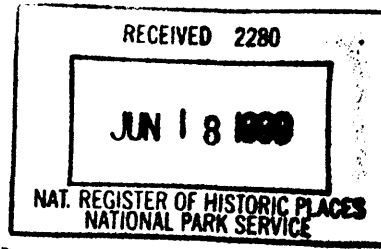


United States Department of the Interior  
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

*JSP*

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Lindsey Bonded Warehouses

other names/site number Bernice Storage & Warehousing

2. Location

street & number Holly and 2<sup>nd</sup> streets NA not for publication

city or town Bernice NA vicinity

state Louisiana code LA county Union code 111 zip code 71222

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. I recommend that this property be considered significant    nationally    statewide X locally. (   See continuation sheet for additional comments.)

*Jon Fricker* June 15, 1999  
Signature of certifying official/Title Jonathan Fricker, Date  
LA 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. (   See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register  
   See continuation sheet.
- determined eligible for the  
National Register  
   See continuation sheet.
- determined not eligible for the  
National Register
- removed from the National  
Register
- other (explain):

*Edson W. Beall* <sup>*low*</sup> Signature of Keeper Date of Action 7-15-99

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

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
7	1	buildings
—	—	sites
—	—	structures
—	—	objects
7	1	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

NA

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Cat. Agriculture

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Sub. Storage

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Current Functions

(Enter categories from instructions)

Cat. Vacant

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Sub. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

7. Description

Architectural Classification

(Enter categories from instructions)

No Style

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Materials

(Enter categories from instructions)

foundation Concrete

walls Other: Tar Paper

roof Other: Tar over Felt

\_\_\_\_\_

other \_\_\_\_\_

\_\_\_\_\_

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" next to the criteria qualifying the property for National Register listing)

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

Criteria Considerations

NA

(Mark "X" next to all that apply.)

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or a grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Agriculture

Period of Significance

c. 1915-1949

Significant Dates

NA

Significant Person

(Complete if Criterion B is marked above)

NA

Cultural Affiliation

NA

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

NA

- preliminary determination of individual listing (36 CFR 67) has been requested.
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey #
recorded by Historic American Engineering Record #

Primary location of additional data:

- X State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

**10. Geographical Data**

Acreeage of Property Approximately 8.5 acres

**UTM References**

(Place additional UTM references on a continuation sheet)

Zone Easting Northing Zone Easting Northing

1 15 532300 3631700

2 \_\_\_\_\_

3 \_\_\_\_\_

4 \_\_\_\_\_

\_\_\_\_ See continuation sheet.

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**name/title National Register Stafforganization Division of Historic Preservationdate February 1999street & number P.O. Box 44247telephone (225) 342-8160city or town Baton Rougestate LAzip code 70804**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets****Maps**A **USGS** map (7.5 or 15 minute series) indicating the property's location.A **sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white** photographs of the property.**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of the SHPO or FPO.)

name Alex Lithgow, President, Bernice Storage and Warehousingstreet & number 2600 Central Avenue, #Htelephone (510) 429-1393 or 510 218-8049city or town Union Citystate CA zip code 94587**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Park Service****NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**Section 7 Page 1

The Lindsey Bonded Warehouses nomination includes six huge wood frame cotton storage facilities and a small brick office built in the early twentieth century (c.1915 to c.1925) adjacent to the railroad line in the small town of Bernice. Privately owned, the warehouses stored cotton purchased by the United States government from growers around the country. During the historic period there were seven warehouses; one was demolished recently due to severe deterioration. There is also one non-historic warehouse within the complex. Despite these changes and the covering of the original wood siding with tar paper, these utilitarian buildings retain sufficient integrity to merit National Register listing for their historical importance.

The layout of the warehouse complex is shown on the attached sketch map. The numbering system used by the owner reflects the order in which they were built. The area in question is located adjacent to Bernice's small central business district. The railroad line (critical to the very existence of the warehouses) was located immediately to the west. Its tracks have since been removed.

The cavernous warehouses vary from roughly 10,000 square feet to 17,000 square feet. Rectangular and square in shape, they feature a distinctive low pitch monitor roof with a long sloping section on each side. Underneath the present tar paper covering are the original wooden walls formed of rough flush boards. Massive double wood doors provide access to the vast open interiors with their concrete floors, rows of simple wooden support posts and exposed truss systems where the monitors are located.

One of the warehouses (#3) incorporates a small brick gable end office in an unusual configuration (see photo). In short, it looks as if a section of the warehouse was removed and the brick office inserted. The office is clearly historic. (It is being counted as a separate building because it is free-standing.)

Warehouses 1, 3, 4, 5 and 7 appear to be in good condition, generally speaking. Number 6 was demolished recently because of advanced deterioration. Number 2 is badly deteriorated.

The non-historic warehouse is also covered in tarpaper, but is easily distinguished from the historic warehouses by its flat roof.

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CONTINUATION SHEET**

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Assessment of Integrity

Despite the losses and changes mentioned above, the Lindsey warehouses, in the opinion of the Louisiana State Historic Preservation Office, retain sufficient integrity for a property being nominated for historical significance. The critical character-defining features of the warehouses (those that distinguish them from other buildings) are their huge size and their very distinctive low-slung monitor roof shape. Admittedly, the tar paper exterior covering detracts from their historic appearance, but the original wood sheathing is not a character-defining feature of the same magnitude as the shape and size. Also, the open, cavernous interiors survive. In summary, there is no question that these buildings are immediately recognizable as warehouses.

Future of Warehouses

The company which owns the warehouses is presently investigating adaptive re-use possibilities. Warehouse #1 has been made available to the town for community activities, and a small stage has been constructed at one end for a play scheduled for later this year.

Contributing/Non-Contributing Count

7 Contributing (6 warehouses, 1 office)  
1 Non-Contributing warehouse

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CONTINUATION SHEET**Section 8 Page 1

The Lindsey Bonded Warehouses are significant because they represent a very important marketing development in cotton agriculture -- the intervention of the federal government to buy surplus and store it until market conditions were at their most favorable. The warehouses are being nominated for local significance because they are the only known survivors within the northern part of the state, which once had various such facilities. (Such warehouses may have existed in other parts of the state as well, but sufficient documentation is available at the present time to evaluate them only within northern Louisiana.) The beginning date for the period of significance is c. 1915, which is believed to be the date for the earliest warehouses (see below). The ending date follows the present 50 year cutoff (1949). The buildings continued in their significant role well past this date, and the marketing tool they represent continued to be significant.

King Cotton is notorious for its boom-bust cycles -- the equivalent of an economic roller coaster depending upon world conditions and a host of other factors. In one particularly dramatic price collapse cotton fell from almost 42 cents a pound in April 1920 to 13.5 cents in December of that year. A critical issue is what one historian termed "the ruinous system" of selling the entire crop at harvest time for what it would bring on a glutted market. Beginning with the Populist Party in the 1890s, agrarian advocates pressed for government intervention. With each market crisis (the "cotton cycle" as it is sometimes termed), the standard solutions were championed: adequate credit, storage facilities, crop limitations and diversification. And all were tried at one time or another.

Warehousing (storing surplus to wait for a favorable market) seems to have had various levels of government involvement. In 1916 Congress passed the U.S. Warehouse Act, wherein receipts given to producers could be converted at any time into liquid assets. By 1919 various states had state-sponsored warehouse systems. As noted in Part 7 of this nomination, the Lindsey warehouses, although privately owned, did their business in government contracts. Here the U. S. government bought the cotton from farmers, warehoused it, and then released it on the market at propitious times.

Large and small cotton warehouses that relied on government contracts existed throughout the South. Some, like Lindsey, simply stored cotton, while others were compress companies which pressed the cotton into even smaller bales and then stored

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it. The giants in the field were owned by large corporations such as the Federal Compress Company, with headquarters in Memphis.

Specific information on the Lindsey warehouses was gleaned through an interview with J. D. Lindsey, the 83 year old son of G. E. Lindsey, the founder. (Other than this important first-hand knowledge, there is little documentation on the warehouses.) J. D. Lindsey recalls working in warehouse #3 as a youth in the 1920s. After World War II he returned to Bernice to take over the business. Mr. Lindsey cannot be certain about the exact dates for the seven warehouses. He recalled that his father got in the business in the teens and that he knows the seven were there when he left for college in 1932. The business expanded considerably beginning in the 1950s, and now there are an additional about fifty warehouses to the east of the old facilities. Also, in the mid-1950s, the commodity being stored changed to surplus grain.

The cotton stored at the Lindsey warehouses arrived by rail (coming from wherever cotton was produced) and was shipped, as certain lots were sold, either overseas or to cotton mills in the Southeast. For world export, it was shipped by rail down to the port of New Orleans. To be competitive (and Mr. Lindsey remembers many competitors), one had to secure favorable freight rates.

It is uncertain how many people were employed at the facility during the historic period. Mr. Lindsey explained that it fluctuated wildly depending upon whether the cotton market was good or bad. When prices were high, his firm moved into "high gear," employing manual laborers wherever they could find them. He also emphasized that the business was more complex than one might assume. For example, an inventory had to be maintained, with each bale of cotton having a number. When an order came, it was for specified bales (assorted by grades apparently), and his employees had to be able to locate them readily. Mr. Lindsey estimates that the largest of his old warehouses had a 7,500 bale capacity. A 1941 economic survey indicated that the warehouses were storing 15,000 bales at that time.

Mr. Lindsey's recollections and other sources indicate that there were once other cotton warehouse complexes in northern Louisiana. (For example, Sanborn maps show a large Federal Compress facility in the city of Monroe.) However, today the Bernice buildings are believed to be the only survivors from the historic period. They survive to represent an earlier generation, for example, of the large modern metal cotton warehouses one sees today along the highways of northeastern Louisiana. By their very presence, they tell a story of the marketing of cotton in the twentieth century.



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CONTINUATION SHEET**

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10 1

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**BIBLIOGRAPHY**

Lindsey, J. D., interview with Donna Fricker, February 2, 1999. Typescript of interview in National Register file, Division of Historic Preservation.

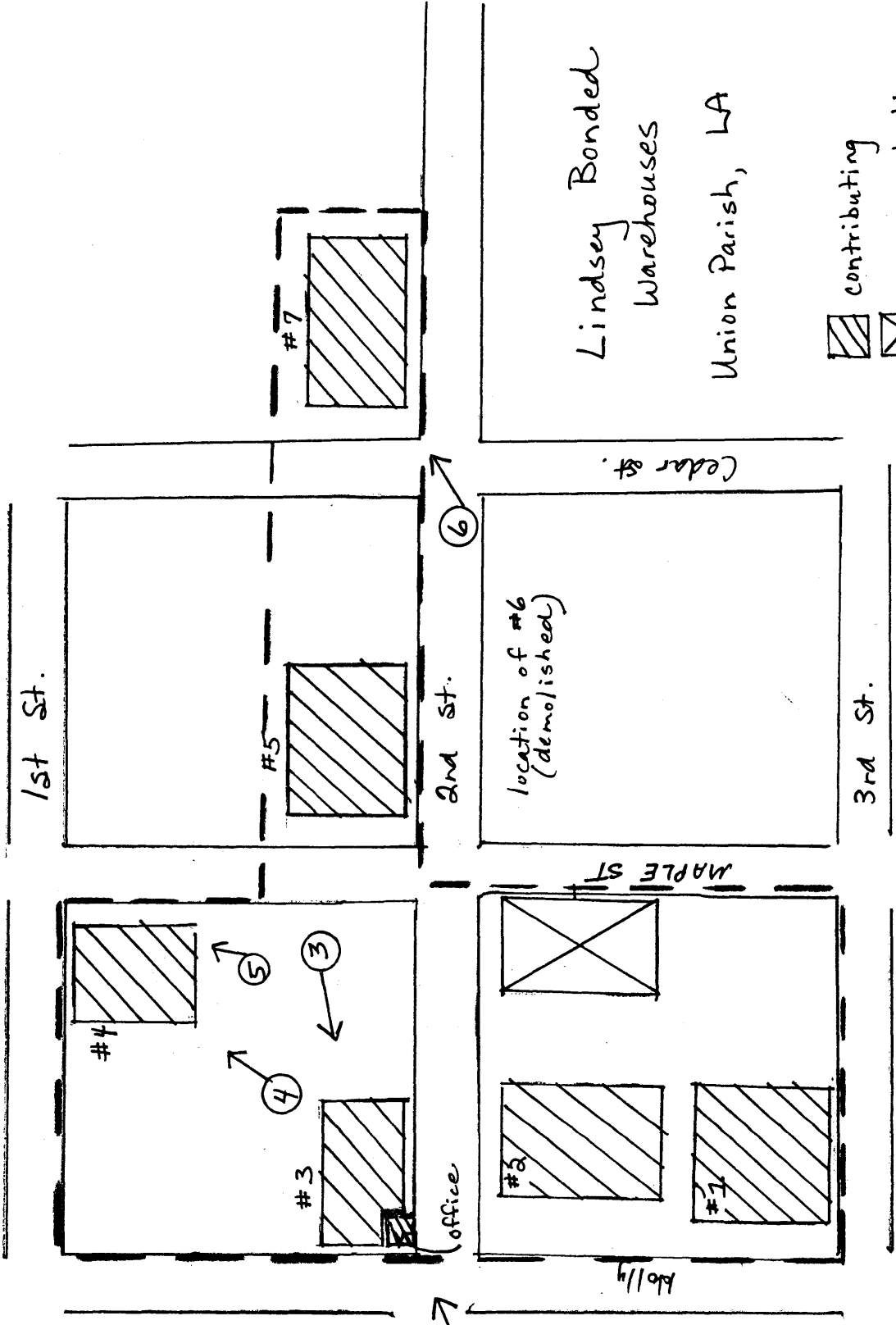
Aiken, Charles S. *The Cotton Plantation South Since the Civil War*. Johns Hopkins University Press, 1998.

**BOUNDARY DESCRIPTION:**




Please see attached sketch map.

**BOUNDARY JUSTIFICATION:**

Boundaries were chosen to encompass the surviving historic warehouses on the site. There are no historic warehouses outside the boundaries.



Lindsey Bonded  
Warehouses  
Union Parish, LA

-  contributing
-  non-contributing
-  Boundary

