

182

United States Department of the Interior
National Park Service

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 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 Bertus-Ducatel House

other names/site number "Little Flower Villa"

2. Location

street & number 1721 Lakeshore Dr. N/A not for publication

city or town Mandeville N/A vicinity

state Louisiana code LA county St. Tammany code 103 zip code 70448

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.)

Jonathan Fricker January 27, 1998
Signature of certifying official/Title Jonathan Fricker, Date
Deputy 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 commenting 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:)

Edson H. Boall Signature of the Keeper Date of Action 3-5-98

Bertus-Ducatel House
Name of Property

St. Tammany 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		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.)

Louisiana's French Creole Architecture

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)

Work in progress

7. Description

Architectural Classification
(Enter categories from instructions)

Other: French Creole

Materials
(Enter categories from instructions)

foundation brick

walls stucco

roof asphalt

other

Narrative Description

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Bertus-Ducatel House, St. Tammany Parish, LA

Section number 7 Page 1

The Bertus-Ducatel House is a large single story Creole residence built c.1839 facing Lake Pontchartrain in what was then the new town of Mandeville. Today the house's neighbors on Lakeshore Drive are mainly late nineteenth and early twentieth century residences. As explained below, the architectural evidence indicates that the house evolved in the nineteenth century, with some of the modifications occurring fairly early in its history. Despite a few non-historic alterations, the house easily retains enough character-defining elements to establish its architectural significance and hence its National Register eligibility.

The Bertus-Ducatel House consists of a central hall with two rooms on each side, plus the remains of a *cabinet-loggia* range at the rear. There is also a gallery extending across the front, a pair of side galleries, and a rear gallery which is a twentieth century addition constructed from salvaged parts. The date of the house is established by the chain of title. The town of Mandeville was established in 1835 when Bernard de Marigny de Mandeville subdivided his plantation and sold the lots. In that year Marigny sold the parcel of land upon which the candidate currently stands to Edward Bertus and Amedee Ducatel. At this stage the lot was vacant. In 1839 Bertus and Ducatel conveyed the lot to Mrs. Adele Nott with a house standing on the property. The architectural evidence supports the contention that the present structure is the house in question.

The house built for Bertus and Ducatel has a number of significant Creole architectural features. These include brick-between-post construction throughout, the use of very steep angle braces in the tradition of French joinery, chamfered columns on the gallery, the copious use of French doors to access the galleries, exposed beaded beams on the room and gallery ceilings and beautifully crafted ram's horn hinges on most of the exterior openings. The use of a central hall with a wide opening at each end, featuring transoms and side lights, bespeaks the American influence on Louisiana architecture.

Evidently, the Bertus-Ducatel House was built primarily as a summer residence. (This makes sense within the context of Mandeville, which was principally a resort community for New Orleanians.) Of the six original rooms in the house, only one has a fireplace. This is located in the east front room and features an interior chimney set against the east side wall. One might suspect that there were other chimneys which have subsequently been removed, but this does not appear to be the case. The openings throughout the rest of the house are so configured as to leave no place where a chimney could have existed. Thus, it appears that since only one room was heated, the house was intended primarily for occupation during the warmer parts of the year.

CONTINUED

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

Bertus-Ducatel House, St. Tammany Parish, LA

Section number 7 Page 2

The evidence also suggests that the original house did not have side galleries, and that the present side galleries were added relatively soon after the house was built. At present, the skirting roofs of the side galleries connect with the main pitched roof of the house in the form of a gablet. Nail holes in the studs in the lower portion of each of the side gables show where clapboards once existed. This indicates that at one time both side gables were fully exposed to the elements and there were no skirting roofs and hence no side galleries. The notion that the side galleries are a later addition is also supported by the fact that the floor structure is somewhat lighter in the side galleries than in the front gallery. In addition, the chamfered columns are slightly smaller, and the balustrades are somewhat different. Whereas the front gallery balusters are individually mortised into the handrail, the side gallery balusters are merely attached in a continuous slot. Finally, the gallery roof plate breaks in various places showing where the side gallery roof plates were subsequently attached.

At present the walls of the side galleries feature French doors and a plaster coating like the front gallery. If one accepts that the side galleries are subsequent additions to the house, then the plaster coat and the French doors would have to represent alterations performed at the time the side galleries were added. The exact configuration of the historic rear gallery (if there was one) is not known. The current rear gallery dates from the twentieth century and is constructed from salvaged parts from a Creole house.

The current French doors feature very large panes of glass and thus probably represent a circa 1880 replacement of the original French doors. Evidently, when this was done the old ram's horn hinges were kept and re-used. The side lights on the front and rear central opening are also very large and probably date from this period as well, as does the current Italianate style front door. The multi-pane transoms in the front and rear central openings appear to have been salvaged from another house.

Non-historic Alterations

The west *cabinet* has been merged with a master bathroom complex which extends into the old rear loggia. It also protrudes onto the current rear gallery. The remainder of the loggia has been walled off for a den which also extends onto part of the rear gallery. In addition, the mantel on the house's one fireplace has been lost, and closets are being added to some rooms as part of an in-progress rehabilitation of the house.

CONTINUED

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

**National Register of Historic Places
Continuation Sheet**

Bertus-Ducatel House, St. Tammany Parish, LA

Section number 7 Page 3

Despite these alterations, the Bertus-Ducatel House is still very obviously a relatively large Creole structure with the vast majority of its character-defining elements intact. These include its overall form, its distinctive Creole roofline, its galleries with chamfered columns, its numerous French doors, its exposed beam ceilings, its rare (outside New Orleans) brick-between-post construction, and its steep angle braces. It therefore retains its architectural integrity and thus its National Register eligibility.

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. 1839, c.1850

Significant Dates

c. 1839, 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:

Bertus-Ducatel House
Name of Property

St. Tammany Parish, LA
County and State

10. Geographical Data

Acreage of Property approximately 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	5
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7	8	2	1	8	0
---	---	---	---	---	---

3	3	6	1	1	4	0
---	---	---	---	---	---	---

Zone

Easting

Northing

3

Zone

Easting

Northing

4

Zone

Easting

Northing

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 November 1997

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 SHPO or FPO.)

name Roy & Willie Templet

street & number 321 Jackson Avnue telephone 504-624-8876 (h)
504-468-6863 (o)

city or town Mandeville state LA zip code 70448

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Bertus-Ducatel House, St. Tammany Parish, LA

Section number 8 Page 1

The Bertus-Ducatel House is of local architectural significance as a rare survivor to represent Mandeville's earliest architectural history. It is one of only two early (pre-Civil War) French Creole houses in the town and one of very few buildings (less than ten) which pre-date the late-nineteenth century. The rarity issue aside, the house is important because, on the whole, it is well preserved and because it displays so many features associated with French Creole architecture.

Located across Lake Pontchartrain from New Orleans, Mandeville is best known for its late-nineteenth/early-twentieth century history as a resort community. Founded in 1835 when Bernard de Marigny subdivided his plantation, and incorporated in 1840, Mandeville from almost the beginning was a popular excursion destination from New Orleans. However, it was in the late-nineteenth century when it and other towns in St. Tammany's "ozone belt" came into their own as health-restoring escapes, principally for New Orleanians. An additional boost to the Mandeville economy was the location of the Poitevent and Favre sawmill there in 1913. The small town's greatest population growth during the historic period was from 1870 to 1900, when it virtually doubled (541 to 1,029). From 1900 into the post-World War II era, the town's population was roughly static.

Today's historic building stock in Mandeville reflects almost entirely the community's heyday in the late-nineteenth and early-twentieth centuries. The Division of Historic Preservation's Historic Structures Survey for St. Tammany Parish records some 230 buildings in Mandeville which are 50 years old or older. Perhaps 90-95% of these are residences. The Bertus-Ducatel House is one of only two pre-Civil War French Creole houses remaining in the community and one of probably less than ten buildings that pre-date the late-nineteenth century. (There are also four small late-nineteenth century houses which have the overall Creole cottage form with perhaps French doors and exposed beam gallery ceilings.)

It is important to note that given the settlement patterns of the area and the longevity of the French Creole tradition, there once must have been more Creole houses in Mandeville. Despite the influences of the American Greek Revival, decidedly Creole houses continued to be built in Louisiana in the 1830s and '40s. Some were virtually untouched by the growing "Americanization" of the state, while others were transitional. And the Bertus-Ducatel house is very Creole, its central hall notwithstanding. With its distinctive Creole roofline, handsome chamfered columns, ram's horn hinges, and brick-between-post construction, it is a rare survivor to represent the community's French settlement patterns and its earliest architectural forms.

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

**National Register of Historic Places
Continuation Sheet**

Bertus-Ducatel House, St. Tammany Parish, LA

Section number $\frac{9}{10}$ Page $\frac{1}{1}$

Historic Structures Survey, St. Tammany Parish, Louisiana Division of Historic Preservation.

Chain-of-title abstract, copy in National Register file, Louisiana Division of Historic Preservation.

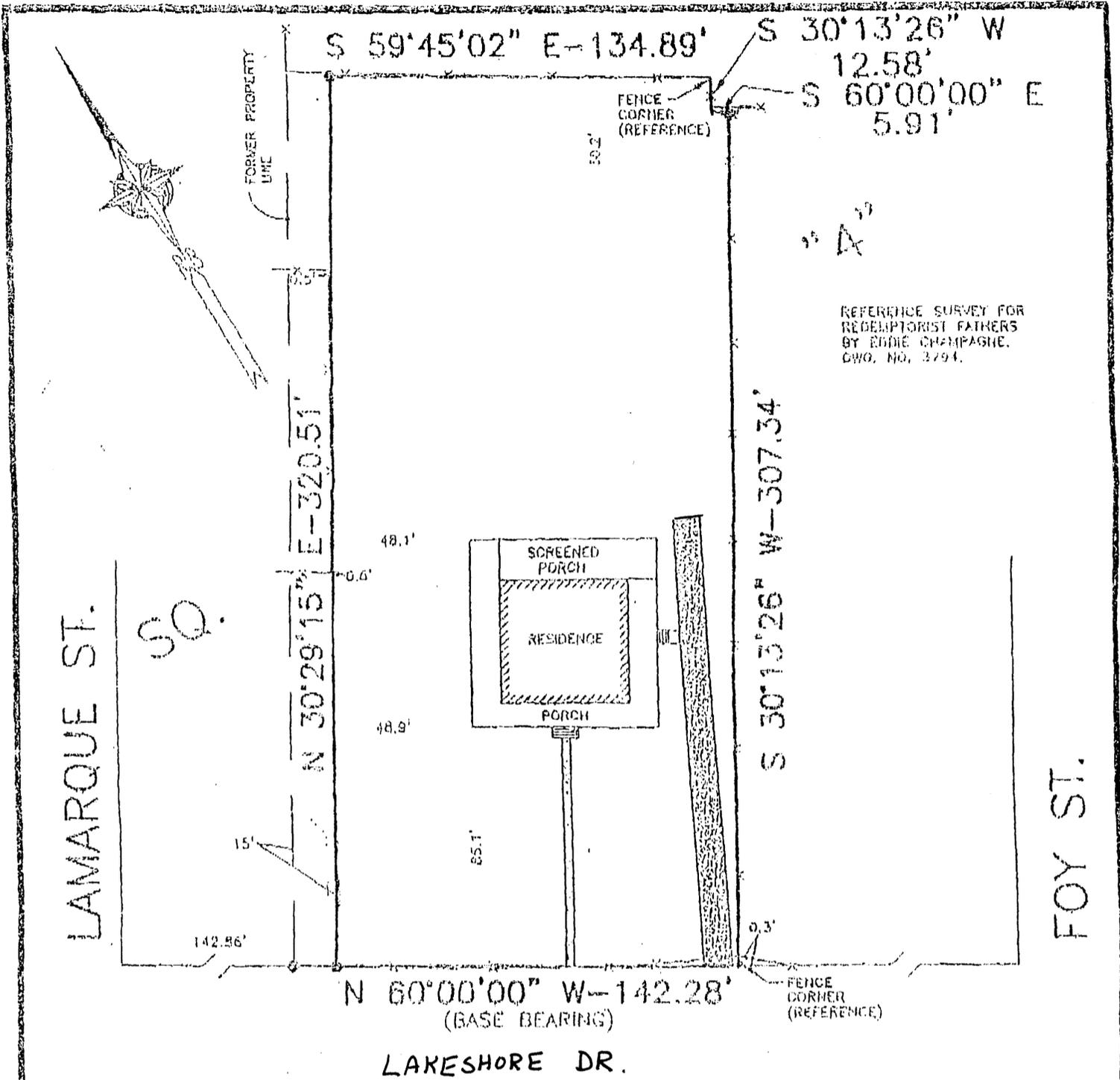
Nichols, C. Howard, compiler and editor. *Mandeville on the Lake*. St. Tammany Historical Society, 1990.

Boundary Description: See attached property plat map.

Justification: Boundaries follow property lines.

Bertus-Ducatel House

St. Tammany Parish, Louisiana



REFERENCE SURVEY FOR
REDEMPTRIST FATHERS
BY EDDIE CHAMPAGNE.
CWO, NO. 3794.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Auxiliary Maps and found the property described is located in a special flood hazard area. It is located in Flood Zone V15 RFE-14.
FIRM Panel 220 202 0002C Rev. 4-1-82

⊗ DENOTES 1/2" IRON ROD PIN UNLESS OTHERWISE NOTED

Survey of
A PORTION OF SQUARE 4 • TOWN OF MANDEVILLE
CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA
FOR
THE REDEMPTRISTS -- NEW ORLEANS VICE PROVINCE

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION THEREOF AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE EASEMENTS AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO MILE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

Survey Certified True and Correct By
[Signature]
Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04585

Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Planners • Consultants
226 W. Causeway App. Mandeville, LA 70448
(504) 824-5368 FAX (504) 824-6369

Date: 5-23-97
Survey No. 97614
Scale: 1"=60'
Drawn By: LAK
Revised: