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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 *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 an 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 Caspiana Plantation Store

other names/site number _____

2. Location

street & number 1300 Texas Street N/A not for publication

city or town Natchitoches N/A vicinity

state Louisiana code LA county Natchitoches code 069 zip code 71457

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 nationally statewide locally. (See continuation sheet for additional comments.)

Gerri Hobdy 4/13/92
Signature of certifying official/Title Gerri Hobdy, Date
LA SHPO, Dept of Culture, Recreation and Tourism
State of 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 the 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:)

Signature of the Keeper Patrick W. Andrews Date of Action 6/5/92

Caspiana Plantation Store
Name of Property

Natchitoches Parish, LA
County and State

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	
1	0	buildings
		sites
		structures
		objects
1	0	Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/department store

Current Functions
(Enter categories from instructions)

Commerce/Trade - specialty store

7. Description

Architectural Classification
(Enter categories from instructions)

no style

Materials
(Enter categories from instructions)

foundation concrete

walls weatherboard

roof metal

other

Narrative Description

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

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

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

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		sites
		structures
		objects
1	0	Total

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

N/A

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0

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/department store

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(Enter categories from instructions)

Commerce/Trade - specialty store

7. Description

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(Enter categories from instructions)

no style

Materials
(Enter categories from instructions)

foundation concrete

walls weatherboard

roof metal

other

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

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Caspiana Plantation Store, Natchitoches Parish, LA

Section number 7 Page 1

The Caspiana Plantation Store is a large two story frame building constructed in 1906. Alterations have been minimal. Originally located on a cotton plantation in southern Caddo Parish, the store was moved to a site within the Natchitoches city limits in 1991. Despite this change in setting, the building retains its National Register eligibility as a rare surviving plantation store.

In 1991, various buildings at Caspiana Plantation were sold on condition that they be removed from the property. Among these was the plantation store. The present owner purchased it and moved it some sixty miles to a location on the outskirts of Natchitoches for use in his feed and seed business. The roof was removed and the building cut in two sections. The new location is on a two lane highway with basically a modern commercial character. The store stands on a corner, with vacant land to the rear. Across the street to the southeast is a grocery store; to the northwest is a small greenhouse, a stretch of vacant land, and then a gas station; and across the street from the front of the building are 1920s-'30s cottages. (The accompanying wide angle lens photos were taken in an attempt to convey some sense of the setting.) It should be noted that while the original setting was rural, a major state highway cut through the middle of the plantation, and the store was easily visible from the road.

The Caspiana Store is quite large, measuring 60' in width by 90' in depth and containing about 7,000 square feet. The building consists of a two story central block with one story shed roof wings running down the sides. The facade takes the form of a false front with a parapet culminating in a gable shape. The single story front porch has a skirting roof and turned columns. Windows feature metal bars. The two story gable roof section at the rear of the side elevation appears to be an addition, although it is a historic one.

The interior is a single large space with a mezzanine balcony on three sides suspended on iron beams which tie into the roof trusses. Original shelving lines the lower level walls. The display cases, while not original to the store, are of the period. Plain wooden posts run down the middle of the space. The wooden flooring is original, and the walls and ceiling are covered in narrow gauge beaded board.

Alterations to the building have been minimal. When the present owner purchased the store, the shaped parapet was deteriorated beyond repair and had to be replicated. Certain changes were required to meet fire, life safety and handicap access codes. These include the installation of a handicap access ramp on the side, the erection of a porch balustrade, and the removal of the original stairs providing access to the mezzanine level. (The stairs are in storage.)

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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Caspiana Plantation Store, Natchitoches Parish, LA

Section number 7 Page 2

As part of the move, a historic filling station addition to the front of building was removed. Finally, latticework was added to the side of the porch to provide screening from the business' adjacent greenhouse.

Assessment of Integrity:

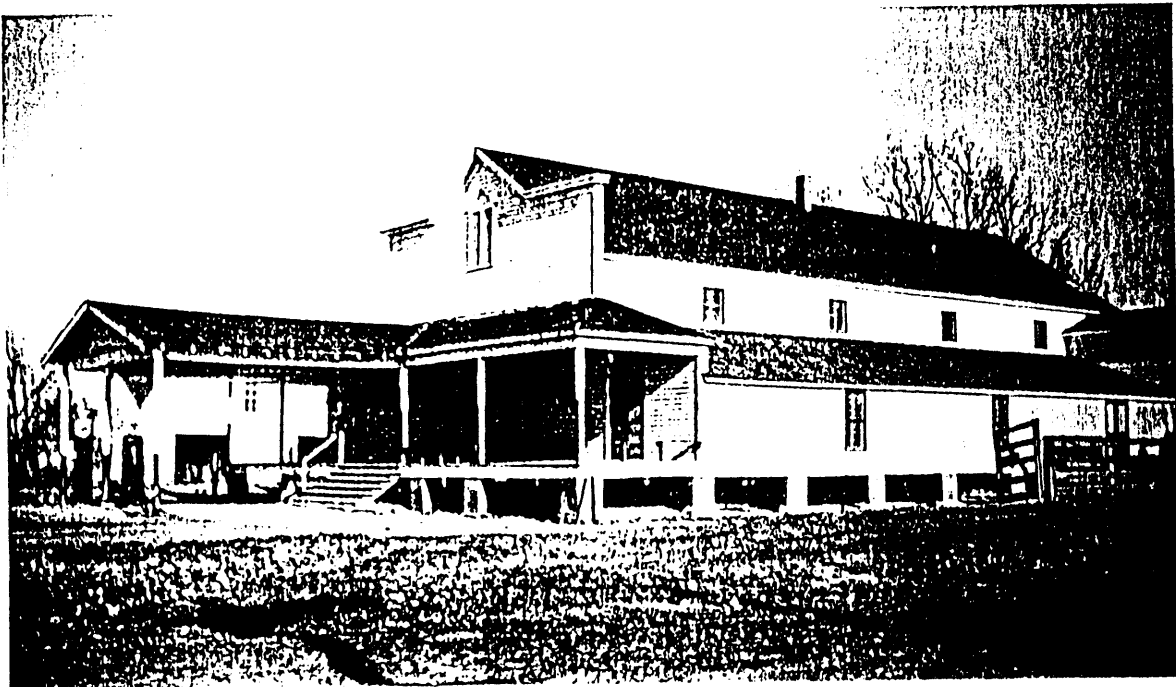
The only serious integrity issue is the change in setting. While, of course, it would be ideal if the Caspiana Store were in its original setting, such was not possible. Had it not been purchased and moved to Natchitoches, it would have been demolished or sold to someone else for removal from the property. Despite the change in setting, the building is still quite obviously a large plantation store from the turn of the century. It retains the characteristic look of the type in Louisiana -- i.e., a two story linear building with a false front and a single story front gallery. Also, it should be noted that the Caspiana Store has not been moved out of the context for its significance (i.e., the state of Louisiana). Buildings of this type were once quite common in Louisiana, but now are rare, as noted in Part 8. The number is likely to decrease because almost all of the survivors are vacant and deteriorated. These obsolete buildings are "white elephants" on the real estate market. Against this background, the State Historic Preservation Office feels quite strongly that the Caspiana Store is eligible for listing, despite the move.

The only other change worthy of additional comment is the removal of the historic filling station addition. Here the owner opted to restore the building to its original 1906 appearance, which is certainly an accepted preservation alternative.

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National Register of Historic Places Continuation Sheet

Caspiana Plantation Store, Natchitoches Parish, LA
Section number 7 Page 3



Historic photo showing building with filling station addition which was removed during the 1991 move and restoration

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.)

- 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

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or 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

1906-1942

Significant Dates

1906-1942

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS): N/A

- 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:

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

Name of repository:

Caspiana Plantation Store
Name of Property

Natchitoches Parish, LA
County and State

10. Geographical Data

Acreage of Property less than an acre

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	5
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4	9	0	8	6	0
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3	5	1	4	7	8	0
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Zone Easting Northing

3

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Zone Easting Northing

See continuation sheet

Verbal Boundary Description

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

Please refer to enclosed sketch map.

Boundary Justification

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

11. Form Prepared By

name/title National Register Staff

organization Division of Historic Preservation date March 1992

street & number P. O. Box 44247 telephone (504) 342-8160

city or town Baton Rouge state LA zip 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 SHPO or FPO.)

name Jim Briggs

street & number 1300 Texas Street telephone (318) 352-7688

city or town Natchitoches state LA zip code 71457

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 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 Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

Caspiana Plantation Store, Natchitoches Parish, LA
Section number 8 Page 1

The Caspiana Plantation Store is of state significance in the area of agriculture as one of a limited number of plantation stores remaining in Louisiana.

Plantation stores such as Caspiana represent a distinct period in southern agriculture -- the postbellum plantation. With the abolition of slavery, new labor systems emerged on Louisiana's sugar and cotton plantations. While sugar planters generally paid wages to laborers, cotton plantations were characterized by sharecropping, in which a person worked a section of the land in return for a share of the crop. Sharecropper cabins dotted the southern landscape. Large plantations such as Caspiana had their own store run by the planter. More often than not, the laborers purchased goods at the store on credit, with the upcoming crop as security. The rate of interest, figured into the "credit price" of the articles bought, varied anywhere from 15 to 200 percent. Known as the crop-lien system, this credit arrangement often ended in debt peonage because store purchases were often equal to or greater than the crop share. The sharecropping/crop-lien system continued well into the twentieth century.

Historically, Louisiana had hundreds of plantation stores. The large agricultural unit, such as Caspiana, was the norm. However, as agriculture changed, the plantation store was abandoned, and through the years the vast majority have been either demolished, allowed to deteriorate and fall down, or in some cases removed from the property. Although there is no survey of plantation stores in Louisiana, the staff of the Division of Historic Preservation is very familiar with the state's patrimony and knows of only about a dozen or so surviving examples. Of course, there may be others, but the number could not be very high. It should also be noted that this number is only going to decrease if present trends continue. Of the dozen or so plantation stores known to the staff, almost all are vacant and in deteriorated condition.

The period of significance extends from the date of construction (1906) to 1942, the fifty year cutoff. The building remained a plantation store well into the modern era.

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**National Register of Historic Places
Continuation Sheet**

Caspiana Plantation Store, Natchitoches Parish, LA

Section number 9 Page 1

McClellan, Margaret Hutchinson. William Joseph Hutchinson and Family of Caspiana Plantation. Bossier City, Louisiana: Tipton Printing & Publishing Co., 1975.

Hair, William Ivy. Bourbonism and Agrarian Protest. Baton Rouge: Louisiana State University Press, 1969.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Caspiana Plantation Store, Natchitoches Parish, LA
Section number 10 Page 1

Boundary Justification

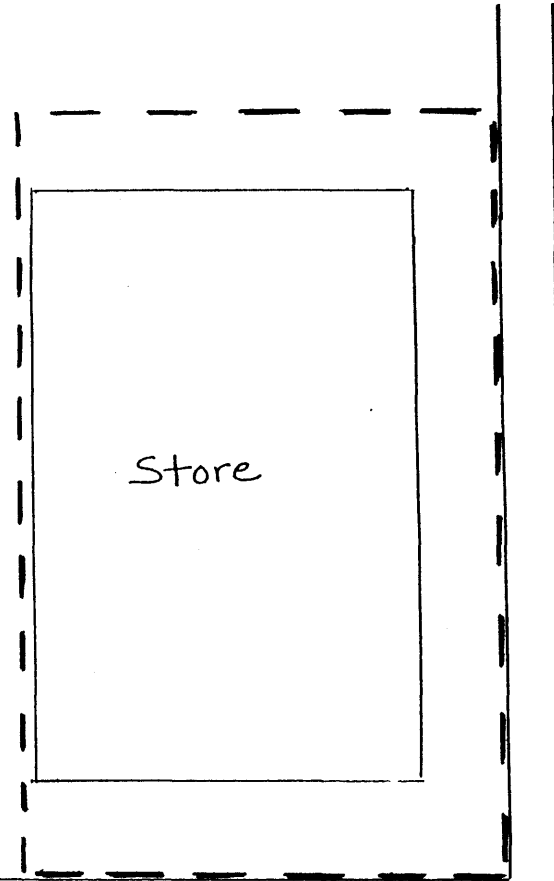
Because this is a moved building with no historic setting to recognize, the boundaries were chosen to discretely encompass the significant resource. The boundary to the northwest cuts very close to the nominated resource in order to exclude an adjacent greenhouse.

Caspiana Plantation Store
Natchitoches, Natchitoches Parish, LA

1" = 30'



--- BOUNDARY



Texas

Dixie

