

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

USDI/NPS NRHP Registration Form (Rev. 8-86)

OMB No. 1024-0018

Hope Plantation House, St. John the Baptist Parish, LA

Page 1

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

1. NAME OF PROPERTY

Historic Name: Hope Plantation House

Other Name/Site Number: Esperance

U-2

2. LOCATION

Street & Number 109 South Church St.

Not for publication: NA

City/Town Garyville

Vicinity: NA

State: Louisiana Code: LA County: St. John the Baptist Code: 095

Zip Code: 70051

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act of 1966, 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.

Certifying official has considered the significance of this property in relation to other properties:

Nationally: Statewide: Locally: X

Jonathan Fricker

December 1, 2004

Signature of Certifying Official/Title Jonathan Fricker Deputy SHPO, Dept of Culture, Recreation and Tourism

Date

State or Federal Agency and Bureau

In my opinion, the property meets does not meet the National Register criteria.

Signature of Commenting or Other Official/Title

Date

State or Federal Agency and Bureau

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

USD/NPS NRHP Registration Form (Rev. 8-86)

OMB No. 1024-0018

Hope Plantation House, St. John the Baptist Parish, LA

Page 2

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

- Entered in the National Register
Determined eligible for the National Register
Determined not eligible for the National Register
Removed from the National Register

Other (explain):

for Daniel J. Vivian
Signature of Keeper

1/11/05
Date of Action

5. CLASSIFICATION

Ownership of Property
Private: X
Public-Local:
Public-State:
Public-Federal:

Category of Property
Building(s): X
District:
Site:
Structure:
Object:

Number of Resources within Property

Contributing

1

Non contributing

1 buildings

sites

structures

objects

1 Total

Number of Contributing Resources Previously Listed in the National Register: 0

Name of Related Multiple Property Listing: NA

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NPS Form 10-900

USDI/NPS NRHP Registration Form (Rev. 8-86)

OMB No. 1024-0018

**Hope Plantation House, St. John the Baptist Parish, LA**

**Page 3**

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

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**6. FUNCTION OR USE**

Historic: domestic                      Sub: single dwelling  
Current: domestic                      Sub: single dwelling

**7. DESCRIPTION**

Architectural Classification: Eastlake  
Materials:

Foundation: brick  
Walls: weatherboards  
Roof: metal  
Other:

# NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

USDI/NPS NRHP Registration Form (Rev. 8-86)

OMB No. 1024-0018

## Hope Plantation House, St. John the Baptist Parish, LA

Page 4

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

### Describe Present and Historic Physical Appearance.

Hope Plantation House is a one story wood frame residence that began circa 1850 in the French Creole and Greek Revival styles. The present house dates from a major enlargement and remodeling that occurred c.1900, the most important feature of which was an expansive Eastlake gallery. The house originally was part of a large sugar plantation. Today it occupies a roughly four acre parcel of land at the corner of Louisiana Hwy 44 and Church Street on the edge of the small community of Garyville. LA 44 is known locally as River Road. Just across the levee is the Mississippi. Interestingly, Hope is situated with its side (rather than front) facing the river. Thanks to a recent restoration project, Hope's signature Eastlake gallery looks largely as it did circa 1900.

The house began circa 1850 as a medium size French Creole residence with Greek Revival details. It consisted of three rooms in a line, of roughly equal size, with a large hip roof that provided for a generous gallery on all four sides. This structure was raised about four feet above grade on brick piers. Evidently the front and rear galleries were deeper than those on the sides. Much of the old gallery ceiling, with its beaded beams and boards, is still extant, giving a clear indication of the configuration of the original house. Despite the protective galleries, the exterior walls are sheathed in clapboards. Openings alternate between French doors and six-over-six sash windows. Lights in the French doors are of differing sizes with glazing bars suggesting a Greek fretwork pattern. Openings are fitted with mid-nineteenth century moldings.

Inside there is a single chimney between the central and southernmost rooms. It is fitted with two identical boldly formed shoulder molded mantels that wrap around the flue. The flue itself has been rebuilt with its bricks exposed. Floorboards are consistently about six inches wide. Original interior doors are of the four-panel type. The original exposed beaded beams are still extant above the present plaster ceilings.

The house was enlarged to its present overall form circa 1900. A second mid-nineteenth century three-room Creole structure was moved up near the (short) north end of the house and placed, on brick piers, about one room width away. Its line of three rooms was placed at a right angle to the original house, giving the new expanded footprint an overall "L" configuration. The two structures were joined when a room was built to link them, the galleries lengthened, and a new massive "L" shaped system of hip roofs was constructed to accommodate the new larger structure. The new façade was now five rooms wide with a broad gallery giving it an impressive overall length of 94 feet. The place where the new linking room was added can still be seen in the distinctive breaks in the façade clapboards. The linking room is also evidenced by its late-nineteenth century elaborately molded interior chair rail, most of which is extant.

The relocated house was similar in many ways to the original house, the principal difference being that it had unmolded window and door surrounds. After it was moved, and incorporated as described, a new chimney was built. It features small fire boxes designed for burning coal and a narrow Greek Revival (non-wraparound) mantel which may be an older mantel that was cut down to fit. A second mantel, which may well have matched it, has been lost. Also at this time a new coal burning chimney with a similar mantel was added to the northernmost room of the original house. Overall the new larger house maintained the alternating door and window articulation of the original. It also provided for galleries most of the way around.

The enlargement and renovation gave the house its present architectural character. Its greatly enlarged and long-reaching system of galleries was fitted up with a rich Eastlake treatment. There are tapered turned posts with ornamental bands, sinuous brackets, elaborate pierced cut-out balusters and stylized

# NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

USDI/NPS NRHP Registration Form (Rev. 8-86)

OMB No. 1024-0018

## Hope Plantation House, St. John the Baptist Parish, LA

Page 5

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

scroll-sawn leaf forms at the eaves. The present movable louver shutters date from this period as well. The screened doors are a few years later.

Hope's local architectural significance rests upon its Eastlake gallery. Changes/replacements are as follows: The northern side gallery is gone. (All that remains is the roof, which is supported on struts. See Photo 4.) Until fairly recently, some forty percent of the façade gallery had been modified. On the north side the floor and balustrade had been removed to create a grade level patio. The columns and ornamental features of the eaves were retained. The columns rested on brick piers. At the advice of the Louisiana State Historic Preservation Office, the owners replicated the missing balustrade and rebuilt the gallery floor. As part of this project, the trim along the eaves for the entire gallery was replicated due to deterioration, and a few columns were replicated (for the same reason).

The only other notable change since the circa 1900 remodeling is the enclosure of part of the rear gallery for a bathroom and kitchen.

### Assessment of Integrity:

Even with the foregoing losses and replication, the major portion of Hope's gallery survives in its original form and materials. And the replication is flawless. (The only difference is weathered wood versus newer wood.) With its large expanse of Eastlake gallery, Hope is a notable landmark in St. John the Baptist Parish, as explained in Part 8.

### Non-contributing element:

Behind the house is a small barn built in the 1920s after the Millet family moved to the property (see historical note in Part 8). Because it does not contribute to the architectural significance of the main resource, it is being listed as non-contributing for the purposes of this nomination. (Nor is it individually eligible for the Register.)

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

USDI/NPS NRHP Registration Form (Rev. 8-86)

OMB No. 1024-0018

Hope Plantation House, St. John the Baptist Parish, LA

Page 6

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

8. STATEMENT OF SIGNIFICANCE

Applicable National Register Criteria: A\_\_ B\_\_ C X D\_\_

Criteria Considerations (Exceptions): NA A\_\_ B\_\_ C\_\_ D\_\_ E\_\_ F\_\_ G\_\_

Areas of Significance: architecture

Period(s) of Significance: c.1900

Significant Dates: c.1900

Significant Person(s): NA

Cultural Affiliation: NA

Architect/Builder: unknown

# NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

USDI/NPS NRHP Registration Form (Rev. 8-86)

OMB No. 1024-0018

## Hope Plantation House, St. John the Baptist Parish, LA

Page 7

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

### State Significance of Property, and Justify Criteria, Criteria Considerations, and Areas and Periods of Significance Noted Above.

Hope Plantation House is of local architectural significance as an impressive example of the Eastlake taste within St. John the Baptist Parish.

St. John was settled in the French colonial period and is one of Louisiana's original nineteen parishes created in 1807. Like other parishes in South Louisiana, it especially prospered during the sugarcane boom that preceded the Civil War. With the Mississippi River bisecting it, St. John is a decidedly rural parish.

While the parish has a handful of quite important landmarks from its plantation heritage (with "big houses" in the French Creole and Greek Revival styles), there has not been an architectural flowering since that time. Of the 1,118 historic buildings identified in a survey, the vast majority are modest "no style" buildings -- typically deteriorated and/or altered shotguns and cottages occupied historically by agricultural workers. Mixed in with this are various simple folk bungalows. In short, styled buildings are in a distinct minority in the parish.

Perhaps because of a lack of population centers, St. John has little in the way of Queen Anne Revival architecture. The style is limited to a handful of houses with fishscale shingles in a gable or a very few one story houses with a polygonal bay. The Eastlake style (a decorative style) is found on traditional forms -- most often a gable end house with an inset Eastlake gallery. Of the 1,118 surveyed historic buildings, only 15-20 exhibit the Eastlake taste. The number is variable depending on one's definition. Some of the houses are very minimally Eastlake, with turned columns on a three or four bay porch being the only stylistic treatment. Hope Plantation House is one of five houses that would be considered the most notable expressions of the Eastlake style in the parish. Three of these are small houses, but their galleries have a great deal of visual strength because of the number of features (turned columns and balusters, brackets and spindle screens). One large house (but still one story) is noteworthy for the elaborateness of its gallery and its length (six bays). The fifth is Hope, which easily has the longest expanse of Eastlake gallery in the parish. The gallery at Hope spans 94 feet across the façade, turns the corner to span four bays down the side, and then continues across part of the rear. As such, Hope is a major expression of the Eastlake style within St. John Parish.

#### Historical Note:

Hope Plantation is shown by its French name, "Esperance," on Adrien Persac's 1857 map of the Mississippi River. Its owner at the time was Dr. James Henry Loughborough, a native of Virginia who bought the plantation in 1844. Dr. Loughborough died in 1862, after which there were a series of owners. It is uncertain as to which owner enlarged and remodeled the house; the title changed during the time in question.

The name associated with Hope for the longest period of time is Millet. G. B. Gibson, the brother-in-law of Mrs. Leo Millet, acquired the house in 1923. The Millet family moved to the property from New Orleans and established a dairy. They rented from Gibson and later Walter Stebbins until 1941. In that year Mrs. Millet, widowed the previous year, purchased the house from Stebbin. She and her husband raised eleven children at Hope. Mrs. Millet died in 1985, and today the home remains in the Millet family. There are ten owners, one of whom resides there.

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

USD/I/NPS NRHP Registration Form (Rev. 8-86)

OMB No. 1024-0018

Hope Plantation House, St. John the Baptist Parish, LA

Page 8

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Chain-of-title. Copy in National Register file, Louisiana State Historic Preservation Office.

Historic Structures Survey, St. John the Baptist Parish. Louisiana State Historic Preservation Office.

Previous documentation on file (NPS): NA

- \_\_\_ Preliminary Determination of Individual Listing (36 CFR 67) has been requested.
\_\_\_ Previously Listed in the National Register. (partially)
\_\_\_ 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:

- \_\_\_ XState Historic Preservation Office
\_\_\_ Other State Agency
\_\_\_ Federal Agency
\_\_\_ Local Government
\_\_\_ University
\_\_\_ Other (Specify Repository):

10. GEOGRAPHICAL DATA

Acreage of Property: approx. 4 acres

UTM References: Zone Easting Northing
15 729720 3325460

Verbal Boundary Description: See attached sketch map.

Boundary Justification:

Boundaries follow property lines of what remains of Hope's once larger acreage.



**NATIONAL REGISTER OF HISTORIC PLACES NOMINATION**

NPS Form 10-900

USDI/NPS NRHP Registration Form (Rev. 8-86)

OMB No. 1024-0018

**Hope Plantation House, St. John the Baptist Parish, LA**

**Page 9**

United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

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**11. FORM PREPARED BY**

Name/Title: National Register staff

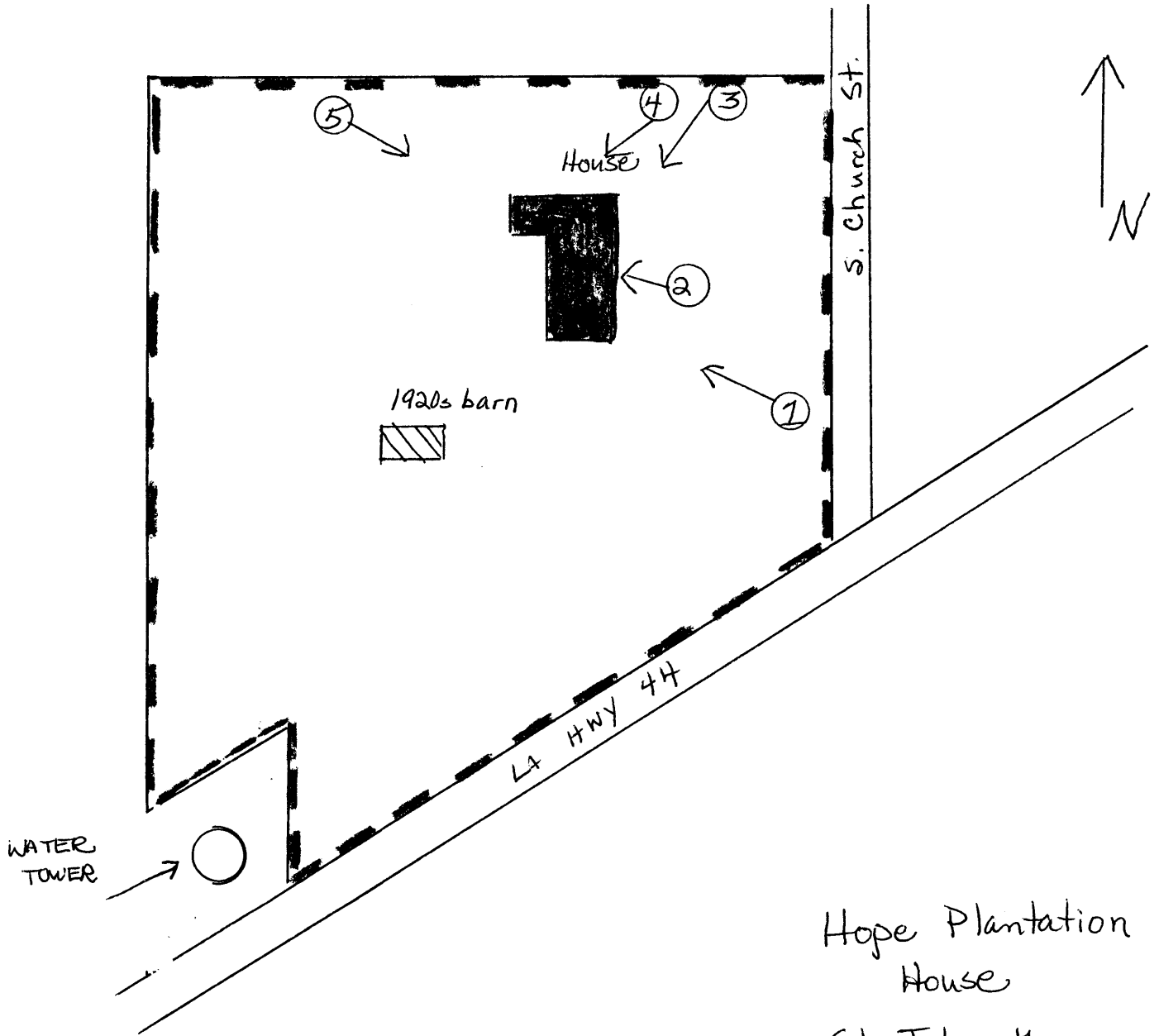
Address: Division of Historic Preservation, P. O. Box 44247, Baton Rouge, Louisiana 70804

Telephone: (225) 342-8160

Date: September 2004

**PROPERTY OWNERS**

David W. Millet  
Dorothy A. Millet  
Roland A. Millet  
Jacqueline M. Kern  
Lyle J. Millet  
Minnette Montegut  
Barbara M. Millet  
Carol M. Vicknair  
Gwen Lamonier  
Jean O. Millet



Hope Plantation  
House

St. John the  
Baptist Parish,  
Louisiana



contributing



non-contributing

1" = 100'

--- BOUNDARY