

9-07-4180-61

Form 10-300  
(Rev. 5-72)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	Arkansas
COUNTY:	Chicot
FOR NPS USE ONLY	
ENTRY DATE:	

1. NAME

COMMON:  
Lakeport Plantation CH0007

AND/OR HISTORIC:  
Johnson Plantation

2. LOCATION

STREET AND NUMBER:  
Between Arkansas Highway #142 and Mississippi River Levee

CITY OR TOWN:  
About 3 miles southeast of Shives

CONGRESSIONAL DISTRICT:  
Fourth

STATE: Arkansas      CODE: 05      COUNTY: Chicot      CODE: 017

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> Comments <u>not in use</u> <u>at present</u> <u>time</u>

4. OWNER OF PROPERTY

OWNER'S NAME:  
Epstein Estate

STREET AND NUMBER:

CITY OR TOWN:  
Lake Village

STATE:  
Arkansas

CODE:  
05

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
Chicot County Courthouse

STREET AND NUMBER:

CITY OR TOWN:  
Lake Village

STATE:  
Arkansas

CODE:  
05

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

DATE OF SURVEY:       Federal     State     County     Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN:      STATE:      CODE:

SEE INSTRUCTIONS

STATE: COUNTY: ENTRY NUMBER: DATE: FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

SEE INSTRUCTIONS

The Lakeport Plantation remains as one of the finer antebellum plantations to be found in Arkansas. The main structure is of five bay two-storey frame construction measuring approximately sixty feet across and forty feet deep, not including the rear ell that contains the original double kitchens. A two-storey portico with triangular pediment gable and centered rose window dominates three of the five bays of the entry facade. A low pitched hip roof combines with the symmetrical fenestration and entry portico to complete the Classical temple form of the plantation structure.

The exterior is characterized by weathered clapboard siding, a wide, plain entablature with decorated, boxed cornice, and floor to ceiling windows on the entry facade and side porch. These windows measure approximately twelve feet in height with fifteen lights total. The remaining windows are twelve lights each.

The front entry is by a twelve foot high panelled door flanked by narrow sidelights. There are nine rooms on the main floor in addition to the large central hall and an adjacent but separate stair hall. The ceiling height for the main structure is approximately sixteen feet.

The interior woodwork is essentially plain. Most trim about the fenestration is plain with cornices over windows and doorways. Fireplaces are framed by pilasters with a plain frieze and simple mantel shelf. An exceptionally wide base moulding is noted. A significant feature is the elaborate plaster cornice moulding found in most downstairs rooms. The main front hall and the front parlor room have ornate ceiling medallions from which chandeliers once hung.

Upstairs are five bedrooms, a central hall and the separate stair hall. The ceiling height is approximately fourteen feet. All doors have overhead adjustable transoms which aid in circulation of air.

The rear ell is a one-storey edifice with gallery along one side. Therein is located the kitchen with its huge wood-burning fireplace and cast iron framing and oven. **Two** brick out buildings are located in the area adjacent to the rear kitchen and remain in excellent repair. The roofs do not appear to be original.

The Lakeport Plantation is, essentially, in a fair state of repair, though the exterior is rapidly deteriorating. No apparent alterations have been made to the original structure, though there is evidence to suggest that small window

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(Continuation Sheet)

STATE	
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7. Description (Lakeport Plantation - Page 2)

balconies on either side of the entry portico have been removed. Additionally a two-storey side porch no longer is intact.

The house and outbuildings combine to make Lakeport Plantation an excellent example of ante-bellum plantation architecture in Arkansas.

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Phi-	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	losophy	
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Science	
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape	<input type="checkbox"/> Sculpture	
<input type="checkbox"/> Art	Architecture	<input type="checkbox"/> Social/Human-	
<input type="checkbox"/> Commerce	<input type="checkbox"/> Literature	itarian	
<input type="checkbox"/> Communications	<input type="checkbox"/> Military	<input type="checkbox"/> Theater	
<input type="checkbox"/> Conservation	<input type="checkbox"/> Music	<input type="checkbox"/> Transportation	

STATEMENT OF SIGNIFICANCE

The Lakeport Plantation originated in the first half of the 19th century, and throughout that century was owned by a single family. The two-storey cypress frame house faces the Mississippi River in the southeast corner of Arkansas, and is probably the best example of an ante-bellum plantation house in the state. Built circa 1850, Lakeport Plantation is of classical design with an imposing two-storey portico centered on the entry facade. Two brick accessory buildings complement the main structure.

Chicot County tax records indicate that Joel Johnson, a native of Kentucky, was farming on the area now known as Lakeport Plantation in 1831. At that time the estimated value of his house was \$100.00, so it can be safely assumed that this was not the stately Greek Revival home now associated with the Johnson family.

During the next 35 years Joel Johnson's assets rose considerably as the quantity of his land holdings, slaves, and farm animals steadily increased. His taxable property in 1852 was valued at \$100,000.00, and the value had doubled by 1860. However, like most Southern plantation owners, Johnson lost a great deal during the Civil War. By 1867 the total value of his taxable property was estimated to be only \$28,000.00. The financial records of Joel Johnson's plantation typify those of many other Southern plantations during the middle third of the 19th century.

Following the Civil War, ownership of the property passed to Joel's son, Lycurgus Johnson. The plantation stayed with the Johnson family until the 1920's when Dr. Victor M. Johnson, son of Lycurgus Johnson, sold the property to Sam Epstein. Lakeport Plantation has since remained in the Epstein family, and as part of the Epstein Estate, is now managed by Epstein's grandson, Sam Angel. Having been owned by only two families throughout its long history has helped to preserve the integrity of the Johnson's plantation house and outbuildings. Though now unoccupied, the present owner

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(Continuation Sheet)

STATE	
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8. Significance (Continued - Page 2)

continues to maintain and preserve the good condition of this historic plantation house.

Lakeport Plantation is a fine example of Arkansas' ante-bellum plantation architecture. Its classical features and spacious dimensions exemplify the residential tastes of a wealthy Southern planter in the years before the Civil War.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Chicot County Tax Records, 1831-1867 (Microfilm)  
 Goodspeed Publishing Company. Biographical and Historical  
Memoir of Southern Arkansas. Chicago: Goodspeed  
 Publishing Company, 1890.  
 United States Census. Chicot County, Arkansas. 1850

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees	Minutes	Seconds
NW	° ' "	° ' "		33	15	24.1
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: five acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:  
 Anthony S. Riddle, Architect and Dianna S. Kirk, Historian

ORGANIZATION: Arkansas Historic Preservation Program DATE: 9-10-74

STREET AND NUMBER:  
Plaza West, Suite 1030 McKinley and Lee Streets

CITY OR TOWN: Little Rock STATE: Arkansas CODE: 05

2. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name

William E. Henderson

Title State Historic Preservation Officer

Date September 10, 1974

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the Register.

\_\_\_\_\_  
 Director, Office of Archeology and Historic Preservation

Date \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
 Keeper of The National Register

Date \_\_\_\_\_

SEE INSTRUCTIONS