NPS Form 10-900 OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

1. Name of Property

Historic name: **Downtown Fondren 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

2. Location Roughly those properties along North State Street and Old Canton Road from their intersection to Duling Avenue and Along Duling Avenue and Fondren Place

Street & number: _____
City or town: Jackson State: Mississippi County: Hinds
Not For Publication: **N/A** Vicinity: **N/A**

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this **X** nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

___national **__X__statewide** **___local**

Applicable National Register Criteria:

__X__A **___B** **__X__C** **___D**

7/22/14

Signature of certifying official/Title: **Date**

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: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

for Edson H. Beall 9.10.14

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: [x]

Public – Local [ ]

Public – State [ ]

Public – Federal [ ]

Category of Property

(Check only **one** box.)

Building(s) [ ]

District [x]

Site [ ]

Structure ☐

Object ☐

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

Contributing	Noncontributing	
39	23	buildings
1		sites
	2	structures
		objects
40	25	Total

Number of contributing resources previously listed in the National Register 1

6. Function or Use
Historic Functions
(Enter categories from instructions.)

DOMESTIC: single dwelling
COMMERCE/TRADE: business
COMMERCE/TRADE: professional
COMMERCE/TRADE: financial institution
EDUCATION: school
RELIGIOUS: religious facility
RECREATION AND CULTURE: theater
HEALTHCARE: medical office

Current Functions
(Enter categories from instructions.)

COMMERCE: business
COMMERCE: professional
COMMERCE: financial institution

COMMERCE: specialty store
COMMERCE: restaurant
GOVERNMENT: post office
RELIGIOUS: religious facility
HEALTHCARE: medical office
HEALTHCARE: dental office
INDUSTRY: electrical transformer station

7. Description

Architectural Classification
(Enter categories from instructions.)

Late 19th & 20th Century Revivals	Colonial Revival Late Gothic Revival/Tudor Revival
Late 19th & Early 20th Century American Movements	Commercial Style Moderne International Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick, Stucco, Metal, Concrete, Wood, Stone, Glass

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Downtown Fondren Historic District includes sixty-seven properties, forty of them listed as contributing, including one previously listed resource: Lorena Duling School (NR 2007) and one historic site: the North State Street-Old Canton Road intersection. Located about three miles north of downtown Jackson, Fondren has a distinctive street

configuration and the state's highest concentration of Moderne and Modern buildings. Fondren's wishbone-shaped street pattern includes three-lane North State Street to the west running along higher ground and carrying relatively slower-moving traffic, four-lane Old Canton Road to the east running along lower ground and carrying faster-moving traffic, with the two thoroughfares connected by Fondren Place and Duling Avenue. While the spacing of buildings varies and most structures are only one-story tall, there is a consistently urban feeling in the area. Diagonal car-parking occurs along much of State Street and parallel parking along Duling Avenue, and there are several, large parking lots. Trees occur within pockets and on the perimeter of the district. The majority of the buildings date from the 1930s to the 1960s and retain ample historic integrity.

Narrative Description

The Fondren Context

From downtown Jackson, State Street extends some three miles north, past Millsaps College and past the University of Mississippi Medical Center to a point where Old Canton Road branches off to the right and angles slightly to the east and where North State Street angles off slightly to the west, altogether producing a wishbone street configuration. A short distance north of this branching, the street called Fondren Place runs east-west and so connects North State Street and Old Canton Road, as does Duling Avenue slightly farther north still.

The characters of the four streets are quite different. Old Canton Road has four lanes and relatively faster-moving traffic and is lined by freestanding commercial buildings. East of it, development is residential, including Woodland Hills Subdivision, which built up from the 1920s to the 1950s as detached, single-family houses on curvilinear streets that are now lined with mature trees. Past its intersection with Duling Avenue, Old Canton Road passes between two, large churches—Fondren Presbyterian Church (45a, built 1950, wing added 1967-68) at 3220 Old Canton Road and Woodland Hills Baptist Church (46a, built 1948), south wing added 1966) at 3327 Old Canton Road—the two together making for a kind of architectural gateway defining the northeastern corner of the district.

West of the churches and north of Duling Avenue and so outside the district, the area becomes residential until it reaches east-west-running Meadowbrook Road. Here, at the intersection of Meadowbrook and North State Street, there is another commercial development, which postdates Fondren, and beyond it lies Broadmeadow Subdivision, which was a post-World War II neighborhood built largely for returning veterans.

North State Street runs along higher ground than does Old Canton Road and west of it lies more residential development, in this case consisting of relatively small structures on relatively small lots but with ample tree cover. North State Street is flanked by commercial and professional buildings (as well as an electrical substation), including the area's densest commercial development, which is called the "Fondren Strip" and consists of one-story, masonry, party-wall buildings facing east along a slightly curving section of the roadway north of East Mitchell Avenue. North State Street is only three-lanes wide and includes some on-street parking, and many of its building are set right up to the sidewalk, so that there is a considerable sense of urbanism and relatively slow-moving traffic. And the street's slight curvature means

that many views up and down it are pleasantly terminated by oblique views of sequential buildings.

Fondren Place drops off fairly precipitously as it stretches east from North State Street, and the buildings along it do not occupy the street edge. The result is a street with a non-urban architectural character.

While downtown Fondren is decidedly urban and building-dominated, there are areas with ample trees. Shade trees surround Fondren House (13a) on North State Street. There are trees on Fondren Place around the post office and across the street at #630 and to the east within the parking lot of the Fondren Place shopping plaza (39b). There are a few trees around Woodland Hills Baptist Church (46a) and many more across the street around and north of Fondren Presbyterian Church (45a). There are crepe myrtles along the front of the original portion of Duling School (50), and east of the school there is a large, open green space on relatively high ground from which fine views are to be had across Duling Avenue to the Woodland Hills Shopping Center (51), toward the southeast, where several contributing properties on the east side of Old Canton Road are prominently displayed, and back to the north and northeast toward the Woodland Hills Baptist Church and the Fondren Presbyterian Church.

Several areas of automobile parking are also prominent in the area. The Woodland Hills Shopping Center (51) faces north toward its dedicated lot, which is contemporary with the stores. Likewise, a lot forms the foreground for the L-shaped commercial development consisting of the north-facing properties at 2759-2763 Old Canton Road (33 a and b) and east-facing properties at 2765-2817 Old Canton Road (33c and 34-38), all of which accumulated in the 1950s and early 1960s. Nearby, both the Woodland Hills Building at 3000 Old Canton Road (40) and the Trustmark National Bank at 3100 Old Canton Road (41) have parking around their perimeters that has always formed their immediate contexts. Finally, the diagonal parking on North State Street in front of the party-wall buildings that constitute the Fondren Strip forms the foreground for these storefronts.

Local Landmarks

North of and parallel to Fondren Place, Duling Avenue could hardly be more different. It slopes downward only at its eastern end as it reaches Old Canton Road. There are only three buildings facing it: Duling School (50, built 1927, added to in 1935 and 1947, NR, 2007) at #622, St. Luke's United Methodist Church (49, built 1930, rear wings added 1962) at #621, and Woodland Hills Shopping Center (51, built 1946) at #655. All of these buildings are local landmarks, and through their proximity to one another they produce a distinctive though not dense urban place.

Older Resources/Residences

While Fondren is a community that began after the Civil War, most of the present construction dates from the 1930s and after and is stylistically dominated by the Moderne, Modernism, and hybrids of the two. (The origins and character of these styles are discussed in the "Significance" section of this nomination.) The oldest structure remaining is the Colonial Revival-style Fondren House (13a), which was built in about 1905 at 2819 North State Street. Also built as early residences were the structures at 2914 North State Street (17), which dates to about 1939, that at 3000 North State Street (20), which dates to about 1930, and that at 2752 North State Street (,.

Automobile-Related Resources

Because the Fondren seen today predominantly grew up in the automobile age and because both North State Street and Old Canton Road were major arteries for traffic, the area became the principal refueling stop north of Jackson. By the early 1960s, there were nine "filling stations" in the neighborhood. None of these now serves this purpose, but seven of the buildings remain in variously modified forms on North State Street at #2600 (2, built in the 1940s), #2725 (7, built in the late 1950s), #2752 (10, built in the 1950s), #2820 (14, built in the early 1920s), and #3025 (27, built in the late 1930s) and on Old Canton Road at #2757 (33a, built in the 1940s) and 2905 (39a, built in the 1950s). Two other buildings remain that catered to the mobility of the automobile: Walker's Drive-in restaurant (30) at 3016 North State Street, which went up in 1947, and Kolb's Cleaners (19) at 2923 North State Street, which was built in two stages in 1955 and 1957-58. The radically remodeled Regions Bank (9) at 2727 North State Street was built in 1955 as Fondren's first bank with drive-up teller stations.

Moderne Resources

While its buildings are relatively simple, the Fondren Strip has Moderne qualities, particularly the prominence of smooth stucco facades. The building at 3001 North State Street (21, built in the late 1930s) even has a rounded-off southeast corner. At the north end of the strip, the Moderne-style Capri Theater (26) at #3023 was built in 1939-40 to the designs of noted Jackson Modernist James T. (Jack) Canizaro. Next door to it to the north, the aforementioned former filling station at #3025 terminates the line of Moderne structures. Also Moderne and located nearby at 3016 North State Street is the aforementioned Walker's Drive-in (25), which has glass-block openings in stucco-covered building-walls and curving, stucco-covered canopies and front-patio-enclosing walls.

Modern Resources

Varieties of Modernism dominate Fondren, with at least seventeen buildings here built in some subcategory of this idiom. Four of these receive their architectural expression from the dramatic use of exposed-steel structural elements: Kolb's Cleaners (19) at 2923 North State Street built in 1955 and 1957-58; the present coffee house at 2757 Old Canton Road (33a) given its present form in 1957-58; the current Sun Gallery (5) at 2720 North State Street built in 1963; and the nearby current Bridgettes (7) at 2725 North State Street, which went up in the late 1950s. A related pair of buildings located adjacent to one another are the curtain-wall structures designed by J. T. Liddle at 3000 Old Canton Road (40, built 1961) and the current Trustmark Bank (41, built 1955-56). Much less open but with clean Modernist lines are two similar brick structures: the current Kinetic Staffing building (12) at 2815 North State Street, which was built in the 1950s, and the doctor's office (32) at 2747 Old Canton Road, which was also built in the 1950s. Equally modest are the one-story, flat-roofed offices (42) at 3106-08 Old Canton Road built in about 1954 and the doctor's office (44) next door, built about the same time, which has the appearance of a Ranch-style house. Nearby and in something of a class by itself, the former filling station (39a) at 2905 Old Canton Road went up in the 1950s, and its glazed, circular, east-end feature could be interpreted as Modern or as a late expression of the Streamline Modern. The same duality can be seen at two larger structures on North State Street. What is now called the Fondren Building (28) at 3030 North State Street was built as a bank in 1948. It has a curving corner and strips of continuous sash on its second floor, and the strip window was one of the salient features of the Modernist International style. The building now called Fondren

Corner (16a) at 2906 North State Street was built over a ten-year period beginning in 1955 and was remodeled in 1983. It has a stronger International-style character, with strips of windows and with walls that give the impression of being thin and weightless. The remodeling gave it a more Moderne cast.

Modernist Shopping Plazas

There are three sets of mid-twentieth-century, party-wall, retail-store complexes in Fondren, each with similar but distinctive qualities. The oldest is the Woodland Hills Shopping Center (51) at 655 Duling Avenue built in 1946 and originally named the Morgan Center, for its owner and builder, Edwin E. Morgan. By virtue of its horizontal strip windows, it is most obviously a Modernist work at its west-end, which today houses McDade's Market. Otherwise, its flat roofs and canopies, plain expanses of stucco, and aluminum storefronts could as easily be Moderne as International-style Modern. Back to the south, the file of north-facing retail stores (33b) at 2759-63 Old Canton Road went up all at one time in about 1961 and is clean-line Modernist work with elemental storefronts and flat roofs. Less stylistically clear are the adjacent, east-facing party-wall stores (35-37) at 2801 and 2807 Old Canton Road that were built individually in the late 1950s and early 1960s. They are simple and flat-roofed and generally unornamented, but might as easily be labeled as mid-twentieth-century Commercial Vernacular as Modern.

Modernist Resources outside the Period of Significance

Finally, the Modernist structure at 2727 Old Canton Road (30) is an example of Brutalist work and went up in 1963-64. Not currently a contributing resource in the district, the building housing the offices of Duvall Decker Architects (18) at 2915 North State Street as remodeled in 2006 is of a high design quality.

Resource Inventory

Resources in this district are listed as Contributing (**C**) if they 1) were built within the period of significance, 2) retain sufficient historic integrity, and 3) contribute to the overall historic character of the area. Non-Contributing (**NC**) resources were built outside the period of significance and/or have lost a significant amount of their historic character.

Resources in the following inventory are listed by major (North State Street and Old Canton Road) and minor (Fondren Place and Duling Avenue) street names, in each case with ascending street numbers.

North State Street

1. C North State Street-Old Canton Road Intersection 1830s

Intersection where North State Street branches off to the west and Old Canton Road branches off to the east, forming a Y

2. NC multi-tenant office building 2600 North State Street 1940s, 1970s astylar

Filling station and automobile body shop with the same perimeter outline as that seen today was here in 1948; brick foundation wall still visible on the east side. Southwest-facing, one-story, four-bay building now faced with wood. Metal storefront and doors. Canvas awning on a metal frame at the storefront. Standing-seam-metal *faux* Mansard roof forms parapet, with flat roof hidden.

3. NC Sir Speedy copy center 2701 North State. Street 1980s astylar

East-Facing, one-story, six-bay, building with a four-bay front portico supported by brick piers. Simple mouldings at stepped parapet with metal coping. Standing-seam-metal shed roof at the portico. Stucco main-building façade with metal storefront assemblies. Built-up roof behind.

4. NC BancorpSouth 2710 North State Street 1975 neo-chateauesqe

Southwest-facing, one-story, three-bay, brick-veneer building with a standing-seam-metal Mansard roof. Drive-thru teller stations with segmental-arch portals and shallow, bracketed *faux* Mansard roof connected to the bank building. Double wood doors at the central entry with arched transom and a metal canopy above; glazed bi-leaf doors with segmental-arch heads behind storm sash to each side. Ornamental-iron *faux* porches in front of the doors. Three dormer-like louvered vents in the Mansard Roof.

5. NC TC's Uniforms 2715 North State Street 1980s astylar

Northeast-facing, one-story, flat-roofed, precast-concrete-panel building. Wide, rectangular block to the front, with canted wing to the rear. Front façade has an aluminum storefront entry section with the entry door flanked by show windows; canvas awning on a metal frame and elevated parapet above.

6. C Sun Gallery tanning salon 2720 North State Street c. 1963 Modern

Southwest-facing, one-story, three-bay brick-veneer building with a built-up roof. Concrete base and porch slab. Steel channel sections form the fascia, front canopy, and canopy support. Glazed aluminum entry door and transom with fixed glass in aluminum frame to the left and marble tiles in reveal to the right.

7. NC Mississippi Power substation North State Street 1970s astylar

Site inaccessible because of high-tension lines and transformers. Decorative brick security wall along North State Street. Interior to the site, steel lattice-work towers carry overhead, high-tension power lines and are connected to a low-rise transformer-control building.

8. C Bridgettes gift shop 2725 North State Street late 1950s Modern

Built as a filling station. Northeast-facing, one-story, stucco-covered-concrete-block building with a five-bay, steel, flat-and-folded-plate metal roof supported by steel pipe columns, the five bays forming a porch. Building has an angular L-shaped plan, with the base of the L projecting forward at the north end as a flat-roofed rectangular mass with concrete block exposed. Wood fascia with metal coping throughout. Façade under the folded-plate roof has metal double doors and two sections of metal storefront. Iron railing at the south end of the porch and at stairs and ramp.

9. NC Regions Bank 2727 North State Street 1990s Post-Modern

Built as a bank in 1955 and thoroughly remodeled in the 1990s. East-facing, one-story, flat-roofed, stucco-and-marble-veneer-covered block. Marble fascia with a metal coping. Front entry defined by piers supporting a gable-like frame with a standing-seam copper roof. *Faux* corbelling feature at the automated-teller station to the left of the entry. Some of the saw-tooth-plan drive-in-teller-window construction with a flat-cantilevered canopy remains at the right-side and is covered with a marble veneer.

10. NC Café Olé 2752 North State Street c. 1915, 1950s, c. 2000 astylar

Built as a house and remodeled as a filling station in the 1950s. West-facing, one-and-two-story, six-bay, concrete-block, brick, and wood-frame building with gable, shed, and Mansard roofs. Metal replacement sash throughout. North gable and all of the original-house walls are now covered with artificial siding. Aluminum storefront at the brick block. New metal-frame, double-hung sash and metal door at the front façade. *Faux* metal Mansard roof and canopy added c. 2000. Canopy supported by steel pipe columns has a wooden soffit. Wooden stairs at the north and east sides. Iron railing around the front patio.

11. NC Que Sera Sera restaurant 2801 North State Street 1980s astylar

East-facing, one-story, brick and stucco-covered building with standing-seam gable and shed roofs. Two wooden doors astride a wooden window at the east façade. Shed-roofed section to the south sheathed in wooden panels and has glazing in wooden frames on the south and east sides. Semi-circular metal canopy supported by steel pipe columns extends east to the street. Exterior dining terraces on the east side are surrounded by iron fencing with a continuous brick base and intermediate brick pylons.

12. C Kinetic Staffing 2815 North State Street 1950s Modern J. T. Liddle (conjectured)

East-facing, one-story, six-bay, Roman-brick building with a flat roof. Five aluminum sliding-sash windows and an aluminum entry with burglar-bar assembly at the front facade. Three more aluminum sash at the right sidewall. Wooden fascia. Metal gutters and downspouts. Projecting brick walls with decorative ceramic units at the endwalls and to the left of the entry. Roof overhands between the projecting walls have perforated metal soffits. Concrete retaining walls and entry steps with iron railing in front of the building.

13a. C Fondren House 2819 North State Street c. 1905 Colonial Revival

Originally a residence. East-facing, one-and-one-half-story, three-bay, wood-frame, transverse-gable-roofed building covered with wooden lapped siding. Asbestos-shingle roof. Concrete-slab porch floor atop brick foundation walls at the entry and extending to the north end of the building. Nine-over-one, double-hung sash. Wooden door with panels below and nine lights above is not original. Brick chimney at the southeast corner. Porch enclosed at the northeast corner. Center bay at the front porch is covered with a gable-roofed assembly supported by thin, classical wooden columns. Concrete front steps. Iron handrail at the steps and porch. Freestanding garage to the rear.

13b. C Garage to the rear c. 1905

North-facing, one-story, one-bay (two-car), wood-frame structure with a longitudinal gable roof covered with asphalt shingles. Walls covered with lapped siding matching that on the house. Gabled roof connecting the garage to the house is not original.

14. NC Lenny's Sub Shop 2820 North State Street early 1920s, 1990s astylar

Originally a filling station. West-facing, two-story, rectangular-plan brick-veneer block to the rear with a front-projecting canopy, the two producing an L-shaped plan. Rear portion has a flat roof and parapet. Original canopy replaced by a flat-roofed steel canopy supported by steel pipe columns and associated steel brackets. Standing-seam-metal-shed-roofed, one-story addition at the southwest corner has stuccoed walls and a metal storefront with canvas marquee-awning on a metal frame above it. North and south façade openings of brick-veneer portion infilled with concrete block. Pipe railing around the concrete slab under the canopy. Cantilevered concrete-slab walkway with steel railing at the north side.

15. NC Jackson Women's Health Organization 2903 North State Street c. 1995 Post-Modern

South-facing, one-story, flat-roofed, stucco-covered block, with stucco scored in horizontal bands. Entry pavilion with plain, recessed frieze panels and standing-seam-metal pyramidal roof projects to the south and is centrally located in the south wall. Walls painted pink. Stepped-out stucco bands at cornices, with a metal coping. Metal windows and entry-storefront assembly at pavilion. Four-light windows to either side. Bas-relief frieze at centrally located glazed opening with prominent cast-stone surround in east façade was preserved from the 1957 Interstate Life and Accident Insurance Company building previously located on the site and reinstalled. The panels by Nashville, Tennessee artist Puryear Mims (1906-75) depict the morning, noon, and evening of life. Entry precinct at the south side is enclosed by an iron fence and gates with masonry abutments.

16a. C Fondren Corner (originally called the Dale Building) 2906 North State Street 1955-65, 1983 Modern N. W. Overstreet and Associates (1955-65), Barlow and Plunket (1983), architects

West-facing, four-story, concrete-block, brick-veneer building with a flat roof. Planned as a six-story structure; first phase of construction was only one story. Rear one-story-with-basement

section built in 1961-65. Building remodeled in 1983: ground-floor pipe rails added; canvas awning with metal frame added at west and part of south side; metal signage assembly with metal belt course added above the second floor; and four, metal 'quoins' added at the southwest corner. Original aluminum-frame individual windows remain at second and third floors on west side. Three individual windows remain at the fourth floor on the west side while six others were made into doors with balcony-like railings in 1983. Original aluminum strip windows remain at all three floors on the south side. Roof decks at the north and south ends were added in 1983 and have metal skirt and handrails. Mechanical penthouse between them has corrugated metal siding. First-floor windows on the south façade have been closed up and stuccoed over.

16b. NC Fondren Corner Parking Deck 1983 Modern Utilitarian
South-facing, one-story, concrete-and-steel parking structure. Circular concrete columns. Concrete perimeter and median beams carry precast-concrete-channel sections. Iron fence around lower level. Metal railing around the perimeter of the upper deck.

17. C Sneaky Beans coffee house 2914 North State Street c. 1939 Minimal Traditional
Originally built as a residence. West-facing, one-and-two-story, three-bay, wood-frame building with transverse and front-facing gable roofs covered with asphalt shingles. Wooden bay window at the front-facing gable has six-over-six and four-over-four sash. Eight-over-eight wooden, double-hung sash at the right-hand bay. Glazed, wooden entry door. Wooden, paneled door to the north has a metal window inserted. Artificial siding at the front façade. Cement-asbestos shingles down the sidewalls. Wooden, shed-roofed porch supported by square posts added in the 1990s, as well as wooden seating terraces with wooden handrails and a wooden shed-roofed cover at the north end. Rear wing with shed roof has wooden casement windows and a brick chimney and is covered with cement-asbestos shingles. South-façade has wooden, double-hung and casement windows and a Colonial Revival-style wooden entry frontispiece at the ground level.

18. NC Duvall Decker Architects 2915 North State Street late 1960s, 2006 Modern Duvall Decker Architects, architects
1960s, brick-veneer doctor's office has been encapsulated. East-facing, one-story, flat-roofed building with two, roof-top light monitors sheathed in standing-seam metal. Parapets sheathed in standing-seam metal at south and west. Walls sheathed in slate shingles and standing-seam metal over the original brick walls. Metal fascia. Two sections of aluminum storefront at the east façade. Single window and steel-pipe-column porch at the north end. Concrete stairs with iron railing lead up and through the north end of the building

19. C Kolbs Cleaners 2923 North State Street 1955, 1957-58 Modern N. W. Overstreet and Associates, architects with Robert Overstreet as chief designer
East-facing, one-story, concrete-block-with-brick-veneer retail space with a built-up-roof located at the front of the site and built in 1955. Two-story, concrete-block-with-brick-veneer, flat-roofed laundry-processing plant behind it added in 1957. Retail space has aluminum storefront with continuous clerestory and aluminum doors. Roof cantilevers to the front and both sides. A

flat canopy framed with exposed steel beams "floats" above the built-up roof and cantilevers dramatically to the front in order to cover arriving automobiles. Original "Kolb's cleaners" signage atop the canopy. Rear processing plan has aluminum sash and louvered vents and metal coping and downspouts.

20. C Treehouse shop 3000 North State Street c. 1930 Tudor Revival style

Originally built as a residence. West-facing, one-story, four-bay, wood-frame, brick-veneer building with transverse-gable roof and front-facing gable over the front entry porch, which has a canvas awning on a metal frame over a round-arched opening. Roofs now standing-seam metal. Rough-cast stucco and false timbering at the gables. Battered chimney to the right of the front entry. Louvered gable vents with round-arched heads north and south. Wooden four-over-one sash at the front. Steel sash at the south endwall. Incompatible shutters added at the front. Metal gutters and downspouts. Sash at the north and south ends of the front façade have been replaced with projecting, wooden show windows. Steel porch added at the north end of the building where wooden windows and doors remain.

21a. C Jackson Shoe Repair 3001 North State Street c. 1946 Commercial Vernacular

Corner-sited, east-facing, one-story, stucco-covered-brick building with gently sloping roof behind parapet walls. Building's southeast corner rounded off. Aluminum storefront. Canvas awning on a metal frame turns the corner. Wooden board-and-batten construction at the north end of the front façade.

21b. C SE Lock & Key 3003 North State Street c. 1946 Commercial Vernacular

East-facing, one-story, stucco-covered brick building with a gently sloping roof behind parapet walls. Aluminum storefront. Canvas awning on a metal frame. Vertical wooden boards with wide battens above the storefront at the level of the awning.

21c. C Wells Quality Cleaners 3007 North State Street c. 1941 Commercial Vernacular

East-facing, one-story, stucco-covered-brick building with a gently sloping roof behind parapet walls. Aluminum storefront has a central door with show windows to each side. Canvas awning on a metal frame.

22. C 3006 North State Street 1950s astylar

West-facing, two-story, two-bay brick building with gently sloping roof behind parapet walls. Metal coping. Wooden windows and doors are replacements. Corrugated metal canopy on a metal frame.

23a. C Wells Quality Cleaners 3007 North State Street c. 1941 Commercial Vernacular

East-facing, one-story, stucco-covered-brick building with a gently sloping roof behind parapet walls. Cast-stone coping. Pilasters at building corners. Aluminum storefront has a central door assembly with show windows to each side. Canvas awning on a metal frame.

23b. C 3009 North State Street c. 1947 Commercial Vernacular

East-facing, one-story, brick building. Front façade covered with pebble-finish, precast concrete panels in the 1970s. Gently sloping roof behind parapet walls. Cast-stone coping. Metal storefront.

24a. NC Nuts Fondren clothing store 3011 North State Street c. 1934 Commercial Vernacular

Originally a small gable-roofed masonry service station (with a portion of the gable still visible from State Street). Now has an east-facing, one-story, stucco-covered-brick façade. Cast stone coping. *Faux* stucco quoins at corners. Aluminum storefront. Line of *faux* dentil-like boards at the top of the storefront. Canvas awning on a metal frame above the central entry door.

24b. C Campbell's Bakery 3013 North State Street c. 1947 Commercial Vernacular

East-facing, one-story, stucco-covered-brick building with a gently sloping roof behind parapet walls and with step-ups at front-façade corners. Cast-stone coping. Aluminum storefront set back at double entry doors with a blind transom and at the right-side alcove. Metal awning on a metal frame. Corrugated metal applied behind the awning.

24c. C Acey Custom Hair Designs 3015 North State Street c. 1939 Commercial Vernacular

East-facing, one-story, stucco-covered-brick building with a gently sloping roof behind parapet walls and with a step-up at the front-façade's north corner. Cast-stone coping. Aluminum storefront with entry doors to the south and with store windows to the north and with enameled-metal panels applied beneath the store windows. Metal awning on a metal frame.

24d. NC Patterson Photography etc. 3017 North State Street c. 1939 Commercial Vernacular

East-facing, one-story, stucco-covered-brick building with gently sloping roof behind parapet walls. Cast-stone coping. Wooden storefront a replacement after the building was damaged by fire. Metal awning on a metal frame.

24e. C Seabrook paint store 3019 North State Street c. 1939 Commercial Vernacular

East-facing, one-story, stucco-covered-brick building with a gently sloping roof behind parapet walls and with step-ups at front-façade corners. Cast-stone coping. Wood and metal storefront. Fluted metal panels astride double entry doors. Canvas awning on a metal frame.

25. C Walker's Drive-in 3016 North State Street 1947 Moderne
West-facing, one-story, stucco-covered-concrete-block building with a gently sloping roof behind parapet walls. Cantilevered concrete canopies at the front and left side. Metal coping. Fixed glass in aluminum frames at the front façade astride metal entry door with a transom and two, round, glazed openings. Glass block below fixed glass. Three, smaller, fixed-glass openings on the north side. Neon "WALKER'S" sign above the front canopy and freestanding, neon WALKER'S drive in" sign with neon arrow located along State Street. Projection at the north side of the building formerly accommodated drive-in service and includes three glass-block windows and a door identical to that at the front. Door covered by a shed-roofed canopy. Front patio surrounded by stucco-covered brick walls.

26. C Capri (originally Pix) Theater 3023 North State Street 1939-40 Moderne James T. Canizaro, architect
East-facing, two-story, stucco-covered-concrete-block building with gently sloping roof behind parapet walls. Cast-stone coping. First-floor, street-front ticket window added in the 1970s and has exposed-brick walls, with aluminum storefront to either side. Original four-light wood doors remain at the jambs. Flat, stuccoed front canopy supported by steel pipe columns. Three, rectangular ventilating panels above the canopy. Script "Capri" signage above the panels. Steel sash remain at the north façade.

27. C Butterfly Yoga 3025 North State Street late 1930s Moderne
Built as a filling station. East-facing, one-story, brick building with a gently sloping roof behind parapet walls. Cast-stone coping. Flat-roofed, stucco-covered, projecting canopy supported by steel pipe columns now has a plywood soffit. Continuous metal fascia at the canopy and below the parapet. Aluminum storefront and two sets of three steel-sash windows.

28. C Fondren Building (originally the Commercial Bank and Trust Company building) 3030 North State Street 1948 Modern
Corner-situated, two-story, hollow-clay-tile building with a built-up roof. Brick veneer visible at the second floor. Marble veneer at the first floor. Flat canopy with a metal fascia above the first floor on the north and west sides. Continuous bands of second-floor two-over-two, steel-sash windows on the north and west sides. Aluminum double doors at the canted corner entry. Metal storefront and fixed glass in metal frames at the first floor. Corrugated metal friezes at the first floor. Canvas awning on a metal frame at the east end of the north façade on the first floor. Canvas awning on a metal frame at the second-floor windows on the west façade.

29. NC BankPlus 3100 North State Street 2008 Contemporary Moderne
Corner-sited, three-story, brick and EIFS building with setback massing and flat roofs. Cast-stone and aluminum storefront assemblies at curving corner entry. To either side of the entry there are tall pylons with rusticated bases and capping Moderne elements, and beyond these pylons there are set-back units with balconies and metal storefront assemblies. Brick masses beyond have cast-stone belt courses and sash, with cast-stone heads and sills and cast-stone

mouldings at their cornices. The building's terminating masses are set back and have flat, cantilevered canopies and strips of metal windows as well as circular windows.

Old Canton Road

30. C multi-tenant rental building 2727 Old Canton Road 1963-64 Brutalist

East-facing, two-story, brick and precast-concrete-panel building with a flat roof. Metal coping. Second floor jetties overhang the first floor on the north and east facades and have stucco soffits. Wooden siding and bay windows at the first floor of east façade. Wooden entry door with oval glazing. Brick veneer at the first floor of the north façade. Exterior concrete stair with a wooden handrail at the front has pebble-finish treads. Pebble-finish concrete fin units alternate with precast concrete panels at the second floor on the east façade. Same arrangement on the north façade, with one-over-one sash inserted at the midpoint of each concrete panel. Decorative brick screen along the west façade.

31. NC Petra Café 2741 Old Canton Road 1950s astylar south portion, J. T. Liddle, architect, north portion J. T. Liddle, architect (conjectured)

This property was originally two, side-by-side offices. Firewall between the two is visible above the roof plane. Today the property is an east-facing, one-story, flat-roofed, concrete-block-with-brick-veneer building, which has been much altered. Front façade retains some steel sash but its wooden windows and doors are replacements. Metal, standing-seam shed roof supported by a steel frame added at the front to cover outdoor seating, which is surrounded by a wooden handrail.

32. C Isaac Aultman MD offices 2747 Old Canton Road 1950s Modern J. T. Liddle, architect (conjectured)

East-facing, one-story, flat-roofed, concrete-block-with-brick-veneer building. Projecting brick wing-wall at the northeast corner. Brick and concrete planters and wooden uprights at the front entry porch, which has a metal storefront with wood door and translucent glass and stucco soffit and fascia. Wooden door at the north side of the porch. Vinyl parapet at the front façade. Aluminum windows in stucco panels at the south façade.

33a. C Cups coffee house 2757 Old Canton Road 1940s, 1957-58 Modern Robert Overstreet, architect (conjectured)

Remodeled 1940s service station. East-facing, one-story, steel-and-glass building with a flat roof. Exposed steel frame made of square steel columns and beam sections built up from steel plates. These sections cantilever and taper to a point at the front. Metal storefront on the north, south, and east sides. Lay-in ceiling. Canvas awning on a metal frame at the north side. Partial stacked-bond, concrete-block wall at the south side.

33b. C various retail stores 2759-2763 Old Canton Road c. 1961 Modern J. T. Liddle, architect

North-facing, one-story, concrete-block-and-Roman-brick-veneer building with a flat roof. Four spaces separated by concrete-block party-walls. Concrete base accommodates sloping down of site to the east. Aluminum storefronts with wooden soffit at the roof overhang. Metal fascia-gutters and downspouts. Wooden panels at the base of storefront on #2761. Replacement metal door at #2763.

33c. NC Fondren Public 2765 Old Canton Road c. 2000 astylar

East-facing, one-story, brick-veneer in-fill building with a flat roof. Metal coping. Central, glazed wooden entry door with single, small, wooden windows astride it.

34. NC Circa Urban Artisan Living 2771 Old Canton Road 1962 astylar

East-facing, one-story, concrete-block-and-brick-veneer party-wall building with built-up roof behind parapets. Much altered. Front courtyard behind brick wall with ornamental-iron screens. Steel-sash windows in stuccoed façade, with metal fascia beyond. Projecting entrance bay with stuccoed walls and stained-glass-glazed wood door, sidelights and transom. Standing-seam-metal *faux* Mansard roof above.

35. NC Montgomery Hardware (south portion) 2801 Old Canton Road 1958 astylar

East-facing, one-story, concrete-block-and-brick-veneer party-wall building with built-up roof behind parapets. Sidewalls project forward at front-façade extremities; north projection covered with stucco. Replacement-brick at front façade. Cast-stone coping. Aluminum storefront assemblies reconfigured to provide entry alcove, projecting display windows, etc. Canvas awing on a metal frame.

36. C Montgomery Hardware (north portion) 2801 Old Canton Road 1958 Commercial Vernacular

East-facing, one-story, concrete-block-and-brick-veneer party-wall building with built-up roof behind parapets. Cast-stone coping. Corrugated metal frieze and soffit. Aluminum storefront with centrally located, double entry doors. Canvas awning on a metal frame.

37. C Rainbow Natural Grocery 2807 Old Canton Road c. 1950 Commercial Vernacular J. T. Liddle, architect

East-facing, one-story, concrete-block-and-brick-veneer, party-wall building with built-up roof behind parapets. Roof supported by steel trusses carrying steel joists. Terra-cotta-tile and metal coping. Corrugated metal frieze with projecting wooden surround. Aluminum storefront. Galvanized metal beneath stained-glass window at left side of front facade and on pylons astride double entry doors. Metal awning on a metal frame.

38. NC St. Martin's Gallery 2817 Old Canton Road 1962 astylar

Building much altered, c. 1980s. North-facing, one-story, brick building with a built-up roof behind parapets. Deep, metal fascia and coping. Pseudo-classical wood columns alternate with wooden, board-and-batten panels on the east façade. Wooden entry door with wooden

entablature and flanking quoins on the north façade. Three, wooden windows on the north façade. Projecting wing at the northwest corner of the building has double wood doors with flanking brick quoins.

39a. C The Everyday Gardener 2905 Old Canton Road 1950s Modern

Originally built as a filling station. One-story stucco-covered-brick building with a flat roof. Stucco V-grooved, producing horizontal bands. Metal fascia. Stucco applied at the soffit of the roof overhang. Aluminum storefront at circular, east-end element. Metal storefront entry on the north side of rectangular block is covered by a canvas awning on a metal frame. Secondary, glazed aluminum door at the stuccoed wall segment on the east side. South façade has four, small, glass-block openings, three of them modified, and two show windows with canvas awnings on metal frames and one metal door.

39b. NC Fondren Place 2931-2947 Old Canton Road 1980s astylar

One-story, concrete-frame shopping plaza with an irregular plan and a built-up roof. Stucco-covered frieze and metal coping. Continuous undercut walkway along metal storefronts, with intermittent precast-concrete panels. Pebble-finish concrete columns. Continuous belt course at the top-of-door level.

39c. NC Quiznos Subs 2945 Old Canton Road 2000s astylar

South-facing, one-story building with stuccoed walls and soffit and metal storefront assemblies. Huge, standing-seam metal roof with pseudo-dormer cutouts at south face. Exterior seating area with brick retaining walls and steel pipe railing at east side. Rear, low-sloping-roof section has stucco-covered walls, continuous belt course at top-of-door level, and metal fascia.

40. C Woodland Hills Building (originally called the Morgan Building) 3000 Old Canton Road 1961 Modern J. T. Liddle, architect

Five-story, brick-veneer-and-curtain-wall-construction building with a built-up roof. Boxed cornice with metal coping. Concrete structural system, horizontal concrete canopies, and circular concrete columns, external ones sheathed in metal. Metal storefront assemblies beneath the canopies. Stair towers with lobbies at the east and west ends. West tower given new brick and EIFS surfacing and metal windows in c. 2000.

41. C Trustmark National Bank (originally the First National Bank) 3100 Old Canton Road 1955-56 Modern J. T. Liddle, architect

Two-story building with a built-up roof. Metal coping. Concrete and metal curtain-wall construction. Front-lobby block faced with marble. EIFS applied over brick veneer at building crown and edges in c. 2000. Southwest entry-porch with canopy added c. 2000. Rear drive-in-teller stations with EIFS finish and corrugated-metal soffit is supported by steel columns. Some original brick veneer visible adjacent to the drive-thru.

42. C Salon 3106 and Eastman and Sons 3106-08 Old Canton Road c. 1954 Modern

West-facing, one-story, brick building with a built-up roof. Metal fascia. Stucco between wooden members at the front façade. Corrugated, galvanized metal soffit. Clerestory windows in wooden frames with wooden outriggers between them. Wooden, paneled entry door with stained-glass-panel transom; shutters added. Metal door in offset leads to #3108. Awning at the east end of the front façade above glazing, which is covered with sunscreen fabric.

43. C Nancy Price Interior Design 3110 Old Canton Road early 1950s Minimal Traditional

West-facing, two-bay, two-story, Roman-brick building with a gently sloping roof behind parapet walls. Cast-stone and terra-cotta-tile coping. Cast-stone cartouche with swags at second floor of front façade. Metal leader boxes and downspouts. Replacement standard brick at the first floor of the front façade. Metal storefront and wood double doors with wood-arched transom inserted. Canvas awning on a metal frame. Low, brick cheek walls.

44. C Dermatopathology Assocs. 3120 Old Canton Road c. 1954 Ranch style

West-facing, one-story, brick building with a shallow-slope built-up roof. Wooden fascia, eave, soffit, and trim. Central brick pylon at the front. Two sets of five one-over-one, double-hung metal sash are replacements. Small wooden outriggers over windows to the south, which are boxed in.

45a. C Fondren Presbyterian Church 3220 Old Canton Road 1950, 1967-68 neo-Gothic Spain and Biggers, architects

Southwest-facing, one-and-two-story, T-plan church complex built of hollow-clay-tile with cream-colored brick-veneer and limestone dressings. Standing-seam metal roof. Square tower surmounted by a faceted, metal-roofed spire at the nave-and-north-wing intersection. Transepts added 1967-68. Cloister on the southeast side of the nave. Many Tudor- and pointed-arch openings, Tudor gables, and attached buttresses. Stained glass at nave and elsewhere. Steel hopper windows in the wing to the north.

45b. C Scout Hut 1954 astylar Bill Gill, architect

West-facing, one-story, wood-frame structure with a longitudinal gable roof covered in asphalt shingles.

46a. C Woodland Hills Baptist Church (originally the Northside Baptist Church) 3327 Old Canton Road 1954-55, 1966 neo-Gothic Spain and Biggers, architects

Southeast-facing, two-and-three story, hollow-clay-tile, concrete-block, brick-veneer building with limestone dressings. Sanctuary space and contiguous tower include plentiful pointed-arch openings and attached buttresses. Tower has a wooden spire with metal sheathing. Splayed sanctuary portal with rose window displaying tracery above. Wings north (1955) and south (1966) of the sanctuary have brick walls with grayish stone dressings and have built-up roofs

concealed by parapet walls. Wings have steel windows with hoppers below fixed glass. Tudor-arched portal for automobiles at the south wing.

46b. NC Woodland Hills Baptist Church Annex 3232 North State Street 1970s Astylar

North-facing, two-story, brick-veneer building with a built-up roof. Metal coping. Façade bays defined by vertical brick bands and capped by brick dentil course. Tall windows on north side have semi-circular heads. Projecting, arched concrete canopy at north entry. Stair tower at east end.

Fondren Place

47. NC Fondren Station U. S. Post Office 629 Fondren Place 1980s astylar

North-facing, one-story, concrete-block building with a built-up roof. Metal coping. Full-width front porch has low brick walls and has brick piers supporting a hipped roof covered with asphalt shingles. Central, aluminum double entry doors. Fixed glass in metal frames to each side.

48. NC Brown's Fine Art and Framing 630 Fondren Place 1980s pseudo-Georgian

East-facing, two-story, C-plan building complex. Wood-frame south wing covered with lapped wooden siding and capped by a gable roof. Wooden windows. Classical column at corner entry porch. Wooden quoins and semi-circular gable vent. Connector wing to the north is stucco-covered construction with a built-up roof. Metal fascia. Far-north wing is stucco-covered masonry construction with a built-up roof; metal fascia; fixed glass in metal frames; and parking underneath.

Duling Avenue

49. C St. Luke's United Methodist Church (originally the Millsaps Memorial Methodist Church 621 Duling Avenue 1930, 1962 neo-Gothic C. H. Lindsley, architect

North-facing, two-story, brick-veneer building with limestone dressings. Sanctuary built in 1930; flat-roofed, concrete-block-with-brick-veneer wings built to the west in the 1962. Sanctuary building has limestone entry feature with (from bottom to top) low, splayed, arched opening; plain frieze; one-over-one, double-hung sash glazed with stained glass; blind pointed arch with bas-relief 'tracery.' Pairs of attached buttresses astride the entry have single openings at the first floor. Attached sidewall buttresses alternate with pointed-arch openings, which are filled with stained glass. Windows in the rear wing have hoppers below and fixed glass above and are set in two-story, limestone-faced panels. Wings have a limestone coping.

50. PL Duling School 622 Duling Avenue 1927, 1935, 1947 eclectic mix of English medieval and Renaissance styles C. H. Lindsley, architect (1927); Frank Gates, architect (1935)

South facing, one-and-two story, multiple, hollow-clay-tile-and-brick-veneer buildings with limestone dressings. Low-sloping roofs concealed by parapet walls. One-story classroom building to the west built in 1927 on an H-shaped plan. One-story cafeteria added farther east in 1935, then two-story auditorium and classroom building built in 1947 farthest to the east. Medieval features such as splayed, pointed arches and crenelations. Tudor arches at connectors between school, cafeteria, and auditorium. English Renaissance features such as quoins, cartouches, and swags. Auditorium has linear brick patterning and curving cheekwalls at the entry. Wooden, double-hung sash and wood doors throughout.

51. C Woodland Hills Shopping Center (originally Morgan Center) 655 Duling Avenue 1946 Moderne/Modern R. H. Naef, architect

North-facing, one-story, concrete-block-and-brick-veneer party-wall shopping plaza with flat roofs behind step-down parapets supported by steel trusses and joists. Cast-stone copings. Party walls project forward at an angle at the front facades. Flat cantilevered, stuccoed canopies with curving corners and metal fascias and corrugated-metal roofing. Aluminum and metal storefronts and windows. Limestone base and wooden frieze at #661-63. Wood base and planters, translucent glass frieze, and some stone veneer at #659. Some stone veneer wainscot and some wooden storefront remains at entry nook on #655. Brick at base on #667.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

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

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ]

G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)

Architecture
Commerce
Community Planning and Development

Period of Significance

1893-1964

Significant Dates

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

N/A

Cultural Affiliation

Architect/Builder

Claude H. Lindsley
Frank Gates
N. W. Overstreet
Robert Overstreet
James T. Canizaro
R. W. Naef
Spain and Biggers
J. T. Liddle Jr.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Downtown Fondren Historic District has statewide significant under Criterion C for "Architecture" because of its collection of mostly mid-twentieth-century buildings, some of them exhibiting traditional forms but many of them designed in some form of Modernism or the Moderne style or a combination of the two and under Criterion A for "Commerce" because of its early development as a suburban shopping district and its sub-collection of mid-twentieth-century shopping plazas and other automobile-related commercial-building types. It is also notable for its somewhat serendipidous city-planning successes and so is significant under Criterion A for "Community Planning and Development." As such, Downtown Fondren is a unique commercial center in Mississippi. The period of significance begins with the 1893 construction date of David Fondren's no-longer-extant grocery store at the intersection of North State Street and Old Canton Road and ends with the year fifty years before the date of this nomination.

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

Background

Mississippi became a state in 1817, and in 1821 the state legislature established a three-man commission to select a site for a new capital. The three men chose a hinterland location in Hinds County more or less in the center of the state and named it Jackson.[1] By the 1830s, one of the

[1] Fazio, "The Planned Capital: A Universal Planning Phenomenon in the Deep South," pp. 44-45.

roads running north from the new seat of state government led to Canton, the county seat of Madison County, and so became known as Canton (now Old Canton) Road. Along this road, about three miles north of Jackson, a secondary road branched off to the west on its way to Tougaloo Plantation and so was initially called Tougaloo Plantation Road but eventually became part of North State Street. Downtown Fondren grew up at and north of this bifurcation.[2]

From the 1830s to the 1860s, the future Fondren site was part of a 5000-acre plantation owned by the Garland family. After the Civil War, Isham Cade, a man of color, purchased some of the land now occupied by Fondren, had it surveyed, and began to sell lots, which led to the development of a black community, including houses along "Cade's Alley," which ran east-west between State Street and Old Canton Road. In 1848, south of this community, the State of Mississippi began construction of an enormous neo-classical "Lunatic Asylum," which became the area's largest employer. In order to deliver coal to the asylum, the Illinois Central Railroad built a spur line and added shops for the repair of their cars and locomotives and built a station, which was called "Asylum Switch."

In 1893, David Fondren, the son of a white Hinds County pioneer, moved to the area and built a south-facing, wood-frame grocery store inside the V created by the Old Canton Road-North State Street intersection. In 1894, part of the grocery store became a post office in a community by then called "Asylum Heights," and David Fondren became the postmaster. In 1906, he and his nephew, Elmore Greaves, formed a land company and began selling local lots, which attracted white buyers, who by then were able to reach the area by the North State Street trolley line from downtown Jackson. Dissatisfied with the Asylum Heights name, the new residents petitioned the postal service for a change, and so the community became "Fondren." In 1935, the new Mississippi State (Mental) Hospital in the Rankin County community of Whitfield opened, and the old Lunatic Asylum closed and was soon demolished. (On its land would be developed the Mississippi Medical Center, beginning in 1955.)

Significance of Fondren for the Development of Commerce

Automobile-Related Building Types

Jackson annexed Fondren in 1925 at a time when automobiles were challenging public transportation as the preferred means for commuting. At this time, the neighborhood was largely residential. With the wider ownership of automobiles came the development of subdivisions west, north, and east of Fondren. Commercial development in Fondren began to expand around 1940, until World War II curtailed progress; then immediately following the war construction began anew. By this time, the automobile had become ubiquitous, and the influx of returning veterans demanded more subdivisions and more related services. There was a general demand

[2] For the early history of Fondren, see William D. McCain, The Story of Jackson, vol. II, 1955, pp. 174 and 176 (biographical entry on David Fondren) and *Find It in Fondren, History Issue*, Summer, 2013 and "Early History of the Fondren Family" by Dale McKibben, found at freepager.genealogy. rootsweb.ancestry.com/~rmckibben/ fondren/history.htm and "Find It in Fondren, History of Fondren," found at www.finditinfondren.com/local-links/history-of-fondren/ and "Jackson's Fondren Neighborhood: Historic and Hip" in "Preservation in Mississippi" by "EL Malvaney," found at www.misspreservation.com/2010/09/15/jacksons-fondren-neighborhood-and-hip/

for retail space, and North State Street, which had become part of U. S. Highway 51, attracted numerous filling stations. By the late 1940s, Fondren had accumulated six of them; one of the first, located at 3011 (24a) in what was developing as the Fondren Strip, had opened for business in 1935. By the early 1960s, one of these service stations had been lost, but four new ones had been built. Seven of these buildings remain today, four of them listed as contributing to the district. One of them has become an office building, three are retail stores, two are restaurants, and one is occupied by a yoga studio. Another building type born of automobile mobility was the drive-in eating establishment, and such a structure first appeared in Fondren as the Moderne style Walker's Drive-In Restaurant (25), built in 1947. Also attuned to the automobile is the many-canopied Kolb's Cleaners (19), built in two stages in 1955 and 1957-58 and located across North State Street, where patrons originally drove in and had their laundry delivered to them. It is a work of full-blown Modernism designed by Robert Overstreet while an employee in the office of his father, N. W. Overstreet, the dean of Mississippi's Modernists. The automobile made possible and necessary the branch bank with drive-up teller windows, a type that first came to Fondren in the 1950s at 2727 North State Street (9). The building has been radically remodeled as Regions Bank.

Shopping Strips, Shopping Plazas and Shopping Centers

The Fondren Strip of party-wall commercial buildings developed primarily from 1934 to 1947. The first business here was the filling station opened in 1935 and later remodeled as a retail storefront at 3011 (24a). Before World War II, the Pix Theater at #3023 (26) went up in 1939, as did the two adjacent retail stores at 3017 and 3019 and the commercial building at 3013 (24d, 24c, and 24b). These were followed two years later by the two storefronts at 3007 (21c and 23a). Immediately after the war, the commercial buildings at 3001 and 3003 (21a and 21b) were added. And the strip was completed in 1947 with the infilling of the property at #3009 (23b). These stores have been almost continuously occupied and remain economically viable today.

In 1946, at the southwest corner of Duling Street and Old Canton Road, Edwin E. Morgan developed Mississippi's first shopping plaza, a strip of stores with dedicated off-street parking, and named it the Morgan Center (now called the Woodland Hills Shopping Center (51). It is a series of party-wall storefronts facing north on a site sloping down to the east, the ensemble designed by R. W. Naef and built all at one time. South of Morgan Center, south of Fondren Place, and on the west side of Old Canton Road, a second shopping plaza took shape in the late 1950s and early 1960s. This complex has two components, a party-wall block facing north (33b), the ensemble built all at one time, and a larger, party-wall block facing east (33c, 34-38), this complex built in stages, with the two developments sharing an area of off-street parking. These shopping plazas were part of a local and national phenomenon.

Nationally, a suburban shopping "center" had appeared as early as the 1920s with the construction of Country Club Plaza in Kansas City. The much-celebrated Highland Park Shopping Village in Dallas went up a decade later. Countless other examples followed in the post-war years, including such celebrated venues as Bellvue Square (1946) in Bellvue, Washington.[3] These shopping centers were conveniently accessible by automobile, and they

[3] Longstreth, *The American Department Store Transformed, 1920-1960*, New Haven: Yale University Press, 2010, pp. 138, 170, 172-73.

accompanied the proliferation of suburbs demanded by a country welcoming home thousands of returning veterans and looking to get on with life.

Locally, Morgan Center was followed by other developments farther north along and near North State Street, including Northwood Center (1954) located at Northside Drive.[4] Also in 1954, McRae's department store built its first suburban store at Meadowbrook Mart a short distance south of Northwood Center at Meadowbrook Road, using the North Fondren firm of Biggs, Weir and Chandler as their architects.[5] In 1962, the same firm designed a two-story replacement building for the 1954 structure, producing the equivalent of what is today called a "big-box" store and producing the scale and character of construction that would be found in the anchor stores of Jackson's next phase of shopping-center construction: the Jackson Mall (now called Jackson Medical Mall) which opened on Woodrow Wilson Drive west of Fondren in 1969 as a full-blown suburban shopping mall.[6] In 1969, it was the latest step in the evolving suburbanization of commerce set in motion by E. E. Morgan at Morgan Center more than two decades before.

Variety and Longevity of Commerce in Fondren

Commercial development in Fondren began in 1893 with David Fondren's store (its sign reading "David Fondren & Co. General Merchandise & Fancy Groceries), which remained in operation until 1945. The locus of shopping then shifted to the Fondren Strip, which has had many long-term businesses. The property at #3015 North State Street (24c), which houses hair stylists today, was the home of the Northside Beauty Salon and Barber Shop from 1943 to 1958. The Nolen and Broome Pharmacy, later called Nolen Drugs, occupied the building at #3017 (24d) from 1940 to at least 1959. Ideal Cleaners moved into the newly opened storefront at #3007 (21c and 23a) in 1942. The business became Wells Ideal Cleaners in 1948, and it has never left the premises. The Jitney Jungle grocery store did business at #3019 (24c) from 1942 to 1947, at which time it moved east to the newly opened Morgan Center. Likewise, the Montgomery Hardware Company began operations at #3003 North State Street (21b) in 1947 and stayed there until 1956, when it moved to 2801 Old Canton Road (35 and 36), where it remains today in the heterogeneous shopping plaza that developed throughout the 1950s. Finally, the Jackson Shoe Rebuilders opened for business at #3001 North State Street (21a) in 1955 and remains there today. Perhaps the most locally celebrated business in the Fondren neighborhood is Brent's "Drugs," which moved into Morgan Center (51) when the facility opened in 1946 and, having reinvented itself as a restaurant and shop, remains open and vital today.

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[4] "Northside is growing fast-three marts in three years," *Northside Reporter*, 15 November, 1956.

[5] "Shopping Center for B M Jones," architectural-construction documents by Biggs, Weir, and Chandler, 1954.

[6] "McRae Expansion-Meadowbrook Mart," architectural construction documents by Biggs, Weir, and Chandler, 1961.

Significance of Fondren for Architecture

Traditional Styles

In the early 1920s, Cade's Alley was widened and renamed Duling Avenue. Lorena Duling School (50) located along a terrace on its north side opened in 1927. Its original portion to the west was designed by C. H. Lindsley, the auditorium (1935) farther east by Frank Gates. The designer of the auditorium-and-classroom wing (1947) farthest east is unknown. Stretched out on its hilltop site and artfully combining features from English Medieval and Renaissance styles, the school complex defines the north side of Duling Avenue and serves as a local landmark.[7] Facing it on the south side of the street, the initial, neo-Gothic, sanctuary portion of the building today called St. Luke's United Methodist Church (49) was completed in 1930 to the designs of C. H. Lindsley. Subsequent to World War II, increasing area population demanded larger church buildings, which led to the construction of the neo-Gothic Woodland Hills Baptist Church (46a, built 1948, originally the Northside Baptist Church) and the Fondren Presbyterian Church (45a, built 1950), the latter designed by the Jackson firm of Spain and Biggers.[8]

Moderne and Modern Movement styles

Fondren is most typified by two, modern architectural styles that share many characteristics: the Streamline Moderne and the Modern. The Moderne or Art Moderne is part of the Art Deco, which is a term that did not appear until the 1960s and one that is used to describe work in various branches of the design arts. While the Exposition des Arts Décoratifs et Industriels that took place in Paris in 1925 signaled the end of the Art Deco in Europe, it increased the style's popularity in England and even moreso in the United States.[9] Before the Great Depression, Art Deco architecture was known as the Zig-Zag Moderne, a style with liberal amounts of abstract ornamentation. After 1929, the austere PWA Moderne style was much used for public buildings, and the Streamline Moderne style was concurrently popular with it for a variety of building types. As its name suggests, the Streamline Moderne style is characterized by horizontally proportioned, visually aerodynamic buildings, sometimes given curving elements. Glass block was popular, as were circular, or port-hole, openings. Walls were smooth, often covered with stucco, and were generally unornamented.[10]

Modern (without the *e*) architecture originated in Europe after World War I and was radical and highly politicized and much involved with emerging technologies. The arrival of this style in the United States was announced by a now legendary 1932 exhibition at New York's Museum of Modern Art curated by Philip Johnson and Henry Russell Hitchcock. The work that they displayed had the look, but not the reality, of being machine-made, was devoid of ornament, had flat roofs and smooth often stuccoed walls that appeared to be thin and almost weightless and were opened up by horizontal-strip windows, and had open, often asymmetrical plans.

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[7] "Lorena Duling School," Jackson, Hinds County, Mississippi, National Register of Historic Places Nomination Form.

[8] MDAH database: Woodland Hills Baptist Church.

[9] Fazio, *Buildings Across Time*, New York: McGraw-Hill, 2013, pp. 494ff.

[10] Gebhard, *The National Trust Guide to Art Deco in America*, New York: Wiley, 1996, pp. 17-19.

Cantilevers were popular and curves were not uncommon. It was Hitchcock and Johnson who labeled this work as the "International Style."[11]

Fondren's Moderne buildings are concentrated along North State Street near its intersection with Duling Avenue. All of the "Fondren Strip," located on the west side of North State and the densest row of commercial buildings in the area, has Moderne overtones. The Moderne-style building, today called the Capri Theater (26) and located at the west end of the strip, was designed by James T. Canizaro and began screening films in 1939. The Moderne-style Walker's Drive-in (25) stands nearby on the east side of North State Street.[12]

Among the district's many Modernist buildings, a few deserve special mention. In 1955-56, Fondren reached something of an apogee, when the Overstreet firm produced the five-story-plus-basement, International-style Dale Building (16a, now called Fondren Corner), the nearest thing to a high-rise in the area.[13] To accommodate the automobile, it has its own parking deck (16b, built 1983) to the east. In two stages (1955 and 1957-58), the most radical Modernist building in Fondren, Kolb's Cleaners (19), was built on North State Street to the designs of Robert Overstreet. On Old Canton Road, J. T. Liddle added the five-story, Modernist, curtain-wall structure known as the Morgan Building (40), and now called the Woodland Hills Building) in 1961, and he had his offices in the adjacent former First National Bank Building (41, built 1955-56, now Trustmark National Bank), also a curtain-wall building.[14]

Architects Who Worked in Fondren

In addition to J. T. Liddle, architects who have had their offices in the area, include the previously mentioned R. W. Naef and Frank Gates, as well as Bill Henry. The firm of Biggs, Weir, and Chandler practiced from their building in North Fondren on Meadowbrook Road. Duvall Decker, whose offices (18) are described above, is one among several architectural firms with offices in Fondren today. Some Fondren design-work was done by the earlier local practitioners, but architects with offices downtown also contributed. The first notable designer to work here was Claude H. Lindsley (1894-1969), who designed the Duling School. Born in Lincoln County, Mississippi, Lindsley practiced throughout the state and produced every imaginable building type, but made schools something of a specialty. Frank Gates (1895-1975) designed the cafeteria addition east of the school. Another prolific practitioner with work done statewide, Gates lived on Duling Avenue in the 1950s and early 1960s. N. W. Overstreet (1888-1973) was the father of the architectural profession in Mississippi, and N. W. Overstreet and Associates was responsible for the original design of Fondren Corner (1955-65). Working alone and with various partners, Overstreet began as a traditionalist but had no difficulty moving on to the Moderne and Modernism. The Jackson firm of Barlow and Plunkett was responsible for the 1983 renovation of Fondren Corner. N. W. Overstreet's son, Robert Overstreet, designed the Kolb's Cleaners building (1955, 1957-58), while working for N. W. Overstreet and Associates. Certainly a Modernist, the younger Overstreet was also attracted to the unorthodox work of Bruce Goff (1904-1982), meaning that the dry-cleaners' design is quite orthodox by his standards. James T. (Jack) Canizaro (1905-1984) grew up in Vicksburg and came to Jackson

[11] Fazio, *Buildings Across Time*, New York: McGraw-Hill, 2013, p. 492.
[12] MDAH database: Walker's Drive-in.
[13] MDAH database: Dale Building.
[14] MDAH database; J. T. Liddle.

after obtaining his architectural degree from Notre Dame University, and over a long career did some traditional work but was among the state's first Modernists. He designed the Capri Theater (1939-40) in which he also invested. R. W. Naef (1900-74) was responsible for the Morgan Center shopping complex (1946). Naef, who had a diverse practice, was educated at the University of Illinois and worked for both C. H. Lindsley and N. W. Overstreet. The firm of (James Manly) Spain (?-1958) and (Boyce) Biggers was responsible for the original portion of Woodland Hills Baptist Church (1954-55). Finally, J. T. Liddle Jr. (1906-1967), designer of the curtain-wall buildings at 3000 and 3100 Old Canton Road, was educated at Tulane and worked for N. W. Overstreet, among others, and lived in Fondren's Woodland Hills subdivision..[15]

Significance of Fondren for Community Planning and Development

While Fondren never had a preconceived plan, it can claim many city-planning successes. The bifurcated street pattern of North State Street and Old Canton Road has given the district much of its character and so is listed in this nomination as a contributing site (1). The two streets provide distinct community boundaries to the east and west. North State Street moves along higher ground and in places curves slightly, meaning that many views north and south are not open-ended but are deflected, which results in a sense of containment and a place very friendly to pedestrians. Old Canton Road moves along lower ground, has more lanes of faster-moving traffic, and has less pedestrian traffic. Connecting the two thoroughfares, Duling Street occupies mostly high ground, has only a modest amount of through traffic, and is lined with architectural landmarks: Duling School on its acropolis-like site, the large St. Luke's church across the street, and the Woodland Hills Shopping Center.

Decline and Redevelopment

In the 1980s, the Fondren area began to decline. This trend was reversed after 2000, when the community organized, leading to the creation of the Fondren Renaissance Foundation, and redevelopment began, including the transformation of the Dale Building into the multi-use Fondren Corner building (2003) and the rehabilitation of the Duling School as a shopping mall (2009).[16] Today Fondren is a vital, heterogeneous mixture of populations and buildings.

Comparison of the district to other Historic Districts in Jackson

Among Jackson's existing historic districts, the Downtown Fondren Historic District is unique in being suburban and in being dominated by mid-twentieth-century, Moderne and Modern buildings. There are four urban districts in the city. The large Smith Park Architectural District (with boundary increases, NR 1976, 1993, 2004) encompasses much of the central business district and is dominated by tall buildings. The downtown Spengler's Corner Historic District (NR 1977), located east of the Smith Park district, contains only thirteen buildings, almost all dating to the late-nineteenth and early-twentieth centuries. The Farish Street Neighborhood Historic District (NR 1980), located west of the Smith Park district, was the African-American business district in the era of Jim Crow. The West Capitol Street Historic District (NR 1980), located farther west still has at its core the railroad depot and the recently rehabilitated King

[15] MDAH database: C. H. Lindsley, Frank Gates, N. W. Overstreet, Robert Overstreet, James T. Canizaro, R. W. Naef, Spain and Biggers, and J. T. Liddle.
[16] *Find It in Fondren*, p. 29.

Edward Hotel. It includes the Moderne-style, sixteen-story Standard Life Tower and a one-story, Moderne-style commercial block, but is otherwise dominated by late-nineteenth- and early-twentieth-century buildings.

Comparison of the district to related developments statewide

Fondren is a unique urban place in Mississippi, meaning that there are no comparable districts statewide. Because the state is predominantly rural, there are few cities large enough to have spawned a substantial, suburban commercial development in the second quarter of the twentieth century, and only Jackson did. Hence, only here could a concentration of well-designed Moderne and Modern Movement suburban commercial buildings occur, which, fortuitously, it did. And while Fondren experienced a period of decline in the late twentieth-century, it has recovered and is now a local economic and urban-living success story.

9. Major Bibliographical References

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MDAH Database (www.apps.mdah.ms.gov/Public/search.aspx): Capri Theater (Pix Theater), Fondren Corner (Dale Building), Fondren Presbyterian Church, Kolb's Cleaners, St. Luke's United Methodist Church (Millsaps Memorial Methodist Church, Trustmark National Bank (First National Bank), Walker's Drive-in, Woodland Hills Baptist Church (Northside Baptist Church), Woodland Hills Building (Morgan Building), Woodland Hills Shopping Center (Morgan Center)

Sanborn Insurance Maps for Jackson, Hinds County, Mississippi: 1925, sheet 60; 1925-Nov. 1946. Reprinted 1948, sheet 60; 1925-Apr. 1962, vol. 2, sheet 60.

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Waide, Whit. "Jackson's History Shared by Friends." *Northside Sun*, 25 February 1999.

Woolford, Karen. "Fondren used to be called 'Asylum Heights.'" [Jackson] *Clarion Ledger*, 7 June 1979.

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property ____Approx 50_____

Use either the UTM system or latitude/longitude coordinates

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:

See Continuation Sheet

Or
UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:
2. Zone: Easting: Northing:
3. Zone: Easting: Northing:
4. Zone: Easting : Northing:

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

Beginning on the west side of the Y intersection formed by North State Street and Old Canton Road at the southeast corner of the property located at 2701 North State Street (parcel #51-58 in the Hinds County Land-roll), the boundary moves west along the south property line of the parcel until it reaches its southwest corner. From this point the boundary moves north along the west property line of the parcel to its northwest corner, then travels northeast across Taylor Street to the southeast corner of the property at 2725 North State Street (parcel

#51-60). The boundary then travels west 250.85 feet to the southwest corner of the property at 2715 North State Street, then moves north along its west side for 132.5 feet, then turns west 90 feet, then north to Lorenz Boulevard. At this point, it moves northwest and crosses Lorenz Boulevard until it reaches the southwest corner of the property at 2801 North State Street (parcel #51-14). From this point, the boundary moves north along the rear property lines of the properties on the west side of North State Street until it reaches Fondren Place. The boundary then moves northwest across Fondren Place to the southwest corner of the property at 2903 North State Street (parcel #51-125). From this point, the boundary moves north along the rear property lines of the properties on the west side of North State Street until it reaches East Mitchell Avenue. The boundary then moves northeast across East Mitchell Avenue to the southwest corner of the property at 3001 North State Street (parcel #51-138). From here, the boundary continues north 160.5 feet, then turns northeast and continues 123.5 feet until it intersects the south property line of the property at 3023 North State Street (parcel #51-153). The boundary then runs 115.8 feet west along the south lot line of this property, then extends northeast 50.69 feet along its west property line, then 115.8 feet southeast along its north property line, then turns northeast and continues 120 feet until it reaches the northwest corner of the property at 3025 North State Street. The boundary then moves southeast 141.1 feet along the north lot line of this property until it reaches North State Street. The boundary then moves southeast across North State Street to the northwest corner of the property at 3100 North State Street (parcel #47-28). The boundary then runs along the east side of North State Street until it reaches the northwest corner of the property at 3232 Old Canton Road (parcel 47-36), then runs east along its north property line until reaching Old Canton Road. Here, the boundary moves southeast across Old Canton Road to its east side, then runs southwest along the east side of Old Canton Road until it reaches the northwest corner of the property at 3220 Old Canton Road (parcel #3-40). The boundary then moves east along the northern lot line of this property to its northeast corner, then moves southwest along the eastern lost line of this property to its southeast corner, then moves west until it reaches the northeast corner of the property at 3120 Old Canton Road (parcel # 2-13). From this point, the boundary follows the rear lot lines of the properties on the east side of Old Canton Road to the southeast corner of the property at 3000 Old Canton Road (parcel #2-15). The boundary then continues west along the south lot line of this property until it reaches Old Canton Road. The boundary then moves southeast along the east side of Old Canton Road until it reaches a point directly east of the point of origin., and from here it moves west to reach that point of origin.

For boundaries, also see the attached map of the Downtown Fondren Historic District.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries enclose all of downtown Fondren.

11. Form Prepared By

name/title: Michael W. Fazio
organization: independent contractor
street & number: 521 Greensboro St.
city or town: Starkville state: Mississippi zip code: 39759
e-mail: mfazio@caad.msstate.edu
telephone: 662-312-3039
date: April, 2014

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Downtown Fondren Historic District

City or Vicinity: Jackson

County: Hinds State: Mississippi

Photographer: Michael Fazio

Date Photographed: January, 2014

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

1 of 20
Fondren Strip
west side of North State Street north of East Mitchell Avenue
view from the southeast

2 of 20
east side of North State Street north of Fondren Place
view from the northwest

3 of 20
2906 North State Street
west façade (left), south façade (right), view from the southwest

4 of 20
North State Street south of Duling Avenue
View from the north

5 of 20
2923 North State Street
east façade (left), north façade (right), view from the northeast

6 of 20
2915 North State Street
east façade (left), north façade (right), view from the northeast

7 of 20
2819 North State Street
east façade, view from the east

8 of 20
2725 North State Street
east façade (left), north façade (center), east façade (right), view from the southeast

9 of 20
2720 North State Street
north façade (left), west façade (right), view from the northwest

10 of 20
2747 Old Canton Road
south façade (left), east façade (right), view from the southeast

11 of 20
shopping plaza south of Duling Avenue and west of Old Canton Road
view from the northeast

12 of 20
2905 Old Canton Road
east façade (left), north façade (right), view from the northeast

13 of 20
east side of Old Canton Road south of Duling Avenue
view from the northwest

14 of 20
3100 Old Canton Road
west façade (left), south façade (right), view from the southwest

15 of 20
3220 Old Canton Road
view from the southwest

16 of 20
3327 Old Canton Road
view from the southeast

17 of 20
621 Duling Avenue
view from the northwest

18 of 20
655 Duling Avenue
view across Duling Avenue from the northeast

19 of 20
655 Duling Avenue
center of the strip, view from the northwest

20 of 20
622 Duling Avenue
view from the south

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Latitude/Longitude Coordinates

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

Datum: WG 84

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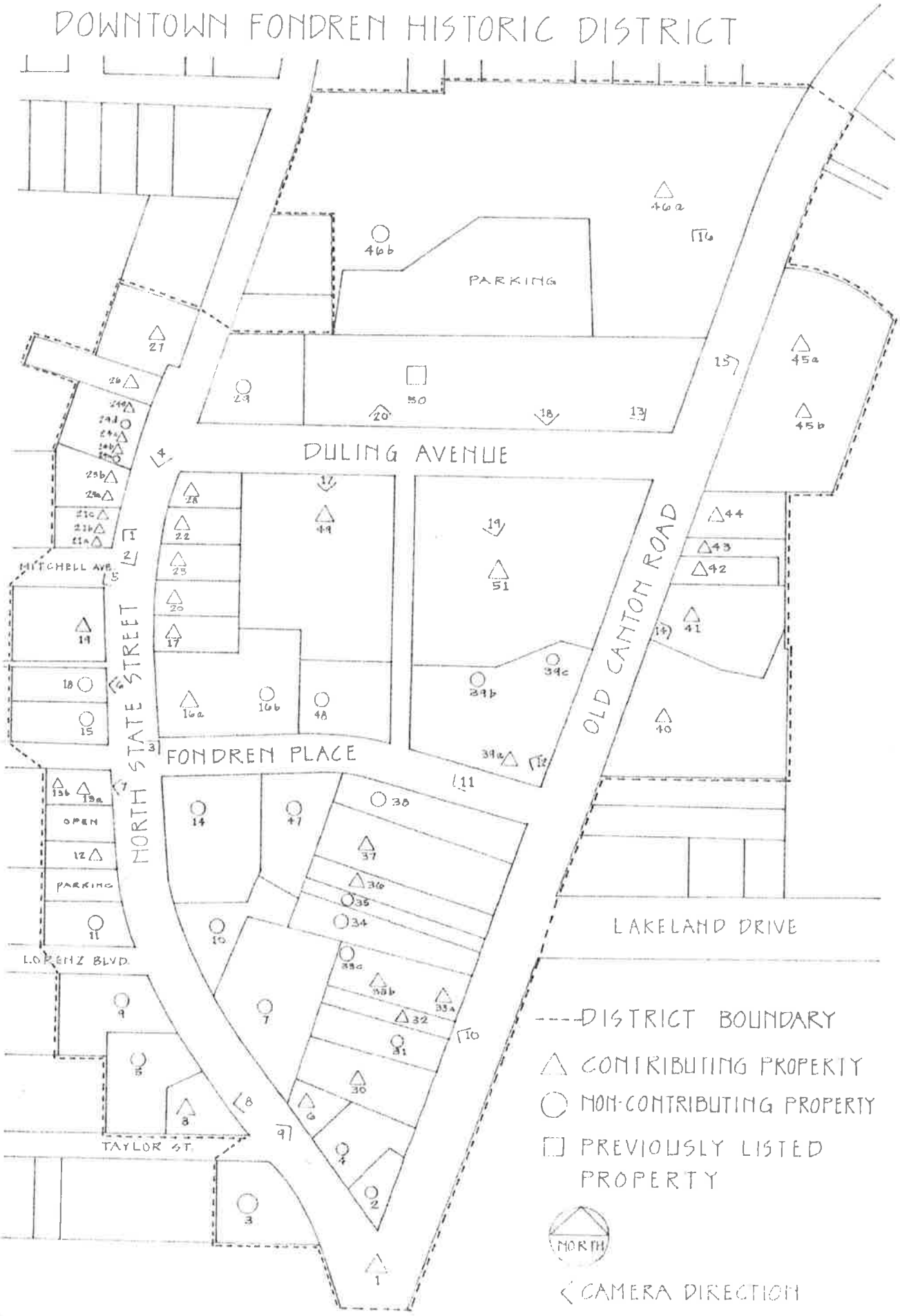
2. Latitude:	32.355278	Longitude:	-90.180278
3. Latitude:	33.352778	Longitude:	-90.184444
4. Latitude:	32.335833	Longitude:	-90.169167
5. Latitude:	32.317500	Longitude:	-90.167222
6. Latitude:	32.342500	Longitude:	-90.170556
7. Latitude:	32.354722	Longitude:	-90.188611
8. Latitude:	32.351944	Longitude:	-90.192500

Point 1
Point 2
Point 3
Point 4
Point 5
Point 6
Point 7
Point 8
Duling School
Google earth

DOWNTOWN FONDREN HISTORIC DISTRICT



JACKSON SHOE REPAIR
Jackson SHOE REPAIR
SE LOCK & KEY
WELLS
WELLS CLEANERS
ONLY

WALKER'S
J BRAND

GADDIS
GROUP
STUDIO
THE
EMPTY
HAMPER

Duling St
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Custom Framing
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CLEANERS

Kolb's
CLEANERS

2915

2819

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Parking Only!!

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TANNING
SUN GALLERY
TANNING STUDIO

ISAAC AULTMAN, M.D.
2747

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COMPUTER
CO-OP
FAIR TRADE
HANDICRAFTS
HIGH NOON
DELI & BAKERY
HIGH NOON
Montgomery Hardware
WARNING

GARDENER
williamwallace
LXN 034

RIGHT
TURN
ON RED
PERMITTED
Trustmark
NICK'S

Trustmark
National Bank
3100
Salón 3106

FONDREN PRESBYTERIAN CHURCH
OLD CANTON RD

NO
BUSES

PAINT
YOGA
StudiOM
glo
fondren cellars
fondren cellars
CUSTOM OPTICAL
INTERIORS MARKET
Brent's Drugs
BRENT'S
MARKET

Brent's Drugs
BRENT'S
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DRUGS
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