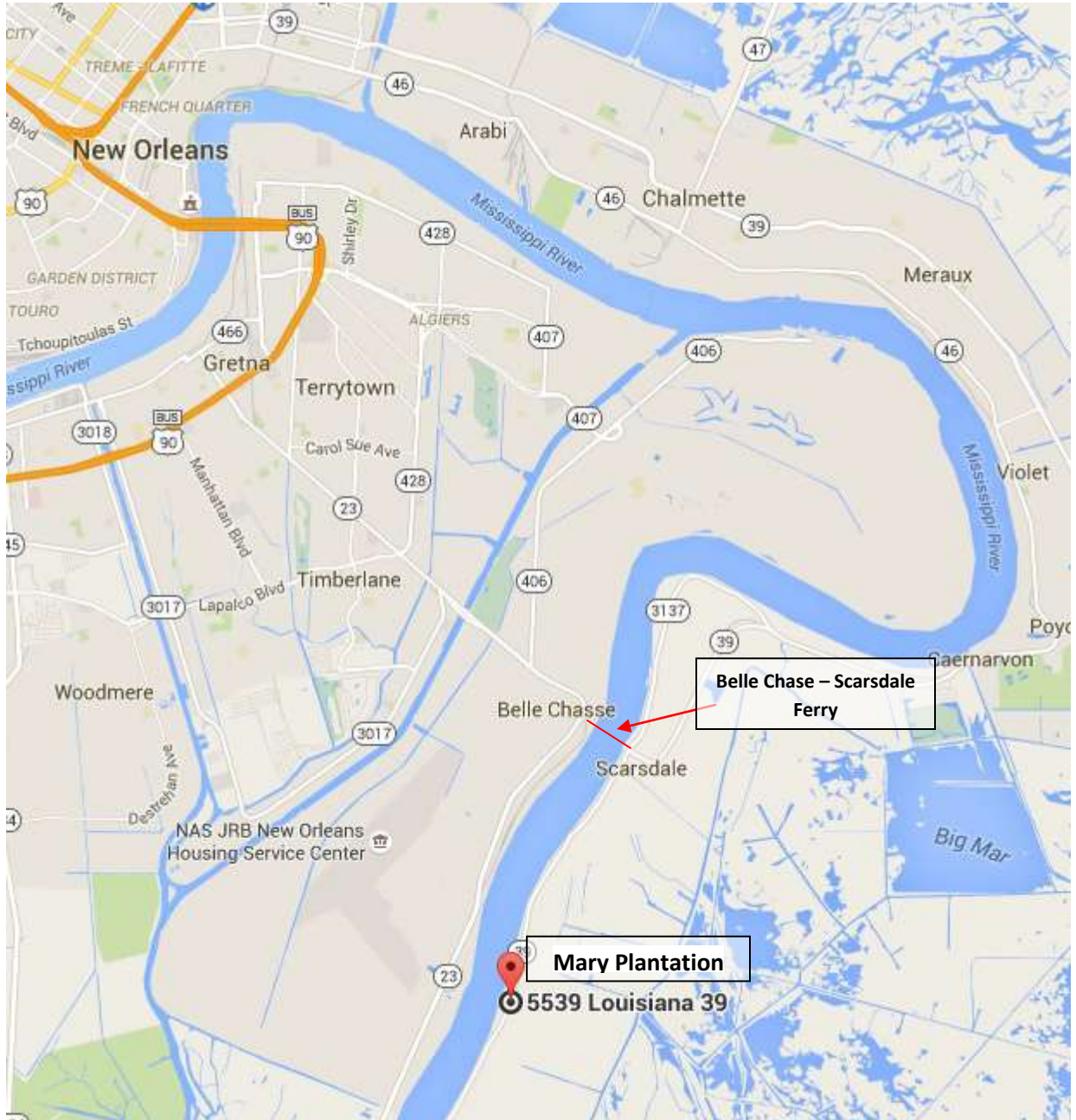
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**22 miles from New Orleans  
and only a 4 minute drive to the Scarsdale Ferry landing**

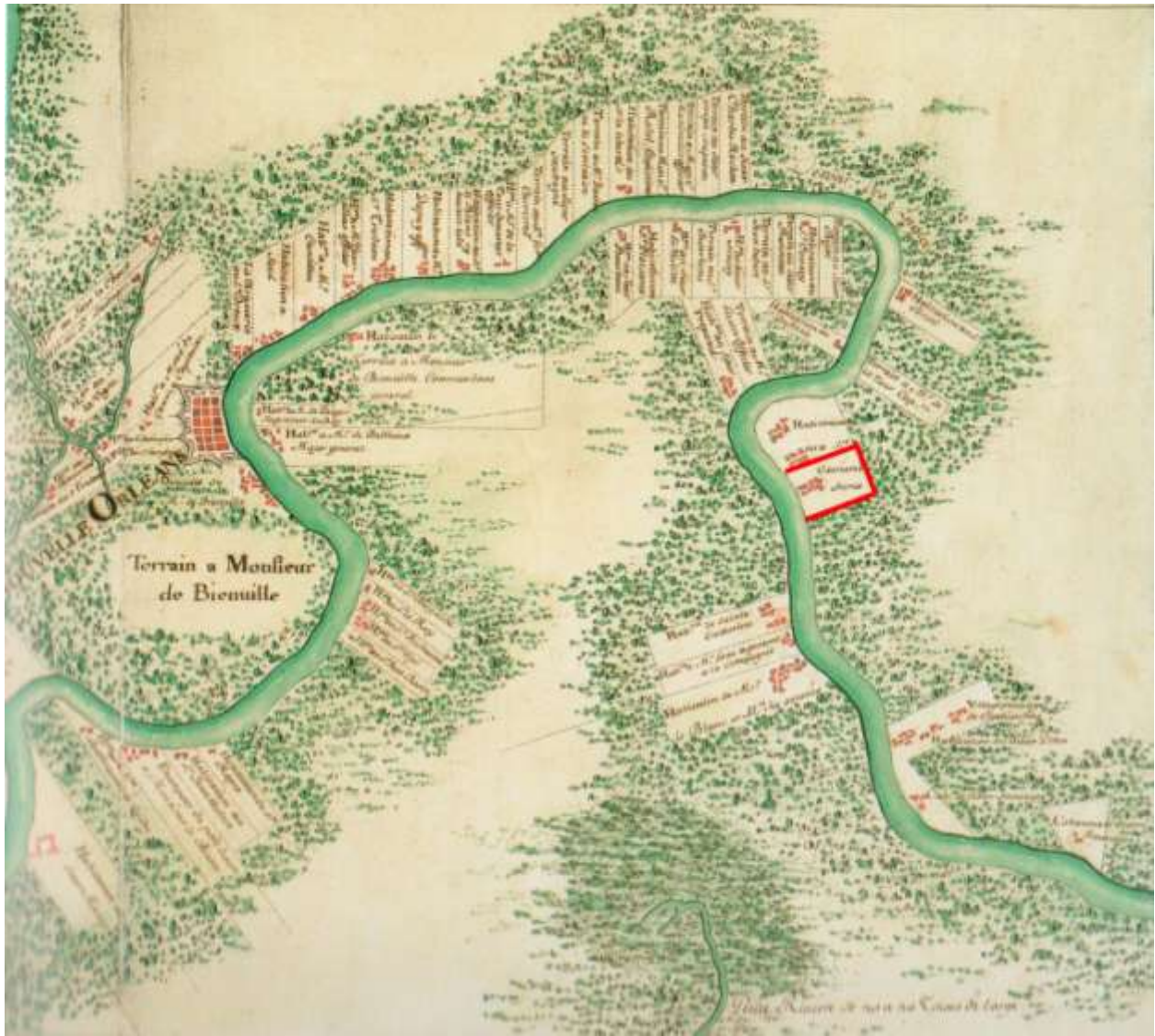
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**Detail of a circa 1723 map, which depicts the land held by the Carrière brothers and some early structures This land parcel would later, in part, be known as Mary Plantation**



## Mary Plantation Environs



**Pasture for Grazing Cattle**



**Native Petunia Plants**

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**Place Marker a Few Minutes Up River from Mary Plantation, which Identifies the Location of English Turn on the Mississippi River**



**A Barge Passing by on the Mississippi River, as seen from the Levee**

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**A Grove of Banana Plants**



**Old River Road (HWY 39) in Front of Mary Plantation**

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# National Register of Historic Places Nomination Form (1983)

Describe the present and original (if known) physical appearance

Mary Plantation House (c.1820) is a two-story brick-between-posts Creole plantation house located in a lush tropical garden on the east bank of the Mississippi River approximately six miles southwest of the town of Braithwaite. In recent decades the house has undergone a few changes, but these have not imperiled its National Register eligibility.

Mary began as a two-story hip roof plantation house with brick construction below and brick-between-posts construction above. Each story had a floor plan two rooms wide and two rooms deep with a small enclosed stair hall in the rear where one would normally expect to find a small gallery. The only open gallery was in front. The sides and rear of the upper story were sheathed in clapboards.

In about 1840 a new larger hip roof was built which provided for galleries on all four sides of the house. The original hip roof structure was left beneath the larger roof. The new galleries featured simple chamfered cypress columns upstairs and stuccoed brick columns downstairs. Little else was changed in the house. The original 12 over 12 windows were left as were the original 12 light French doors with their ram's horn hinges. The elaborately planed Adams type wraparound mantels were also left.

Mary's most unusual feature is its wide front doorways, both upstairs and down. Each is set in the center of the facade at the point where the wall divides the two large front rooms of the house. Each doorway contains a divided pair of French doors, one of which goes into each of the front rooms. Each pair of French doors is divided by a broad pilaster. The upper pair has a false transom and is divided by a decoratively planed pilaster which echoes the styling of the mantels.

Most of the ceilings have exposed beams. The board and batten shutters are mounted with strap hinges which are held in place by screws. It is not known whether these screws are original or whether they were part of a 1948 restoration.

Since the c.1840 alterations, the following changes have occurred in the house:

1. One of the four original mantels has been lost.
2. Two bathrooms have been installed upstairs and one downstairs.
3. Arches have been cut between the front and rear rooms downstairs.
4. The old stuccoed brick columns downstairs have been replaced with cast concrete columns which appear to more or less duplicate the original design.

## Assessment of Integrity

In the opinion of the State Historic Preservation Office, the aforementioned changes should be regarded as minor given the total scope of the house's architecture. In any case, the features which contribute to Mary's significance still survive (see item 8).

Specific dates

c.1820, c.1840

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Historic House Specialist  
Licensed in Louisiana and Mississippi  
cell: (504) 481-4790  
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Builder/Architect            Unknown

Statement of Significance (in one paragraph)  
Criterion C

Mary Plantation House is architecturally significant on the state level as one of Louisiana's finest examples of French colonial style architecture. It is a classic example of a nationally recognized style found in limited numbers in the state. Though many houses were built similar to it in the late-eighteenth and early-nineteenth centuries, few of these have survived. Although Louisiana has not been completely surveyed, it is apparent from the survey material presently compiled that in all likelihood fewer than thirty first-rate examples of large French colonial style plantation houses remain in the state.

Features which make Mary a classic example of the French colonial style include:

1. its large hip roof;
2. its chamfered upper gallery columns;
3. its large hall-less cabinet plan;
4. its use of brick-between-posts construction on the upper story;
5. its use of French doors, exposed beaded beams, and wraparound mantels; and
6. its placement of chimneys against the interior partition walls.

Mary is also important because it has retained most of its original hardware.

In addition, the previously described divided French doors are thought to be unique in Louisiana. They are important because they show a desire for a central entrance and symmetry and hence exhibit an early hesitant touch of the Anglo-American influence in the Creole architectural tradition of Louisiana. Much of the architectural history of French Louisiana involves the transition from Creole architecture to Anglo-American architecture. Mary is important within this context because it shows one of the endpoints of the transition.

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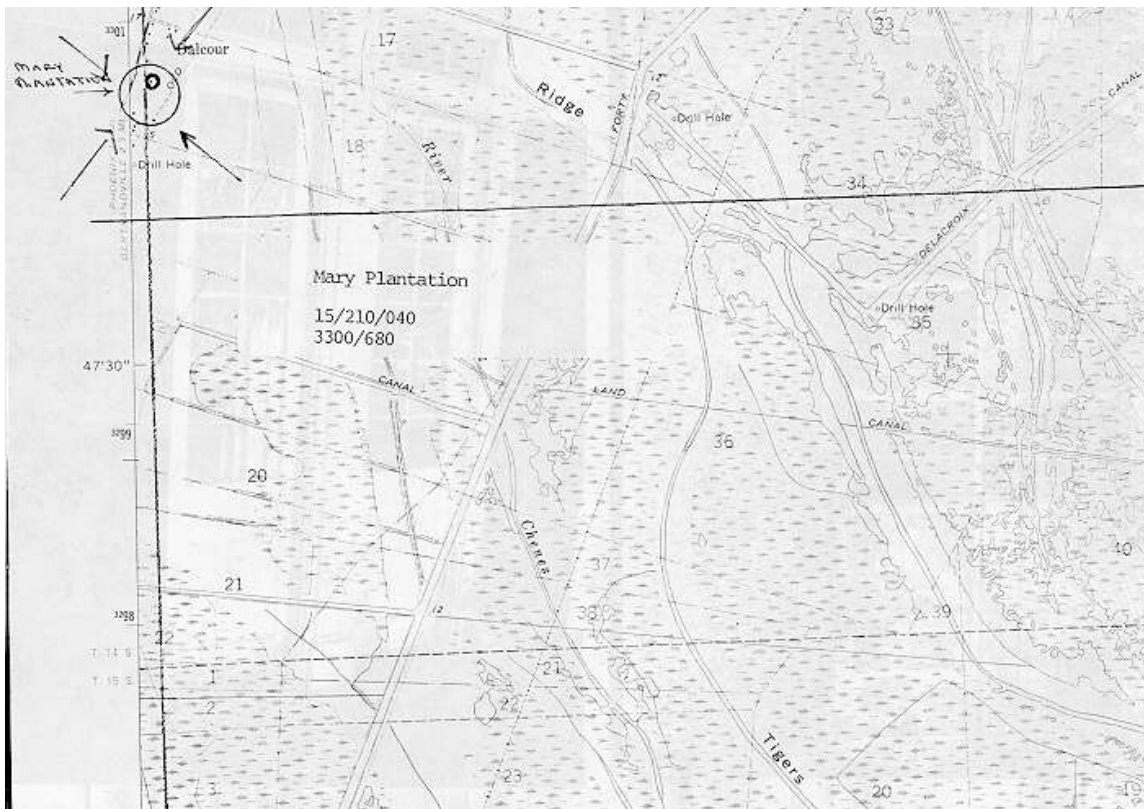
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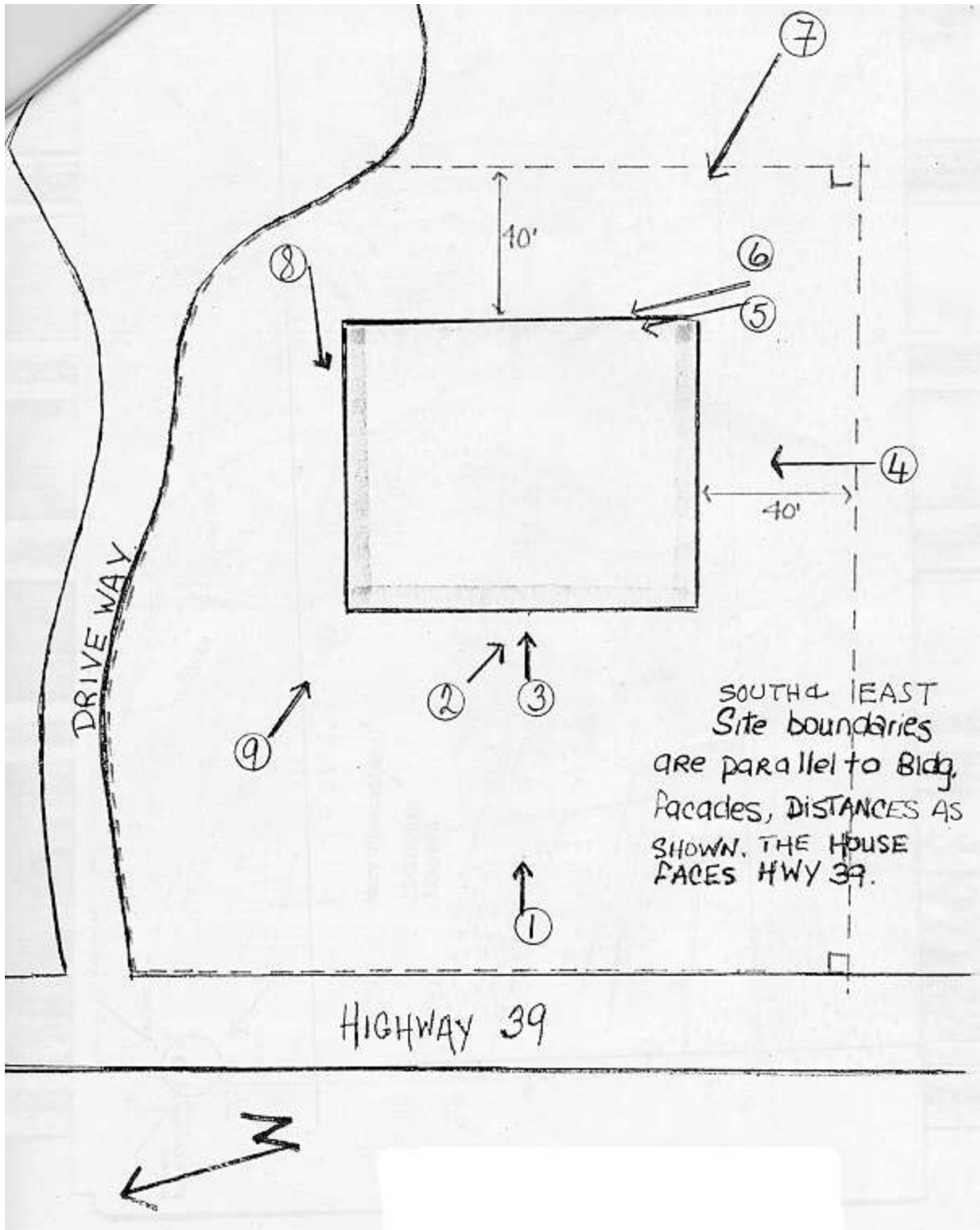
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# Historic American Buildings Survey (HABS) (1995)

MARY PLANTATION, HOUSE  
5539 State Highway 39  
Braithwaite  
Plaquemines Parish  
Louisiana

HABS No. LA-1250-A

HABS  
LA  
38-BRAI,  
IA-

REDUCED COPIES OF MEASURED DRAWINGS

HISTORIC AMERICAN BUILDINGS SURVEY  
National Park Service  
Department of the Interior  
Washington, D.C. 20013

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Historic House Specialist  
Licensed in Louisiana and Mississippi  
cell: (504) 481-4790  
[www.PeterPatout.com](http://www.PeterPatout.com)

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ADDENDUM TO:  
MARY PLANTATION, HOUSE  
5539 State Highway 39  
Dalcour  
Plaquemines Parish  
Louisiana

HABS LA-1250-A  
LA,38-BRAI,1A-

WRITTEN HISTORICAL AND DESCRIPTIVE DATA  
FIELD RECORDS

HISTORIC AMERICAN BUILDINGS SURVEY  
National Park Service  
U.S. Department of the Interior  
1849 C Street NW  
Washington, DC 20240-0001

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Historic House Specialist  
Licensed in Louisiana and Mississippi  
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[www.PeterPatout.com](http://www.PeterPatout.com)

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## HISTORIC AMERICAN BUILDINGS SURVEY

### Addendum to MARY PLANTATION, HOUSE

HABS No. LA-1250-A

After the establishment of HABS in 1933, and its continuance under a tripartite agreement between the National Park Service, the American Institute of Architects, and the Library of Congress, the AIA nominated a member of their local chapters to lead the documentation effort in the thirty-nine districts under the HABS program umbrella. These district officers had already devoted years to recording examples of early American architecture, were active in local preservation initiatives, and typically had architectural practices dependent on a design and restoration business. Richard Koch of New Orleans, Louisiana, was one of these men.

Koch was an established restoration architect and was active in New Orleans's emerging preservation community. He was a member of the Vieux Carre Commission, an entity charged with design review of the nascent historic district beginning in 1925. His architectural firm, Armstrong and Koch, was responsible for the renovations at the River Road plantation, Oak Alley (HABS No. LA-71), and at Shadows-on-the-Teche (HABS No. LA-75) as well as the new construction of Le Petit Theater in New Orleans's French Quarter. The theater project was heralded as one of the first new buildings designed, sensitively, with an eye to the historic character of the neighborhood. He also collaborated with William Wiedorn and Enrique Alferéz on the design for the city's botanical garden. Coinciding with his work for HABS, Koch guided the restoration of the Gauche-Gray House on Esplanade; afterwards, he worked on the rehabilitation of the mansion house at Evergreen Plantation (HABS No. LA-1236).

As the district officer for Louisiana, Koch took photographs of various sites and encouraged research into local land records. The primary source material discovered in the archives was subsequently folded into the HABS record. Some of his photographs were included in a 1938 *Pencil Points* presentation of HABS work in the state; the *Pencil Points* publication came out in time for the AIA's annual meeting in New Orleans.<sup>1</sup> Not all of Richard Koch's photographs made it into the formal HABS collection at the Library of Congress, however. The HABS office in Washington has file copies of several of Koch's photographs dating from around 1936 to about 1941. Each print is mounted on a card and identified, but the negatives (and original pictures) remain elusive. Scans were made of the surviving photo mount cards and, for each site catalogued by Koch, appended hereafter.

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<sup>1</sup> For more on the HABS program, see Lisa Phaeffer Davidson and Martin J. Perschler, "The Historic American Buildings Survey During the New Deal Era," *CRM: The Journal of Heritage Stewardship* 1, no. 1 (Fall 2003): 49-73; Catherine C. Lavoie, "Architectural Plans and Visions: The Early HABS Program and Its Documentation of Vernacular Architecture," *Perspectives in Vernacular Architecture* 13, no. 2 (2006/2007): 15-35; and Jessie Poesch and Barbara SoRelle Bacot, editors, *Louisiana Buildings, 1720-1940: The Historic American Buildings Survey* (Baton Rouge: LSU Press, 1997).



LOUISIANA, PLaquemine Parish, BALOGUE

MARY PLANTATION  
PASS No. LA-109



Ph. Richard Koch

**Peter W. Patout, Listing Agent**  
Historic House Specialist  
Licensed in Louisiana and Mississippi  
cell: (504) 481-4790  
[www.PeterPatout.com](http://www.PeterPatout.com)

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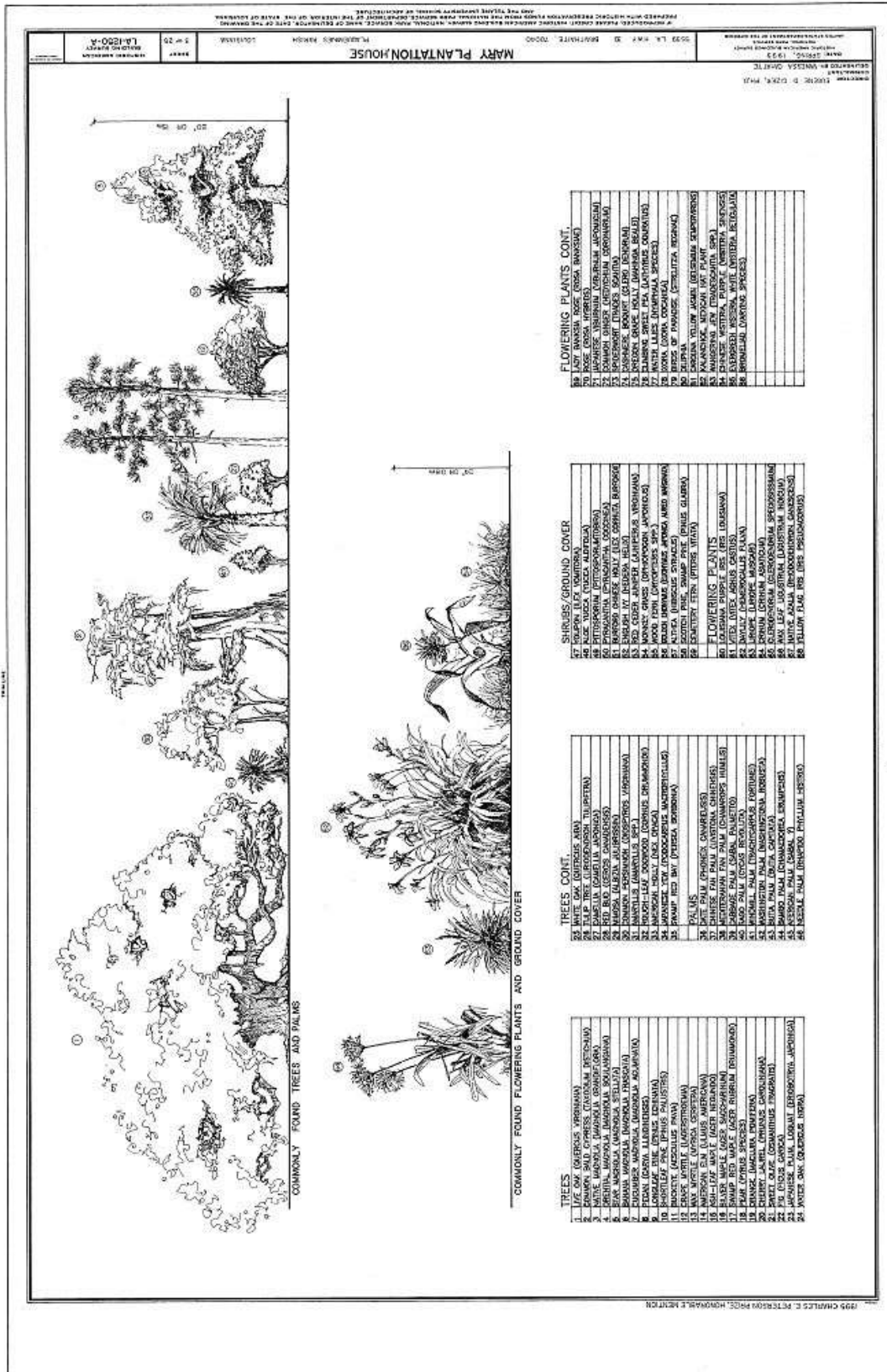


**Talbot Historic Properties**

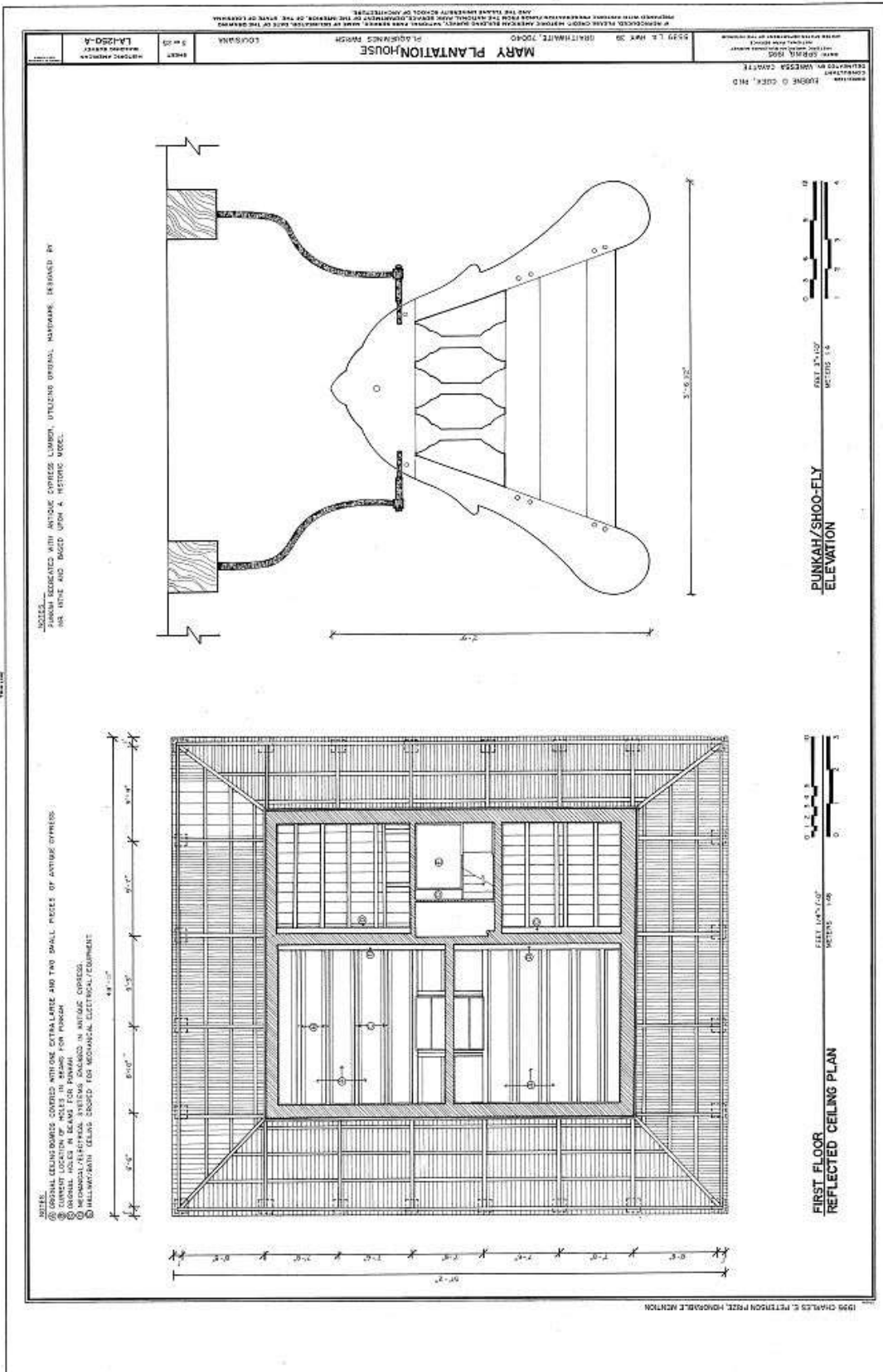
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office: (504) 415-9730









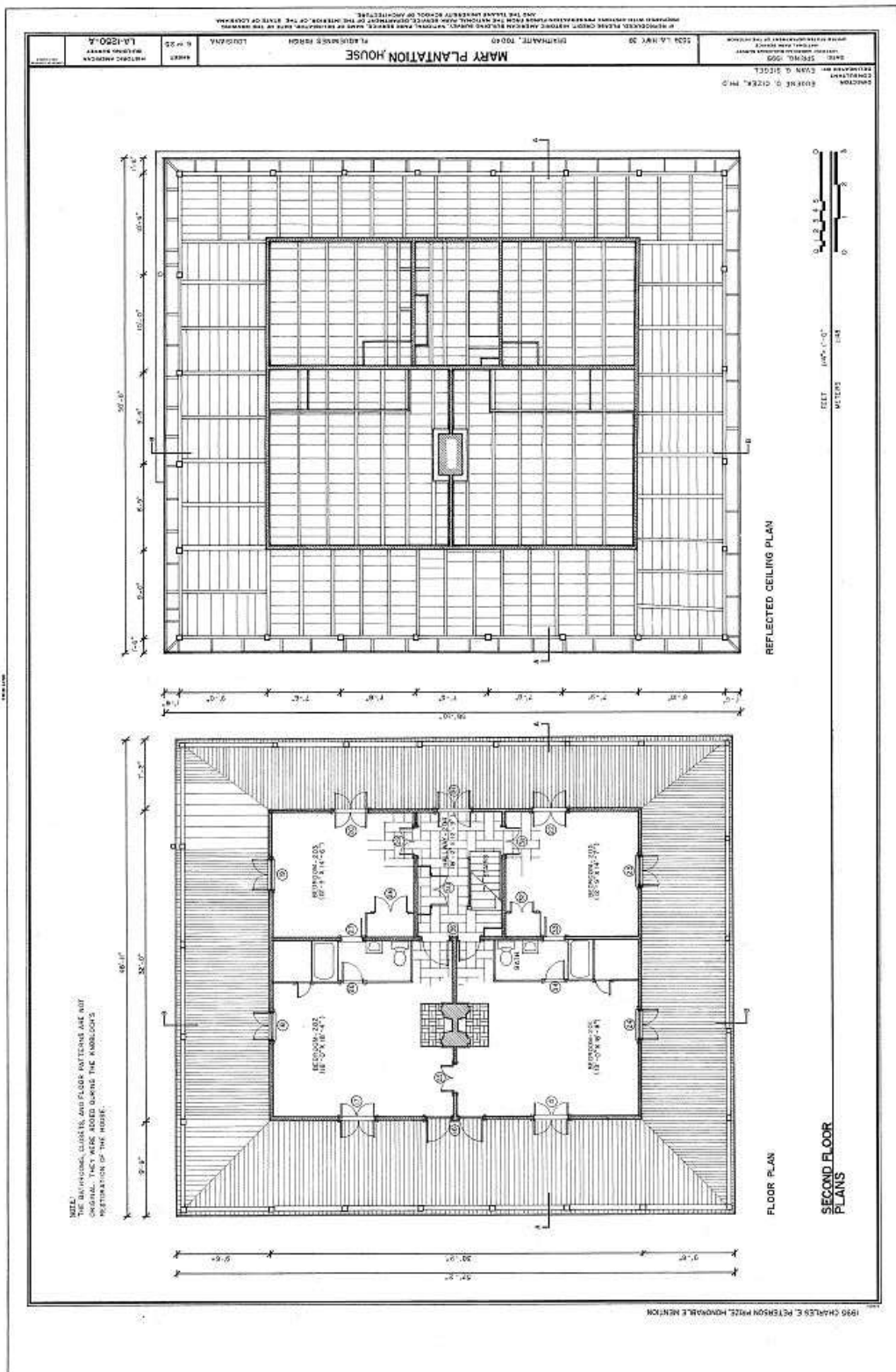


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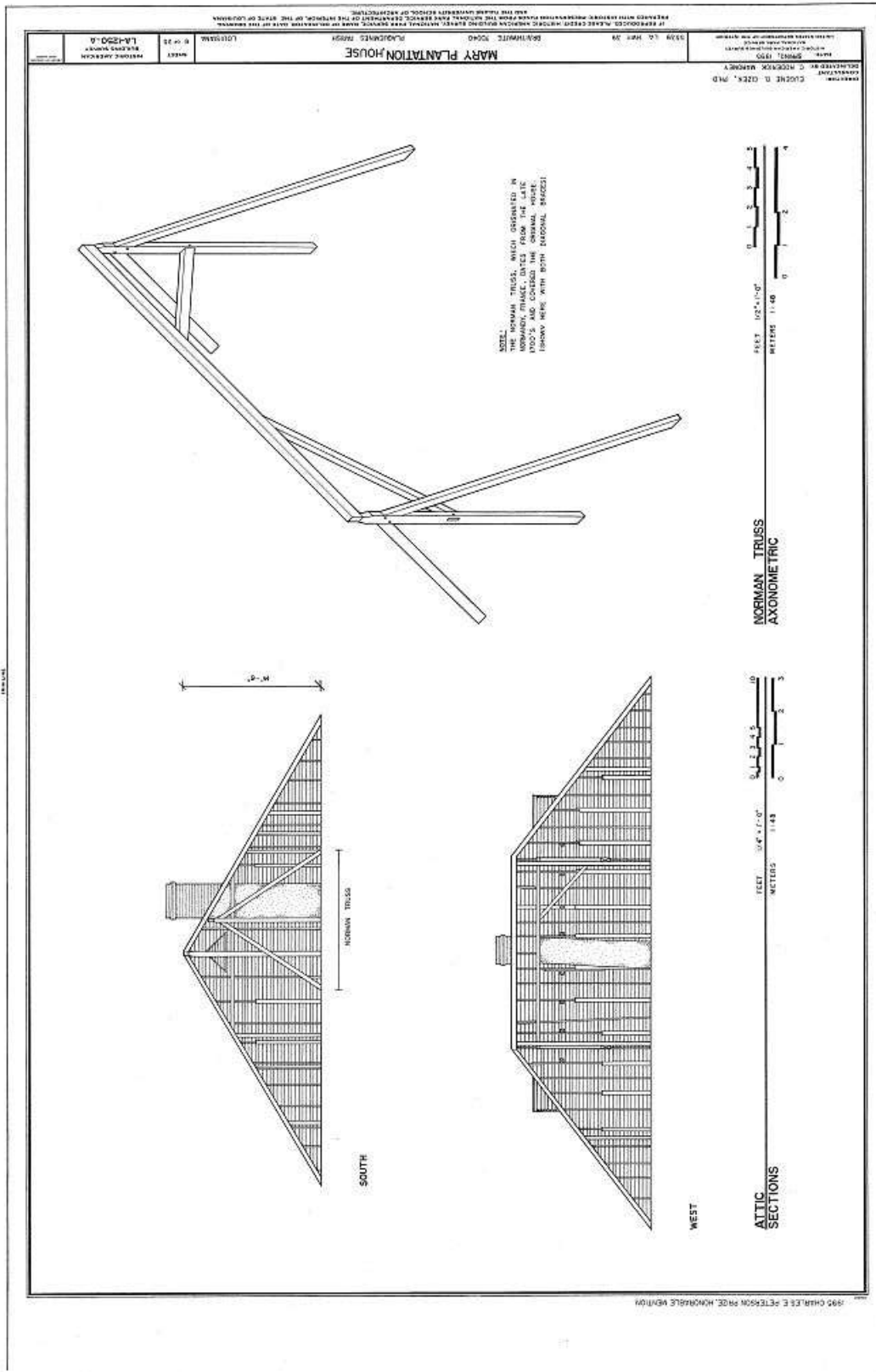


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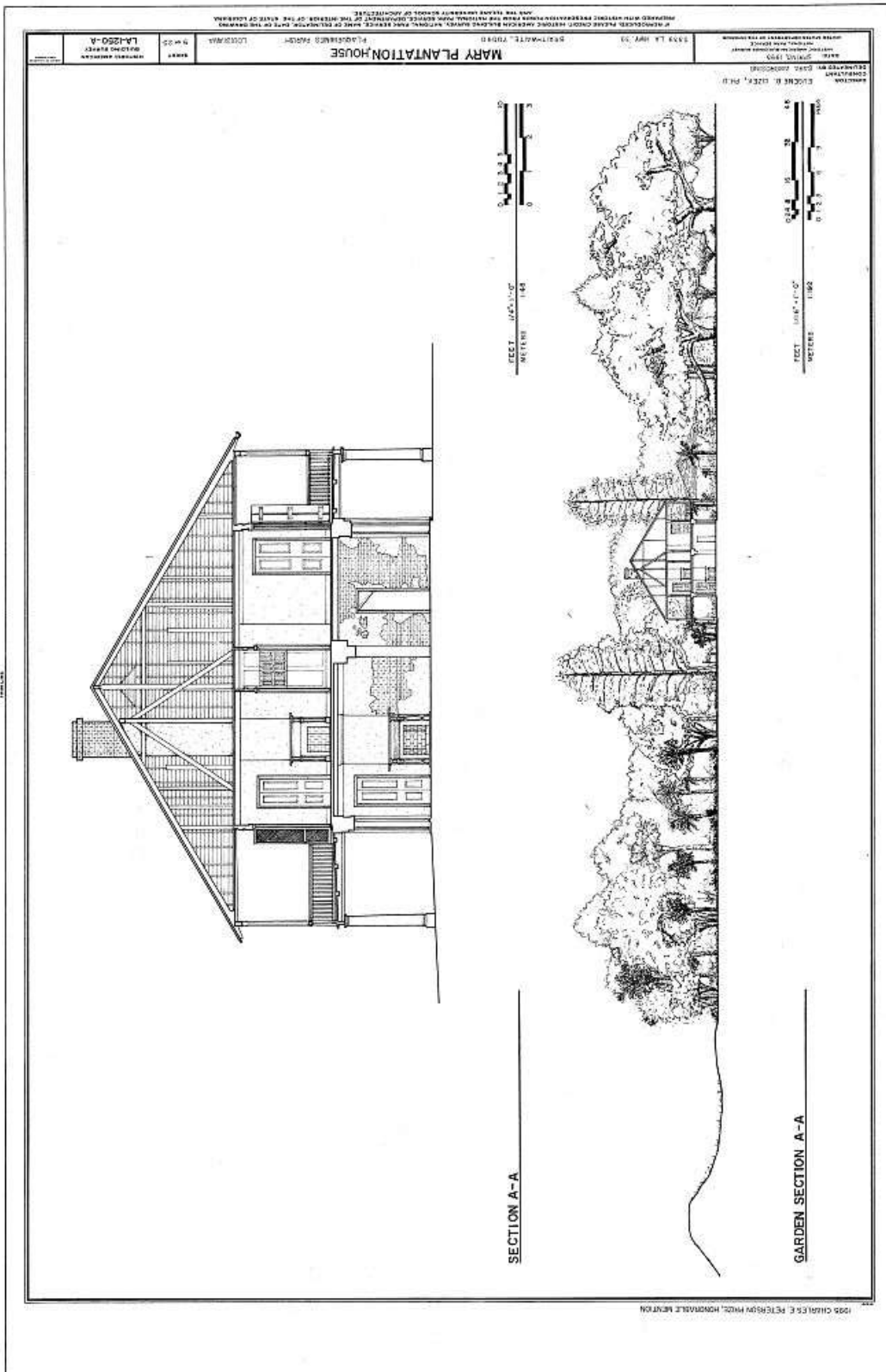


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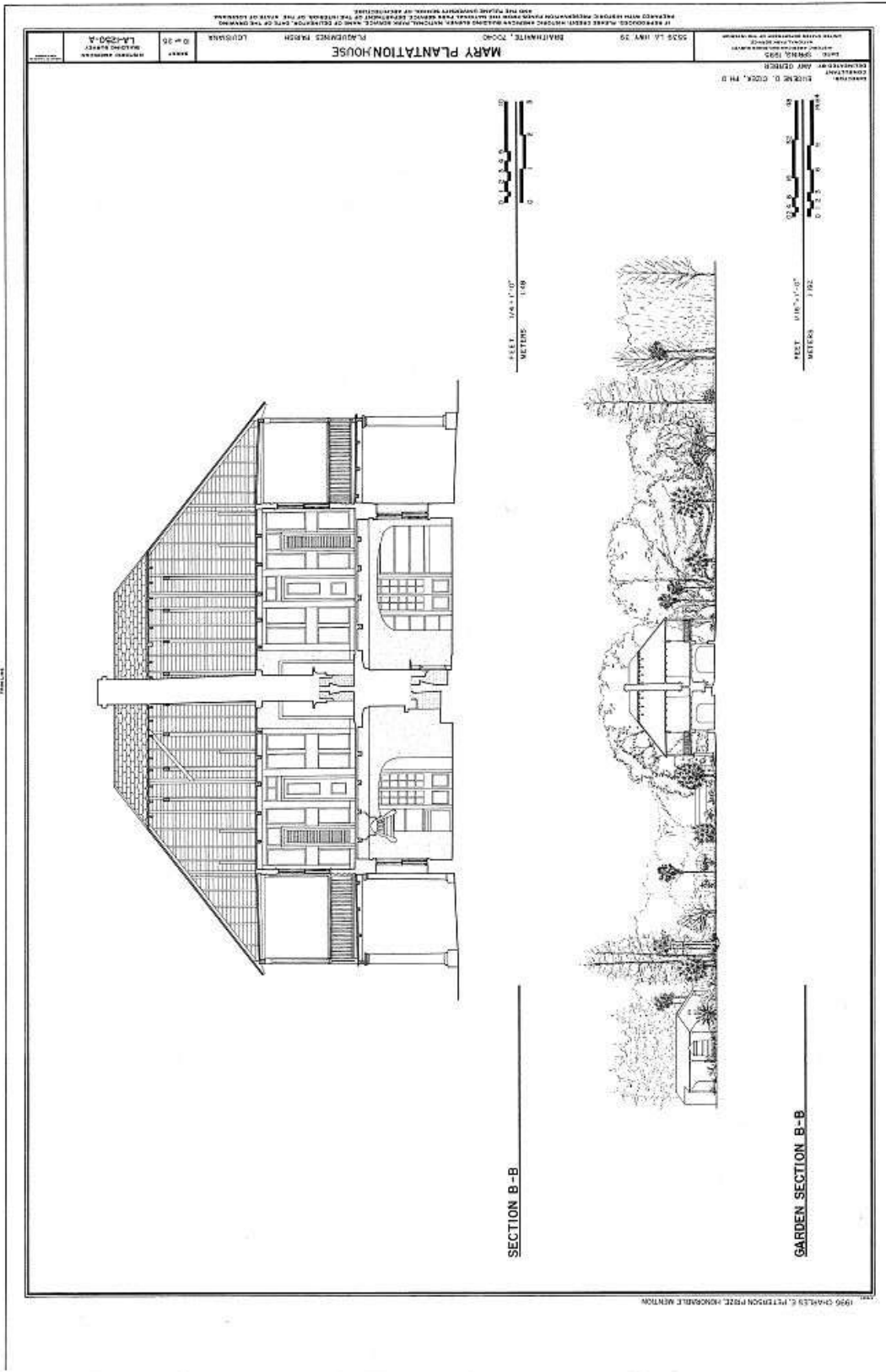


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 1112 Bourbon St., New Orleans, LA 70116  
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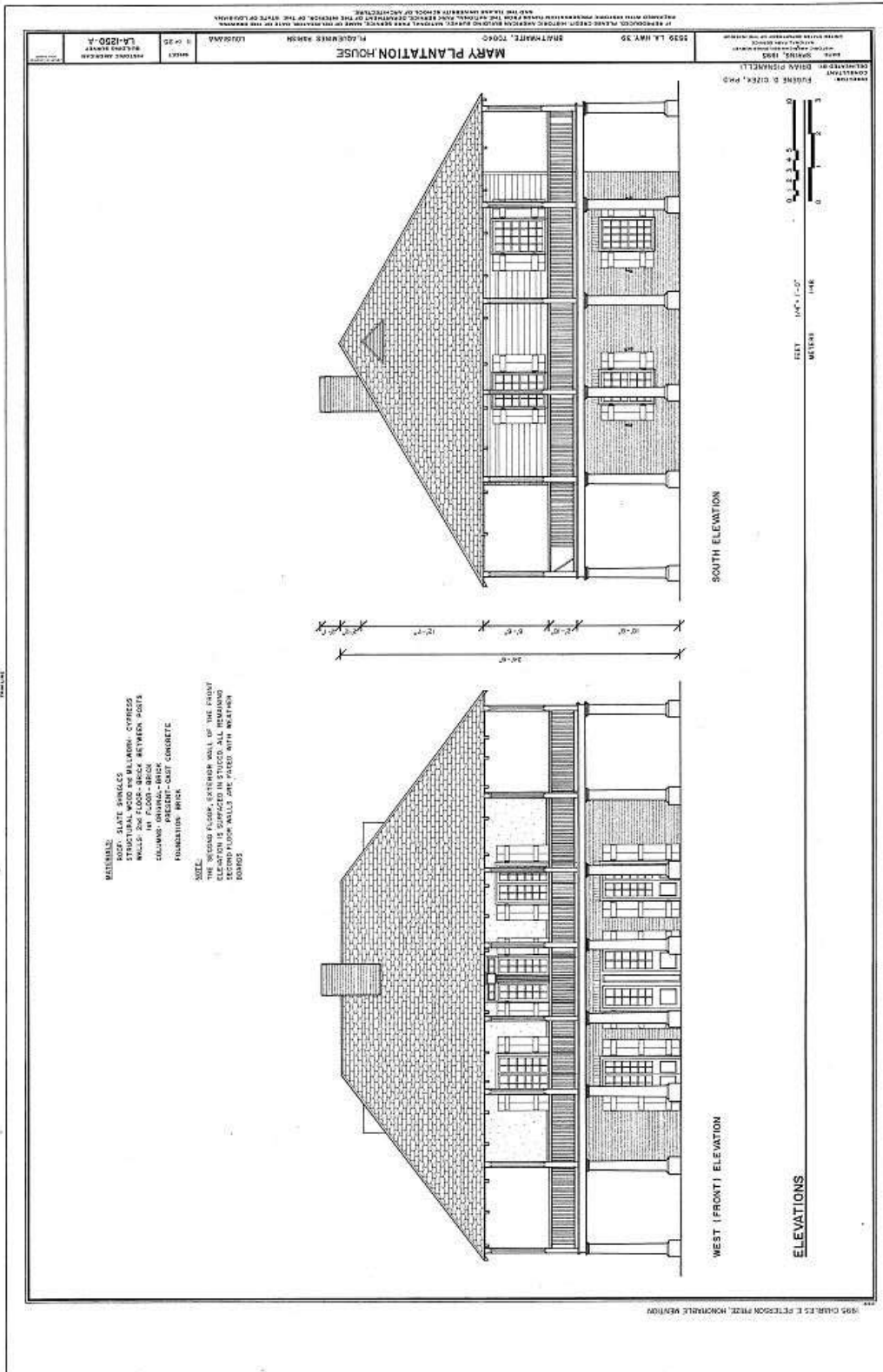


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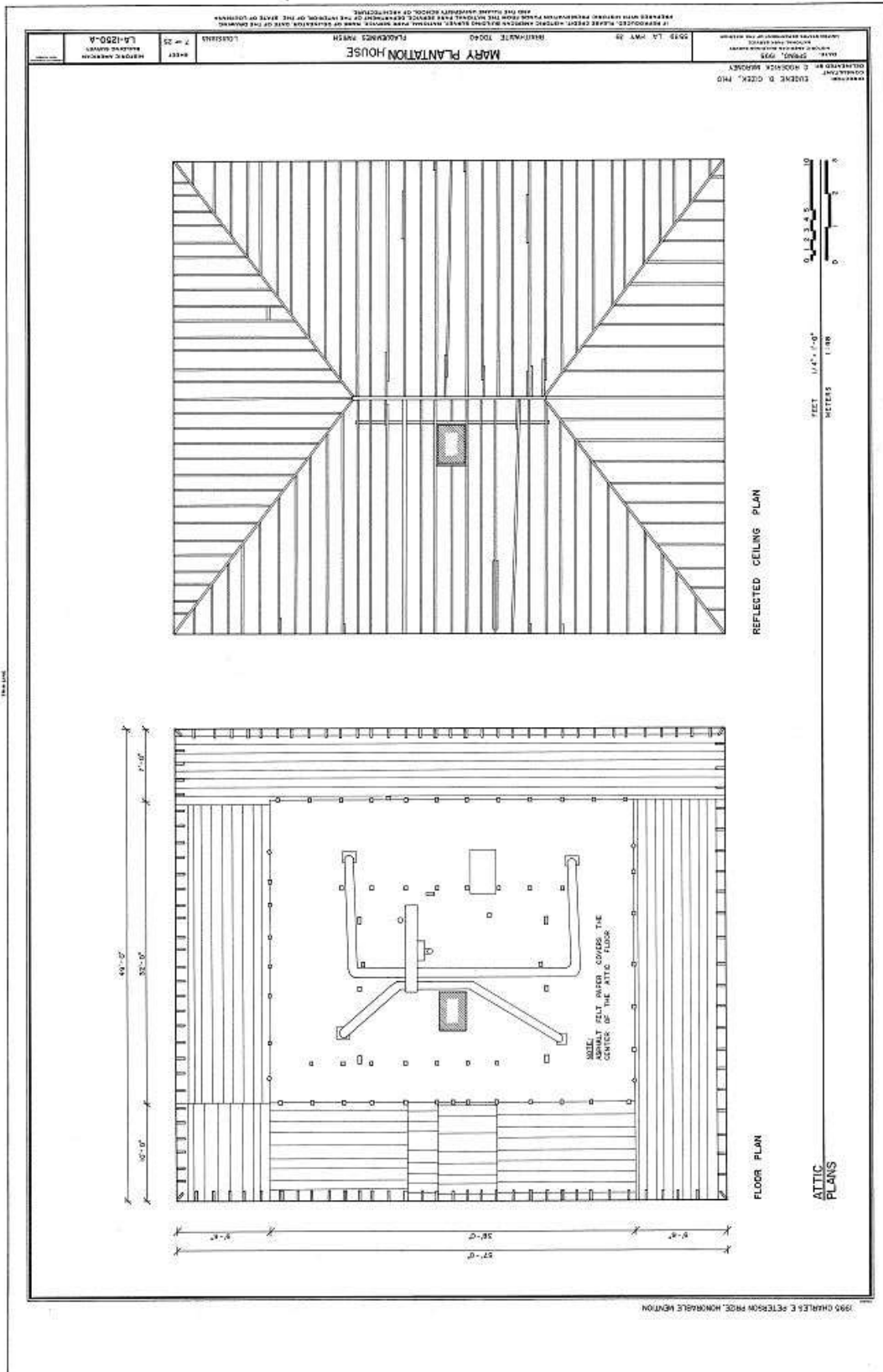


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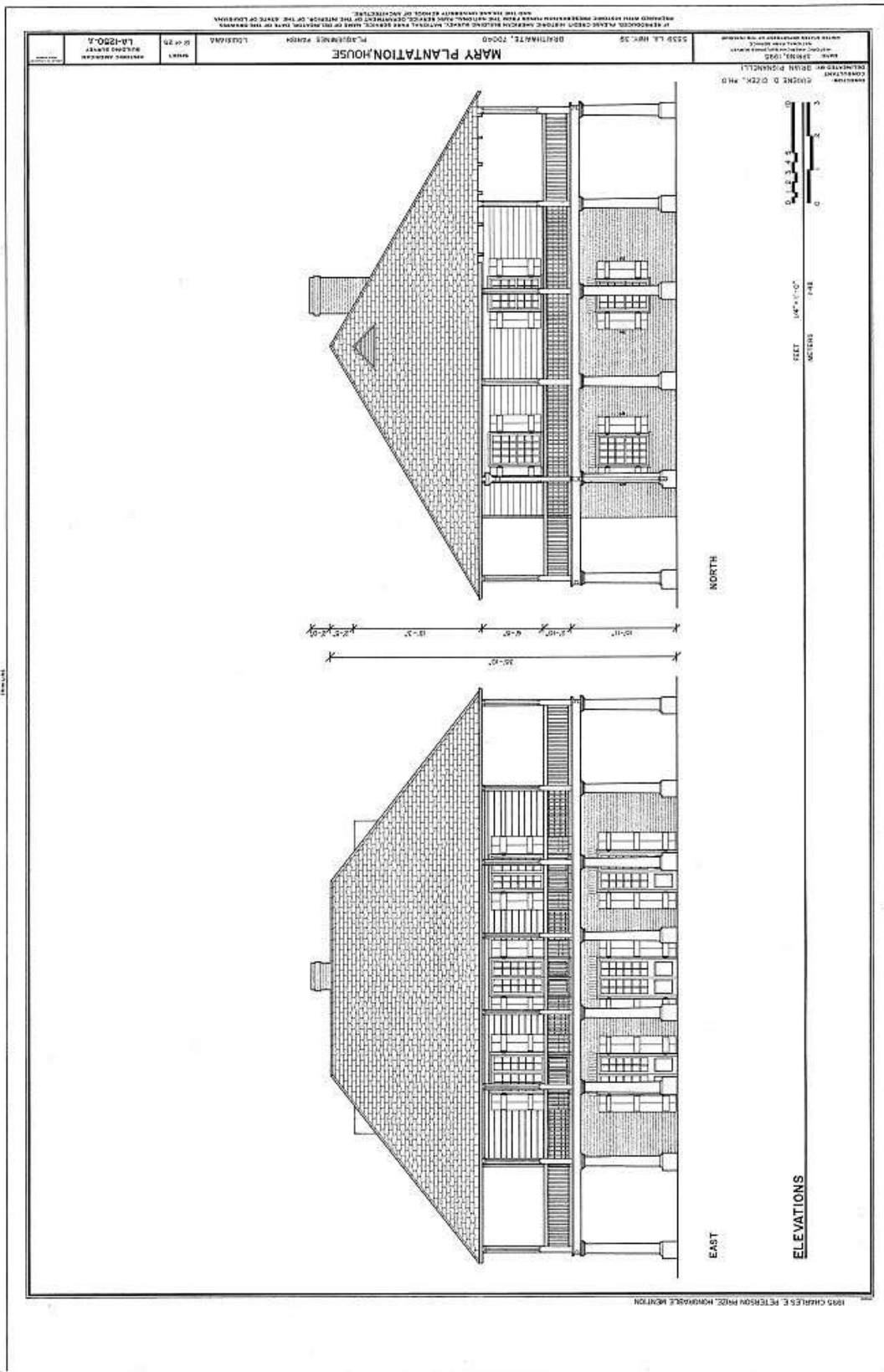


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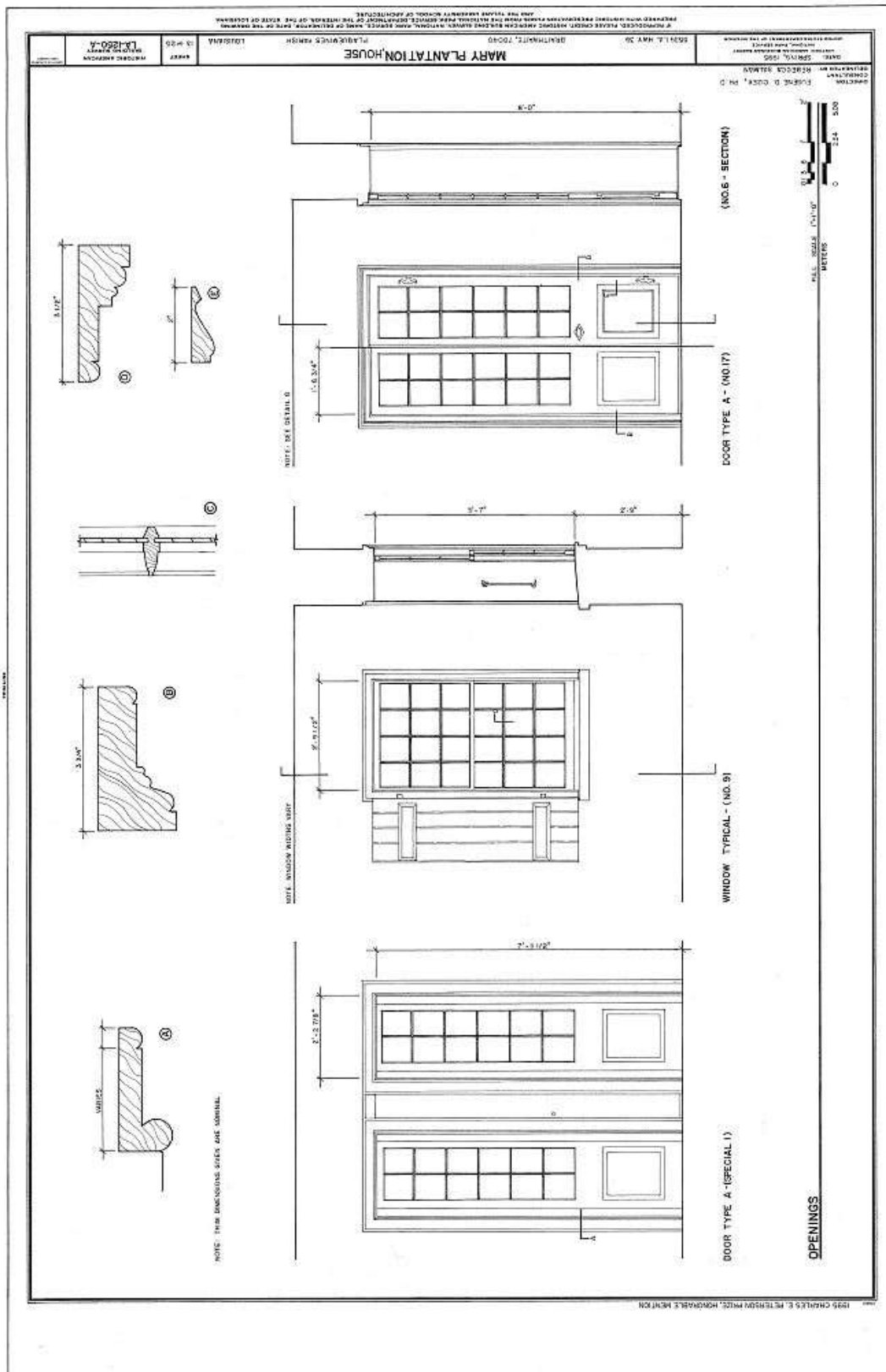
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DOOR NO. TYPE	OPENING HARDWARE	SHUTTER HARDWARE	OPENING DIMENSIONS
1 A	BB-1, DL-3, H-1, TB-1	HB-1, HE-2, HP-2, LH-1, SD-1, SH-1	4'-2" X 8'-4"
2 AS-1		HP-2, SH-1	6'-5 1/2" X 8'-3"
3 A	BB-1, DL-3, H-1, TB-1	DH-3, HB-1, HE-2-3, HP-2, LH-1, SH-1	TYPICAL
4 W		HB-2, HE-2, HP-2, LH-2, SD-1, SH-1	3'-81/4" X 5'-71/2"
5 W		HE-1-3, HP-2, LH-2, SH-1	3'-81/2" X 5'-11"
6 A	BB-1, DL-4, DK-2, GL-1, H-1, TB-1	DH-3, HB-1, HE-3, HP-1, SH-1	TYPICAL
7 A	BB-1, DL-2, H-1	DH-3, HB-1, HE-3, HP-1, LH-2, SH-1	TYPICAL
8 A	BB-3, DL-2, H-1, TB-1	DH-3, HE-3, HP-2, SH-1	3'-91/4" X 5'-103/4"
9 W		HB-2, HE-3, HP-2, SH-1	3'-83/4" X 5'-11"
10 W		HB-2, HE-3, LH-2, SH-1	3'-51/2" X 7'-71/4"
11 B			2'-71/2" X 7'-11"
12 DW			2'-53/8" X 7'-61/4"
13 C			2'-53/4" X 7'-71/2"
14 DW-S			TYPICAL
15 A	BB-1, DL-1, DK-1, GL-1, H-1, TB-1	DB-1, SD-1, SH-1	5'-05/8" X 9'-43/4"
16 A-S2		LH-1, SH-1	TYPICAL
17 A	BB-1, DL-4, DK-1, GL-1, H-1, TB-1	DB-1, DH-1, HE-2, SH-1	3'-81/4" X 5'-71/2"
18 W		DB-1, FH-1, HP-2, SH-1	3'-41/2" X 5'-9"
19 W		DB-1, FH-1, HP-2, SH-1	TYPICAL
20 A	BB-1, H-1, DL-6, GL-1, DK-1, TB-1	DB-1, DH-1, HP-1, SD-1, SH-1	TYPICAL
21 A	BB-1, H-1, DL-6, TB-1	DB-1, DH-1, HP-1, SD-1, SH-1	TYPICAL
22 A	BB-1, TB-1, DL-3, H-1, GL-1, DK-1	DB-1, DH-1, HP-1, SD-1, SH-1	3'-81/4" X 5'-81/2"
23 W		DB-1, FH-1, SH-1	3'-83/4" X 5'-81/2"
24 W			TYPICAL
25 B			2'-63/4" X 7'-61/4"
26 C			2'-8" X 7'-8"
27 C			3'-33/4" X 9'-7"
28 D			TYPICAL
29 B			3'-33/4" X 9'-8"
30 D			TYPICAL
31 B			3'-21/4" X 9'-61/2"
32 D			2'-61/2" X 7'-61/2"
33 C			2'-61/2" X 7'-61/2"
34 C			6'-2" X 7'-81/4"
35 E			

**OPENINGS LEGEND**

A-CYPRESS FRENCH DOORS WITH 12 9"X8" GLASS PANE AND ONE PANEL

B-CYPRESS FRENCH DOORS WITH 2 PANELS EACH

C-NOT ORIGINAL, SINGLE CYPRESS DOOR WITH 2 PANELS

D-(NOT ORIGINAL), CYPRESS CLOSET DOOR, LOUVERED

E-SINGLE CYPRESS DOORS WITH 4 PANELS EACH

DW-DOORWAY WITH NO DOOR

W-WINDOW, CYPRESS MULLIONS, 12 OVER 12 9"X8" GLASS PANE

**HARDWARE LEGEND**

BB-BOTTOM BOLT

DB-DEAD BOLT

DH-DOOR HANDLE

DK-DOOR KNOB

DL-DOOR LATCH

FH-FRENCH HOOK

GL-GRANITY LATCH

H-DOOR HINGE

HE-HOOK EYE

HP-HINGE PIN

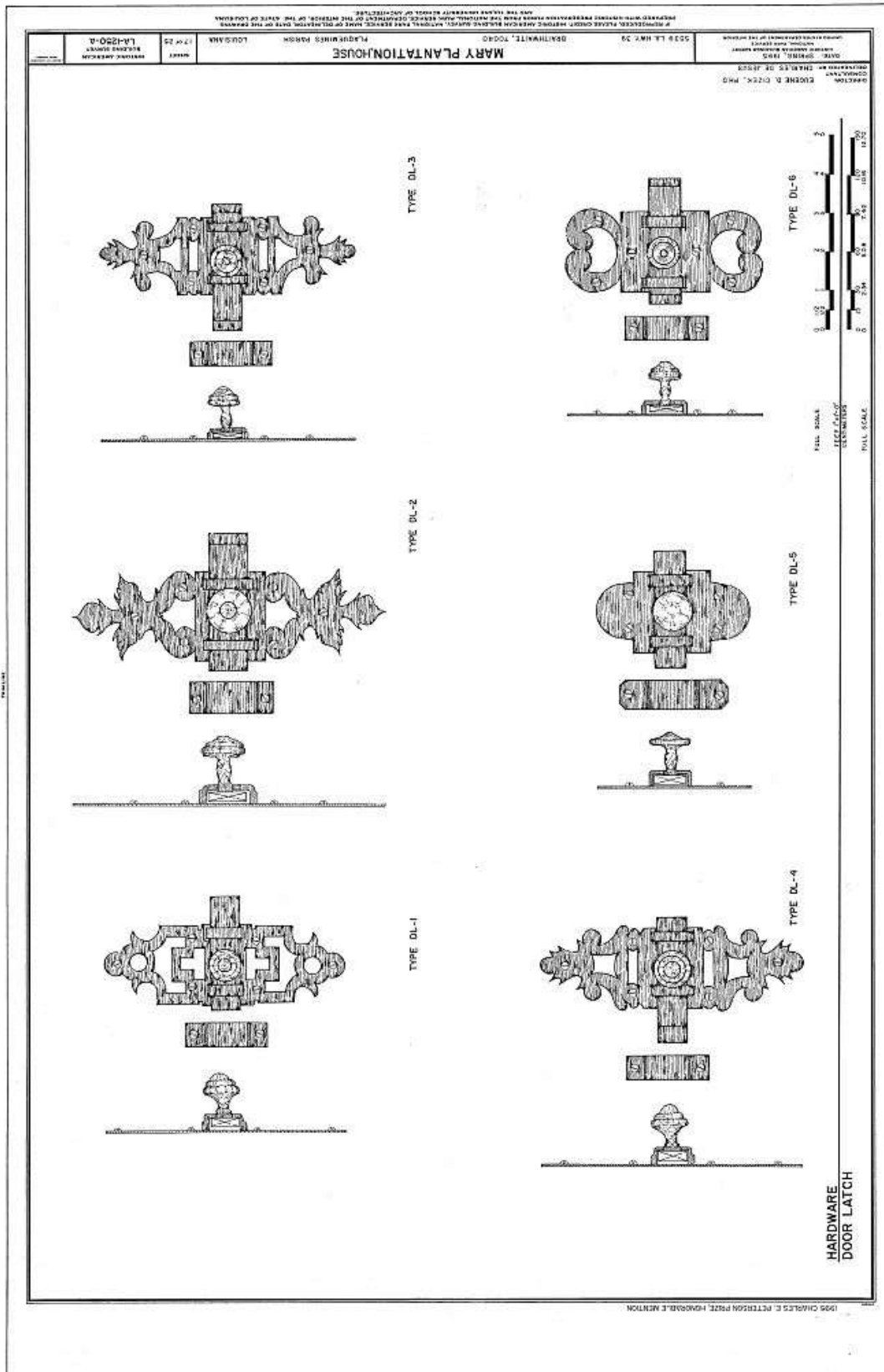
LH-LATCH HOOK

SD-SCREEN DOOR

SH-SHUTTER HINGE

TB-TOP BOLT

5030 LA. HWY. 30  
 BRATHWAITE, LOUISIANA  
 MARY PLANTATIONHOUSE  
 1999 CHARLES E. PETERSON PRICE, HONORABLE MENTION

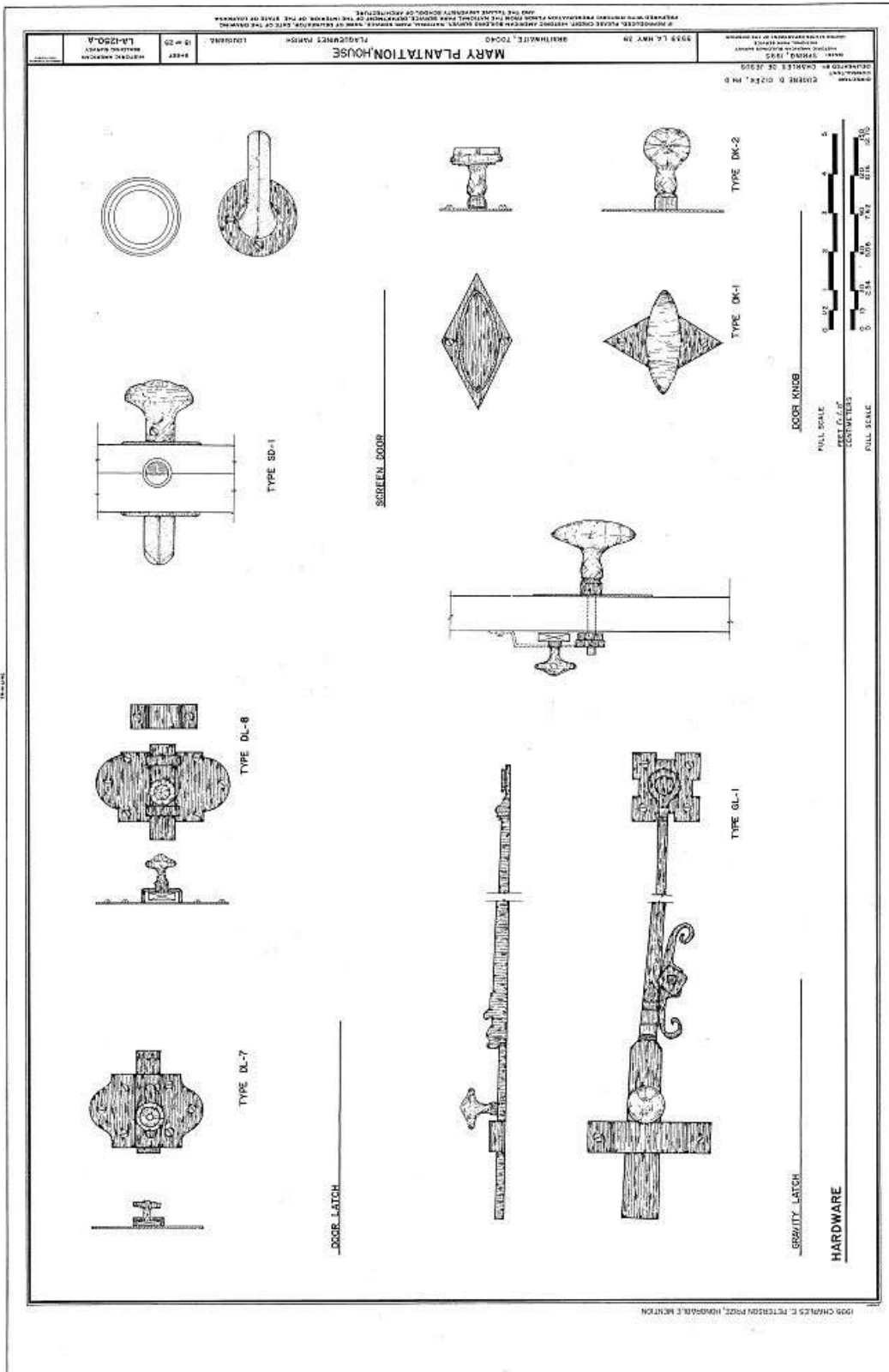


**Peter W. Patout, Listing Agent**  
 Historic House Specialist  
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 1112 Bourbon St., New Orleans, LA 70116  
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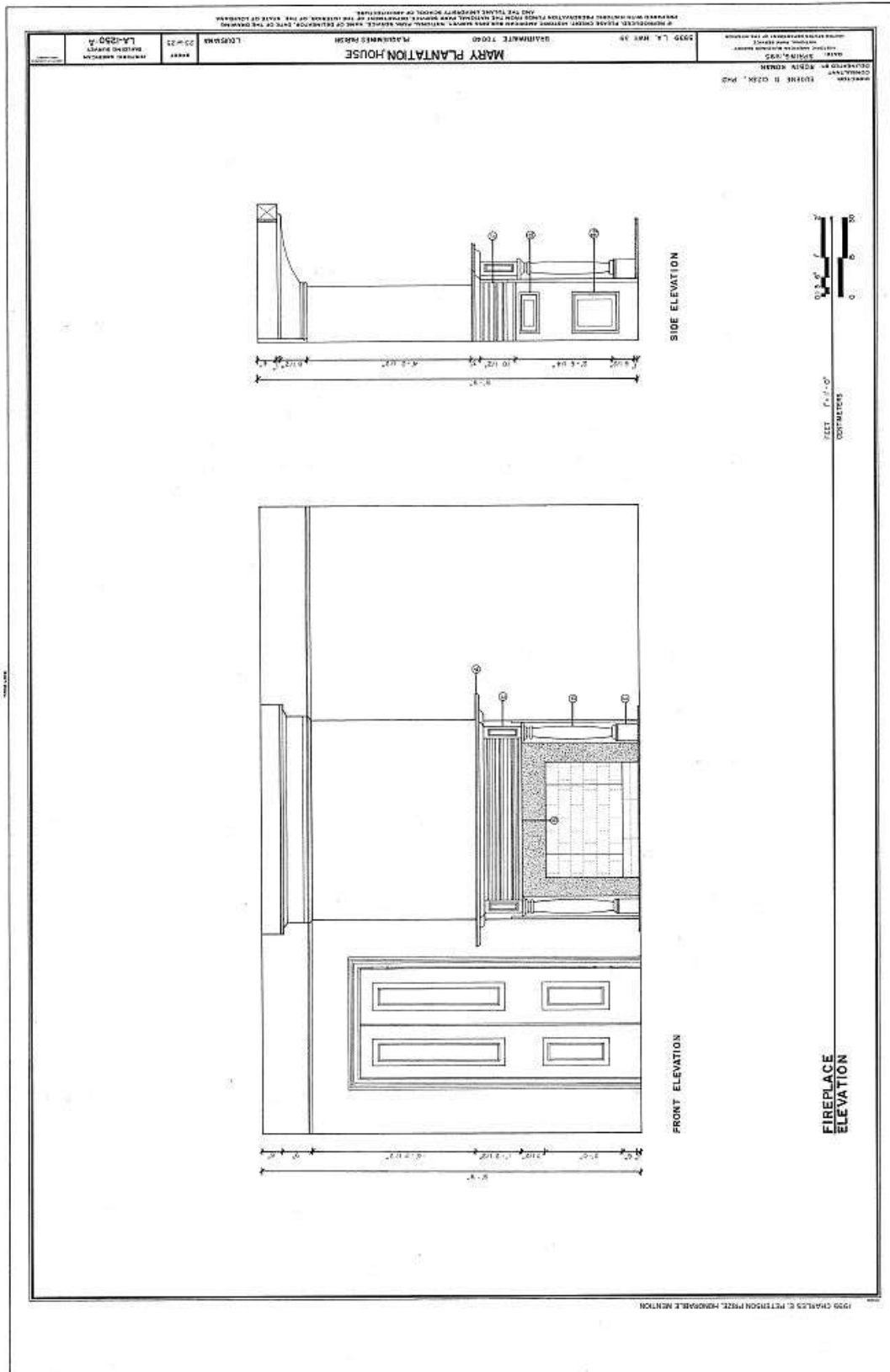












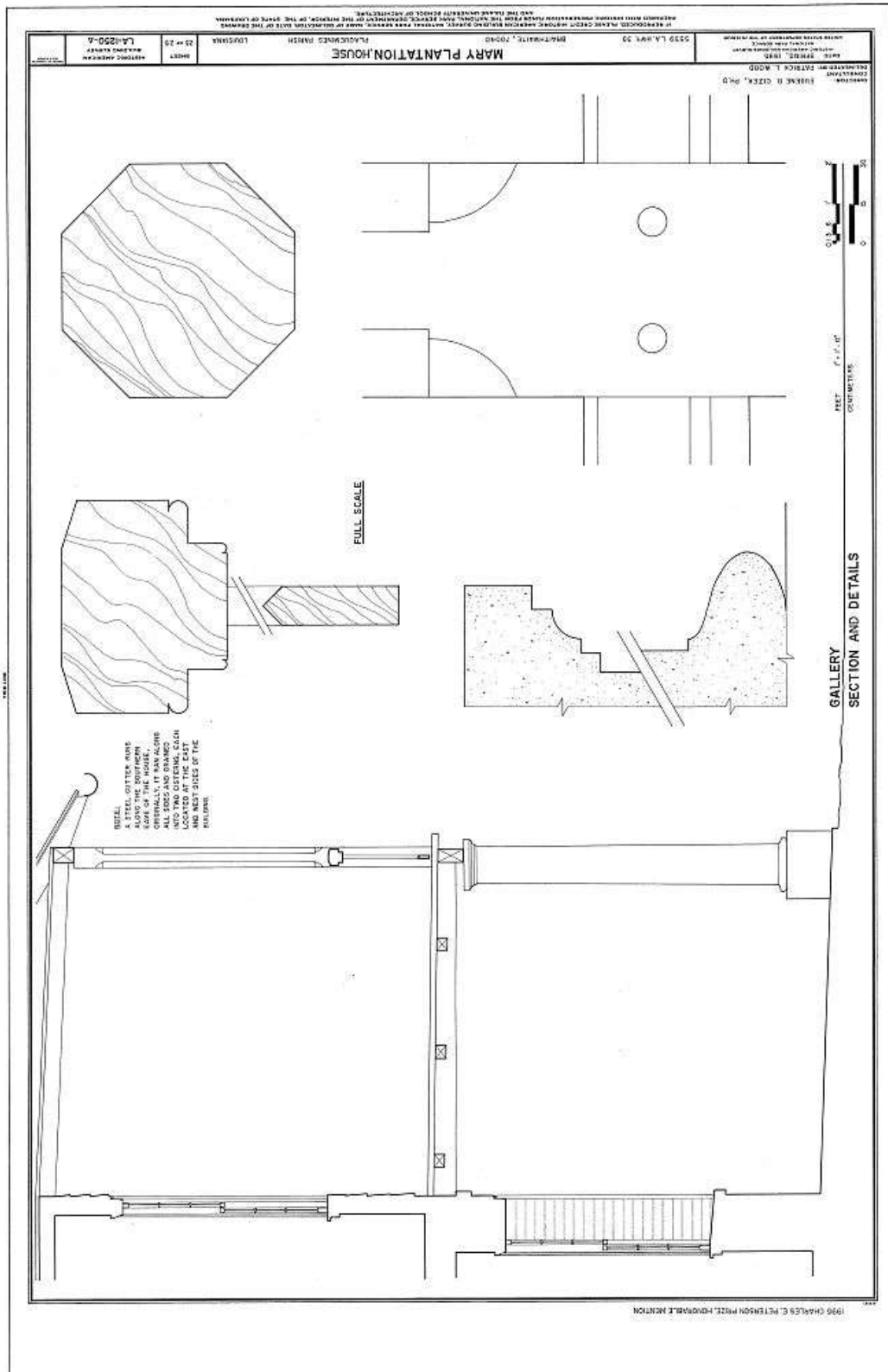
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# Elevation Certificate

U.S. DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
National Flood Insurance Program

## ELEVATION CERTIFICATE

OMB No. 1560-0008  
Expires February 28, 2009

Important: Read the instructions on pages 1-8

SECTION A - PROPERTY INFORMATION		For Insurance Company Use
A1 Building Owner's Name: <u>Blaine McBurney</u>		Policy Number
A2 Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>5539 Hwy 39</u>		Company NAIC Number
City: <u>Brathwaite</u> State: <u>LA</u> ZIP Code: <u>70040</u>		
A3 Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.): <u>5539 Hwy 39, Brathwaite, LA 70040</u>		
A4 Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residence</u>		
A5 Latitude/Longitude: Lat. _____ Long. _____ Horizontal Datum: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983		
A6 Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7 Building Diagram Number: <u>1</u>		
A8 For a building with a crawl space or enclosure(s), provide:		A9 For a building with an attached garage, provide:
a) Square footage of crawl space or enclosure(s): _____ sq ft		a) Square footage of attached garage: _____ sq ft
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade: _____		b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade: _____
c) Total net area of flood openings in A8 b): _____ sq ft		c) Total net area of flood openings in A9 b): _____ sq ft

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1 NFIP Community Name & Community Number: <u>Praquemines Parish - 220139</u>		B2 County Name: <u>Praquemines</u>		B3 State: <u>LA</u>	
B4 Map/Panel Number: <u>220139-0065</u>	B5 Suffix: <u>B</u>	B6 FIRM Index Date:	B7 FIRM Panel Effective/Revised Date: <u>05-1-85</u>	B8 Flood Zone(s): <u>B</u>	B9 Base Flood Elevation(s) (Zone A0, use base flood depth): <u>18'</u>
B10 Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe): _____					
B11 Indicate elevation datum used for BFE in item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe): _____					
B12 Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1 Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction* *A new Elevation Certificate will be required when construction of the building is complete.	
C2 Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR1, AR1AE, AR1A1-A30, AR1AH, AR1AO. Complete items C2 a-g below according to the building diagram specified in item A7. Benchmark Unit: <u>Feet</u> Vertical Datum: <u>NAVD</u> Conversion/Comments: _____	
Check the measurement used:	
a) Top of bottom floor (including basement, crawl space, or enclosure floor): <u>5.72</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)	
b) Top of the next higher floor: <u>15.88</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)	
c) Bottom of the lowest horizontal structural member (V Zones only): _____ <input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)	
d) Attached garage (top of slab): _____ <input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)	
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments): <u>5.64</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)	
f) Lowest adjacent finished grade (LAG): <u>5.11</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)	
g) Highest adjacent finished grade (HAG): <u>9.18</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)	

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION	
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.	
<input checked="" type="checkbox"/> Check here if comments are provided on back of form	
Certifier's Name: <u>KEN J DUGAS</u>	License Number: <u>28244</u>
Title: <u>Civil Eng</u>	Company Name: <u>P76</u>
<u>102 ME G BRASS CHASSE LA 70047</u>	
FEMA Form 81-31, February 2006 See reverse side for continuation.	



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<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>	For Insurance Company Use
Building Street Address (including Apt. Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 5539 Hwy 39	Policy Number
City/Parish/State/LA/ZIP Code 70040	Company NAIC Number

**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments: *MACHINERY - A/C*

Signature: *[Handwritten Signature]* Date: *4-7-08*  Check here if attachments

**SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG):
  - a) Top of bottom floor (including basement, crawl space, or enclosure) is 0.54  feet  meters  above or  below the HAG.
  - b) Top of bottom floor (including basement, crawl space, or enclosure) is 0.61  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 5-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is 0.46  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ Telephone \_\_\_\_\_

Comments \_\_\_\_\_

Check here if attachments

**SECTION G - COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in items G8 and G9.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (items G4-G5) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
-------------------------	------------------------------	---

- G7. This permit has been issued for:  New Construction  Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_
- G9. BFE or (in Zone AO) depth of flooding at the building site \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_

Local Official's Name \_\_\_\_\_ Title \_\_\_\_\_

Community Name \_\_\_\_\_ Telephone \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

Check here if attachments

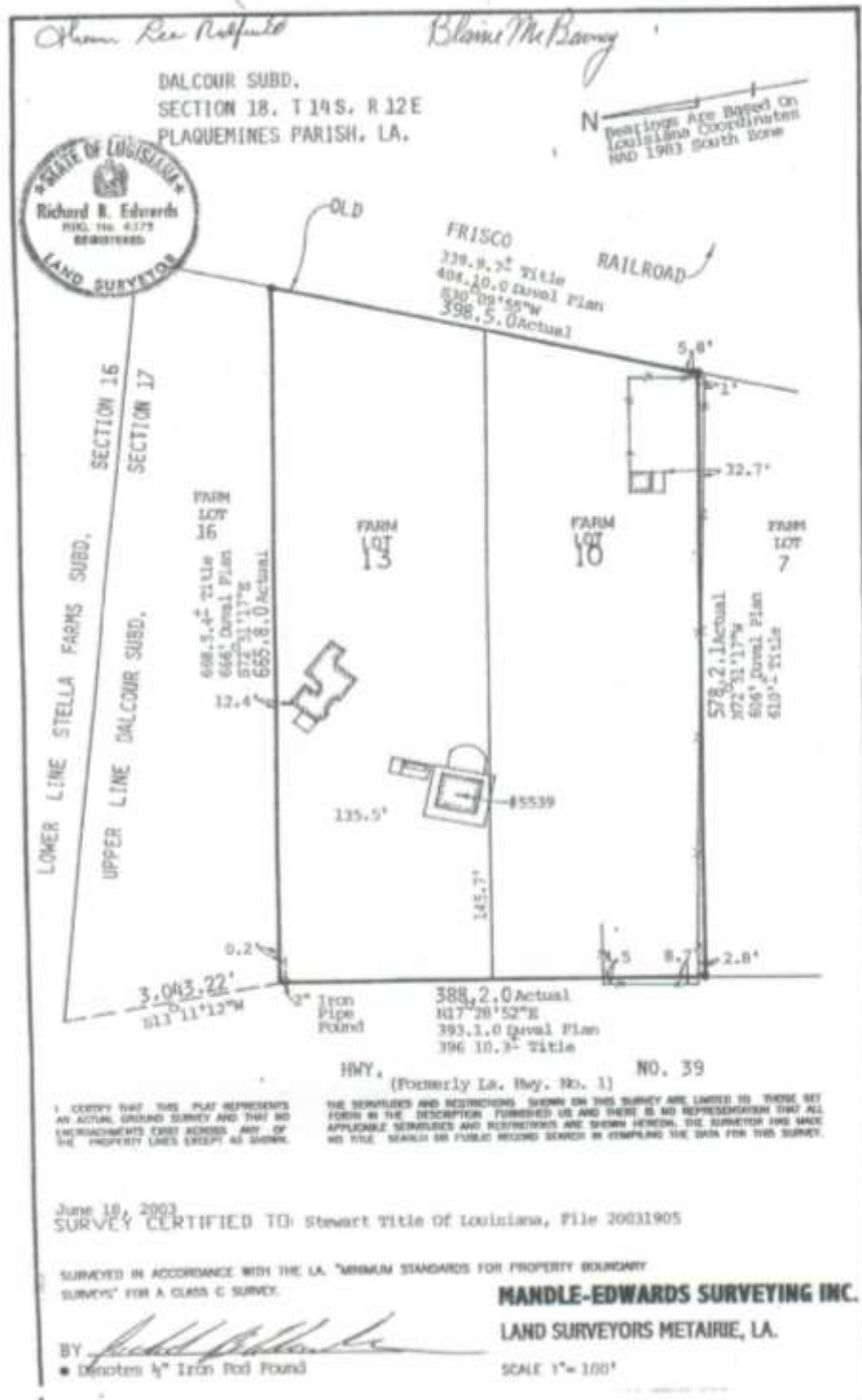
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# Plat Plan for Main House and Carriage House Parcel



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# Façade Donation to the Preservation Resource Center (2005)

ACT OF DONATION  
OF PERPETUAL REAL RIGHTS

BY  
BLAINE McBURNEY

TO  
PRESERVATION ALLIANCE  
OF NEW ORLEANS, INCORPORATED  
d/b/a PRESERVATION RESOURCE  
CENTER OF NEW ORLEANS

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ORLEANS

BE IT KNOWN, that on this 30<sup>th</sup> day of November, 2005,

BEFORE ME, undersigned Notary Public, duly commissioned and qualified in and for the Parish of Orleans, State of Louisiana, therein residing, and in the presence of the hereinafter named and undersigned witnesses:

**PERSONALLY CAME AND APPEARED:**

BLAINE McBURNEY, hereinafter referred to as the "Donor" person of the full age of majority, whose taxpayer identification number is XXX-XX-2023, and a resident of the Parish of Plaquemines, State of Louisiana, and having its principal place of residence located at the address of 5539 Highway 29, Breithaupt, Louisiana 70040;

**AND**

PRESERVATION ALLIANCE OF NEW ORLEANS, INCORPORATED d/b/a PRESERVATION RESOURCE CENTER OF NEW ORLEANS (hereinafter referred to as "Donee"), a Louisiana non-profit corporation organized under §1950, Title 12, Chapter II of the Louisiana Revised Statutes (R.S. 12:1950), before Patrick D. Breen, Notary Public, May 31, 1974, and recorded in the Office of the Louisiana Secretary of State on June 20, 1974, the date that corporate existence began, herein represented by Patricia H. Gay, its Executive Director, duly authorized to act for said Donee;

**AND NOW TO THESE PRESENTS PERSONALLY COMES AND INTERVENES:**

STEPHANIE FINCH McBURNEY, wife of the Owner herein, who declared that she takes full cognizance of this Act of Donation, and who further declared and acknowledged that her said spouse, Blaine McBurney, Owner herein, has acquired the property described herein and took title as his own separate and paraphernal property under his administration and control, using his own funds for all moneys paid or to be paid. No part of the property described herein forms the community of acquets and gains existing between them, the same being the separate and paraphernal property of Blaine McBurney, Owner herein.

**WHO HEREBY DECLARE, stipulate, covenant, and agree as follows:**

WHEREAS, Owner possesses full and complete ownership of that certain land ("Land") and the buildings and improvements thereon ("Improvements") situated in the Parish of Plaquemines, State of Louisiana, in the Town of Delcours, in said Parish, designated as FARM NOs. 10 and 13 on a plan of survey made by A.C. Duval, Surveyor, and more particularly described on Exhibit A attached hereto and made a part hereof (the Land and Improvements are collectively referred to as the "Property");

WHEREAS, Owner is only donating a servitude of perpetual real rights with respect to improvements located on the Property as defined in Exhibit A and illustrated on the Property Survey attached hereto as Exhibit B.

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WHEREAS, Any improvements on other plots of land owned by Owner and incorporated into the improvements located on the Property are not subject to this Act of Donation;

WHEREAS, Donee is a non-profit corporation, duly established under the laws of Louisiana, operated exclusively for charitable, educational, and historical purposes in order to facilitate public participation in the preservation of sites, buildings, and objects significant in the history and culture of the City of New Orleans, and in furtherance of such purposes is authorized under Section 1252 of Title 9 of the Louisiana Revised Statutes (R.S. 9:1252(A)) to accept grants of perpetual real rights burdening whole or any part of immovable property, including, but not limited to, the facade, exterior, roof or front of any improvements thereof, in order to protect property significant to such history and culture;

WHEREAS, Owner warrants that there exists no servitude, lease, mortgage, lien or other interest affecting or encumbering the Property, except as otherwise noted herein, which would prohibit, prima, interfere or otherwise limit the effectiveness of any of the rights and benefits herein created by this Act of Donation of Perpetual Real Rights and granted to Donee;

WHEREAS, the Property has historical and/or architectural merit and contributes significantly to the architectural and cultural heritage and visual beauty of the area of Southeastern Louisiana and should be preserved;

WHEREAS, scenic and architectural facade servitude donated by the Owner to Donee by this Act of Donation of Perpetual Real Rights is created herein for charitable, educational and historical purposes and will assist in preserving and maintaining the Property and the architectural ensemble of the area of Southeastern Louisiana; and

WHEREAS, to this end, Owner desires to donate, grant, transfer and convey to Donee, and Donee desires to accept, a scenic, open space and architectural facade servitude, as a perpetual real right in and to the exterior surfaces of the Improvements.

NOW, THEREFORE, pursuant to La. R.S. 9:1252, as amended, and in accordance with applicable provisions of the Internal Revenue Code of 1986, as amended, Owner does hereby create, establish, grant, donate, convey and transfer to Donee a perpetual real right (which perpetual real right is more particularly described below) in and to certain exterior surfaces of the Improvements, all of which are owned by Owner (the "Servitude").

This Servitude shall constitute a binding servitude, in perpetuity, upon the exterior surfaces of the Improvements; and to that end, Owner covenants on behalf of Owner and Owner's heirs, successors, and assigns, and all subsequent owners of the Improvements with Donee, its successors and assigns, such covenants being deemed to run as a binding servitude, in perpetuity, with the Land, to do (and refrain from doing), each of the following terms and stipulations, which contribute to the public purpose in that they aid significantly in the preservation of historic property.

1. The exterior surfaces of the Improvements subject to this Servitude are the exterior walls of the Improvements which are visible from Louisiana State Highway No. 39, the courtyard within the property lines of the Property, and the roof and air rights of the Improvements (the "Facade"). In the event of uncertainty, the exterior surfaces of the Improvements visible in the photographs in Exhibit C, which have been provided previously to Donee, shall control.

2. Owner agrees at all times to preserve and maintain the Facade in a good and sound state of repair.

3. Without the express written permission of the Donee, its successors or assigns, signed by a duly authorized representative thereof, based upon written plans submitted by Owner to Donee, no construction, change, alteration, remodeling, renovation, or any other thing shall be undertaken by Owner or permitted to be undertaken in or to the Facade, which would affect either the height, or alter the exterior of the Facade or the appearance of the Facade, or which would adversely affect the structural soundness of the Improvements. The repair or replacement or reconstruction of any subsequent damage to the Facade which has resulted from casualty loss, deterioration, or wear and tear, shall be permitted without the prior written approval of Donee.

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provided that such reconstruction, repair, repainting, or refinishing is performed in a manner which will not alter the appearance of the Facade subject to this Servitude as it is as of even date herewith or as it may subsequently be modified in accordance with the terms hereof.

4. In all events, Owner, in painting the exterior of the Facade, agrees to obtain the prior written consent of Donee, its successors or assigns, signed by a duly authorized representative thereof, as to the quality and color of paint to be used if significantly different from that presently existing.

5. All work for preserving, maintaining, altering, or renovating the Facade shall be performed and conducted by Owner at Owner's sole cost and expense. Should demolition of the Improvements occur, in whole or in part, or in the event either reconstruction or change, alteration or renovation is performed without the prior written approval of Donee as required herein, Donee shall have the right to require any changes to such work as Donee, in its sole discretion, deems proper. All such construction or changes shall be commenced at Owner's sole cost and expense within sixty (60) days of Donee's written notice to Owner and pursued with diligence until completion, or Donee may compel curative work to be performed at Owner's sole cost and expense, in addition to all rights and remedies provided herein or by law.

6. For the purpose of maintaining and preserving the Facade, Donee shall have the right, in Donee's sole discretion, to require the Owner, at Owner's expense, to perform and conduct such repairs and maintenance work reasonably deemed necessary in order to preserve, maintain, or repair the Facade and the structural elements of the Improvements. All such work shall be commenced, at Owner's sole cost and expense, no later than sixty (60) days after Owner's receipt of Donee's written notice, and shall be pursued with due diligence until completion. In the event that said repairs and maintenance work are not completed by Owner within a reasonable time thereafter, Donee may (a) proceed against Owner by summary process in a court of competent jurisdiction to compel such repairs and maintenance, and/or (b) exercise all other rights and remedies provided herein or by law.

7. All rights granted to Donee herein, including such rights which Donee may exercise pursuant to Paragraph 6 above, shall be exercised in a reasonable and prudent manner and with least possible cost to Owner, calculated so as not to interfere with Owner's reasonable use and enjoyment of the Property while accomplishing the purposes of this Act of Donation of Perpetual Real Rights.

8. Owner hereby consents and agrees that representatives of Donee, its successors and assigns, shall be permitted to inspect the Property at all reasonable times upon forty-eight (48) hours prior notice given to Owner. Inspections will normally take place from the street; however, Owner consents and agrees that representatives of Donee, its successors and assigns, shall be permitted to enter and inspect the interior of the Improvements for the purpose of verifying the maintenance of the structural condition and soundness of the Improvements and protecting the rights of Donee herein. Inspection of the interior will be made at a time mutually agreed upon by the Owner and Donee, its successors and assigns, and Owner covenants not to withhold unreasonably its consent in establishing a date and time for such inspection. At least once every five (5) years, Owner, at Owner's cost, shall provide to Donee an inspection report of the condition of the Facade and the structural elements of the Improvements, such inspection report to be prepared by a competent licensed structural engineer, or competent licensed roofer, or both, whichever is applicable. Donee shall have the right to require that the Owner cause an inspection of the Improvements from time to time, upon Donee's reasonable belief that a special inspection is necessary to accomplish the purposes of this Act of Donation of Perpetual Real Rights, including, but not limited to, evidence of deterioration to the Improvements. Within forty-five (45) days after Donee has notified the Owner of the need for a special inspection, Owner shall deliver to Donee an inspection report prepared by a competent person as above-described. In the event that the Owner fails to provide such inspection reports as are required by this Paragraph, Donee may, at the Owner's sole cost and expense, employ for the account of Owner the services of a competent licensed structural engineer and/or a competent licensed roofer and shall submit to Owner all bills and other evidence of fees incurred or paid for such services, which shall be promptly paid by Owner.

9. In the event of a fire or other casualty which results in damage to or loss or destruction of a part of the Facade or the structural elements of the Improvements, Owner agrees promptly to repair, renovate, or reconstruct the damaged or destroyed parts of the Facade or the structural

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elements of the Improvements with the prior consent and approval of Donee as otherwise provided herein.

10. In the event of a total loss or destruction of the Improvements, Owner shall promptly remove all debris and trash and properly maintain the Land. Owner must obtain Donee's written approval of and prior consent to any construction or reconstruction of the Improvements, as provided herein.

11. Owner agrees at all times to carry and maintain such adequate amounts of comprehensive general bodily and property damage liability insurance, property, fire, vandalism, malicious mischief, and extended coverage insurance, general construction liability insurance, and such other standard insurance coverages as may be reasonably required by Donee. The policies of insurance required to be obtained pursuant to this Paragraph shall name Donee as a co-insured as its interest appears herein. If the Improvements are uninsurable, Owner shall provide such other protection which in the reasonable discretion of Donee is necessary and advisable for the maintenance and preservation of the Improvements, at Owner's sole cost and expense. Donee shall be provided with copies of said policies. Donee shall have the right to provide such insurance at Owner's cost and expense and lien the Property for the cost of the premiums in the event Owner fails to obtain the required policies.

12. Owner shall provide to Donee written notice of the Owner's sale or other disposition of the Property, or any part thereof, at the time of such sale or other disposition or as soon as practicable thereafter, but in no event more than seven (7) days following such sale. Owner shall insert in any agreement to sell the Property (or any part thereof) or in any act of sale of the Property (or any part thereof) a provision expressly setting forth that the Property and the purchaser thereof are subject to and bound by this Act of Donation of Perpetual Real Rights and all covenants, obligations, agreements and restrictions herein. The written notice required to be made by Owner under this Paragraph shall contain the name and address of any purchaser and the name and address of a local agent and attorney-in-fact for an absentee purchaser.

13. In the event the Property is subdivided into condominium units, time sharing units, or other forms of the multiple ownership, Owner and its heirs, successors, vendees or assigns agree to appoint and maintain a single agent and attorney-in-fact residing in the Parish of Orleans with whom Donee shall be authorized to deal exclusively in order to enforce Donee's rights under this Act of Donation of Perpetual Real Rights.

14. Owner agrees to and does herewith grant, transfer and convey to Donee all external "development rights," including air rights, applicable to the Property and the roof constituting a portion of the Improvements, as well as all privileges to transfer, sell, or otherwise trade or bargain for such "development rights," in the name of Owner but for the benefit of Donee. Owner agrees to cooperate with Donee as necessary in any such transfer, with all costs of such transfer to be paid by Donee and all benefits therefrom accruing to Donee.

15. No signs, markers, notices, billboards, advertisements, plaques, decorations or other items shall be displayed, erected, mounted or placed on the Facade without the prior express written consent of Donee, which consent Donee may withhold in its reasonable and sole discretion.

16. The rights, interests, obligations and benefits herein constitute, individually and collectively, a perpetual real right which vests immediately in Donee upon the execution of this Act of Donation of Perpetual Real Rights and shall be binding on Owner, its heirs, successors and assigns, and on all subsequent owners of the Property. Owner agrees and acknowledges that the Servitude shall have a fair market value at all times that is at least equal to the proportionate value that the Servitude as of the date of donation bears to the total value of the Property as of the date of donation, and that such proportionate value of the Servitude shall remain constant and recognized henceforth and forevermore. Such proportionate value is hereby agreed by the parties hereto to be ten (10%) percent. Owner further agrees and acknowledges that in the event of a change in conditions which would give rise to the judicial extinguishment of the restrictions and obligations imposed hereunder with respect to the Facade, the Donee, on a subsequent sale, exchange, or involuntary conversion of the Property, shall be entitled to a portion of the proceeds of such sale, exchange, or involuntary conversion at least equal to the constant proportionate value of the Servitude.

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17. Donee agrees and binds itself to use all of the proceeds it receives from a sale, exchange, or involuntary conversion of the Property, resulting from a judicial proceeding which extinguishes Donee's real rights, in a manner consistent with the conservation purposes of the original donation.

18. The parties hereto contemplate that the Servitude is a perpetual conservation restriction within the meaning of Sections 1.170-13 and 1.170-14 of the Regulations of the Department of Treasury, and, for federal income tax purposes, the donation of this perpetual real right is the contribution of a qualified real property interest to a qualified organization exclusively for conservation purposes.

19. In the event that the Donee shall at any time in the future acquire full and complete ownership of the Property, Donee for itself, its successors and assigns, covenants and agrees, in the event of subsequent conveyances of such Property to another, to create a new perpetual real right containing the same restrictions and provisions as are contained herein, and either to retain such perpetual real right in itself or to convey such real right to a similar local or national organization whose purposes, *inter alia*, are to promote historic preservation.

20. Any right or obligation imposed upon the Owner of the Property by the Servitude, including any covenant, restriction or affirmative obligation herein, shall be enforceable by the Donee, following reasonable notice to Owner, through judicial proceeding by actions for temporary and/or permanent injunction to enjoin such violations and to require the performance of all obligations imposed on Owner by this Act of Donation of Perpetual Real Rights, or, in the alternative, representatives of Donee, its successors and assigns, may enter upon the Property, correct any violation, and hold Owner and Owner's heirs, successors and assigns, responsible for the cost thereof in an action for damages brought by Donee. Donee, its successors or assigns, shall have available all other legal and equitable remedies permitted by law to enforce Owner's obligations hereunder. In the event Owner is found to have violated any of its obligations arising from this Act of Donation of Perpetual Real Rights, Owner agrees to indemnify and hold harmless Donee from all reasonable attorneys' fees, expert witness charges, and other charges, fees, and costs paid or incurred by Donee in the enforcement of any of its rights granted herein.

21. All other rights of ownership that do not conflict with the exercise of Donee's rights hereunder shall be and are hereby retained by Owner. Owner shall have the right to use the Property and the Improvements for whatever lawful purpose Owner deems necessary, except as to rights herein granted. Owner agrees not to perform any work or make any use of the Property which would adversely affect Donee's full exercise and enjoyment of the perpetual real rights created herein. Owner agrees to pay all real estate taxes and real property assessments on the Property and agrees to hold Donee harmless in connection therewith.

22. Owner, its successors or assigns, will do and perform at Owner's cost all acts necessary to the prompt filing for registry of this Act of Donation of Perpetual Real Rights in the conveyance records of the Parish of Plaquemines wherein the Property is located.

23. Owner and Donee hereby acknowledge that the Property is currently encumbered by that certain mortgage by and between Owner and Metrocity Mortgage, LLC ("Mortgagee"), dated July 18, 2003, said Mortgage being recorded at Instr. No. 03005788 on August 7, 2003, ("Mortgage") and securing a note by Owner in favor of Mortgagee, dated of even date therewith ("Note"). Owner and Donee agree that this Act of Donation shall not be valid and enforceable until the Mortgagee executes an Act of Subordination in favor of Donee, subordinating the Note and the Mortgage to this Act of Donation. Until the execution of the Act of Subordination by Mortgagee, the signatures of the Owner and Donee shall be held in escrow at the offices of Elkins, PLC, 301 St. Charles Avenue, Suite 4400, New Orleans, LA 70130. Upon the execution of the Act of Subordination by Mortgagee, Owner shall notify the escrow agent at the aforementioned address of such execution, at which time the escrow agent shall release the signatures and the Act of Donation shall become valid and enforceable between the parties, and shall be filed in the public records.

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**Peter W. Patout, Listing Agent**  
Historic House Specialist  
Licensed in Louisiana and Mississippi  
cell: (504) 481-4790  
www.PeterPatout.com

Autumn 2015



**Talbot Historic Properties**

1112 Bourbon St., New Orleans, LA 70116  
office: (504) 415-9730

THUS DONE AND PASSED in my office at New Orleans, Louisiana, on the day, month, and year herein first above written, in the presence of the two undersigned competent witnesses, who hereto sign their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES:

*Alice M. Greer*  
Printed Name: Alice Greer  
*Seamus C. Blache*  
Printed Name: Seamus C. Blache

OWNER:

BLAINE McBURNEY  
*Blaine McBurney*

INTERVENOR:

*Alice M. Greer*  
Print Name: Alice M. Greer  
*Seamus C. Blache*  
Print Name: Seamus C. Blache

STEPHANIE FINCH McBURNEY

*Stephanie Finch McBurney*

*Nicole E. Hadaway*  
NOTARY PUBLIC  
Nicole E. Hadaway  
Bar Roll #28353

3/12/02/042.1

6



THUS DONE AND PASSED in my office at New Orleans, Louisiana, on the day, month, and year herein first above written, in the presence of the two undersigned competent witnesses, who herewith sign their names with the said appraiser and me, Notary, after reading of the whole.

WITNESSES:

  
Printed Name: LEAH TURBE

  
Printed Name: Patricia H. Gay

DONEE:

PRESERVATION ALLIANCE OF NEW  
ORLEANS, INCORPORATED d/b/a  
PRESERVATION RESOURCE CENTER

By:   
Patricia H. Gay  
Its: Executive Director

  
NOTARY PUBLIC  
Name: Mandy K. Mendoza  
Bar Roll # 25723

MANDY K. MENDOZA  
NOTARY PUBLIC  
State of Louisiana, Bar Roll # 25723  
My Commission is for life.

3/12/2015

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Exhibits

Exhibit A	Legal Description of Property
Exhibit B	Survey of Property
Exhibit C	Photographs of Exterior of Property

2/11/2015

8



EXHIBIT A

Legal Description of Property

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated on the east of left bank of the Mississippi River at about twenty-two (22) miles below the City of New Orleans, in the Parish of Plaquemines, State of Louisiana, at Dalcour, known as the "old Dalcour Antebellum Homesite," located on Dalcour or Mary Plantation, which said piece or portion of ground measures approximately three hundred ninety-six feet, ten inches, three lines (396' 10" 3'') front on Louisiana State Highway #1, with a width on its rear line of approximately three hundred thirty-nine feet, nine inches, seven lines (339' 9" 7'') and depth of approximately six hundred ten (610') feet on its lower line and approximately six hundred sixty-eight feet five inches four lines (668' 5" 4'') on its upper line; said property comprising Farm Lots TEN and THIRTEEN (13) of the DALCOUR SUBDIVISION, all as will appear from the plan of Dalcour and adjacent farms, made by A.C. Duval, C.E., a sketch or copy of which is annexed to an act of deposit before Frank Wm. Hart, Notary Public, for the Parish of Orleans, under date of February 26, 1913, for reference and recorded in the Parish of Plaquemines in COB 47, at folio 271.

The improvements on said property are known as: MARY PLANTATION HOUSE.

Being the same property acquired from Judgment of Possession in Succession of Marguerite Remyan Knobloch, 25<sup>th</sup> JDC 46-857 dated January 3, 2001 and registered in COB 991 FOLIO 173 of the records of Plaquemines Parish.

MAILING ADDRESS: 5539 Highway 39, Braithwaite, Louisiana 70040.

3/12/02/13/02



EXHIBIT B  
Survey of Property

3/13/62/D/02

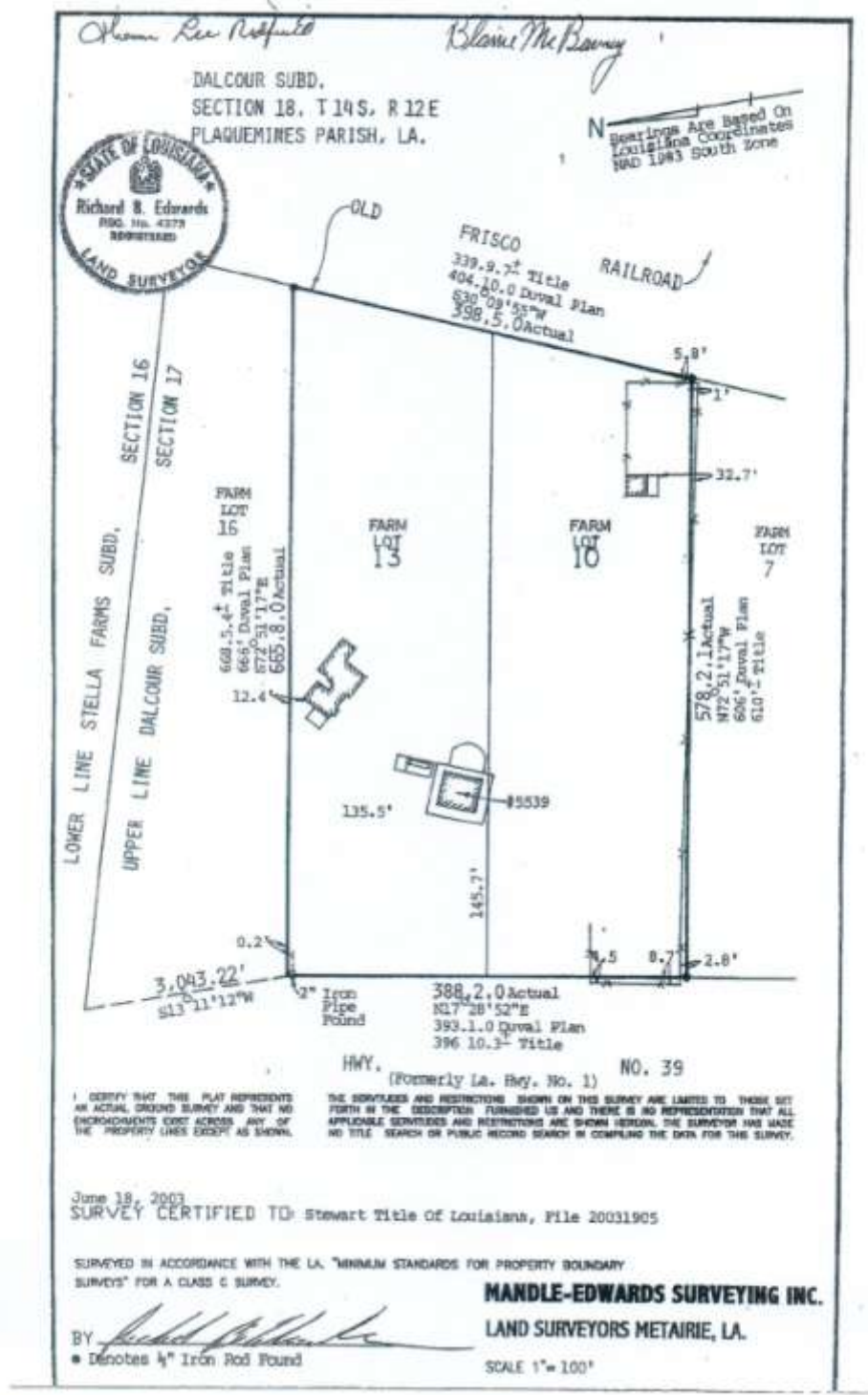
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Historic House Specialist  
Licensed in Louisiana and Mississippi  
cell: (504) 481-4790  
[www.PeterPatout.com](http://www.PeterPatout.com)

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office: (504) 415-9730



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EXHIBIT C

Photographs

2/10/13/092

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Historic House Specialist  
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**PHOTOGRAPHS OF THE SUBJECT PROPERTY**



Exterior Views

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Plaquemines Parish Recording Page

Dorothy M Lundin  
Clerk of Court  
PO Box 40  
Belle Chasse, LA 70037  
(504) 297-5180

Received From :  
ELKINS PLC  
301 ST. CHARLES AVENUE  
SUITE 4400  
NEW ORLEANS, LA 70170

First VENDOR

MCBURNEY, BLAINE

First VENDEE

PRESERVATION ALLIANCE OF NEW ORLEANS INC

Index Type : Conveyance

File Number : 2005-00006067

Type of Document : Donation

Book : 1104 Page : 594

Recording Pages : 22

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for  
Plaquemines Parish, Louisiana

On (Recorded Date) : 12/19/2005

At (Recorded Time) : 12:12:24PM



Doc ID - 001801070022



CLERK OF COURT  
DOROTHY M LUNDIN  
Parish of Plaquemines

I certify that this is a true copy of the attached  
document that was filed for registry and  
Recorded 12/19/2005 at 12:12:24  
Recorded in Book 1104 Page 594  
File Number 2005-00006067

*Mary J. Martin*  
Deputy Clerk

Return To :

Please Print with Recording Paper from Plaquemines Parish

Peter W. Patout, Listing Agent  
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cell: (504) 481-4790  
www.PeterPatout.com

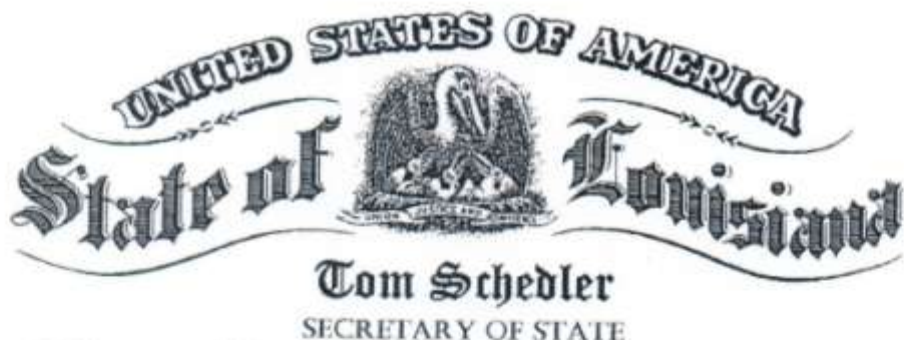
Autumn 2015



Talbot Historic Properties

1112 Bourbon St., New Orleans, LA 70116  
office: (504) 415-9730

## Business License (2012)



*As Secretary of State of the State of Louisiana I do hereby Certify that*

a copy of the Articles of Organization and Initial Report of

**MARY PLANTATION, L.L.C.**

Domiciled at NEW ORLEANS, LOUISIANA,

Was filed and recorded in this Office on March 16, 2012,

And all fees having been paid as required by law, the limited liability company is authorized to transact business in this State, subject to the restrictions imposed by law, including the provisions of R.S. Title 12, Chapter 22.

In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

March 16, 2012

*Secretary of State*

BB-40779037K



Certificate ID: 10255207#ESL73

To validate this certificate, visit the following web site, go to **Commercial Division, Certificate Validation**, then follow the instructions displayed.  
[www.sos.louisiana.gov](http://www.sos.louisiana.gov)

Page 1 of 1 on 3/16/2012 12:15:29 PM

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Historic House Specialist  
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cell: (504) 481-4790  
[www.PeterPatout.com](http://www.PeterPatout.com)

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**ARTICLES OF ORGANIZATION  
OF  
MARY PLANTATION, L.L.C.**

BE IT KNOWN, that on this date personally came and appeared the undersigned party, who does hereby form a limited liability company pursuant to the provisions of the Louisiana Limited Liability Company Act, and in furtherance thereof, adopts the following Articles of Organization.

**ARTICLE I  
NAME**

The name of the Limited Liability Company (the "LLC") is:

**MARY PLANTATION, L.L.C.**

**ARTICLE II  
PURPOSE**

The purpose of the LLC is to engage in any lawful activity for which limited liability companies may be formed under the Louisiana Limited Liability Company Law.

**ARTICLE III  
MANAGEMENT**

The LLC may be managed by a Manager as determined by the Members.

**ARTICLE IV  
PERSONS DEALING WITH THE LLC**

Persons dealing with the LLC may rely upon a certificate of any one of the certifying officials listed below to establish the membership of any member, the name of the Manager, the authenticity of any records of the LLC including, without limitation, the operating agreement, or the authority of any person to act on behalf of the LLC, or the authority to take the actions referred to in Louisiana Revised Statute 12:1318(B). The following person is hereby a named authorized certifying official of the LLC and may exercise the full authority granted by Louisiana Revised Statute 12:1305(c)(5) without the need to obtain the written approval or certification of any other certifying official:

**BLAKE PRESTON MILLER**


IN WITNESS WHEREOF, the undersigned Organizer has duly executed these



Articles of Organization and acknowledged the same as of the 15th day of March, 2012.

WITNESSES:

  
CHERYL M. FORSTER  
  
AMANDA B. GUSS

  
JACQUELINE McPHERSON, Organizer

ACKNOWLEDGEMENT

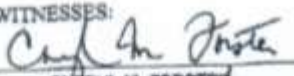
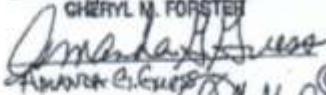
STATE OF LOUISIANA


PARISH OF ORLEANS


BEFORE ME, the undersigned authority, personally came and appeared JACQUELINE McPHERSON, to me known to be the person who signed the foregoing instrument as Organizer and who, having been duly sworn, acknowledged and declared, in the presence of the two witnesses whose names are subscribed above, that said Appearer signed such instrument as her free act and deed for the purposes mentioned therein.

IN WITNESS WHEREOF, the appearer, witnesses and I have hereunto affixed our hands on this 15th day of March, 2012 in the aforesaid parish and state.

WITNESSES:

  
CHERYL M. FORSTER  
  
AMANDA B. GUSS

  
JACQUELINE McPHERSON, Organizer

  
NOTARY PUBLIC  
E. Raymond  
Not. # 25840



INITIAL REPORT  
OF  
MARY PLANTATION, L.L.C.

TO: THE SECRETARY OF STATE  
BATON ROUGE, LOUISIANA

Complying with R.S. 12:1305, MARY PLANTATION, L.L.C., hereby makes its initial report as follows:

1. The location and municipal address of the company's registered office is:

1119 N. Rampart Street  
New Orleans, LA 70116

2. The name and address of the company's registered agent is:

Jacqueline McPherson  
1010 Common Street, Suite 1800  
New Orleans, LA 70112

3. The name and address of the sole member is:

Blake Preston Miller  
1119 N. Rampart Street  
New Orleans, LA 70116

Signed at New Orleans, Louisiana, this 15th day of March, 2012.

  
JACQUILINE McPHERSON, Organizer



**AGENT'S AFFIDAVIT AND ACKNOWLEDGEMENT OF ACCEPTANCE**

I hereby acknowledge and accept the appointment of registered agent for and on behalf of the above named limited liability company.

*Jaqueline McPherson*  
REGISTERED AGENT  
*Jaqueline McPherson*

SWORN TO AND SUBSCRIBED  
BEFORE ME, NOTARY, THIS 15TH  
DAY OF MARCH, 2012

*Anne E. Raymond*  
NOTARY PUBLIC  
*Anne E. Raymond*  
*Bar # 25840*



# Realtor and Broker Biographies

## Peter W. Patout

**Realtor & Historic Properties Specialist with Talbot Historic Properties  
Licensed in Louisiana & Mississippi**

Peter W. Patout is a native of south Louisiana and grew up among the sugar cane fields of the Bayou Teche country. 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. He is a historic property specialist, and is a proud long term resident and property owner in the French Quarter of New Orleans, in addition to owning a historic family home in Patoutville, Louisiana. 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. As a real estate agent with Talbot Historic Properties, he provides his clients with his expertise and enhances their experience in finding the most beautiful and significant historic homes available. For about 20 years, Peter has attended the Natchez Antiques Forum and more recently the Historic New Orleans Collection's Forum. A consummate ambassador for Louisiana, Peter's family have been land and plantation owners for twelve generations in Louisiana and Mississippi.



**Jacques Dupre Plantation House,**

Sold in 2014 by listing agent Peter W. Patout

**Peter W. Patout, Listing Agent**  
Historic House Specialist  
Licensed in Louisiana and Mississippi  
cell: (504) 481-4790  
[www.PeterPatout.com](http://www.PeterPatout.com)

Autumn 2015



**Talbot Historic Properties**

1112 Bourbon St., New Orleans, LA 70116  
office: (504) 415-9730

## Tracy Talbot

**Broker Realtor, 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 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. "Architecture is art", she always says. She started Talbot Historic Properties in 2001 in the French Quarter, but has extended her market as far as **Albania Plantation** in St. Mary Parish and **Lakeside Plantation** in Point Coupee Parish. Tracy's passion is to combine smart business with historic preservation.



**Lakeside Plantation**



**Albania Plantation**

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Designed by Heather Veneziano, MFA, MPS

The information in this booklet, while not guaranteed, is submitted by sources believed to be reliable.

September 18, 2015

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