

January 13, 2014

Peter W. Patout

Historic Property Specialist

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peterpatout@yahoo.com

1111 Bourbon Street

New Orleans, Louisiana 70116 USA

FOR SALE

HISTORIC GOV. JAQUES DUPRÉ HOUSE

JARREAU, POINTE COUPÉE PARISH, LOUISIANA

MINUTES FROM FALSE RIVER



Rare, exceptional Creole plantation built c. 1790-1820.

Meticulous restoration. Total living area 2,658 sq. ft.

Original cypress and stone floors, six wood-burning fireplaces.

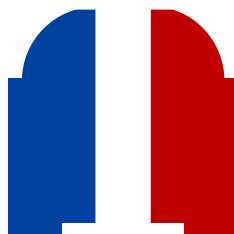
Sits on 34.8 bucolic acres with pond, guest house, 18th-century Creole barn.

Featured on the cover of *Creole Houses: Traditional Homes of Old Louisiana*.

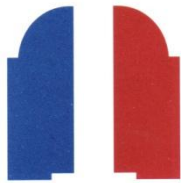
30 minutes from downtown Baton Rouge, LA & BTR airport.

Offered at \$1,495,000

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Talbot Historic Properties
office: 504.527.0902
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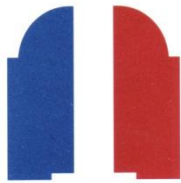
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Land: 34.8 acres + / -

Total Living Area: 2,658 sq. ft.

Price per sq. ft.: \$562.45

Main House Living Area: 2,235 sq ft.

Main House Porches: 1,268 sq. ft.

2 Bathrooms, 3 Bedrooms

Guest House Living Area: 422 sq. ft.

Guest House Porches: 279 sq. ft.

1 Bathroom, 1 Bedroom

18th-Century Barn moved from St. Landry Parish: Approx. 1,054 sq. ft.

Large Metal "Barn": Approx. 3,000 sq. ft. with a 20' x 30' air conditioned room, concrete floors

Main house moved to current Point Coupee Parish site on October 17, 1994.

Relisted to National Register of Historic Places on December 5, 2003.

The main house, guest house, and log barn have treated hand split cedar shingles. Four wood burning fireplaces in main house, and two in guest house. All have gas starters. Stove in main house is gas.

Utilities:

Main house & guest house both have green energy geothermal central air and heat, installed in stages: 1st floor about 2001, 2nd floor about 2004. Geothermal air and heat in guest house was installed between late 1995 and early 1996. http://en.wikipedia.org/wiki/Geothermal_energy

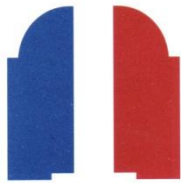
Average electric bill for main house, guest house, and the 20' x 30' room in the barn is \$164.74. This is an average of 27 months of 2011-2013.

Taxes:

\$1,095 per year

Security:

Main house & guest house each have a security system



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Dimensions

DOWNSTAIRS MAIN HOUSE

Kitchen – 9' 7" x 10'

Living Room / Dining – 16' 6" x 30' 8"

Bedroom – 13' 9" x 16' 6"

Bathroom – 9' 11" x 8' 3"

Storage – 3' 5" x 10' 2"

Front Porch – 11' 5" x 47' 10"

Back Porch – 10' 10" x 18' 8"

*Ceiling Heights - Kitchen: 7' 11"

Bedroom: 7' 3 ½"

Bathroom: 7' 7"

Big Room: 7' 3 ½" – 1' 5"

Porches: 7' 11"

UPSTAIRS MAIN HOUSE

Porch – 10' 10 ½" x 47' 10"

Bathroom – 10' 2" x 12' 10"

Left Bedroom – 14' 8" x 18' 2"

Salon – 18' 2" x 18' 2"

Right Bedroom – 12' 7" x 18' 2"

Enclosed Porch / Dining Room – 10' 2" x 22' 9"

Laundry Room – 10' 2" x 10' 2"

*Ceiling Heights - Bedrooms: 7' 10"

Living Room: 8' 9 ¾"

Bathroom & Utility Room: 7' 10 ¾"

Front Porch: 7' 11 ½"

GUEST HOUSE

Front Porch – 9' 3" x 25' 6"

Back Porch – 8' 1" x 16' 10"

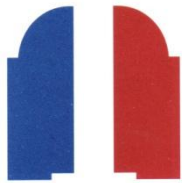
Living Room – 12' 8" x 15' 4"

Bedroom – 11' 3" x 15' 4"

Bathroom – 7' 3" x 7' 9"

*Ceiling Height - 8' 4 ¼"

*Measurements are from the floor to the bottom of the ceiling beam.



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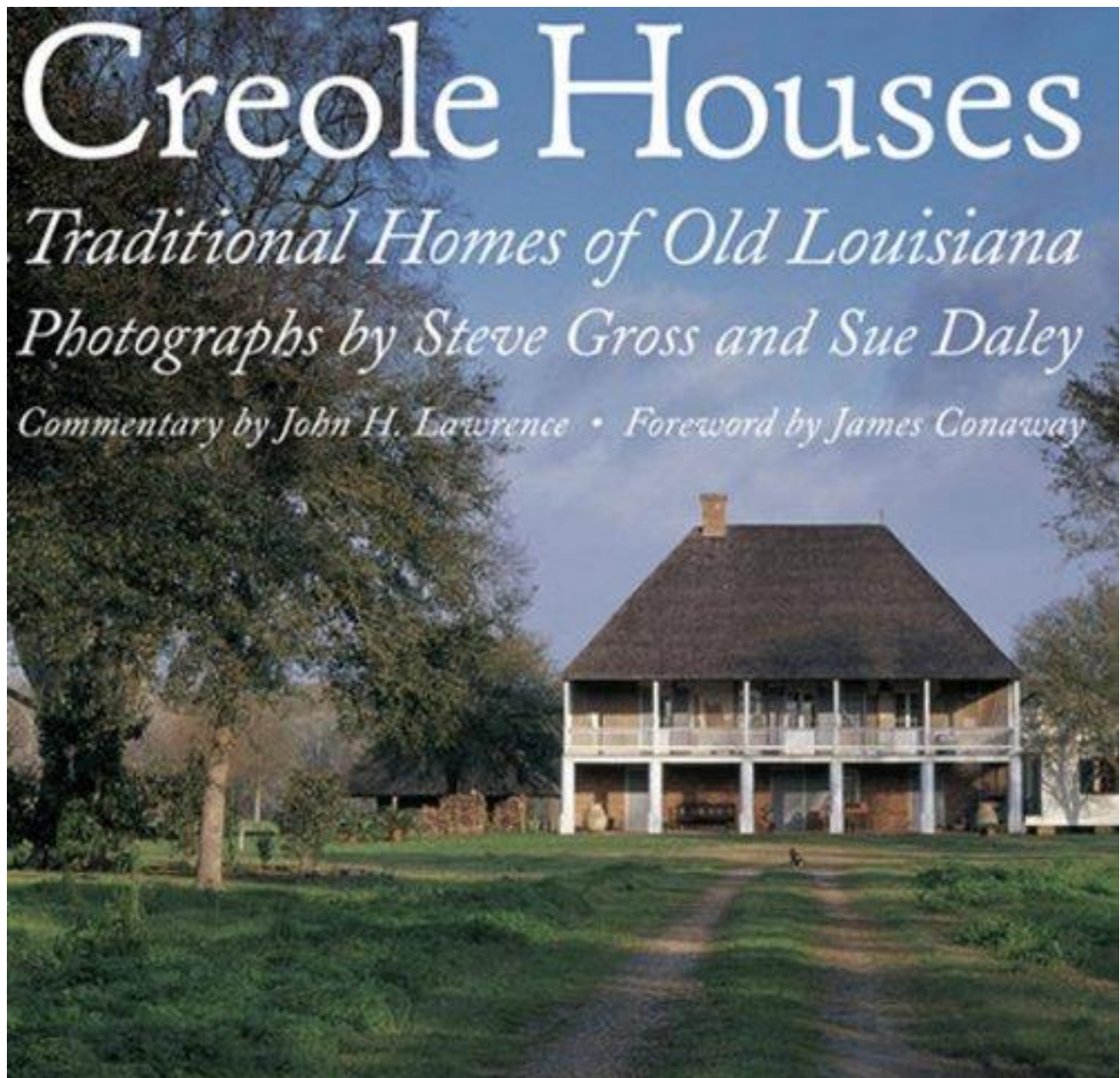
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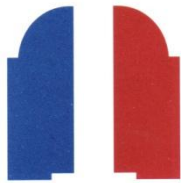
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The massive roof of wooden shingles is supported by a Norman truss. Structural evidence suggests that the house originally had a double-pitch roof instead of this umbrella-style roof. To the right and slightly behind the main house is a cottage that is used as a guesthouse.

Images from Creole Houses are used with permission of photographers Steve Gross and Sue Daley.

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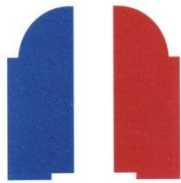
The Governor Jaques Dupré House

The namesake and longtime resident of this circa 1790-1820's Creole raised cottage, Jaques Dupré, was a major landholder whose property included much of present-day Saint Landry Parish. A cattle rancher, he was active in state politics during the Jacksonian era and served briefly as Louisiana's governor from 1830-31, after the sitting governor died in office.

The house stood for generations near Opelousas, in the heart of Louisiana's cattle-ranching Acadian country, about eighty miles west of Baton Rouge. But it had fallen into disrepair by the mid-1990s, when the present owner acquired and relocated it some forty miles east to a former soybean field near Jarreau, in Pointe Coupee's False River area.

The owner restored and furnished the house with passion and verve, doing much of the work with her own hands. In the late 1990s she planted an allée of live oaks that will in time beautifully frame the entry. That landscaping decision underscores the principle guiding the owner's restoration: It is meant not only for the present, but for the future as well. She also restored some of the furnishings and has undertaken repairs in the upper walls, mixing the mud-based *bousillage* herself.

The ground floor, comprising the dining and sitting room, kitchen, a bedroom, and a bath, was reconstructed with the original bricks, door and window casings. She incorporated electricity and other modern conveniences. The gallery never extended around to the back of the house; there, what may originally have been an open loggia between two cabinets, has been enclosed and now contains a staircase.



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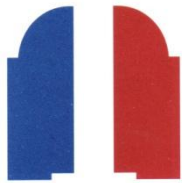
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The ground floor porch beneath the gallery is paved in brick, a traditional treatment found at the original site. The cylindrical columns, composed of courses of bricks shaped like slices of pie, stand upon square brick bases; some of the bricks bear the initials "J.D." (presumably for Jaques Dupré). The wear patterns on the cypress worktable suggest a mid-nineteenth-century origin. Against the wall stand a *pile* (a large mortar made from a tree trunk) and its wooden *pilon* (pestle), used to pulverize corn to make file from sassafras leaves, and to remove the hulls from rice.



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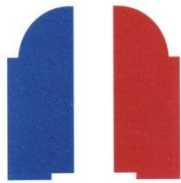
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Sunlight floods the salon from doors which open to the gallery. To the left, above a French side chair with gold-embossed, red leather seat, hangs a portrait of Jaques Dupré himself. In the corner stands a rare Louisiana-made tall-case clock with a cabinet of cherry and cypress. The portrait of Daniel Stewart above the fireplace is Jacques Amans – a favorite painter among Louisiana Creoles in the 1830s and 1840s. The Duncan Phye-style mahogany breakfast table is from New York and dates from 1810-20.



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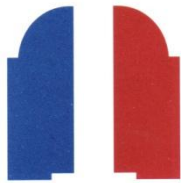
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The roughhewn beams in the sitting area betray the ground floor's original utilitarian use as a storage space; typically beams used in such houses' living spaces were smoothly dressed. The sandstone flagging is the original flooring. The painted bench with cushions dates from about 1830 and possibly came from Baltimore. The Louisiana walnut table, with turned legs and stretcher, dates from 1820-30. Above the fireplace is a painting from 1884-85 by William Henry Buck, who is associated with Louisiana's "bayou school."



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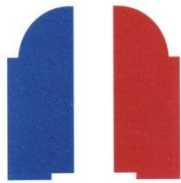
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The upstairs bath boasts a wood-enclosed, copper-plated tin tub and a hand-colored lithograph of Hayne Hudjihini (also known as Eagle of Delight), whose husband was chief of the Oto tribe. It is one of the rare female portraits from Thomas McKenny and James Hall's American Indian series. To the left is the enclosed loggia, whose lower walls are painted in a terra-cotta matched to a similar paint found in the house. To the right of the bath, past the curtained doorway, is a bedroom with a Louisiana mahogany armoire.



A striped Acadian coverlet adorns an upstairs bedroom's high-post Louisiana-made bed of cypress and cherry. A laundry basket of split white oak holds more vintage Acadian bedclothes woven of Louisiana cotton. By the bed, on the cypress floor, is an eighteenth-century Spanish chamber pot. The drop-front desk, made in Louisiana of cypress and cherry, dates from the 1810s.



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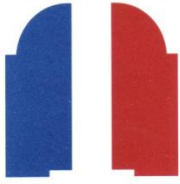
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The downstairs bedroom's French-made walnut bed (late eighteenth or early nineteenth century) is dressed with textiles descended through generations of the owner's family in Arkansas, including a quilt and a linsey-woolsey coverlet. The early-nineteenth-century walnut chest at the foot of the bed is also a family piece from Maryland or Georgia. Folded on top is a trio of Acadian woven blankets. Throughout the house, curtains (usually toile) hang from simple forged iron rods and metal rings, a treatment described in early-nineteenth-century accounts.



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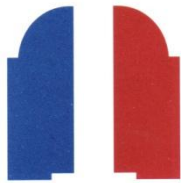
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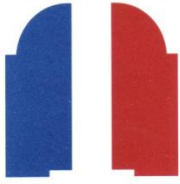
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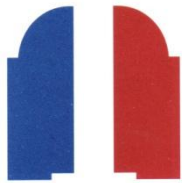
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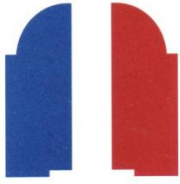
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MAIN HOUSE KITCHEN



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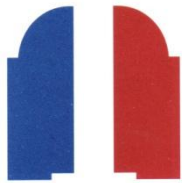
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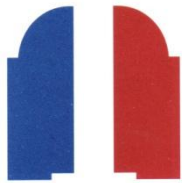


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MAIN HOUSE DOWNSTAIRS BATHROOM



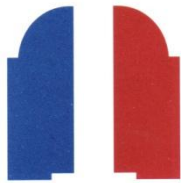


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MAIN HOUSE UPSTAIRS BATHROOM





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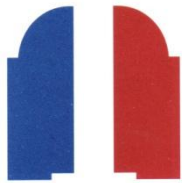
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1840's CREOLE GUEST HOUSE

From nearby property in Point Coupee Parish



View from guest house back porch.



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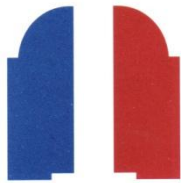
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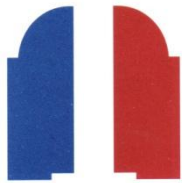
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RARE LATE 18th-CENTURY BARN

Originally located in Cecilia, St. Landry Parish, Louisiana





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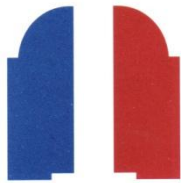
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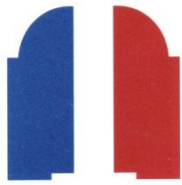
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METAL BARN



Approximately 3,000 sq. ft., including a 20' x 30' air conditioned room. Concrete floor.

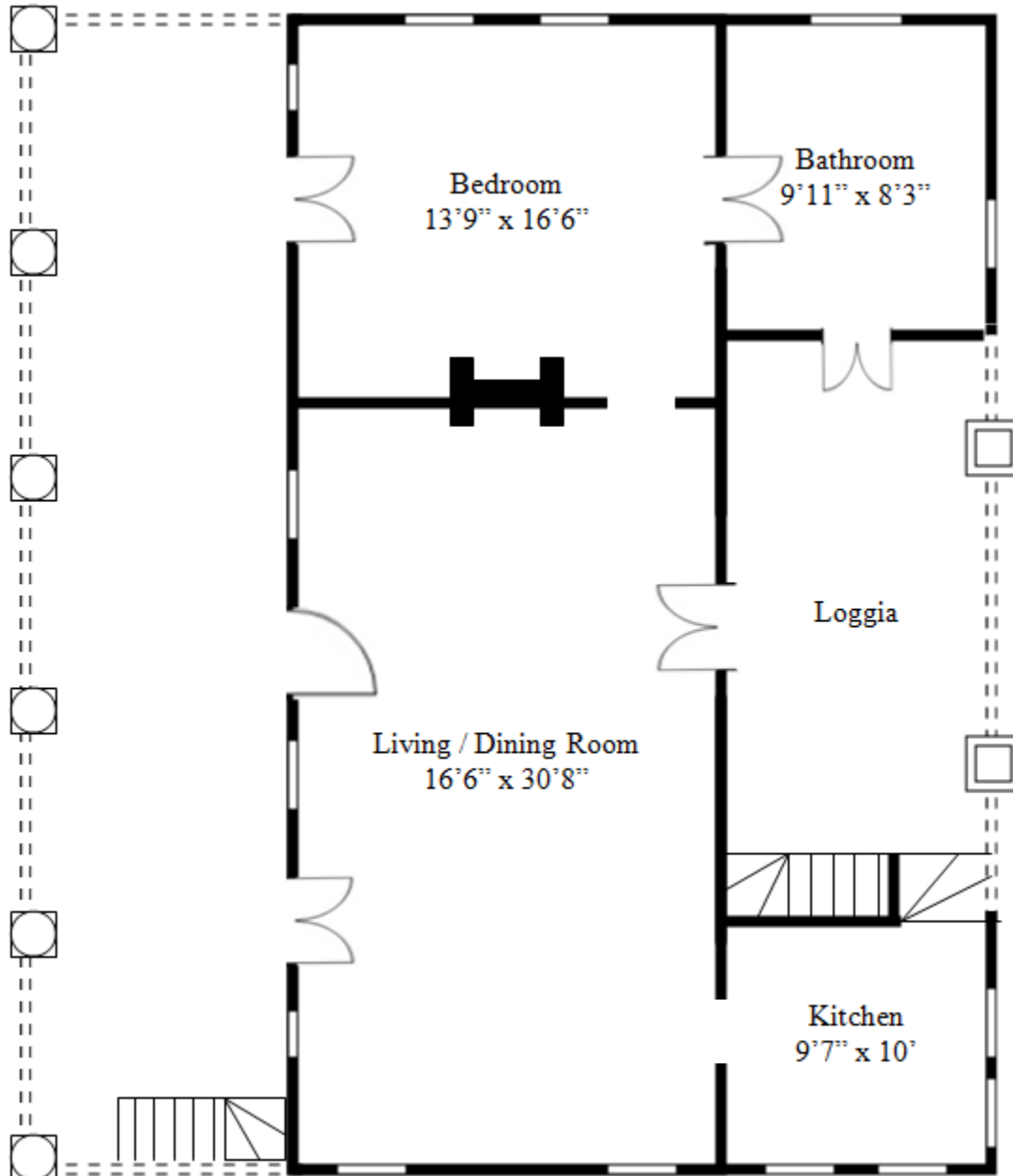


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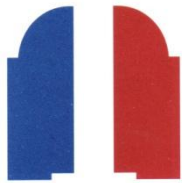
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FIRST FLOOR - JAQUES DUPRÉ HOUSE

13987 CHENAL ROAD, JARREAU, LOUISIANA



Not to Scale

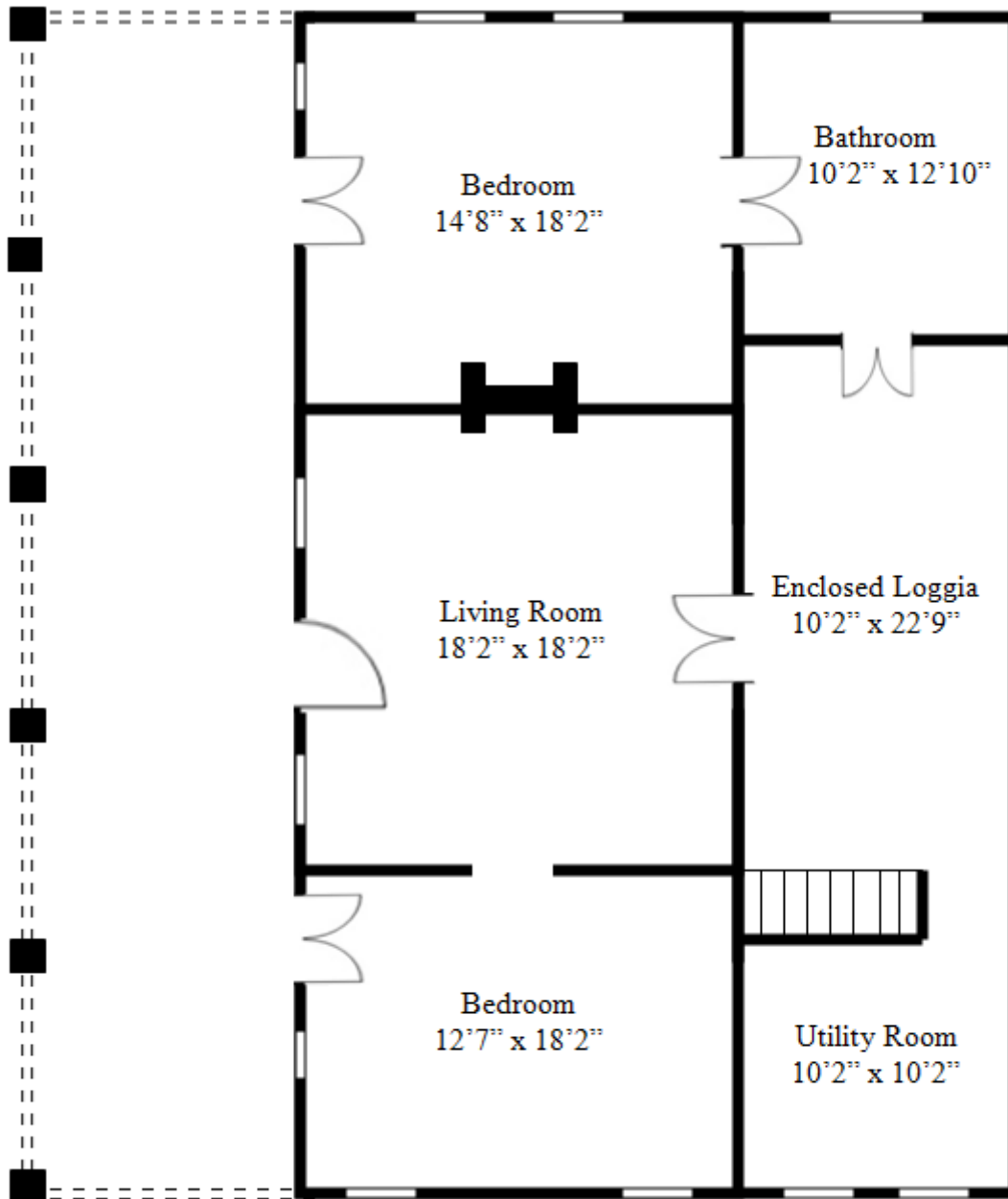


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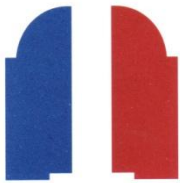
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SECOND FLOOR - JAQUES DUPRÉ HOUSE

13987 CHENAL ROAD, JARREAU, LOUISIANA



Not to Scale



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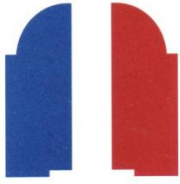
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Jaques Dupré House sits on
a 34.8 acre pie shaped tract
B-2, shown in red

Plat plan, dated July 29, 1974



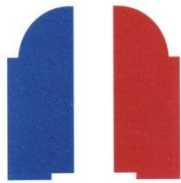
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AREA MAP



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Property Description (Address, City, State, Zip) 13987 Chenal Rd. JARREAN, LA. 70749

PROPERTY DISCLOSURE DOCUMENT FOR RESIDENTIAL REAL ESTATE

Answer all questions to the best of your knowledge. Explain any "yes" answers fully at the end of each section.
Y = yes N = no NK = no knowledge

SECTION 1: LAND

- (1) Lot size or acres 34.8
- (2) Are there any servitudes/encroachments regarding the property, other than typical/customary utility servitudes, that would affect the use of the property? Y N NK
- (3) Are there any rights vested in others? Check all that applies and explain at the end of this section.

Timber rights	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK	Common driveway	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK
Right of ingress or egress	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK	Mineral rights	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK
Right of way	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK	Surface rights	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK
Right of access	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK	Air rights	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK
Servitude of passage	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK	Usufruct	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK
Servitude of drainage	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK	Other _____	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK
- (4) Has any part of the property been determined a wetland by the United States Army Corps of Engineers under §404 of the Clean Water Act? Y N NK
- (a) Is such a determination pending? Y N NK
- (b) What date was determination made? _____

The Clean Water Act is a federal law that protects the wetlands of the United States. Section 404 of the Act contains permit requirements for altering or building on property that has been determined a wetland by the Army Corps of Engineers. The Corps may assess a fee to the **SELLER** or **PURCHASER** of a property for this determination. A property that has been determined a wetland may result in additional costs for a Section 404 permit. Documentation is attached and becomes a part of this property disclosure if the property described herein has been determined a wetland by the Corps.

- (5) Has any flooding, water intrusion, accumulation, or drainage problem been experienced with respect to the land? If yes, indicate the nature and frequency of the defect at the end of this section. Y N NK
- (6) What is/are the flood zone classification(s) of the property? 1
- (a) What is the source and date of this information? (Check all that apply) Survey/Date Pointe Coupee Parish Police Jury
- Flood Elevation Certificate/Date _____

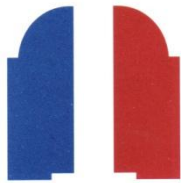
Question Number Explanation of "Yes" answers Additional sheet is attached
(6) Information provided by Flood Plain Administrator, Pointe Coupee Parish

SECTION 2: TERMITES, WOOD-DESTROYING INSECTS AND ORGANISMS

- (7) Has the property ever had termites or other wood-destroying insects or organisms? Y N NK
- (8) Was there any damage to the property? Y N NK
- (9) Was the damage repaired? Y N NK
- (10) Is the property currently under a termite contract? Y N NK
- (a) Name of company DUGAS PEST CONTROL (Baton Rouge La.)
- (b) Date contract expires MAIN HOUSE Oct. 2014 / GUEST HOUSE MAY 2014
- (c) List any structures not covered by contract LOG BARN - in process of getting this bldg. under contract

Question Number Explanation of "Yes" answers Additional sheet is attached
8 & 9 Small area of damage to floor of bedroom in guest house (over 10 yrs. ago)

LREC Rev. 01/01/13 Seller's Initials: MPH Purchaser's Initials: _____ 1 of 4



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Y = YES N = NO NK = NO KNOWLEDGE

SECTION 3: STRUCTURE

(11) Are there any defects regarding the following? (Check all that apply and explain at the end of this section.)

Roof	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK	Ceilings	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK
Interior walls	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK	Exterior walls	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK
Floor	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK	Foundation	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK
Attic spaces	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK	Basement	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NK
Porches	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NK	Overhangs	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK
Steps/Stairways	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK	Railings	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK
Pool	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NK	Spa	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NK
Decks	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NK	Patios	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NK
Windows	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> NK	Other _____	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NK

(12) Has any structure on the property ever taken water by flooding (rising water or otherwise)? If yes, give the nature and frequency of the defect at the end of this section. Y N NK

(13) Is there flood insurance on the property? Y N NK

(a) Flood Insurance Policy/Date _____ Other _____/Date _____

(b) Does SELLER have a flood elevation certificate in SELLER'S possession that will be shared with BUYER? Y N NK

(14) What is the approximate age of all structures on the property? Main structure CA 1790-1820 / CA 2001
Other structures CA 1870 guest house / Bar in 1990

SELLER must complete and provide the "Disclosure on Lead-Based Paint and Lead-Based Paint Hazard Addendum" that is included with this property disclosure if any structure was built before 1978.

Metal Bar approx. 1995

(15) Has there been any foundation repair? Y N NK

(16) What is the approximate age of the roof of each structure? Main structure 17 yrs.
Other structures 15-16 yrs.

(17) Does the property contain exterior insulation and finish system (EIFS) or other synthetic stucco? Y N NK

Question Number Explanation of "Yes" answers Additional sheet is attached
#11 Guest House Porch has a few rotten boards & one rotten step board

SECTION 4: PLUMBING, WATER, GAS, AND SEWERAGE

(18) Are there any defects with the plumbing system? Y N NK

(19) Are there any defects with the water piping? Y N NK

(a) Are there any defects with the water quality, quantity, or pressure? Y N NK

(b) The water is supplied by: Municipality Private utility On-site system Shared well system None

(c) If there is a well, when was the last time the water was tested? Date _____
Results WELL DRILLED AS PART OF A/C SYSTEM. Discharges into pond only.

(20) Is there gas service available to the property/structure? Y N NK

(a) If yes, what type? Butane Natural Propane

(b) If yes, are there any defects with it? Y N NK

(21) Are there defects with any water heater? Y N NK

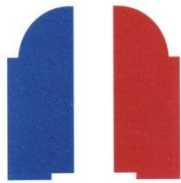
(a) Unit 1 _____ Gas Electric (b) Unit 2 _____ Gas Electric (c) Unit 3 _____ Gas Electric

(22) The sewerage service is supplied by: Municipality Other NK

SELLER must provide the attached "Disclosure of Information about Residential Sewage Treatment Systems Addendum" if the property described herein is not served by a municipality waste treatment.

Question Number Explanation of "Yes" answers Additional sheet is attached
#19 minor leak in pipe in back yard. working to repair
#22 IN 1995 a SEWER TREATMENT PLANT INSTALLED ON PROPERTY

LREC Rev. 01/01/13 Seller's Initials: MPH Purchaser's Initials: _____ 2 of 4



January 13, 2014

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New Orleans, Louisiana 70116 USA

Property Description (Address, City, State, Zip) 13987 Chenal Rd. JARREAU, LA. 70149

Y = YES N = NO NK = NO KNOWLEDGE

SECTION 5: ELECTRICAL, HEATING AND COOLING, APPLIANCES

For major repairs or replacements relative to Section 5, list the date and nature of the repair or replaced component at the end of the section.

- (23) Are there any defects with the electrical system? Y N NK
 - (24) Are there any defects with the heating or cooling systems? Y N NK
 - (25) What type of cooling system is installed? Central Window unit Other
(a) Source: Electric Gas Heat pump Other
 - (26) What type of heating system is installed? Central Window unit Other
(a) Source: Electric Gas Heat pump Other
 - (27) If a fireplace exists, is it working? Y N NK
(a) What type is it? Gas Wood Vented Vent less Electric Other
 - (28) Are there any defects in any permanently installed or built-in appliances? Y N NK
 - (29) What type of fire alarm system is installed? None Security/fire alarm Battery powered unit that includes a 10-year sealed lithium battery
- Question Number Explanation of "Yes" answers Additional sheet is attached
- #13 METAL BAND HAS LOST A PORTION OF ITS SERVICE
#25 & 26 - HEAT PUMPS ARE GEOTHERMAL SYSTEMS
#28 ICE MACHINE DOES NOT WORK

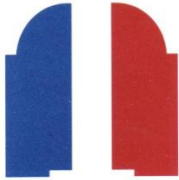
SECTION 6: MISCELLANEOUS

- (30) Are there any applicable building restrictions or restrictive covenants which may provide for restrictions as to the use of the property or as to the type of constructions or materials to be used in the construction of any structure on the property? Y N NK
- (31) Has there been property damage related to the land or the improvements thereon, including, but not limited to, fire, windstorm, flood, hail, lightning, or other property damage? Y N NK
(a) If yes, were all related property damages, defects, and/or conditions repaired? Y N NK
- (32) What is the zoning of the property? RURAL
(a) Has it ever been zoned for commercial or industrial? Y N NK
(b) Is the property located in an historic district? Y N NK
- (33) Does the property and its present usage conflict with current zoning, building, and/or safety restrictions? Y N NK
- (34) Are there any current or pending assessments, dues, liens, taxes owing on the property? Y N NK
(a) Is membership in a homeowners' association (HOA), condominium owners' association (COA), or property owners' association (POA) required as the result of owning this property? Y N NK
(b) Are any HOA, COA, or POA dues required? Y N NK
(c) If yes, what is the amount? \$ _____ per _____
(d) Are there any pending special assessments? Y N NK
(e) If yes, what is the amount? \$ _____ per _____

Any information contained in this property disclosure regarding homeowners' associations (HOA), condominium owners' associations (COA), or property owners' associations (POA) is summary in nature. The covenants and association governing documents are a matter of public record and can be obtained from the conveyance records on file at the Clerk of Court in the parish where the property is located.

- (35) Was SELLER (or previous owner) a recipient of a Road Home grant? Y N NK
If YES, complete (a) - (f) below.
(a) Is the property subject to the Road Home Declaration of Covenants Running with the Land, Hurricane Katrina/Hurricane Rita? Y N NK
(b) If YES, is a copy of the Road Home Program Declaration of Covenants attached? Y N
(c) If YES, what is the amount received? \$ _____
(d) Has SELLER personally assumed any terms of the Road Home Program Grant Agreement? Y N
(e) Was SELLER (or previous owner) a recipient of any elevation grant funds? Y N
(f) If YES, what is the amount received? \$ _____
- (36) Are the streets accessing the property Private Public NK

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Property Description (Address, City, State, Zip) 13987 Chenal Rd. JARREAU, LA.

(37) Were any additions or alterations made to the property? Y N NK
 (a) If yes, were the necessary permits and inspections obtained for all additions or alterations? Y N NK
 (38) Is there a homestead exemption in effect? Y N NK
 (39) Is there high speed Internet access available to the property? Y N NK
 (40) Is there any pending litigation regarding the property? Y N NK
 (41) Does the property or any of its structures contain any of the following? (Check all that apply and provide the nature and frequency at the end of this section.)

Asbestos	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK	Formaldehyde	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK
Radon gas	<input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> NK	Chemical storage tanks	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK
Contaminated soil	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK	Contaminated water	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK
Hazardous waste	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK	Toxic Mold	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK
Mold/Mildew	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK	Pets	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK
Electromagnetic fields	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK	Crystal meth exposure	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK
Other adverse materials or conditions	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK	Contaminated drywall/sheetrock	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NK

Question Number Explanation of "Yes" answers Additional sheet is attached
 #37(a) All necessary permits were obtained

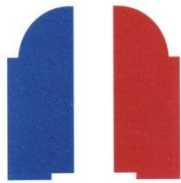
ACKNOWLEDGEMENTS

I/We attest that the above statements and explanations have been provided by me/us and are true and correct to the best of my/our knowledge. (If either party is represented by a real estate licensee, your signature below acknowledges that you have been informed of your duties and rights under LSA-R.S. 9:3195-3199 and have read and understand the informational statement.)

Seller(s) acknowledge(s) that the information contained herein is current as of this date.
 Seller (sign) Margie T. Hollenworth (print) Margie T. Hollenworth Date 1-10-14 Time 9:00 AM
 Seller (sign) _____ (print) _____ Date _____ Time _____

Purchaser(s) signing below acknowledge(s) receipt of this property disclosure.
 Purchaser (sign) _____ (print) _____ Date _____ Time _____
 Purchaser (sign) _____ (print) _____ Date _____ Time _____

LREC Rev. 01/01/13 Seller's Initials: MPH Purchaser's Initials: _____ 4 of 4



January 13, 2014

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NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

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

OMB No. 1024-0013

Dupre, Jacques House, Pointe Coupee Parish, LA

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United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

1. NAME OF PROPERTY

Historic Name: Dupre, Jacques House

Other Name/Site Number:

2. LOCATION

Street & Number 13987 Chenal Road

Not for publication: NA

City/Town Jarreau

Vicinity: X

State: Louisiana Code: LA County: Pointe Coupee Code: 077

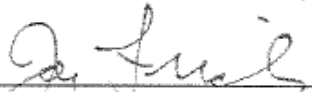
Zip Code: 70749

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



Signature of Certifying Official/Title

10/21/03

Date

Jonathan Fricker
Deputy SHPO, Dept of Culture, Recreation and Tourism

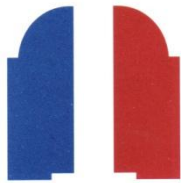
State or Federal Agency and Bureau

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

Signature of Commenting or Other Official/Title

Date

State or Federal Agency and Bureau



January 13, 2014

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NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

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Dupre, Jacques House, Pointe Coupee Parish, LA

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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): _____

Signature of Keeper

Date of Action

5. CLASSIFICATION

Ownership of Property

Private:

Public-Local:

Public-State:

Public-Federal:

Category of Property

Building(s):

District:

Site:

Structure:

Object:

Number of Resources within Property

Contributing

1

1

Non contributing

1 buildings

___ sites

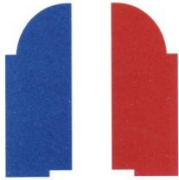
___ structures

___ objects

1 Total

Number of Contributing Resources Previously Listed in the National Register: 1 (re-listing request)

Name of Related Multiple Property Listing: Louisiana's French Creole Architecture



January 13, 2014

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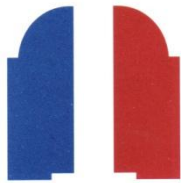
6. FUNCTION OR USE

Historic: Domestic Sub: single dwelling
Current: Domestic Sub: single dwelling (lower story)
Work in progress (upper story)

7. DESCRIPTION

Architectural Classification: other: French Creole
Materials:

Foundation: brick
Walls: weatherboard; plaster
Roof: wood shakes
Other:



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Dupre, Jacques House, Pointe Coupee Parish, LA

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United States Department of the Interior, National Park Service

National Register of Historic Places Registration Form

Describe Present and Historic Physical Appearance.

The purpose of this nomination is to re-list the Jacques Dupre House, which was moved to its present site subsequent to Register listing. (On a technical note, it will first have to be de-listed.) The house was listed on the Register in 1990 in its rural St. Landry Parish location. It was moved in 1994 to a rural location in an immediately adjacent parish, Pointe Coupee. It is a two story French Creole house which assumed its present appearance c.1815. (The architectural evidence indicates an earlier period of construction – see * footnote below – that was totally incorporated in a c.1815 remodeling.) The upper story is of pegged timber frame construction with *bousillage* infill. The brick lower story is a reconstruction of the one that would have existed c.1815 (per the architectural evidence). Thanks to an in-progress restoration, the house looks far closer to its c.1815 appearance than in its previous location. (For explanation of use of term “previous” location rather than original, see ** note below.)

Note: This form supersedes the original, particularly in terms of the architectural analysis. What follows is more exhaustive because the move and in-progress restoration made certain important clues visible that were not previously accessible.

Previous versus Present Setting:

The house was moved from one rural location in a French parish to another rural location in an adjacent French parish. The new location is entirely compatible, from both a physical and cultural standpoint. The house is set back several hundred feet from the road, much as it was in St. Landry. The viewsheds are all rural.

The Move:

The house in its former location had been vacant for years and was badly deteriorated. There is no question that it was a prime candidate for demolition by neglect. There had also been various alterations. The c.1815 brick lower story had been replaced by a timber frame basement fastened together using round spikes. Constructional clues indicated a late nineteenth century date at the earliest. (Additionally, it is very unusual for a French Creole house of this type to have a timber frame basement. They are almost always brick.) There was also a late-nineteenth century wing. Wishing to do a museum quality restoration of the house to its c.1815 period, the present owner did not move the wing and did not reconstruct the timber frame basement.

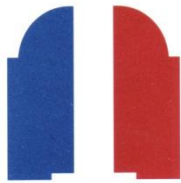
The upper story, the main living space in a house of this type, was moved in one piece. The character-defining umbrella roof with its Norman truss was painstakingly taken apart, numbered, and put back together. The roof is finished in wood shakes, as it would have been c.1815. The front gallery was also removed and carefully reassembled.

Description:

The Jacques Dupre House is the largest type of French Creole house built in Louisiana. Houses such as these, with their enormous umbrella roofs, were raised a full story above grade. The upper story was the main living space. The lower story, or basement story, was utilitarian (storage, for example).

A gallery spans the façade on both stories. The lower columns (reconstructed) are round, using the

35



January 13, 2014

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typical pie-slice shaped bricks. In the old location the upper gallery posts were made of planks nailed together. The c.1815 balustrade had been lost as well. As part of the current in-progress restoration the owner removed the planks to reveal the c.1815 colonnettes with their lamb's tongue chamfering. They had been damaged on one side and were repaired by splicing in wood. Only one is totally replaced. The c.1815 balustrade was replicated based on "ghost marks" in the colonnettes and one surviving upper rail which showed the shape of the balusters. The simple balusters are placed at a 45% angle, so that the corners face outward.

The original sheathing on the sides and rear of the upper story had been covered in the former location. This has been removed, revealing the original flush board siding. Instead of a conventional tongue and groove treatment, each board has a diagonal cut at the top and bottom to prevent water penetration.

Regrettably, various details had been lost when the present owner acquired the house. The two original wooden mantels had been replaced with bungalow-style brick mantels. Interestingly, the bungalow mantels followed the time-honored tradition of wrapping around the chimney flue in the French manner. These inappropriate mantels have been removed. No mantels are in place at present. (The upper story restoration is in progress.) Two sets of original French doors were in the possession of a former owner. The present owner photographed and measured them to make exact replicas (yet to be installed). The various batten shutters (both windows and doors) are for the most part reproductions. The remainder are salvaged from the house. The home's six over six windows are old but probably not c.1815.

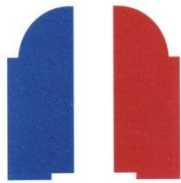
The Jacques Dupre House features a classic French Creole floorplan with no halls. The three-room front range is almost symmetrical, with a large central *salle* (salon) with a room to each side. The two flanking rooms are almost the same size. (French Creole floorplans are not generally as symmetrical as that seen in the front range of the Jacques Dupre House.) The framing of the upper story provides the *salle* with a ceiling approximately two feet higher than any of the surrounding spaces. In typical French Creole fashion, the single chimney is set within the body of the house – in this case, between the *salle* and the room to the left. The rear range is half as deep as the front range with a *cabinet* at each corner. Whether the central room was an open loggia c.1815 cannot be determined. The evidence is inconclusive.

The house's *bousillage* infill is plastered on both the interior and front gallery. Perhaps 25% of the plaster has been lost. It will be replaced. The upper façade in the previous location had been covered in clapboards. This was removed to reveal the c.1815 façade, with portions of extant plaster and studs with hatchet marks to provide a surface to which the plaster would adhere. The pegged timber frame also uses the typical French angle braces. Other details include exposed beam ceilings throughout (beams beaded) and evidence of a chair rail in the front three rooms.

The date circa 1815 has been chosen for the present house based on the following: the few surviving stylistic clues (delicate and intricate Federal molding profiles on door and window frames) and the heavily constructed Norman truss roof. The latter is hardly seen at all after about 1820.

Restoration of Lower Story:

There were two issues in approaching the restoration of the lower story to its c.1815 appearance. Was the house raised a full story above grade and was the basement story brick? Clues demonstrating that it was indeed raised a full story include: (1) The early nineteenth century framing under the front gallery and rear middle room (double framing under the front gallery). The beams are planed and beaded, indicating that



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NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

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Dupre, Jacques House, Pointe Coupee Parish, LA

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they were meant to be seen. (2) There is clear architectural evidence indicating a corner stair on the right side of the façade. (3) The previously mentioned pie-slice brick columns on the lower gallery. Beyond the architectural clues, a house of this size and pretension would look oddly proportioned if raised less than a full story.

The fact that the lower story was brick was confirmed by “ghost marks” on the inside of door frames, where lime mortar had stained the wood. Bits and pieces of a brick wall were discovered once the lower story was dismantled. Finally, a brick basement is very characteristic of houses of this type.

In reconstructing the lower story, the present owner generally put back openings where they had been in the former frame lower story and used the same floorplan. To facilitate circulation, a door was cut into each *cabinet* and a stair added in a *cabinet*. Barred windows were retained from the former lower story. These windows as well as the roughly hewn ceiling beams underscore the utilitarian use of this story during the historic period.

Assessment of Integrity:

There are no integrity issues in terms of the move because the house was moved from one rural location to another and from one early area of French settlement to another. In terms of the house itself, admittedly there have been losses over the years, and as a result, various elements have been replicated or reconstructed as part of the on-going project. While the lower brick story is new, it should be emphasized that the upper story in houses of this type was the important one – the principal living area. Even with the losses and replications, the Dupre House retains almost all of its c.1815 French Creole character-defining features. (See list of features in Item 8.)

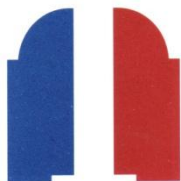
*The following clues suggest an earlier house that was incorporated into the present house c.1815:

- 1) On the right side of the front gallery the framing shows evidence of a room. Slots in the framing show a wall bisecting what is now a Federal door surround. (Hence this construction pre-dates the Federal period.)
- 2) There is evidence under the side eaves where sills and plates may have extended to incorporate side galleries of an earlier configuration. If this is true, the early house would have had a different roofline (i.e., pre-present Norman truss).

**Because of the unusual lower story in the former location, there is speculation that the house may have been moved in the late nineteenth/early twentieth century. (Generally speaking, a move is the reason fully raised French Creole houses lose their brick basement story.) There is no documentation however for a move prior to the recent one. But because of the possibility, the term “previous location” has been used to reference the St. Landry site from whence the house came.

Non-contributing element:

An endangered small historic cottage has been moved to the rear of the Jacques Dupre House to serve as a guesthouse.



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8. STATEMENT OF SIGNIFICANCE

Applicable National Register Criteria: A__ B__ C X D

Criteria Considerations (Exceptions): A__ B X C__ D__ E__ F__ G

Areas of Significance: architecture

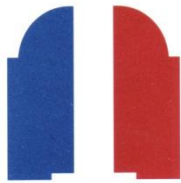
Period(s) of Significance: c.1815

Significant Dates: c.1815

Significant Person(s): NA

Cultural Affiliation: NA

Architect/Builder: unknown



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

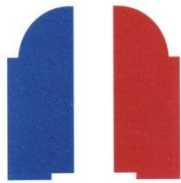
The Jacques Dupre House, in its new location, is eligible for the National Register under Criterion C at the local level because it contributes to southern Louisiana's distinctive French Creole architectural identity. (While the original form evaluated the house within St. Landry Parish, the house is eligible within a broader context, as explained below.)

French Creole (or French Colonial style) architecture is one of the nation's three major colonial architectural traditions. It takes its place alongside British Colonial, as exemplified by the saltbox houses of New England and a later generation of "Georgian" houses, and Spanish Colonial, as seen in the missions of California and the Southwest. The French Creole building tradition appeared in "New France" – i.e., in the United States, the Mississippi Valley. Because the region was sparsely settled at the time, little French Creole architecture was built outside Louisiana. Today Louisiana is home to the overwhelming majority of surviving examples. (Other French settlement sites, such as Mobile, Alabama and Ste. Genevieve, Missouri, have only a scattering of examples.)

Within Louisiana the French building tradition is found in the southern part of the state (with the notable exception of Natchitoches Parish, a French enclave in an otherwise Anglo-Saxon North Louisiana). Very few extant examples actually date to the colonial period. The tradition continued to dominate local architecture well into the nineteenth century. Hence one has full-blown totally French houses being built as late as circa 1830. By the 1830s, generally speaking, Anglo-American architectural traditions began to make inroads, resulting in a generation of so-called "half-breed" houses – for example, an otherwise French Creole house that has acquired a central hall.

The most important features of the typical rural French Creole house are as follows: 1) generous galleries, either across the front or on three and even four sides; 2) a broad spreading roofline under a so-called umbrella roof; 3) an overly built medieval-looking Norman truss roof on the earliest examples; 4) gallery roofs supported by light wooden colonnettes; 5) placement of the principal living space well above grade; 6) a form of construction utilizing a heavy timber frame combined with an infill made of brick (*brique entre poteaux*) or a mixture of mud, moss and animal hair called *bousillage*; 7) multiple French doors; 8) a floorplan that lacks halls; 9) exposed ceiling beams on the gallery and interior, and 10) interior chimneys with mantels that wrap around the flue. The previously mentioned timber frame incorporates French joinery – i.e., angle braces that are extremely steep, running all the way from sill to plate, in contrast to English joinery where the brace is almost at a forty-five degree angle. The French Creole tradition embraces everything from one room cottages to large residences, finding its highest expression in the major, two-story Creole plantation house, with the principal story being raised a full story on a brick above-ground basement.

It could be argued that French Creole is Louisiana's most important building tradition – that which sets the Pelican State apart from others. And because the southern part of the state was fairly well populated by the early 1800s, French Creole houses once would have existed by the thousands. While the state still retains an impressive collection, far more have been lost than have survived. By the most recent educated guesses, perhaps 200-300 examples survive (in varying states of integrity) outside New Orleans. Collectively, from an architectural standpoint, these buildings "say" South Louisiana, and in the opinion of the LA SHPO, any example that retains sufficient integrity is important because it contributes to this



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NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

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

OMB No. 1024-0018

Dupre, Jacques House, Pointe Coupee Parish, LA

United States Department of the Interior, National Park Service

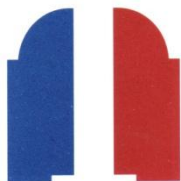
Page 9

National Register of Historic Places Registration Form

distinctive architectural identity. (Probably less than 100 French Creole houses survive in rural Louisiana with sufficient integrity to merit Register listing.) Within South Louisiana, the Jacques Dupre House would be regarded as a relatively major example – based solely on the size of the almost completely intact upper story. And, very importantly, the house retains an abundance of French Creole features and is resolutely French, with little, if anything, in the way of American influence. (Some might argue that the pattern of façade openings shows the influence of Anglo architecture because it is more symmetrical than typical for “pure” French Creole.) Finally, its Norman truss roof is found on only the earliest examples (from before c.1820), and they are relatively few in number.

Historical Note:

The house takes its name from Jacques Dupre (1773-1846), who is best known for his one-year term as Acting Governor (1830-31). He also served in both the House and Senate of the Louisiana legislature. The Dupre family lived in the house until 1950.



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NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

NPS Form 10-900

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

OMB No. 1024-0118

Dupre, Jacques House, Pointe Coupee Parish, LA

United States Department of the Interior, National Park Service

Page 10

National Register of Historic Places Registration Form

9. MAJOR BIBLIOGRAPHICAL REFERENCES

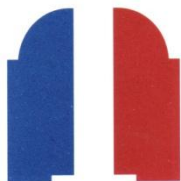
Historic structures surveys of southern Louisiana parishes, on file in the Louisiana Division of Historic Preservation Office, and LA SHPO staff knowledge of the region.

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.
- Recorded by Historic American Buildings Survey: # LA 1201
- Recorded by Historic American Engineering Record: #

Primary Location of Additional Data:

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



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10. GEOGRAPHICAL DATA

Acreage of Property: approx. 1 acre

UTM References:	Zone	Easting	Northing
	15	655300	3387720

Verbal Boundary Description: Boundaries parallel building elevations, each at a distance of 100 feet.

Boundary Justification: There is no historic setting to recognize for this moved building.

11. FORM PREPARED BY

Name/Title: National Register staff

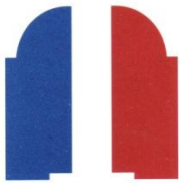
Address: Division of Historic Preservation, P. O. Box 44247, Baton Rouge, Louisiana 70804

Telephone: (225) 342-8160

Date: July 2003

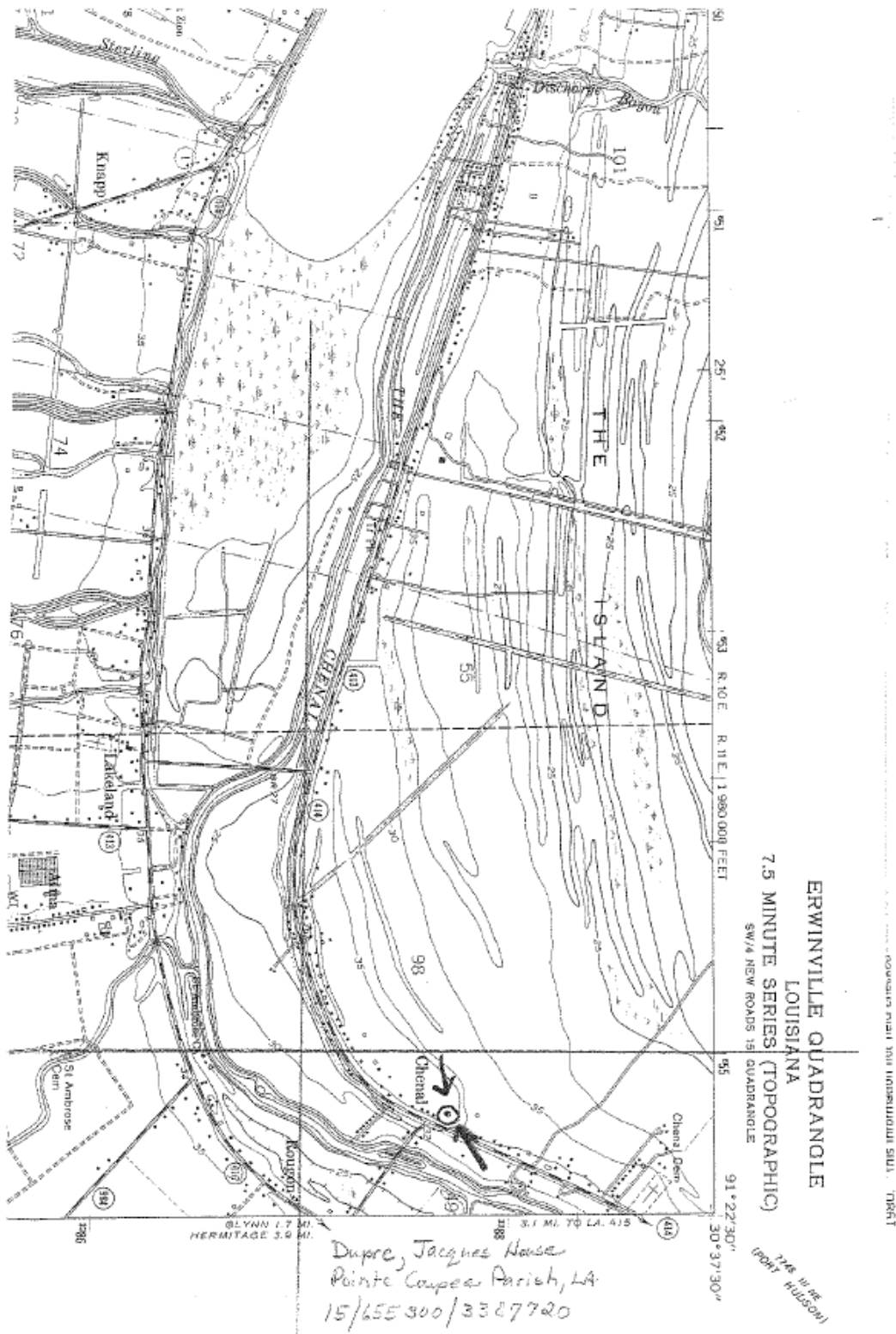
PROPERTY OWNERS

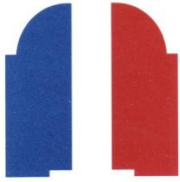
Marjorie Hollensworth
13987 Chenal Road
Jarreau, LA 70749



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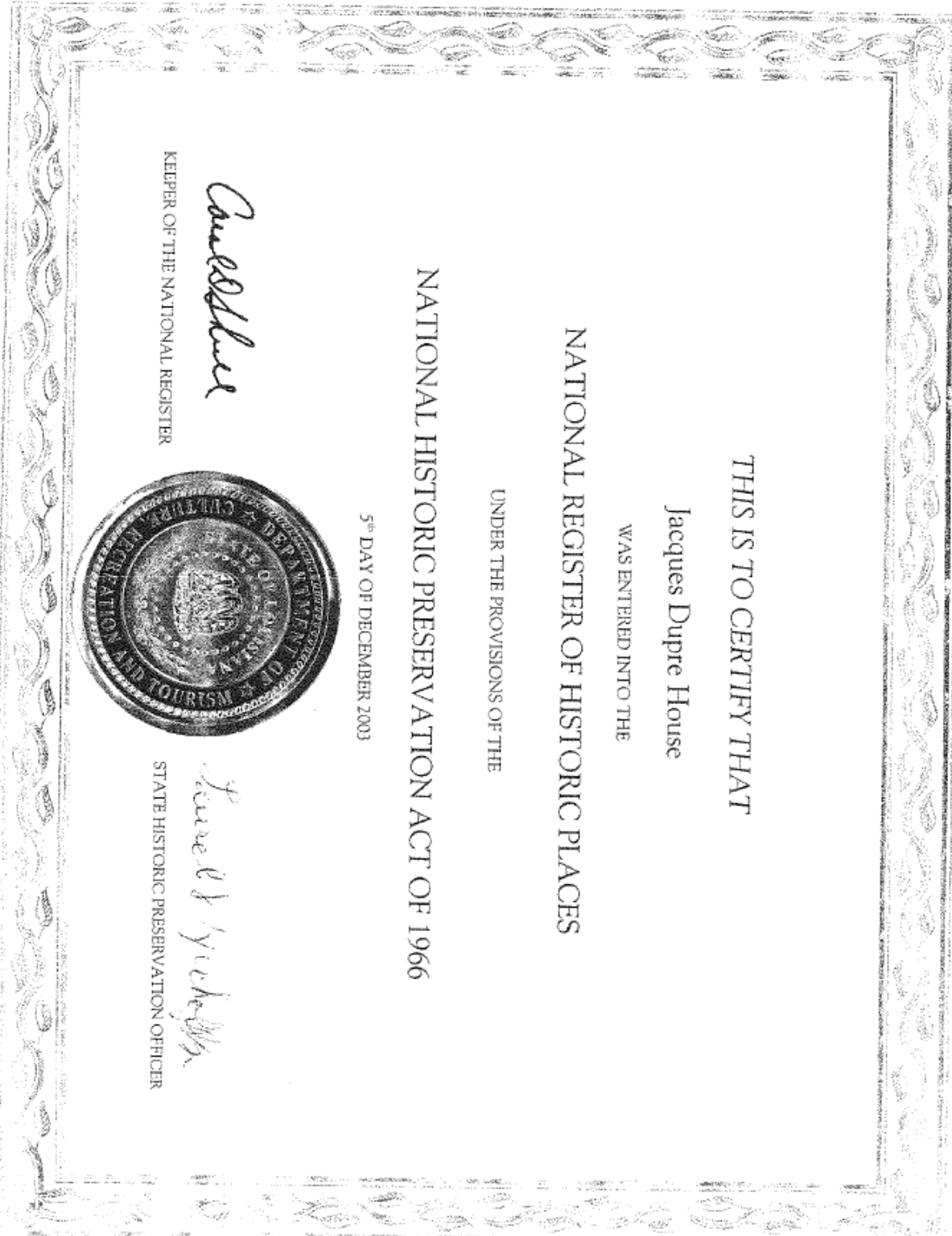
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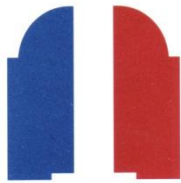




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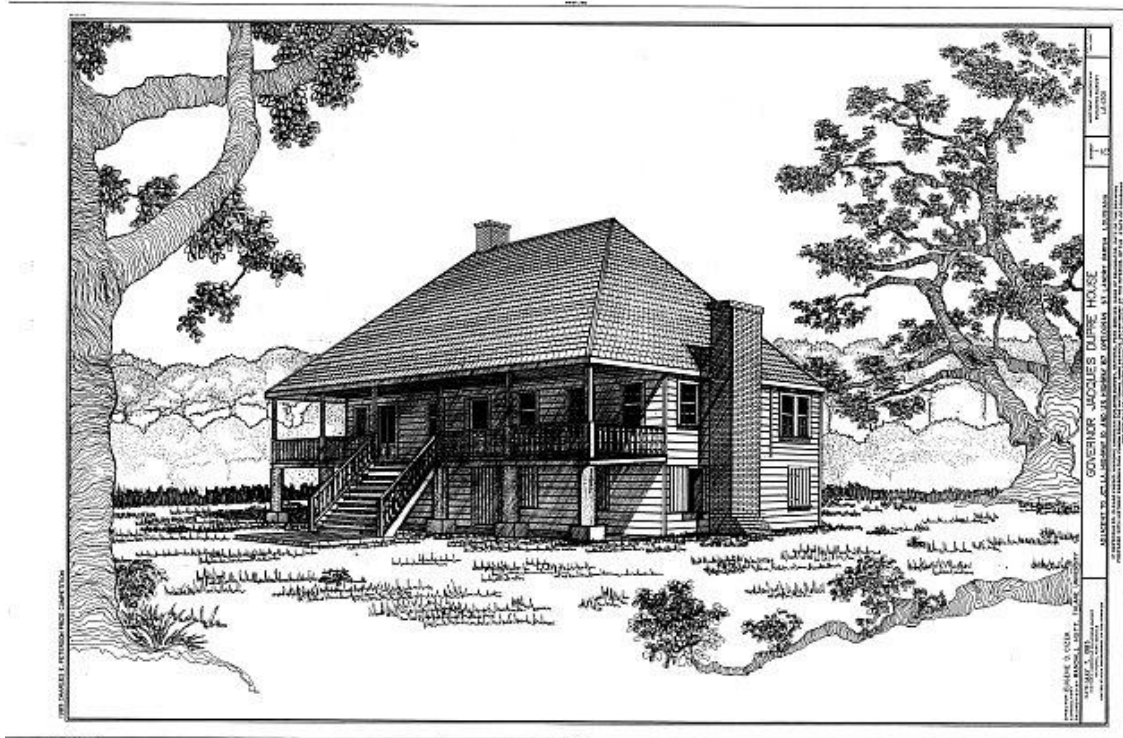




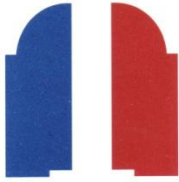
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The following HABS drawings were done when it was on its original site in Saint Landry Parish.

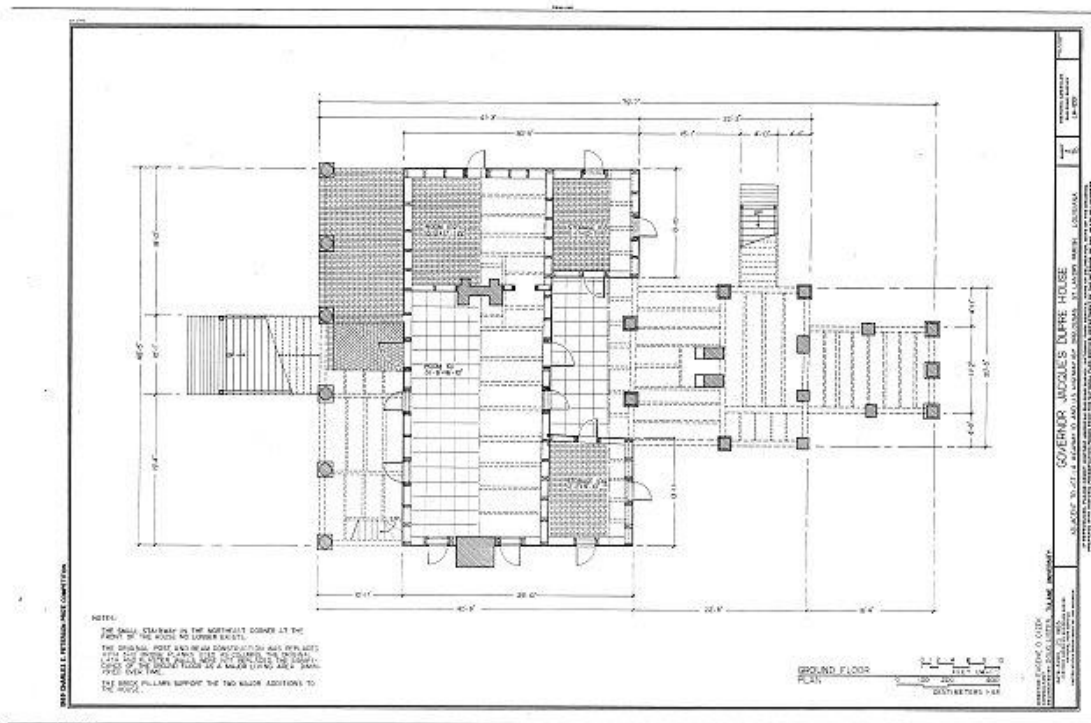
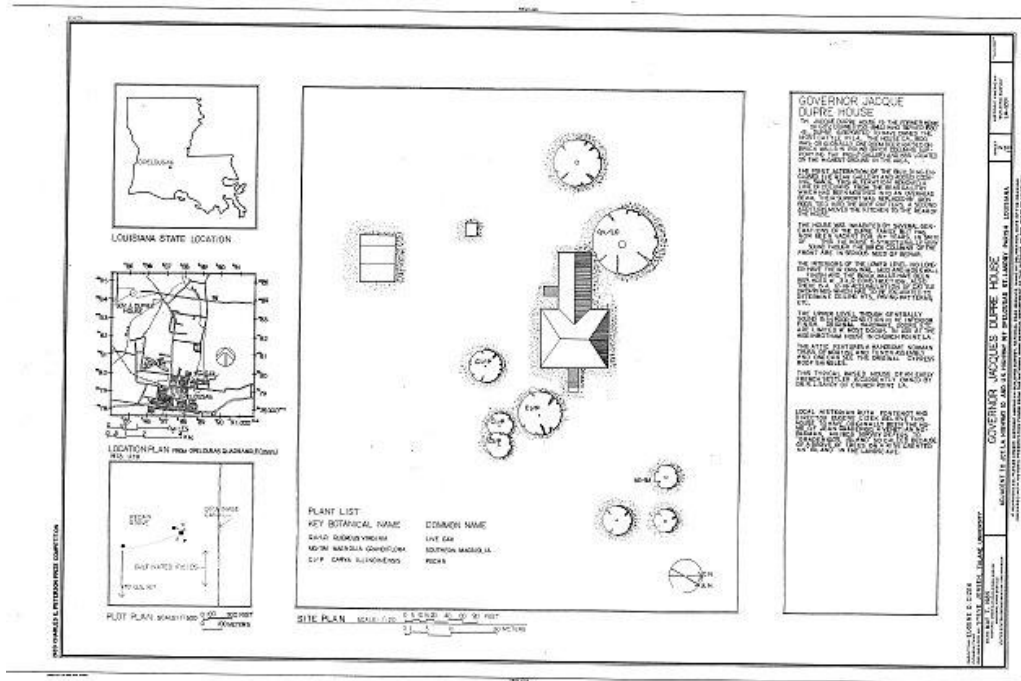


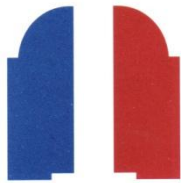
Governor Jaques Dupré House, Adjacent to Junction of LA Highway 10 & U.S. Highway 167, Opelousas, St. Landry Parish, LA. HABS LA,49-OPEL,3- (10 sheets)



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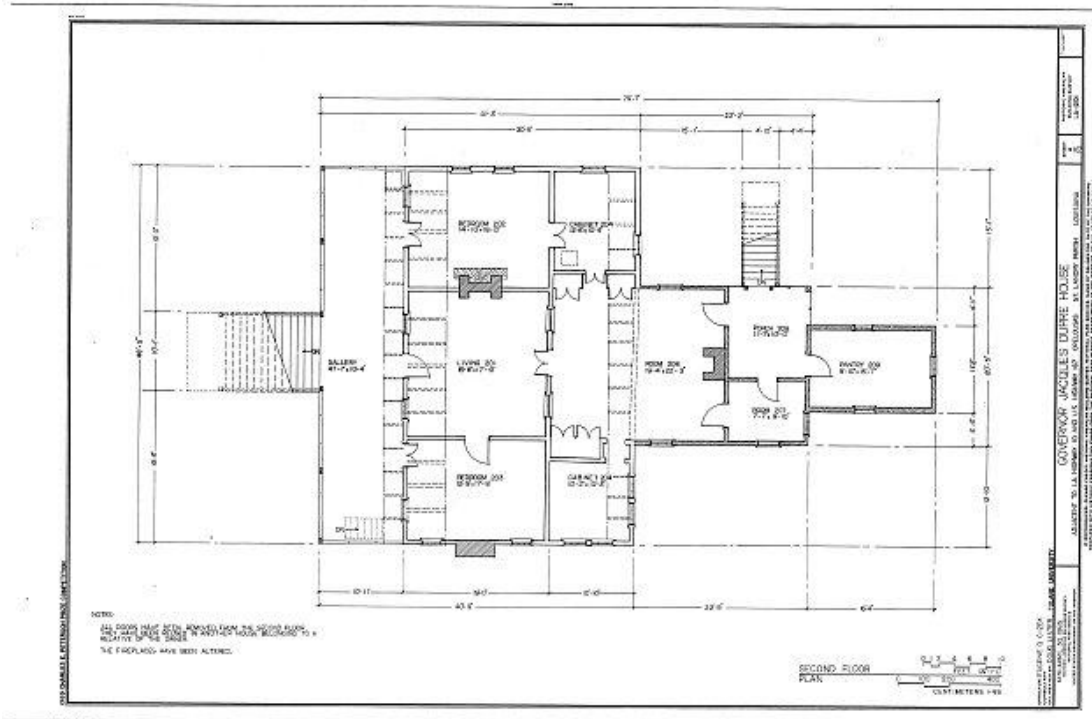
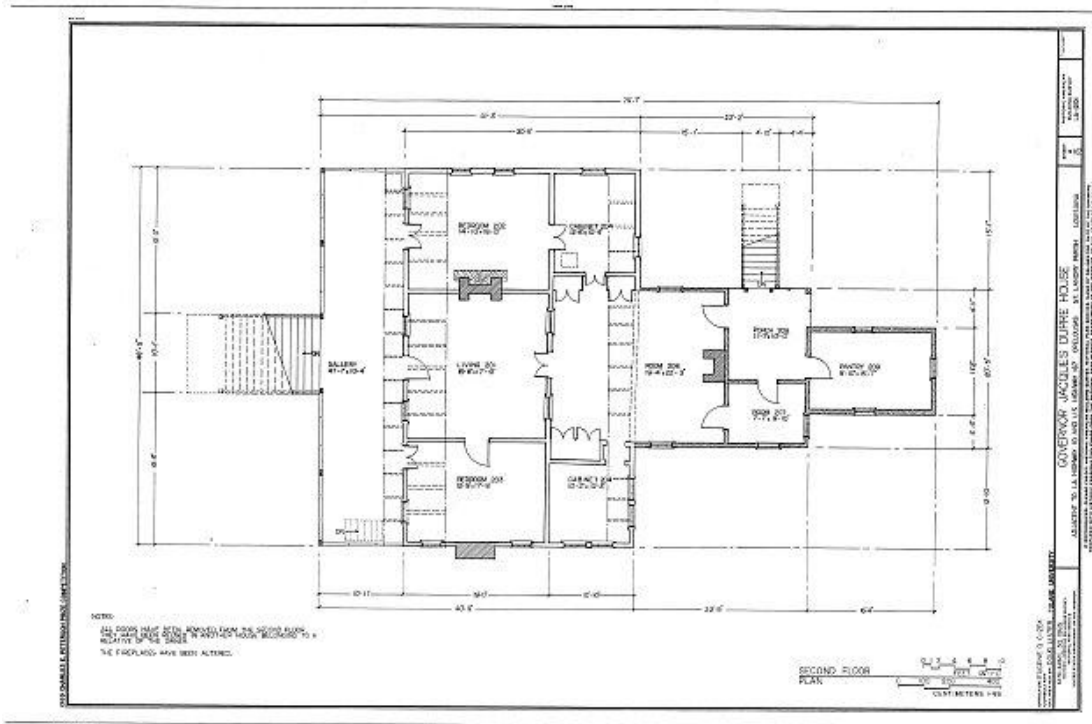
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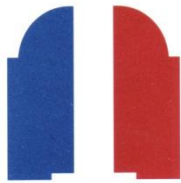




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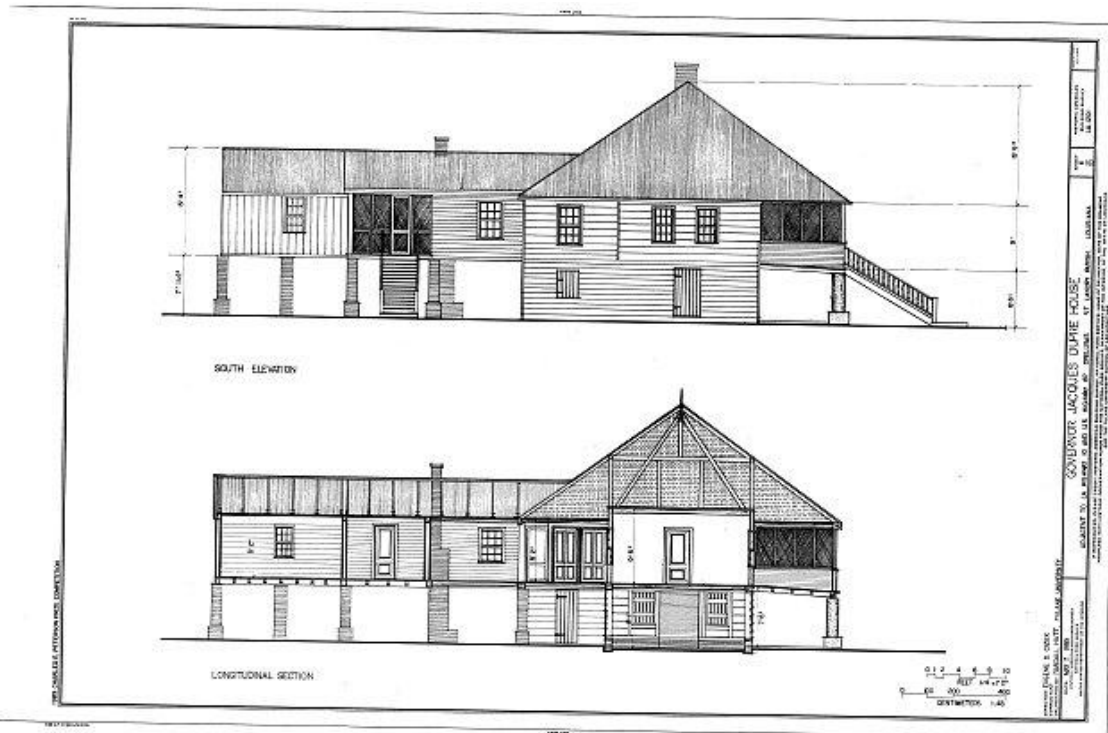
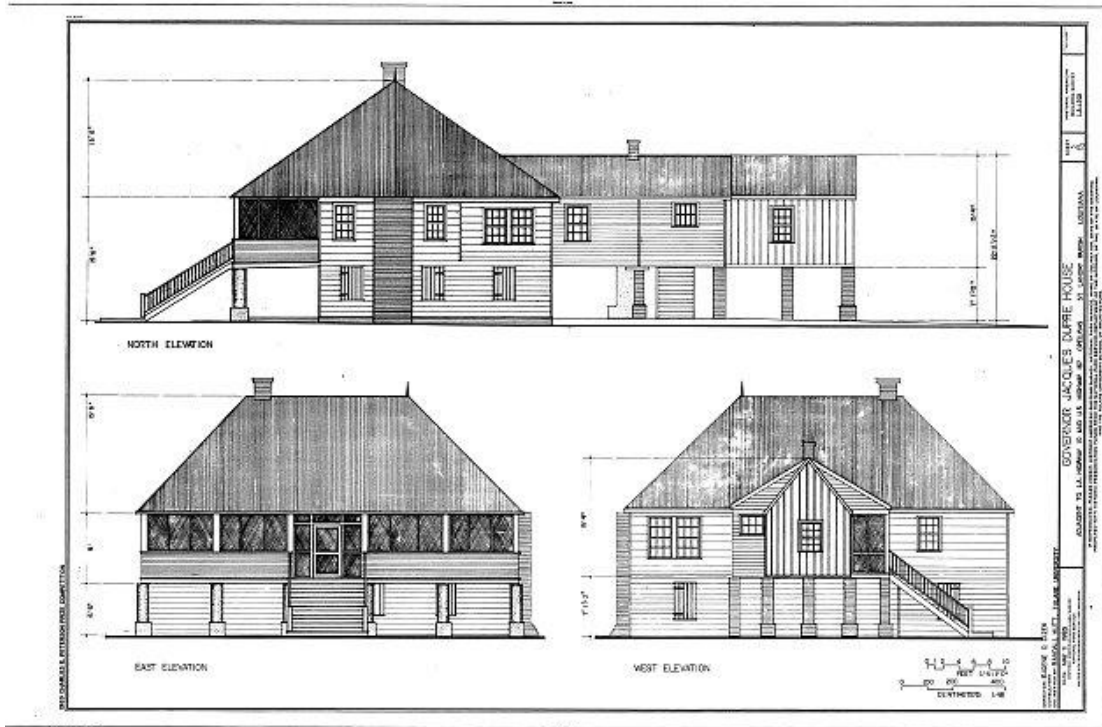
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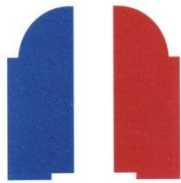




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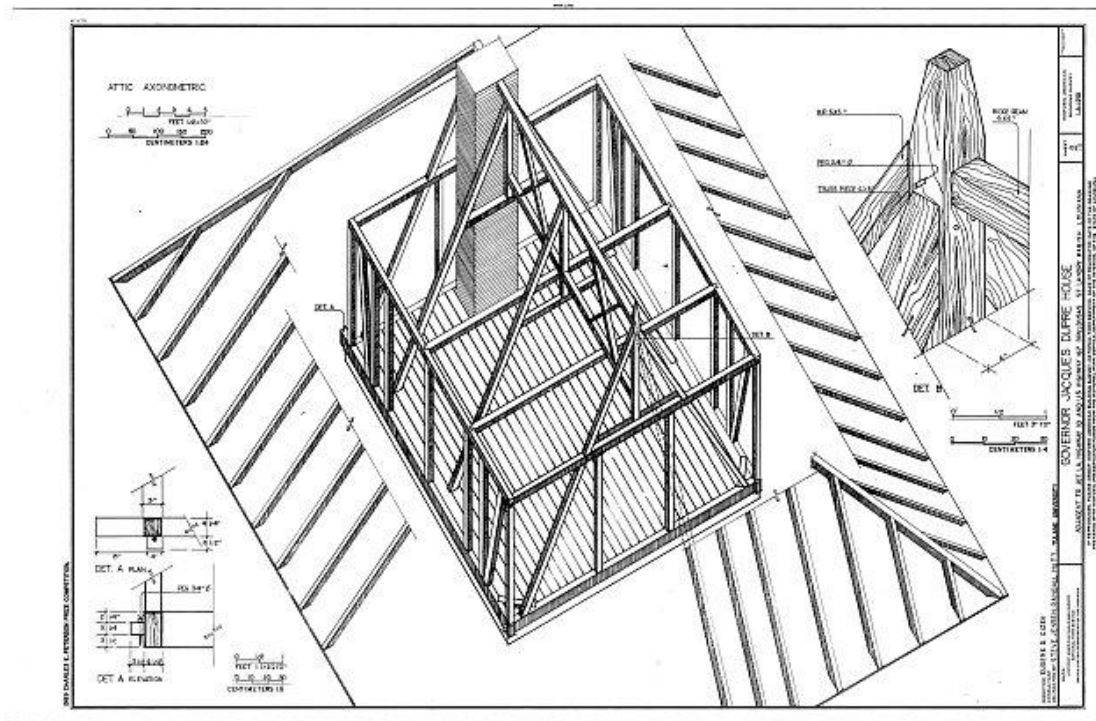
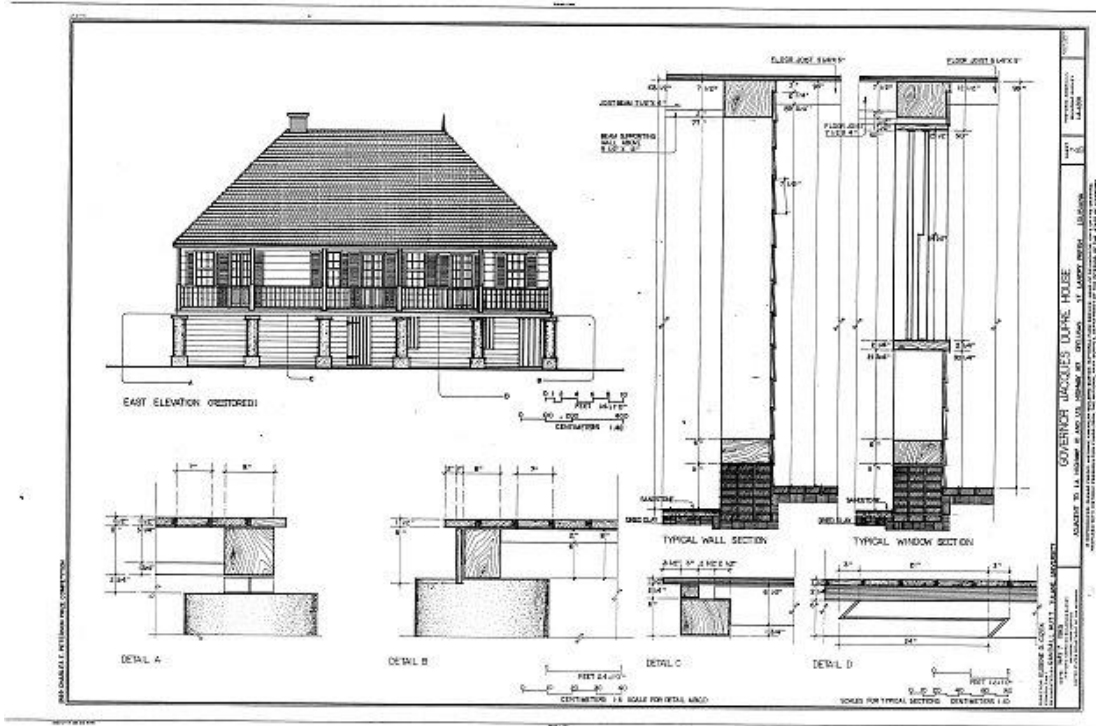
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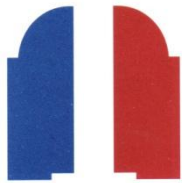




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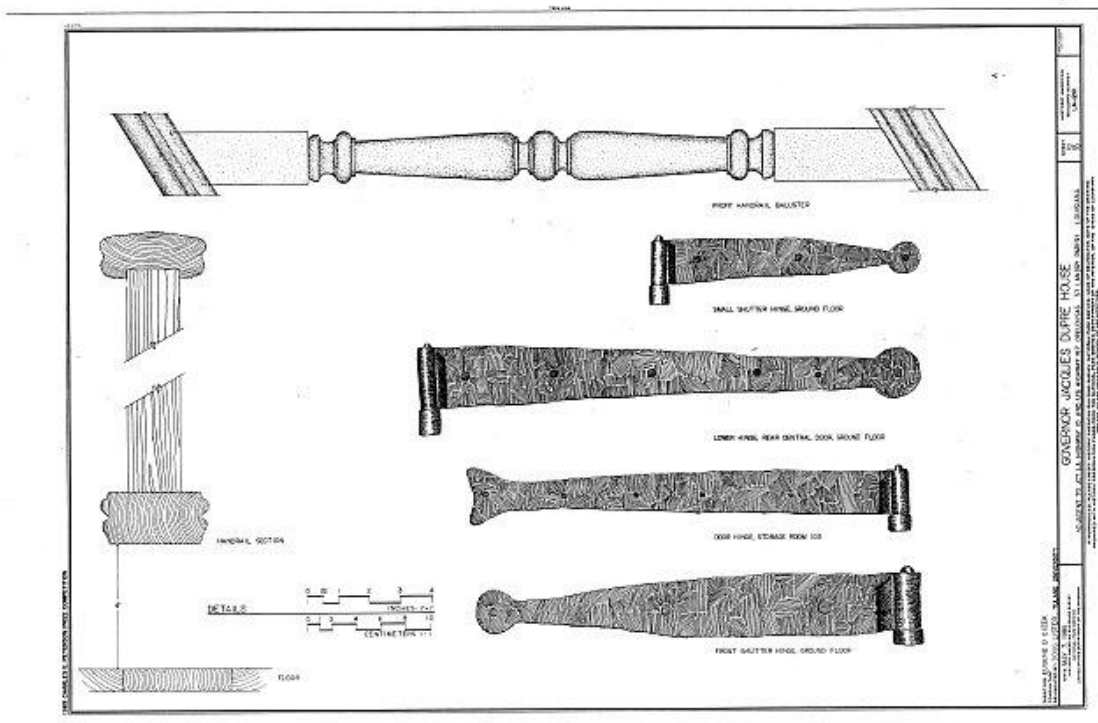
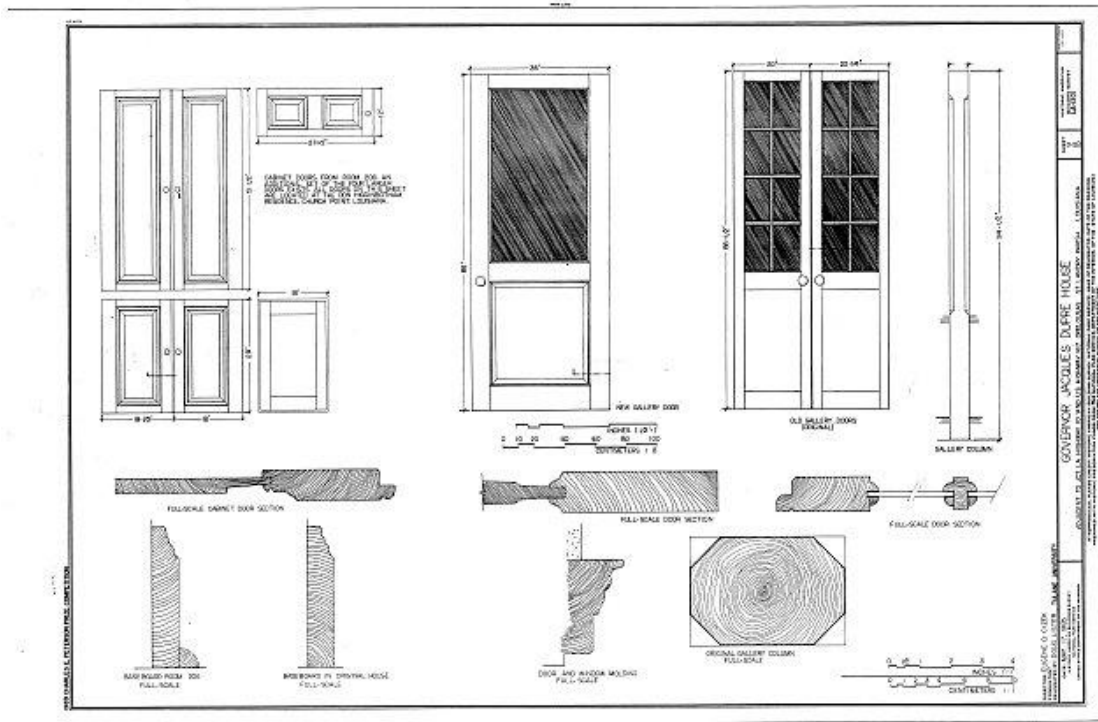
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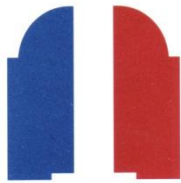
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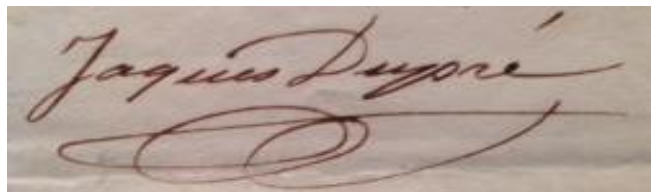
New Orleans, Louisiana 70116 USA

JAQUES DUPRÉ BIOGRAPHY

JAQUES DUPRÉ was born in New Orleans, Louisiana on February 12, 1773. His education was limited and attained through private tutoring. During the War of 1812, he served as a major in the 16th Regiment of the Louisiana militia and participated in the Battle of New Orleans.

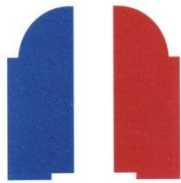
Dupré entered politics in 1816, serving as a member of the Louisiana House of Representatives, a position to which he was reelected in 1822 and 1824. He also served as a member of the Louisiana State Senate from 1829 to 1839. On January 14, 1830, Dupré was elected president of the senate, and consequently, he assumed the duties of the governorship, finishing out the unexpired term of Governor Derbigny. During his tenure, the merchant's insurance company was authorized, the state's first railroad was launched, the seat of government was moved back to New Orleans, and a bayou development company and a canal expansion company were both incorporated.

After leaving office on January 31, 1831, Dupré returned to his senatorial seat. He also served as a Whig presidential elector in 1832, 1836, 1840 and 1844. Governor Jaques Dupré passed away on September 14, 1846, and was buried at the St. Landry Church Cemetery in Opelousas, Louisiana.



Sources:

Dawson III, Joseph G. *The Louisiana Governors: From Iberville to Edwards*. Baton Rouge: Louisiana State University Press, 1990.



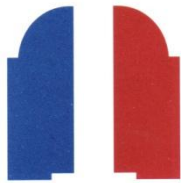
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**Governor Jaques Dupré Gravesite
Opelousas Cemetery, Opelousas, St. Landry Parish, Louisiana**



HABS information: http://memory.loc.gov/cgi-bin/query/D?hh:1:./temp/~ammem_TwBa::



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Peter W. Patout

Realtor & Historic Properties Specialist with Talbot Historic Properties

Licensed in Louisiana & Mississippi

Peter W. Patout is a native of south Louisiana and grew up among the cane fields of the Bayou Teche country. Peter studied architecture for two years and received a business degree from University of Louisiana at Lafayette. He also studied Louisiana architecture history at Tulane University in New Orleans. The founder and owner of Peter Patout Antiques & Appraisals in New Orleans since 1984, his areas of expertise are Louisiana furniture, fine art, and decorative arts. He is a historic property specialist, and is a proud long term resident and property owner in the French Quarter in New Orleans, and also owns a historic family house in Patoutville, Louisiana. As a real estate agent with Talbot Historic Properties, he provides his clients with his expertise and enhances their experience in finding the most beautiful and significant historic homes. For about 20 years, Peter has attended the Natchez Antiques Forum and more recently the Historic New Orleans Collection's Forum. A consummate ambassador for Louisiana, Peter and his family have accrued over 15 generations worth of regional insight, stretching from Natchez to the mouth of the Mississippi.

Tracy Talbot

Broker Realtor, Talbot Historic Properties

Licensed in Louisiana & Mississippi

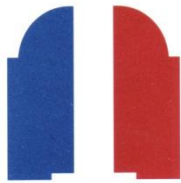
Tracy Talbot is from the Bayou Lafourche area not far from **Madewood Plantation**. Her parents owned the land where Woodlawn Plantation home once stood. While attending Louisiana State University she obtained her Louisiana Real Estate License. Once completing her business degree at LSU Tracy moved west to Colorado. There she worked for a commercial real estate company and opened its residential division. She held a Colorado license at this time. Tracy relocated to San Francisco and got involved in the art business. When returning home to Louisiana she was able to combine art and architecture in her real estate business. "Architecture is art", she always says. She started Talbot Historic Properties in 2001 in the French Quarter, but has extended her market as far as **Albania Plantation** in St. Mary Parish and **Lakeside Plantation** in Point Coupee Parish. Tracy's passion is to combine smart business with historic preservation.



Lakeside Plantation



Albania Plantation



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Sexton, Richard, Randy Harelson, and Brian J. Costello. *New Roads and Old Rivers: Louisiana's Historic Pointe Coupee Parish*. Baton Rouge: Louisiana State UP, 2012. Print.

The information in this booklet, while not guaranteed, is submitted by sources believed to be reliable.
1/6/14