



1331 FIRST STREET

THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



PROPERTY PHOTOS



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OFFERING OVERVIEW

This is an exceedingly rare opportunity to restore an extraordinary Garden District mansion and customize the renovation. Designed in 1860 and eventually built in 1869 by builder/architect, Samuel Jamison, the Morris-Israel House features 7,615 square foot of interior living area with 9,370 square feet under the roof. With magnificent historic detailing and soaring 15-foot ceilings, this grand home is one of best and purest examples of Italianate architecture in all of New Orleans. The meticulously-manicured corner lot is 0.36 acres/15,864 square feet and is situated on the southeast corner of First Street and Coliseum Street in the heart of the Garden District. The lot is "L" shaped with gated vehicular access off of Coliseum.

For personal reasons, the current owner has elected not to pursue the restoration and renovation into his private residence. A brand new roof has been installed, and careful, limited interior demolition has been completed. Architectural plans by John Williams for a 6+ bedroom/6.5 Bath renovation are available upon request. Additional interior features include an elevator to all three floors, double parlor, formal dining room with painted fabric ceiling, exquisite ceiling medallions and moldings, marble mantle pieces, original hardwood floors, and a seemingly infinite amount of historic charm.

Note that the mantles, floors, railings, etc. have been covered with plywood to protect from damage during renovation. All of the chandeliers, window treatments, sconces, and mirrors, etc. are stored off site, but will be transferred with the property.

LIST PRICE: \$3,500,000



GORDON MCLEOD
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HISTORY

Designed in 1860 and eventually built in 1869 by builder/architect, Samuel Jamison, the Morris-Israel House features 7,615 square foot of interior living area with 9,370 square feet under the roof. With magnificent historic detailing and soaring 15 foot ceilings, this grand home is one of best and purest examples of Italianate architecture in all of New Orleans.

Jamison was also the builder of Factor's Row in the CBD and was the architect/builder of the Carroll House in the same block at 1315 First Street, which was designed and built at the same time and which is strikingly similar with both homes featuring beautifully detailed cast-iron galleries with identical patterns. Jamison's brick detailing on both residences derives in part from the work of William A. Freret. Many houses have features that combine both Greek Revival and Italianate styles, but both 1331 and its sister property at 1315 First Street all the features of early Italianate style which became popular in New Orleans in the late 1850s.

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PRE-RENOVATION PHOTO

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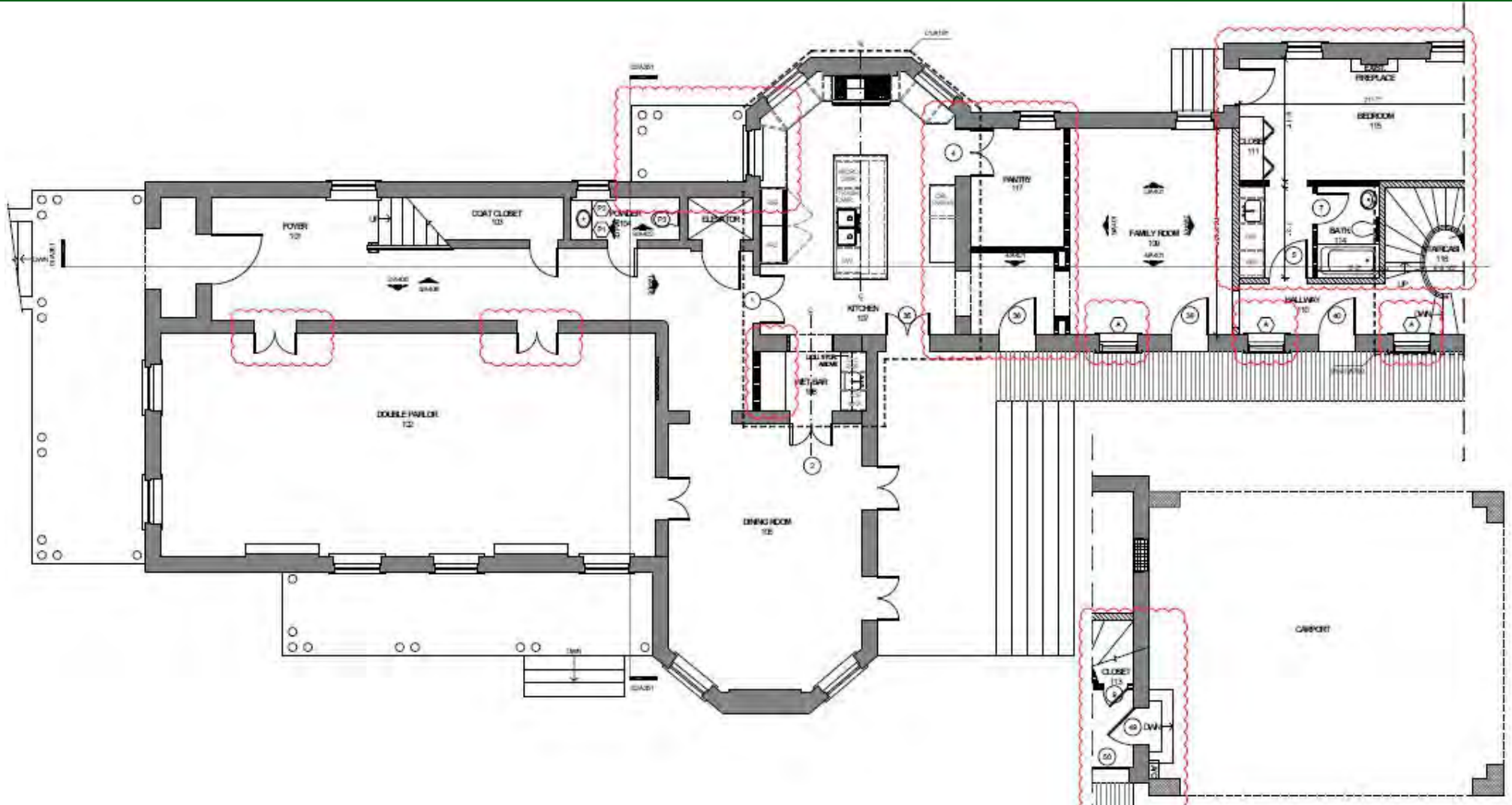


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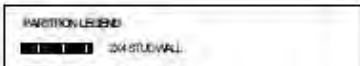
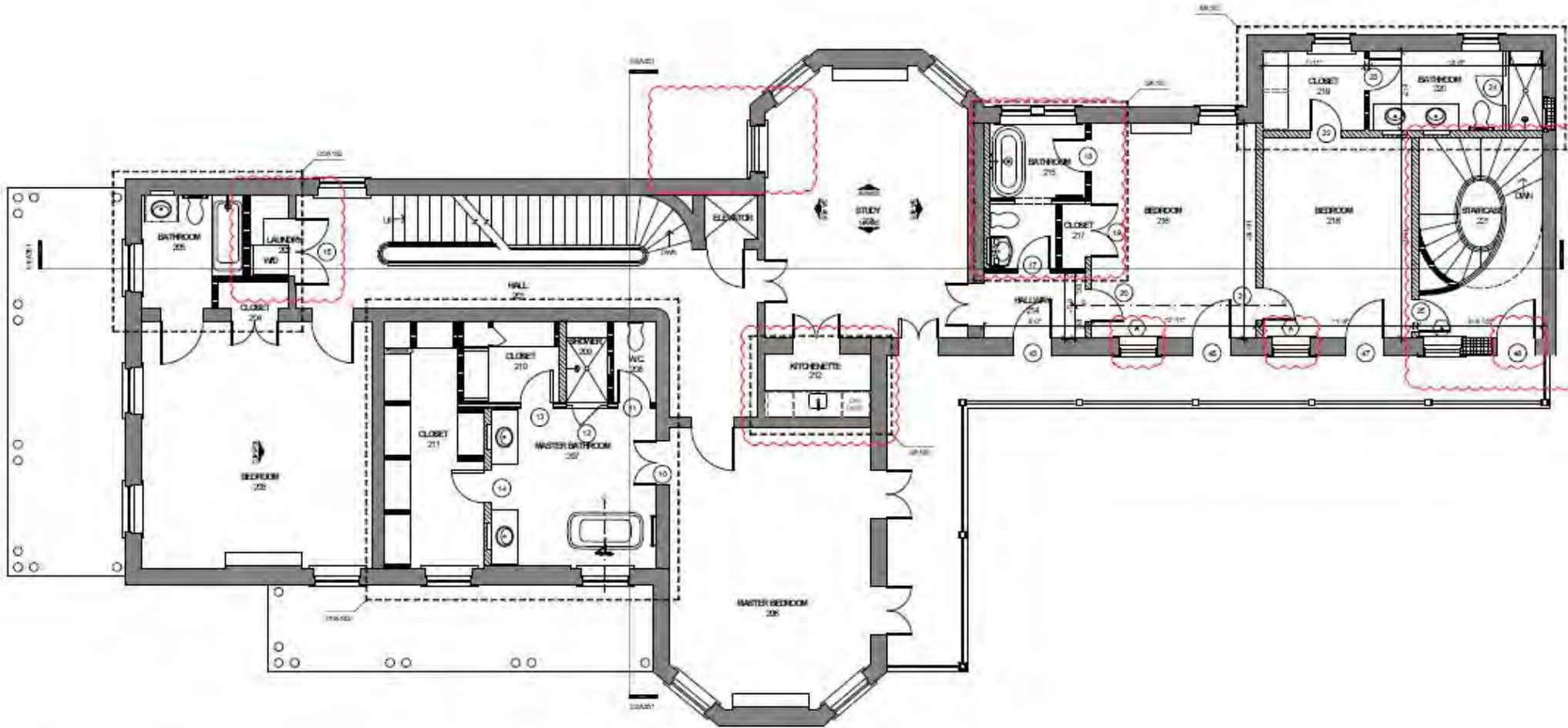


1ST FLOOR PLAN (PROPOSED)





2ND FLOOR PLAN (PROPOSED)



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