NPS Form 10-900 OMB No. 1024-0018

1084

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.

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

1. Name of Property

Historic name: Hollandale Downtown Historic District

Other names/site number: _____

Name of related multiple property listing:

_____

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

2. Location

Street & number: Washington Street from East Ave westward to Morgan Ave.
Side streets of East Avenue and Morgan Ave

City or town: Hollandale State: MS County: Washington

Not For Publication: ☐ Vicinity: ☐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 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 at the following level(s) of significance:

___**national** ___**statewide** x ___**local**

Applicable National Register Criteria:

X **A** ___**B** ___**C** ___**D**

[signature]	Nov 25, 2013
Signature of certifying official/Title:	**Date**
_____	
State or Federal agency/bureau or Tribal Government	

Hollandale Downtown Historic District — Name of Property

Washington County, Mississippi — County and State

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**

4. National Park Service Certification

I hereby certify that this 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:) _____

for Edson H. Beall — 1.15.14

Signature of the Keeper — Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: [x]

Public – Local [x]

Public – State [ ]

Public – Federal [x]

Category of Property

(Check only **one** box.)

Building(s) [ ]

District [x]

[ ]

Site

Structure ☐

Object ☐

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

Contributing	Noncontributing	
14	4	buildings
		sites
		structures
		objects
14	4	Total

Number of contributing resources previously listed in the National Register NONE

6. Function or Use

Historic Functions
(Enter categories from instructions.)
COMMERCE/business
COMMERCE/professional
COMMERCE/financial institution
COMMERCE/specialty store
GOVERNMENT/post office

Current Functions
(Enter categories from instructions.)
COMMERCE/business
COMMERCE/professional
COMMERCE/financial institution
COMMERCE/specialty store
GOVERNMENT/post office
GOVERNMENT/school administration
GOVERNMENT/federal administration

VACANT/not in use

7. Description

Architectural Classification
(Enter categories from instructions.)
Vernacular Commercial

Materials: (enter categories from instructions.)
Principal exterior materials of the property:
Foundation: Brick, concrete.
Walls: Brick, weatherboard, plywood, stone
Roof: Asphalt, rolled rubber, ceramic tile.

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, and style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)
Summary Paragraph

The Hollandale Downtown Historic District consists of 18 buildings that are primarily located along Washington Street between East Avenue and Morgan Avenue. Hollandale is a community of approximately 3,000 people in the southern part of Washington County in the Mississippi Delta. The town is about 25 miles southeast of Greenville and 65 miles north of Vicksburg, the closest large cities. Starting out as a small rural community, the town grew into a regional commercial center when the railroad was built in 1882. The buildings represented in the district are almost exclusively commercial buildings, though some are now used for government and religious functions. Most are one- or two-story commercial buildings, most with simple vernacular facades, attached in contiguous blocks.

Narrative Description
The Hollandale Downtown Historic District contains the historic business district in Hollandale, a small community in the southern part of Washington County, Mississippi.

The topography is flat with little natural or planned landscaping. The streets are set in a grid pattern. The primary east-west street in the historic district is West Washington Avenue, which is also designated as Highway 12. The west boundary is Morgan Avenue while the east boundary is South East Avenue, which is also designated as Highway 12. In most cases, the primary facades of the buildings are at the front of the lot lines, closest to the street and fronting directly onto concrete sidewalks. Sidewalks flank the streets along with utility poles. There is on-street parking throughout the district. Signage is typically attached to the front of the building and is surface mounted. Awnings are common and are typically shed-style covered with canvas, although there are some metal and wood awnings as well. The district is commercial in nature. Most of the buildings are one or two stories, most with flat roofs. Almost all the buildings are brick or brick-veneered. There are only two vacant lots in the district. The most visible is at the northeast corner of Washington Street and Morgan Avenue. A large two-story building on the site burned in 2012.

Almost all of the buildings in the historic district are vernacular commercial forms. Some of the storefronts have been modified. The most common alterations include replacement of doors and windows. Architecturally distinctive buildings include the Bank of Hollandale building located at 101 W. Washington Avenue (Inv. 7, Photo 0002), built in 1902. The two-story brick building has a stepped parapet with a cast-stone capstone. Cast-stone signboards are flanked by decorative elements. The paired second floor windows are set in cast-stone surrounds with built-up hoods. The Holland Hayes Building at 111 W. Washington Street (Inv.10, Photo 0005) has a distinctive raised round-arched pediment with a round-arch sign board reading "1904." Below the pediment is a rectangular sign board that reads "Holland & Hays" which was a general merchandise store
.
The City Drug Store building at 100 W. Washington Street (Inv. 6, Photo 0003) is distinguished by the use of different colored brick forming quoins on the corners of the building and the brown brick window hoods on the second floor. Although noncontributing, the U.S. Post Office (Inv. 1, Photo 0008) at 121 S. East Avenue is a rare example of a modernistic building in the district.

The areas to the north and east of the proposed district are primarily residential. The railroad formerly ran parallel to Morgan Avenue to the west but the line is abandoned and the rails were removed. A small residential neighborhood and the Simmons High School (Hollandale's former segregated school for African Americans) are west of the former railroad. The land use quickly transitions to farmland west of the school. The area to the south of the district is largely composed of resources built after the period of significance. Although a historic cotton gin remains along the railroad, its site is not contiguous with the district.

The resources in the district vary from well-maintained to dilapidated. However, as a whole the district retains sufficient integrity for listing on the National Register of Historic Places.

Inventory of Resources

The inventory is arranged alphabetically by street name in ascending numerical order. Buildings are classified as "contributing" (C) or "non-contributing" (NC) to the historic character of the district. There are no resource previously listed on the National Register.

East Avenue, South

1. NC 121 East Avenue, South 1970 United States Post Office

One-story brick modern post office building with a flat roof over a narrow overhanging eave at the east façade. Five bay façade (D,W,W,W,W) facing east, with aluminum bays extending from the top of the façade to the bottom of the building. The entrance consists of a single-leaf door on the far left bay. The door is aluminum frame, plate glass with a narrow aluminum transom. Four identical aluminum frame plate glass windows are to the right of the door. At the top and bottom of the window bays is an aluminum frame solid metal panel. An identical panel also exists above the entrance door. To the left of the entrance door is a brick wall with five decorative horizontal bands created by inset brick courses. Affixed to this wall is metal lettering that reads "US Post Office/Hollandale Miss/38748". A similar but narrower wall exists on the far right of the façade. [Photo 0008]

2. C 107-119 East Avenue, South c. 1945

One-story traditional brick commercial building with flat roof and flat parapet. Building contains four storefronts divided by brick pilasters. The first storefront, from the south, facing east, contains five bays (W,D,W,W,W) with modern aluminum framed single-light plate glass windows and a full-light modern aluminum door. The second storefront from the south contains four bays (W,D,D,W). Both windows are wood single-light plate glass with a stone sill over a brick bulkhead. One door is wood paneled with a divided light on the top half and the other door is a modern solid wood door with a single light on the top half. The third storefront from the south is modern aluminum with five bays (W,W,D,W,W). Each window is full-length single-light plate glass and the door is a full-light with a narrow single-light transom. The northern-most storefront contains three bays (W,D,W) with modern aluminum single-light plate glass windows and a full-light aluminum door with a narrow single-light transom. These three bays make up the first half of the storefront and the second half is covered over with wood paneling. Each storefront in the building contains divided light full-width transoms. However every transom light is either boarded over or painted over. Each individual storefront also contains an exposed poured concrete sill. There is a canvas covered aluminum framed awning covering the length of the four storefronts.

Morgan Avenue, North

3. C 110-112 Morgan Avenue, North c.1909

One-story brick traditional commercial building, facing west, with flat roof and flat parapet. Consists of two storefronts, indicating two separate commercial spaces. Each storefront consists of three bays (W,W,D). The northernmost storefront contains a wood frame window consisting of two single-light plate glass windows divided by a thick aluminum muntin, above a brick bulkhead. Door is wood paneled and contains no lights. Above the storefront is a wood four-light divided transom. The southernmost storefront consists of two aluminum frame single-light plate glass windows above a brick bulkhead and a full-light modern aluminum door. A shed-style metal awning covers the full width of the building. Above the awning, there are two rectangular decorative brick panels with a small square stone accent piece in each corner.

Morgan Avenue, South

4. NC 104 Morgan Avenue, South c.1926

One-story painted brick traditional commercial building with flat roof and flat parapet. Façade has four bays (W-grouped, W-grouped, D-paired, W-grouped). The storefront bays have been altered and now contain modern aluminum windows and doors divided by a central painted brick pilaster. Windows are tall, narrow, single-light aluminum frame; doors are paired full-light aluminum frame. Above the storefront is a standing seam metal awning. There is also a seam metal coping along the parapet walls.

5. C 106 Morgan Avenue, South c.1930

One-story brick traditional commercial building with an asphalt shingle pyramidal roof. Two bays on the primary façade facing west, consisting of a single wood frame door opening, missing the door, and wood window opening with deteriorated wood sash. One wooden shutter remains to the left of the window opening. Above the storefront is a full-width arched corrugated metal canopy with an exposed metal frame. Exposed rafter tails are evident along the south roof eaves. Evidence of structural failure and roof failure at rear of the building.

Washington Street, West

6. C 100 Washington Street, West c. 1909 City Drugs Building

Two-story brick traditional commercial building, situated on corner, with a flat roof and flat parapet. The primary façade faces south and historically had two storefronts. The east storefront contains three bays (W,W,D) on the first floor. The west storefront is bricked in. A pent metal slat awning extends across the elevation. On the second floor are two large windows, covered with plywood, set in decorative brick surrounds. The same color brick is set at the corner forming quoins. The secondary façade, facing east, contains two bays (D,D) are separated by original cast iron pilasters and contain multi-light plate glass windows that are obscured by metal security screens. The second bay at the north end of the façade may have been the doorway to

the upstairs. The second story consisted of three bays, (W,W,W). The parapet has a centered stepped rise in the center of the parapet. The second-floor windows are covered over with wood. [Photo 0003]

7. C 101 Washington Street, West 1902 Bank of Hollandale Building

Two-story brick and stucco traditional commercial building with flat roof and raised parapet. Seven by three bays with primary façade facing north. (W.D.W.W.W.W.W.) Storefront contains aluminum frame windows and door separated by stuccoed pilasters. The storefront configuration is single-pane plate-glass window, single-leaf full-light door with single-pane transom, four identical single-pane glass windows. A cloth awning covering the seven bays. The second floor consist of 6 bays (W,W,W,W,W,W). Above those bays is a rectangular sign board "Bank of Hollandale" and above that is a rectangular pediment with a sign board "1902" on it. Over the length of the storefront there is a aluminum framed awning covered with canvas.
[Photo 0002]

8. C 105-109 Washington Street, West c.1926

One-story brick traditional commercial building with flat roof and flat parapet, slightly raised in the center. Building contains three storefronts, indicating three separate interior spaces. Below the parapet are evenly spaced diamond-shaped insets containing metal air gates. There are two insets above each storefront. The eastern-most storefront contains three bays (W,D,W). The center bay contains a recessed entrance with paired wood panel doors, no lights, and is flanked by aluminum framed single-light plate glass windows over brick bulkheads. Above the storefront is a wood frame nine-light divided transom. Some of the panes are covered with wood. The middle and western-most storefronts are completely covered over with wood but both appear to have a similar configuration with a central recessed entrance and transom above storefronts. Above the western-most storefront is a cantilevered metal awning covered with corrugated metal.
[Photo 0004]

9. C 106 – 110 Washington Street, West c.1926

One-story brick traditional commercial building with a flat roof and flat parapet. Façade features three storefronts, indicating three separate interior spaces. First storefront to the east features three bays (W,D,W) with a central recessed entrance flanked by large angled single-light plate glass windows over brick bulkheads. The entrance contains a full light wood door with a narrow transom, two wood frame plate-glass windows. Above the storefront there are a six-light divided transom and a metal awning. The middle storefront contains four bays (D,W,W,W) with a modern aluminum door and three identical single-light plate glass windows over a brick bulkhead. Above the storefront on the far right of the building contains four bays (D,W,W,D) with a modern aluminum full-light door, two single-light plate glass windows over a brick

bulkhead, and a boarded over door opening. A transom is evident above the storefront but it is now boarded over.

10. C 111 Washington Street, West 1904 Holland & Hays Building

Two-story brick traditional commercial building with a flat roof and raised parapet. Four bays at storefront (W,W/D-paired,W) divided by fluted metal pilasters. Four bays on second floor (W-covered, W-covered, W-covered, W-covered) divided by cast iron pilasters with decorative caps. Storefront consist of two modern aluminum doors in center, divided by a pilaster. To the left of the left door is a plate glass window angled toward the street with a larger plate glass window facing the street. The same configuration exists in reverse on the right side. All windows are aluminum frame over a tiled bulkhead. All bays on the second floor are covered with metal panels. Above the storefront is a cantilevered metal awning covered with corrugated sheet metal. Above the second floor bays is a raised round-arched pediment with a round-arched sign board reading "1904." Below the pediment is a rectangular sign board the reads "Holland & Hays." [Photo 0005]

11. C 112-114 Washington Street, West c.1909

One-story brick traditional commercial building with a flat roof and flat parapet. Façade is covered in masonry panels scored to appear as narrow brick units. Façade consists of two three-bay storefronts, each with a recessed entrance flanked by single-light plate glass windows over brick bulkheads. Each recess contains modern paired aluminum doors flanked by angled plate glass windows over brick bulkheads. Narrow stone coping along the parapet. There is a pent metal awning running the length of the three-bay storefronts.

12. NC 115 Washington Street, West c. 1955

Two-story brick traditional commercial building with flat roof and flat parapet. Storefront is covered with board and batten siding and upper portion of façade is covered with modern brick with no fenestration. Storefront has three bays (W,D,W) with paired full-light aluminum doors in the center, flanked by ¾ height sidelights and one aluminum frame single-light plate glass window on either side. Above the storefront is a wood pent awning that is covered with cedar shakes. Above the awning is applied plastic lettering that reads "NAPA AUTO PART".

13. C 116-118 Washington Street, West c.1909 Planters Bank Building

One-story brick traditional commercial building with a flat roof behind a raised parapet. Façade consist of two storefronts, indicating two spaces within. The upper façade features three shades of brick for decorative purposes. The west storefront is three bays (W,D-paired,W) and the east storefront is three bays (W,D,W) The west storefront contains paired wood doors with a single panel on the bottom one-third and a single light on the top two-thirds. On either side of the entrance is a wood frame single-light plate glass window on a stone sill over a brick bulkhead.

Flanking the entrance are two decorative cast iron pilasters. There is evidence of wood frame transoms above the entrance and the windows: however they are now covered over. The east storefront has been altered with the addition of modern brick and the bays are divided by brick pilasters. The door is centered in the storefront and is wood with a single panel on the lower one-third and a single light on the upper two-thirds. Flanking the door are single-light plate glass windows over modern brick bulkheads. Above the two storefronts is a pent metal awning that stretches the full width of the building. Above the awning, the facade is primarily blond brick with three inset panels of red brick and a darker red brick accent bands at the top of the parapet, which has two raised pilasters on end, a raised center portion, and stone cropping.
[Photo 0006]

14. C 117 Washington Street, West c. 1909

One-story brick traditional commercial building with a flat roof behind a flat parapet. Storefront is modern brick and upper portion of façade is covered in wood board and batten siding. Storefront has three bays (W,D,W) with a full-light aluminum door in the center and one aluminum frame single-light plate glass window on either side of the entrance. Windows are above brick bulkheads. Above the storefront is a pent wood awning covered with cedar shakes.

15. C 119-121 Washington Street, West c.1909

One-story brick with stucco traditional commercial building with a flat roof behind a flat parapet. The upper portion of the facade is stuccoed with the lower portion consisting of two modern storefronts, indicating two separate spaces within. Each storefront has three bays (W,D,W) consisting of paired aluminum frame, plate glass doors with a single-light plate glass transom and narrow sidelights. Flanking the entrance are two aluminum single-light plate glass windows over modern brick bulkheads. The bulkheads in the east storefront has narrow decorative units while the west storefront has beige standard bricks. Above the storefront is a cantilevered metal awning covered with corrugated sheet metal. There appears to be painted stone coping at the parapet.

16. C 120 Washington Street, West c. 1909

One-story stuccoed brick, painted, traditional commercial building with a flat roof behind a flat parapet. The stucco covers the entire façade and is scored to appear as individual masonry units. Three-bay storefront (W,D,W) with a central entrance. On either side of the entrance is one single-light aluminum frame, plate glass window. Above each window is a wood three-light divided transom. The door is a modern aluminum plate glass door with sidelights and a narrow transom . Above the aluminum transom is a larger wood transom with four divided lights. The sidelights and windows are over a modern brick bulkhead. Flanking the door are original decorative cast iron columns that extend to the top of the wood transom. Centered on the upper portion of the façade is a small, single rectangular opening with a recessed air grate. The top of the parapet has a single horizontal curvature.

17. NC 121 Washington Street, West 2008

One-story modern metal building with a flat roof and recessed porch. Concrete block foundation piers. Primary façade faces north and consists of five bays (W,W,D,W,W) situated toward the west half of the building. Windows are aluminum frame, single-light plate glass over metal panels and door is aluminum with full-light plate glass. Wood posts support the recessed porch and between the posts are simple wood rails. [Photo 0007]

18. C 124 Washington Street, West c. 1909

One-story painted brick traditional commercial building with flat roof behind a flat parapet that is slightly raised in the center. Brick pilasters separate three bays (W-grouped, D-paired, W-grouped) with a central entrance consisting of paired modern aluminum doors with full-light plate glass and a single-light plate glass transom. The entrance is flanked by brick pilasters and, on either side of the pilasters is a grouping of three aluminum frame plate glass windows, single-light, with a painted concrete sill over brick bulkheads. Painted stone coping along the parapet.

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.)

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

- [ ] 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 old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
Community Planning and Development
Commerce

Period of Significance
1902-1945

Significant Dates

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

_____

_____

_____

Architect/Builder

_____

_____

_____

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 Hollandale Downtown Historic District is locally significant under Criteria A for association with Commerce and Community Development and Planning. The period of significance is from 1902 to 1945.

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

Hollandale's small but urban-scaled downtown is significant as a highly intact and still functioning agricultural market town in the South Delta. Smaller whistle-stop communities typically did not have enough commercial density to build a downtown core, while larger cities such as Greenville had downtowns of many blocks with commercial activity separated from the industrial activities directly on the railroad. Hollandale's downtown, however, lies adjacent to the railroad and with a variety of commercial and industrial uses in its single-block length.

Hollandale, Mississippi is a small city located in southeast Washington County. Washington County is in the Mississippi-Yazoo Delta, a large alluvial plain formed by the Mississippi and Yazoo Rivers and their tributaries. There is evidence of human settlement in Washington County dating to at least 400 B.C. when the Tchula culture established farming communities.[1] Peoples associated with the Plaquemines culture established a settlement at Winterville, constructing a ceremonial mound complex between 1200 and 1400.[2] At the time of European contact, present day Washington County was occupied by the Choctaw. The Choctaws ceded territory including Washington County in the Treaty of Doak's Stand in 1820.

Washington County was organized by the Mississippi legislature on August 29, 1827. However, American settlement began as early as 1825 when Henry Johnson of Georgetown, Kentucky, settled on 3000 acres near Lake Washington.[3]

The area comprising present-day Hollandale was carved from a number of plantations established along Deer Creek. Stephen Barefield of Vicksburg established a plantation on the east side of Deer Creek, known as Barefield Colony. Gus Thomas owned land on the west bank and sold several hundred acres to Dr. Thomas Walter Holland of Canton, Mississippi. Holland

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[11] Bern Keating. *A History of Washington County.* (Greenville: Greenville Junior Auxiliary, 1976),15.
[2] Winterville Site. National Register of Historic Places nomination. August 17, 1973.
[3] James F. Brieger. *Hometown Mississippi,* 2nd edition. (James F. Brieger,1980), 515.

sold a right-of-way to the Yazoo & Mississippi Valley Railroad provided it name a town for him. The railroad constructed its line, opening a depot in 1882.[4]

With the arrival of the railroad, the new town of Hollandale grew steadily as an agricultural market center for southern Washington County. The Mississippi Legislature granted the town a charter in 1890. Will Aiken opened the first store in 1882 and by the early years of the 20th century, the commercial district was well established. The extent of the growth of the business district was well documented following a massive fire on January 31, 1904, which largely destroyed buildings on the north and south side of Washington Street, with the exception of the Bank of Hollandale (Inv. 7, Photo 0002) and the Russell Brothers building, both constructed of brick.[5]

A report in the *Hollandale Star* following the fire not only established the extent of the damage, it illustrated the nature and types of businesses operating in Hollandale in the early years of the 20th century. According the newspaper, "The losses will go up into the thousands of dollars and fall upon almost every resident of the city as follows:

McGhee, general mds., partial insurance
Golden and McAlpin Grocers, partial insurance (the Post Office was located in this building)
Rubenstein, dry goods
Tousinau, grocery and dry goods
Holland and Hays, general mds., Insurance $10,000
Collum Hotel and Livery Stable, Insurance $1,500
Tucker and Peters, general merchandise, insurance $2,000
Crouch Grocery
Masonic Lodge Building, $750
McAlpin Hotel, no insurance
Dr. Magruder's offices and fixtures, small insurance
Spivey and Magruder, druggists, $1,000 insurance
McCleary Livery Stable, no insurance
Bank of Hollandale, partially damaged
Russell Brothers Store, partially damaged."[6]

As devastating as a fire of that magnitude must have been, the Hollandale business community rapidly rebuilt. The first Sanborn Fire Insurance map for Hollandale was published in 1909, and at that time the block of W. Washington Street between Morgan Street and East Street was almost completely rebuilt. The only open lots were on the north side of the street at 110 and 111 W. Washington Street. The map also shows four businesses on Morgan Street north of the intersection with W. Washington Street—these no longer stand. The Bank of Hollandale (Inv. 7, Photo 0002) remained at its location on southwest corner of W. Washington and East Street. The

[4] Brieger, 518.
[5] Marcus S. Treadway, Jr. "Historical Background of Hollandale." Mississippi Departmant of Archives and History, Hollandale Subject File, p. 5
[6] Treadway, p. 6

1909 map also shows the two-story Russell Bros. building at the northwest corner with three storefronts on the ground floor. One was occupied by a barber, one by a pressing company and one was vacant. The upper floor housed "lodge rooms," probably referring to lodging rather than a fraternal organization. There was a two-story hotel building on the south side of the street that shared its first floor office with the post office. Other business establishments on the street included a meat market, a furniture store, a drug store, two groceries and six general merchandise stores.

The continued viability of the commercial core of Hollandale is illustrated on the 1926 Sanborn map for the city. The Bank of Hollandale (Inv. 7, Photo 0002) continued to anchor the district at the southwest corner of the intersection of W. Washington Street and East Street. The bank occupied the corner storefront with undefined stores in the two remaining ground floor storefronts. The two-story building across the street at the northeast corner appears to be a different building from the one at that site on the 1909 map. It has a larger footprint with a single storefront and a large storage room to the north. The two lots immediately to the east that were vacant in 1909 have been built out with three storefronts: one was occupied by the post office, one by an unidentified store and the third by a drugstore. The two one-story buildings at 108 and 109 have been replaced with a single one-story building with two storefronts. The two-story store at the northwest corner of W. Washington Street and Morgan Street was probably replaced by a new building with two storefronts. The most significant change on the south side of the street was at 126, 127 and 128. In 1909 the two-story Collum Hotel was on this site. However, in 1926, there was a one-story building with three storefronts: two stores and an office. The buildings facing Morgan Street are unchanged from the 1909 map. The 1926 Sanborn map identifies two banks, three drugstores, one garage, one automobile sales business and eighteen unidentified stores. No properties on W. Washington Street or on Morgan Street were listed as vacant.

The Mississippi River Flood of 1927 plunged the local business community into stress. But like other small towns in the Mississippi Delta that were flooded, Hollandale was able to bounce back and repair its damaged infrastructure.

The final Sanborn map for Hollandale is a 1945 update to the 1926 map. The buildings along W. Washington Street are largely unchanged. However, there was some new construction along Morgan Street. The post office moved once again to an existing building. Several smaller buildings were replaced by a movie theater with a balcony. The town hall occupied a commercial building immediately north of the theater. The 1945 map identified fewer specific uses for the buildings but did show one bank, two restaurants, a printing office, a movie theater and twenty-four stores. There were no vacancies listed.

A promotional brochure produced by the Washington County Chamber of Commerce in September 1941 called Hollandale " a very enterprising little city…surrounded by rich cotton

producing area." The brochure identified its principal industries as a cotton seed oil mill, a grain elevator, a wholesale grocery and an alfalfa mill.[7]

There are four other historic districts in Washington County. The Greenville Commercial District, (NR, 1997, Boundary Increase NR , 2012) covers a much larger area and contains many more resources than the Hollandale district. The Greenville district includes the commercial and governmental core of a moderately large regional city and is more urban in character than Hollandale. The Leland Historic District (NR, 2004) includes a small local commercial core but also includes a large number of residential resources and reflects the broader history of the settlement and development of a small Delta community. Both the Greenville and Leland districts exhibit a greater variety of architectural styles locally popular during their periods of significance. The Washington Street-Main Street Historic District (NR, 1984) and the Gamwyn Park Historic District (NR, 2004), both in Greenville, are primarily residential in character.

The commercial core of Hollandale was well-established by 1945. In the decades following World War II, the economy of the Mississippi Delta changed rapidly. The sharecropper system gave way to greater dependence on wage labor. Many former agricultural workers were displaced, moving into the larger towns including Greenville and Clarksdale. Smaller local commercial centers, like Hollandale, gave way to larger regional shopping areas, often found along suburban commercial strips. The Hollandale Downtown Historic District remains a visual reminder of a more dispersed population that relied on local small-town merchants for its commercial needs.

9. Major Bibliographical References

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

Brieger, James F. *Hometown, Mississippi,* 2nd Edition, James Fr. Brieger, 1980.

Keating, Bern. *A History of Washington County.* Greenville: Greenville Junior Auxillary, 1976.

Treadway, Marcus S., Jr. "Historical Background of Hollandale." Mississippi Department of Archives and History. Hollandale Subject File.

Washington County Chamber of Commerce. "Washington County Cities: Greenville, Leland, Hollandale Arcola." September 1941. Mississippi Department of Archives and History.

Winterville Site. National Register of Historic Places nomination, August 17, 1973.

[7] "Washington County Cities, Greenville, Leland, Hollandale, Arcola." Washington County Chamber of Commerce, September 1941. Mississippi Department of Archives and History, 972.242W27w.

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:

_x___ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
__ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property ___3.75_____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than:_____
(Enter coordinates to 6 decimal places)

1. Latitude: Longitude:
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

SEE CONTINUATION SHEET

Or
UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

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

The Hollandale Downtown Historic District include the buildings in the 100 block of W. Washington Street between East Avenue South and Morgan Street. Additional buildings facing west on Morgan Street south of W. North Street and north of W. South Street are included in the district. The buildings facing east on East Avenue South south of Washington Street and north of the United States Post Office, including the post office, are included in the district. The district includes the area shown on the attached sketch map.

Boundary Justification (Explain why the boundaries were selected.)

These boundaries represent the existing downtown business district in Hollandale MS

11. Form Prepared By

name/title: Wallace W. Morse
organization: Joint Greenville Washington County Historic Preservation Commission
street & number: 1581 West Pear Lane C
City or town: Greenville state: MS zip code: 38703
e-mail walleymorse@att.net
telephone: 662-334-9560
date: April 1, 2013

Additional text by William M. Gatlin, Architectural Historian, Mississippi Department of Archives and History.

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 1600x1200 pixels (minimum), 3000x2000 preferred, 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: Downtown Hollandale Mississippi Historic Business District

City or Vicinity: Hollandale

County: Washington State: Mississippi

For photos 0001-0008

Photographer: Wallace W. Morse

Date Photographed: April 2013

For photos 0009-0010

Photographer: William M. Gatlin, MDAH

Date Photographed: October 7, 2013

Description of Photograph(s) and number, include description of view indicating direction of camera:

0001 100 block W. Washington Street
Camera facing west

0002 101 W. Washington Street, Bank of Hollandale
Camera facing southwest

0003 100 W. Washington Street
Camera facing northwest

0004 105-109 W. Washington Street
Camera facing south

0005 111 W. Washington Street, Holland & Hays Building
Camera facing south

0006 116-118 W. Washington Street, Torrey Woods Building
Camera facing north

0007 121 W. Washington Street, Hot Tamale Heaven
Camera facing south

0008 121 East Avenue South, United States Post Office
Camera facing west

0009 North side of 100 block of W. Washington Street
Camera facing northeast

0010 South side of 100 block of W. Washington Street
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.

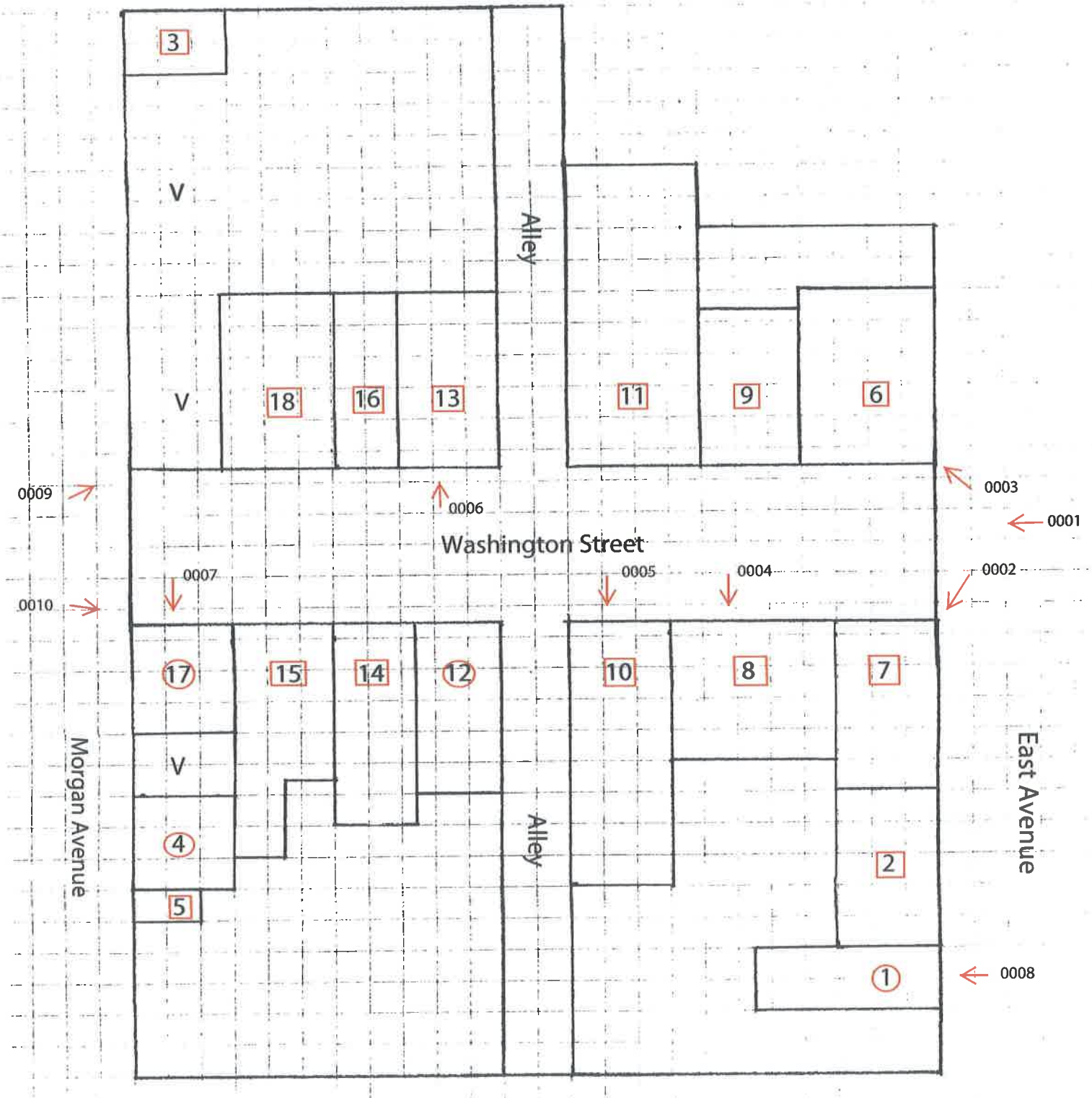
Latitude/Longitude Coordinates

(Follow similar guidelines for entering these coordinates as for entering UTM references described on page 55, *How to Complete the National Register Registration Form*. For properties less than 10 acres, enter the lat/long coordinates for a point corresponding to the center of the property. For properties of 10 or more acres, enter three or more points that correspond to the vertices of a polygon drawn on the map. The polygon should approximately encompass the area to be registered. Add additional points below, if necessary.)

Datum: WG 84

A. Latitude:	33.171667	Longitude:	-90.859167
B. Latitude:	33.175833	Longitude:	-90.854167
C. Latitude:	33.191389	Longitude:	-90.874722
D. Latitude:	33.173333	Longitude:	-90.865556

Point A
Point B
Hollandale, MS 38748, USA
Point C
Point D



Hollandale Downtown Historic District, Washington County, MS
Contributing Property #
Non-contributing Property #
Vacant Lot V

Approx. 3.75 Acres

1/4"=15'

N

CITY
Drugs
STOP

A.D. 1902
BANK OF HOLLANDALE
ONE HOUR PARKING

CITY DRUG STORE
CITY
Drugs
PEPSI-COLA

1904
HOLLAND & HAYS
AVAILABLE
NOW

Loan

Flot Tamale Heaven
HOLLANDALE

US POST OFFICE
HOLLANDALE MISS
38748

STOP