

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 of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Goodlett, R. F., House
other names/site number Goodlett, Frank O., House

2. Location

street & number 219 Broadway
city, town Tupelo
state Mississippi code MS county Lee code 081 zip code 38801

3. Classification

Ownership of Property: private (checked)
Category of Property: building(s) (checked)
Number of Resources within Property: Contributing 1, Noncontributing 0 buildings, 0 sites, 0 structures, 0 objects, Total 1

Name of related multiple property listing: Historic Resources in Tupelo, MS
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets (checked) does not meet the National Register criteria. See continuation sheet.
Signature of certifying official: Kenneth H. P. Paul
Date: FEB. 11, 1992
Deputy State Historic Preservation Officer

In my opinion, the property meets (unchecked) does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official
Date
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
entered in the National Register (checked)
determined eligible for the National Register (unchecked)
determined not eligible for the National Register (unchecked)
removed from the National Register (unchecked)
other, (explain:)

Patrick Andrews
4/3/92
for Signature of the Keeper
Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: Single Dwelling

Current Functions (enter categories from instructions)

Domestic: Single Dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Tudor Revival

Materials (enter categories from instructions)

foundation brick

walls brick

stucco

roof asbestos

other other: half-timbering

other: cast stone

Describe present and historic physical appearance.

The R. F. Goodlett House is an imposing Tudor Revival mansion located on a shady lot across Broadway from the Lee County Courthouse. The residence retains a high degree of architectural integrity.

This two story, five by five bay, brick residence is essentially symmetrical in design. Its front facade features two projecting gabled bays displaying multi-light, tripartite windows on the first and second stories with brick diapers between them. Each of these bays is crowned by a stuccoed gable displaying half-timbering. Between these gabled bays is a recessed bay containing a frontispiece consisting of a single-leaf, panelled door and sidelights with a segmental arched, cast stone surround. Above the surround are cast stone panels. These three bays are spanned by a terrace featuring brick piers and a cement balustrade. The southern portion of the front facade is a one story, gabled section with an interior brick chimney. On the north elevation is an interior brick chimney and an endwall chimney. A porte-cochere is on the rear elevation. The variety of window styles includes 9/1 double hung sash and casement. An original, one story, brick building is connected by a breezeway to the rear elevation of the one story section. This structure housed the garage and was also used for storage (Sanborn Fire Insurance Map 1924).

The interior of the house retains its original mantels, beamed ceilings and other Tudor Revival details. The floor plan of the first story consists of a central grand hall with a staircase towards the rear. Off the north side of the hall is the parlor which equals the depth of the house. Off the south side of the hall are other rooms, one of which contains an elevator original to the house.

The house was constructed in 1907, but was transformed into a Tudor Revival mansion in 1919-1920. The 1909 Sanborn Map depicts two, two story, frame dwellings facing Broadway on this block. By 1919, the southernmost house was no longer extant. In 1919-1920, the other residence was moved south about seventy-five feet and turned clockwise approximately ninety degrees. Its extensive remodelling included a brick wall treatment. It also received a major addition on its north elevation (Sanborn Fire Insurance Maps 1909, 1919; Frank O. Goodlett Interview, 5 April 1991).

The setting of the R. F. Goodlett House has no formal landscaping. Located on the edge of the commercial area, the property is shielded from the street by large shrubbery. Its front yard is a shady retreat featuring a variety of trees and shrubs.

 See continuation sheet

The one-story, brick guest house connected to the main house by a breezeway was built at the same time the house was remodeled in 1919-1920.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1919-1920

Significant Dates

1919-1920

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

archs: Mahon & Broadwell Company of
Memphis, TN

builders: Leake & Goodlett, Tupelo, MS

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above. (attrib.)

The R. F. Goodlett House, which was renovated into the Tudor Revival style in 1919-1920, is one of Mississippi's most academically correct expressions of this style. It retains a high degree of architectural integrity and is eligible for the National Register under Criterion C. Although the house was moved about 75 feet in 1919-1920 before being remodeled, it qualifies for the National Register because of its architectural significance.

The Tudor Revival style in America was popular from 1900 up to the First World War and then enjoyed another surge of popularity in the 1920s and 1930s. It was not at all uncommon in the 1920s for older style houses to be converted into the new Tudor Revival style, as was the case with the Goodlett House. In Mississippi, the style had two distinct phases of popularity. The first lasted from 1904 to 1910 and produced mostly simple, modest examples of the Tudor Revival style. During the second phase from 1920 to 1930, more academically correct examples of the style were constructed (Flaherty 1977: 33; Statewide Survey Files).

The R. F. Goodlett House is one of thirteen high style Tudor Revival houses in addition to numerous, more modest examples that have thus far been identified by the Mississippi statewide survey. Four of these high style examples date from the first phase of popularity. They are the Cowan Place (c. 1900), Vicksburg; 2405 Poplar Springs Drive (1903), Meridian; Craig-Flowers House (1904), Vicksburg; and the Harding-Johnston House (1904), Vicksburg. The other nine, including the R. F. Goodlett House, date from the second phase of popularity. They are 1102 Grand Boulevard (1920), Greenwood; 1703 23rd Avenue (1925), Meridian; the Virden House (1925), Greenville; the C. C. Day House (c. 1926), Aberdeen; the Knox House (c. 1926), Vicksburg; the Scott-Ricks-Hester-Brown House (1928), Jackson; Castle Crest (1930), Jackson; and the F. L. Spight House (c. 1937), Tupelo.

See continuation sheet

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 1R. F. Goodlett House
Tupelo, Lee County, MS

These houses can be divided into two broad categories under the Tudor Revival style. Ten of the buildings, despite their size and massing, are American versions of rustic cottages found in the English countryside. Each features a variety of exterior wall treatments, most notably half-timbering. Almost half of these also display classical and other design elements which are not strictly a part of the Tudor Revival vocabulary. The other three houses are American interpretations of the English manor house. Castle Crest, which is of stone construction, and the brick Virden House, along with the R. F. Goodlett House, are Mississippi's only identified examples of this category of the Tudor Revival style. The Goodlett House, which is the earliest of the three, is a transition from the cottage to the manor interpretation of the style because it features gables displaying a stucco and half-timbering treatment. However, in its massing, proportions, materials and other architectural details it is an American version of England's manor houses. Thus, the R. F. Goodlett House is a significant component in the evolution of the Tudor Revival style in Mississippi.

The R. F. Goodlett House was designed by a Memphis, Tennessee firm, Mahon and Broadwell. Little is known of their work in Mississippi, but presumably they were active in the northern portion of the state because of their location in Memphis. The Leake and Goodlett Company, one of the largest construction firms in Tupelo, was undoubtedly the contractor on this project (Frank O. Goodlett Interview, 5 April 1991).

R. F. Goodlett and Memory Leake established the Leake and Goodlett Company, a building supply and construction firm, in 1904. By 1922, their advertisements proclaimed that "we practically built Tupelo." R. F. Goodlett enjoyed architecture and the theater and Tupelo benefited from both his interests. He designed the town's NeoClassical city hall which was built between 1909 and 1914. Unfortunately, it has been drastically altered. He was also instrumental in acquiring a new opera house for Tupelo. He sold the lot directly south of his house to a non-profit group for this purpose and then assisted the group in getting the theater built. While still extant, the theater has undergone unsympathetic alterations (Napoli 1980: 31; Kincannon and Milam 1922: 11; Frank O. Goodlett Interview, 5 April 1991).

9. Major Bibliographical References

Flaherty, Carolyn. "Tudor Houses." The Old-House Journal, March 1977, pp. 25-35.

Goodlett, Frank O. Son of R. F. Goodlett, Tupelo, Mississippi. 5 April 1991.

Jackson, Mississippi. Mississippi Department of Archives and History. Historic Preservation Division. Files of Chief Architectural Historian.

Kincannon, Vann, Jr., and Milam, W. H. Tupelo: Premier City of North Mississippi, Lee County. Tupelo: The K & E Printing Company, 1922.

Napoli, Olivia. Grit, Greed and Guts. Tupelo, Ms.: Standard Graphics, 1980.

Sanborn Fire Insurance Maps of Tupelo, Mississippi 1909, 1919, 1924.

See continuation sheet

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

Specify repository:
MS Dept. of Archives & History

10. Geographical Data

Acreage of property approximately 1 acre

UTM References

J X 16 342955 3791960
 Zone Easting Northing

C _____

B _____
 Zone Easting Northing

D _____

See continuation sheet

Verbal Boundary Description

Lot 89-K-44-260 (S 31NE-T 9-R 6) as recorded on the mini maps located in the Lee County Tax Assessor's Office

See continuation sheet

Boundary Justification

Originally, the Goodlett family owned this entire block. They began to sell off sections of it at least as early as c. 1912 when the southeast corner of the lot was sold to a theater group. The boundaries encompass the lot containing the house and its attached outbuilding but exclude the other lots on this block.

See continuation sheet

11. Form Prepared By

name/title Susan M. Enzweiler/Historic Preservation Consultant
 organization _____ date September 30, 1991
 street & number 1356 Seminole Ave. telephone (504) 834-9024
 city or town Metairie state LA zip code 70005

Owner: Frank O. Goodlett
219 N. Broadway
Tupelo, MS 38801