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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

JUN 21 1994

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Dulcito Plantation House

other names/site number _____

2. Location

street & number 5918 Old Spanish Trail West (LA HWY 182) N/A not for publication

city or town New Iberia vicinity

state Louisiana code LA county Iberia code 045 zip code 70560

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Gerri Hobdy June 15, 1994
Signature of certifying official/Title Gerri Hobdy, LA Date
SHPO, Dept of Culture, Recreation and Tourism
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register. See continuation sheet.
 - determined eligible for the National Register. See continuation sheet.
 - determined not eligible for the National Register.
 - removed from the National Register.
 - other, (explain:)

Entered in the
National Register Date of Action

for Signature of the Keeper 7/22/94

Gregory Sapsley

Dulcito Plantation House
Name of Property

Iberia Parish, LA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing

Noncontributing

1	0	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
1	0	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

other: French Creole

Materials

(Enter categories from instructions)

foundation brick

walls weatherboard

roof slate

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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National Park Service****National Register of Historic Places
Continuation Sheet**

Dulcito Plantation House, New Iberia vicinity, Iberia Parish, LA

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Dulcito Plantation House (c.1850) is a one-and-a-half story frame house mainly in the French Creole tradition. It is set back about a half mile from Louisiana Highway 182 near Spanish Lake in a grove of live oaks. Despite various alterations over the years, Dulcito retains enough of its original character to merit National Register listing.

There is some controversy over the date of Dulcito. The house is popularly believed to have been built in the late eighteenth century; however, the architectural evidence points clearly to a date of c.1850 for the present house.

The gable end house is built of circular sawn timbers and is raised about six feet on a common bond brick basement. (Circular saws first appear in Louisiana in the 1830s.) The columns on the front gallery are believed to be original. When the present owners acquired the house in 1993, the entablature had been added to, the column capitals were missing, and the gallery had been screened. In an attempt to bring the facade back to its original appearance, the screening and the addition to the entablature were removed and capitals were installed. Because there was no architectural evidence, they are conjectural based upon period examples. A historic photograph of Dulcito uncovered since the work was done shows that they are accurate. Marks in the columns indicated the height for the balustrade, which is otherwise conjectural but appropriate. Openings on the facade consist of a central entrance flanked by two six over six windows. The windows are unusual because they do not have sills. Instead, the molding continues around the bottom.

As originally built, the house's front range of rooms consisted of a central hall with a large room on each side. The south hall wall has been removed. The rear range consisted of three unequally sized rooms and a small space containing a staircase to the unfinished attic. The room behind the staircase has since been subdivided into three small spaces. Surviving original interior features include four panel doors, exposed beaded ceiling beams in all rooms, and door and window surrounds with molding profiles typical of the late 1840s and '50s. The latter match those found on the facade. The most unusual interior feature for a house of this type is a transomed doorway with pocket doors at the end of the central hall.

Dulcito has experienced the following alterations in addition to those noted above:

- (1) A side gallery was added at the turn of the century. Because of the flush board wall and baseboard under the gallery, identical to the treatment on the facade, one wondered if the side gallery could possibly be original, although such a treatment

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**United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Dulcito Plantation House, New Iberia vicinity, Iberia Parish, LA

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would be extremely unusual. However, clues at the basement level demonstrate that the house did not originally have a side gallery. The gallery extends beyond the original basement, resting on piers of different brick (both type and method of laying). One can also see a change in the brick where the front basement wall was extended to link with the system of piers supporting the side gallery. The side gallery addition is dated to the turn of the century because of its beaded board ceiling. It appears that when the side gallery was added, the columns from the front were copied. As odd as it seems, the only explanation for the previously mentioned flush board wall is that it is an alteration designed to match the facade -- i.e., when the side gallery was added, clapboards were replaced with flush boards.

- (2) The fenestration pattern on the galleried side has been reworked. What is now a door near the rear was originally a window. Also, a short door and a rectangular transom-like window were added. All of this work was done using salvaged parts.
- (3) It appears that the house did not originally have a rear gallery. The present rear gallery with its beaded board ceiling dates to the turn of the century. Now partially enclosed, it extends beyond the basement on brick piers of the type described for the side gallery. Again, oddly enough the original rear wall of the house is flush board rather than clapboarded.
- (4) The chimneys and mantels have been lost. The one mantel in the house is twentieth century.
- (5) Pecky cypress paneling was installed in the large room created by removing a wall. One wall has a pecky cypress wainscot.
- (6) Six over six double windows (salvaged) have been added to the rear wall (only visible from inside the rear central room or the rear gallery).

Assessment of Integrity

Despite the foregoing alterations, Dulcito retains enough of its original character to merit Register listing. Thanks to restoration work completed thus far, the facade looks much as it did when the house was built.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

N/A

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

architecture

Period of Significance

c.1850

Significant Dates

c.1850

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey #
recorded by Historic American Engineering Record #

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

Dulcito Plantation House
Name of Property

Iberia Parish, LA
County and State

10. Geographical Data

Acreage of Property less than an acre

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	5
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6	0	8	2	5	0
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3	3	2	6	2	0	0
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Zone Easting Northing

3

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Zone Easting Northing

2

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4

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See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

See sketch map.

Boundary Justification Boundaries were drawn to discretely encompass the significant resource.
(Explain why the boundaries were selected on a continuation sheet.) They do not follow property lines because of excessive rural acreage.

11. Form Prepared By

name/title National Register Staff

organization Division of Historic Preservation date May 1994

street & number P. O. Box 44247 telephone (504) 342-8160

city or town Baton Rouge state Louisiana zip code 70804

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Tony and Lisa Morrow

street & number 5918 Old Spanish Trail West telephone 318-365-3111 (home)
318-233-9515 (Mr. Morrow's work)

city or town New Iberia state Louisiana zip code 70560

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Dulcito Plantation House, New Iberia vicinity, Iberia Parish, LA
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Dulcito Plantation House is locally significant in the area of architecture as one of a limited number of buildings remaining to represent Iberia Parish's pre-Civil War architectural heritage.

Settlement of what would become Iberia Parish began in the mid-eighteenth century, and by the end of the century the area was well-populated, principally around Spanish Lake and Bayou Teche. In the first half of the nineteenth century the parish developed as a center for sugar production. Like most of Louisiana's sugar parishes, the economy boomed in the thirty or so years before the Civil War.

The foregoing settlement patterns illustrate that Iberia Parish was once replete with large numbers of French Creole houses (colonial period and well into the nineteenth century) and Greek Revival houses from the prosperous pre-War years. On the eve of the Civil War, Bayou Teche was lined with plantation homes, and Spanish Lake was practically ringed with them. Two of the most outstanding houses, Our Lady of the Lake and Darby, were lost in recent times.

The importance of Dulcito emerges against this background. While today's Iberia Parish retains hundreds of historic buildings, all but a small minority are from the late nineteenth and early twentieth centuries. There is relatively little left to illustrate, from an architectural standpoint, that there was earlier development in the area. Staff knowledge, a survey and other sources reveal that there are probably only two dozen or so buildings remaining which date from before the Civil War. As one of these survivors, Dulcito is of special importance in the parish's architectural patrimony.

Historical Note:

On June 10, 1797, Jacques Fontenette petitioned Spanish authorities to acquire the tract of land upon which Dulcito stands. The basis of this petition was that the land had been abandoned by one of the Spanish settlers of New Iberia. Following the usual procedures involved for a Spanish land grant, the land was granted to Fontenette.

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Continuation Sheet

Dulcito Plantation House, New Iberia vicinity, Iberia Parish, LA

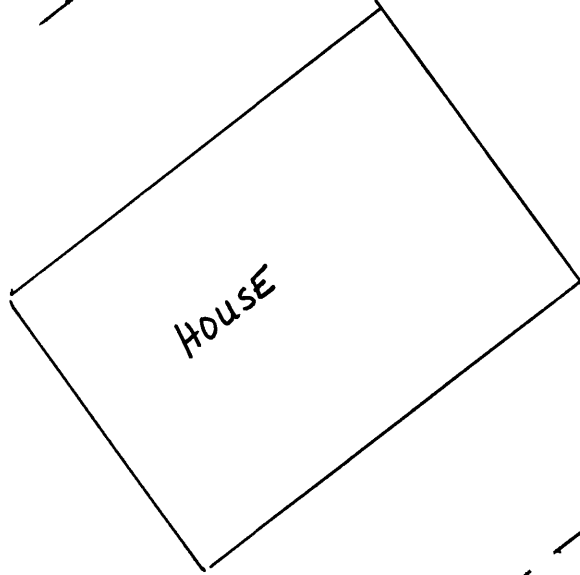
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BIBLIOGRAPHY

Historic Structures survey, Iberia Parish, Louisiana Division of Historic Preservation.

Stahls, Paul F., Jr. Plantation Homes of the Teche Country. Gretna, Louisiana: Pelican Publishing Company, 1979.

Dulcito
New Iberia vicinity
Iberia Parish, LA



TO
SPANISH
LAKE

TO
LA HWY 182

N
Scale 1" = 20'