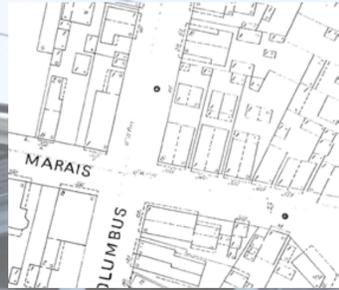


1501 Marais New Orleans, LA

A brief history of the building and its owners.

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The Seraphin Maspereau Cottage at 1501-03 Marais holds within its walls the keys to a rich past. Built by tinsmith and real estate speculator Seraphin Maspereau in 1860-61, the cottage retains the historic character of its original era in the present day.

Property lines in New Orleans often take an unusual shape as the original grid of the city center adjusts to the bends of the Mississippi River, which has created a “wagon wheel” effect across much of the city. Along St. Bernard Avenue, the traditional grid is complicated by a sharp bend in the river creating some oddly shaped blocks and lots. The lot upon which the house stands today comprises two older lots. Maspereau purchased a small triangle of ground from Hugues Pedesclaux in 1856, adding to his already significant holdings in the square bounded by Plauché (now Marais), Mysterious (now Columbus), Villere, and St. Bernard Avenue. Pedesclaux had purchased the ground from the succession of Juan Bautista Tosso in 1853. The Tosso family lived in a small house on that triangle of ground, fronting Columbus. Since the lot could not be subdivided conveniently among the Tosso heirs, they agreed to let it go to auction and split the proceeds. After failing to sell at two consecutive auctions, the court ordered a new appraisal. Pedesclaux purchased the lot for \$150 at the third auction.

After purchasing the lot in 1856, Maspereau held it for four years before building the cottage and the independent kitchen in the rear in 1860. While the city did not require permits for new construction in those years, a number of indications suggest 1860 as the definite date of construction. A *Plan Book of the Third District, comprising the 7th & 8th Ward, New Orleans, showing Subdivisions of Squares, with the present improvements thereon*, compiled and drawn by J.F. Braun in 1874, shows a slate-roofed cottage, a kitchen with a wooden roof, and a shed on the lot, still in an irregular shape. A survey of the property taken by Deputy City Surveyor Allou d'Hemecourt for the Tosso succession, dated August 23, 1852, shows the property line between Tosso's and Maspereau's holdings terminating at the corner of Plauché and Columbus.

The Treasurer's Office Tax Ledgers for the years 1852 to 1861 tell the rest of the tale. When Hugues Pedesclaux bought the triangular lot from the Tosso succession, he paid \$150 for land assessed at \$200. The assessment for that triangle of land remained static until Maspereau joined it with his other holdings in the square, at which point it raised to \$800 for the larger piece of land. From 1858 to 1860, the assessor gave the larger lot a value of \$700. Only with the tax assessment of 1861 did the value of the property rise significantly, to \$2000, suggesting with very little doubt that Maspereau constructed the house in 1860-1861.



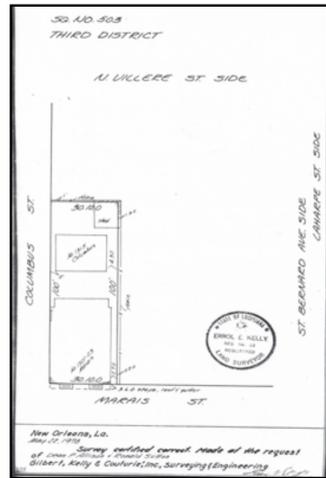
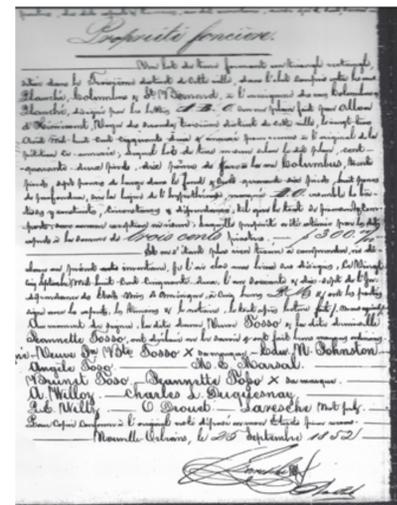
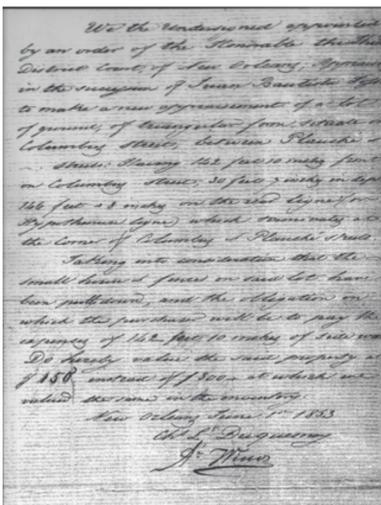
ABOVE: Two Sanborn Fire Insurance Company maps, from 1893 and 1895, reveal the outlines of the neighborhood in the final years of the nineteenth century.

LEFT: Both documents come from the Succession of Juan Bautista Tosso, settled in 1853. The court-appointed appraisers submitted the report at right justifying a reappraisal of the property in question after the small house and fences had been removed from the site. At left, the official description of the property, written in French.

BELOW FAR LEFT: Plan of the Third District of New Orleans, 1874. Compiled between 1874 and 1881 by John F. Braun, the City Surveyor, this plan shows a well-populated New Marigny neighborhood. These surveys formed the basis for Elisha Robinson's Atlas of New Orleans, published in 1883.

BELOW CENTER: Dupeire Family, ca.1873-1876 (l-r: Robert Edward Lee Dupeire, an unidentified woman [possibly Leontine Maureau Dupeire's mother], St. Leon Dupeire, Leontine Maureau Dupeire, Antoine Mumford Dupeire) The family of St. Leon Dupeire. The Dupeire family lived on the downtown lakeside corner of Marais and Columbus for 16 years, from 1888 until 1904. Before they moved to 1501 Marais, the Dupeire family lived just over the back fence, at 1317 Columbus.

BELOW RIGHT: Edwin Joseph Dupeire, (1872-1910), dentist and inventor Edwin Joseph Dupeire lived at 363 Marais with most of the rest of his family when the house numbers all across New Orleans changed in 1895. In a wave of late-nineteenth century progressivism, the city adopted the “Philadelphia” decimal system used today, changing the old 363 to 1501.



ABOVE TOP: Plan of 26 Lots of Ground, situated in faubourgs Tremé and Marigny. Louis Joseph Pilié, 18 June 1836. New Orleans Notarial Archives.

ABOVE BOTTOM: The Pilié plan shown as an overlay in Google Earth. Note the outline of the Foy-Guerlain plantation house standing in the middle of what is now Kerlerec Street. Note as well that Columbus Street did not extend past St. Claude at this early juncture.

MIDDLE, FAR LEFT: 1852 August 23 – Allou d'Hemecourt, Deputy Surveyor for the 2nd and 3rd Districts Allou d'Hemecourt defined that “lot of ground, of triangular form” which Hugues Pedesclaux purchased from the Succession of Juan Bautista Tosso on September 5, 1853. Auctioneer Norbert Vignie cried the auction for the piece of the late Tosso's estate on three separate occasions before Pedesclaux stepped forward to finally satisfy the reserve. Following two unsuccessful auctions, the judge ordered a reappraisal. The appraisers, “taking into consideration that the small house & fences on said lot have been partly down,” cut their appraisal in half, upon which it sold promptly to Pedesclaux at the next auction.

D'Hemecourt's sketch also shows the extension of Columbus Street to its current form. If one were to draw a straight line from the corner of Rue Mystérieuse, as it is shown on Pilié's 1836 plan, the line would meet the point of the yellow-shaded area above Rue Plauché. That point is the present-corner of Marais and Columbus.

MIDDLE, NEAR LEFT: 1978 May 22 – Gilbert, Kelly, and Couturie State Land Surveyor Errol E. Kelly approved this 1978 survey of the house and property made by of Gilbert, Kelly, and Couturie. The survey certified the sale of the Maspereau Cottage to Dean P. Allison and Ronald Sutton. Allison and Sutton purchased the lot, along with the buildings and improvements, from Rose di Leo de la Bretonne. Rose di Leo's father, Antonio di Leo, paid \$3350 for the cottage in 1921. The 1978 sale marked the end of 118 years in which only five families owned 1501 Marais.

BOTTOM LEFT: *Soards' New Orleans Directory*, 1888 (left), listing the Dupeire family at old 359/363 Marais. The directory at right, from 1898, shows the results of the city-wide re-ordering of the house numbering system in 1895, when the Dupeire family found themselves at 1501 Marais. Leontine Dupeire, widow of St. Leon, moved her family to the corner of Marais and Columbus from 1317-19 Columbus, just behind their new home.

Years	Timeline of Previous Owners	Previous Owners
2011-present		Geoffrey Rhys Burnett
2010-2011		1501-03 Marais & 1317-19 Columbus, LLC
2006-2010		Pontalba Properties II, LLC
2004-2006		Turquoise Ventures, LLC
1990-2004		Henry Colvon
1984-1989		Seth & Jane Novoselsky
1978-1984		Dean P. Allison & Ronald Sutton
1921-1974		Antonio di Leo and heirs
1882-1921		DuVigneaud/Barthe/de Monsabert Family
1881-1882		Wilhelmus A. Bienvenu
1881-1881		Stephen Escoffier, Jr.
1863-1881		John Martin Shafer
1856-1863		Seraphin Maspereau
1853-1856		Hugues Pedesclaux
-1853		Juan Bautista Tosso and heirs

RIGHT: The chain-of-title for the property, from present to the conclusion of the Juan Bautista Tosso succession in 1853.

