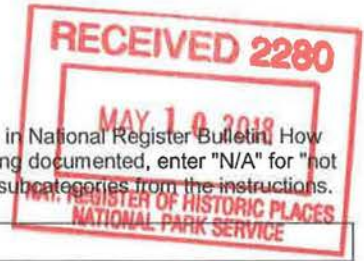


United States Department of the Interior  
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic Name: Mix Store and Post Office  
Other Names/Site Number: N/A  
Name of related multiple property listing: N/A

2. Location

Street & Number: 9253 False River Rd  
City or town: New Roads State: LA County: Pointe Coupee  
Not for Publication:  Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria.

I recommend that this property be considered significant at the following level(s) of significance:

national  state  local

Applicable National Register Criteria:  A  B  C  D

*Kristin Sanders*

4/20/2018

Signature of certifying official/Title: Kristin Sanders, State Historic Preservation Officer Date

Louisiana Department of Culture, Recreation, and Tourism

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official:

Date

Title:

State or Federal agency/bureau or Tribal Government

Mix Store and Post Office  
Name of Property

Pointe Coupee Parish, LA  
County and State

**4. National Park Certification**

I hereby certify that the 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: \_\_\_\_\_

*Joe Walker*  
Signature of the Keeper

6-19-2018  
Date of Action

**5. Classification**

**Ownership of Property** (Check as many boxes as apply.)

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	Public – Local
<input type="checkbox"/>	Public – State
<input type="checkbox"/>	Public – Federal

**Category of Property** (Check only **one** box.)

<input checked="" type="checkbox"/>	Building(s)
<input type="checkbox"/>	District
<input type="checkbox"/>	Site
<input type="checkbox"/>	Structure
<input type="checkbox"/>	object

**Number of Resources within Property** (Do not include previously listed resources in the count)

Contributing	Non-contributing	
1	1	Buildings
		Sites
		Structures
		Objects
1	1	Total

Number of contributing resources previously listed in the National Register: 0

**6. Function or Use**

**Historic Functions** (Enter categories from instructions.): Commerce/trade: Department Store; Domestic: Single dwelling

**Current Functions** (Enter categories from instructions.): Vacant, Work in Progress

Mix Store and Post Office  
Name of Property

Pointe Coupee Parish, LA  
County and State

## 7. Description

**Architectural Classification** (Enter categories from instructions.): No style

**Materials:** (enter categories from instructions.)

foundation: Brick

walls: Wood

roof: Asphalt

other: N/A

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

### Summary Paragraph

The Mix Store and Post Office is a c. 1890 one story commercial building that sits in what was once known as the Mix community, just outside of New Roads, LA. The Mix community was officially annexed to be a part of the City of New Roads in the 1970s so up until then, this store was the center of the community. The property includes a non-contributing shed, which is a small piece of a former larger outbuilding – the rest was taken down because it was in terrible condition and unsafe. Formerly part of a large plantation, the Mix Plantation, the store features many original elements including wood windows, wood French doors, wood siding, wood floors throughout the interior, and original wood shelving and counters in the store. The rear section of the building has a small apartment that was for the store manager and his family. One of the original sets of French doors was altered to house a window at some point once the store added the post office. That window has since been replaced with a new set of French doors to match the other two. This is the main alteration to speak of. Because of its high degree of integrity, the Mix Store and Post Office is eligible for listing on the National Register.

### Narrative Description

Located about 5 miles from downtown New Roads, the community of Mix was centered around the Mix Plantation. This large 2 story plantation included a gin and the nominated store. The setting for the plantation and store was initially much more rural than it is today as it was a purely agricultural community. Today, it is still fairly rural, but includes many more residences in the area as this part of the parish near New Roads is now very popular because of False River (actually a lake) for boating, fishing, and recreation.

Originally, the store looked much as it does today. When a post office was added in 1904, one of the sets of French doors was altered to a window so that patrons could just walk up to the store and get their mail through the window. The following photos illustrate what the building looked like when the current owner began to remove the overgrowth that had accumulated as the store sat vacant for many years.

Mix Store and Post Office  
Name of Property

Pointe Coupee Parish, LA  
County and State



The wood siding had been covered with asbestos (since removed) and the post office window can be seen on the far left. The original wood siding was intact under the asbestos. Other than that, the building was intact to its construction date of 1890. Work was done to remove the asbestos siding, which revealed that the post office window was an alteration. The photo above on the right shows how the siding underneath the window is different from that on the rest of the building.

The current owner began extensive work to stabilize the building and return the façade to its original design. The following description discusses the building as it is today after this stabilization and rehabilitation work has been done.

**Façade (East),** (see photos 1, 2, 9)

The façade features three sets of French doors that lead onto the front porch. Two sets of the doors are original and the third has been milled to match. They are six panel doors. The porch is supported by four simple rectangular columns. The entire building is clad in wood siding. The front gable end has a rectangular vent. The roof is metal.

**North Elevation,** (see photos 2-4)

This elevation has three single 6/6 windows on the store section and two sets of two 2/2 windows on the rear section, which was the store manager's family's apartment.

Mix Store and Post Office  
Name of Property

Pointe Coupee Parish, LA  
County and State

**Rear (West) Elevation, (see photos 5, 6, 8)**

This elevation has a small rear porch that has a door providing entrance into the apartment. There is also a set of double windows matching the others previously mentioned.

**South Elevation, (see photos 5-6)**

This elevation has two 6/6 windows on the store section of the building and two sets of two 2/2 windows on the apartment section as well as a third set of smaller windows that are located in the kitchen of the apartment.

**Interior (see photos 10-21)**

The interior of the apartment features four rooms, a kitchen, and a bathroom. The interior of the store features original shelving along the side and rear walls. The floor is wood, the walls are painted wood boards, and the ceiling is bead board. The counters remain in place as well. There is a small side room on the right side of the store that was used as storage.

**Shed, non-contributing (see photo 7)**

There is a small wooden shed on the property. It is considered non-contributing as it is only a piece of a former historic building. The rest had to be demolished as it was falling down and this is the only portion that remains. As it is only a piece of a historic building, it is considered non-contributing.

**Integrity**

The Mix Store and Post Office retains a high degree of integrity. The main alteration done was actually returning the store to its original look with three sets of French doors on the façade. Any of the former Mix community members would easily recognize the store today as their local mercantile establishment.

**8. Statement of Significance**

**Applicable National Register Criteria** (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

<b>X</b>	<b>A</b>	Property is associated with events that have made a significant contribution to the broad patterns of our history.
	<b>B</b>	Property is associated with the lives of persons significant in our past.
	<b>C</b>	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
	<b>D</b>	Property has yielded, or is likely to yield, information important in prehistory or history

**Criteria Considerations:**

	<b>A</b>	Owned by a religious institution or used for religious purposes
	<b>B</b>	Removed from its original location
	<b>C</b>	A birthplace or grave
	<b>D</b>	A cemetery
	<b>E</b>	A reconstructed building, object, or structure
	<b>F</b>	A commemorative property

Mix Store and Post Office  
Name of Property

Pointe Coupee Parish, LA  
County and State

<b>G</b>	Less than 50 years old or achieving significance within the past 50 years
----------	---

**Areas of Significance** (Enter categories from instructions.): Commerce

**Period of Significance:** 1890-1968

**Significant Dates:** 1890

**Significant Person** (Complete only if Criterion B is marked above): N/A

**Cultural Affiliation** (only if criterion D is marked above): N/A

**Architect/Builder (last name, first name):** Unknown

**Period of Significance (justification):** The period of significance begins with 1890, the year the store was built, and ends with 1968, the fifty year cutoff. The building was used as a store and post office through February of 1973.

**Criteria Considerations (explanation, if necessary):** N/A

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Mix Store and Post Office is locally significant in the area of commerce within Pointe Coupee Parish because it is a rare surviving example of a rural store. Mercantile establishments like the Mix Store and Post Office played a significant role in the economy of Louisiana's small towns from the years following the Civil War through the early 20<sup>th</sup> century, when automobiles made it possible for people to travel further distances to shop. This store was especially significant for the small community of Mix, which remained its own entity until the 1970s, and was not only a place to shop and collect your mail, but it was also a place to meet with your neighbors as well as a formal meeting place for the community. The period of significance is 1890-1968.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

**Brief History of Pointe Coupee Parish and New Roads**

\*\*\*The following brief history of New Roads is taken from the First National Bank of New Roads National Register Nomination.\*\*\*

Although Pointe Coupee is one of Louisiana's oldest parishes (organized in 1807), its current parish seat of New Roads was not established until much later. The community began as a tiny hamlet with a mission church (St. Mary's) located on False River, an oxbow lake created between 1713 and 1722 when the Mississippi River cut a new channel. The town takes its unusual name from this location. Documents from the 1820s refer to "Chemin Neuf" (New Road) and to St. Mary's church being located at "the New Road on False River." In 1847, one year after a fire destroyed the original courthouse on the Mississippi, an act was passed authorizing the relocation of the parish seat. The upper floor of a residence in New Roads was offered as a temporary home, and later that year a permanent courthouse site was purchased. By 1856 the community apparently had six houses and two stores as well as the courthouse. Soon these establishments were joined by a coffee house, hotel, and sawmill. The first post office, known as "False River, Louisiana," opened in 1858 but closed in 1861.

Mix Store and Post Office

Name of Property

Pointe Coupee Parish, LA

County and State

The small community grew in spurts after the Civil War. The first "boom" occurred in the 1880s as the result of the abandonment of the nearby town of Waterloo. New Roads' main thoroughfare, which paralleled False River, acquired a number of one-and two-story business and office buildings at this time. Although a few specialty businesses (including a drug store, hotel, blacksmith, jewelry store, Chinese laundry, saloons, and millinery shops) operated in town, the business district was apparently dominated by general mercantile stores carrying a variety of goods. The second growth spurt began with the arrival of the Texas and Pacific Railroad (1898-1899). Because the company laid its tracks some distance from the lake, the town grew to the north to meet them. The railroad made possible the introduction of large industries, including a brickyard, cotton gins, ice and light company, lumber company, cottonseed oil mill, and a bottling works. In addition to its role as the parish seat, New Roads today serves as the commercial center for a large agricultural parish. Because of its location on False River, it also ranks highly as a recreation area. Finally, the town is well known throughout South Louisiana for its annual family-oriented Mardi Gras celebration.<sup>1</sup>

The community of Mix developed just to the southwest of New Roads and centered on the Mix Plantation (demolished in 1955). Mix was named for Alexander Mix, who came to Pointe Coupee Parish from Philadelphia, PA. His grandson, Thomas, would be the man who built the nominated Mix Store and Post Office.

### Criterion A: Commerce

#### The Role and History of Plantation Stores

\*\*\*The following context of plantation stores (both pre and post bellum) is taken from two National Register nominations – those for the E. J. Caire and Sons Stores and Star Hill Post Office and Store.\*\*\*

It is helpful to understand the circumstances under which rural stores conducted business and the types of goods they provided. Only mercantile establishments serving the general public operated before 1865, as planters were responsible for providing the needs of their enslaved workers. However, several types of rural stores, differentiated by type of ownership and customer, operated in Louisiana after the Civil War.<sup>2</sup>

In areas where plantation agriculture dominated the economy, the plantation store was the norm. With the end of the Civil War and the loss of slave labor, planters were forced to find other means to get their crops planted and harvested. In Louisiana's cotton growing parishes, the plantation system shifted to a practice known as share-cropping in which a landless farmer worked a portion of the planter's land for a share of the crop, generally one-third. However, this system was not suited to sugar growing parishes. There, planters hired gangs of laborers who were given housing on the plantation and a small weekly or monthly wage. The amount of this wage depended upon whether or not the planter also provided food for the worker. Although wages were occasionally paid in cash, script and credit vouchers redeemable at the plantation store were often used. Because the planters feared that their laborers might leave before the crop was in, they often withheld part of these wages until the end of the year. Like share-cropping and paid gang labor, plantation stores were a phenomenon of the post-bellum period. In many cases, the stores were owned by the planters themselves, but sometimes an ambitious entrepreneur would set up business in an area surrounded by several plantations. The timber industry, which came to Louisiana in the 1880s, brought a different kind of rural store to the state. This was the company-owned and controlled commissary, located within a company-built town. Many times its customers were a captive audience, for workers were often paid in script which could be redeemed only at the company store. The final type of rural store was that run by independent entrepreneurs in non-plantation rural communities. These businesses served whatever population happened to live nearby. Despite the type of

<sup>1</sup> National Register of Historic Places, First National Bank, New Roads, Pointe Coupee Parish, Louisiana, National Register #02000653.

<sup>2</sup> National Register of Historic Places, E.J. Caire & Co. Stores, Edgard, St. John the Baptist Parish, LA, National Register #01001268.

Mix Store and Post Office

Name of Property

Pointe Coupee Parish, LA

County and State

ownership involved, all of these stores provided a wide variety of goods, ranging from manufactured clothes to foodstuffs to tools to patent medicines – in short, everything the rural householder could want.<sup>3</sup>

In assessing the significance of plantation stores, it should be noted that both plantation stores and rural stores serving a wider population are now extremely rare. The end of the sharecropping system and the increasing popularity of the automobile (which allowed its owner to acquire goods in nearby towns) brought about their decline. Through the years, the majority of rural stores have either been demolished, allowed to deteriorate and fall down, or in some cases removed from the property. Those which survive are usually closed, vacant, deteriorated, and face an uncertain future.<sup>4</sup>

In Pointe Coupee Parish, only one of the plantation stores, the Alma Store in Lakeland, is still in operation. There are a handful of stores, like the Mix Store, that are still standing. One other example in the northern part of the parish is the Jacoby Store, which dates to 1898.<sup>5</sup>

### **The Mix Plantation Store and Post Office**

Thomas Mix was born in 1853 in Plaquemine, LA, and was raised in New Roads. He was not formally educated, but was very successful and became a land owner with farming operations, ran a cotton gin and saw mill, and operated the Mix Store and Post Office. His home, which he shared with his wife and ten children, stood to the right of the store, but was demolished in 1955. Today, the store remains the only reminder of the center of the community of Mix.<sup>6</sup>

The store was built in 1890 and several articles were written celebrating its construction. On January 25, 1890, the *Pointe Coupee Banner* wrote:

“Mr. Thos. Mix, after several years devotion to agriculture, is about to return to his first love, and will soon be found among the ranks of those devoted to mercantile pursuits. To that end Mr. Mix is now erecting upon his plantation, which is some four miles from New Roads, a large and commodious building which he will stock with foods in time for the coming commercial year. The BANNER extends its best wishes to him in his new adventure.”<sup>7</sup>

A month later, the store had officially opened as the *Banner* reported that “Mr. Thos. Mix has opened his new store with a full line of general merchandise. We understand that our jovial friend Johny Enright is in charge.”<sup>8</sup> Thomas Mix incorporated an apartment in the back for Mr. Enright’s (and any future store managers) families.

In addition to serving the community’s mercantile needs, the store also was used as a public meeting place. In July of 1890, it was announced that an anti-lottery meeting would be held at the store on the 3<sup>rd</sup> of August at 3:00 pm.<sup>9</sup> A report was then printed after the meeting was held stating that Mr. C.H. Lebeau was elected president at the Democratic Anti-Lottery meeting and Thomas Mix was elected secretary. These two men, along with six others, were elected to the Baton Rouge convention.<sup>10</sup>

---

<sup>3</sup> National Register of Historic Places, Star Hill Post Office and Store, St. Francisville, West Feliciana Parish, LA, National Register #00000038.

<sup>4</sup> Ibid.

<sup>5</sup> Richard Sexton. *New Roads and Old Rivers: Louisiana’s Historic Pointe Coupee Parish.* Baton Rouge: Louisiana State University Press, 2012: pg. 147.

<sup>6</sup> “Mix Community Named for Colorful Figure.” *The Pointe Coupee Banner.* June 18, 1970; Beth Jewell. “Thomas Mix.” Unpublished biography of Thomas Mix.

<sup>7</sup> *Pointe Coupee Banner,* January 25, 1890.

<sup>8</sup> *Pointe Coupee Banner,* February 15, 1890.

<sup>9</sup> *Pointe Coupee Banner,* January 25, 1890.

<sup>9</sup> *Pointe Coupee Banner,* July 26, 1890.

<sup>10</sup> “Ninth Ward Meeting.” *Pointe Coupee Banner.* August 9, 1890; It is unclear if the men were elected to represent the Democratic Anti-Lottery party or as leadership for the Ninth Ward (as the header reads “Ninth Ward Meeting.”)



Mix Store and Post Office

Name of Property

Pointe Coupee Parish, LA

County and State

On July 18, 1904, the Mix Post Office was established. It is unknown if the post office window was immediately installed at this point, or if it came at a later date. The post office operated in the building until February 9, 1973.<sup>11</sup>

While many rural stores such as this went into decline shortly after World War II, the Mix Store continued to be used up until at least 1973. With the advent of the automobile and more range for shopping, the Mix Store added gas pumps so that locals could purchase gas at the store (it is unclear when the gas pumps were removed). This was likely key to helping the store survive into the 1970s as it was no longer purely just a general store. In 1930, the store was taken over by Edwin David. David would later serve as postmaster. Prior to that, Mathilde Goserand and Thomas's son, Kent, served as postmistress and postmaster.<sup>12</sup>

As a rare example of a highly intact rural store, the Mix Store and Post Office is significant locally under Criterion A: Commerce. For the above detailed reasons, it is eligible for listing on the National Register.

---

**Developmental History/Additional historic context information**

See above.

<b>9. Major Bibliographical Resources</b>
---

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Germann, John J. *Louisiana Post Offices*. The Depot: 1990; Pg. 143.

"History." City of New Roads Website: <http://www.newroads.net/history/>. Accessed February 2, 2018.

Jewell, Beth. "Thomas Mix." Unpublished biography of Thomas Mix.

"Mix Community Named for Colorful Figure." *The Pointe Coupee Banner*. June 18, 1970

National Register of Historic Places, E.J. Caire & Co. Stores, Edgard, St. John the Baptist Parish, Louisiana, National Register #01001268.

National Register of Historic Places, First National Bank, New Roads, Pointe Coupee Parish, Louisiana, National Register #02000653.

National Register of Historic Places, Star Hill Post Office and Store, St. Francisville, West Feliciana Parish, Louisiana, National Register #00000038.

Oral history as told to Elizabeth Jewell Rougon by family members Udell Jewell Lorio, Joseph Philibert Jewell, Jr., Sister Agnes Jewell, Miss Claire Cazayoux, Mr. Murray LeBeau.

*Pointe Coupee Banner*, January 25, 1890.

*Pointe Coupee Banner*, February 15, 1890.

*Pointe Coupee Banner*, July 26, 1890.

---

<sup>11</sup> John J. Germann. *Louisiana Post Offices*. The Depot: 1990; Pg. 143.

<sup>12</sup> "Mix Community Named for Colorful Figure."

Mix Store and Post Office  
Name of Property

Pointe Coupee Parish, LA  
County and State

Sexton, Richard. *New Roads and Old Rivers: Louisiana's Historic Pointe Coupee Parish.* Baton Rouge: Louisiana State University Press, 2012: pg. 147.

**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 # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):**           N/A          

**10. Geographical Data**

**Acreage of Property:** Less than an acre

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1. Latitude: 30.658387                      Longitude: -91.484753

**Verbal Boundary Description (Describe the boundaries of the property.)**

Lot Front 72 feet on La Hwy 1. 1x165 ft being part of the Mix Home Place. Lot measuring 72 feet by 50 feet. Bounded on the east by Edwin David, the south by Ruffin L Bergeron, the north and west by a larger tract from which is taken from a lot measuring 72 feet by 179.50 feet bounded on the east by Edwin David. See submitted plat map for boundaries.

**Boundary Justification (Explain why the boundaries were selected.)**

The chosen boundaries reflect the current boundaries of the property to include only the store. The historic boundaries of the property included a larger piece of land that included the Mix Plantation and cotton gin. They are no longer extant and the original piece of property has been subdivided. The existing boundaries contain a sufficient acreage of land to maintain a rural feel to the site.

**11. Form Prepared By**

name/title: Brent Labatut; Elizabeth Jewell Rougon; Jessica Richardson (National Register Staff)

Mix Store and Post Office

Name of Property

Pointe Coupee Parish, LA

County and State

organization: Labatut Properties, LLC; Austerlitz Plantation; National Register Staff  
street & number: 102 Park Avenue; 7559 False River Road  
city or town: New Roads; Oscar state: LA zip code: 70760; 70762  
e-mail: [brentlabatut@yahoo.com](mailto:brentlabatut@yahoo.com)  
telephone: 225-718-7413  
date: February 1, 2018

---

### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 3000x2000 at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Mix Store and Post Office  
City or Vicinity: New Roads  
County: Pointe Coupee Parish  
State: Louisiana  
Name of Photographer: Jessica Richardson  
Date of Photographs: April 2018

- 1 of 21: Façade of the store; camera facing northwest
- 2 of 21: Façade and northern elevation of the store; camera facing southwest
- 3 of 21: Northern elevation; camera facing southwest.
- 4 of 21: View of False River and False River Road from the property; camera facing southeast
- 5 of 21: View of kitchen addition on store; camera facing southeast
- 6 of 21: Rear elevation; camera facing southeast.
- 7 of 21: View of rear shed on property; camera facing northwest
- 8 of 21: View of southern elevation; camera facing northeast
- 9 of 21: View of southern elevation and façade; camera facing northwest.
- 10 of 21: View of interior of the store; camera facing northwest
- 11 of 21: View of storage area in store; camera facing northwest
- 12 of 21: View of secondary storage area in store; camera facing northwest
- 13 of 21: View of bathroom in the store; camera facing northwest
- 14 of 21: View of one of the rooms in the apartment; camera facing southwest
- 15 of 21: View of one of the rooms in the apartment; camera facing east
- 16 of 21: View of one of the rooms in the apartment; camera facing southeast
- 17 of 21: View of one of the rooms in the apartment; camera facing northwest
- 18 of 21: View of one of the rooms in the apartment; camera facing southwest
- 19 of 21: View of one of the rooms in the apartment; camera facing northeast

Mix Store and Post Office

Name of Property

Pointe Coupee Parish, LA

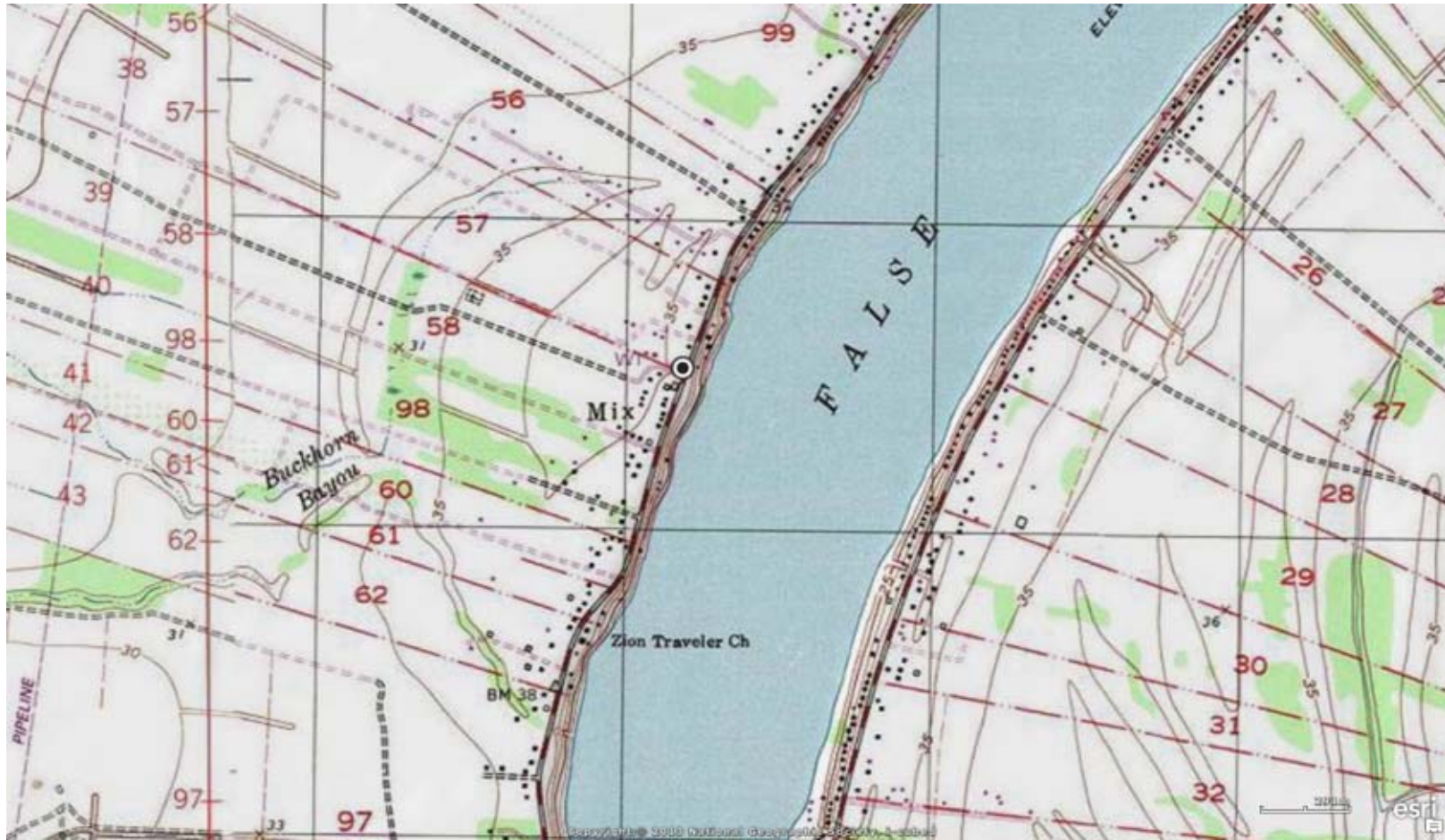
County and State

20 of 21: View of the kitchen in the apartment; camera facing west  
21 of 21: View of the interior of the store; camera facing southeast.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Mix Store and Post Office, Pointe Coupee Parish, LA



Latitude: 30.658387 Longitude: -91.484753

# Mix Store and Post Office

Pointe Coupee Parish, LA  
Lat/Long Map

Faise River Rd

30.658387, -91.484753

Mix

1

Google Earth

© 2018 Google



300 ft

# Mix Store and Post Office, Pointe Coupee Parish, LA



T5S / R10E  
Sec. 57

T5S / R10E  
Sec. 58

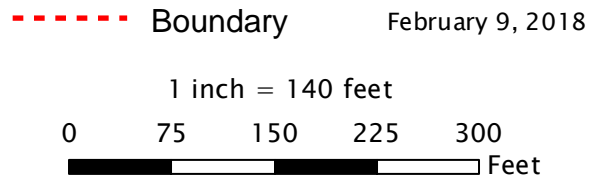
MOREL JARREAU PARTITION SUBDIVISION

LA 1 & False River

Jarreau Road



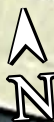
DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the parcel data presented. The Pointe Coupee Parish Assessor makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The Assessor retains the right to make changes and update data on this site at anytime without notification. The parcel data on the base map is used to locate, identify and inventory parcels of land in the Parish of Pointe Coupee for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Assessor's Offices are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate parish or municipal office.



# Mix Store and Post Office

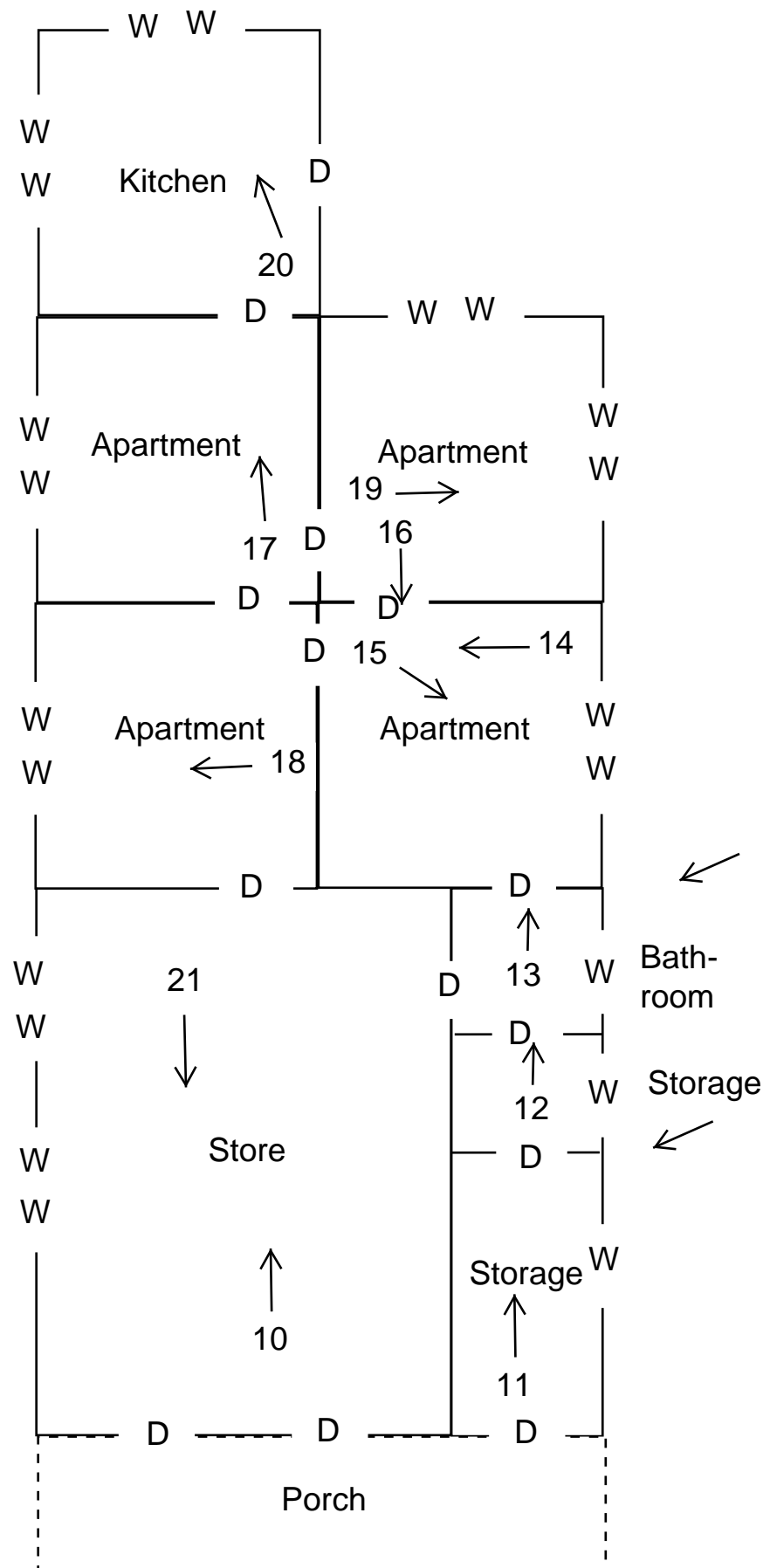
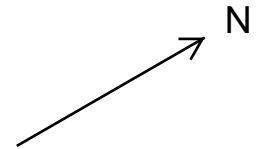
Pointe Coupee Parish, LA  
Exterior Photo Key

Non-contributing shed





**Mix Store and Post Office  
 Pointe Coupee, LA  
 Interior Photo Key  
 \*\*\*Note: Not to Scale\*\*\***







ENTER  
ct  
ts  
TRUST  
-7441











































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 5/10/2018      Date of Pending List: 5/30/2018      Date of 16th Day: 6/14/2018      Date of 45th Day: 6/25/2018      Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept       Return       Reject      6/19/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Jim Gabbert      Discipline Historian

Telephone (202)354-2275      Date \_\_\_\_\_

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



No response  
received - JR  
5/4/2018

BILLY NUNGESSER  
LIEUTENANT GOVERNOR

**State of Louisiana**  
OFFICE OF THE LIEUTENANT GOVERNOR  
DEPARTMENT OF CULTURE, RECREATION & TOURISM  
OFFICE OF CULTURAL DEVELOPMENT  
DIVISION OF HISTORIC PRESERVATION

BILL CODY  
DEPUTY SECRETARY

February 5, 2018

Paul Seawell  
PO Box 820  
New Roads, LA 70760

Dear Mr. Seawell:

We are pleased to inform you that the historic property listed below will be considered by the State National Register Review Committee for nomination to the National Register of Historic Places:

**Mix Plantation Store  
Pointe Coupee Parish, LA**

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing on the National Register provides recognition and assists in preserving our Nation's heritage. Listing of a property provides recognition of its historic significance and assures protective review of federal projects that might adversely affect the character of the historic property. If the property is listed on the National Register, tax credits for rehabilitation and other beneficial provisions may apply. Listing in the National Register does not place limitations on the property by the federal or state government. Public visitation rights are not required of owners. The government will not attach restrictive covenants to the property or seek to acquire them. A draft copy of the nomination and attachment is included with this letter.

One of your responsibilities as a Certified Local Government (CLG) is to review pending National Register nominations of properties within your community. This is required, in part, to detect any errors in fact, but also to provide local insight or knowledge concerning the property. I hope that you will consider the nomination for this property at your next meeting. After providing a reasonable opportunity for public comment, the New Roads Historic District Commission shall fill out the attached CLG review form as to whether or not, in their opinion, the property meets the National Register criteria. Within 60 calendar days of notice from the State Historic Preservation Office (SHPO), the chief elected official shall transmit their report to the SHPO. If the SHPO does not receive the report and recommendation within 60 calendar days, the nomination process will continue. All comments received will be forwarded to the SHPO Director and the National Register Review Committee for consideration along with the nomination.

We have scheduled the nomination for presentation to the National Register Review Committee on **Thursday, April 12, 2018**, and would like to receive your comments by that time in fulfillment of the comment period. This letter serves as notification initiating the sixty-day comment period.



Paul Seawell  
February 5, 2018  
Page 2

You are invited to attend the National Register Review Committee meeting at which the nomination will be officially considered. The location and time have not been confirmed yet, but will be found on our website. Should you have any questions about this nomination, please contact Jessica Richardson at 225-219-4595 or at [jrichardson@crt.la.gov](mailto:jrichardson@crt.la.gov).

Thanks,

A handwritten signature in blue ink that reads "Kristin Sanders". The signature is written in a cursive style with a large initial 'K'.

Kristin Sanders  
Deputy State Historic Preservation Officer

NEW ROADS HISTORIC DISTRICT COMMISSION REPORT FOR:

MIX PLANTATION STORE  
NATIONAL REGISTER NOMINATION

NAME OF CLG: \_\_\_\_\_

PROPERTY NAME: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

DATE SENT: \_\_\_\_\_

DATE OF NATIONAL REGISTER REVIEW COMMITTEE MEETING: \_\_\_\_\_

Does the nomination meet the Criteria for Listing on the National Register of Historic Places?

Yes \_\_\_\_\_ No \_\_\_\_\_ Criterion: A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_

Has public comment been included? Yes \_\_\_\_\_ No \_\_\_\_\_ Explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The Commission recommends that the property or properties should be listed on the National Register of Historic Places.

The Commission would like to make the following recommendations regarding the nomination (use additional sheets if necessary): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The Commission recommends that the property or properties should not be listed on the National Register of Historic Places for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The Commission chooses not to make a recommendation on this nomination for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Historic District Commission Chair (Print Name)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chief Elected Official (Print Name)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

This report and recommendation should be mailed to:

National Register Coordinator  
Louisiana Division of Historic Preservation  
PO Box 44247  
Baton Rouge, LA 70804

Questions about this form may be directed to the National Register Coordinator – Jessica Richardson at 225-215-4595 or [jrichardson@crt.la.gov](mailto:jrichardson@crt.la.gov).



BILLY NUNGESSER  
LIEUTENANT GOVERNOR

**State of Louisiana**  
OFFICE OF THE LIEUTENANT GOVERNOR  
DEPARTMENT OF CULTURE, RECREATION & TOURISM  
OFFICE OF CULTURAL DEVELOPMENT  
DIVISION OF HISTORIC PRESERVATION

RICHARD H. HARTLEY  
DEPUTY SECRETARY

KRISTIN P. SANDERS  
ASSISTANT SECRETARY

DATE: May 9, 2018

TO: Mr. James Gabbert  
National Park Service Mail Stop 7228  
1849 C Street, NW  
Washington, D.C. 20240

FROM: Jessica Richardson, National Register Coordinator  
Louisiana Division of Historic Preservation

RE: Mix Store and Post Office, Pointe Coupee Parish, LA



Jim,

The enclosed disks contain the true and correct copy of the National Register Documentation for the Mix Store and Post Office to be placed in the National Register of Historic Places. Should you have any questions, please contact me at 225-219-4595, or [jrichardson@crt.la.gov](mailto:jrichardson@crt.la.gov).

Thanks,

Jessica

Enclosures:

- CD with PDF of the National Register of Historic Places nomination form
- CD with electronic images (tiff format)
- Physical Transmission Letter
- Physical Signature Page, with original signature
- \_\_\_\_\_ Other:

Comments:

- \_\_\_\_\_ Please ensure that this nomination receives substantive review
- \_\_\_\_\_ This property has been certified under 36 CFR 67
- \_\_\_\_\_ The enclosed owner(s) objection(s) do \_\_\_\_\_ do not \_\_\_\_\_
- \_\_\_\_\_ constitute a majority of property owners. (Publicly owned property)
- \_\_\_\_\_ Other: