



**Historic Resources Survey of the  
Mandeville Historic Preservation District  
City of Mandeville, Louisiana  
July 2015**

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## INTRODUCTION AND BACKGROUND

Cox|McLain Environmental Consulting, Inc. (CMEC) was retained by the City of Mandeville in the spring of 2015 to conduct a survey of the Mandeville Historic Preservation District (bounded by Galvez Street, Jackson Street, Florida Street/190, and Lakeshore Drive; see **Figure 1** in **Appendix A**). There are approximately 1,520 parcels within this boundary.

The 2015 field survey was an update to a previous survey conducted by Sally K. Reeves between October 2008 and January 2009. Ms. Reeves surveyed approximately 424 of the 1,520 parcels within the District, with a goal of documenting all properties constructed in 1941 or earlier. CMEC was retained to document properties constructed between 1941 and 1965, as well as to verify the status of the properties previously surveyed by Ms. Reeves.

Based in part on the results of Ms. Reeves' survey, the City of Mandeville created the Mandeville Historic Preservation District with the passage of City Ordinance 12-32 in February 2013. With the completion of the 2015 survey, the City will have a comprehensive record of all properties constructed in 1965 or earlier within the District boundaries.

## HISTORIC CONTEXT

Mandeville is located in St. Tammany Parish in southeastern Louisiana. The city is on the north shore of Lake Pontchartrain, north of New Orleans. Neighboring St. Tammany towns of Covington, Madisonville, and Slidell are north, west, and east of Mandeville, respectively. This region is often referred to as the “North Shore.”

### EARLY SETTLEMENT AND CITY FOUNDING (1834-1865)

After being under the jurisdiction of the French, English, and Spanish during the 16th through the early 19th centuries, Louisiana became the 18<sup>th</sup> U.S. state in 1812. St. Tammany Parish had been formed from Feliciana County the previous year. The first two towns in the parish, Covington and Madisonville, were established in 1813 and 1814, respectively. The parish grew slowly in the early 19<sup>th</sup> century but development began to accelerate around 1820, with a period of marked growth extending through 1855 (Ellis 1981).

During the 1820s, Bernard deMarigny de Mandeville, a wealthy planter from New Orleans, began to acquire property in St. Tammany Parish. DeMarigny had previously created the New Orleans subdivision of Faubourg Marigny from his family plantation land east of the old city limits. Turning his attention north of Lake Pontchartrain, he purchased a plantation at the site of present-day Fontainebleau State Park, which is located east of Mandeville. In 1829, deMarigny bought several tracts of land along the lakeshore adjoining the plantation to the west (A. Gilbert 2015; Ellis 1981). He subdivided this land into a town to be called Mandeville, the plans for which were notarized in 1834. An auction for town lots was held in New Orleans in February of that year and 388 lots were sold (A. Gilbert 2015).

In April 1834, the *Blackhawk* steamboat began operation across Lake Pontchartrain, connecting Madisonville, Fontainebleau, and Mandeville to New Orleans, providing weekly service during the summer season (Ellis 1981). A casino and hotel were soon established in Mandeville, and the Mandeville College was founded in 1844 (Ellis 1981). In the 1850s, additional steamboats ferried passengers between New Orleans and the North Shore, where visitors found Mandeville to be “a charming village” with “a large number of inhabitants,” many of whom summered in the community (Ellis 1981: 121). This growth was halted with the onset of the Civil War, and the parish was severely depleted of resources at the war’s conclusion in 1865.

Aside from the “Justine” house (2001 Lakeshore Drive), which was moved to Mandeville in recent years and is believed to have been constructed in the 1820s, the earliest remaining resources in the city date to the 1830s. There are only a handful of resources that predate

1850, including the Tabary-Martin House (circa 1834), and the Little Flower Villa/Bertus-Ducatel House (circa 1836), which is listed on the National Register of Historic Places and was constructed as a summer residence.

### THE VICTORIAN ERA (1865-1900)

In the wake of the Civil War, the population of the parish increased by less than 200 people over the 10-year period between 1860 and 1870. The 1870 Census listed only one hotel, indicating that the resort industry had been negatively affected by the conflict (Ellis 1981). The 1870 Census also provided population counts by community for the first time. Mandeville was the second-largest town in the parish (537 people), behind Covington (579) (Ellis 1981). By 1880, Mandeville had grown to the largest town, with 753 people.

During the Reconstruction era immediately following the Civil War, lumber companies were established in the parish; the Mississippi-based Poitevant & Favre Lumber Company purchased large tracts of land in St. Tammany in the 1880s. The timber and manufacturing industries played a prominent role in the development of communities in the parish and in small towns across the south, providing an important employment source and also contributing to the growth of transportation networks. The first rail line through the parish, the New Orleans and North Eastern Railroad Company, was constructed in 1883, connecting New Orleans to points north. This mode of transportation provided access to new areas in the parish to harvest timber; lumber companies were responsible for the construction of almost all subsequent rail lines in St Tammany Parish (Sumpter 2010). The Poitevant & Favre Company constructed a line to Mandeville in 1892.

While the pine trees provided valuable lumber products to the region, the trees also contributed to the North Shore's growing reputation as a healthful retreat. The area became known as the "Ozone Belt" because the trees were thought to emit salubrious ozone gas. The North Shore served as an excursion destination for visitors from New Orleans and beyond, providing a respite from the bustling and dirty city as well as a perception of restorative effects for health.

The Colomes Hotel was the sole hotel in Mandeville in 1880, but several others soon joined its ranks. Other late-19<sup>th</sup> century hospitality providers in Mandeville included the Frappart Hotel, the Crescent Hotel, Paul's Exchange (housed in what is now the Lakehouse Restaurant at 2025 Lakeshore Drive), and the Lafferanderie Hotel (Ellis 1981). Visitors came primarily by steamer across the lake. During the summer of 1897, 3,000-4,000 people visited the North Shore from New Orleans, resulting in a temporary increase of about 33 percent of the total parish population (Sumpter 2010:175).

The number of the town's permanent residents also grew during this period; between 1870 and 1900 the population grew from around 540 to 1,029 people (Berteau 2010). There are approximately 70 extant resources within the district from this period, which are primarily residential properties, including Marvella (circa 1875) and Lucia Cottage (circa 1880), both of which are shotguns with Queen Anne detailing. The old Frappart Hotel building remains on Lakeshore Drive. The Frappart Hotel only operated for a short period before it was purchased by the International Order of the King's Daughters and Sons (IOKDS), a Christian service organization (Chatelain 2014). The IOKDS operated the complex as the Rest Awhile, a retreat for underprivileged single mothers, their children, and orphans (Chatelain 2014).

### EARLY 20<sup>TH</sup> CENTURY DEVELOPMENT (1900-1945)

At the turn of the 20<sup>th</sup> century, Mandeville dropped behind Covington and Slidell in terms of population, and would only record modest population gains through mid-century. In 1906 the St. Tammany Banking Company opened a branch on Carroll Street in Mandeville, and electricity came to the town in 1910 (Ellis 1981). A rail line was also extended through Mandeville to link to the lake waterfront. A description of the route of a "gasoline-operated" railway was described as follows: from Wilkinson Street at Florida Street to Monroe; Monroe to Adair; Adair to Jefferson; Jefferson to a path between Coffee and Carroll Streets; to Lakeshore Drive and then extending out onto a pier in the lake (Hennick 1999:117).

The Poitevant & Fauvre Company had been active in lumber operations in the parish since the 1880s, and in 1913 the company moved its headquarters from Pearlinton, Mississippi to Mandeville. The company built a small settlement for workers, including housing and churches, near their sawmill on the western edge of town (Sumpter 2010). The pine industry was very labor intensive, with products including lumber, turpentine, cough syrup and wood shingles. By 1920, over half of workers in the parish ward containing Mandeville (Ward 4) were employed by lumber companies (Sumpter 2010).

The clear-cutting activities of Poitevant & Fauvre and several other companies in the parish quickly depleted the first-growth forests; by the 1920s, the timber was essentially gone and the lumber industry began to decline. The Poitevant & Fauvre Company began to plant strawberries on their cut-over land in the mid-1920s, and agricultural production offset some of the economic losses from the waning lumber industry. The town also remained a resort destination, and a new St. Tammany Hotel was constructed on the site of the former Mugnier Hotel during this decade (City of Mandeville 2012).

During the 1920s, infill development continued in the Old Mandeville area, and new subdivisions were also opened for development. The West Beach Parkway Subdivision was established on the west side of town in the mid-1920s. Its distinctive oval-shaped layout and



one-way roads separated by a median created picturesque, vegetated traffic islands. The developer advertised in the St. Tammany *Farmer* in 1925 that sales at the subdivision had set a parish record (Sumpter 2010:205).

Amy Sumpter's (2010) analysis of racial distribution in St. Tammany towns during the period 1878 to 1956 indicates that Mandeville was less racially segregated than other communities in the parish. However, her analysis of 1920 census data and 1926 Sanborn maps for Mandeville indicated that Foy and Madison Streets were likely areas populated predominantly by African-American residents; Lamarque and Monroe Streets "had 41 to 60 percent residents of color but also had a number of buildings (including a Masonic Hall and the Dew Drop Dance Hall) and a 'Colored' church located there" (Sumpter 2010: 80). In 1929 a Rosenwald School was constructed on the corner of Livingston and Lamarque Streets in this same neighborhood. (Rosenwald Schools were constructed between 1912 and 1932 for African American students across the segregated south with financing from the Rosenwald Fund.) Her research also revealed a higher percentage of African-Americans on Florida and Carondelet Streets on the north and west edges of town (Sumpter 2010).

The Dew Drop Social and Benevolent Hall was a mainstay of the African-American community in Mandeville in the early 20<sup>th</sup> century. The building is believed to date from 1895, and was constructed as a gathering place for the benevolent association of the same name. Benevolent associations were formed by African-Americans in Louisiana as mutual assistance groups, banding together to provide funding for funerals and to care for the sick (Dew Drop NRHP 2000). The group held concerts and cookouts to raise money for their endeavors. As a concert venue, the Dew Drop became a popular scene for jazz musicians from New Orleans and the North Shore. Jazz greats including Louis Armstrong are reported to have performed in the hall (Faure 2015). The Dew Drop saw its heyday in the early 20<sup>th</sup> century, tapering off in the 1940s as the services the association provided became more easily obtained from other organizations (Dew Drop NRHP 2000).

Rudy's Roadhouse, at the north end of Lamarque Street, also served as a social gathering place for African-Americans during this time period. The current owners reported that the building was constructed in the early 1930s for sawmill workers and was originally called Buck's Brown Derby (Bachman 2014). The venue has remained a music club and celebrated 30 years as Ruby's Roadhouse in 2013 (Bachman 2014).

There are over 300 resources estimated to date from 1900 to 1945 within the Mandeville Historic District, representing the largest period of construction. During this time, development generally grew from the lakefront to the north, although resources from this time period are located throughout the district. The West Beach Parkway subdivision appears to have either experienced slower-than-advertised development or has seen significant redevelopment, as

few of the currently extant resources date to the 1920s and 1930s. There are two extant cottages believed to be associated with the Poitevaut & Fauvre Company on Laurel Street, outside of the district to the west, near the former location of the mill.

#### MID-CENTURY DEVELOPMENT (1945-65)

In 1928 the “Five Mile Bridge” opened as the first permanent crossing of the lake, linking New Orleans and Slidell. In the 1940s, St. Tammany residents pushed for an additional crossing, a causeway between New Orleans and Mandeville. State funding for the bridge was finally secured in 1952, and construction began in 1955 (Sumpter 2010). Although Mandeville had long been accessible by highway and across Lake Pontchartrain by steamboat, the completion of a bridge across the lake in 1956 led to “explosive development of the north shore” (Rhoden 2013). While notable as a pioneering engineering feat (the bridge is listed as a National Civil Engineering Historic Landmark), the causeway also had a significant influence on the growth and development of Mandeville and neighboring towns.

As automobile ownership became more commonplace, workers were able to live farther from their places of employment. A resident who moved to Mandeville in the 1960s described the effect of the construction of the causeway: “The Causeway bridge made all the difference in the world, enabling commutes of less than an hour to downtown [New Orleans]” (Williams 2005). Although the causeway provided a direct link between New Orleans and Mandeville, growth in Mandeville did not immediately balloon. The population only increased 27 percent between 1950 and 1960, while growth between 1960-1970 and 1970-1980 was 48 percent and 136 percent, respectively. Scholars have suggested that the causeway was only one factor in the growth of the North Shore during the second half of the 20<sup>th</sup> century; the construction of Interstate 10 to the Slidell area and the general trend of population movement out of cities into the suburbs were more influential factors (J. Gilbert 1988).

Although Mandeville and Ward 4 did not see the same high numbers of new subdivision registrations in the 1950s and 1960s as did Slidell and Covington, the city continued growth. A 1947 topographic map of the city shows only scattered residences north of Florida Street/190 and west of Galvez Street. By 1952, several new streets were depicted north of Florida Street/190. By 1972, streets were platted north of Florida Street up to Labarre Street, and the area between the causeway and Old Mandeville was partially developed, including the Golden Shores subdivision.

The time period between 1945 and 1965 also saw the development of new school facilities in Mandeville to serve the growing population. According to information from the St. Tammany Parish School Board, the original school buildings at Mandeville Junior High School were built in 1956 as Mandeville Elementary and High School, with additions in 1957 and 1962 and several

more in later decades. The 1929 Mandeville Rosenwald School was demolished and although *Brown v. Board of Education* outlawed segregated schools in 1954, a new Rosenwald School was constructed at the site of Woodlake Elementary in 1962. (In 1970, the school re-opened as Mandeville Middle School and became Woodlake Elementary in 1987.)

There are approximately 170 resources dating from the 1945 to 1965 time period within the Mandeville Historic Preservation District. These properties are primarily residential resources, most commonly executed in the Ranch and Minimal Traditional style/form. A concentration of mid-century resources exists in the northwest corner of the district, particularly along Park Avenue and Carondelet Streets.

## INFLUENCES OF HURRICANES/DISASTER

In 2005, the city of Mandeville suffered considerable damage from Hurricanes Katrina and Rita, including flooding and impacts from windblown trees. As a measure to prevent future water damage, the City now requires all homes (new and renovated) to be elevated approximately 17 feet above mean sea level, which is as much as 12 feet above grade (City of Mandeville Comprehensive Plan). The hurricanes also resulted in an influx of new residents to Mandeville and St. Tammany Parish. The growing population has intensified development pressure in the city of Mandeville, particularly in the desirable area of the Mandeville Historic Preservation District. With design review under the Historic Preservation District Ordinance, the City is working to maintain the character of the city and the district, as the appearance of historic resources is changed by structural elevation, and new construction replaces historic fabric and green spaces in the heart of the city.

## METHODOLOGY

### SURVEY METHODOLOGY

The following section describes the methodology used for field survey and property evaluations. Field survey methods included preparations before arriving in Mandeville, on-the-ground fieldwork activities, and post-field processing. Once the photographs were inserted into individual records for each historic-age property, the resources were evaluated in order to assign an estimated year-built date, characterize the properties in terms of use, form, and style, and categorize them based on the categories in the City's Mandeville Historic Preservation District ordinance. These steps are described in more detail below.

## PRE-FIELDWORK PREPARATION

CMEC began coordination with the City of Mandeville in early 2015. CMEC was provided with a copy of the survey completed by Sally Reeves, a spreadsheet summarizing the results of her study, GIS parcel data, and photographs of surveyed properties. Reeves surveyed approximately 400 of the 1,520 parcels within the District. The fields included in her survey are below:

- Address
- Type
- Name/built for
- “Established” (construction date)
- Style
- Rating (an assessment of whether the resource was built in 1941 or earlier and maintains integrity)
- Vacancy/inhabited status
- Condition; and
- Use

CMEC reviewed these materials and created a map of the district with the previously surveyed parcels identified.

As CMEC was tasked primarily with documenting resources constructed between 1941 and 1965 (hereinafter referred to as “previously un-surveyed parcels”), CMEC obtained a high-resolution aerial image that encompasses the District from 1965, the cut off year for the survey. By comparing the 1965 image to current aerial photography for each parcel within the District, as well as examining select properties using Google StreetView, CMEC assigned three categories for each parcel:

- Not Historic-Age: the 1965 aerial image clearly illustrates that either the parcel was vacant in 1965 or that buildings present on the parcel in 1965 are clearly different in location or form than those present today. This category also includes currently vacant parcels.
- Historic-Age: the 1965 aerial image clearly illustrates that the parcel was developed in 1965, and the location and form of the buildings generally correlates to the building(s) on the current aerial image.
- Undetermined: an examination of the 1965 aerial could not rule out the presence of a building, due to tree cover or other uncertainties.

Based on this preliminary categorization, there were approximately 807 previously un-surveyed parcels that were determined to be not historic-age, 265 previously un-surveyed parcels confirmed to have historic-age development, and 40 previously un-surveyed parcels where development on the 1965 aerial was undetermined.

A CMEC identification number (ID) was assigned to every parcel in the district, and a set of field maps was created, with parcels in the “Historic-Age” and “Undetermined” categories highlighted to indicate a need for field documentation.

Before conducting fieldwork, CMEC also created a custom tablet-based data collection form that included fields from the LHRI form, using Filemaker Pro software. This form was loaded on to iPads in correlation with GIS map data for field data collection.

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## FIELD SURVEY

From March 31 through April 3, 2015, a team of four professionals (Emily Reed, Haley Rush, Meagan Rathjen, and Jesus Mares) led by Principal Investigator Emily Reed photo-documented the buildings on the parcels within the Mandeville Historic Preservation District determined to be in the “Historic-Age” and “Undetermined” categories described above. At least two photographs were taken of each building, including previously-surveyed properties, except when limited by right of entry or obscuring vegetation. Outbuildings (garages, barns, etc.) were also documented. When a parcel included more than one building, a decimal was appended to the CMEC ID. For example, the main house and freestanding garage on parcel number 55555 would be designated as 55555.1, and 55555.2, respectively.

Parcels in the “Undetermined” category were evaluated in the field. Parcels that appeared to in fact be vacant lots or to contain post-1965 development were noted as such and were not photo-documented. Each surveyor maintained a photograph log, noting the photograph number and camera used for each parcel. Notes were also made regarding information obtained from neighbors and members of the public encountered during the survey, including construction dates for buildings and neighborhood history. Information regarding function, style, materials, etc., was also recorded in the field using the data collection form on the iPad.

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## POST-FIELD PROCESSING

Following the completion of fieldwork, all notes, maps, and photo logs were scanned and saved to the CMEC server. An electronic master photo log was created in Microsoft Excel, listing the photo numbers and photographer for each property. Photographs were loaded into the Filemaker Pro database with at least two photographs per record.

Each property was evaluated by a qualified architectural historian, and the fields on the LHRI form were completed for each of the previously un-surveyed properties. Types and styles are discussed below in the **Results** section. For the properties previously surveyed by Sally Reeves, a select set of the fields were completed using data from her survey where possible. As her categories did not precisely match the LHRI fields, each of the previously surveyed properties

was reviewed by CMEC architectural historians, and data was entered based on LHRI categories; all new photographs were also used for documentation of the previously surveyed properties.

As the primary survey objective for the City of Mandeville is to assign a category of Landmark, Significant, Contributing, and Non-Contributing (as defined in the next section) to each historic-age property in the District, and the LHRI form does not provide a field for this information, CMEC produced a custom data form for the City of Mandeville's use. This form can also be displayed in an alternative layout that reflects all of the LHRI form fields.

In June 2015, the CMEC team was provided with copies of approximately 469 LHRI forms for properties in Mandeville, completed in 1982 and/or in 1999. CMEC reviewed each form to determine whether the resource was located within the District boundary and whether it was still extant. Many forms did not include complete addresses and/or photographs, but the CMEC team attempted to identify and locate each resource within the district, noting that addresses had changed in many instances. CMEC inserted any previously-assigned Standing Structure IDs into the LHRI form and submitted a spreadsheet to the Louisiana Department of Culture, Recreation and Tourism, Office of Cultural Development, Division of Historic Preservation. The Division of Historic Preservation provided new Standing Structure IDs for the previously-un-surveyed resources, which the CMEC team entered into the LHRI form and incorporated into the map products.

## EVALUATION METHODOLOGY

In the establishment of the Mandeville Historic Preservation District, the City defined four categories for properties within the district. According to Section 7-7 of Ordinance 12-32, the City of Mandeville set out the categories below for classification of structures within the district:

**“Significant:** A structure or landmark having the highest degree of architectural or historical merit and may also have national, statewide and/or local importance.

**Contributing:** A structure or landmark which is not Significant in itself, but due to its position in the streetscape or neighborhood contributes to the overall character or ambiance of that area.

**Non-contributing:** Those buildings and structures not classified as Significant, Contributing, or Landmark and not contributing to the overall District character.

**Landmark.** An unimproved parcel of ground (landmark site), or such parcel with improvements or such improvements without grounds (landmark), wheresoever located in the City, subject to the jurisdiction of the Commission.”

CMEC assigned a category from the list above to all of the previously un-surveyed properties. With the exception of approximately 60 properties, the resources previously surveyed by Reeves already had an assigned category; CMEC historians generally deferred to the existing category, with a few exceptions. CMEC assigned a suggested category of “Landmark” to all seven properties within the district currently listed in the National Register of Historic Places (only one of these properties appeared to be currently listed in the Landmark category). CMEC also provided a recommended category of “Non-contributing” to properties that were 1) determined to post-date 1965, 2) properties that had been demolished or significantly altered since the time of the Reeves survey, and 3) properties lacking the integrity necessary to convey their significance. Generally, properties were determined to lack integrity if in a state of severe disrepair or if there were substantial non-historic changes to the property, including large-scale additions, garage or porch enclosures, or inappropriate replacement siding, windows, or doors. The elevation of a structure did not generally result in a determination of non-contributing status, given the unique circumstances in Mandeville and the long-standing practice of elevation, even during the period of significance.

## RESULTS OF THE SURVEY

The following section discusses the results of the survey, first describing the most common types and styles of architecture documented in the District, followed by a section regarding the categorization of historic-age properties according to the City’s four categories (Landmark, Significant, Contributing, and Non-contributing). As the vast majority of the resources are residential, the types and styles discussion focuses on these types of resources. (Other recorded resource types included schools, churches, and commercial buildings.)

### TYPES AND STYLES

Each historic-age property in the district was categorized based on form and style, using the categories provided on the LHRI form. The Louisiana Division of Historic Preservation does not provide explicit descriptions or examples of the forms and styles used on the LHRI form. Therefore, the following sources were used to inform the categorization of resources in the district: *Louisiana Architecture: A Handbook on Styles* (Fricker et al. 1998), the City of New Orleans Historic District Landmark Commission’s “Building Types and Architectural Styles” (2011), and the Georgia Historic Preservation Division’s “House Types in Georgia” (2004). The Georgia guide was used because the forms and styles match those presented on the LHRI form almost exactly. Additional resources consulted included *Common Houses in America’s Small Towns: The Atlantic Seaboard to the Mississippi Valley* (Jakle et al. 1989) and *A Field Guide to American Houses* (McAlester 2013). The most common forms and types observed in the district are described below.

## CREOLE COTTAGE

The “Creole Cottage” type is a vernacular form indigenous to Louisiana and influenced by French, Spanish, and Caribbean traditions. The Creole Cottage is characterized by a hipped or side-gabled roof and a symmetrical façade with multiple openings in various combinations of French doors and windows, often lacking a dominant entry. The typical Creole Cottage is one to one-and-a-half stories tall, two rooms wide, and two rooms deep, often with small storage rooms



[The Lang-Jourdan House, a Creole Cottage at 605 Carroll Street](#)

(cabinets) at the rear (City of New Orleans 2011). Although the City of New Orleans’ description of the typical Creole Cottage does not include a porch (assigning side-gable cottages with full-façade porches under the category of “Center Hall Cottage”), cottages with porches in the Mandeville Historic Preservation District that matched other aspects of the Creole Cottage form but could not be confirmed to have a center hall plan were classified as Creole Cottages. In Mandeville, almost all cottages have integrated front porches supported by wood posts, columns, or balusters. This house form may be accented with stylistic detailing from various eras, including Queen Anne spindlework, Classical Revival door surrounds, and Italianate brackets. According to the City of New Orleans’ guide, this style primarily dates to the period 1790 to 1870, although later examples of the style were observed in Mandeville.

## SHOTGUN



[North Shore Shotgun with Queen Anne detailing at 209 Marigny Avenue](#)

The shotgun form is also closely associated with Louisiana and dates to the early 19<sup>th</sup> century. This form is one room wide and three to five rooms deep with a front façade typically featuring one door and one window. More complex versions of this form include side-hall shotguns, which include a hallway along one side of the building, and side-gallery shotguns, which include a porch along one side of the building.

Double shotguns are two-unit residences, each one room wide, sharing a center wall. Shotguns



may be executed in a variety of styles, including Queen Anne, Craftsman, and Italianate detailing, or may lack stylistic embellishment.

The “Louisiana North Shore” shotgun sub-type, as identified by John Michael Vlach, has been documented to occur frequently along the north shore of Lake Pontchartrain. The defining feature of this sub-type is wide verandas on three sides of the building. Vlach (1986) has posited that the shotgun house form was imported to America from Haiti by way of New Orleans, and spread to other areas of the southern United States, including Mandeville. In the early 19th century, a large group of Haitians arrived in New Orleans, nearly doubling the population of the city. Vlach has traced several shotgun subtypes to Haiti, including houses with elaborate verandas resembling the North Shore subtype. This form is more limited than the traditional single shotgun form and appears to have been more popular upriver from New Orleans (Vlach 1986). This form was more accepted by blue collar workers and was constructed primarily before 1920 (Vlach 1986). Several of the shotguns identified in the survey feature wrap-around porches and could be classified as “Louisiana North Shore” shotguns.

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## BUNGALOW

The term “bungalow” has been used to describe small, single or one-and-a-half story dwellings with moderately irregular floorplans, overhanging eaves, and prominent porches. Bungalows may have front-gabled, side-gabled, cross-gabled, or hipped roofs and almost always have either full or partial width porches. The Craftsman style is often applied to this form; characteristic features of this style include decorative beams or braces under gables, exposed rafter tails, battered columns and piers for porch supports, and grouped windows.



A front-gabled Craftsman Bungalow at 522 Girod Street

The bungalow was the dominant form for houses built in the US between the turn of the 20<sup>th</sup> century and the 1920s. This form was popularized in southern California and may have originated in India in the 19<sup>th</sup> century. The bungalow appeared in New Orleans and the surrounding area, including Mandeville, after World War I and remained a popular style into the 1950s (City of New Orleans 2011).

## MINIMAL TRADITIONAL



Minimal Traditional Cottage at 235 Carroll Street

The “Minimal Traditional” house form was developed beginning in the mid-1930s as a response to changes in the housing market due to the Great Depression. The Federal Housing Administration (FHA) was established in 1934 and provided low-interest mortgages. In order to protect their investment, the FHA provided guidelines for effective house designs. The efficient

designs also meant that these houses could be constructed rapidly to meet demand from returning World War II (WWII) veterans. Minimal Traditional houses are characterized by their compact form and minimal architectural detailing. Identifying features include a low or moderately pitched roof, one-story height, and eaves with little or no overhang.

## RANCH

Following World War II, the Ranch form became popular nationwide, and appeared in residential developments as infill. The Ranch form was developed in Southern California in the mid-1930s and was one of the small house types built under Federal Housing Authority financing guidelines in the 1940s (McAlester 2013). As the FHA guidelines became more flexible after WWII, the Ranch gained increasing popularity. It is characterized by a horizontal one-story shape and low-pitched roof, with the front entry typically located off-center. A garage is often attached to the main façade. Many different types and sizes of windows are found on Ranch houses, including windows manufactured in standard sizes using production methods developed during WWII. Entries are almost always recessed, either into the front façade or under a porch. Porch supports, if present, are often simple wood posts or wrought iron. Early smaller examples of the Ranch form may be referred to as Minimal Ranch or Transitional Ranch and generally lack a broad overhanging roof and other elaborations (McAlester 2013; Jakle 1989).



Ranch house at 2805 Villere Street

## DISTRICT CATEGORIZATION

As described in the Evaluation Methodology section above, the City of Mandeville has created four categories for properties within the district. Within the approximately 1,520 parcels evaluated CMEC has determined that there are approximately 597 historic-age resources. Based on CMEC recommendations approximately 80 percent of these historic-age are considered Contributing (including Significant and Landmark properties). **Table 1** below summarizes the recommended categorization of historic-age resources.

Category	Count	Percent
Landmark	7	1%
Contributing	375	63%
Significant	104	17%
Non-contributing	108	18%
Undetermined	1	0.2%
Total	595	100%

## RECOMMENDATIONS

Although the scope of this survey was limited to documentation and categorization of resources in the District, future research, documentation, and designation opportunities abound. Should the City of Mandeville or individual property owners be interested in nominating additional individual properties to the NRHP, CMEC has provided a list of candidates in the next section. Additional future research and designation opportunities are discussed in the subsequent section.

## PROPERTIES POTENTIALLY INDIVIDUALLY NRHP-ELIGIBLE

CMEC architectural historians have identified a group of properties that may be individually eligible for the NRHP, under Criteria A and/or C, for associations with events that have made a significant contribution to the broad patterns of our history and architecture, respectively.

- Rest A While Complex (2122 Claiborne Street)
- Ruby's Roadhouse (840 Lamarque Street)
- 412 Wilkinson Street
- St Tammany Bank (201 Carroll Street)
- Mandeville Bible Church (217 Carroll Street)
- 2441 Lakeshore Drive
- Dufilho-Pointevent House (2407 Lakeshore Drive)

- 2423 Lakeshore Drive
- Dr. Ruffin B. Paine House (2303 Lakeshore Drive)
- 2247 Lakeshore Drive
- Windhaven (2143 Lakeshore Drive)
- Augustin-Foster House (2135 Lakeshore Drive)
- 121 Marigny Avenue
- J. Vial-Meyer House (139 Marigny Avenue)
- Tabary-Martin House (1725 Lakeshore Drive)
- Hatch-Sinclair Cottage (300 Carroll Street)
- 229 Lafitte Street

Additionally, CMEC recommends that the following areas may be eligible as NRHP Historic Districts:

- Lakeshore Drive between Carondelet Street and Foy Street
  - This potential district includes many high-style residences that have a shared context related to Mandeville as a second home and summer destination.
- Marigny Avenue between Lakeshore Drive and Livingston Street
  - This potential district has a particularly intact collection of residential resources spanning a large portion of the city’s history, a diverse set of architectural styles, and has a distinct setting as a two-way divided boulevard, a unique element of de Marigny’s town plan.
- Girod Street between Lakeshore Drive and Livingston Street
  - This potential district reflects the transition of Girod Street from a residential street to the commercial core of the city and contains many intact resources from a wide range of time periods in Mandeville’s history

## FURTHER RESEARCH/ OPPORTUNITIES

In the 2012 “Report to the Planning Commission for a Historic Preservation District” by the City of Mandeville Historic Preservation Study Committee, creation of a sub-district for the Dew Drop area on Lamarque Street was recommended. Lamarque Street has several properties categorized as Contributing resources (including the NRHP-listed Dew Drop Hall) and has associations with the African-American community in Mandeville. In the immediate area of the Dew Drop, there are several important historic-age properties that could contribute to a district but currently lack the integrity to convey their significance, primarily due to damage and disrepair. Although CMEC architectural historians are of the opinion that this area would not currently meet the criteria to be listed as a National Register District due to integrity issues, CMEC encourages the City of Mandeville to create a local cultural district centered on the Dew

Drop. CMEC recommends restoration of the properties surrounding the Dew Drop and further research regarding the history and associations with these resources (for example, the “Captain’s House” at 420 Lamarque Street).

The Dew Drop is currently listed on the National Register with a Local level of significance. Research efforts by others indicate that the hall may be one of the oldest unaltered rural jazz dance halls in the country and that the building played an important role in the New Orleans and North Shore jazz circuit in the early 20<sup>th</sup> century. If this information can be verified and more fully documented, a revision to the nomination may be warranted to upgrade the resource to Statewide or National level of significance, based on additional research.

Further research may be warranted on the history of the Poitevant & Fauvre Company and documentation of any extant vestiges of its operations. Additional cottages constructed by the company or its employees may exist inside the District boundaries and may be more clearly documented with additional research.

Finally, CMEC recommends creation of a repository for local architectural history. This could take the form of a web-based “wiki” application with a map, where participants can add stories, dates, and photographs to records linked to parcels in the city.

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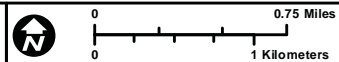
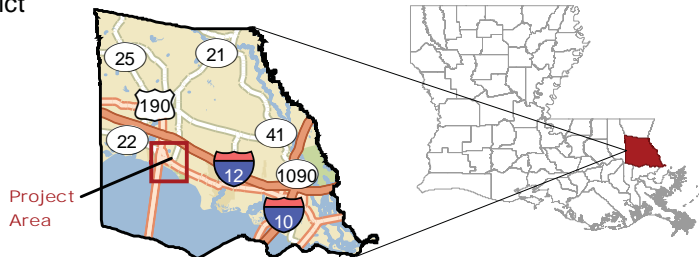
## Appendix A: Maps





 Mandeville Historic Preservation District

**St. Tammany Parish**



**Figure 1**  
Project Location

**Mandeville Historic District**



Prepared for: City of Mandeville	1 in = 0.75 miles
Prepared by: SL	Scale: 1:47,520
	Date: 6/15/2015

Basemap Source: ESRI (2015)

## Appendix B: Survey Forms: City of Mandeville Format



## Appendix C: Survey Forms: LHRI Format

