

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED FEB. 5 1979
DATE ENTERED AUG 29 1979

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC "Sunnybrook"

AND/OR COMMON same

2 LOCATION

STREET & NUMBER North of Covington on
La. Hwy. 21, 3.5 miles north of intersection with La 36.

CITY, TOWN Covington VICINITY OF 1st - Robert Livingston
STATE Louisiana CODE 022 COUNTY St. Tammany CODE 103

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME William J. Gibert

STREET & NUMBER P. O. Box 659

CITY, TOWN Covington VICINITY OF STATE Louisiana

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. St. Tammany Parish Court House

STREET & NUMBER 510 East Boston Street

CITY, TOWN Covington STATE Louisiana

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Parish Planning Commission Survey of Historic Sites

DATE 1974 FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Parish Planning Commission, 510 East Boston Street

CITY, TOWN Covington STATE Louisiana

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Sunnybrook is set on 18 acres of flat ground, amid a grove of large live oaks, six of which are registered with the Live Oak Society. Several of the oaks are on the order of 300 years old. The present 18 acres provides a plantation-like setting from which the property derives much of its character.

The house itself is a raised plantation house, with a central hall plan both upstairs and down. Both the upper rooms and the upper hall are 14 ft. wide and both have 12 ft. ceilings. Originally the ground floor consisted of frame partitions set between brick piers which supported the main floor. These partitions have been twice replaced due to rot. The present partitions and exterior walls are of brick. The only change in plan on the ground floor has been the creation of one large room on the south side where originally there were two. A chimney has been added on the south wall to provide for a fireplace in this larger room. The original chimney still provides for fireplaces in both the upper and lower halls.

Originally there was a full front and rear gallery both upstairs and down. These galleries all remain with the exception of the upper rear gallery which has been enclosed to accommodate two bedrooms and a bathroom. This rear gallery enclosure cannot be regarded as a significant loss of integrity because a great many plantation homes have lost their back galleries to room expansion. Also, the enclosure cannot be seen from the main facade.

The stair case, which leads from the lower hall to the upper hall, was built by the present owners in 1957. At one time there was an exterior staircase in the front leading to the upper gallery. This was removed by the present owners in 1957 due to rot.

The structure is light, circular sawn with the character of a balloon frame. Joists and rafters are approximately 18" on center.

Sunnybrook is a raised plantation house, five bays wide, with thin spindle-like columns in the upstairs gallery and heavy brick pillars in the lower gallery. At one time there were small brackets on the upper gallery columns, but these have been removed. However, the original Renaissance Revival upper gallery front door and lower gallery rear door remain, as do the upper gallery 6 over 9 front windows, whose sashes recede into the upper wall, and the gallery columns and ballustrades. Places where the brackets were attached can still be seen in the painted surface of the columns. All ground floor fenestration, including the French doors and the central fanlit door, was installed by the present owners in 1957.

On the whole the interior is stark and simple in character. The upstairs mantel remains, as do the cypress interior doors and transoms. The original floors remain upstairs. The old wooden floor downstairs had to be removed due to rot, but it has been replaced in kind by the present owners.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES ca. 1880

BUILDER/ARCHITECT

Fritz Buchin

STATEMENT OF SIGNIFICANCE

The significance of Sunnybrook is architectural. Despite the modifications, Sunnybrook retains the form and most of the other characteristics of a Louisiana raised plantation house. It is one of only about two or three examples of raised plantation houses in the Covington area. In addition, its plantation-like setting amid a grove of ancient live oaks is unrivaled in the vicinity. Given the late date of its construction (between 1877 and 1885), it represents the last generation of raised plantation houses before the Queen Anne Revival swept all before it. Sunnybrook is a good representative of rural Louisiana architectural history because it shows the strength of the state's raised cottage tradition, an eighteenth century form, which continued to be built almost unchanged well into the late nineteenth century.

The builder of the house was apparently a German immigrant named Fritz Buchin. In 1877 he purchased 150 acres of land, including the site of the house, from David Warrell in return for a consideration of \$200. Buchin had arrived in America about fifteen years before and had gained U. S. citizenship in 1868. In 1885, Buchin sold a hundred acres of this tract (including the house site) to Mrs. Catherine Jones of New Orleans for \$900. Since the selling price of the land had risen from about \$1.34 per acre when Buchin bought it in 1877 to \$9.00 per acre when he sold it in 1885, it is logical to assume that he built the house sometime during the period of his ownership. Such a conclusion is also consistent with the architecture of the house.

Census records from 1880 reveal something about Buchin and his farm. In 1880, Fritz Buchin was listed as a 45-year-old "farmer" who had been born in "Meclinberg." His wife Caroline, aged 23, and their two young daughters resided with him. According to the agriculture census of 1880, Buchin owned 140 acres of land, of which ten acres were tilled and 130 acres were woodland. During the previous year, his farm had produced 200 bushels of corn, 200 bushels of sweet potatoes, and 20 bushels of Irish potatoes. Buchin also owned \$300 worth of livestock, including two horses, one mule, six oxen, one cow, 20 swine, 25 poultry, and, most important, 200 sheep. During the previous year 150 lambs had been "dropped" and 200 fleeces had been shorn, which weighed a total of 300 pounds. The estimated value of all of Buchin's farm production for the previous year was \$150.

(continued)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Application for citizenship by Fritz Buchin dated October 10, 1868, filed in St. Tammany Parish Courthouse.

(continued)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approx. 18 acres

UTM REFERENCES

A	1,5	7,8,3	3,0,0	3,3	7,9	8,0,0	875	B	1,5	7,8,3	5,2,5	3,3	7,9	6,7,5
	ZONE	EASTING	NORTHING						ZONE	EASTING	NORTHING			
C	1,5	7,8,3	4,0,0	3,3	7,9	5,7,5		D	1,5	7,8,3	1,5,0	3,3	7,9	7,2,5
	ZONE	EASTING	NORTHING						ZONE	EASTING	NORTHING			

VERBAL BOUNDARY DESCRIPTION

Begin at the intersection of the secondary road and La. Rt. 21 and proceed southwest ~~west~~ ^{east} along the secondary road (north side) for 1000 ft. then turn due northeast and proceed for 550 ft. then turn due northwest and proceed to La. 21 then turn southwest and proceed along La. 21 (east side) back to the intersection.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Mrs. William P. Gibert

ORGANIZATION

DATE

October 16, 1978

STREET & NUMBER

P. O. Box 659

TELEPHONE

(504) 892-2766

CITY OR TOWN

Covington

STATE

Louisiana

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

SIGNATURE

J. Bernard Cameron

TITLE

State Historic Preservation Officer

DATE

1-8-79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Carol Shull

DATE

8-29-79

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

ATTEST:

Beth Grosvenor

KEEPER OF THE NATIONAL REGISTER

DATE

8/28/79

KEEPER OF THE NATIONAL REGISTER

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Sunnybrook

CONTINUATION SHEET

ITEM NUMBER 8

PAGE

Though the modifications may be viewed as extensive, all were needed to make the house livable when it was in a deteriorated state. Modifications such as enclosing a rear gallery, replacement or removal of exterior stairs, and significant adjustment of the ground level occur quite frequently in old Louisiana raised plantation houses. As a result, though modified, Sunnybrook house is no more intruded upon than a great many of its fellows. Therefore, Sunnybrook can still be viewed as a respectable example of the archetype to which it belongs.

In any case only three of the modifications have affected the front (main) facade. These have been the removal of the small brackets at the column tops, the removal of the front stairs, and the new fenestration and walls on the ground story. As a result, the original two-story, galleried, raised plantation house facade survives, with the original posts, brick pillars, railings, upper story fenestration, and roofline. So the house does present the outward facade appearance of a traditional Louisiana raised plantation house. In the Covington area this is significant.

Covington is an area which developed largely as a result of the lumber industry in the early twentieth century. Because there is very little in Covington that predates the year 1900, any substantial building that does so should be considered locally significant.

Sunnybrook is a substantial structure that considerably predates the year 1900. As such it represents, as few extant buildings do, the early history of the area. Secondly, it represents an old Louisiana architectural form which is locally rare.

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Mrs. Jones, the woman to whom Buchin sold Sunnybrook in 1885, did not own the property long, for in 1886 it was auctioned at a sheriff's sale to Frank Columbus. In 1892 Columbus sold the property to William H. O'Beirne, who held it well into the twentieth century.

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CONTINUATION SHEET

ITEM NUMBER 9 PAGE 2

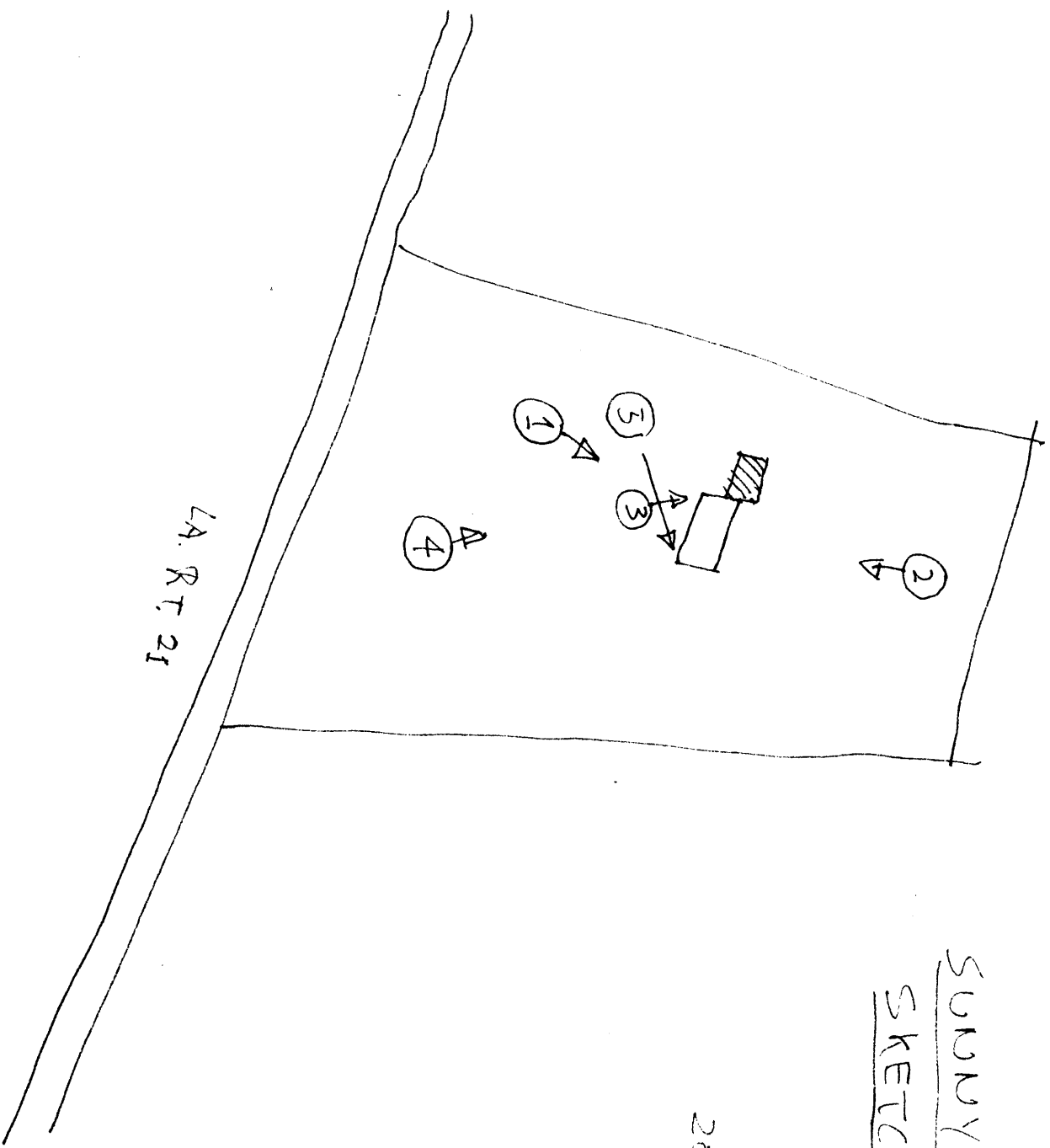
Bear, Arthur L. Abstract of Title of and Report on Sunnybrook. Copy in National Register nomination file for Sunnybrook, State Historic Preservation Office, Baton Rouge.

Census of 1880. St. Tammany Parish, Louisiana. Population Schedule, 3rd Ward, Household No. 197; Agriculture Census, 3rd Ward, p. 2.

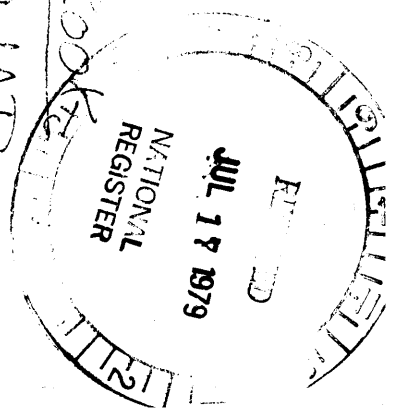
Randall, Charles E., and Henry Clepper. Famous and Historic Trees. American Forestry Association, 1976.

Regional Planning Commission for Jefferson, Orleans, St. Bernard, and St. Tammany Parishes. Historic Preservation Planning. Published June, 1974.

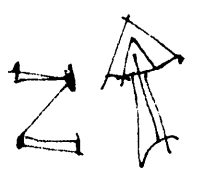
St. Tammany Parish Conveyance Records. David Warrell to Fritz Buchin, Recorded May 18, 1877, Conveyance Book I, p. 51. Located in St. Tammany Parish Courthouse.

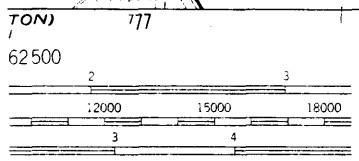
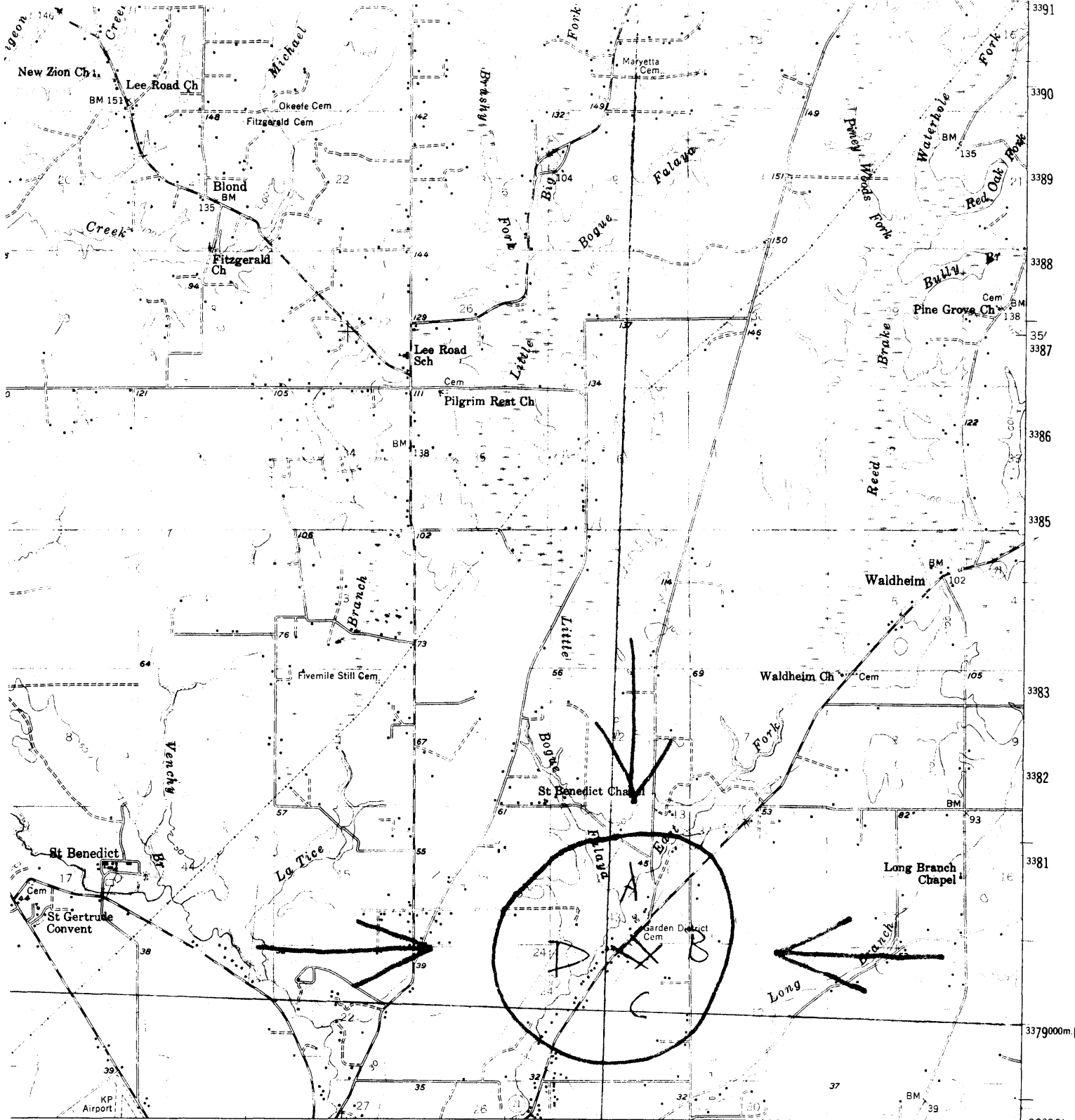


SUNNY BROOK CENTER
 SKETCH MAP



20th C. ADDITION





VAL 10 FEET
 AT 5-FOOT CONTOURS
 ICAL DATUM OF 1929

AL MAP ACCURACY STANDARDS
 COLORADO 80225, OR RESTON, VIRGINIA 22092
 PUBLIC WORKS, BATON ROUGE, LOUISIANA 70804
 ND SYMBOLS IS AVAILABLE ON REQUEST

Sunnybrook

- A - 15/783300/3379800 875
- B - 15/783525/3379675
- C - 15/783400/3379575
- D - 15/783150/3379475 825

QUADRANGLE LOCATION

ROAD CLASSIFICATION

dium-duty	Light-duty
Unimproved dirt	-----
U. S. Route	State Route

(SLIDELL)
 8044 IV

FOLSOM, LA.
 N 3030—W 9000/15

1958

AMS 7945 II—SERIES V785

AUG 29 1979