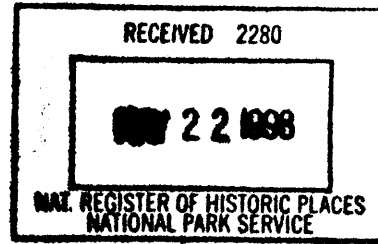


United States Department of the Interior
National Park Service



702

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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 any 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 Woodland Plantation

other names/site number _____

2. Location

street & number 21997 Highway 23 NA not for publication

city or town West Pointe à la Hache NA vicinity

state Louisiana code LA county Plaquemines code 075 zip code 70083

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

Jon Fricker 5/12/98
Signature of certifying official/Title Jonathan Fricker, Date
Deputy SHPO, Dept. Of Culture, Recreation and Tourism

State or 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 this 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): _____

Edson H. Beal Signature of Keeper Date of Action 6-18-98

Woodland Plantation

Name of property

Plaquemines 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	
3	—	buildings
—	—	sites
—	—	structures
—	—	objects
3	0	Total

Name of related multiple property listing

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

NA

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Cat. Domestic

Sub. Single dwelling

Current Functions

(Enter categories from instructions)

Cat. Work in Progress

Sub. _____

7. Description

Architectural Classification

(Enter categories from instructions)

Greek Revival

Italianate

Gothic Revival

Materials

(Enter categories from instructions)

foundation brick

walls weatherboard

roof metal

other _____

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" next to the criteria qualifying the property for National Register listing)

- X 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.
X 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

NA

(Mark "X" next to all that apply.)

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or a 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

Agriculture

Period of Significance

c. 1855 (main house and overseer's house)

c. 1890 (tenant house)

Significant Dates

c. 1855, c. 1890

Significant Person

(Complete if Criterion B is marked above)

NA

Cultural Affiliation

NA

Architect/Builder

Unknown

Narrative Statement of Significance

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

- 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
X recorded by Historic American Buildings Survey # LA-1260
recorded by Historic American Engineering Record #

Primary location of additional data:

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

Name of repository:

Woodland Plantation
Name of property

Plaquemines Parish, LA
County and State

10. Geographical Data

Acreage of Property 55.8 acres

UTM References

(Place additional UTM references on a continuation sheet)

Zone Easting Northing Zone Easting Northing

1 15 225880 3276480

3 15 226000 3275700

2 15 226820 3275860

4 _____

__ See continuation sheet.

Verbal Boundary Description

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

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title National Register Staff

organization Division of Historic Preservation date March 1998

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

city or town Baton Rouge state LA 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 the SHPO or FPO.)

name Jacques & Claire Creppel, Foster Creppel

street & number 21997 Highway 23 telephone (504) 564-2900

city or town West Pointe à la Hache state LA zip code 70083

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 the 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 Project (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service****NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**Section 7 Page 1

The Woodland Plantation nomination includes a circa 1855 main house, mid-nineteenth century overseer's house, and a late nineteenth-century tenant house. Also on the property are the ruins of a sugar mill and what appears to be the base of a cistern (see below). All three buildings at Woodland are constructed of wood and raised on brick piers with corrugated metal roofs. The plantation is located on the Mississippi River about an hour south of New Orleans in West Pointe à la Hache, with the main house facing the river and no road between. Although the house is generally thought to have been built in the 1830s (or built then and modified later), the architectural evidence suggests that it is entirely a product of the 1850s. Most of the details are Greek Revival and Italianate. Despite some losses and deterioration, the three buildings easily retain sufficient integrity to convey their historic identity and significance.

MAIN HOUSE

The clapboarded main house features a gabled roof. Both the front and rear elevations feature five dormers exhibiting simple pedimented detailing and Doric pilasters. The windows at each of the dormers are of 6/6 lights.

The side elevations are similar to one another in fenestration and feature 6/9 windows at the first storey and 6/6 windows at the second storey. The only difference is that the south elevation has a false window on the first floor, as necessitated by a peculiarity of the floor plan (see below). A semi-circular vent is located near the apex of the roof at both elevations. The front and rear elevations are also similar in arrangement, with six bays at each elevation created by seven wooden columns along the respective galleries. (Most of the column capitals have been replicated in the current restoration.) The front (river-facing) façade features five openings of French doors with eight lights and one molded panel each. The original shutters were fitted with screening in a past modification.

The main entrance doors (front and rear) are located off-center and clearly reflect the Gothic influence in their details. The double doors are of six molded panels each with sidelights and transom. The upper panels of the doors are molded in a Gothic arch, and the sidelights feature a Gothic arch in the upper of the two lights. The transom is composed of two Gothic arched windows (with arches facing outward) and two small round lights at each corner. (The transoms and sidelights are covered at present to prevent damage.)

Historic photographs and an 1871 illustration from *Every Saturday* magazine reveal that the front façade was once decorated with double Italianate brackets above the columns. In addition, the roof once terminated behind the cornice, creating something like a parapet. The roof has since been reworked to terminate above the cornice with a slight kick. The historic photographs also reveal that the gallery was once fitted with a cast-iron balustrade. The photograph, as well as some iron remnants found on site, suggests that the iron was cast in a shell motif. Both the brackets and the railing will be replicated in the current restoration.

The house's floorplan is unusual (see attached) and perhaps should be viewed as descended from the Creole

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**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 2

tradition, although greatly modified. As mentioned previously, the entryways are placed asymmetrically (clearly a Creole holdover). The first floor is comprised of six major spaces, one of which is an off-center hall stretching from the front to rear entrances. The adjacent parlor also extends the full depth of the house (an unusual treatment), with bedrooms of equal size to the south. One chimney serves a fireplace in the parlor and corner fireplaces for the two bedrooms. The dining room and an additional bedroom, as well as the staircase, are located to the north of the hall. These rooms are divided by an angular wall which extends from the north wall of the house to the fireplace located between the two rooms. The angle of this wall allows full use of the central window at the north elevation. The window directly opposite this one at the south elevation is, however, abutted by the wall which separates the two bedrooms at this side of the house; the window has been plastered at the interior.

The second floor is composed of six bedrooms, a hall, and a small bathroom. Only four of the bedrooms are appointed with fireplaces. The space between the dormers has been modified to provide 12 closets with latticed doors. The wall opposite the staircase at the second floor is curved to mimic the curvature of the wall at the stairwell and creates one bedroom with a rounded wall. An original decorative wall finish in a lozenge pattern is extant in one bedroom. The bathroom formerly featured a metal tub (now in the collection of the Louisiana State University Rural Life Museum).

An arched opening at the rear of the first floor hall leads to a fairly tight stair hall. Although its shape is in the Italianate tradition, the opening has Greek Revival ear molds identical to those found throughout the house. The mahogany stair is fitted with delicate turned spindles and large, but elegantly turned, newel posts. The curvature of the stair is mimicked on the detailing at the risers, as well as the ceiling beneath the stair adjacent to a stair closet (see attached).

All of the mantels at the first floor and two of the four at the second floor are extant. All feature curved or rounded mantel shelves. The current owners have purchased one of the former mantels and intend to replicate the other.

The foremost Greek Revival details in the house are the door and window surrounds, which feature heavily molded ears in a fashion typical of the Greek Revival. The interior molding of the front and rear entrance surrounds is, of course, more detailed than at the exterior surrounds. The interior doors are cypress and of six molded panels, and also are surrounded by ear molding.

OVERSEER'S HOUSE

The two-storey building located upriver of the main house is one of few surviving documented overseer's houses in Louisiana (per an 1871 description). It is a hip-roofed building with an attic; the main storey is raised a full storey

CONTINUED

**United States Department of the Interior
National Park Service****NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**Section 7 Page 3

above grade on brick piers. The clapboarded structure has two chimneys which provide two fireplaces at the building's ground storey in addition to four at the main storey. The 1871 magazine illustration clearly depicts the structure as having been enclosed at the ground level, which was most likely used for storage. Although seriously deteriorated, it is apparent that the building at one time had both front and rear porches with two dormers at the front and rear elevations (per the architectural evidence and the 1871 illustration).

Each elevation has two windows of 6/6 lights. The north and south elevations are identical to one another in fenestration, as are the front and rear elevations. The front entrance has a typical wooden four-panel door surrounded by three-light sidelights with a lower molded wooden panel and a five-light fixed transom. The building appears to be a purely mid-nineteenth-century example, although the interior was inaccessible, making an evaluation of extant details impossible. However, HABS documentation (1995) reveals that the building has a central-hall plan, with four adjacent rooms of equal size. The six identical interior doors are four-paneled, each with an operable three-light transom. At the time of the HABS documentation, the plainly decorated mantels were intact.

TENANT HOUSE

The late nineteenth-century tenant cabin gives every indication of being built around a central chimney from an earlier house on the property. It has a two-room plan and rear ell. The structure is clapboarded and has a corrugated metal roof, with a front gallery supported by three wooden columns. Although the original piers are of brick, replacements are of either concrete block or wood.

ADDITIONAL ELEMENTS

Located at one corner of the rear elevation of the main house is a circular brick structure which appears to be a mid-nineteenth-century cistern base. Its wooden top is a replacement. Because the cistern is not substantial in size and scale, it is not being included in the count of contributing/non-contributing resources.

As noted in the summary paragraph, the foundation ruins of Woodland's sugar house are visible on the property. This is being noted in the narrative and on the attached sketch map for purposes of thorough documentation. It is being included as part of the overall setting but is not being included in the resource count. Further archaeological investigation may make possible an addendum to the nomination to include significance under Criterion D.

Assessment of Integrity:

Woodland possesses an unusually high degree of integrity for a house which was largely unoccupied for many years and located in a remote rural area. Although many elements of all three structures will require replacement due to deterioration, this is not viewed as an integrity issue so much as one of restoration and maintenance. The primary

CONTINUED

Woodland Plantation

Name of property

Plaquemines Parish, LA

County and State

NPS Form 10-900-a
(8-86)

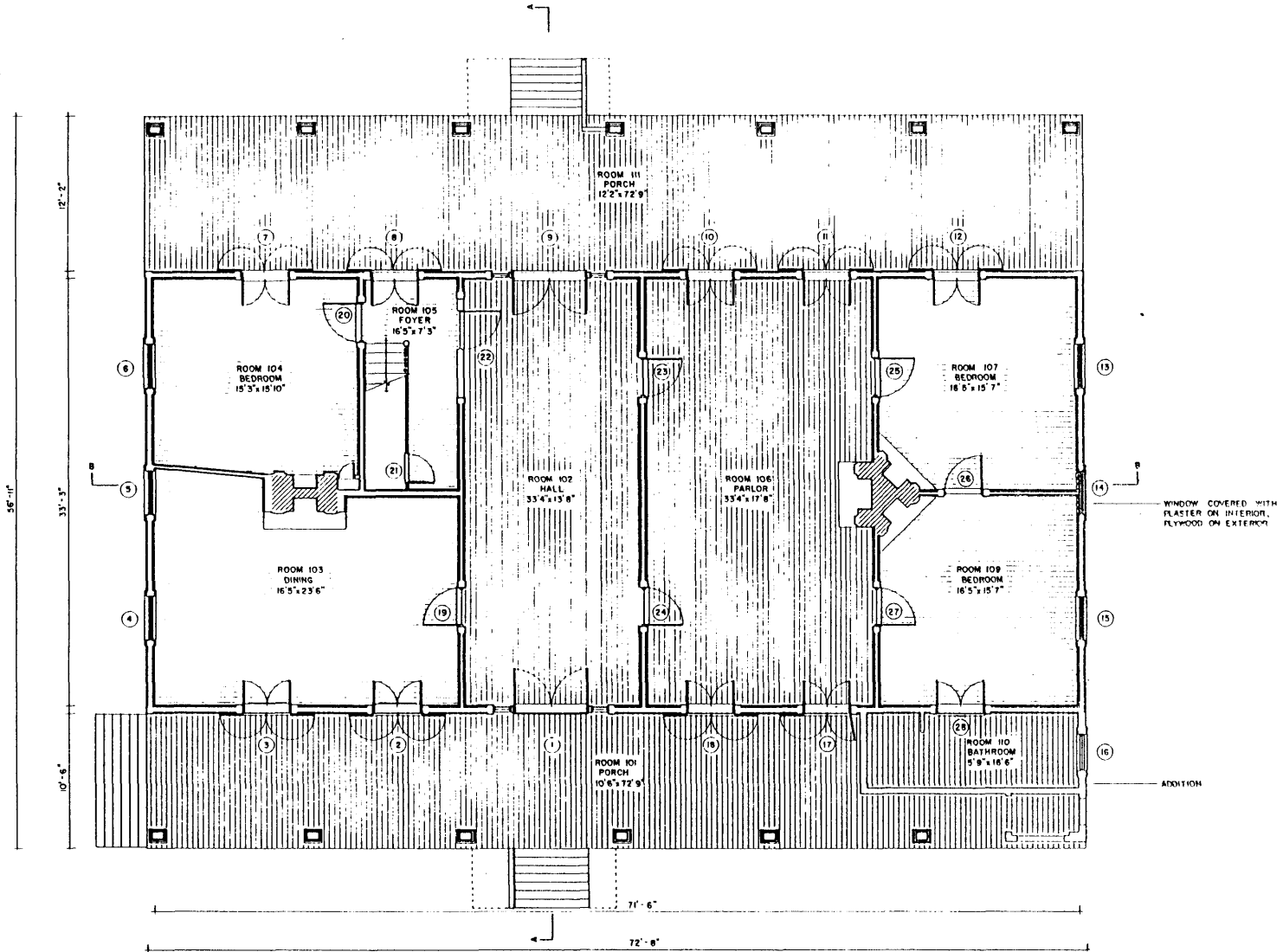
OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 4

modification to the main house is the construction of a bathroom on one corner of the rear gallery; this addition is being removed. Equally, the fact that the exterior Italianate detailing was removed and/or deteriorated is not a serious integrity issue because it is being replicated. Moreover, the amount of remaining original detailing in the house's interior is remarkable. The tenant house, while having received some minor repairs, also exhibits a high degree of integrity. The overseer's house has unfortunately suffered a large amount of deterioration. Like the main house, however, remaining evidence and historic information will allow a sensitive reconstruction of the missing elements.



FIRST FLOOR PLAN

SCALE FEET 1/4" = 1'-0"
METERS

DIRECTOR: EUGENE D. CIZEK, Ph.D.
DEPUTY DIRECTOR: MICHAEL S. BOGAL

FALL 1995
L.A. 23

WOODLAND PLANTATION
PLAQUEMINES PARISH
LOUISIANA

ARCHITECTURAL FLOOR PLAN

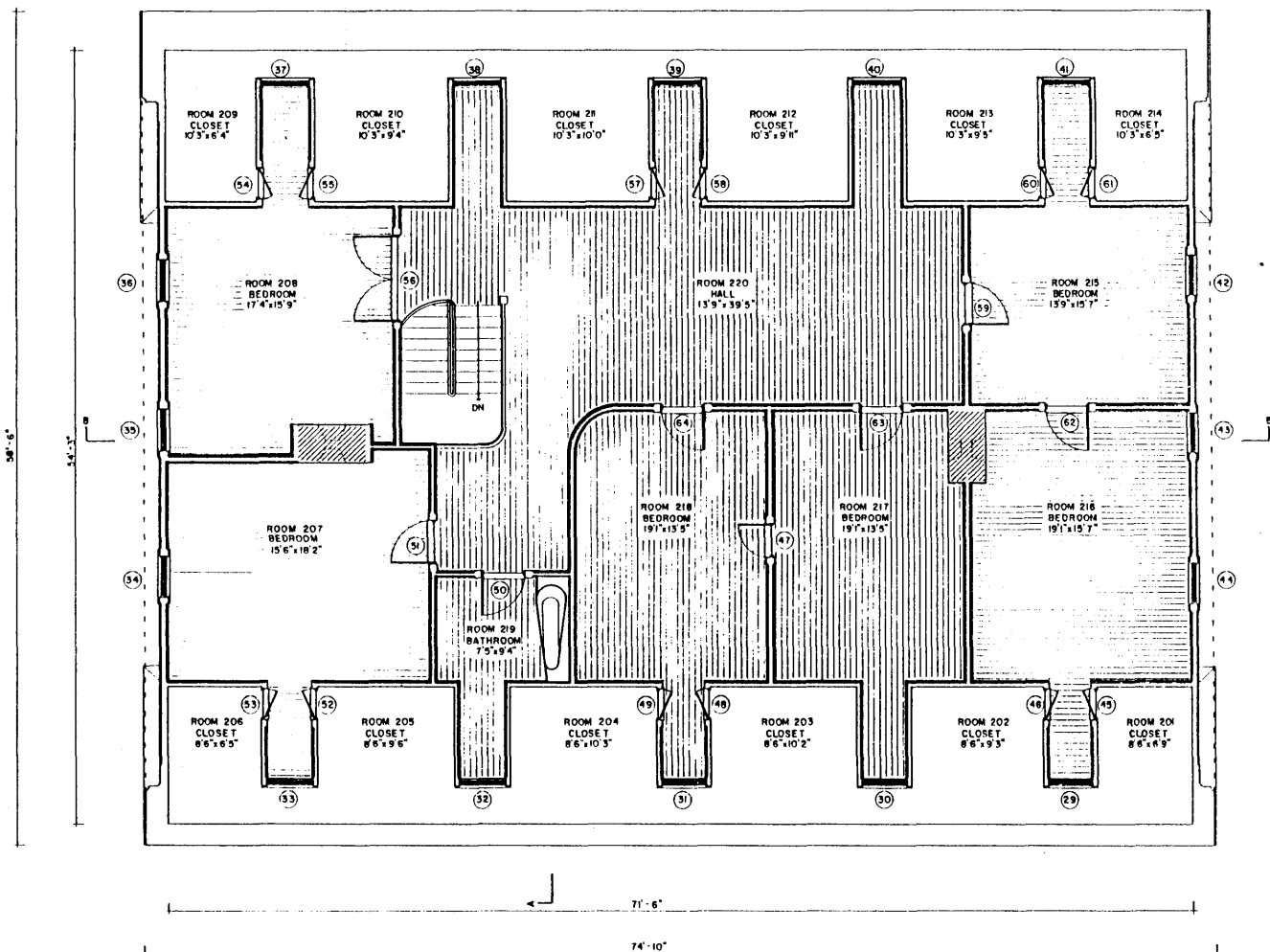
LOUISIANA

WOODLAND PLANTATION
PLAQUEMINES PARISH
LOUISIANA

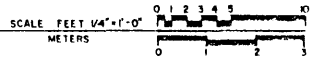
L.A. 23

DIRECTOR: EUGENE D. CIZEK, Ph.D.
DEPUTY DIRECTOR: MICHAEL S. BOGAL

FALL 1995
L.A. 23



SECOND FLOOR PLAN

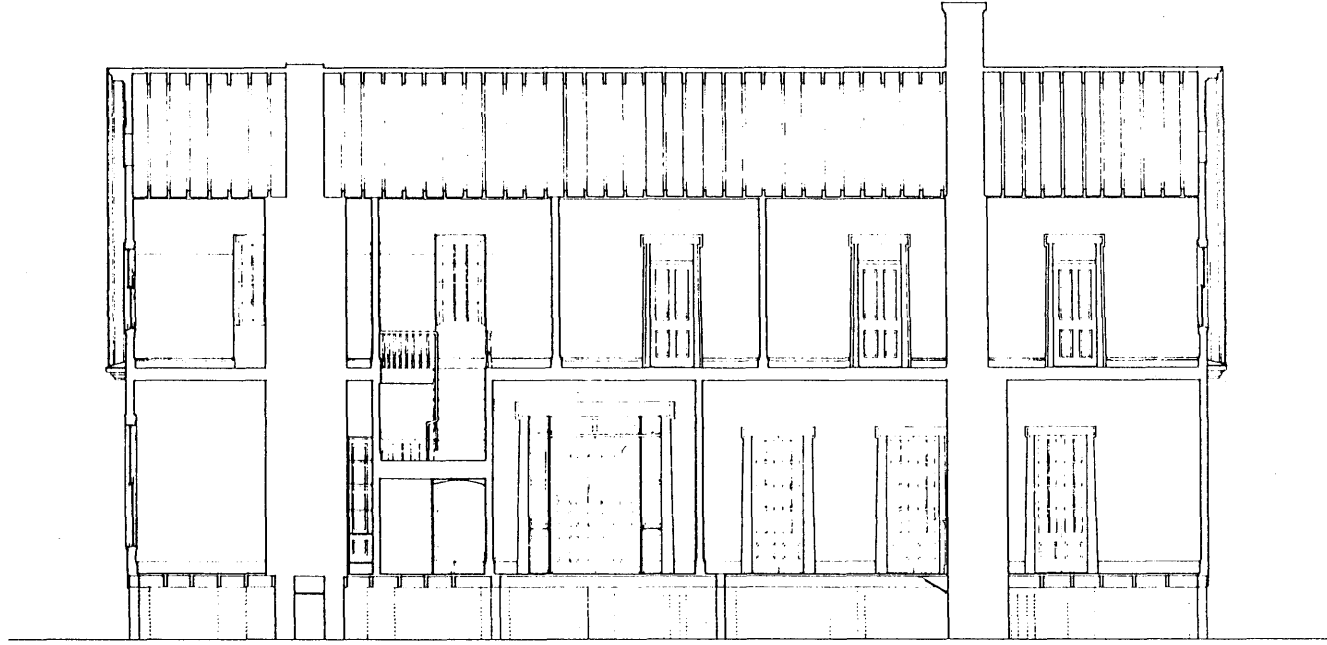


DIRECTOR, EUGENE A. CIZEK, P.A.D.
FALL 1930
DRAWN BY MICHAEL DODAT

WOODLAND PLANTATION
WEST POINTE A LA HAIE

LOUISIANA
HISTORIC AMERICAN BUILDINGS SURVEY
NUMBER 3 OF 34 SHEETS

42'-0"
 3'-5" 11"
 12'-0"
 11'-7"
 8'-9"
 4'-4"



SECTION B-B

SCALE FEET 1/4"=1'-0"
 METERS

PRACTICE EUGENE O. CIEK
 CONSULTANT DEER WOODERLIN
 DATE FALL 1995
 WEST POINT, MISSISSIPPI
 MISSISSIPPI DEPARTMENT OF TRANSPORTATION

L-3-23

W.O.O.L.A.N.D P.L.A.N.T.A.T.I.O.N
 WEST POINTE A LA MACHE
 PLAQUEMINES PARISH
 LOUISIANA

SHEET
 11 OF 36

HISTORIC AMERICAN
 BUILDING SURVEY

IF REPRODUCED PLEASE CREDIT HISTORIC AMERICAN BUILDING SURVEY, A DIVISION OF THE NATIONAL ARCHITECTURAL AND HISTORIC RECORDS SERVICE, DEPARTMENT OF THE INTERIOR OF THE STATE OF LOUISIANA.
 PREPARED FOR HISTORIC RECONSTRUCTION OF THE WOODERLIN HOUSE, WEST POINTE A LA MACHE, PLACEMINES PARISH, LOUISIANA.

United States Department of the Interior
National Park Service**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**Section 8 Page 1

The main house at Woodland is of local architectural significance as a landmark in an isolated rural parish largely devoid of styled historic buildings. It is believed by the SHPO to be the only surviving example of the Greek Revival style and one of only two examples of the Italianate taste in Plaquemines Parish. The plantation is also of local significance in the area of agriculture because of the rarity of its overseer's house and tenant house.

Plaquemines is one of Louisiana's oldest parishes, having been created in 1807. Located below New Orleans, the parish was largely uninhabitable owing to the proximity of the mouth of the Mississippi River and the adjacent swamps and open waterways. However, large-scale agriculture (principally sugarcane) did flourish on the arable land that was available. For example, in 1860 there were thirty-one large slaveholdings in Plaquemines Parish (defined as a holding of 50 or more slaves). Some of these holdings involved individuals who resided on the property while others were occupied by agents or trustees. In terms of population centers, there were none. The parish seat was (and is) a small hamlet.

Today, Plaquemines Parish remains rural and sparsely populated. There are relatively few historic structures, and almost all of these are unpretentious folk buildings. The SHPO staff knows of no example of the Greek Revival style other than Woodland in the parish and only one other Italianate building (albeit a late one, the 1915 parish courthouse). In summation, Plaquemines Parish never had very many architecturally significant structures and the ravages of time, flooding, hurricanes, and the Civil War have only decreased the number. For example, three plantation houses (Orange Grove, Magnolia, and Belle Chasse) have disappeared within the last three or four decades. Against this backdrop, it is clear that Woodland is a major architectural statement within Plaquemines Parish.

Woodland is also of local significance in agricultural history because of the rarity of its overseer's house and tenant house, both of which would have once been noticeable features of the plantation landscape in Plaquemines Parish. The overseer's house at Woodland is the only known example to survive in the parish. And it is important to note that the Woodland example is actually documented to have been in such use (at least by 1871, per an article published in that year). While the tenant house is not of the same age as the main house and overseer's house, it should be viewed as a contributing element to this nomination--again because of the rarity of a once common type. While an historic structures survey of Plaquemines Parish has not been undertaken, surely it is typical in retaining only a handful of such structures. Finally, the dependencies at Woodland are important because they help the scholar of the plantation landscape understand the appearance and placement of these southern archetypes.

Historical Background:

Woodland Plantation was apparently originally settled in the mid-1830s by William Johnson, a river pilot who also constructed the now-demolished Magnolia Plantation (also in Plaquemines Parish). Woodland operated as a sugar and rice plantation and featured two-storey brick slave quarters, unusual for Louisiana and documented in this area of the state only at Ormond Planation in St. Charles Parish (the Woodland quarters were destroyed by Hurricane Betsy in

CONTINUED

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 2

1965). Woodland was managed by Johnson's son George until 1856, when Bradish Johnson (another son) took over. It was under Bradish Johnson's control that the plantation flourished, although he lived at the plantation only part of the time, spending the remainder of his time in New York.

When the Civil War began, Johnson became a Union sympathizer. Following the war, he increased the plantation's property and returned production to antebellum levels. An 1871 article from *Every Saturday* magazine offers a rare glimpse into everyday plantation life along the river and provides a suggestion of what life may have been like at Woodland following the Civil War. The plantation was regarded as having "one of the largest and best appointed sugar houses" in the United States, with both a refinery and a mill. Ruins of the sugar house suggest that the operation was indeed significant.

In the early twentieth century, Woodland was sold to the prominent Wilkinson family of Louisiana, in whose hands it remained until 1997, when it was purchased by the current owners. The restoration (a tax credit project) includes plans to use the property as a country inn complex.

Woodland Plantation

Name of property

Plaquemines Parish, LA

County and State

NPS Form 10-900-a
(8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 9 Page 1

BIBLIOGRAPHY

Cizek, Eugene D., ed. "Woodland Plantation." Historic American Buildings Survey, 1995.

McCullogh, Patricia. "Woodland Plantation." Unpublished manuscript.

Poesch, Jessie and Barbara SoRelle Bacot, eds. *Louisiana Buildings 1720-1940: The Historic American Buildings Survey*. Baton Rouge: LSU Press, 1997.

"On the Mississippi." *Every Saturday*. May 20, 1871 (for Woodland article and illustration).

**REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10 Page 1

Legal description:

A CERTAIN PORTION OF GROUND, being a portion of the Woodland Plantation, Plaquemines Parish, Louisiana, fronting on the left descending right of way line of La. State Highway No. 23 and extending in depth the Mississippi River, bounded by now or formerly Ralph T. Brown and Point Celeste Farms, and below by the LSU Experiment Station and now or formerly Henry De Moulin, being parts of Lots 26, 37, 57, 60, 63 and Lots 53 and 54 as shown on a plan by James Billingsley dated June 1916, and described as follows:

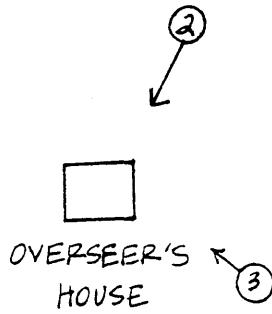
Commence from the intersection of the line of Woodland Planation and the left descending right of way line of La. State Highway No. 23 and South 53° 31' 07" East along the left descending right of way line of La. State Highway No. 23 a distance of 800 feet to the lower line of Ralph T. Brown, the POINT OF BEGINNING. Thence go North 37° 50' 10" East along the lower line of Ralph T. Brown a distance of 784.00 feet to the rear line of Ralph T. Brown. Thence go North 53° 31' 07" West along the rear line of Ralph T. Brown a distance of 800 feet to the lower line of Point Celeste Farms. Thence go North 37° 47' 53" East along the lower line of Point Celeste farms a distance of 740 feet (more or less) to the Mississippi River; thence go in a southeasterly direction along the Mississippi River a distance of 2250 feet (more or less) to the projection of the upper line of the LSU Experiment Station; thence go South 27° 32' 30" West along the upper line of the LSU Experiment Station a distance of 760 feet (more or less) to the rear line of Henry De Moulin; thence go North 55° 21' 30" West along the rear line of Henry De Moulin a distance of 630.86 feet to the upper line of Henry De Moulin; thence go South 27° 32' 30" West along the upper line of Henry De Moulin a distance of 854.39 feet to the left descending right of way line of La. State Highway No. 23; thence go North 53° 31' 07" West along the left descending right of way line of La. State Highway No. 23 a distance of 1075.06 feet to the POINT OF BEGINNING. All as more fully shown on a plan of survey by Dufrene Surveying & Engineering, Inc., dated October 2, 1997 and containing 55.8 acres (more or less).

Justification:

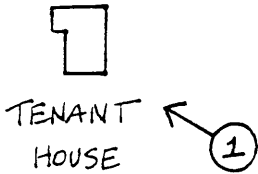
Boundary follows property lines. It seemed proper to include the entire acreage (55.8) to provide the appropriate setting and to include all of the resources. The boundaries also recognize Woodland's relationship to the Mississippi River.

MISSISSIPPI RIVER

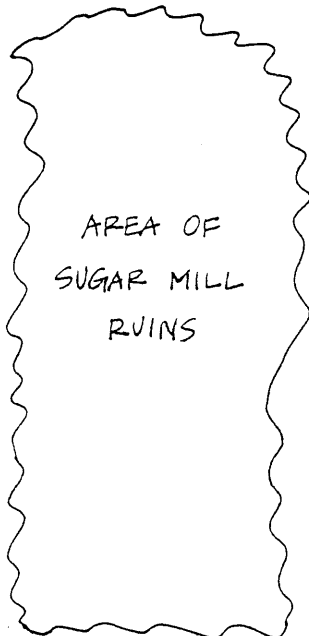
WOODLAND PLANTATION
PLAQUEMINES PARISH, LA



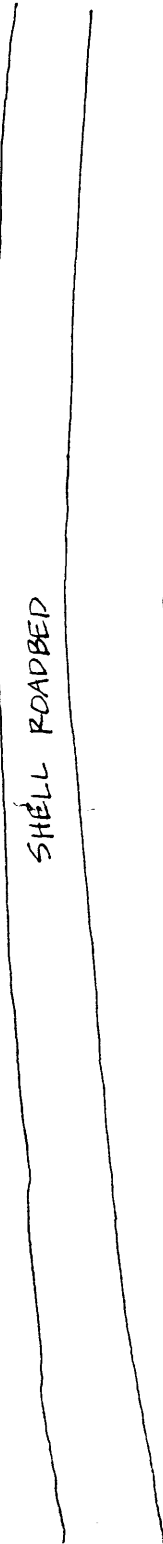
OVERSEER'S HOUSE



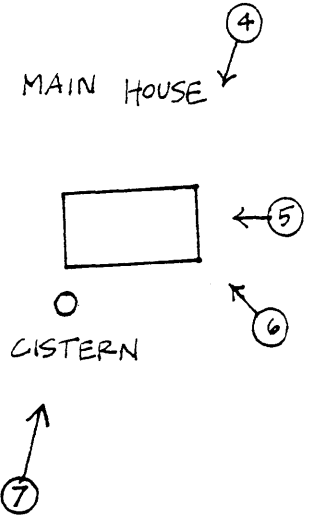
TENANT HOUSE



AREA OF
SUGAR MILL
RUINS



SHELL ROADBED



MAIN HOUSE

CISTERN

NOT DRAWN TO SHOW
BOUNDARIES - ONLY TO SHOW
RELATIONSHIP OF ELEMENTS.