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United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1. Name of Property

historic name :

other names/site number: **Hernando South Side (Magnolia) Historic District**

2. Location

street & number: **Beginning North on Magnolia Drive at Oak Grove Road.** not for publication
city or town: **Hernando** vicinity:
state: **Mississippi** code: **MS** county: **DeSoto** *OB3* zip code: **38632**

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

Kenneth H. P. Park JUNE 27, 2001
Signature of certifying official Date

State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:
X entered in the National Register
___ See continuation sheet.
___ determined eligible for the
National Register
___ See continuation sheet.
___ determined not eligible for the
National Register
___ removed from the National Register
___ other (explain): _____

Signature of Keeper Date of Action

ENTERED AUG 30 2001

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Number of Resources within Property:

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
22	7	buildings
1	0	sites
0	0	structures
3	0	objects
25	7	Total

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

Number of contributing resources previously listed in the National Register 1

6. Function or Use

Historic Functions (Enter categories from instructions)

- DOMESTIC: single dwelling
- DOMESTIC: multiple dwelling
- RELIGION: religious facility
- FUNERARY: cemetery

Current Functions (Enter categories from instructions)

- DOMESTIC: single dwelling
- DOMESTIC: multiple dwelling
- RELIGION: religious facility
- FUNERARY: cemetery

7. Description

Architectural Classification(s)

- Late Victorian Eclectic
- Queen Anne
- Tudor Revival
- Classical Revival
- Colonial Revival
- Craftsman
- OTHER: Shotgun

Materials (Enter categories from instructions)

- foundation Brick, Concrete Blocks, Concrete
- roof Composition, Metal
- walls Brick Veneer, Composition Roll Siding, Weather Board
- other _____

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

See Continuation Sheets

8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

Architecture
Community Planning & Development

Period of Significance

1850 - 1950

Significant Dates

N/A

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 a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Significant Person(s)

1

Cultural Affiliation(s)

N/A

Architect/Builder

Narrative Statement of Significance

See Continuation Sheets

9. Major Bibliographical References

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

- Previous documentation on file (NPS)
 - preliminary determination of individual listing (36 CFR 67) has been requested.
 - previously listed in the National Register
 - previously determined eligible by the National Register
 - designated a National Historic Landmark
 - recorded by Historic American Buildings Survey # _____
 - recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

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

Name of repository:

Hernando Public Library

10. Geographical Data

Acreage of Property:

UTM References:	Zone	Easting	Northing	Zone	Easting	Northing
	1 16	0226250	3857290	3 16	0226612	3856730
	2 16	0226620	3857290	4 16	0226250	3856530

(Place additional UTM references on a continuation sheet)

___ See continuation sheet.

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

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

11. Form Prepared By

name/title: **Samuel H. Kaye, AIA**

organization: **Luke & Kaye, P.A.**

date: **December 15, 2000**

street & number: **11 4 Fifth Street South - P.O. Box 48**

telephone: **662- 327- 6241**

city or town: **Columbus**

state: **MS**

zip code: **39701 (mail 39703)**

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name: **Multiple**

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 1

**South Side (Magnolia) Historic District
Hernando, DeSoto County, Mississippi**

Narrative Description:

The proposed South Side (Magnolia) Historic District in Hernando, DeSoto County, Mississippi is composed of 30 resources. At the north end of the district on Center Street is the Tudor Revival Baptist Church built in 1938, and just east of the church is a one-story Greek Revival/Victorian-style house that was built about 1850. Going southward are predominately Craftsman and Colonial-inspired houses on School, and Park Streets, and on Magnolia Drive. The Hernando Memorial Cemetery is at the south end on Magnolia Drive. The Late Victorian Eclectic house of Felix LaBauve, (#6) located on Magnolia Drive, was placed on the National Register of Historic Places in 1978 and listed as a Mississippi Landmark in 1985. The proposed district also includes a major architecturally non-contributing component at its center, the DeSoto County School District Administrative Offices which were remodeled in 1997.

The residential lots in this district range in size from small and narrow ones that were created from larger ones being sub-divided to those that are still intact. Most lots are shaded, some by large trees that look to be over fifty or more years of age. The sidewalks are basically street level with curbs and driveways. Setbacks vary, with houses on the large lots typically being set well back from the streets, while others are setback about 25 to 30 feet. The most common changes to the houses were attempts to "modernize" or add on to the original structure. Only two were altered significantly enough to be deemed non-contributing.

The large rectangular cemetery at the south end of the district is beautifully preserved and well-tended. The historic part of the cemetery is located in the northwest corner. Old trees shade most of the grave sites and statuary. There are between 10 and 20 Confederate soldiers buried there. A fence surrounds the entire grounds, with iron gates at the entrance. There are many decorative monuments from the 19th and early 20th centuries throughout the cemetery. The Felix LaBauve grave site with its simple monument and wrought iron fence is located between the driveway and the cemetery fence.

Greek Revival style was highly popular in the Southern United States during the 30 years preceding the Civil War. A style based on classical buildings from Greece, Greek Revival borrowed parts of the massing, exterior appearance, and detail of famous Grecian buildings. Details adapted for America's versions of the Greek buildings included: regular massing, often rectangular or square-shaped buildings with central halls or reception areas and wings or matched ranks of rooms at either side; "temple-front" porches or whole facades; rows of classical columns; pedimented doors and windows; and decorative details such as the Greek key design and denticulated (tooth-like) moldings. (The house at 65 Center Street West (#2) is a combination of Greek Revival and Victorian.)

In American architecture, the styles produced from 1860 to 1900 are generally referred to as "Victorian." Common details to most Victorian styles were irregular massing, medium to steeply-pitched roofs, detailed brickwork, and a great deal of turned and/or incised woodwork detailing both interior and exterior. Hernando's surviving Victorian-era homes are almost all vernacular, or "folk" versions of the styles popular during this long period.

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**South Side (Magnolia) Historic District
Hernando, DeSoto County, Mississippi**

Narrative Description: (continued)

Vernacular Victorian-era homes are numerous in Hernando. Though some of them are irregularly-shaped, many feature common house forms such as "T" or "L" shapes. Depending on house shape (massing), roofs can be gabled, hipped, or a combination of multiple forms. Almost all have turned wood or cutwork details on porches, doors, or windows; wood exteriors often featuring decorative shingles and/or machine-made siding.

The Felix LaBauve House (#6) reflects the late 19th century fascination with the picturesque. The basic, vernacular single-story structure is richly embellished with fanciful eclectic detailing. A very shallow gabled pavilion is set to south of central entrance giving the house a varied silhouette. A sophisticated Italianate-inspired gallery shelters the front facade and joins the pavilion. Rounded arches flank the central elliptical arch and define the narrow entrance bay. The single door has Renaissance Revival detailing and an arched, glazed upper panel. A highly decorative circular ventilator is set in each gable end.

Colonial Revival style took over from Queen Anne and other Victorian styles in the late 19th and early 20th centuries. The residential Colonial Revival style evolved out of the Columbian Exposition held in 1893, in Chicago which was well attended and well-publicized. The Exposition's designer, Chicago Architect Daniel Burnham, created a fairgrounds dominated by classically-inspired halls, accessory buildings, and landscaped grounds. The simplified, regular massing, the geometrically-inspired columns, temple forms and decorative details borrowed from Greek and Roman examples provided a relief from the irregularity and layered detail of the Victorian styles.

Houses influenced by the Columbian Exposition's classical buildings took several forms. Common features of the forms, however, were classically-inspired entry doors and surrounds, simplified porches and porch supports such as Tuscan, Doric, or Ionic columns, symmetrical facades, and windows and doors with restrained classical details. One good example is the two-story, brick-veneered, hip-roofed, rectangularly-massed house at 2805 Magnolia (#9) with its full-width porch on paired Ionic columns and its northern porte-cochere.

Craftsman style homes and commercial buildings became popular soon after the turn of the 20th century, co-existing for a while with Colonial Revival and Victorian styles before becoming predominant in the 1920s and 1930s. The Craftsman style in America grew out of a campaign in England called the Arts and Crafts Movement. English designers campaigned to "re-educate" their countrymen away from the excessive Queen Anne and other Victorian styles starting the 1880s and 1890s. The buildings they designed varied in form, but had in common an emphasis on simplified and hand-made detail. Their "anti-machine" movement was translated, in America, into the Craftsman style, which featured low-pitched roofs with exposed rafters, horizontal massing, and highly simplified details for brickwork and woodwork. Particular attention was paid to the quality of materials and the "usefulness" of the house plan and features. The "top end" Craftsman houses were highly-crafted, simply-detailed, open-floor-plan examples like those of Greene

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South Side (Magnolia) Historic District
Hernando, DeSoto County, Mississippi

Narrative Description: (continued)

& Greene, Architects in Pasadena, California.

Locally, the Craftsman style is highly visible in Hemando. In the South Side (Magnolia) Historic District a good example is the small but intact one-story Garner house at 2605 School Street (#16), with its multi-light door, Craftsman style windows, knee braces, and exposed rafters.

Tudor Revival is also a style adapted from English examples. America's Tudor Revival buildings were essentially modern in plan, with selected "references" to Tudor detail. Local examples of Tudor Revival appear to date from the 1920's and 30s, when brick veneering became available and affordable. Its popularity with homeowners was due to the combination of a romantic and "historical" exterior with a modern, bungalow-type plan featuring open public areas and modern kitchens and bathrooms. The main identifying features of this style are: steeply pitched roofs, often side-gabled, with multiple associated gables; multiple groups of windows, often tall and narrow, as in casement windows; round-arched openings for doors, vents, porches and porte cocheres, and round-arched details in brickwork; patterned brickwork; massive front-facing chimneys, often finished with "chimney pots"; and false half-timbering in gable ends.

In Hernando, two examples of Tudor Revival were found in the South Side (Magnolia) Historic District: The 1938 First Baptist Church (#1) at the corner of Center Street West and School Street; and the house on the east side of Magnolia Street (#5), just south of the school district administration building grounds

Neo-Colonial and Post-World War II Colonial styles are a mid-20th century evolution of the early 20-century Colonial Revival style. Instead of the hipped roofs, central halls, and wrap porches associated with many Colonial Revival houses, the Neo-Colonial and Post World-War II Colonials tend to be one or two-story, side-gabled houses, often with gabled-roof dormers, often with central entry porches only. Like the Tudor Revival houses, these offered a stylized exterior combined with a thoroughly modern interior.

Three examples of Neo-Colonial style, all with brick-veneer exteriors and classical details, are located at the south end of School Street, and around the corner on Park Street near the school (#s 18, 11, and 12). Each has classical entry details and other classical references on its exterior. An example of Post-World-War II Colonial is the apartment building on School Street at the corner of South Street (#17). It is a thoroughly modern mid-20th century structure with a few classical details applied.

Vernacular, or "folk" forms are those like: one-room (single-pen) cabins; two-side-by-side-room (double-pen) cabins; shotgun houses (one room wide, with two or more rooms in line from front to rear); saddlebag houses (two rooms wide, with a central chimney and back-to-back fireplaces); and dog trot

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**South Side (Magnolia) Historic District
Hernando, DeSoto County, Mississippi**

Narrative Description: (continued)

houses (two rooms opposing each other across an open central passage). Vernacular forms are more common in rural areas and in earlier house forms than those surviving in Hernando.

Many of these simple vernacular forms were mapped on the 1936 Hernando Sanborn Map. They most commonly appeared in areas near cotton gins or other industrial/commercial operations or on streets in primarily African-American neighborhoods like the West End. Also, several of the larger houses shown on the Sanborn Maps up through 1936 had vernacular form outbuildings-one-room, two-room, or shotgun dwellings for the servants of the people in the main house. Shotgun and double-pen houses were also popular (and inexpensive) forms for speculators who built and rented housing. One example in the South Side (Magnolia) District is a two-room shotgun house behind a School Street house (#18a).

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**South Side (Magnolia) Historic District
Hernando, DeSoto County, Mississippi**

Center Street West

(1) C 25 Center Street West ca. 1938 Late Tudor Revival

One-story plus, T-shaped, brick-veneered Baptist Church in Tudor Revival style has 3-bay facade (W, D2, W). Facade windows are small 4/4 frosted "daisy" glass in surrounds w/concrete lintels, hoods, and quoins. Central entry is double-leafed, 8-panel wood doors in recessed area w/Tudor-arched door surround (6 lights) and arched entry with quoin edging. Side windows are Tudor-arched, have colored lights. Two-story, perpendicular, brick-veneered wing added at rear (south). Concrete foundation and composition roof. (Plaque says church rebuilt, dedicated May 1938, Rev. Charles O. Cook, Pastor.)

(2) C 65 Center Street West ca. 1850 Greek Revival/Victorian

One story frame, weather boarded, side-gabled, T-shaped Victorian-style house on brick foundation was substantially rebuilt in the mid-1980s. Has centered front gable with decorative windows and star window above shed-roofed, centered front porch with cutwork balustrade. Facade is 3-bay (W, D+W). Windows are 6/6 DH in narrow frames with drip cap, operable shutters. Detailed entry surround has new stained glass windows. Gabled perpendicular rear wing has new rooms added at south. Composition roof.

Outbuildings: (a.) C One-story frame garage to the East;
(b.) NC Playhouse also to the east of house.

Losher Street

(3) C 35 Losher Street ca. 1930 Colonial Revival

One-story frame, rectangularly massed, hip-roofed house, weather-boarded, has full-width, hip-roofed front porch, and has gables off of the main roof. Facade is 3-bay, with 1/1 windows flanking 1-light door in surround with 1-light transom. One brick chimney. Concrete slab replaces original porch floor. Porch supports are Tuscan columns. Composition Roof. Brick foundation. (Owner, Robbie Emerson)

Outbuilding: (a) C 1 ½ Story, gabled front frame garage/storage building located at rear.

Magnolia Drive

(4) NC 2747 Magnolia Drive 1950's Modern

One-story brick veneer side gable with front gable at right, bay window with metal roof, picture windows with flanking 4-over-4 double hung windows at left and right ends. Composition roof.

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**South Side (Magnolia) Historic District
Hernando, DeSoto County, Mississippi**

Magnolia Drive (continued)

(5) C 2748 Magnolia Drive ca. 1930 Tudor Revival

One-story frame, side-gabled, brick-veneered Tudor Revival house has 5-bay facade with single and paired 9/1 DH windows flanking 6-panel door, sun porch at right. Style details include roof pitch, round-arched openings and details, front-facing chimney. Brick foundation. Composition roof.

Outbuilding: (a) C One-story, gabled front garage located at rear.

(6) C PL 2769 Magnolia Drive ca. 1870 Late Victorian Eclectic

Felix LaBauve House. One-story frame vernacular clapboard house embellished with fanciful eclectic detailing. Originally T-shaped, the five-bay, gable-roofed structure rests on low brick piers. Shallow gabled pavilion is set to south of central entrance. Italianate-inspired gallery with an elliptical arch frieze with keystones, board-and-batten sheathed spandrels, and a deep molded cornice across the full facade and breaking forward to express the pavilion. Rounded arches flank the central elliptical arch defining the narrow entrance bay, which has a deep single-light transom set over a single door with Renaissance Revival detailing and an arched, glazed upper panel. Full length 2/2 windows, fitted with operable three panel louvered blinds flank the entrance. A highly decorative circular ventilator is set in each gable end. The rear portion of the house was remodeled and enlarged after WWII into an unobtrusive one-and-a-half story wing employing the same simple detailing of the original section. The large hip-roofed dormer on the main elevation was added at the same time.

Outbuilding: (a) C Board-and-batten, open-sided barn.

(7) NC 2785 Magnolia Drive

Wood frame, side gable, wood siding, central front gable with front door, 6/6 double-hung window at left, picture window with flanking 6/6 double-hung window at right, wing at right with 2 6/6 double-hung windows. Two chimneys.

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**South Side (Magnolia) Historic District
Hernando, DeSoto County, Mississippi**

Magnolia Drive (continued)

(8) NC 2791 Magnolia Drive

One-story, cement siding, wood frame, side gable, center door. Paired double-hung windows at left and right, composition shingles.

(9) C 2805 Magnolia Drive ca. 1930 Colonial Revival

Two-story brick, hip-roofed, rectangularly-massed Colonial Revival house has full-width, hip-roofed porch extending onto porte cochere at right (north). Facade is 4-bay at ground level, 3-bay above. Upper floor has paired 6/1 windows flanking matching single. Entry level has "Florida Room" to left, then 12/1 DH windows flanking 2 sets of multi-light french doors. Brick foundation. Composition roof. (Owner, Jim Amos)

(10) C 2905 Magnolia Drive ca. 1845 Magnolia Cemetery

Large, rectangular, fenced cemetery, well tended and containing important collection of funerary sculpture from mid-late 19th and early 20th centuries. Many town founders and developers are buried here. Felix LaBauve, another town founder is buried in a separate small fenced area located between the drive and the cemetery. Cemetery grounds were donated to city by LaBauve, whose house is nearby. (Owner, City of Hernando)

Most notable among the monuments are:

- (a.) C The Confederate Monument, a limestone obelisk, ca. 1875, repaired 1997;
- (b.) C The R.T. Lamb grave marker, ca. 1916, which has a stone bust of R.T. Lamb on stone base.
- (c.) C The LaBauve monument and grave marker, ca. 1879, a limestone obelisk.

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**South Side (Magnolia) Historic District
Hernando, DeSoto County, Mississippi**

Park Street

(11) C 11 Park Street ca. 1940 Late Colonial Revival

One-story frame, side-gabled, weather boarded Neo-Colonial house has 5-bay facade, side-gabled wing with plate windows added on east. Facade windows are paired 12/12 DH. Door is wide 6-panel, in classically-detailed surround with "keystone" in molded cornice, reeded pilasters. Rectangular house has rear (south) ell. Brick foundation. Composition roof. (Owner, Jim Seay/historically, Robert Cooke)

Outbuilding: (a) C One-story frame front gabled garage and carport located at the rear.

(12) C 35 Park Street ca. 1940 Late Colonial Revival

One-and-a-half-story frame, rectangularly massed weather boarded house with gabled wing has 3-bay facade, with a garage attached at right. Side-gabled roof has two gable-front dormers, each with 6/6 DH windows in layered frames. Centered entry is flanked by 6/6 DH window, is under shallow, gable-front porch on decorative metal supports. Centered door (behind storm), has surround that is round-arched, molded, has carved detail and reeded pilasters. Brick foundation. Composition roof. (Owner and historical builders, Ballard family)

Outbuilding: (a) NC Small gabled hut moved from the railroad.

(13) C 55 Park Street ca. 1920 Colonial Revival

One-story frame, multi-hip-and-gabled, weather boarded Colonial Revival style house on brick foundation with extensive wrap porch on north and east, deep, bracketed gables, 3-bay facade. Windows in projecting gabled ell to right and elsewhere are 1/1 DH. Door is 1-leaf, 6-panel wood, in re-worked surround with multiple side and overlights. Porch has cornice molding on eaves, "false purlins" under eaves, half length porch posts on brick piers. Composition roof. (Owner, Johnson)

Outbuilding: (a) C One-story gable front garage located to the west.

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**South Side (Magnolia) Historic District
Hernando, DeSoto County, Mississippi**

School Street

- (14) **NC 2585 School Street Originally Colonial Revival or Craftsman**
Two-story frame, hip-roofed, foursquare house on brick foundation. Was perhaps originally Colonial Revival or Craftsman, has post-historic 2/2 horizontal DH windows and Masonite siding. Composition roof. Facade is 3-bay, with paired windows flanking modern door. Full-width, hip-roofed porch is supported on battered, square wood columns, has wood floor. (Owner, Garner?/historically, boarding house?)
- (15) **C 2601 School Street ca. 1930 Craftsman Bungalow**
One-and-a-half story frame, Craftsman style weather boarded house on brick foundation; has 2-bay facade with paired (replacement?) 9/1DH windows to left of multi-light door with multi-light sidelights. Integral, full-width porch is supported on two-thirds-length square, hollow columns on stuccoed piers. Front gabled dormer centered on facade has two 4-light windows, knee braces, exposed rafters. Composition roof.
- (16) **C 2605 School Street ca. 1930 Craftsman**
One -story weather boarded frame, well-preserved Craftsman style bungalow on brick foundation. Has front-gabled main section with undercut wrap porch on east and south. Facade is 3-bay, with 6/1 DH windows, multi-light door with multi-light sidelights. Tripartite 6/1 windows light attic space over porch with square, hollow, wood columns, wood floor. Good Craftsman detail includes: massing, windows, doors, exposed rafters, knee braces in gables. Composition roof. (Owner, Josephine James/historically, Garner family?)
- (17) **NC 2645 School Street ca. 1950 Late Colonial Revival**
Two-story, rectangular, brick-veneered apartment house with four units has 5-bay facade up and down. Windows are paired and single 1/1 DH. Doors are new 6-panel. Entry door at street level and frieze under eaves have classical details. Concrete foundation and composition roof. (Owner, Jim Seay)

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**South Side (Magnolia) Historic District
Hernando, DeSoto County, Mississippi**

School Street (continued)

(18) C 2671 School Street ca. 1930 Late Colonial Revival

One-and-a-half story frame, brick veneered Neo-Colonial style house on concrete foundation has side-gabled roof with gable-front dormers and gable-front entry-bay porch. Facade is 3-bay with paired windows flanking multi-light door in surround with multiple overlights and sidelights. Front-gabled porch has paired windows, cornice molding on gable, returns on frieze, Tuscan wood columns, and concrete floor and steps. Gable dormers are pedimented, have cornice molding. Two brick chimneys. Composition roof.

Outbuilding:

(a.) C One-story frame, two-room shotgun house has front-gabled roof with mini-knee braces, one light door under gable-roofed porch on 4X4s. Side windows are 4/4DH. On north side, extension of house from one to two rooms shows on exterior. House in on concrete blocks and has composition roll siding and 5-rib metal roof.

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**South Side (Magnolia) Historic District
Hernando, DeSoto County, Mississippi**

Statement of Significance

The area to be known as South Side Historic District in Hernando, located in DeSoto County, is locally significant under Criterion C for its architecture and Criterion A in the area of community planning and development. The period of significance for this district is 1850 - 1950, representing a hundred years of residential development in the town of Hernando. During this time, the residential district was expanding and the area became a blending of architecture styles from the popular style of the 1850s, Greek Revival, to the style of the 1940's, Tudor Revival.

The cemetery at the end of Magnolia Street is included in this historic district under criteria consideration D because of the important statuary which dates from the mid 1800's to the early 1900's. Many of the founders and developers of Hernando buried there are memorialized by beautiful marble or granite statues and markers. The grounds are fenced and are well tended.

DeSoto County was formed in 1836 from land ceded by the Chickasaws. The town of Hernando, originally named Jefferson, was also founded in 1836. There is some speculation that the town may have originated as an Indian trading post, and therefore predates the forming of the county. Edward Orne donated 40 acres of land to be used as the county seat. In 1836, this land was laid out with 172 lots surrounding a public square.

Hernando developed steadily as new transportation routes were developed. In 1839, the United States established a mail route from Holly Springs to Hernando. From Hernando the route continued to Commerce on the Mississippi River. In 1852, the state chartered a company to build a plank road from Panola to Memphis, going through Hernando. It was originally called the Panola - DeSoto Plank Road, and later changed to Memphis and Hernando Plank Road. In 1856, the first train ran through Hernando, on the Mississippi & Tennessee Railroad, which linked Memphis to Grenada. This brought about the demise of the Plank Road, but vastly improved the transportation of cotton and other agricultural crops to New Orleans.

The house located at 65 Center Street West (#2), which combines Greek Revival style with Victorian, represents both the economic growth of the area and the acceptance of the new architecture styles. Greek Revival in the South became a dominant symbol of the prosperous plantation society that evolved during the great era of expansion in American territory and continued until around 1860. The Victorian elements, which include the cutwork on the balustrade and decorative windows indicate that the "latest" architecture style (Victorian) was incorporated into the current style (Greek Revival).

The Civil War brought a halt to the progress of Hernando. Union troops occupied the town in 1863

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Statement of Significance (continued)

and several other times, destroying many of the town's original buildings. The Reconstruction Era was as difficult in DeSoto County as elsewhere in the South, but as early as 1867, Hernando was rebuilding.

Sometime around 1870, Felix LaBauve either removed or remodeled his home on Magnolia Drive (#6). The Late Victorian Eclectic style house was placed on the National Register of Historic Places in 1978 and was designated a Mississippi Landmark in 1985.

LaBauve, an early resident and official of DeSoto County, was born in France, the son of a decorated Napoleonic Captain. In 1815, his mother sent him to the United States to live with his uncles who had emigrated to South Carolina. In 1836 he moved to the "Western Frontier" of Mississippi and in 1838 to Hernando. He served as both a Representative and a Senator from DeSoto County to the state legislature, and later as a county clerk. His last official responsibility before his death in 1879, was to represent Mississippi as an honorary Commissioner of the International Industrial Exposition in Paris in 1878. He left the bulk of his estate for charitable causes such as the erection of a Roman Catholic Chapel in Hernando and a scholarship fund at the University of Mississippi for students from DeSoto County.

From about 1880 and continuing through the 1920s, Hernando and DeSoto County entered a prosperous period. J.B. Bell's Hernando Windows book describes turn-of-the-century Hernando as a small, agricultural town, growing slowly but steadily on agricultural production in traditional Southern crops. The railroad carried crops toward Memphis or New Orleans and brought back goods to stock the general merchandise stores and specialty shops. Bell mentions virgin pine timber as a major product for rail shipment during the postbellum years when Mississippi pine forests were being harvested.

Late-19th and early-20th century events that promoted prosperity in Hernando included: purchase and expansion of the Mississippi & Tennessee Railroad by the Illinois Central in 1886; establishment of the Farmer's Alliance in 1888; chartering of Hernando Bank in 1890; establishment of the first high schools for black and white students in the early 1890s; establishment of Randle University (first 9-month preparatory school) in 1901; introduction of car dealerships, 1913; expansion of city services to include first electric power plant in 1916, and city water system (1923); and organization of the Farm Bureau, 1927. (Bell, "History," pp. 56, 58)

Insurance maps created by the Sanborn Map Company of New York (available on microfilm at the First Regional Library) offer the astounding evidence that in the 50 years between 1886 and 1936, a high

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Statement of Significance (continued)

percentage of Hernando's buildings were built - and then replaced by something else. This "high turnover" rate is due in some cases to the inevitable fires and storms that eliminated turn-of-the-century buildings everywhere. A 1923 tornado damaged the Courthouse and buildings on the north side of Courthouse Square, for example. But over time, the maps show substantial houses on residential streets being replaced by other substantial houses, and significant blocks of commercial buildings appearing and disappearing as though they were more temporary than the paper on which the maps are printed.

Of the large Victorian-era homes shown on the 1886 through 1909 Sanborn maps, few survive. Victorian-era homes were replaced by newer style houses.

Hernando's first automobile agency, a Ford dealership, was opened by W.H. Entrikin in 1913. The introduction of the car and other motorized vehicles such as delivery trucks coincided with changes in Hernando's development patterns, commercial orientation, and housing types. From 1910 up until the Great Depression (1930,) the population grew from 660 to 938 - about a 30 percent increase. Many of the town's good examples of Craftsman style houses appear to date from this era. The Craftsman style overcame Colonial Revival and Victorian era styles in popularity during these years and carried on through the World War II era.

The Craftsman style is represented in this district by the one and a half story bungalow at 2601 School Street (#15) and the one story at 2605 School Street (#16). The two-story house at 2585 School Street (#14) could have originally been Craftsman but has since been remodeled and is designated as non-contributing.

Hernando continued to grow between 1930 (Pop. 938) and 1950 (Pop. 1,206), at a rate of about 22 percent. Unlike some other Mississippi towns, Hernando weathered the Great Depression between 1930 and 1940 and then came through the World War II era still growing. Buildings from this era included not only the Tudor Revival houses in the South Side Historic District and other neighborhoods, but the car-and-highway-oriented businesses like gas station/garages; and the structures and infrastructures built or rebuilt with Federal Emergency Administration funds. These latter included street paving, sidewalk, and drainage and sewer improvement projects as well as bridge and highway building efforts. References to the grant requests, bond sales, and plans for these projects are numerous in the City Minute Books from the Depression years.

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**Hernando South Side (Magnolia) Historic District
DeSoto County, Mississippi**

GEOGRAPHICAL DESCRIPTION:

Verbal Boundary Description:

The Hernando South Side (Magnolia) Historic District is an irregularly shaped district with boundaries as delineated on the accompanying map.

Boundary Justification:

The district includes a group of contiguous residential buildings, a church and a cemetery that represent the historical and architectural development during the period of significance, 1850 to 1950.

Photographs:

The following information is the same for all photographs:

- (1) Hernando South Side (Magnolia) Historic District
- (2) Hernando, DeSoto County, Mississippi
- (3) Samuel H. Kaye
- (4) February 3, 2001
- (5) Mississippi Department of Archives & History

Photo 1 of 20	65 Center Street, West, looking South.
Photo 2 of 20	25 Center Street, West (Baptist Church), looking South West.
Photo 3 of 20	35 Loshier Street, looking South.
Photo 4 of 20	2585 School Street, looking North West.
Photo 5 of 20	2601, 2605 School Street, looking South West.
Photo 6 of 20	School Street from Park Street, looking North.
Photo 7 of 20	2671 School Street, looking West.

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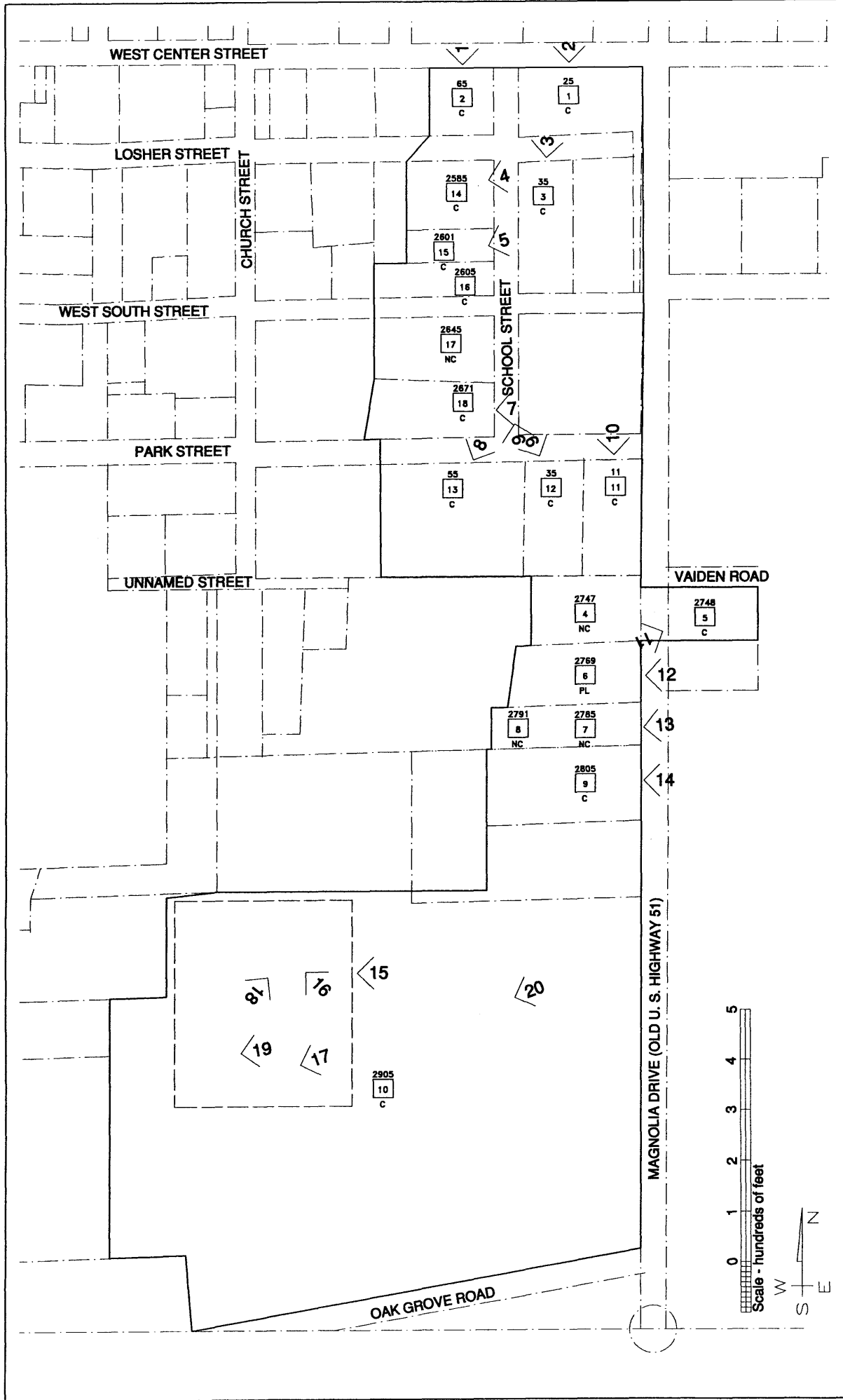
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**Hernando South Side (Magnolia) Historic District
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Photographs (continued):

Photo 8 of 20	55 Park Street, looking South West.
Photo 9 of 20	35 Park Street, looking South East.
Photo 10 of 20	11 Park Street, looking South.
Photo 11 of 20	2748 Magnolia Drive, looking North East.
Photo 12 of 20	2769 Magnolia Drive, looking North West.
Photo 13 of 20	2785 Magnolia Drive, looking South West.
Photo 14 of 20	2805 Magnolia Drive, looking West.
Photo 15 of 20	2905 Magnolia Drive (Magnolia Cemetery), entrance, looking West
Photo 16 of 20	2905 Magnolia Drive (Magnolia Cemetery), Confederate monument, looking North West.
Photo 17 of 20	2905 Magnolia Drive (Magnolia Cemetery), Lamb marker, looking South West.
Photo 18 of 20	2905 Magnolia Drive (Magnolia Cemetery), Confederate monument, looking North East.
Photo 19 of 20	2905 Magnolia Drive (Magnolia Cemetery), Wilkinson monument, looking South West.
Photo 20 of 20	2905 Magnolia Drive (Magnolia Cemetery), LaBauve monument, looking North West.



Sheet No. 1	Sheet Title DISTRICT MAP	STREET NO. SEQUENCE NO. STATUS-C/NC PHOTO #	Date: FEBRUARY 15, 2001 Job Number: 5223	Project: SOUTHSIDE HISTORIC DISTRICT HERNANDO, MISSISSIPPI	Luke & Kaye A Professional Association Members of The American Institute of Architects
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