

276



National Register of Historic Places Registration Form

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

1. Name of Property

Historic name Downtown Tupelo Historic District

Other names/site number _____

Name of related multiple property listing N/A

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

. Location

Street & Number: Roughly bounded by lots facing south on Jefferson between Madison and 220 North Front; south along the Kansas City Southern track turning east on the north (see Continuation Sheet)

City or town: Tupelo State: MS County: 081

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
 national statewide local

Applicable National Register Criteria: A B C D

Signature of certifying official/Title: _____ Date _____
State Historic Preservation Officer, Mississippi Department of Archives and History
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.
Signature of Commenting Official: [Signature] Date 3-24-2014
Title: _____ State of Federal agency/bureau or Tribal Government

Downtown Tupelo Historic District
 Name of Property

Lee, Mississippi
 County and State

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: _____)

Joe Edward H. Beall
 Signature of the Keeper

6-2-14
 Date of Action

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	
98	83	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
98	83	Total

Number of contributing resources previously listed in the National Register 5

Downtown Tupelo Historic District
 Name of Property

Lee, Mississippi
 County and State

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

DOMESTIC/Hotel

COMMERCE/TRADE/Financial Institution

COMMERCE/TRADE/Specialty Store

COMMERCE/TRADE/Department Store

COMMERCE/TRADE/Business

COMMERCE/TRADE/Financial Institution

See Continuation Sheet

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

COMMERCE/TRADE/Business

COMMERCE/TRADE/Financial Institution

COMMERCE/TRADE/Specialty Store

COMMERCE/TRADE/Business

COMMERCE/TRADE/Restaurant

COMMERCE/TRADE/Business

See Continuation Sheet

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Italianate/Queen Anne/Neo-Gothic, Folk Victorian

LATE 19TH AND 20 C. REVIVALS/ Beaux Arts/ Colonial Revival/Classical Revival/Tudor Revival/

LATE 19TH AND Early 20TH CENTURY AMERICAN MOVEMENTS/Prairie School/Commercial Style/Bungalow/Craftsman

MODERN MOVEMENT/Art Moderne/Modernistic

Materials: (enter categories from instructions.)

Principal exterior materials of the property: (See Continuation Sheet)

Summary Paragraph

The Downtown Tupelo Historic District (hereafter "District") is a cohesive collection of late 19th to mid-20th century commercial, residential, governmental and religious buildings comprising the central business district in Tupelo, Lee County, Mississippi. The District encompasses approximately 9.18 acres (about 1.4 square miles), and includes 186 buildings and structures in an area roughly bounded on the east by the Kansas City Southern rail line, on the north by the late 19th and early 20th century residential West Broadway HD, on the south by the industrial Mill Village HD, and on the west by Madison Avenue. There are 98 new contributing resources and 83 non-contributing resources within the district, and five properties previously individually listed in the National Register to the current district: including the First United Methodist Church (NR 3/15/1990); the Lee County Courthouse (NR 4/4/1992); the Peoples Bank & Trust Company (NR 8/24/1978); the R.C. Clark House (NR 11/4/2010) and the R. F. Goodlett House (NR 4/30/1992).

Narrative Description

The District's blocks are laid out in a varying grid pattern and the terrain in the District is level in the southern section and elevates to the north. The primary arterial streets in the District are North and South Broadway, East and West Jefferson, East and West Main Street and North and South Spring. On-street parking is allowed on all of the streets in the district except Church Street which only allows residents to park and general parking on Sunday only. Main Street (State Highway 6) is a four-lane segment of US 278 with parallel parking on both sides of the street in the District. Spring Street is one-way going north from Troy Street to West Jefferson Street with pull-in angle parking. Broadway is one-way south from Jefferson Street and has pull-in angle parking.

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

The secondary streets are North and South Church, Clark, Court, North and South Front, North and South Madison, Magazine, and Troy Streets. Court Street immediately north of West Main Street and Troy Street one-block south of West Main Street are three blocks long extending from Front to Green Streets. Front Street is four-lane lanes wide with pull-in parking on the west and parallel parking on the east. South Front Street dead-ends into Clark Street and South Madison Street dead-ends into Magazine Street.

The pre-World War II commercial buildings abut the sidewalk; most of the newer commercial buildings tend to have off-street parking in the front of the buildings. The residential properties have deeper setbacks and landscaped yards. Old growth trees are found on the upper portion of North Broadway and in some residential lots on Jefferson. Newer street plantings are found on West Main Street and adjacent streets that are commercial in nature.

The buildings and structures are a significant local concentration of attached and detached commercial, residential, industrial buildings and churches which encompass interrelated activities during the years 1890-1964. The District's historic resources include one-to-three-story brick or frame commercial buildings with first-floor storefronts and upper-story office or residential uses; single and multi-family residences used for commercial and residential use; religious buildings, and recreational buildings. The buildings are in fair to good condition, display a variety of roofs types and materials, and are clad in brick veneer, stone, weatherboard, cast concrete, and synthetic siding with a variety of local and national applied architectural styles ranging from Italianate to Commercial Modern.

Governmental resources include the Lee County Courthouse (#6, Photograph 7), the Lee County Justice Center (#58, Photograph 2, far right), the Former Tupelo City Hall (#5, Photograph 6), Tupelo Fire Station #1 (#57, Photograph 2, right), Tupelo Police Department (#45), Tupelo Water & Light (#43), Tupelo Municipal Court (#41), Lee County Library (#80, Photograph 16, right), the former US Post Office (#123, Photograph 33) and the current Federal Building and US Post Office (#133, Photograph 37). Religious properties include First Methodist Church (#130), First Baptist Church (#30, Photograph 13, right), First Presbyterian Church (#64, Photograph 11) and Calvary Baptist Church (#134, Photograph 36) as well as parsonages, education buildings and associated structures.

Banking resources include the Renasant Bank Building (#44), the former 1st National Bank of Tupelo Building (#110), the former Bank of Tupelo Building (#112, Photograph 30), the former Peoples Bank and Trust Company (#119, Photograph 31), Region's Bank (#128), the former 1st American National Bank (#132), Bancorp South Building (#154, Photograph 26), Renasant Bank (#159, Photograph 26) as well as ancillary properties.

Residential resources include the McCarty House (#137) and the R. C. Clark House (#27); multi-family dwellings include 319 Jefferson (#61, Photograph 8), Dillard's Apartments (#68, Photograph 15), and the Old Middleton Apartments (#70, Photograph 17).

Most of the single-family and many multi-family resources have been converted to commercial uses including the W.E. Pegues Funeral Home (#67), Bristow House Appraiser's Office (#59), the R.F. Goodlett House Event Space (#8), the Rankin House Restaurant and Gifts (#134) and the former Jeff Davis Hotel (#150). The former Kenilworth Apartments ((#74) and the former Christina Apartments (#211) are adaptively reused as offices; single-family residences at 542 Jefferson (#69), 212 Madison (#78) and 214 Madison (#79) are now attorney's offices; 314 South Church (#32) is a non-profit office and the fourplex at 411 Magazine Street (#86) has been converted to a condominium.

Where buildings have been demolished, open spaces or parking areas have often taken their place and in some instances modern buildings have been erected which reflect the ongoing economic vitality of the district. While individual buildings may be altered, the district as a whole retains integrity of design, location, workmanship, setting, feeling, association, and materials.

In summation, the Downtown Tupelo Historic District is a collection of largely intact buildings that illustrates the history of the Central Business District, adapting to changing times and needs. The area's physical development, propelled by its status as a thriving county seat, shaped the district into a clearly definable geographic area that is readily distinguishable from surrounding properties.

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

INVENTORY

In the following inventory buildings in the historic district are listed as contributing if they were built within the period of significance, retain integrity, and add to the historic sense of time and place of the district. Noncontributing buildings were built within the last 50 years or are historic buildings that have been altered to a degree that has destroyed their historic integrity. Buildings in the following inventory are listed alphabetically by street name and numbered in ascending order.

List of properties previously listed on the National Register and are contributing resources in the current district.

First United Methodist Church (NR 3/15/1990)-412 W. Main Street
Lee County Courthouse (NR 4/4/1992)-200 N. Broadway
Peoples Bank & Trust Company (NR 8/24/1978)-211 W. Main Street
R.C. Clark House (NR 11/4/2010)-215 N. Church Street
R. F. Goodlett House (NR 4/30/1992)-219 N. Broadway

Broadway Street, North

1. 108 Broadway Street, North, ca. 1905 Noncontributing
One-story, frame with brick veneer, flat rolled roof, one-part commercial block with Colonial Revival influences. Cantilevered mansard roof with standing seam metal cladding and wood canopy with solid wood brackets overhangs four storefront bays. Right entrance has 1-light, 1-panel wood door with multi-light sidelights. Left entrance has a 15-light wood door and fixed, 15-light door. In the center, there are two pairs of fixed multi-light windows. All bays have multi-light fanlight transom. Entire façade altered ca.1985.
2. 112 Broadway Street, North, ca. 1910 Contributing
Two-story, frame with brick veneer, flat rolled roof, two-part commercial block with Colonial Revival influences. The six-bay storefront has engaged wood piers separating bays and 6-panel wood entries, fixed multi-light vinyl display window and 8-light sidelight. Molded wood belt course over ground floor, second floor has three bays with 1/1 double-hung sash wood windows with decorative shutters. Parapet wall has cast concrete coping and dentilated wood cornice. Windows altered ca. 2000.
3. 114 Broadway Street, North, ca. 1899 Contributing
One-story, masonry with brick veneer, one-part commercial block with a flat rolled roof on southeast corner of Court Street. Three-bay storefront has two, single-light display vinyl windows and 1-light, 2-panel wood door. Wood canopy cantilevered roof with pendulums and replacement stand-up seam metal roofing. Parapet has metal coping and a brick nameplate. Vertically stacked brick veneer gives appearance of piers on corners of façade. Windows altered ca. 1980.
4. 115 Broadway Street, North, ca. 1900 Noncontributing
Two-story, masonry with brick veneer, flat rolled roof two-part commercial block with Classical Revival styling. Three bays on ground floor include offset entry with 1-panel wood door, and 1/1 wood single and paired windows on ground floor. Three bays with single and paired single light wood windows on second floor. Cantilevered pent porch is clad in standing seam metal. Façade altered c. 1995 with EIFS door surround foundation and sills, lintels, and molded cornice.
5. 117 Broadway Street, North (former Tupelo City Hall), 1910 Contributing
Two-story, masonry with brick veneer, flat rolled roof building in Classical Revival style. Three bays on ground floor include two, fixed 1-light vinyl windows with cast concrete sills and lintels. Center entrance has paired, 4-light and 1-panel wood doors, with 2-light, half sidelights and multi-light, fan-shaped transom. Porch is one-bay portico with Doric wood columns, full pediment and pent with asphalt shingled gable roof. Three-part façade is divided by engaged brick piers topped with Corinthian capitals. Second floor bays are a pair of centered, fixed single-light vinyl windows flanked by fixed single-light vinyl windows. All windows have concrete sills and soldier course lintels. Parapet wall has cast peaked cornice with lintels and cast concrete coping. Designed by R.J. Goodlett, builders were Leake & Goodlett. Windows altered ca. 1990
6. 200 Broadway Street, North (Lee County Court House), 1904 Previously Listed.
Two-story, frame with coursed, ashlar-cut stone cladding, hipped metal roof courthouse in Classical Revival style, sited on entire city block with public green space. Five-part, 12-bay west facade features a central bay consisting of square Ionic pilasters and columns in antis between massive piers. The recessed entrance has paired metal and glass single light doors and a frontispiece which includes an entablature with a dentilated frieze and cornice trim and a pediment decorated with swag. It has double-hung

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

sash wood windows with 4/1 or 1/1 lights. The second floor has nine bays of 1/1 double-hung sash wood windows with copper spandrel panels. Building crowned by an octagonal cupola has an encircled entablature accented with dentils and modillions. The cupola has paired Doric columns interspaced with rectangular wood vents and windows with pilasters supporting pediments; the cupola is adorned by an entablature, swags, and circular clocks with Roman numerals. The wood and molded copper dome has 4 columns supporting a domical copper roof. Designer, Patrick Henry Weathers of Jackson, Miss.; contractors, Leake & Goodlett of Tupelo. Alterations include ca. 1966 installation of paired aluminum and metal and glass doors, architect, Robert B. McKnight; and ca. 1977 handicap ramp on the Broadway entrance. This building was individually listed in the National Register in 1992 for its Classical Revival architectural style.

7. 201 Broadway Street, North (Lyric Theatre), 1912 Contributing
Two-story, masonry construction with stucco and EIFS, flat rolled roof theater with Art Moderne styling on northwest corner of Broadway and Court Streets. Ground floor has three bays including a pair of aluminum, single pane octagonal windows and an entry with two sets of paired wood doors with semi-circular lights and decorative aluminum door pulls. Cantilevered box office has 3-part single-light fixed glass windows with an aluminum surround. Foyer has polychrome ceramic tile on floor and Carrera glass wall cladding. Irregular-shaped marquee has exterior neon tubes, concrete letters outlined in neon and backlit sign railing. Second floor has six bays with multi-light metal casement windows with three part transoms. Parapet wall has rectangular metal vents and a peaked parapet wall. Building was remodeled ca. 1935; altered ca. 1985 with EIFS wall covering on façade and south elevation.

8. 219 Broadway Street, North (R.F. Goodlett House), 1907, remodeled 1919 Previously Listed
Two-story, frame with brick veneer, wood shingle roof gable house in Tudor Revival styling on southwest corner of Broadway and Jefferson Streets. Three-bay façade has projecting gabled bays with multi-light, tripartite double hung sash windows. Recessed center entry has wood, 6-panel door, replacement single-light sidelights and cast limestone segmental surround with cast stone panels above. Limestone belt courses and soldier course lintels over ground floor windows. Decorative polychrome brick separates the two stories. Second floor bays are three sets of triple multi-light double hung sash. Stucco and half-timber gable decorations. Tile patio has cast concrete turned balusters and brick pier balustrade. The south end of the façade has a one-story gabled section with an interior chimney. Rear elevation porte-cochere has piers connected by limestone surround and peaked brick parapet wall. Designers for the remodeling were Mahan and Broadwell, Memphis, TN. This building was individually listed in the National Register in 1992 for its Tudor architectural style.

8b. Outbuilding: Storeroom/garage ca. 1907, remodeled 1919 Contributing
One-story, frame with brick veneer, gable roof with wood shingles. Three bays include arched, 6-panel wood door, and banked multi-light wood windows.

9. 301 Broadway Street, North, ca.1975 Noncontributing
One-story, brick veneer, flat rolled roof commercial building with Colonial Revival influences. Ten-bay façade; multiple entrances have 6-panel wood doors. Windows are metal, 6/6 lights with decorative shutters. Porch is cantilevered pent roof with asphalt shingles.

Broadway Street, South

10. 108 Broadway Street South, ca.1910 Contributing
One-story, brick veneer, one-part commercial block with a flat rolled roof, plain parapet wall with soldier course cornice and cast concrete coping and single rectangular metal attic vent. Three bays include 5-part wood and metal storefront with paired, single-light, 2-panel entry doors and two fixed single-light wood display windows. Storefront restored ca. 1990.

11. 109 Broadway Street, South, ca. 1910 Noncontributing
Two-story, masonry construction and EIFS cladding, flat rolled roof, two-part commercial block Incised one-bay with metal and glass, paired single-light doors with full, single-light sidelights and transom. . Quoin pattern surround on façade. Alteration ca.1995 with EIFS applied to façade.

12. 110 Broadway Street, South, ca.1910 Contributing
One-story, frame with brick veneer, one-part commercial block with flat rolled roof. Three bays with 15-light wood door and two 1/1, double-hung sash wood windows. Standing seam metal shed roof porch is cantilevered. Parapet has soldier course cornice, rectangular attic vent and metal coping. Altered ca. 1950.

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

13. 112 Broadway Street, South, ca.1910 Noncontributing
One-story, frame construction with EIFS cladding, flat rolled roof, one-part commercial block. Three-bay façade has 1/1 double-hung sash vinyl windows with lintels. Incised entrance has a single-light, glass and metal door. Parapet wall has metal coping with centered rectangular metal attic vent. Altered ca. 1980 with EIFS.
14. 114 Broadway Street, South, ca.1923 Contributing
One-story, frame construction and brick veneer, flat rolled roof, one-part commercial block on northwest corner of Troy Street. Three bays include two, 1-light vinyl display windows and incised canted entry with 1-light glass and wood door and transom. Stepped parapet has diamond-shaped brick insets, brick signboard, and cast concrete coping. Storefront surround is brick with stucco. Windows altered ca. 1995.
15. 204-206 Broadway, South, ca.1925 Noncontributing
Two-story, masonry with brick veneer, two-part commercial block with flat rolled roof. Four-bay storefront has 12-light fixed metal windows with multi-light transom, incised 1-light metal door with 1-light transom, and exterior stairway to second floor has 1-light paneled wood door. Corbelled cornice and brick coping. Store front altered ca. 1970.
16. 216 Broadway, South, (Coca-Cola Bottling Works), 1924 Noncontributing
Two-story, frame construction with brick veneer industrial building with flat rolled roof. Two bays on ground floor with three-part metal storefront, paired metal and 1-light doors, 2-part full sidelights, and 3-part, 1-light transom. Parapet has cast concrete cornice and sign plate with blue and white terra cotta tiles spelling COCA-COLA BOTTLING WORKS. Second floor windows are 2-part metal with fixed lights. Altered ca. 1980 including replacement windows and doors and teller drive-thru added to north elevation.
17. 302-306 Broadway Street, South, ca.1950 Contributing
One-story, frame with brick veneer and flat rolled roof commercial building on southwest corner of Magazine Street. Four bays include paired, and single, 1-light display windows. Entrances are single light wood doors except for south bay which has 1-light metal door and two, fixed, 1-light display windows. Altered ca. 1970 with replacement windows and doors and metal pent roof on all sides.
18. 305 Broadway Street, South, ca.1905 Contributing
One-story, frame with brick veneer, flat rolled roof, one-part commercial block on southeast corner of Magazine and Broadway Streets. Four bays with paired, fixed light, paired and banked metal windows and canted entrance with 1-light metal and glass door and full sidelights. Plain parapet wall with tile coping. Storefront altered 2013.
19. 308 S. Broadway, South, ca.1915 Noncontributing
One-story, metal construction with brick veneer, modern broad-front commercial block with flat rolled roof. Five bays with single-light, vinyl display windows, a metal frame, 1-light entry, and boarded continuous transom. Peaked parapet wall with concrete coping. Overhead metal door on south end of façade. Altered ca. 1970 with storefront replacement.
20. 316 Broadway, South, built ca.1980 Noncontributing
One-story, concrete block with standing seam metal roof mini-storage building. Multiple bays on side elevations with metal roll-up entries.
21. 317 Broadway, South, built ca.1955 Noncontributing.
One-story, frame with brick veneer commercial building with flat rolled roof. Two-bay storefront has glass and aluminum frame 1-light entry and metal paneled overhead entry. Plain parapet wall with replacement metal coping.
22. 319 Broadway, South, built ca.1945 Contributing.
One-story, brick veneer commercial building with flat rolled roof. Plain parapet with tile coping. One-bay storefront has single-light paired entries with aluminum surrounds and 2-part stationary light metal display window that was altered ca. 1955.

Church Street, North

23. 115 Church Street, North, ca.1945 Contributing
Two-story, frame with brick veneer, asphalt shingle gable roof house in Craftsman styling. Three bays include triple, double, and

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

single 6/6, double-hung sash windows and Craftsman 6-light, 1-panel wood door. Add-on, asphalt-shingle gable roof porch has brick piers, stucco and wood gable decorations and wrought iron balustrade. Ca. 1950 alterations include side additions on front and south side rear, and two story addition on rear.

23 b. Outbuilding: Garage, ca. 1925 Contributing

One story, one-bay, weatherboard siding and rafter tails.

24. 201 Church Street, North, ca.1900 Contributing

Two-story, frame with weatherboard, asphalt shingle gable roof with sawn rafter tails in Folk Victorian styling, altered with rear addition ca. 1960. Three bays, wood windows are 1/1 double-hung sash. Entrance has original wood door with single-light, transom, and ¼ sidelights, all with decorative stained glass. Add-on, asphalt shingle shed roof porch is enclosed with square wood columns. Decorative vinyl shutters. Rear addition c. 1960.

24 b. Outbuilding: Shed, ca. 1960 Noncontributing

One story, two-bay, gable roof with asphalt shingles.

25. 207 Church Street, North, ca. 1885 Noncontributing

One-story, frame with weatherboard, asphalt shingle plain projecting gable and hip roof cottage in Folk Victorian styling. Three bays with paired and single 6/1 double-hung sash wood windows. Entry and sidelights obscured by wrought iron door with multi-light transom. Partially enclosed, asphalt shingle shed roof porch has brick piers supporting wrought iron or fiberglass box battered columns and a turned post wood balustrade on cornice. Box eaves and a gable dormer with triangular wood vent. Altered ca. 1925, 1930 and 1970.

25 b. Shed, ca. 1940. Noncontributing

One story, one-bay, gable asphalt shingle roof and weatherboard siding

26. 208 Church Street, North, ca. 1950 Contributing

Two-story frame with brick veneer, asphalt shingle side gable cottage in Colonial Revival styling. Five bays are single 6/6 double-hung sash wood windows with bossed spandrel panels and wood decorative shutters. Off-center entrance has a 6-panel wood door with multi-light transom. Concrete stoop has wrought iron railing. Attached side garage has asphalt single side-gable roof, arched opening with metal replacement door and multi-light French doors.

26 b. Outbuilding: Shed, ca. 1970 Noncontributing

One story, three-bay, hip and gable roof and frame in wood siding and 6/1 windows.

27. 215 Church Street, North (R.C. Clark House), ca.1910 Previously Listed

One-and-a-half story, frame with weatherboard, asphalt shingle hip roof house with Colonial Revival and Craftsman styling. Three bays include triple and single, 1/1 double-hung sash wood windows and center entry with single-light wood door with single-light transom and 1/1 double hung sash, ¼ length sidelights. The asphalt shingle hip roof porch has double and triple Tuscan wood columns on brick piers. Hip roof dormer had triple, 1/1 double hung sash, multi-light over one windows and shingle siding. Boxed soffits and wood water course over basket weave brick foundation. This building was individually listed in the National Register in 2010 for its Eclectic architectural style.

28. 219 Church Street, North, ca. 1905 Contributing

One-story, frame with weatherboard, asphalt shingle hip roof cottage in Colonial Revival styling. Five bays with single, 1/1 double-hung sash wood windows and center entry with single-light beveled glass wood door, ¼ sidelights with clear leaded glass over single-light windows and leaded glass transom. Porch is asphalt shingle gable and hip with pediment and dentilated frieze. Porch columns are rectangular posts with slightly larger bottoms that form the corners of the turned post balustrade. Hip roof dormer has paired, diamond shaped lights over single-light windows. Gable has double-hung sash with diamond lights over single light and weatherboard cladding. Altered ca. 1960 with rear additions.

29. 220 Church Street, North, ca. 1920 Contributing

Two-story, frame with stucco, asphalt shingle side gable house in Colonial Revival styling. Five-bay façade has 6/1, double-hung sash wood windows with original shutters. Center entrance has 6-panel wood door with fan-shaped transom and ¼ sidelights with decorative clear leaded glass. Porch is a semi-circular portico, supported by Ionic columns with volutes and dentilated frieze, and turned balustrade on roof with boxed columns supporting decorative concrete urns. Second floor has five bays with a Palladian window with multi-light transom and sidelights over entrance and 6/1, double-hung sash wood windows with original

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

shutters. Three dormers have 4/4 double-hung sash windows, stucco cladding, turned plinths, and semi-circular transoms.

30. 300 Church Street, North (First Baptist Church), 1952 Contributing
Two-story, frame construction scratched brick veneer, asphalt shingle hip roof with plain cement-topped parapet, temple-front church in Colonial Revival styling, on northwest corner of Jefferson Street. Three-bay façade has paired, 1/1 double-hung sash wood windows with round arch detail in bricks set above second-level paired windows. Three, fixed, 4-part arched, stained glass wood windows and two, side-facing, paired, 6-part Colonial Revival doors with broken pediment surrounds are under incised portico. Sanctuary portico supported by four, two-story Corinthian columns in antis. Dentilated molding on pediment. Cement water table above first level. Side and rear additions added ca. 1964 and 1984.

Church Street, South

31. 302-304 Church Street, South, ca. 1895 Noncontributing
Two-story, frame with vinyl siding, asphalt shingle, hip-roof house in Colonial Revival styling. Three-bay with single, 9/6 double-hung sash with vinyl windows and entrance with 6-light, 4-panel metal door with full multi-light sidelights. Porch has asphalt shingle gable roof with vinyl columns. Altered ca. 1960 with additions and ca. 1980 with vinyl siding, and altered porch.

32. 314 Church Street, South ca. 1910 Contributing
One-and-a-half-story, frame with weatherboard construction, asphalt shingle side-gable roof bungalow in Craftsman styling. Three bays are paired and tripled double, diamond multi-pane over single-light, double-hung sash wood windows and center entrance with single-light wood door and single-light transom. Wall dormer has asphalt shingle gable roof, wood knee brace brackets, and weatherboard siding, and a stucco and wood stepped balustrade. Oval metal grates in brick foundation. Altered ca. 1945 when porch was enclosed.

32 b. Outbuilding: Shed, ca. 1970 Noncontributing
One story, three-bay, metal gable roof and metal frame.

33. 317 Church Street, South, ca. 1905 Contributing
One-story, frame with asbestos shingle veneer, asphalt shingle hip roof cottage with Folk Victorian styling. Four bays are single-light, double-hung sash wood window and fixed single-light wood window with transom north of entry, center entrance has 5-panel, cut-glass single-light wood Cottage door. Asphalt shingle shed roof with Doric wood columns and block balustrade. Rectangular single-light window in gable wall dormer. Chimneys are corbelled. Porch altered ca. 1955

34. 319 Church Street, South, ca. 1935 Contributing
One-and-a-half-story, frame with vinyl siding, asphalt shingle side gable roof cottage in Cape Code styling. Four bays have single, 1/1 double-hung wood sash windows and obscured entrance. One-bay asphalt shingle gable porch supported with metal piers. Attached gable roof screened porch on south elevation. Gable dormers have fixed 6-light wood windows. Brick foundation with metal vents. Altered ca. 1980 with siding and new porch piers.

35 b. Outbuilding: Garage, ca. 1919 Contributing
One story, one-bay, shingle roof and asbestos siding.

Clark Street

35. 460 Clark Street, ca. 1929 Contributing
Two-story, frame with brick veneer, flat rolled roof, commercial building. Two bays with storefront window and entry set at angle to street. Storefront window is partially covered metal casement and entrance is single-light metal commercial door, altered ca. 1960.

Court Street

36. 103 Court Street, c. 1945 Contributing
One-story, frame with brick veneer, flat rolled roof commercial building. Three bays with wood storefront with two, fixed multi-light windows and full multi-light transom and centered entrance with single-light door with multi-light transom. Canvas canopy and parapet wall with tile coping. Storefront restored ca. 1990.

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

- 36 b. Outbuilding: Shed, ca. 1990 Noncontributing
One story, six-bay, standing seam roof and metal construction.
37. 105 Court Street, ca. 1950 Noncontributing
Two-story, frame with brick veneer, flat rolled roof, commercial building. One-bay wood storefront with 2-light and 3-light display windows and left-side entry with metal door. Second floor has two bays with single 2/2 double hung sash wood windows. Cantilevered metal shed porch. Plain parapet with metal coping. Altered storefront ca. 2005.
38. 207 Court Street (Riley Building), 1925 Contributing
Two-story, frame with brick veneer, flat rolled roof, two-part commercial block in Colonial Revival styling. Three bays on ground floor with single multi-light display window and two side entries with multi-light wood doors, multi-light transoms. Additional three-part, multi-light transom extends length of façade. Second floor has paired and single, 12/1 double-hung sash wood windows with cast concrete sills. Paired windows have soldier course surrounds. Single windows have arched soldier course surrounds with keystone and cast concrete transoms. Arched header and terra cotta course on parapet topped with four sets of inset concrete turned posts with concrete coping.
39. 209 Court Street, ca. 1915 Contributing
Two-story, frame with brick veneer, flat rolled roof, two-part commercial block. One-bay storefront is wood with wood kick plate and 2-part vinyl stationary windows and center recessed single-light reflective glass door, single-light transom, and single-light sidelights. Second recessed entrance has 6-light, 1-panel wood door leading to second floor. Second floor has replacement 1/1 double-hung sash vinyl windows with single-light transom. Three-part, single-light vinyl transom spans entire storefront. Corbel and soldier course, corbelled brick coping and rectangular metal grill. Storefront altered ca. 2005.
40. 211 Court Street, ca. 1915 Contributing
Two-story, frame with brick veneer, flat rolled roof, two-part commercial block. One-bay, metal and glass storefront with single-light display windows on left and single-light window on right of entry. Off-centered entry has single-light glass door. Storefront altered ca. 1980.
41. 316 Court Street (Tupelo Municipal Court), 1949 Contributing
One-story, frame construction with Roman brick veneer and flat rolled roof commercial building in Colonial Revival styling. Five bays with fixed, 20-light windows, entry is multi-light wood door. Six wood columns support asphalt shingle shed roof porch located between side parapet walls.
42. 320 Court Street (Tupelo Water and Light Department), 1969 Noncontributing
One-story, poured concrete with brick veneer commercial building with flat rolled roof. One bay has incised entrance has double-leaf, 2-light metal doors with multi-light, irregular shaped transom. Entrance surround is ornamental glass blocks and dugout columns. Altered c. 1989.
43. 322-324 Court Street (Tupelo Water and Light Department), 1961 Contributing
One-story, steel with brick veneer, flat rolled roof commercial building in Mid-Century Modern styling. Incised bay on right has multi-colored mosaic tile topped with bank of three-part, fixed glass windows and offset entrance with single-light metal door and single light side-light topped with single light transom. Left side of building has ten, fixed single- light aluminum windows and an offset entrance with single-light metal door and single light side-light topped with single-light transom. Four concrete engaged piers divide façade into three parts. Façade is decorated with metal wall clock and concrete full cornice. Designed by Charles G. Mitchell, Jackson, Miss.; builder was Hodges Home Supply, Tupelo.
44. 333 Court Street (Renasant Bank), 1969 Noncontributing
Two-story, frame with brick veneer, flat rolled roof commercial building in New Formalism styling. Four bays include fixed, tinted, full-length glass windows separated by spandrel panels between first and second floors on outer two bays. Two interior bays are arched and joined by thin triangular concrete pier and each contains a centered, double-door entrance with metal single light doors, full, single light side lights and three-part transoms. Entrance has poured concrete canopy with three triangular shaped concrete piers. Second floor bays are oversized, fixed light windows with arched transoms. Parapet with arched cornices overhangs entire length of facade which is divided into six parts by triangular concrete piers.

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

Front Street, North

45. 220 Front Street, North (Tupelo Police Department), 1966 Noncontributing
One story, frame with brick veneer, flat rolled roof, Mid-Century Modern municipal building on northeast corner of East Jefferson Street. Five bays include two banks of triple, three-light hopper-style ribbon windows flanking off-center projecting entry with paired single-light, metal doors with single-light, full side lights, and three-part transom. TUPELO POLICE DEPARTMENT in brushed aluminum letters above entry. Architect, Robert B. McKnight of Tupelo; contractor, Tupelo Lumber Company. Altered doors c. 2000.

Front Street, South

46. 101-103 Front Street, South, ca. 1890 Noncontributing
Two-story, masonry with brick veneer, flat rolled roof commercial building. Six bays, north side of building has triple, 9/1 double-hung sash wood windows and entrance has 5-panel wood door with 9/5 double-hung sash windows on both sides and wood surround with pediment and paired engaged columns. South side has 2-fixed light, 16-panel wood windows with wood paneled kick plate and entrance with 6-panel wood door and 12-light side lights. Porch canopy is metal with brick piers. Second floor has arched, boarded windows with arched footer voussoirs. Cast brick belt course and corbelled parapet wall with metal coping. Altered façade ca. 1980.

47. 105 Front Street, South, ca. 1890 Noncontributing
Two-story, masonry with EIFS siding, flat rolled roof commercial building on northwest corner of Troy Street. Four-bay storefront has single-light metal door with single-light metal transom and single-light metal windows, set in canted incised entry with decorative arched openings. Parapet wall has triple belt course between ground floor and first floor, double belt course on second floor. Altered ca. 1990 with EIFS cladding.

Green Street, North

48. 209 Green Street, North, ca. 1915 Contributing
Two-story, frame with weatherboard, asphalt shingle hip roof in Colonial Revival styling. Three bays with 1/1 double-hung sash wood windows with functioning shutters and peaked lintels. Entrance has metal, 2-panel vinyl door with single-light leaded glass. Gable asphalt shingle portico has Doric wood columns and block wood balustrade. House has two rear additions ca. 1940, door c. 1990 and vinyl siding ca. 1995

49. 215 Green Street, North, ca. 1925 Contributing
Three-story, frame with brick veneer, hip roof with asbestos shingles, four-plex apartment building in Craftsman style. Five bays with boarded windows, porch entrances have 15-light wood doors. Center entry is incised with 6-light transom and boarded sidelights. Rounded porch openings have radiating soldier voussoirs with keystones on first floor and second floor, third-floor porch has rectangular openings.

50. 219 Green Street, North, ca. 1907 Contributing
One story, frame construction with vinyl, asphalt shingle hip roof cottage with Colonial Revival styling. Two bays with fixed 1-light window with transom and six-panel entry door with single-light transom and 1/1 sidelights. Full asphalt shingle gable and shed wrap-around porch with Doric wood columns. Gable dormer with wooden fan detail over 3-part fixed-light window with full 1/1 side lights and cornice returns. Altered c. 1970 with rear addition, new doors and windows and vinyl siding.

Green Street, South

51. 49 Green Street, South, ca. 1925 Contributing
Two-story, frame with brick veneer, asphalt shingle hip roof, Craftsman style four-plex apartment building. Five bays with single 3/1 vinyl windows on ground floor porches and entries are 6-panel metal doors, center entry is two-panel metal door with 9-light fixed window. Incised porches with full-length, brick piers and wood balustrades with flat panel wood balusters. Gable dormer clad in vinyl siding with single, semi-circular fixed light. second floor has 3/1 vinyl double hung sash windows, and entries are 6-panel metal doors. Pair of 6/1 vinyl windows over center entry. Altered dormer and new windows and doors ca. 1995.

52. 71 S. Green Street, South, ca. 1910 Contributing
Two-story, frame construction with brick veneer, asphalt shingle hip roof, Four-Square house. Three bays with 1/1 vinyl,

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

double-hung sash windows and center entry is six-light, one panel wood door with 1/1, three-quarter sidelights and single-light wood transom. Hip roof wall dormer has single-light metal replacement window and weatherboard siding. Wrap around, asphalt shingle shed roof porch has brick piers with wrought iron balustrade. Altered ca. 1980 with rear addition and replacement windows.

53. 72 S. Green Street, South, ca. 1935 Noncontributing

One-story, poured concrete construction, rolled roof Art Deco style bus station. Five bays, with metal and glass entry doors, fixed, single-light windows in historic section. Altered c. 1970-75 with two-story shed-roof side and rear frame additions.

53 b. Outbuilding: Tool shed, two bays, brick veneer with asphalt gable roof Noncontributing

54. 85 Green Street, South (Scheon Clinic), ca 1925 Contributing

One-story, frame construction with stucco and brick wainscot, asphalt shingle hip roof, Renaissance Revival cottage. Three bays include fixed single-light windows with surround of cast concrete twisted rope column and ornate arched lintels. Wood, three-light entry door with multi-light transom and surround matching window surrounds. Originally three central entries, remaining two are boarded. Central portico supported by square wood piers.

55. 95 S. Green Street, South, ca. 1905 Contributing

One-story, asphalt hip roof, frame construction with weatherboard siding Colonial Revival house. Three bays; entry is two-panel, metal double doors with 8-lights and one-light transom. Wood, 1/1 double hung sash windows. Asphalt shingle roof, boxed cornice. Gable dormer has vinyl 1/1 double hung sash window with weatherboard cladding. Wrap around porch with battered wood piers.

56. 151 S. Green Street, South, ca. 1950 Contributing

Two-story, frame construction with asbestos shingle cladding, asphalt shingle roof side-gable, Colonial Revival style multi-family apartment house. Seven bays with paired and single 6/6 double-hung sash wood windows. Two, three-panel wood entry doors, separated by four-light, one-panel door serving upstairs apartments. Partial porch with asphalt shingle shed roof and spindle block and wood post balustrade.

Jefferson Street, West

57. 106 Jefferson Street, West (Tupelo Fire Station No. 1) 1966 Noncontributing

One-story, frame construction with brick veneer, flat rolled roof Mid-Century Modern fire station. Seven bays consist of three roll-up metal, 1-light doors, metal 1-light entry door and 2/2 metal double-hung sash windows with metal spandrel panels. One bay porch has metal canopy, flat roof with rolled roofing, and metal pole supports. Decorative cast concrete belt course above windows, parapet wall above roll-up doors has FIRE STATION NO. 1 in metal applied letters. Designed by Robert B. McKnight, Jr. of Tupelo, builder was Tupelo Lumber Company.

57 b. Captain's house, ca. 1966. Contributing

L-plan, asphalt shingle hip roof, frame with brick veneer, three bays are metal doors with 9-lights and 1-panel.

58. 200 Jefferson Street, West (Lee County Justice Center), 1990 Noncontributing

Three-story, frame construction with cast concrete wall cladding, flat rolled roof Neo-classical style government building. Nine bays on ground floor façade: center entrance has paired, single-light and metal doors topped by paired single-light transom the height of the second floor; single 1/1 vinyl, double-hung sash windows on either end wing. Second floor has eight bays of 1/1 vinyl, double hung sash windows on wings and third floor has fixed one-light windows on wings. The center, circular part of façade has two-story high single-light windows. A two-story cast concrete, standing seam metal roof gable porch with a full pediment and dentilated frieze has one-story, colonnaded-semicircular covered walkways with standing-seam metal gable roof attached on either side.

59. 308 Jefferson Street, West (Bristow House), 1904 Contributing

Two-story, frame construction with weatherboard siding, complex hip and gable asphalt shingle roof Queen Anne style house. Five bays on ground floor include wood and glass Cottage door with single-light transom and 1/1, three-quarter side lights and 1/1 wood, double-hung sash windows. Add-on wrap-around porch with stucco replacement porch piers on first floor, east side of porch enclosed in 1930s. Turned post balustrades and shed roof on second-story balcony. Scrolled decorations over canted bay windows on first floor of west gable.

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

60. 312 Jefferson Street, West, ca. 1960 Contributing
Two-story, frame with brick veneer, flat rolled roof, L-plan Mid-Century Modern multifamily apartment building with cast concrete decorative screening. Eleven bays are wood slab doors and 1/1 aluminum double-hung sash windows. Cast concrete architectural block brise-soleil covers stairwell.
61. 319 Jefferson Street, West, ca. 1923 Contributing
Two-story, frame construction with brick veneer, asphalt shingle hip-roof Craftsman-style multifamily apartment. Seven bays include a single fifteen-light wood entry door and single, 9/1 double-hung sash wood windows with dentil course and concrete sills. Three cast concrete arched piers in central incised entry, second-floor incised balcony supported by cast concrete columns. Hip roof porte-cochere on west side.
62. 322 Jefferson Street, West, ca. 1920 Contributing
One-story, frame construction with brick veneer, asphalt shingle hip-roof, Craftsman-style bungalow. Five bays are three entries of multi-light double doors with multi-light transoms flanked by triple, 9-light wood doors with 1-light transoms. Hip-roof poured-concrete porch supported by brick piers, with paired bracketed eaves and brick balustrades topped with cast concrete slabs. Round four-light windows with keystone brick surround in gables. Eyebrow dormers with four-light fixed windows. Porte-cochere with asphalt shingle hip roof, brick piers and paired bracketed eaves.
63. 330 Jefferson Street, West, ca. 1961 Contributing
One-story, frame construction with brick veneer, flat rolled roof commercial building. One bay with incised glass commercial storefront, single-light double doors with single-light fixed windows on either side. Flat metal roof cantilevered porch.
64. 400 Jefferson Street, West, (First Presbyterian Church Main Sanctuary), ca. 1938 Contributing
Two-story, frame with rusticated stone, L-plan Neo-Gothic style church building occupies most of block northwest of Green Street. Buttress supports, gable roof with asphalt shingles, with upper level clerestory and plain stone coping along roofline. Fifteen bays with 1/1, double-hung sash single windows in classroom wing, fixed light stained glass, and three Gothic arched windows in sanctuary. Wooden entry door under Gothic archway in central multistory bell tower with crenellated parapet.
- 64b. Jefferson Street, West, First Presbyterian Church Annex, ca. 1950 Contributing
One story, frame construction with stone cladding, flat rolled roof religious building with Neo-Gothic influences. Three bays; single 2/2 double-hung sash metal windows and arched stone entryway with single-light metal double doors.
- 64 c. Gymnasium 1976 Noncontributing
Frame clad in EIFS, asphalt shingle gable-roof, entry has cut stone porch supports.
65. 507 Jefferson Street, West, ca. 1928 Contributing
Two-story, frame construction with brick veneer, asphalt shingle hip roof Craftsman-style, 4-plex apartment building. Three-bays; 6-panel metal door in main central entry, with 8-light transom and 10-light sidelights. Twin porches with balconies, supported by brick piers with stepped bases, weatherboard balustrade, each with 15-light door and paired 1/1 double-hung sash windows. Replacement door ca. 2000.
66. 508 Jefferson Street West (1st Baptist Church Education Building & Annex 1964 Contributing
Two-story, frame with brick veneer, and flat rolled roof building in Colonial Revival styling. Eight bays are paired and single, double-hung sash wood windows with poured concrete lintels. Wall decoration includes poured concrete belt course, cornice, and coping. Incised entrance in rear has a pair of raised glass doors. ; Additions ca. 1984 and 1995.
67. 535 Jefferson Street, West, (W.E. Pegues Funeral Home & Chapel),. 1901 Noncontributing
Two-story, frame construction with brick veneer, metal mansard roof house, encapsulated in 1972. Five-bays include two incised entries with single-light glass and metal double doors and three single-light wood picture windows. Attached 1962 east wing chapel is frame with brick veneer with three part angled glass curtain wall with two shed roof porte-cocheres with brick piers on east side.
68. 536 Jefferson Street, West, (Dillard's Apartments), ca. 1945 Contributing
Two-story, frame construction with brick veneer, asphalt shingle hip roof with Minimal Traditional-style with Craftsman influence apartment building Seven bays are paired 3/1 double-hung sash wood windows with cast concrete sills and soldier

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

course and two paired 3/1 double-hung sash windows flanking two 15-light multi-light doors. Two story asphalt shingle shed roof porch with ground floor arched opening, and paired Tuscan columns on second story. Second floor has seven bays including paired, 3/1 double-hung sash windows and two, paired 3/1 double-hung sash windows flanking two 15-light multi-light doors.

68 b. Cottage, ca. 1950 Contributing
 Frame construction duplex with asbestos shingle siding, asphalt shingle gable roofs, 6/6 double-hung sash windows and six-light, three-panel doors.

68 c. Cottage, ca. 1950 Contributing
 Frame construction duplex with asbestos shingle siding, asphalt shingle gable roofs, 6/6 double-hung sash windows and six-light, three-panel doors.

69. 542 Jefferson Street, West, ca. 1920 Contributing
 One-story, frame construction with brick veneer, asphalt shingle clipped side gable roof, Craftsman-style bungalow with Colonial Revival influence. Three bays with paired 9/1 double-hung sash wood windows and centered multi-light wood door with full multi-light sidelights. Incised porch has jerkin head roof, rectangular dove-cote lattice in porch gable, boxed cornice with cornice return, two battered wood 1/2 piers on brick piers with concrete caps by entry, rectangular concrete balusters with poured concrete slab, brick piers with concrete banding on end of porch and porte-cochere. Jerkin head dormer with single light.

70. 552 Jefferson Street, West (Old Middleton Apartments. 1969 Noncontributing
 Two-story, frame construction with brick veneer, gable roof with asbestos shingles, L-plan Commercial Modern apartment building. Two bays are 6/6 double-hung vinyl windows. Triangle wood vent in gable end.

71. 553 Jefferson Street, West, ca. 1915 Contributing
 Two-story, frame construction with vinyl siding, asphalt shingle hip-roof Colonial Revival-style house at southeast corner of Madison Street. Four bays; two pairs of wood double-hung sash windows, entry is multi-light wood door with full multi-light transom and sidelights. Second entry is paired multi-light wood doors full multi-light transom and sidelights. Partial, asphalt shingle shed roof porch supported by paired Tuscan columns on brick piers and brick balusters topped with cast concrete. Rear additions ca. 1950 and ca. 1970

71 b. Garage Noncontributing
 One-story, frame with Masonite siding, gable roof, roll-up metal door.

Madison Street, North

72. 100 Madison Street, North, ca. 1980 Noncontributing
 One-story, frame construction with stucco-covered brick veneer, flat rolled roof commercial building Entrances oriented to west, all bays obscured. Metal pent roof on west elevation.

73. 112 Madison Street, North, ca. 1945 Contributing
 Two-story, frame construction with brick veneer, stucco and half-timbering on second floor, asphalt shingle gable-roof Tudor Revival-style apartment building, converted to commercial use. Five bays on first floor include single-light fixed vinyl windows added ca. 1980. Second floor has four bays with single-light fixed windows. Central gable has four-light ogee-arch, wood entry door with cantilevered wood portico, peaked parapet with recessed wood vent. Shed roof wall dormer with single light and stucco and wood half-timbering. Gable has stucco and wood half-timbering.

74. 207 Madison Street, North, 1940 Contributing
 One-story, frame construction with brick veneer, asphalt shingle gable-roof Tudor Revival house, converted to commercial use. Five bays; 6/1 double-hung sash windows, incised four-light, arched wood door Asphalt shingle gable roof, one-bay porch with brick piers and metal balustrade. Façade chimney has herringbone inset. Arched six-light fixed window in gable. Gable dormer with weatherboard siding and diamond-pattern multi-light window.

74 b. Garage, ca. 1940 Contributing
 Frame with brick veneer, asphalt shingle hip roof, wood overhead door.

75. 209 Madison Street, North, 1940 Contributing

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

One-story, frame construction with vinyl siding asphalt shingle side gable roof Colonial Revival cottage.. Three bays with paired 6/6 double-hung sash vinyl windows with shutters and wood six-panel entry door. Flat, asphalt shingle roof partial porch supported by wood piers. Vinyl siding added ca. 1980 and windows and door added ca. 1985.

76. 210 Madison Street, North, ca. 1925 Contributing

One-story, frame construction with brick veneer, asphalt shingle front gable roof, Tudor Revival bungalow Three bays; nine-light wood entry door with nine-light sidelights and paired 12/1 wood double-hung sash and vinyl 2/2 double-hung sash windows. Partial porch with arched stucco columns on brick pier and peaked stucco-clad parapet. Front gable has wood and stucco half-timbering, and fixed multi-light window. Wood brackets under soffits. Altered windows ca. 1985.

77. 211 Madison Street, North, 1945 Noncontributing

Two-story, frame construction with brick veneer, asphalt shingle gable roof Colonial Revival style apartment building. Seven bays with paired 6/6 double-hung sash vinyl windows. Enclosed center porch with board and batten siding and narrow vertical single-light fixed windows and paired glass and metal frame doors. Flat wood canopy over entry. Two gable dormers with fixed four-light windows. Front projecting bays have pediments with returns and recessed wood vents. Altered with commercial façade enclosure ca. 1980.

78. 212 Madison Street, North, ca. 1929 Contributing

One-story, frame construction with weatherboard siding, asphalt shingle clipped side gable Craftsman-style bungalow, converted to commercial use. Four bays; paired 9/1 wood double-hung sash windows and paired, multi-light casement wood windows and center entry is four-light, four-panel wood door with full, five-light sidelights. One-bay, asphalt shingle gable roof portico has stucco gable and wood knee brace brackets.

79. 214 Madison Street North, ca. 1945 Contributing

One-story, frame construction with aluminum siding, asphalt shingle gable roof Minimal Traditional house, converted to commercial use. Three bays; triple and single 6/6 double-hung sash wood windows and wood entry door with single light. Metal vent on front gable. Altered ca. 1950 with aluminum siding.

80. 219 Madison Street, North (Lee County Library), 1970 Noncontributing

Two-story, metal frame construction with brick veneer, flat rolled roof New Formalism-style library at northwest corner of West Jefferson Street. Fourteen bays, single and paired fixed-light vertical windows with metal spandrel panels between floors, entry is paired, single-light metal doors. Poured concrete construction covered walkway with squared concrete columns. Designed by Cooke, Douglass, Farr, of Jackson, MS.

Magazine Street

81. 311 Magazine Street, ca. 1968 Noncontributing

One-story, frame construction with brick veneer, asphalt shingle gable roof commercial building. Seven bays; three, six-panel wood doors and single 6/6 wood windows. Incised full porch has wood paneling. Field stone decoration on façade.

82. 315 Magazine Street, ca. 1968 Noncontributing

One-story, frame construction with brick veneer, asphalt shingle gable roof commercial building. Seven bays; three, six-panel wood doors and single 6/6 wood windows. Incised full porch has wood paneling. Field stone decoration on façade.

83. 317 Magazine Street, 1989 Noncontributing

One-story, frame construction with brick veneer on lower half and vinyl siding on upper, asphalt shingle gable roof commercial structure. Seven bays; three, roll-up metal doors, and commercial storefront entry with two single light metal doors and fixed single-light windows.

84. 405 Magazine Street, ca. 1929 Contributing

Two-story, frame construction with brick veneer, asphalt shingle hip roof, Craftsman-style apartment. Seven bays with paired and single, 3/1 double-hung sash wood windows. Incised two-story porch has brick piers with arched concrete lintels on ground floor; second floor has paired concrete Doric columns and triple windows. Soldier course brick water table and belt course

85. 410 Magazine Street, ca. 1905 Contributing

One-and-a-half story, frame construction with vinyl siding, asphalt shingle side gable Colonial Revival-style bungalow. Three

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

bays with single 1/1 double-hung sash wood windows

86. 411 Magazine Street, ca. 1926 Contributing
Two-story, frame construction with brick veneer, asphalt shingle hip roof, Craftsman-style four-plex apartment building. One bay on ground floor is center, 15-light wood door, second floor has a center, 3/1 double-hung sash wood windows with concrete sill. Screened porches on first and second floors with radiating voisseurs on first floor arched opening.
87. 419 Magazine Street, ca. 1915 Noncontributing
One-story, frame construction with vinyl siding, asphalt shingle gable roof bungalow. One bay with single-light center entry with single-light transom. Porch enclosed with board and batten, altered ca. 1975. Horizontal stained-glass window in gable.
88. 420 Magazine Street, 1955 Contributing
One-story, frame construction with brick veneer, flat roof with parapet and rolled roof, Mid-Century Modern commercial building. Three bays with 2/2, double-hung sash metal windows, single glass and metal center entry. Asphalt shingle hip-roof porch supported by aluminum brackets.
89. 425 Magazine Street, ca. 1926 Contributing
One-story, frame construction with vinyl siding, asphalt shingle gable roof, Colonial Revival cottage. Eight bays with 1/1 double-hung sash vinyl windows, two metal, one-light doors with transoms. Shed dormers have triple 1/1 double-hung sash windows. Brick 1/2 piers with wood box columns support asphalt shingle shed porch. Altered ca. 2000.
90. 426 Magazine Street, ca. 1895 Noncontributing
Two-story, frame construction with vinyl siding, asphalt shingle hip roof, Queen Anne-style house. Four bays; one single-light stationary colored glass window, and paired 1/1 double-hung sash windows. Center entry obscured with full, multi-light sidelights and multi-light transom. Full porch with asphalt shingle hip roof, wrought iron posts on brick piers, solid brick balustrade with cast concrete cap. Rear addition with flat and shed roof. Altered ca. 1920, ca. 1960, 1975.
91. 432 Magazine Street, ca. 1900 Noncontributing
Two-story, frame construction with brick veneer, asphalt shingle hip roof, no-style house. Five bays with single and triple, fixed one-light vinyl windows and center entry with metal single-light door, full one-light side lights and three-part transom. Two additional entries on right façade are metal single-light doors with single light transom. Porch is flat, asphalt shingle flat roof metal portico with metal post. Metal awning over three-light window. Second floor has three bays with fixed one-light vinyl windows and single fixed-light replacement windows under metal canopies. Abusively altered with commercial storefront ca. 1960.
92. 511 Magazine Street, ca. 1900 Noncontributing
Two-story, frame construction with brick veneer construction, asphalt shingle hip roof, no-style house. Three bays on ground floor are 1/1 double-hung sash vinyl windows and entry is 4-panel, five light wood door. Gable roof with asphalt shingle portico with wrought iron posts. Second floor has 4 bays with single and paired 1/1 double-hung sash vinyl windows. All windows have EIFS spandrel panel. Incised porch on east elevation. Altered ca. 1980.
93. 519 Magazine Street, ca. 1945 Contributing
One-story, frame construction with brick veneer, asphalt shingle side-gable roof, Minimal Traditional house. Four bays with two paired 6/6 double-hung sash vinyl windows. Shed roof portico with arched brick entry and pier. Single-car garage attached.
94. 520 Magazine Street, ca. 1935 Contributing
One-story, frame construction with vinyl siding, asphalt shingle side gable roof Cape Cod cottage. Two bays with three-light, two-panel wood door, and paired 6/1 double-hung wood windows. Roof is gable above entry. Two gable dormers have 10-light fixed windows. Altered ca. 1990.
95. 538 Magazine Street (Calvary Baptist Church), ca. 1968 Noncontributing
One-story, frame construction with brick veneer, flat rolled roof Mid-Century Modern style church. Two bays with single-light window, metal entry door.
96. 541 Magazine Street, ca. 1890 Contributing
One-story, frame construction with weatherboard cladding, asphalt shingle gable roof Folk Victorian cottage. Three bays with

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

1/1 double-hung sash wood windows, 6-panel metal door with full transom. Partial shed-roof porch with wood boxed supports. Canted windows in projecting front gable. Plain projecting eaves have cornice line emphasized with frieze trim. Altered ca. 1985.

97. 543 Magazine Street, ca. 1920

Contributing

One-story, frame construction with asbestos shingle and weatherboard siding, asphalt shingle gable-on-hip roof Craftsman bungalow. Three bays with paired 6/1 double-hung sash windows, 3-light wood door, full incised porch with wood boxed columns. Decorative shutters, rectangular wood attic vent. Altered ca. 1955.

98. 553 Magazine Street, ca. 1926

Contributing

One-story, frame construction with asphalt shingle, gable-on-hip roof Craftsman bungalow. Three bays with single and paired 6/1 double-hung sash windows and metal, six-panel door with eight-light sidelights. Full front porch supported on ends by brick piers with block balusters and central wood supports on brick piers. Gable end has fixed three-light window. Altered ca. 1995.

99. 557 Magazine Street, ca. 1926

Contributing

One-story, frame with weatherboard, asphalt shingle gable roof with exposed rafter tail Craftsman bungalow. Three bays with 12-light wood door surrounded by eight-light sidelights, single and paired 1/1 double-hung sash windows. Porch supported by square wood piers on brick pedestals.

100.561 Magazine Street, ca. 1926

Contributing

One-story, frame construction with weatherboard siding, asphalt shingle gable roof Craftsman bungalow. Three bays with single and triple, wood 4/1 double-hung sash windows and 6-panel metal door. L-shaped porch with hip asphalt shingle roof and wood block balusters and battered box piers on stucco piers. Roof has exposed rafter tails and wood knee braces brackets. Altered ca. 1995

Main Street, East

101.105 Main Street, East, 1950

Contributing

One and a-half story, frame construction with brick veneer, asphalt shingle hip and skirt roof, Colonial Revival-style commercial block. Three bays with three-part and single, 1-light windows and entry is single-light, double doors with fan-light transom. Gable roof with asphalt shingles porch, paired and engaged Ionic columns, full pediment entablature and bas-relief concrete gable ornament. Storefront altered with metal windows and doors ca. 1990.

Main Street, West

102.114 Main Street, West (Tupelo Hardware Company), 1941

Contributing

Three-story, steel frame construction with raked brick veneer, flat rolled roof two-part commercial block with Art Moderne influence, built 1941. Five bays with three, single-light display windows in projecting bays separating two entry doors. Second and third floors have 8/8 double-hung sash windows Corrugated metal awning with kick plate added c.1960. Stepped parapet wall with cast concrete coping, window areas are recessed on upper floors.

103.116 Main Street, West, ca. 1899

Noncontributing.

Two-story, masonry with brick veneer, flat rolled roof, two-part commercial block. Three bay wood storefront with recessed entry of paired 12-light wood doors, nine-light vinyl display windows with brick kick plate. Standing-seam metal cantilevered hip roof porch over entry. Twin projecting bay windows on upper level with three, 6/6 double-hung sash windows. Sign board across full width of brick parapet with concrete coping. Façade altered 1979.

104.118 Main Street, West, ca. 1899

Contributing

Two-story, masonry with brick veneer, flat rolled roof, two-part commercial block. Three bay wood storefront with single light display windows with brick kick plates flanking incised entry. Single-light wood door with canted, single light display window sidelights and single-light transom. Porch is flat metal canopy suspended by metal ropes. Five-light transom spans storefront. Second floor has two bays of paired 9/9 double-hung sash vinyl windows. Stepped parapet with cast concrete coping and brick framed sign panel. Alterations ca. 1950 storefront and windows ca. 2010.

105.120 Main Street, West, ca. 1899

Contributing

Two-story, masonry construction with brick veneer and concrete panel veneer, flat rolled roof, two-part commercial block. Three bay storefront has two-part, fixed-light aluminum display window and recessed entry with single-light aluminum door and

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

canted, single light sidelights and single-light transom. Right bay is two single-light, aluminum framed display windows at 45 degree angle. Fixed flat metal canopy. First floor clad in concrete aggregate panels. Two, paired 9/1 double-hung sash vinyl windows in upper level. Stepped parapet with concrete coping, herringbone pattern inset into brick. Storefront alterations ca. 1955, 1975, vinyl windows ca. 2000.

106.122 Main Street, West (1st Citizen's State Bank), ca. 1899

Contributing

Two-story, masonry with stone and cast concrete veneer, flat rolled roof, two-part commercial block with Mid-century Modern façade. One-bay incised storefront with three, fixed single-light display windows and single-light metal door with transom. Rusticated stone veneer in lower level, cast concrete parapet in upper level with metal coping and vertical metal projecting fins. Alterations ca. 1960

107.124 Main Street, West, ca. 1880

Contributing

Two-story, masonry construction with brick veneer, flat rolled roof two-part commercial block with Italianate influence. Three-bay wood storefront, single-light display windows set in five-part canted unit single-light wood door. Three-light, frosted glass transom over storefront. Three bays on second floor, 6/6 double-hung sash wood windows with cast iron peaked lintels. Parapet wall has corbelled cornice.

108.126-128 Main Street, West, 1890

Noncontributing

Two-story, masonry construction with brick veneer and aluminum sheathing, flat rolled roof, two-part commercial block. Ground floor has two storefront bays: Right bay has with incised entries, single-light display windows, wood single-light double doors; left bay is boarded during renovation, fall 2013. Six-part, multi-light transom across entire façade. Altered ca. 1950 with aluminum cladding obscuring second story.

109.129 Main Street, West, ca. 1910

Noncontributing

Two-story, masonry construction, flat rolled roof, two-part commercial block. Ten bays on first level, four-light, metal double doors, 4-light sidelights and three-light transom above entry, nine fixed single-display windows on first level. Second floor has ten bays; paired and single 1/1 double-hung sash wood windows with straight cast concrete and arched stone lintels and sills on upper level. Three brick outlines store sign panels and tile parapet coping. Rectangular, two-story brick entry portico with arched opening added ca. 1980.

110.130 Main Street, West (First National Bank of Tupelo), 1891

Noncontributing

Two-story, masonry construction with brick veneer, flat rolled roof, two-part commercial block. Two bays with canted corner entry and incised single-light entry door, wood kick panel, and fixed light, three part wood display window. One, six-light casement window above entry. Entry features brick veneer above painted brick on first level. Plain parapet with ceramic tile coping. Altered ca. 1960.

111.131 Main Street, West (R.W. Reed Department Store), ca. 1894 and 1935

Noncontributing

Two-story, frame construction with brick veneer, flat rolled roof two-part commercial block, with canted corner entry, consolidating two buildings into one. Two buildings consolidated into one, southwest segment is ca. 1894. Three bays on western portion; paired and single aluminum single-light display windows. Main entry is canted double-leaf, single-light metal doors with single-light sidelights and transom, terrazzo tile entry floor, curved display windows, slate kick plates, and fluted metal columns. Second floor has two bays with triple and banked metal casement windows with cast concrete lintels, and plain parapet wall with brick coping. East entrance has carved glass display windows, ca. 1930, double-leaf, aluminum single-light doors. Second floor of east building has paired, glass block windows with concrete insets separating them. Two brick sign boards on parapet wall, stepped parapet topped with brick coping. Altered d. 1980 with rectangular brick, two-story entry with arched opening and metal canopy with brick pier supports along entire facade.

112.201 Main Street, West (Bank of Tupelo), 1899

Noncontributing

Two-story, masonry construction with EIFS, flat rolled roof, two-part commercial block. Four bays; fixed, single light metal windows with rectangular EIFS lintels, incised entry on east elevation with double entry doors with single-light transom and three fixed, single-light windows in turret. Five bays on second story include fixed light, segmental arch metal window, three fixed, single-light windows in turret on northeast corner and fixed, single-light metal windows with rectangular EIFS lintels. Altered c. 2000 with EIFS façade treatment and single-light fixed replacement windows.

113.202-204 Main Street, West, 1929

Contributing

Two-story, frame construction with brick veneer, flat rolled roof two-part commercial block. Four bays with two single-light

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

entry doors and aluminum storefront with single-light display windows with brick kick plate. Second story contains paired 1/1 wood DHS windows flanked by single 1/1 wood DHS windows. Asphalt shingle, cantilevered pent roof porch. Pediment wall has concrete signboard with "DRUGS" in raised ceramic letters and herringbone brickwork across full width of façade, stepped and peaked parapet with cast concrete coping. Storefront altered ca. 1950.

114.205 Main Street, West, ca. 1895 Noncontributing

Two-story, masonry construction with Dryvit stucco, flat rolled roof, two part commercial block. Three bays with center entry containing two-light, two-panel wood door with one-light, one-panel partial sidelights and single-light transom flanked by two fixed, single-light wood display windows with transoms. Dentilated cornice, parapet topped with cast concrete coping. Three bays on second floor are obscured by louvers. Extensively altered ca. 1990 with EIFS treatment on façade and new storefront.

115.206 Main Street, West, ca. 1890 Contributing

Two-story, masonry construction with brick veneer, flat rolled roof, two-part commercial block. Ground floor has five-bay wood storefront with four boxed piers and incised wood kick plates. Center recessed entry has four-light, one-panel wood paired doors with three-light transom over door and canted and single-light sidelights. Windows are wooden single-light display with transom. Stained glass transom extends full length of storefront. Second floor has two bays obscured by transoms and separated by zigzag pattern brickwork. Corbelled cement cornice.

116.207 Main Street, West, ca. 1910 Noncontributing

Two-story, frame construction with EIFS and brick veneer, flat rolled roof two-part commercial block. One-bay wood storefront has six and nine-light fixed-light wood display windows, configured with recessed and canted windows and an entry with single-light wood door. Second floor has three paired, 1/1 double-hung sash windows with cast concrete lintels topped with corbelled brick. Corbelled brick cornice with metal coping along parapet. First floor altered ca. 1990 with EIFS applied to part of facade and new storefront.

117.208 Main Street, West (Blair Building), 1891 Noncontributing

Two-story, masonry construction clad in synthetic siding, flat rolled roof two-part commercial block. Ground floor has four bays with two entries, one center and one is off-center, both with wood four-panel panel and two-light doors. Ground floor has two bay windows with metal multi-light fixed display windows. Second floor has four bays with single 6/1 and 1/1 double-hung sash wood windows. Cantilevered asphalt shingle pent roof. Parapet wall has terra cotta wall signage: "1891-BLAIR-1929". Altered 1979, 1990.

118.210 Main Street, West, ca. 1925 Noncontributing

Two-story, frame construction with brick veneer, flat rolled roof, two-part commercial block. First floor has four bays with two off-set entries, one with nine-light, two-panel metal doors, the west entry has single light metal door. Two bay windows have two single-light display windows one of which is canted. Second floor has four, paired 1/1 double-hung sash wood windows. Cantilevered, full, standing seam metal shed roof canopy. Sign plate with applied letters on parapet: "ONE NATION UNDER GOD". Parapet topped with ceramic tile. Storefront alterations ca. 1980, 2000.

119.211 Main Street, West (People's Bank & Trust Company), 1905 Previously Listed

Two-story, frame construction with ashlar cut-limestone veneer, flat rolled roof, two-part commercial block with Beaux Arts styling. Three-bay façade has center arched single-light display window with leaded glass transom. Two entries with single-light and wood double doors topped with leaded glass transom, framed in stone gables pediment with keystone. Stone door surrounds topped with patera medallion under egg and dart pattern. Second floor has two arched double-hung sash windows with 9/9 leaded glass with diamond pattern decoration, topped with stone key; two 9/9 double-hung sash windows with leaded glass diamond pattern decoration. Stone cornice with cast acanthus-motif brackets and dentilated frieze. This building was individually listed in the National Register in 1978 for its Beaux Arts architectural style and economic/financial significance.

120.212-214 Main Street, West (Masonic Temple), 1925 Contributing

Three-story, frame construction with brick veneer, flat rolled roof, two-part, brick-front commercial block with Colonial Revival influence. East side of façade has metal storefront with two entries with wood panel doors. Center patio has incised, metal roll-up door, all topped by four-light metal transom. Second floor has two bays with paired, fixed single-light vinyl windows. Third floor has two bays with paired, fixed single-light vinyl windows with transoms, cast concrete sills and corbelled lintel. West side of façade has four bay storefront with two center and off-set entries with one-light wood doors. Two single-light metal display windows frame main entry which has four, canted 1-light display windows leading to door. Cast concrete panel canopy porch. Second floor has two bays with paired, 9/1, stained glass double-hung sash wood windows. Third floor has two bays with paired,

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

stained glass, 9/1, double-hung sash wood windows with multi-light decorative transoms, cast concrete sills and corbelled lintel. Inset tile signage in parapet: 1925, with a center Masonic symbol. Stepped parapet with concrete coping, terra cotta cornice with dentils and decorative concrete insets on edge of third floor. West storefront altered ca. 1980, east store front and upper story windows altered ca. 2000

121. 213 Main Street, West, ca. 1925

Noncontributing

Two-story, frame construction with EIFS and brick veneer, flat rolled roof, two-part commercial block. Four-bay storefront has brick veneer with three-part, multi-light, wood bay windows, and entry is wood four-panel door with eight-panel wood sidelights. Extensively altered ca. 1985 with replacement storefront and EIFS treatment on second floor.

122. 216 Main Street, West, ca. 1946

Contributing

Three-story, frame with EIFS and brick veneer, flat rolled roof, Art Moderne-style two-part commercial block at northeast corner of Broadway. Three bays on ground floor; single-light wood door in canted corner entry, four-part single-light wrap around windows, and slab wood door on east end of façade. Second and third floors have three bays with 12-light vinyl casement corner window and two 4/4 double-hung sash vinyl windows. Moderne-style EIFS belt course above ground level. Soldier course lintels on second and third floors. Flat parapet topped with cast concrete decorative pattern. Altered ca. 2000 with EIFS treatment on ground floor and replacement windows and entries.

123. 300 Main Street, West (Tupelo Post Office), 1914

Contributing

Two-story, frame construction with brick veneer, flat rolled roof, Neoclassical-style post office. Seven bays on ground floor, single 9/9 wood double-hung sash windows, center entry with aluminum and single-light door with full transom and sidelights. Mezzanine has seven bays of triple, 1/1 double-hung sash wood windows in mezzanine. Soldier course lintels above first-floor windows. Plain parapet with tile coping, terracotta dentilated cornice. Façade fenestration set between enlarged piers, cast concrete water table course, Cast concrete insets on west elevation. Designed by Oscar Wenderot of Philadelphia. Also includes 105 W. Broadway annex, frame with flat rolled roof, façade has c. 1980 EIFS wall cladding. Doors altered added ca. 1950, ca. 1970 accessibility ramp.

124. 301-307 Main Street, West (Leake & Goodlett Building), 1924

Contributing.

Two-story, frame construction with brick veneer, flat rolled roof, two-part commercial block with Colonial Revival influence situated on SW corner with South Broadway. Ground floor has three-bay façade divided by four engaged brick piers. Storefronts have metal and single-light doors and one and two-light fixed glass metal windows. Second floor has five bays with paired and single, 1/1 wood windows with cast concrete sills and lintels. Name plate and decorative cast concrete insets and rectangular metal attic vents on parapet wall. Ornamental cast concrete cornice, stepped and peaked parapet wall with terracotta coping. Date 1924 on cast concrete shield on parapet center peak. Storefront alterations c. 1970, 2000.

125. 315 Main Street, West, ca. 1945

Noncontributing

Two-story, steel frame construction with dryvit, flat rolled roof commercial block. Two-bay storefront has double glass entry doors, sidelights and transom and circular fixed-light window above entry and eleven, single-light unframed display windows. Three sets of 3 vertically stacked, fixed-light windows on second floor. Metal panel tops parapet. Historic façade encapsulated ca. 1990.

126. 317 Main Street, West, ca. 1955

Contributing

One-story, frame construction with brick veneer, flat rolled roof commercial block. Building has two bays; left storefront has four, two-light display windows, incised center entry with double metal and glass single-light doors and full-length, single-light transom and sidelights. Right bay has two, three-part, single-light display windows with transoms, incised off-set single-light entry door and sidelights consisting single and four-part stationary display windows and wood piers. Metal pent roof shed porch with metal brackets. Plain parapet with concrete coping. Storefront alterations c. 1990.

127. 322 Main Street, West, d. 1926

Noncontributing

One-story, frame construction with brick veneer, flat rolled roof, one-part commercial block. Five bays on main block include canted entry with off-set, single-light metal single-light door with single-light transom. Two, 24-light wood display windows and four, 16-light wood display windows over wood spandrel panels. Asphalt shingle, mansard-style cantilevered roof. Storefront altered and front extension added ca. 1970.

128. 331 Main Street, West (Regions Bank), ca. 1995

Noncontributing

One-and-a-half story, frame construction with brick veneer, standing seam metal hip roof bank. Five bays with four-light fixed

United States Department of the Interior
 National Park Service / National Register of Historic Places Registration Form
 NPS Form 10-900 OMB No. 1024-0018

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

windows. Entry on west elevation has one-light door and full, two-part transom. Main Street façade has arched stucco portal with standing seam metal hip roof. Two metal hip roof monitors, one with five bays of four-fixed light, second one has three bays of four-fixed lights. Hip roof teller drive-through on south elevation.

129. 407 Main Street, West (Firestone Complete Tire Care), 1965 Noncontributing
 One-story, metal frame construction with cast concrete and brick veneer, asphalt shingle gable roof commercial block. Store front has five bays; paired single-light, aluminum doors with single-light sidelights and transom and single-light aluminum display windows. Five garage door bays are multi-light glass and metal.

130. 412 Main Street, West (First Methodist Church, Main Sanctuary). 1899 Previously Listed
 Two-story, frame construction with brick veneer, asphalt shingle gable roof, cruciform sanctuary with Neo-Gothic styling. One bay is a large pointed arch window with tracery and is flanked by smaller pointed arch stained glass windows. These windows feature stone sills and engaged stone columns. Two courses of blond brick and a three-course red brick corbelled band form the pointed arches of the three windows. The principal window consists of four round-headed stained glass windows crowned by a large stained glass rose window. The gabled front is flanked by buttresses of limestone and brick with metal spires. The peaked parapet wall has Palladian-style wood vents and topped with a stone cross. Rear addition added 1909. This property was individually list on the National Register in 1990 for its Neo-Gothic styling.

130 b. 1st Methodist Church, Wesley Hall,. 2005 Noncontributing
 One-story, frame construction with brick veneer, asphalt shingle hip roof, Neo-gothic style building. Seven bays with 1/1 double-hung sash windows set in arched openings with cast concrete sills. Palladian windows in front gables. Connected to Main Sanctuary.

130 c. 1st Methodist Church, Education Hall & Church Office, 1956 Contributing
 Two-story, frame construction with brick veneer, asphalt shingle gable roof, Mid-Century Modern style classroom/office building. Projecting main bay has entry with paired, wood and glass doors. Classroom wing has nine bays with wood, single-light doors with groupings of 4-light metal hopper windows under porch supported by arched brick arcades.

130 d. First Methodist Church, Christian Life Center, 1980 Noncontributing
 One-story, frame construction with brick veneer, asphalt shingle gable roof Neoclassical style building. Arched EIFS arcade supports one bay cutaway porch. Circular vent in south gable. Single-light fixed windows, sliding glass and metal entry door. Small brick outbuilding houses utilities.

130 e. First Methodist Church Boy Scout Troop Home, ca. 1965 Noncontributing
 One-story, frame construction with board and batten, asphalt shingle gable roof, L-plan building. Three bays, 1/1 double-hung sash windows and pair of 6-pane wood doors. Cutaway porch.

131 417 Main Street, West ca. 1929 Noncontributing
 Two-story, frame construction with EIFS façade, asphalt shingle gable four-plex apartment building converted to commercial offices. Three bays on ground floor are fixed light metal windows with arched fan transom flanking entry with paired, six-light metal doors. Two Doric columns support small, 2-story, asphalt shingle gable portico. Round wood gable vent. Altered with EIFS ca. 1990.

132. 421-431 Main Street, West (1st American National Bank), 1955 Noncontributing
 C. 1955 building is two-story, steel frame construction with EIFS wall cladding, flat rolled roof commercial building. Four-part east addition consists of two and three-stories. West block has five bays with original five-part aluminum and single-light glass windows and three-part, single-light aluminum and glass entry behind EIFS clad piers. Altered with additions on east elevation and EIFS wall cladding on western building, ca. 1980.

132b. Teller drive-thru, ca. 1980 Noncontributing

133. 500 Main Street, West (Federal Building/U.S. Post Office), 1962 Contributing
 Three-story, steel frame construction clad in cast concrete and brick, flat rolled roof Post-Modern-style post office. Ground floor has twenty-five bays consisting of fixed single-light display windows and two, paired entries with single-light metal doors, single-light full sidelights and three-part transom topped. Portico is cantilevered cast concrete, parabola shaped canopy. Second and third floors feature twenty-eight bays divided by cast concrete vertical fins with cast marble spandrels and double fixed-light

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

windows with hopper. Incised entry on east elevation with three bays with double entry doors, large transom, single lights sidelights and glass kick panels. Canopied loading dock on north elevations. Parabola entry canopy on south elevation.

134. 501 Main Street, West (Calvary Baptist Church), 1995 Noncontributing
Two-story, frame construction with brick veneer, flat rolled roof with hip skirt Neo-Gothic style church sanctuary. Canted façade has monumental multi-light window over entrance. Window has stained glass tracery, peaked with ornamental surround. Four multi-light doors topped with semicircular transom and limestone surround. Plain parapet wall with limestone coping and metal-clad steeple. Brick buttresses with limestone caps are located on elevation that has lancet windows. Limestone gable decorations and peaked parapets. Remainder of building composed of structures built from 1937 onward joined by infill sections.

135. 518-522 Main Street, West, 1965 Noncontributing
One-story, frame construction with Roman brick veneer in stacked bond, flat rolled roof, one-part commercial block, Three-bays; single-light fixed storefront windows, three metal and glass storefront entry doors. Metal canopy supported by cables extends across façade. Altered with storefront replacement ca. 1995.

136. 526 Main Street, West, 1967 Noncontributing
One-story, frame construction with brick veneer, flat rolled roof, one-part commercial block. Storefront is single bay with single-light metal door with transom flanked by two-light display windows. Parapet topped with ceramic tile. Cantilevered aluminum canopy. Storefront replaced ca. 1995.

137. 533 Main Street, West (McCarty House), ca. 1922 Contributing
One-story, frame construction with brick veneer, asphalt shingle gable roof with rear airplane monitor, Craftsman-style bungalow with Classical Revival influences. Three bays with off-set entry which has multi-light wood door with eight-light sidelights, and three-part transom. Triple French doors on left side of façade and fixed, nine-light window between entries. Front gables have stucco cladding, carved brackets, two-light casement window with Classical Revival motif applied on either side. Front projecting porch has asphalt shingle gable roof and Classical Revival applied decoration, supported by brick piers and paired Classical half-height columns resting on solid brick balustrade and poured concrete patio to left of porch. Porte-cochere supported by brick pier of polychrome brick veneer with decorative concrete insets.

138. 534 Main Street, West (John E. Rankin House), ca. 1915 Contributing
Two-story, frame construction with brick veneer, asphalt shingle truncated hip roof, Colonial Revival house. Three-bay façade has central multi-light, double-leaf entry with fanlight transom, flanked by matching pair of French doors with side doors and fanlight transom. Main entry has barrel-vault portico supported by columns and engaged piers. Second floor has central wooden balustrade with diamond-shaped balusters beneath paired 4/4 windows; four single 6/1 windows. Three four-light fixed eyebrow dormers and overhanging cornice with brackets.

138 b. Tool Shed, ca. 1970 Noncontributing
Plywood over frame, flat roof

138 c. Metal shed ca. 1990 Noncontributing

139. 36-542 Main Street, West, ca. 1960 Noncontributing
One-story, frame construction with brick veneer and flat rolled roof, one-part commercial building. Two bay storefront contains single and paired, single metal display windows and single-light metal doors with transoms, one door with one-light sidelight. Full, standing seam metal, hipped roof cantilevered canopy added ca. 1990.

140. 541 Main Street, West, ca. 1970 Noncontributing
One-story, frame construction with brick veneer, flat rolled roof one-part commercial block. Five bays; one-light entry door with three-light transom, projecting bays with two-part display windows and single 9/12 double-hung sash metal windows. Cantilevered standing seam metal mansard overhang. Sign panel above door.

141. 544 Main Street, West, 1976 Noncontributing
One-story, frame construction with brick veneer, flat rolled roof one-part commercial block. Three bays, center entry is single-light metal door flanked by two single-light metal display windows. Flat standing seam metal canopy extends full width.

Spring Street, North

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

142. 108 Spring Street, North, ca. 1898 Noncontributing
One-story, masonry construction with brick veneer, flat rolled roof, one-part commercial block. Four bays with off-center entry with single light metal door with single-light sidelights and transom, three fixed-light metal display windows. Cantilevered wood shingle shed roof overhang. Dentil cornice on parapet, three rectangular decorations on sign panel. Altered storefront ca. 1980.
143. 109 Spring Street, North, ca. 1905 Contributing
Two-story, masonry construction, flat rolled roof, two-part commercial block with Italianate influence. Three bays, two wood storefronts; left has wood and two single-light wood display windows with recessed, three-part entry with center single-light wood door and three-part, single-light transom. Center bay has six-light wood door with single-light transom. Right storefront has two single-light display windows and off-center eight-light, one-panel wood door with transom in recessed entry. Second-story windows are wood 1/1/double-hung sash with arched headers and radiating voisseurs. Wood belt course above ground floor, corbelled cornice and brick coping. Storefront alterations c. 2010.
144. 114 Spring Street, North, ca. 1909 Contributing
Two-story, masonry construction with brick veneer, flat rolled roof, two-part commercial block. Aluminum storefront with single and paired single-light, straight and canted display windows, canted aluminum and glass single-light entries with sidelight and transom. Second floor has six bays of two-light fixed metal frame windows. Soldier course lintel on second floor and cornice with aluminum coping. Altered ca. 1950.
145. 200 Spring Street, North ca. 1909 Contributing
Two-story, frame construction with stucco veneer, flat rolled roof, two-part commercial block. Ground floor has four single-light metal display windows and single-light metal door, with transom and sidelight in canted inset entry. Brick soldier course and dentil above ground floor. Second floor has paired fixed, single-light vinyl windows. Altered ca. 1980.
146. 202 Spring Street, North, ca. 1909 Noncontributing
Two-story, frame with stucco, flat rolled roof two-part commercial block. Ground floor wood and brick storefront has single-light display window with kick plate, recessed center entry with single-light metal door and canted single-light display windows with kick plates. Single-light, second-floor entry on left. Second floor has three bays of single 6/6 double-hung sash vinyl windows with 15-light vinyl door and single-light transom. Wrought-iron, flat rolled roof balcony added ca. 1980.
147. 204 Spring Street, North, ca. 1909 Contributing
Two-story, frame construction with brick veneer, flat rolled roof two-part commercial block. Two-bay, board and batten display storefront with six single-light metal bay windows and metal six-panel door. Shingle-covered, pent-roof cantilevered porch. Soldier course belt courses on first and second floor. Signboard with brick surround. Plain parapet with metal coping. Storefront altered ca. 1990.
148. 206 Spring Street, North, ca. 1909 Contributing
Two-story, frame construction with brick veneer, flat rolled roof, two-part commercial block. Two-bay storefront on ground floor. Left entry has single light wood door and single-light transom with single-light side lights. Second entry is 4-panel, 2- light wood door. Cast concrete lintels with incised keystone design over all bays on facade. Soldier course belt course above first and second floors. Paired 6/6 double-hung sash vinyl windows in second-floor bays. Corbel parapet wall. Alterations on storefront ca. 1975
149. 216 Spring Street, North, ca. 1919 Noncontributing
Two-story, frame construction with brick veneer on first floor and stucco veneer on second floor, flat rolled roof, two-part commercial block. Ground floor has wood and brick storefront with four bays, two 9/9 double-hung sash vinyl windows between two multi-light wood doors. Brick sign panel and plain parapet. Wrought iron balcony added ca. 1980.
150. 218-220 Spring Street, North, (Jenkins Building/Jeff Davis Hotel) 1928 Contributing
Three-story, frame construction with brick veneer, flat rolled roof, two-part commercial block with Colonial Revival influence. Three bays on ground floor: three-part glass and aluminum storefront bays separated by engaged brick piers; center bay has recessed wood single-light entry doors with transom, flanked by fixed single-light windows. Left bay is two single-light display windows and center 1-light metal door, right bay is identical. Three bays on second and third floors are triplets of 6/6 vinyl and metal double-hung sash windows. Poured concrete insets divide floors. Engaged brick piers divide bays on all floors. Poured concrete coping and built up tops of façade piers along parapet. Storefronts altered ca. 1960.

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

Spring Street, South

151. 108 Spring Street, South (McCullar, Long & McCullough Clothing), ca. 1890 Noncontributing
Two-story, masonry construction with stucco veneer, flat rolled roof, two-part commercial block. Two-bay facade separated by brick pier, recessed multi-light wood entry with transom and sidelights on right, three fixed-light storefront windows on left, topped by continuous dentilated brickwork. Pairs of French doors in second story. Wrought iron balcony added, and windows and doors altered, ca. 1976.
152. 109 Spring Street, South, 1906 Noncontributing
Two-story, frame construction with brick, flat rolled roof two-part commercial block. Four bay storefront has pair of 1/1 double-hung sash metal frame windows, two single metal and single-light glass entry doors. Added brick piers support canvas canopy. Second floor clad in stucco with two single-light fixed windows. Altered d 1961, ca. 1980.
153. 111 S. Spring Street, South, ca. 1905 Noncontributing
Two-story, frame construction with brick veneer, flat rolled roof two-part commercial block. Ground floor has storefront with off-center recessed entries with paired single-light glass and metal doors with single sidelights and transom, flanked by single-light metal display windows. Added brick piers support canvas canopy. Second floor has paired and triple 12-light metal casement windows with continuous cement lintel above windows and sill below. Storefront altered ca. 1980.
154. 201 Spring Street, South (BancorpSouth), 1977 Noncontributing
Fourteen-story, irregular plan flat rolled roof mid-rise skyscraper in Post-Modern style. Steel frame and glass curtain wall construction surrounding 14-story central tower of poured concrete with raked surface treatment. One bay is metal and glass double sliding door entry in central tower behind semicircular water feature and plaza. Designer: Cromwell, Neyland, Truemper, Levy & Gatchell, Little Rock, AR.
155. 300-304 Spring Street, South, ca. 1925 Noncontributing
One-story, frame construction with brick, flat rolled roof one-part commercial block. Thirteen bays with fixed 4-and 6-light windows under arched brick surrounds and spandrel panels, two metal and glass, three-part single-light leaf entries with three-part transoms. Cantilevered corrugated metal hood over entries. Storefront altered ca. 1980.
156. 308 Spring Street, South, ca. 1915 Contributing
One-story, frame construction with brick veneer, flat rolled roof one-part commercial block. Four-bay storefront has double-leaf single-light doors with single-light transom and sidelights, and single and paired single-light metal display windows. Façade altered ca. 1946, ca. 2005.
157. 320 Spring Street, South, ca. 1935 Noncontributing
One-story, frame construction with EIFS cladding, flat rolled roof, one-part commercial block. Three bays with double leaf glass and metal entry door with transom, flanked by three-light metal frame display windows. Corrugated metal siding on parapet. Attached garage has two metal overhead doors and one metal slab door.
- Troy Street**
158. 206 Troy Street, ca. 1899 Contributing
One-story, masonry construction with brick veneer, flat rolled roof, one-part commercial block. Three-bay storefront with recessed, single-light metal entry flanked by single-light display windows in left bay; single-light metal entry and display windows in middle bay; four single-light display windows in right bay. Continuous multi-light transom above bays. Recessed sign plate, with corbelled parapet wall above. Storefront altered ca. 1920.
159. 209 Troy Street (Renasant Bank), 1981 Noncontributing
Four-story, steel frame construction with brick veneer, flat rolled roof, Post-Modern-style, low-rise skyscraper. Glass curtain walls and single-light fixed windows. Two bays of glass and metal sliding entry doors on Troy and Magazine set inside recessed three-story plazas. Designer: Cromwell, Neyland, Truemper, Levy & Gatchell, Little Rock, AR.
160. 216 Troy Street, ca. 1915 Noncontributing
Two-story, frame construction with brick veneer, flat rolled roof, two-part commercial block, Four bays with single-light fixed

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

windows, two single-light wood entry doors. Second floor has 2/2 double-hung sash metal windows. Storefront altered ca. 1980.

161. 306-308 Troy Street, ca. 1925

Contributing

One-story, frame construction with brick veneer, asphalt shingle gable roof, flat rolled roof, one-part commercial block. Two bays separated by brick pier, with metal single-light entry doors with transom and partial sidelights, flanked by fixed single-light display windows and brick kick plate. Polychrome brick has soldier-course inset in kick plate and herringbone pattern rectangular insets in sign panel on parapet wall. Storefront altered ca. 1990.

162. 310 Troy Street, ca. 1925

Contributing

One-story, frame construction with brick veneer, flat rolled roof, one-part commercial block. Single bay has metal single-light entry door with transom, flanked by four fixed single-light display windows and brick kick plate. Painted brick has soldier-course inset in kick plate and herringbone pattern rectangular insets in sign panel on parapet wall. Storefront altered ca. 1990.

163. 312 Troy Street, ca. 1925

Contributing

One-story, frame construction with brick veneer, flat rolled roof, one-part commercial block. Single bay has glass double-leaf single-light entry doors with transom, flanked by glass curtain wall. Glass canopy supported by metal poles. Painted brick has soldier-course inset in kick plate and herringbone pattern rectangular insets in sign panel on parapet wall. Storefront altered ca. 2010.

Downtown Tupelo Historic District
 Name of Property

Lee, Mississippi
 County and State

Statement of Significance 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 N/A
 (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 old or achieving significance within the past 50 years.

Areas of Significance
 (Enter categories from instructions.)

Commerce
 Community Planning and Development
 Architecture

Period of Significance

1890-1964

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

R. L. Goodlett, (?-d.1940), designer, builder
 Oscar Wenderot (1871-1938), architect
 Patrick Henry Weathers (1870-?), architect

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

Statement of Significance-Summary Paragraph

The Downtown Tupelo Historic District (District) located in Tupelo, Lee County, Mississippi, is significant under National Register Criterion A in the area of Commerce for its local importance as a regional trade center and for association with Community Planning and Development. The District is also eligible under Criterion C in the area of Architecture. The District's buildings retain most of their original design features, and comprise a visually cohesive grouping of commercial, governmental, religious, recreational and residential buildings constructed between 1890 and 1964. The development of this district in the city reflects both local and national commercial building development trends, and also represents a spectrum of residential and religious building development in Tupelo.

The varied building stock tends to be vernacular, but design details and the few high-style buildings within the district were visibly influenced by the typical styles of the late nineteenth to mid-twentieth centuries. Stylistic influences within the District include Italianate, Queen Anne, Neo-Gothic, Folk Victorian, Beaux Arts, Colonial Revival/Classical Revival, Tudor Revival, Prairie School, Commercial Style, Bungalow/Craftsman, Art Moderne and Modernistic.

The last contributing building was constructed in 1964, marking the end of the period of significance. While the District continues to serve as the central business district into modern times, its dominance diminished as government, commercial and residential development patterns followed the automobile away from the District. Few buildings were constructed after 1964 and attempts at revitalization were sometimes harmful to the architectural integrity of the buildings.

Narrative Statement of Significance Criterion A-Commerce and Community Development

Early Trade Routes

Located in the fertile Black Prairie Belt which extends west from the Tombigbee River, the Tupelo area was the ancestral home of the Chickasaw and Choctaw Indians. Tupelo's central location was recognized by the first inhabitants of this continent and present day Tupelo is situated adjacent to the "Old Natchez Trace," a prehistoric pathway from the present cities of Natchez, MS to Nashville, TN, linking the trade routes of the Cumberland, Mississippi and Tennessee Rivers.

The commercial value of the Trace was recognized by European and American explorers, traders and immigrants in the late 18th and early 19th centuries until the invention of the steamboat. Another important aboriginal trade route was the West Tennessee Chickasaw Trail which extended roughly along the same route of modern US 78 from the Chickasaw towns located near Pontotoc and ran north and west to the Chickasaw Bluffs at present-day Memphis, appearing on maps as early as 1718.

Originally claimed by the French, the Mississippi territory was then deeded to the United States under the terms of the Treaty of Paris in the late 18th century. When Mississippi became the 20th state in the Union in 1817, the roads were little more than meandering trails for the approximately 70,000 people who lived there. However, a bill passed that same year provided 5 percent of the net proceeds from the sale of public lands to be used for building roads and canals.¹

Tupelo Role in the Textile Revolution

In North America, *Gossypium (G.) arboretum* species cotton was first grown in Jamestown colony to which the Virginia Company sent cotton plants in 1607, but the rapid emergence of tobacco as the colony's cash crop doomed early cotton cultivation. Small amounts were raised from Georgia to New Jersey for consumption by small households, however, consumers who required larger amounts (for example, George Washington at Mount Vernon in 1773) imported bales of cotton from Great Britain.

¹ Rickie Longfellow. US Department of Transportation, "The Evolution of Mississippi Highways." Last modified October 17, 2013. <http://www.fhwa.dot.gov>. Accessed December 28, 2013

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

Early America's future was changed forever because of a simultaneous occurrence of events that made the processing of raw cotton into cloth less expensive. This first global economic revolution began in Great Britain where several inventions — the spinning jenny, spinning mule, and power loom — revolutionized the textile industry. The improvements allowed cotton fabrics to be mass produced, and therefore affordable to millions of people.² The second component was the harnessing of steam power. James Watts' steam engine began in the 1780s to power semi-automated factories on a previously unimaginable scale in places where waterpower was not available. The idea of using steam power to propel boats soon followed, and the riverboat was invented.³

The astonishing growth of the British textile industry created the first modern large scale industry as it began to move across the globe in search of lower production costs and larger markets. Cotton was the single most important contributor to Britain's economic power and rise to preeminence as a world power⁴ After the Revolutionary War, American farmers started to increase domestic cotton production, and by 1784 British entrepreneur William Rathbone, IV started importing U.S. cotton into Liverpool.⁵

But not until the invention of the cotton gin and the discovery and cultivation of *Gossypium hirsutum* (Upland cotton) did cotton cultivation spread into the fertile frontier uplands of Mississippi in 1800. Early settlers faced what they considered an obstacle as the fertile land was home to the aboriginal inhabitants standing in the way of progress; however no obstacle, foreign or domestic, could halt the advancing settlers.⁶

Eager for land to raise cotton, they pressured the federal government to acquire Indian Territory. In 1832 the Tupelo area was part of the 6.4 million acres ceded by the Chickasaw over to the United States government in the Treaty of Pontotoc and divided into 10 or 12 counties.⁷

From 1845 through 1860, Mississippi became one of the nation's leading cotton-producing states. The need for better roads with more durable surfacing materials grew with the export of cotton. The first Mississippi rules of the road were enacted in 1856 taxing landowners from one to five cents per acre, with the money to be used for road and bridge development.⁸

The demise of these commercially important but primitive roadways was brought about by the arrival of a superior form of inland transportation, the railroad. The Mobile and Ohio Railroad (M&O) chartered in 1848 was planned to span the distance between the seaport of Mobile, AL and the Ohio River near Cairo, IL in order to by-pass the slow, uncertain river travel to New Orleans. Construction was finally completed at Corinth, Mississippi in April 1861, creating the longest railroad under a single charter in the US. Almost a century later the M&O was merged with the Gulf, Mobile, and Northern Railroad to form the Gulf, Mobile, and Ohio Railroad (GM&O) in 1940.⁹

Despite the fact that most of the land was still wilderness, the proposed railway and subsequent flurry of activity kindled interest in Gum Pond, a tiny village located in a swampy area along the old Pontotoc-Fulton Road (Main Street), the county seats of Pontotoc and Itawamba counties. Numerous tupelo trees, locally known as black gum, grew on the north, south and east approaches to the town. Surprisingly, Gum Tree's overland transportation routes were better than those of existing larger towns as the Pontotoc-Fulton Road formed the east-west axis and the Natchez Trace, which crossed this road just west of Gum Pond,

² Eugene R. Dattel, "Cotton in a Global Economy: Mississippi (1800-1860)" [publication on-line] (Jackson, MS: Mississippi Historical Society, 2009), <http://mshistory.k12.ms.us/articles/161/cotton-in-a-global-economy-mississippi-1800-1860>, accessed 14 November, 2014.

³ National Register of Historic Places, Memphis Cobblestone Landing, Memphis, Shelby County, Tennessee

⁴ Ibid.

⁵ Jean M. West. "Slavery" (New York, Thirteen/WNET, 2004), http://www.slaveryinamerica.org/history/hs_es_cotton.htm, accessed December, 2013.

⁶ National Register of Historic Places, Memphis Cobblestone Landing, Memphis, Shelby County, Tennessee.

⁷ Vaughn Grisham, "Tupelo, Mississippi, From Settlement to Industrial Community, 1860-1970." (unpublished PhD diss., University of North Carolina, 1975).

⁸ Rickie Longfellow. "The Evolution of Mississippi Highways." <http://www.flhwa.dot.gov>. Accessed December, 2013.

⁹ (Lemley September 13, 2004)

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

carried the north-south traffic.¹⁰

Locally there was a political struggle between the adjacent tiny villages of Gum Tree and Harrisburg over the siting of the M&O track. When the political and economic decision on where to locate the track was finally settled in favor of Gum Tree in 1859, land speculators William Harris, George C. Thomason and Christopher Orr filed the plat in July, 1860 and the taxon "Tupelo" was substituted for Gum Tree. Most of the Harrisburg citizens moved to Tupelo to be share in the expected economic boom of the railroad and Harrisburg became extinct while tiny Tupelo continued to grow.¹¹

During the Civil War, Tupelo was a small market center, but gained strategic importance due the Mobile & Ohio Railroad, which served as a vital supply line to Confederate forces operating in the Western theater. In 1864, Tupelo was the target of several Union expeditions aimed at the destruction of the railroad and in July, 1864, was the site of a battle between forces under Union General A. J. Smith and Confederate General Stephen D. Lee. After numerous raids by Federal forces during the war, Tupelo's railroad infrastructure, like other towns along the M&O, was wrecked.

Late Nineteenth Century Economic Boom in Tupelo

Physical and economic growth resumed between 1865 and 1885, and the village of Tupelo was transformed into an established rural trade center fueled by cotton. Lee County was created in 1866 from Itawamba and Pontotoc counties. Propitiously located at its center, Tupelo was finally chartered in 1870 and named as the county seat and a handsome new courthouse was built.¹²

Because of its status as a county seat and proximity to the railroad and the early road system, the District thrived as a town and a commercial center. Tupelo's early growth followed a north-south line paralleling the railroad track. Choice commercial lots faced the GM&O track on Front Street and residential housing was located to the north. The homes of the merchants and attorneys were located on the west side and anchored by First Baptist Church. The blocks around the Lee County Courthouse from West Main Street to West Jefferson Street and bounded by Front and Green Streets were governmental and commercial in nature.¹³ This mixture would continue for decades.

Commerce Increases in the "Roaring 90's"

Beginning in 1869, Kansas City had attempted to expand its rail line to Memphis, TN. And while Memphis gained seven rail lines between 1880-1892 there was still no railroad connection between Memphis to Birmingham, AL. In the 1880s, this idea of a rail line spanning the Mississippi River was renewed and towns between Memphis and Birmingham were caught up in a rivalry to have the route pass through their location. In 1886 the political and social mobilization of the community was rewarded when Tupelo obtained a highly coveted railroad crossing of the Kansas City, Memphis & Birmingham (KCM&B) Railroad extending from Memphis to Birmingham.¹⁴

Tupelo's economy was greatly increased when the 1892 Frisco Bridge was built by the KCM&B across the Mississippi River at Memphis. The Frisco Bridge was a monumental undertaking, the first steel bridge built on the lower Mississippi River, and the only bridge south of Saint Louis at that time. In 1901, KCM&B merged with the Saint Louis and San Francisco Railroad (Frisco). The Frisco system was bought by Burlington Northern (BN) in 1980 which later merged with the Santa Fe (SF) to become the Burlington Northern Santa Fe (BNSF).

Tupelo's booming economic growth and vitality of the last decade of the 19th century is evidenced by the founding of three banks in the District. The Bank of Lee County relocated to Tupelo after they secured the BNSF rail line and became the 1st National Bank of Tupelo in 1891. It was joined in 1899 by 1st Citizen's State Bank which is locally famous for being robbed by Machine

¹⁰ (Grisham, 1975).

¹¹ *ibid*

¹² *ibid*

¹³ (Grisham 1975)

¹⁴ *ibid*

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

Gun Kelly in 1932. The third bank was the Bank of Tupelo (Bancorp South) founded in 1899.

Commerce in Early Twentieth Century Tupelo

Industrialization arrived in 1899 with the establishment of the Tupelo Oil and Ice Company, a cotton seed oil extraction firm, and two years later when the Tupelo Cotton Mill was opened to manufacture cloth.¹⁵ Between 1900 and 1909 the population growth in Tupelo increased by an astounding 84 percent, from 1009 to 3881.¹⁶ After two earlier fires, the Lee County Court House (#6, Photograph 7) was rebuilt in 1904 in the Beaux Arts. This imposing structure was designed by architect Patrick Weathers of Jackson, MS and the contractor was arguably one of the most important figures in the early development of the District, R.C. Goodlett.

Founded in 1904, Peoples Bank and Trust Company (Renasant Bank) played an important role in the financial affairs and economic development of the District and the northern part of the state. Their impressive Beaux Arts bank building at 211 West Main (#119, Photograph 31) was designed by an unknown architect.

Boyhood friends Goodlett and business partner Memory Leake established a building supply company in 1904 specializing in hardwood pine. They advertised "we practically built Tupelo." Goodlett was involved in the design and construction of the 1910 former Tupelo City Hall (#5, Photograph 6). He probably designed and built the original c. 1907 residence on his estate at 219 North Broadway (#8, Photograph 4).

Goodlett's love of theater may have been the reason he developed the 1912 Comus (Lyric) Theater (# 7, Photograph 5) at 201 North Broadway on the southern third of his property. He is credited with the construction of the building and it is likely he designed it. Originally a vaudeville house, it was remodeled during the 1930s into its current Art Moderne style when it was acquired by the Malco movie chain. They built the 1924 two-part Leake and Goodlett commercial block at 301-307 West Main Street (#124, Photograph 34) and the company's former lumberyard remains at 105 East Main Street (#101, Photograph 1).¹⁷

District residents and farmers alike had dreamed of improved surface roads as slow transportation limited the range of the community and confined much of its trade to a relatively small radius. Even the railroad's effectiveness was limited to its policy of favoring the long haul and discriminating against the short haul. The only solution was good roads and motorized vehicles to expand the economic range of town.¹⁸

Even the state of Mississippi became involved by hosting a National Good Roads Association Convention in 1901. The quest for good roads was going to involve taxation to pay for them and cooperation in order to construct them. In 1909, the new mayor of Tupelo began the drive by upgrading local streets and passing a sidewalk ordinance. The District was the first area of town to construct functional granitoid sidewalks, a mixture of Portland cement and granite chips.¹⁹

As District commerce was directly tied to agriculture in Lee County and since decades of growing cotton had depleted the county's soil so severely, a drainage program had been implemented and over 20,000 acres of farmland had been added. Lee County yields had increased to the point that it led the state in corn yield per acre and tied with three other counties for cotton production. This became the source of revenue to build hard-surfaced roads.

Because of strong local political leadership, the citizens of Tupelo were responsible for passage of a bond issue for road building was passed in 1910. Construction of a concrete road from Tupelo to Fulton began as soon as the bonds were issued. Tupelo then began construction of hard-surfaced streets, curbs and gutters over the next three years.

Tupelo's enthusiasm soon spread to the county level when the Lee County Board of Supervisors traveled to Michigan in 1914 to investigate their paved roads and found that they lasted longer and were more cost effective than gravel. After returning home to

¹⁵ (Grisham, 1975)

¹⁶ Ibid

¹⁷ National Register of Historic Places, R. F. Goodlett House, Tupelo, Lee County, Mississippi.

¹⁸ (Grisham, 1975)

¹⁹ Ibid

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

enthusiastically report their findings, they let a contract for 49 miles of "good roads" in July 1914. The paved highway in Lee County became the first concrete road in the South at a cost of \$8,100 per mile.²⁰

In 1926, interstate commerce was stimulated in Tupelo by its inclusion in one of the first federal highways. US 45 is a north-south alignment with a distance of 1,300 miles, and prior to the construction of the Interstate Highway system in the 1950s-60s, was one of the main routes south out of Chicago to New Orleans.²¹ US 45 is notable locally for incorporating, in its maiden alignment, the 49-mile concrete segment in Lee County. Spring Street was part of the original alignment of US 45 which guaranteed that trades people and tourists alike would pass through Tupelo on a daily basis.

This resulted in Spring Street, which already served the courthouse visitors and staff, becoming a commercial highway serving the needs of the travelers such as the non-extant c.1915 Dickerson Hotel located at 218-220 North Spring. It was rebuilt as the larger Jeff Davis Hotel (#150, Photograph 3) in 1928 and offered lodging and their famed Bavarian Dining Room which became a favorite stop for townspeople and tourists alike.²²

Wholesale grocery companies realized the potential of motorized deliveries and by 1923 the wholesale grocery business alone amounted to three million dollars annually.²³ During the halcyon period of 1920-1929 population climbed another 30 percent from 5055 to 6361. Residential construction was still thriving in the District with eleven single-family residences plus seven multi-family buildings dating from that decade. Fourteen new commercial blocks attest to the economic vitality of Tupelo during this time span.

The Great Depression and the Great Tornado

The stock market crash of 1929 and the ensuing Depression stifled new development in the District for several years. Modest population growth of 25 percent from 6361 to 8212 residents continued in that decade in Tupelo even though only six buildings in the District date from that period. Much of this growth was likely fueled by the arrival of electricity from the Tennessee Valley Authority (TVA) which came to Tupelo before anywhere else in the Southeast. Mississippi's Representative John E. Rankin, a Tupelo Democrat, was a politician most dedicated to the cause of rural electrification. Rankin's former 1915 Eclectic-style residence still stands in the District at 534 West Main Street. Soon after President Franklin D. Roosevelt took office in 1933, his administration designed programs to combat the economic problems of the Great Depression, to create jobs to end unemployment, and improve the lives of average Americans.²⁴

Tupelo was near TVA's Wilson Dam in Muscle Shoals, AL. The electricity generated by this hydroelectric power plant was ready for customers. Rankin's position in Congress resulted in Tupelo becoming the first municipality to purchase TVA power. Tupelo officially became the "First TVA City" in 1934, and the city's residents could purchase electricity at some of the lowest rates in the United States.²⁵

No mention of the 1930s in the District is complete without a reference to the deadly April 5, 1936 (rated F-5 on the Fujita scale) Tupelo-Gainsville (GA) tornado outbreak which entered the western part of the District demolishing the newly constructed 1936 Calvary Baptist Church on West Main Street. Skirting the main part of the District, it headed northeast along North Church and then destroyed the 1917 First Baptist Church Sanctuary on North Church at Jefferson and then obliterated the original First Presbyterian Church building two blocks east on West Jefferson before moving on. One out of every eight Tupelo residents along its deadly trajectory that night were killed or injured in the still fourth deadliest tornado to ever hit in the United States.²⁶

²⁰ Longfellow, October, 2013.

²¹ Ibid

²² Baker, 72.

²³ (Grisham 1975)

²⁴ Morris, October, 2011.

²⁵ Ibid.

²⁶ Baker, 74-5.

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

Prior to the end of World War II, Tupelo's city limits stretched a radius of a mile-and-a-half wide, only slightly larger than its original 1860 plat. Only westward expansion beyond the District in the 1920s had altered this original outline. The District continued in its capacity as a regional trade center in a county where 50 per cent of the inhabitants made their living directly by agriculture.²⁷

The population was 8212 in 1940 and the economic vitality of the District is demonstrated in the 1940 Tupelo City Directory. Along Spring Street to the north of Main there were three grocery stores, two department stores; a café and pool hall; a lunchroom; and a hotel. South from Main Street was McCullam, Long & McCullough Men's Clothing store ((#151); a shoe store with professional office upstairs; a F. W. Woolworth's 5 & Dime Store (#153); and a variety of other small businesses were located two blocks south. These included a café; two furniture companies, and an auto showroom.

The businesses along only two blocks of West Main Street are a good indicator of the market share of the outlying areas that the District possesses. The farmers are customers of the three hardware stores; and feed store located on the east end. The 1899 1st Citizen's State Bank remained in its original location; a bakery; Tupelo Hardware store was at a prior location; and a dry goods store and an appliance store round out the north side of the first block. On the south side of West Main was a wholesale business and Reed's Department Store (#131, Photograph 35), founded in 1905. The second block had a variety of goods and services including two banks; shopping includes two women's apparel stores; two department stores; a men's clothing store and jewelry store. Some shops were devoted to necessities including a tire store; and a drug store. The Masonic Temple Building at 212-214 (#120, Photograph 32, center) housed a barber, a radio shop, and a jewelry store on the ground floor, the Masonic Temple had their lodge on the second floor and professional offices on the upper floors.

Commercial Growth after World War II

Between 1940 and 1950, Tupelo experienced a 36 percent population growth rate from 8212 to 11,527, even though the onset of World War II in 1941 effectively shut down development in the District.²⁸ Much of this decade's development was on the western boundary of North Madison Street. Two single family residences were built in 1940; and a third was constructed in 1945. This would herald the last of single family residential development in the District. The Kenilworth Apartments (#74, Photograph 18, center) and a c. 1945 Dillard Apartments at 536 (#68, Photograph 15) were constructed in 1945 as well.

During the 1940s the District has an eclectic and egalitarian assortment of residents. Congressman John Rankin's residence (#128, Photograph 20) was across the street from a multi-family apartment building at 417 W. Main (#131). Church Street from Clark to Jefferson had single-family residences, most of which were owner-occupied by local business owners. Green Street had owner-occupied residences and small scale fourplex apartment buildings such as 215 N. Green (#49) and 151 S. Green (#156). The northern boundary of West Jefferson had two 1920s fourplex apartment buildings at 319 (# 61, Photograph 8) and 507 (#65).

The Fabulous Fifties

Over 20 percent of Mississippi's population migrated out of the state between 1950 and 1960, and Lee County's population beyond the Tupelo city limits experienced a fourteen percent loss as well, declining from 26,710 to 23,368.²⁹ However, Tupelo's population increased 49 per cent from 11,527 to 17,221. Contrary to what was happening to many urban cores nationally during the 1950s and 60s, the District began to centralize and strengthened due to its dominance in economic matters, services and administrative agencies. Retail trade doubled in during the 1950s and wholesale tripled.³⁰

The District's uptick in retail and services is reflected by the listings in the 1950 Tupelo City Directories. Not one single vacancy is recorded and zoning appears to be spotty. Working north on Broadway from the district's southern boundary of Clark, there was

²⁷ (Grisham, 1975)

²⁸ (Grisham 1975)

²⁹ Ibid

³⁰ Ibid

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

a furniture store; two soft drink bottling facilities; an auto repair shop and a service station; a commercial mixed use building. Closer to Main Street was a meat market and grocery; a café; an optometrist; a billiard hall; and a children's clothing store.

By 1950 West Main retained many long term businesses and attracted new merchants as well. National franchises appear on the scene to join the afore mentioned F. W. Woolworth's; these included a Western Auto Store, a Rexall drug store, a Sherwin-Williams paint store and a Texaco service station. Locally owned businesses included three hardware stores; three banks, a café and a bakery. The entire county shopped at the dry goods store, three department stores, and two jewelry stores. Specialty stores catering to local sartorial preferences included four ladies apparel shops and a men's clothing store. Professional offices were found on the upper stories of the two- and three-story buildings.

The 300 block of West Main contained a post office, a locally owned drug store, physicians and insurance offices and two service stations. The remainder of Main Street was single and multi-family housing and churches. First Baptist Church at 300 North Church (#30, Photograph 13) reconfirmed its commitment to the District by constructing a new sanctuary after a major fire in 1952 and added an Education Building (#30, Photograph 13, second on left) in 1964. First Methodist Church added an Education Building in 1956.

The Lee County Courthouse (#6, Photograph 7) continued to attract professionals to the surrounding streets as tenants. In addition to being housed on 2nd floor offices on Main Street, attorneys also had offices on Spring, Broadway and Court Streets. 109 S. Spring (#152, Photograph 24, second on right) now housed a real estate firm and insurance offices, and prominent architect Robert B. McKnight, designer of the 1966 fire station and police department building (#45) and the 1966 courthouse improvements occupied the 2nd floor. North Broadway had a savings & loan with attorneys on 2nd floor; and buildings which housed successful law practices (#4); Court Street housed combinations of insurance and attorney's offices; and real estate firms and law firms.

The Impact of Suburbanization on the District

During the 1960s Tupelo experienced a decline in the growth rate. However, in the District commerce was thriving: retail sales tripled and bank deposits and savings and loan companies experienced a five-fold increase. This acceleration was reflected in part by the heavier traffic load made possible because of the District's centralized location and excellent highway access.³¹ In addition to three District banks, the defunct Community Federal Savings and Loan established in 1933 at 333 Court Street (#44) opened a branch office at 112 N. Broadway (#2).

Residential housing remained fairly constant. Long-time District residents included the Goodlett family and Congressman and Mrs. John Rankin. The first conversion to commercial use was a 1945 residence at 115 N. Church (#23) owned by a doctor that became doctor and dental offices with the doctor still residing there. A single, multi-family apartment was constructed in 1960 at 312 Jefferson (#60, Photograph 9).

Retail, government and services still held their own within the District according to the 1960 Tupelo City Directory and no vacancies were recorded. A new Federal Building and Post Office was constructed at 500 W. Main (#133, Photograph 37) in 1962, the old facility at 300 W. Main (#123, #33) is converted into Chancery Court. The city constructed a new building for its water and light department at 322-324 Court (#43).

A glance at the 1960 Tupelo City Directory shows various reactions to the shift of some businesses to the developing areas outside of downtown. A new Pepsi-Cola Bottling facility (no longer extant) was constructed at 316 S. Broadway (#20), next door to their old building which became an electrical supply company. The Coca-Cola Bottling Works (#16, Photograph 27) became an automotive parts store. 1st Citizen's State Bank (#106) underwent a façade renovation; Weiner's Department Store now occupied both sides of 126-128 W. Main (108, Photograph 29, second from left); 130 Main (#108, Photograph 29, center) was now a shoe store; and the venerable Reed's Department Store (#111, Photograph 35, center) expanded to occupy the entire south side of Main

³¹ (Grisham 1975)

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

between Front and Spring. In the next block west, Hinds Brother's Men's Clothing remodeled their store at 207 W. Main (#116); a Dreifus chain jewelry store opened. In the 300 block of West Main there was a new tire store; a Firestone Tire and Gas; and four other gas stations (no longer extant) were vying for business in the vicinity of W. Main and Green. A new professional building was constructed in a former residential area at 431 Main (#132). 109 S. Spring (#152, Photograph 24, second from right) was a shoe store with a detective agency above it. Changes on North Spring included a grocery store becoming a music and jewelry store; a department store becoming a 5& dime; another grocery is now a home furnishings store; the dry goods store was now a dollar store; and a barber shop is now a photo shop.

The District in Decline

After 1964 new construction in the District had slowed to a crawl as commerce in the city's suburban areas began to leach away Main Streets retail customers. This is reflected in the vacancies that appear for the first time in the District as well as adaptive reuse of buildings. The multifamily apartment at 417 W. Main (#131) became a professional building; former single-family residences are now converted to commercial uses: 419 Magazine Street (#87) became an architect's office; 432 Magazine (#91) became offices; 519 Magazine (#87) was a chiropractor's office; 426 and 511 Magazine (#90 and 92) were multifamily apartments. The Jeff Davis Hotel (#150, Photograph 3) was apartments and lodging.

The District's long-term residents were aging in place. In response Pegue's Funeral Home (#67, Photograph 14) added a chapel in 1962 and in 1971 encapsulated the historic house that served as the funeral home. The aged John Rankin and his wife continued to live in their home as the character of the neighborhood slowly became commercial in nature. Rankin died in 1960. By 1970 there were ten widows still residing in the district. The final residence construction in the District was a 1969 apartment building on Jefferson. The Goodlett home was occupied by the widowed Ollie until her death in 1959; then it was occupied by their son Frank until his death in 1992.

The amenities for area residents were dwindling or changing: a lone grocery store remains, one barber shop became a law office; a barber shop replaced a hardware store. Western Auto moved off of Main Street to a side street; a photo shop became a peanut shop. The grocery store serving the south part of the District became a beer distributorship. The quality of goods and services is changing. Full service Weiner's Department Store is now a Dollar General.

Some long time Main Street businesses remained : Tupelo Hardware Store, Hind's Brothers Men's Clothing; Brasfeld Jewelers; Tot's Toggery, McGaughy's Department Store; Reed Brother's Department Store; and Dreifus Jewelers. The locally owned dress shop was now a franchised Two Sister's Dress Store.

In response the Uptown Merchants Association and the City of Tupelo commissioned *Uptown Tupelo*, a Central Business Revitalization Plan for the downtown area prepared by LTA Limited, Planning Consultants and Landscape Architect of Starkville, MS. Completed in 1976, it was partially funded for by a grant from the U.S. Department of Housing and Urban Development.

The only commerce that was really thriving was the financial sector. In 1969 Community Federal built a new headquarters at their decades old Court Street location.. They merged with Merchants and Farmer's Bank in 1991 which was later acquired by Renasant Bank before finally closing the location in December, 2013.

The Jackson, MS based Bankers Trust Savings and Loan Association constructed a branch at 541 West Main Street in 1969. At that time, the state-chartered, but not federally insured, thrift was the largest in the country with \$200 million in assets. Bankers Trust went into receivership in May 1976, and cut all their depositors off from their funds.

By 1970, 109 S. Broadway (#11) became an annex for People's Bank and Trust (Renasant Bank) located around the corner on W. Main. 110 S. Broadway became the Bank of Tupelo (Bank of Mississippi) Master Card Marketing Office. A former soft drink bottling works on S. Broadway became a Bank of Mississippi Branch. That same year the newly formed Citizen's State Bank occupied the Thomas Building at 431 W. Main (#132). In 1977 construction began on the Bank of Mississippi's headquarters, a flag-ship seven-story Post-Modern style skyscraper on an entire city block located on South Spring at Troy Street.

By the 1980s many commercial and retail buildings were vacant; long-term businesses on Main Street vanished; formerly owner-

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

occupied structures were now rental or converted to multi-family. Some structures were razed, others were "revitalized." The owners of 108 S. Spring (#151) renovated their two-story building into a New Orleans-style building complete with wrought iron balcony. This identical "make-over" was implemented on a similar building at 202 North Spring (#146). Reed's Department Store (#111, Photograph 35) added brick columns to support a canopy with a monumental brick entrance to their Art Deco department store. Hinds Brother's Clothing moves to the former location of McCaughy's Department Store at 213 W. Main (#121). In 1980 the City Directory registered the Rankin House as vacant for the first time since it was constructed.

In response to the increasing vacancy rate in the District, in 1991 Tupelo was designated a Mississippi Main Street Community. Through the Downtown Tupelo Main Street Association, a design criterion was included in the City of Tupelo Development Code and an overlay district was designated. Throughout the years the Main Street program has provided design assistance and educational programs for property owners which have assisted in restoring some of the architectural features lost through the years. The city of Tupelo was designated as a Certified Local Government in 2006.

The District in 2014

Overall, revitalization efforts have been a success in the District. A combination of the conversion of residential buildings into offices, an influx of financial jobs and such mainstay family-run businesses as W. R. Reed's Department Store ; the Tupelo Hardware Store; and McCullar, Long and McCullough Men's Clothing have helped the District to maintain its vitality. Through the adaptive reuse of historic buildings such as the Lyric Theater as a community playhouse, the former Peoples Bank and Trust Building as an art gallery and condo conversions of multifamily buildings, Tupelo has continued to use the District not only for commercial uses, but also residential and religious uses into the twenty-first century

Today much of the District's commerce is in its thriving finance industry. This vitality is emphasized by the banks' continued physical presence in the District. The Bank of Tupelo was founded in 1876, when Raymond Trice and Company received a charter to create a bank in Mississippi. In 1886, the banking operation was moved to nearby Verona and renamed the Bank of Lee County; in 1890 it became the First National Bank of Tupelo and in 1966, the Bank of Mississippi. By 1987, the bank merged with First Mississippi National Bank to become BancorpSouth, which was the first statewide bank in Mississippi.

Headquartered in Tupelo, Mississippi, BancorpSouth is a \$11.5 billion asset banking company that operates commercial banking, mortgage, insurance, trust and broker/dealer locations in Alabama, Arkansas, Louisiana, Mississippi, Tennessee and Texas. BancorpSouth and its subsidiaries provide, in addition to traditional banking services, mortgage origination and servicing, student loans, leasing, credit card, trust and fiduciary services, brokerage, investment and insurance services.

Founded in 1904, Peoples Bank and Trust Company played an important role in the financial affairs and economic development of the District and the northern part of the state. Peoples survived the 1929 "National Bank Holiday" that shut down an additional 68 banks in Mississippi. While many banks could not repay previous depositors, all of People's depositors were ultimately repaid with interest. As the war years broke the economic stagnation of the 1930s, People's began to rapidly grow with its asset size increasing from \$3 million in 1954 to \$73 million by 1973. During the 1970s and 1980s, acquired or opened banks throughout Northern Mississippi by adding nine locations. In 1981, People's opened its current Corporate Headquarters in the District..

They continued to accelerate in the 90s by acquiring five more banks. In 1999 People's purchased its first insurance agency in Tupelo and in 2000 they acquired another insurance agency out of Corinth, MS. In 2005 People's made its first out-of-state move by merging with Renasant Bancshares of Memphis, TN. Shortly after, Renasant moved into Alabama with the acquisition of Heritage Bank with three locations. In 2007, Renasant acquired Capital Bancorp of Nashville, TN, giving the bank seven locations in Middle Tennessee. Between 2003 and 2007, Renasant grew from a little over \$1 billion in assets to over \$3.4 billion in assets

Regions Bank has a presence in the District as well with a new facility at 331 W. Main and reuse of 317 W. Main as an annex.

Narrative Statement of Significance- Criterion C

Nineteenth Century Architecture of the District - 1890-1899

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

Only four pre-1900 residences survive in the District and seventeen one-and-two part commercial blocks located on the east end of West Main Street and adjacent streets.

Nineteenth-century fires greatly influenced the built environment that remains in the District today. A conflagration in the late 1880 destroyed most of the timber buildings on Front Street, and development languished in that area. The Lee County Courthouse was twice destroyed by fire, once in the 19th century and again after the turn of the 20th century.

The experience led to the increased use of masonry and stone construction and the emergence of Main Street as the prime commercial area.³² All of the commercial buildings in the District along Main Street are masonry structures. The two-part commercial block at 124 Main Street (#107, Photograph 29, third from left) illustrates its Italianate features through the use of segmental arch hooded windows with peaked cast-iron lintels and a deep cornice.

In the early commercial buildings, first floor storefronts were common. Nineteenth-century storefronts typically had multi-light display windows surrounded by wood panels. Recessed entries were common, as they maximized the display area available for the shop's wares. The storefronts were often topped by entablatures to emphasize the storefront and visually separate it from the residential uses upstairs. 124 Main Street retains its continuous plate glass display windows, recessed in towards the entrance. Three altered bank buildings from that period remain: the 1890 building at 130 West Main (#110); the 1899 building at 122 West Main (#106); and the 1899 building at 201 West Main (#112). The building at 122 W. Main is contributing due to a Modernist façade renovation in 1960.

The most notable example of 19th century architecture in the district is the Main Sanctuary of the 1st Methodist Church at 412 West Main (#130). Designed by an unknown architect in 1899, the brick veneer, cruciform shaped building is listed on the National Register for its Neo-Gothic detailing and tracery windows.

Early Twentieth-century Buildings - 1900-1929

The early decades of the 20th century saw the greatest number of buildings constructed in the District and an influx of more ornate buildings. The most impressive civic building in the District is the 1904 Classical Revival-style Lee County Courthouse (#6). Frame construction with coursed, ashlar cut stone cladding, it addresses the four sides of its site with equally impressive temple-front entrances with full pediments and paired Corinthian columns in antis and is topped with a copper-clad cupola.

This building is one of four Mississippi courthouses designed by Patrick Henry Weathers, (b. 1870) an architect who specialized in capital buildings. He apprenticed under Eugene T. Heiner, an architect from Houston, Texas, and later worked for his uncle, L. M. Weathers, in a Memphis, TN firm. He established a successful practice in Jackson, MS, but relocated to Missouri in 1906. He was working as the State Architect of Oklahoma in 1911.³³

Building contractor R. F. Goodlett probably designed the c. 1907 house on his estate at 219 North Broadway for his new bride, Ollie. It was later rebuilt as a 7,000 sq. ft. mansion designed by Mahon and Broadwell, a Memphis architectural firm. The R. F. Goodlett House (#8, Photograph 4) is individually listed on the National Register for its Tudor-revival architectural styling. Goodlett lived in the residence until his death in 1940 and Ollie lived there until her death in 1959; it was then occupied by their son Frank until his death in 1992. The property remained in family hands until the early 21st century.

Another notable early-twentieth century building in the District is the Beaux-Arts Peoples Bank and Trust Company Building (#26, Photograph 31). Initially designed by an unknown architect it was built in 1905, but the building's interior was badly damaged by fire in 1918. Architect A. T. Hustler of St. Louis was hired to design a new interior which was finished a year later. The bank remained in this building until constructing a new headquarters in 1981.

The old Tupelo Post Office (#123, Photograph 33) was the last one designed by Philadelphia architect Oscar Wenderot (1871-

³² (Grisham, 1975)

³³ "Mississippi Historic Resources Inventory (HRI) Database." MDAH. Mississippi Department of Archives and History (MDAH), n.d. Web. 28 Jan. 2014.

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

1939) while he directed the federal Office of Supervising Architect Director from 1912-1915. The 1915 frame with brick veneer construction Neo-Classical building serves today as county offices.

The majority of commercial properties in the District are one-part commercial blocks. The one-story building's characteristics include a flat roof, masonry wall surfaces, shaped parapets at the roofline and large rectangular windows arranged in groups. This plan's plain, flat appearance is relieved by the use of panels of brick laid in patterns and sparingly used inset accents of tile, concrete, limestone or terra cotta. One such building is 114 North Broadway (#14), a versatile structure that has been used as a clothing store, a telephone answering service and a finance company.

The District has one example of a one-story, 1915 Modern Broad-front commercial building at 308 S. Broadway (#19) which is often found on central business district side streets. The Broad-front embraces one wide-store front in the span due to its steel frame construction. The façade design is reinforced by the openness of the building's face. Thick piers anchor the edges and the display windows are partitioned with thin mullions, and topped by a series of continuous transom lights forming a clearstory. It is topped with a stepped peaked parapet wall.³⁴

The District also has two-part blocks generally limited to two or three stories whose characteristics include a horizontal division into two distinct zones typically reflecting differences in its interior use. Large street level windows indicate public spaces for commercial enterprises, while the smaller fenestration of the upper section suggests more private spaces reserved for offices, meeting halls or apartments.

Colonial and Classical Revival styling is the predominate style in the District. Some of the commercial buildings tend to reflect the stylistic trends of simplified design with Colonial Revival or Classical Revival details. Parapet roofs, simplified Doric or Ionic pilasters, and prominent keystones were common features. The Riley Building at 207 Court Street (#38) portrays Classical Revival elements: a cornice and terra cotta balustrade along the roofline, and cast concrete arched headers with stone keystones above the windows on the 2nd floor. Another example is the Masonic Temple Building at 212-214 W. Main Street (#120, Photograph 32) which has Colonial Revival style expressed through the use of a stepped parapet, a terra cotta cornice, and original colored glass 9/1 double hung windows with diamond pane transoms and decorative concrete insets on façade piers.

Two 20th century religious buildings in the district display Revival styles; the 1938 Neo-Gothic 1st Presbyterian Church sanctuary (#64, Photograph 11) which has rusticated stone wall cladding and lancet-shaped windows and the 1952 Colonial Revival style, brick veneer 1st Baptist Church (#30, Photograph 13) which is a classic temple-front church displaying a pedimented portico with Corinthian columns in antis.

Residences in the District also display Colonial Revival styling: the 1905 cottage at 219 N. Church (#28); the 1910 Clark House (#27) at 215 N. Church (N.R. 11/5/2010); the 1905 weatherboard cottage at 95 S. Green Street (#55) and the 1920 two-story stucco house at 220 N. Church (#29).

The Craftsman bungalow is the second most plentiful style in the District. Some excellent examples include the 1920 brick veneer at 322 W. Jefferson (#62, Photograph 10); the 1929 weatherboard at 212 N. Madison (#77); the 1922 McCarty House at 533 W. Main (#137); and the three modest weatherboard examples at 543 (#97), 553 (#98, Photograph 21, far right) and 561 (#100, Photograph 21, right) Magazine all dating to the mid-1920s. Two Fourplex apartment buildings at 319 Jefferson (#61, photograph 8) and 405 Magazine (#84) both display multi-light windows, hip roofs and arcaded entrances.

Revivals increased in popularity in the 1920s and this is reflected in the c. 1925 stucco and brick Renaissance Revival cottage at 85 S. Green (#54) and the brick veneer with stucco and timber gable 1925 Tudor Revival cottage at 210 N. Madison (#76, Photograph 18, building on left).

1930 to the Present

As the District businesses strained to stay afloat during the Great Depression and World War II, the slowdown was reflected in the

³⁴ (Gottfried et al. 1988)

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

lack of new construction in the central business district. Only six buildings were constructed during that the 1930s period, the most notable being the remodeling of the Lyric Theater (#7) which was given its present Art Moderne style in the mid-1930s.

However, construction resumed after World War II, and there are a few notable examples in both government, and commercial architecture. The 1941 Tupelo Hardware Company Building at 114 W. Main Street (# 102, Photograph 1, far right) is a late Art Moderne brick veneer three-story building constructed right at the beginning of World War II.

Two government buildings in the survey area are outstanding examples of Modern Commercial styles. These include the Miesian style 1961 brick and cast concrete Tupelo Light Gas and Water Building at 322 Court Street (#43). The architect was Charles G. Mitchell of Jackson, MS who also designed the c. 1963 Neshoba County General Hospital in Philadelphia, MS.

The cast concrete projecting fins and brick 1963 U.S. Post Office and Federal Building at 500 West Main Street (#133, Photograph 33) was built under the auspices of the General Services Administration and is a noteworthy Post-Modern style multi-story building that continues the tradition of a post office in the District.

Although built beyond the period of significance, the 1977 Post-Modern BancorpSouth building at 201 Spring Street (#154, Photograph 26) and the Post-Modern Renasant Bank Building at 209 Troy Street (#159, Photograph 25) will both contribute with age. The architect for both buildings was the firm of Cromwell, Neyland, Truemper, Levy and Gatchell firm of Little Rock, AR. The prestigious firm was founded by Edward Cromwell whose family was native Mississippians. Cromwell was reared in West Point, Mississippi before matriculating to Princeton. After graduating during the Depression, he returned to West Point where he taught school briefly before relocating to Little Rock, AR to begin his architectural career.

The vernacular and high-style architecture located in the Downtown Tupelo Historic District demonstrate an excellent range of popular national styles ranging from the late nineteenth century to mid-twentieth century as applied to a small New South community of modest means. The non-residential styles include Italianate, Beaux Arts, Colonial Revival, Neoclassical, Art Moderne and Modern. Neo-Gothic or Colonial Revival styling is also found in the churches in the area. The residential buildings architectural styles of the late 19th and early 20th century including include Folk Victorian, Queen Anne, Colonial Revival, Craftsman, Italian Renaissance, Tudor Revival, Minimal Traditional, and Modernistic. Post-1964 styles in the District include architect-designed New Formalism and Post Modernist style structures. The application of Modernist styling to commercial and multifamily buildings reveals a knowledge and appreciation of high-style national trends in mid-to late twentieth century architecture.

A Comparison with other Tupelo National Register Districts

The Downtown Tupelo historic district is sited between two previously listed districts, the North Broadway Historic District (NR 10/31/1985) and the Mill Village Historic District (NR3/3/1992). All three district share a common general location but diferent developmental histories. The North Broadway district is located in the Harris & Thomason subdivision platted by William Harris and George Thomason, the land speculators who found Tupelo along with Christopher Orr. Orr and Harris tried to establish Tupelo's growth pattern through plat design and street construction and North Broadway is a remaining example of their early community planning. They envisioned the town's growth in a north-south direction, paralleling the railroad tracks. As originally platted, the town measured two miles north and south by one mile east and west.³⁵

The residential buildings in the North Broadway Historic District illustrate the Queen Anne, Colonial Revival, and Craftsman styles popular nationally from 1895 to 1920. They represent a rare example of an intact late-nineteenth and early-twentieth century Tupelo³⁶ The fourteen resources are all located in the 300 block of North Broadway, an area with wide, tree-lined streets that was a residential area for the upper middle class, removed from the noisy train tracks, and the hustle and bustle of Main Street but situated near their places of worship. Other examples of these types and style of residences can be found in the District but they are

³⁵ (Grisham 1975)

³⁶ "Mississippi Historic Resources Inventory (HRI) Database." *MDAH*. Mississippi Department of Archives and History (MDAH), n.d. Web. 2 Feb. 2014.

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

disparate and do not represent the significant concentration found in the North Broadway district.

The Mill Village Historic District was a planned industrial community located south of the District below the intersection of the two railroads. Dating from the early twentieth century, the district consists of factory buildings, and a mill village on approximately thirty acres. The industrial buildings, consisting of two cotton mills, a shirt factory and a crate shed, occupy the northeast corner of the district near the railroad tracks. Approximately 74 houses and community buildings fan out to the south and west of the factories in a grid like pattern. Also included in the district are a church, a former school and a former clubhouse.

Each house is located on a small, grassy lot with little or no landscaping. Residences were constructed in two phases from 1901 to 1909 and from 1919 to 1924. The most common house type built in the earlier period was a one story, wood frame, L-shaped, eave-oriented cottage. From 1919 to 1924, the most common house type was a one story, square bungalow or cube with a hip roof. The shotgun was another popular house type in the early 1920s.³⁷ After a strike closed the mill down in 1937, real estate developers Memory Leake and Erin Dillard purchased the mill village housing and maintained it as rental property.³⁸

Although Mill Village is adjacent to the District, it was developed as a stand-alone factory town. However, politicians, journalists and other prominent members of the District were involved in developing the mill as a way to sell local cotton after the national cotton market slowdown in the twentieth century. Unlike the District's longer period of development, the cotton mill's relatively short life span (1901-1937) limited later development but the struggle for better wages that resulted in closure of the mills rather than giving into union demands is a fascinating glimpse into labor history in the southern United States during the 1930s.

A third district located in the general area is the Highland Circle Historic District, an area bounded by West Jackson, North Madison, Oak Grove Road and Highland Circle. The Highland Circle HD recognizes the first neighborhood in Tupelo built from a complete plan for the layout of the streets, lots, parcel setbacks and restrictions requiring residential use. Based on a plan devised in 1928 by Memphis civil and landscape architect Kenneth Markwell, the district reflects a sense of an overall plan, including landscape and street lighting, even though the houses in the district vary in size, style and material. The majority of the houses in the district were built between 1930 and 1949 in a variety of styles, including Tudor Revival, French Renaissance and Colonial Revival. The district includes a neighborhood park and ornamental street lights.³⁹

³⁷ National Register of Historic Places, Mill Village Historic District, Tupelo, Lee County, Mississippi.

³⁸ (McComb)

³⁹ "Mississippi Historic Resources Inventory (HRI) Database." *MDAH*. Mississippi Department of Archives and History (MDAH), n.d. Web. 3 March 2014

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

9. Major Bibliographic References

Baker, David, Dick Hill, Mem Leake, Bill Lyle, Julian Riley, and Boyd Yarbrough. *Images of America: Tupelo*. Charleston: Arcadia Publishing, 2013.

Dattel, Eugene. Mississippi Historical Society, "Cotton in a Global Economy: Mississippi." Last modified October 2006. Accessed January 12, 2014. <http://mshistory.k12.ms.us/articles/161/cotton-in-a-global-economy-mississippi-1800-1860>.

Gottfried, Herbert and Jan Jennings. *American Vernacular Design: 1870-1940, An Illustrated Glossary*. New York: Van Nostrand Reinhold Company, 1988.

Grisham, Vaughn. "Tupelo, Mississippi, From Settlement to Industrial Community, 1860-1970." PhD diss., University of North Carolina, 1975.

Lemley, James H. School of Business Indiana University, "The Gulf, Mobile and Ohio." Last modified September 13, 2004. Accessed January 12, 2014. <http://acmeme.com/gmo/>.

Longfellow, Rickie. US Department of Transportation, "The Evolution of Mississippi Highways." Last modified October 17, 2013. Accessed December 28, 2013. <http://www.fhwa.dot.gov>.

McAlester, Virginia S. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2013.

McComb, Janelle. University of Southern Mississippi Libraries., "Oral history with Ms. Janelle McComb." Accessed February 2, 2014. <http://www.lib.usm.edu/legacy/spcol/coh/cohmccombj.html>.

Malvaney, E.L. Preservation in Mississippi, "Neshoba General Hospital." Last modified May 11, 2011. Accessed January 12, 2014. <http://misspreservation.com/2011/05/11/mississippi-architect-december-1963-neshoba-general-hospital/>.

Mississippi: A Guide to the Magnolia State. Compiled and Written by By Federal Writer's Project of the Works Progress Administration. New York: Hastings House, 1938.

Mississippi Historic Resources Inventory (HRI) Database. Retrieved 1/28/2014 from the Mississippi Department of Archives and History (MDAH) website: <http://www.apps.mdah.ms.gov/Public>.

Mississippi Historic Resources Inventory (HRI) Database. Retrieved 2/2/2014 from the Mississippi Department of Archives and History (MDAH) website: <http://www.apps.mdah.ms.gov/Public>.

Morris, Sara E. Mississippi Historical Society. "The Rural Electrification of Northeast Mississippi." Last modified October, 2011. Accessed January 12, 2014. <http://mshistorynow.mdah.state.ms.us/articles>.

National Register of Historic Places, R.C. Clark House, Tupelo, Lee County, Mississippi.

National Register of Historic Places, First United Methodist Church, Tupelo, Lee County, Mississippi.

National Register of Historic Places, Former People's Bank and Trust Building, Tupelo, Lee County, Mississippi.

National Register of Historic Places, R. F. Goodlett House, Tupelo, Lee County, Mississippi.

National Register of Historic Places, Lee County Courthouse, Tupelo, Lee County, Mississippi.

National Register of Historic Places, Memphis Cobblestone Landing, Memphis, Shelby County, Tennessee.

National Register of Historic Places, Mill Village Historic District, Tupelo, Lee County, Mississippi.

National Register of Historic Places, North Broadway Historic District, Tupelo, Lee County, Mississippi.

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

- Sanborn Map Company. *Tupelo, Lee County, Mississippi: June 1889* Scale [ca. 1:1,200]. 100 ft. = 1 in.; Scale [ca. 1:6,000]. 500 ft. = 1 in. "Sanborn Fire Insurance Maps" <<http://sanborn.umi.com/ms/4531/dateid-000001.htm?CCSI=12325n>> (Accessed: January 12, 2014).
- Sanborn Map Company. *Tupelo, Lee County, Mississippi: November 1894* Scale [ca. 1:1,200]. 100 ft. = 1 in.; Scale [ca. 1:6,000]. 500 ft. = 1 in. "Sanborn Fire Insurance Maps" <<http://sanborn.umi.com/ms/4531/dateid-000002.htm?CCSI=12325n>> (Accessed: January 12, 2014).
- Sanborn Map Company. *Tupelo, Lee County, Mississippi: September 1899* Scale [ca. 1:1,200]. 100 ft. = 1 in.; Scale [ca. 1:6,000]. 500 ft. = 1 in. "Sanborn Fire Insurance Maps" <<http://sanborn.umi.com/ms/4531/dateid-000003.htm?CCSI=12325n>> (Accessed: January 12, 2014).
- Sanborn Map Company. *Tupelo, Lee County, Mississippi: December, 1903* Scale [ca. 1:1,200]. 100 ft. = 1 in.; Scale [ca. 1:6,000]. 500 ft. = 1 in. "Sanborn Fire Insurance Maps" <<http://sanborn.umi.com/ms/4531/dateid-000004.htm?CCSI=12325n>> (Accessed: January 12, 2014).
- Sanborn Map Company. *Tupelo, Lee County, Mississippi: March, 1909* Scale [ca. 1:1,200]. 100 ft. = 1 in.; Scale [ca. 1:6,000]. 500 ft. = 1 in. "Sanborn Fire Insurance Maps" <<http://sanborn.umi.com/ms/4531/dateid-000005.htm?CCSI=12325n>> (Accessed: January 12, 2014).
- Sanborn Map Company. *Tupelo, Lee County, Mississippi: June, 1914* Scale [ca. 1:1,200]. 100 ft. = 1 in.; Scale [ca. 1:6,000]. 500 ft. = 1 in. "Sanborn Fire Insurance Maps" <<http://sanborn.umi.com/ms/4531/dateid-000006.htm?CCSI=12325n>> (Accessed: January 12, 2014).
- Sanborn Map Company. *Tupelo, Lee County, Mississippi: July, 1919* Scale [ca. 1:1,200]. 100 ft. = 1 in.; Scale [ca. 1:6,000]. 500 ft. = 1 in. "Sanborn Fire Insurance Maps" <<http://sanborn.umi.com/ms/4531/dateid-000007.htm?CCSI=12325n>> (Accessed: January 12, 2014).
- Sanborn Map Company. *Tupelo, Lee County, Mississippi: September, 1924* Scale [ca. 1:1,200]. 100 ft. = 1 in.; Scale [ca. 1:6,000]. 500 ft. = 1 in. "Sanborn Fire Insurance Maps" <<http://sanborn.umi.com/ms/4531/dateid-000008.htm?CCSI=12325n>> (Accessed: January 11, 2014).
- Sanborn Map Company. *Tupelo, Lee County, Mississippi: April, 1929* Scale [ca. 1:1,200]. 100 ft. = 1 in.; Scale [ca. 1:6,000]. 500 ft. = 1 in. "Sanborn Fire Insurance Maps" <<http://sanborn.umi.com/ms/4531/dateid-000009.htm?CCSI=12325n>> (Accessed: January 12, 2014).
- Sanborn Map Company. *Tupelo, Lee County, Mississippi: April, 1924-June, 1949* Scale [ca. 1:1,200]. 100 ft. = 1 in.; Scale [ca. 1:6,000]. 500 ft. = 1 in. "Sanborn Fire Insurance Maps" <<http://sanborn.umi.com/ms/4531/dateid-000010.htm?CCSI=12325n>> (Accessed: January 12, 2014).

Lee, Mississippi
 County and State

Downtown Tupelo Historic District
 Name of Property

Previous documentation on file (NPS):		Primary location of additional data:	
preliminary determination of individual listing (36 CFR 67 has been requested)		State Historic Preservation Office	
previously listed in the National Register		Other State agency	
previously determined eligible by the National Register		Federal agency	
designated a National Historic Landmark		Local government	
recorded by Historic American Buildings Survey #		University	
recorded by Historic American Engineering Record #		Other	
recorded by Historic American Landscape Survey #		Name of repository:	
Historic Resources Survey Number (if assigned):			

Downtown Tupelo Historic District
Name of Property

Lee, Mississippi
County and State

10. Geographical Data

Acreage of Property 9.18 acres **USGS Quadrangle** Tupelo, MS

(Use either the UTM system or latitude/longitude coordinates. Delete the other.)

Latitude/Longitude Coordinates

Datum if other than WGS84:

(enter coordinates to 6 decimal places)

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

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: |

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

Verbal Boundary Description

Beginning in the northwest corner of the district, the north boundary is the rear lot lines of the properties on the north side of West Jefferson Street extending from the rear property line of the east side of Madison Street to the east property line of 220 North Front Street. The eastern boundary then extends south to East Jefferson Street and crosses the Kansas City Southern rail line to the north property line of 105 East Main, traces the property line south to East Main Street then turns west extending to South Front Street and takes in the west side of South Front Street to the north side of Clark Street. The south boundary is the center of Clark Street extending west to include the rear property lines on the west side of South Church Street, then turns west on Magazine Street taking in the rear property lines of the south side of Magazine Street until it reaches the west property line of 561 Magazine Street where it turns and arrives at South Madison Street. The west boundary will extend down the center of South Madison Street crossing West Main Street then extend down the center of North Madison then turns west and encompasses the rear property lines of the properties on the west side from 207 to 219 North Madison and then arrives at the beginning point.

Boundary Justification

The Downtown Historic District includes those properties within the boundaries which maintain a high level of integrity with a significant concentration of buildings which present a distinguishable entity and form a unified, cohesive whole. Resources in the district are linked historically by physical development and functional interrelationships, and which exhibit distinctive characteristics of a clearly definable geographic area, readily distinguishable from surrounding properties.

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

11. Form Prepared By

Name	Judith Johnson		
Organization	Judith Johnson & Associates		
Street & Number	158 Windover Road #6	Date	January, 2014
City or Town	Memphis	Telephone	901-603-0054
E-mail	Judithjohnson73@gmail.com	State	TN Zip Code 38111

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 map.
- **Photographs**
- **Additional items:** (additional supporting documentation including historic photographs, historic maps, etc. should be included on a Continuation Sheet following the photographic log and sketch maps)

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.

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

Downtown Tupelo Historic District

Lee, Mississippi
County and State

Name of Property

Photo Log

Name of Property: Downtown Tupelo Historic District
City or Vicinity: Tupelo
County: Lee
State: Mississippi
Photographer: Judith Johnson
Date Photographed: January 2, 2014
Location of Original Digital Files: 100 South State Street, Jackson, MS 39201
Number of Photographs: 37

Description of Photograph(s) and number

All digital images labeled as follows: *MS_LeeCounty_DowntownTupeloHD_#.tif*

Photo #1 (MS_LeeCounty_DowntownTupeloHD_0001)

View of north side of Main Street looking west from 105 East Main Street (#102). Note Tupelo Hardware Company (Far right; #104). Photographer facing west.

Photo #2 (MS_LeeCounty_DowntownTupeloHD_0002)

Northwest corner of West Jefferson Street and North Front Street. Note Fire Station #1 (Right; #57) and Lee County Justice Center (Far right; #58). Photographer facing northwest.

Photo #3 (MS_LeeCounty_DowntownTupeloHD_0003)

Southeast corner of North Spring Street and West Jefferson Street showing the Jenkins Building (Jeff Davis Hotel) at 218-220 North Spring Street(#150) . Photographer facing southeast.

Photo #4 (MS_LeeCounty_DowntownTupeloHD_0004)

View of Goodlett House at 219 North Broadway (#8). Photographer facing west.

Photo #5 (MS_LeeCounty_DowntownTupeloHD_0005)

View of Lyric Theater at 201 North Broadway (#7). Photographer facing southwest.

Photo #6 (MS_LeeCounty_DowntownTupeloHD_0006)

View of Former Tupelo City Hall at 117 North Broadway(#5). Photographer facing west.

Photo #7 (MS_LeeCounty_DowntownTupeloHD_0007)

View of Lee County Courthouse at 200 North Broadway (#6). Photographer facing east.

Photo #8 (MS_LeeCounty_DowntownTupeloHD_0008)

View of Fourplex apartment building at 319 West Jefferson (#61). Photographer facing south.

Photo #9 (MS_LeeCounty_DowntownTupeloHD_0009)

View of Mid-Century Modern L-plan Apartment Building at 312 West Jefferson (#60). Photographer facing north.

Photo #10 (MS_LeeCounty_DowntownTupeloHD_0010)

View of Craftsman Bungalow at 322 West Jefferson (#62). Photographer facing north.

Photo #11 (MS_LeeCounty_DowntownTupeloHD_0011)

View of First Presbyterian Church Sanctuary at 400 West Jefferson (#64). Photographer facing northwest.

Photo #12 (MS_LeeCounty_DowntownTupeloHD_0012)

Southwest corner of North Church Street and West Jefferson Street. Note Bungalow at 220 North Church Street (Right; #29). Photographer facing southeast.

Photo #13 (MS_LeeCounty_DowntownTupeloHD_0013)

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

View of First Baptist Church (Right; #30) and Education Building and Annex at 300 North Church (Left #66). Photographer facing northwest.

Photo #14 (MS_LeeCounty_DowntownTupeloHD_0014)

View of Pegues Funeral Home and Chapel at 535 West Jefferson Street (#67). Photographer facing south.

Photo #15 (MS_LeeCounty_DowntownTupeloHD_0015)

View of Dillard Apartments at 536 West Jefferson Street (#68). Photographer facing north.

Photo #16 (MS_LeeCounty_DowntownTupeloHD_0016)

Southwest corner of North Madison Street and West Jefferson Street. Note the Lee County Library (Right, #80). Photographer looking southwest.

Photo #17 (MS_LeeCounty_DowntownTupeloHD_0017)

View of West Jefferson Street from North Madison Street. Note Mid-Century Modern Apartment Building (Left; #70). Photographer facing northeast.

Photo#18 (MS_LeeCounty_DowntownTupeloHD_0018)

View of north side of North Madison Street from West Main Street. Note 100 North Madison (Right, #72) and 112 North Madison (Far right; #73). Photographer facing northeast.

Photo #19 (MS_LeeCounty_DowntownTupeloHD_0019)

View looking northeast on West Main Street from the corner of North Madison Street. Photographer facing northeast.

Photo #20 (MS_LeeCounty_DowntownTupeloHD_0020)

View of Senator John Rankin House at 534 West Main Street (#138). Photographer facing northwest.

Photo #21 (MS_LeeCounty_DowntownTupeloHD_0021)

Southwest corner of Magazine Street from South Madison Avenue. Note 561 Magazine Street (Right; #100) and 557 Magazine Street (Far right; #99). Photographer facing southeast.

Photo #22 (MS_LeeCounty_DowntownTupeloHD_0022)

View of 426 Magazine Avenue (Right; #90) and 432 Magazine Avenue (Left, #91), both extensively altered. Photographer facing northeast.

Photo #23 (MS_LeeCounty_DowntownTupeloHD_0023)

View of north side of Clark Street. Note 460 Clark Street (Left; #35). Photographer facing northeast.

Photo #24 (MS_LeeCounty_DowntownTupeloHD_0024)

View of South Spring Street looking north from Troy Street. Note 108 South Spring Street (Left; #151) and W. R. Reed Department Store at 109 South Spring Street (Right; #152). Photographer facing north.

Photo #25 (MS_LeeCounty_DowntownTupeloHD_0025)

View of Renasant Bank at 209 Troy Street (#159). Photographer facing southwest.

Photo #26 (MS_LeeCounty_DowntownTupeloHD_0026)

View of BancorpSouth at 201 South Spring Street (#154). Photographer facing northeast.

Photo #27 (MS_LeeCounty_DowntownTupeloHD_0027)

View of Renasant Bank (Coca-Cola Bottling Works) at 216 South Broadway (#16). Photographer facing west.

Photo #28 (MS_LeeCounty_DowntownTupeloHD_0028)

Northwest corner of South Front and Troy Streets. Note 105 South Front Street (Left; #47) and 101-103 South Front Street (Far left; #46). Photographer facing northwest.

Photo #29 (MS_LeeCounty_DowntownTupeloHD_0029)

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB No. 1024-0018

Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

Northeast corner of West Main Street and North Spring Street. Note Former First National Bank of Tupelo Building at 130 West Main Street (Right; #112) and 126-128 West Main Street (Far right, #110). Photographer facing northeast.

Photo #30 (MS_LeeCounty_DowntownTupeloHD_0030)

View of BancorpSouth Building (Bank of Tupelo) at 201 West Main Street (#118). Photographer facing southwest.

Photo #31 (MS_LeeCounty_DowntownTupeloHD_0031)

View of Gum Tree Museum (People's Bank and Trust Company Building) at 211 West Main Street (#119). Photographer facing south.

Photo #32 (MS_LeeCounty_DowntownTupeloHD_0032)

View of 212-214 West Main Street (Masonic Temple) (Center; #120). Note 210 West Main Street (Right; #118) and 216 West Main Street (Left; #122). Photographer facing north.

Photo #33 (MS_LeeCounty_DowntownTupeloHD_0033)

View of 300 West Main Street (former U.S. Post Office) (#123). Photographer facing north.

Photo #34 (MS_LeeCounty_DowntownTupeloHD_0034)

View of 301-307 West Main Street (Leake & Goodlett Building) (#124). Photographer facing southwest.

Photo #35 (MS_LeeCounty_DowntownTupeloHD_0035)

View of W. R. Reed Department Store at 131 West Main Street at South Spring Street (#111). Photographer facing southeast.

Photo #36 (MS_LeeCounty_DowntownTupeloHD_0036)

View of Calvary Baptist Church at 501 West Main Street at South Church Street (#134). Photographer facing southwest.

Photo #37 (MS_LeeCounty_DowntownTupeloHD_0037)

Federal Building/U.S. Post Office at 500 West Main Street (#133). Photographer facing northwest.

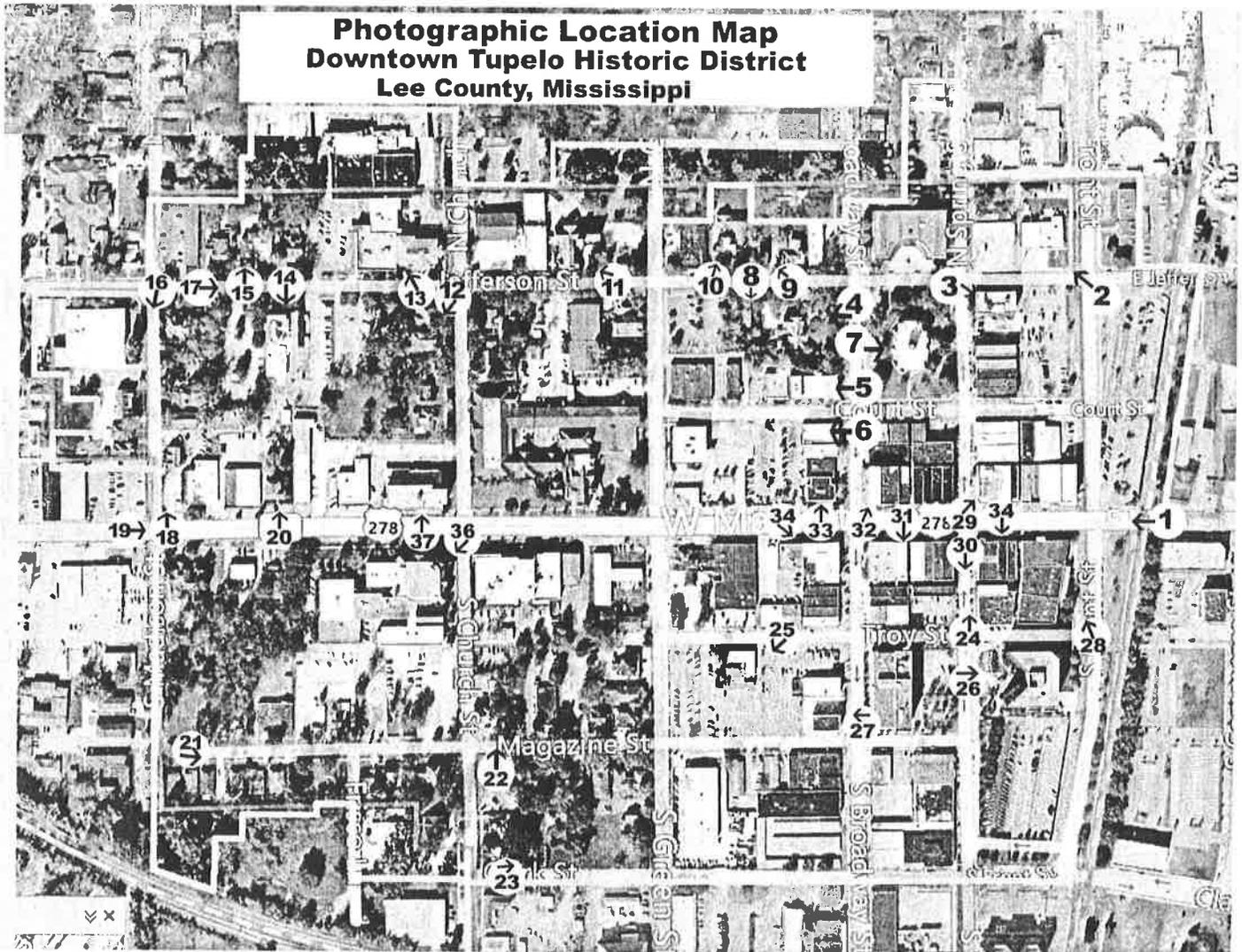
Downtown Tupelo Historic District

Lee, Mississippi

Name of Property

County and State

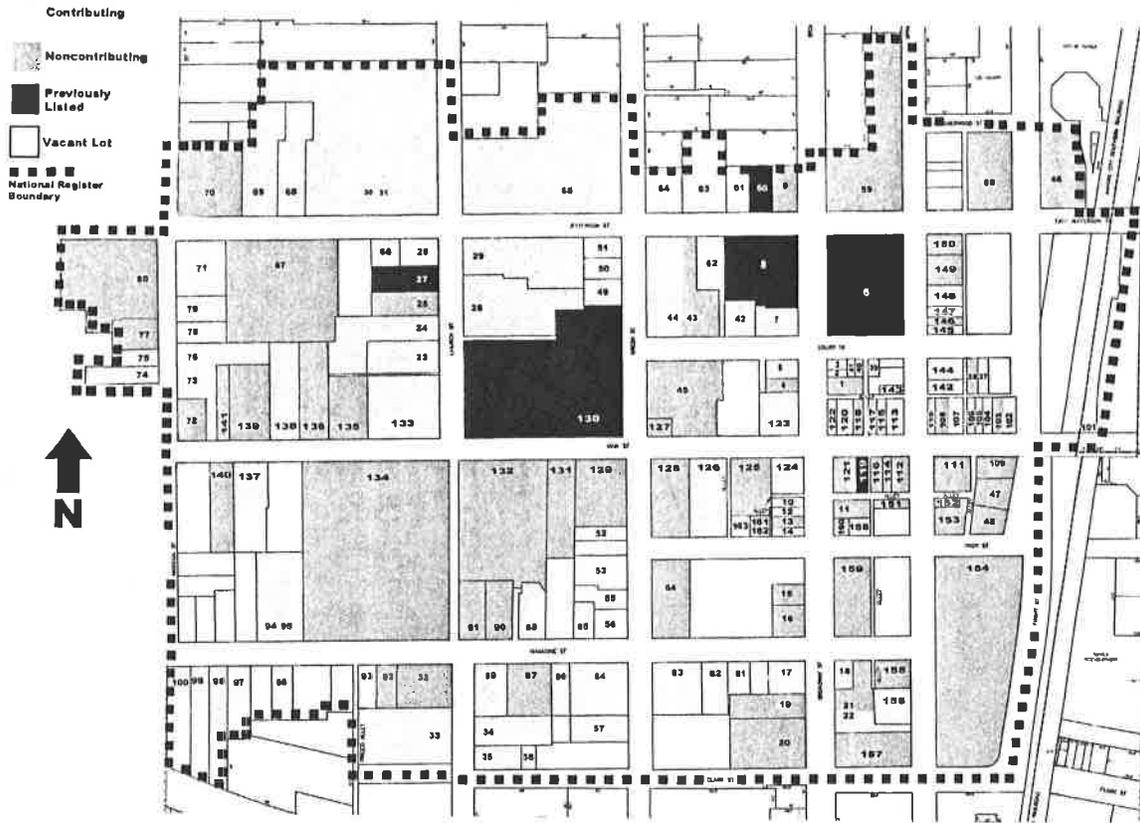
Site Plan



Downtown Tupelo Historic District
 Name of Property

Lee, Mississippi
 County and State

Downtown Tupelo Historic District



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Downtown Tupelo Historic District
Name of Property
Lee County, MS
County and State
Name of multiple listing (if applicable)

Section number ____ Page 51

Section 2 Continued

property line of 105 East Main then tracing its east property line; then going west on Main and south along the east facing lots on South Front between Main to Clark; east along the south facing lots on Clark; north along the rear property lines on the west side of Church; north to the rear property lines of north facing lots on Magazine between Church and Madison; north along the east facing lots on Madison to 207 North Madison where the boundary becomes the rear property lines north to Jefferson.

Section 6 Continued

Historic Function

Current Function

DOMESTIC/Single Family
 DOMESTIC/Single Family
 DOMESTIC/Multiple Family
 COMMERCE/TRADE/Financial Institution
 GOVERNMENT/County Courthouse
 GOVERNMENT /City Hall
 GOVERNMENT /Post Office
 RELIGION /Religious Facility
 RECREATION AND CULTURE / Theater
 SOCIAL /Meeting Hall
 SOCIAL / Meeting Hall

RELIGIOUS FACILITY/Church Related Residence
 COMMERCE/TRADE/Professional
 COMMERCE/TRADE/Professional
 RECREATION AND CULTURE/Museum
 GOVERNMENT/County Courthouse
 COMMERCE/TRADE/Business
 GOVERNMENT/Municipal Building
 RELIGION/Religious Facility
 RECREATION AND CULTURE / Theater
 COMMERCE / TRADE/Business
 DOMESTIC/Multiple Family

Section 7 Continued

Foundation: Brick, Stone, Concrete
 Walls: Wood, Brick, Stone, Stucco, Asbestos, Synthetics, Metal
 Roof: Asphalt; Asbestos
 Other: Terra Cotta, Wood, Metal; Ceramic Tile, Glass, Terra Cotta

Section 8 Continued

Architect/Builder

Mahan & Broadwell, Architectural Firm, Memphis, TN
 Robert B. McKnight, Jr., (1930-2013) Architect
 Cromwell, Neyland, Truemper, Levy and Gatchell, Architectural Firm, Little Rock, AR.
 Charles G. Mitchell, Architect, Jackson, Miss

Property Owner:

Name _____

Street &
Number _____

Telephone _____

City or Town _____

State _____

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Downtown Tupelo Historic District

Name of Property
 Lee County, Mississippi
 County and State

Name of multiple listing (if applicable)

Section number 10 Page 1

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

1. Latitude:	34.259167	Longitude:	-88.720278
2. Latitude:	34.259444	Longitude:	-88.725000
3. Latitude:	34.264722	Longitude:	-88.719444
4. Latitude:	34.274444	Longitude:	-88.712222
5. Latitude:	34.251944	Longitude:	-88.701944

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

**National Register of Historic Places
Continuation Sheet**

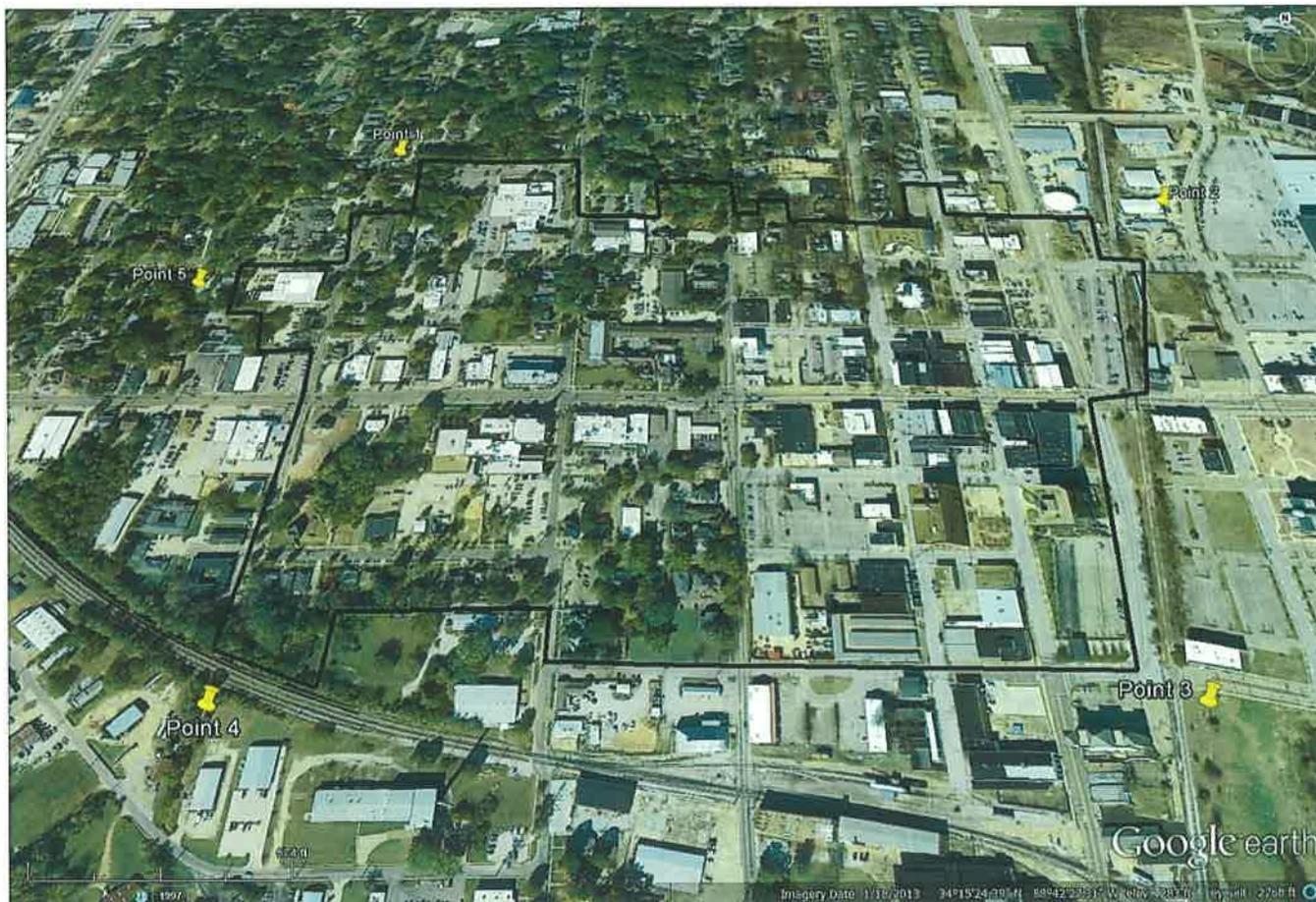
Downtown Tupelo Historic District

Name of Property
Lee County, Mississippi

County and State

Name of multiple listing (if applicable)

Section number 10 Page 2



Downtown Tupelo Historic District

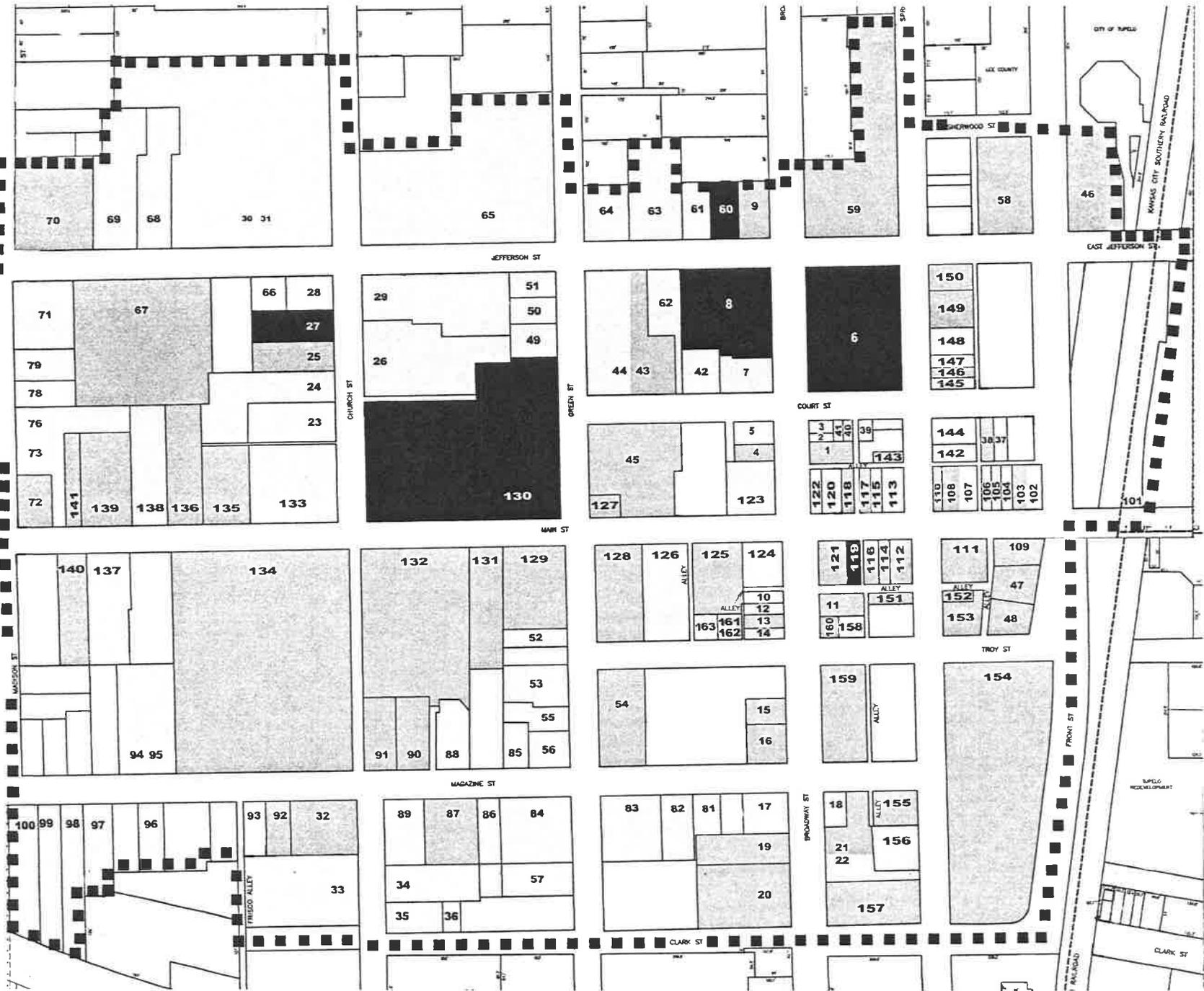
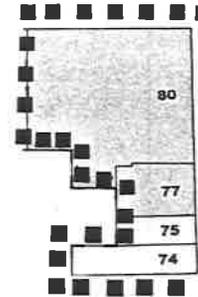
Contributing

Noncontributing

Previously Listed

Vacant Lot

National Register Boundary





TUPELO HARDWARE CO.

ACE



LEFT TURN
YIELD
ON GREEN

FIRE STATION NO. 1





LYRIC

TCT PRESENTS
DUCK HUNTER SHOOTS ANGEL
JAN 30, 31 & FEB 1
SPONSOR MITCHELL DISTRIBUTING

ADDITIONS
JAN 20 & 21
FEB 24 & 25



stay
Tupelo



ROAD



13



117

117

ONE WAY

Live
in the heart of
Tupelo





319



312





Holland, B.
Schurch
11/15/20





219
Shelton & Dawson, Jr.
Attorneys At Law
101 West Duane, Inc. 1000 Duane, Inc.

2-HR
PARKING

CRAB CAKES
CROWN BRAND
TOMATOES



FIRST BAPTIST CHURCH

FIRST
BAPTIST
CHURCH







Jefferson Heights
Apartments

Vacancy
678-6560



LEE COUNTY
LIBRARY

LEE COUNTY







JOHN E. RANKIN
John E. Rankin, 1882-1960,
served in the U.S. House of
Representatives for sixteen
consecutive terms (1920-1952).
He was instrumental in the cre-
ation of TVA, REA & served as
Chairman of Veterans Affairs.









OFFICE HOURS
MON - FRI 8:30 - 5:30

STOP
3-WAY





RENASANT
BANK

Parking Only
For Customers of
RENASANT



Bancorp South

COCA COLA BOTTLING WORKS



RENASANT BANK



RENASANT BANK

ONE WAY







play
Tudelo

ONE WAY

Coca-Cola

SWIREZ





N SPRING



BANK OF T...ELO

BancorpSouth
Insurance

THE STUDIO
ARTISTS

ONE WAY



BANK & TRUST COMPANY

the Gum Tree Museum of Okla.

1110 CO

19 25

ONE NATION UNDER GOD

The Main Attraction
EMPORIUM COFFEE BAR

JMB
INJURY LAWYER

21 WEST MAIN





LEE COUNTY
BOARD OF
SUPERVISORS

300 W. MAIN STREET





Priest & Wise, PLLC
ATTORNEYS AT LAW
301

THE LEE COUNTY
Courier
303

SKYLOFT
APARTMENTS
303 1/2

Edward Jones
305

H&B'S
ANTIQUES & COLLECTIBLES
307

OPEN



Reed's
Est. 1905

Celebrating
Reed's
108 Years

SPRING ST

TUPELO

ONE WAY

stay
lupelo

dine
lupelo





NO PARKING
IN FRONT OF
BUS STOP
OR
BUS STOP
STOP

MAIN ST