

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY  
RECEIVED 10 SEP 1979  
DATE ENTERED NOV 15 1979

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

Spengler's Corner Historic District

AND/OR COMMON

**2 LOCATION** *E. Capital, N. State and N. President Sts.*

STREET & NUMBER

See attached lot line map

NOT FOR PUBLICATION

CITY, TOWN

Jackson

VICINITY OF

Fourth

CONGRESSIONAL DISTRICT

STATE

Mississippi

CODE

28

COUNTY

Hinds

CODE

49

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME

Multiple Ownership

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE.

REGISTRY OF DEEDS, ETC. Office of the Chancery Clark, Chancery Court Building

STREET & NUMBER

36 South President Street

CITY, TOWN

Jackson

STATE

Mississippi 39201

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Statewide Survey of Historic Sites

DATE

1976

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR

SURVEY RECORDS Mississippi Department of Archives and History

CITY, TOWN

Jackson

STATE

Mississippi 39205

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The proposed Spengler's Corner Historic District is a prominently sited grouping of twelve late-nineteenth- and early-twentieth-century brick commercial buildings in the historic center of the city of Jackson. The building group is located on the northwest corner of the intersection of East Capitol and North State streets, across from the State Historical Museum (Old Capitol Restoration) and the War Memorial. With the exception of a ninety-foot gap (no. 12) between the Harding Building (no. 13) and the Medical Building (no. 11), the densely developed ensemble contains no visual intrusions.

The proposed district is clearly distinguished from its surroundings by means of rhythm, scale, texture, and architectural association. The predominantly small-scale two- and three-bay structures on North State Street (nos. 1-9) contrast with the monumental, formalist quality of the War Memorial (1939) and Old Capitol (1838, listed on the National Register of Historic Places) located on the east side of North State Street between East Capitol and Amite streets. Across from building numbers 9-13 along the south side of East Capitol Street between North State and North President streets, a once compatible grouping of nineteenth-century commercial buildings is now marred by unsympathetic building renovations, including the removal of significant architectural details from facades and plastic sheathing on older structures to approximate new construction. The architectural integrity of the proposed district is clearly defined by the physical proximity of buildings and the application of similar details such as metal cornices and cast-iron storefront columns.

Twentieth-century building changes in the proposed district have been minimal, with the exception of the Art Deco facade on building number 6 and the recent (ca. 1965) facade alteration of building number 8, which has lost most of its original detail. Since 1976 full-scale rehabilitation projects have been completed in three (nos. 9, 10, 11) of the twelve buildings in varying degrees of acceptability; rehabilitation is now underway in building numbers 4, 5, 6, and 13. The accelerated progress of historic preservation in the proposed Spengler's Corner Historic District has further increased the focal significance and overall design quality of the area.

## INVENTORY OF BUILDINGS IN DISTRICT

1. The Mary Frances (restaurant), 123 North State Street. Two-story three-bay brick commercial building. Shallow corbeled and dentiled cornice with central gabled section and parapet. Wide rectangular window bays emphasized by panels and pilaster strips. Stuccoed-brick storefront altered ca. 1960 with plate glass and recessed entrance. Late-nineteenth-century commercial style, ca. 1890.
2. Tucker Printing House (1), 121 North State Street. One-story single-bay brick commercial building. First-floor storefront topped by stamped-metal cornice with garlanded frieze. Dentiled metal roof cornice with building name inscribed on frieze. Early-twentieth-century commercial style, ca. 1900.
3. 117 North State Street. Two-story four-bay brick commercial building with prominent modillioned metal roof cornice. Storefront altered with plate glass and aluminum sheathing along the former transom. Early twentieth-century commercial style, ca. 1910.

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ITEM NUMBER 4

PAGE 1

4 - OWNER OF PROPERTY

E. Grady Jolly, et al.; *Spangler's corner bldg.*  
 101 North State Street, Jackson, Mississippi 39205;  
 lot 1-1, square 1

Samuel H. Wilkins, Edward Ellington, L.C. James; *attorneys*  
 105 North State Street, Jackson, Mississippi 39205;  
 lot 1, square 1

Leonard D. Van Slyke, Jr., M.L. Ballew III, et al.; *old P.O.*  
 520, 522 East Capitol Street, Jackson, Mississippi 39205;  
 lot 2, square 1

M. A. Lewis, Jr., *medical bldg.*  
 518 East Capitol Street, Jackson, Mississippi 39205;  
 lots 4, 9, square 1

F. C. Spengler Estate, *Recording Co*  
 107 North State Street, Jackson, Mississippi 39205;  
 lot 5, square 1

Doty, McLaurin and Taylor Properties; *Doty's property (4113 N state)  
109 N state  
111 N state*  
 109, 111, 113 North State Street, Jackson, Mississippi 39205;  
 lot 6, 7; square 1

First National Bank of Jackson, Trustee, J. W. Tucker Trust; *Tucker's property #121 N State St*  
 P. O. Box 291, Jackson, Mississippi 39205;  
 121 North State Street, Jackson, Mississippi 39205;  
 lot 8, square 1

Mrs. Selah H. Bynam, *Mrs. Francis West.*  
 123 North State Street, Jackson, Mississippi 39205;  
 lot 10, square 1

Joe L. Johnson, Robert D. Montgomery, Carl Ray Furr; *Landry's bldg*  
 500 East Capitol Street, Jackson, Mississippi 39205;  
 lots 14, 15, square 1

Catherine W. Gilliam (First National Bank of Jackson, Trustee), *W. Sanders*  
 P. O. Box 291, Jackson, Mississippi 39205;  
 Robert D. Sanders, James W. Sanders, June Sanders Clement, Sheila Sanders Lively,  
 Catherine W. Gilliam;  
 P. O. Box 76, Jackson, Mississippi 39205;  
 510 East Capitol Street (parking lot), Jackson, Mississippi 39205;  
 lot 16, square 1

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7 - DESCRIPTION

4. Tucker Printing House (2), 113 North State Street. One-story single-bay brick commercial building. First-floor storefront topped by stamped-metal cornice with garlanded frieze. Dentiled metal roof cornice with building name inscribed on frieze. Early-twentieth-century commercial style, ca. 1900.
5. 111 North State Street. Two-story two-bay brick commercial building. Stamped-metal roof cornice with garlanded frieze topped by a curved-end parapet. Existing metal casement windows to be removed and replaced with original oriel and semi-Palladian fenestration. Late-nineteenth-century Eclectic Revival, ca. 1895.
6. 109 North State Street. Two-story two-bay stuccoed brick commercial building. Fenestration articulated by flat, paired, pilaster strips and two raised panels with floral relief pattern. Storefront intact with diamond-pattern sash in transom. High Victorian Italianate, ca. 1885; Art Deco facade renovation ca. 1935.
7. The Mississippi Recording Company, 107 North State Street. Two-story two-bay brick commercial building with dentiled metal roof cornice. Segmental-arch metal window cornices decorated with anthemias and floral medallions. Circular ventilators above windows. High Victorian Italianate, ca. 1890.
8. Wilkins, Ellington and James, Attorneys; 105 North State Street. Two-story seven-bay stuccoed brick commercial building. Renovated facade consists of rectangular metal casement windows and keystones. Original High Victorian Italianate facade (ca. 1890), featured parapet, and metal roof and window cornices similar to 107 North State Street. Renovated 1977.
9. Spengler's Corner Building, 101 North State Street. Two-story four-bay stuccoed brick commercial building on streetcorner with eight bays extended west along East Capitol Street. Listed on the National Register of Historic Places. Greek Revival, ca. 1840-1848.
10. Old U. S. Post Office (Burkhalter and Nicholson, CPAs; Knight and Van Slyke, Attorneys); 520, 522 East Capitol Street. Two-story seven-bay stuccoed brick commercial building featuring a prominent stylized bracketed metal cornice surmounted by a central-gable parapet. Segmental-arch metal window cornices decorated with anthemias and floral medallions. Original storefront with cast iron columns and lintel bricked in during 1978 renovation. High Victorian Italianate, 1882.
11. Medical Building (Security Building), 518 East Capitol Street. Five-story four-bay stuccoed brick commercial building. Fenestration articulated on the facade by raised panels and vertical spandrels. Fifth-floor section features round-arch

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window heads and raised panels in imitation of coursed ashlar masonry; building date inscribed in window keystones. Renovated storefront with pilasters, dentiled cornice and marquis completed in 1978. Renaissance Revival, 1904.

12. Parking lot, 510 East Capitol Street. Paved lot measures 90 feet in width and 160 feet in length. Site of Century Theatre (constructed in 1901 and demolished ca. 1965).
13. The Harding Building, 500 East Capitol Street. Three-story seven-bay brick commercial building. Fenestration along facade and fourteen-bay side (west) elevation emphasized by brick tables between floors. The central three bays of the facade are let out and embellished with capped pilaster strips. Round-arch window heads along the third floor decorated with archivolt trim and a molded impost course. A prominent metal modillioned cornice, removed ca. 1960 to accommodate aluminum sheathing for the facade and west elevation, will be recreated in a 1979 rehabilitation project. A prominent central-gable parapet with building inscription, no longer extant, was situated above the existing parapet and centered on the facade. High Victorian Italianate, ca. 1885. Three-story six-bay annex along rear (north facade), with dentiled and modillioned metal roof cornice; ca. 1910.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input checked="" type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

Spengler's Corner Historic District is a significant grouping of nineteenth- and early-twentieth-century commercial buildings with architectural and historical importance. Site of the first Mississippi state house (1822), the district has served since 1840 as a vital center of civic, entertainment, and mercantile activity for the city of Jackson. Its historical development may be traced to the town plan of the city inspired by Thomas Jefferson and drawn by Peter A. VanDorn in 1822.

After the land originally owned by Choctaw Indians was ceded to the federal government by the Treaty of Doaks Stand in 1820, Hinds County was established by an act of the state General Assembly in 1821. Thomas Hinds, William Lattimore, and Peter A. VanDorn were appointed to design a town plan and build a statehouse here. In a "Report of the Commissioner," Hinds and Lattimore wrote that the "present occasion would be a favorable one for the experiment of a town upon the Checker-Board plan, as suggested by President Jefferson, in a letter to Governor Claiborne, about 17 years ago" (William D. McCain, The Story of Jackson [Jackson: J. F. Hyer Publishing Co., 1953], p. 6). The checkerboard street-grid pattern was advocated by Jefferson as a planning solution to inherent health and fire security problems in developing urban areas (A. E. J. Morris, History of Urban Form [New York: John Wiley and Sons Inc., 1974], p. 23). A map of the city of Jackson drawn by VanDorn in 1822 incorporated a checkerboard pattern with the addition of a college, capitol, and court green around a central commons. The additional green space was designed as a buffer between the new town and the malodorous Pearl River swamp (McCain, p. 13). The southwest corner of Square 1 North, present site of the Harding Building (no. 13), was designated on the map of 1822 as the location for a temporary statehouse. The two-story brick statehouse was constructed in 1822 (McCain, p. 13) and was used until the completion of the capitol building on Capital Green in 1839.

The Spengler's Corner Building (no. 9), the earliest extant structure in the proposed district, was constructed after 1840 as an inn and gathering place for legislators from the nearby capitol, with various entertainment features including a bar, billiards and a ten-pin alley. In 1882 the U. S. Post Office building (no. 10) was constructed west of the Spengler's Corner Building (Marshall Hurt, Half a Century with Jackson [Jackson: Jackson-State National Bank, 1939], p. 11). The Century Theatre, erected in 1901 on the site of the parking lot (no. 12) and demolished ca. 1965, was a prominent five-story landmark with office space on the upper floors. Along the North State Street side of the block the Tucker Printing House (nos. 2-6) has engaged in steel engraving, blank book production, and general printing from 1895 to the present. The company relocated in 1979. Three (nos. 4-6) of the five Tucker Printing buildings are presently undergoing rehabilitation. The city directory of 1910 lists the Hippodrome Theatre at 117 North State Street.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

City Directory, Jackson, Miss. Jackson: Southern Directory Co., 1910.

Hollister, Katherine Stevens. "The Theatre in Jackson, 1890-1910." Journal of Mississippi History 17:127-134.

# 10 GEOGRAPHICAL DATA

**UTM NOT VERIFIED**

ACREAGE OF NOMINATED PROPERTY 2-1/2 acres

QUADRANGLE NAME Jackson

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 15 765490 3576920

B         

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C         

D         

E         

F         

G         

H         

VERBAL BOUNDARY DESCRIPTION

See attached lot line map.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Jack A. Gold

Architectural Historian

ORGANIZATION

Mississippi Department of Archives and History

DATE

June, 1979

STREET & NUMBER

P. O. Box 571

TELEPHONE

601/354-7326

CITY OR TOWN

Jackson

STATE

Mississippi

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Elmer R. Milliard*

TITLE State Historic Preservation Officer

DATE

August 23, 1979

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

*Carol D. Shuck*

DATE

11-15-79

KEEPER OF THE NATIONAL REGISTER

ATTEST: *Wesley J. Burke*

DATE

11/15/79

CHIEF OF REGISTRATION

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8 - STATEMENT OF SIGNIFICANCE

Architecturally, buildings in the proposed district retain a pleasing sense of historical continuity by means of physical interrelationships, variety of representative architectural styles, and contextural significance in relation to the planning and urban development of Jackson. Use of stamped-metal cornices and decorative parapets typifies the picturesque and eclectic quality of late-nineteenth-century commercial buildings in America.

Continuing downtown urban-renewal/site-clearance projects by the Jackson Redevelopment Authority and a number of recent facade modernizations which have destroyed the architectural integrity of several older commercial buildings in other areas of downtown Jackson further increase the architectural and focal significance of the proposed district. The only visual intrusion in the district is the parking lot between building numbers 11 and 13. Proposed district boundaries are limited to Square 1 and are defined by the visual barriers of new construction along the northern side of the block. The recent (1978) rehabilitation of the Medical Building (no. 11), and the ongoing Tucker Printing group and Harding Building rehabilitations are projects within the proposed district for which developers plan to take advantage of tax incentives for historic preservation as outlined in the Tax Reform Act of 1976.

9 - MAJOR BIBLIOGRAPHICAL REFERENCES

Hurt, Marshall. Half a Century with Jackson. Jackson: Jackson-State National Bank, 1939.

Jackson Chamber of Commerce. The Book of Jackson, Mississippi. Mississippi Department of Archives and History, Jackson.

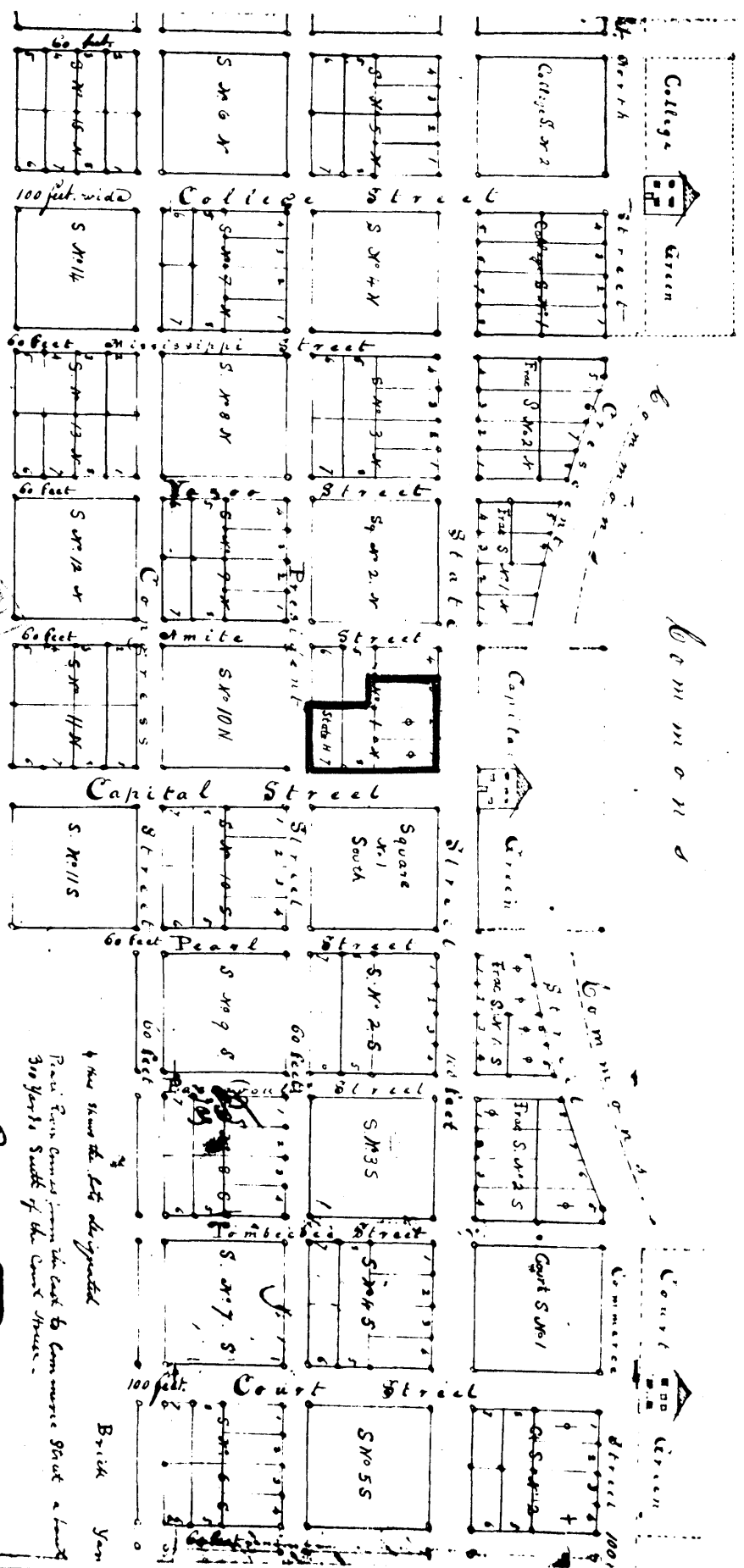
McCain, William D. The Story of Jackson (vol. 1). Jackson: J. F. Hyer Publishing Co., 1953.

Powell, W. F. Jackson's Early History and 28 Years of Municipal Progress. Jackson: The Tucker Printing House, 1944.



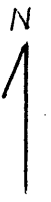
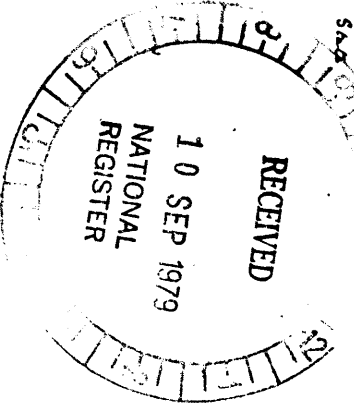
SPENGLER'S CORNER HISTORIC DISTRICT  
 Jackson, Mississippi

Map of City of Jackson, 1822, by Peter A. Vandorn



CITY OF JACKSON

MAP 04-  
1822

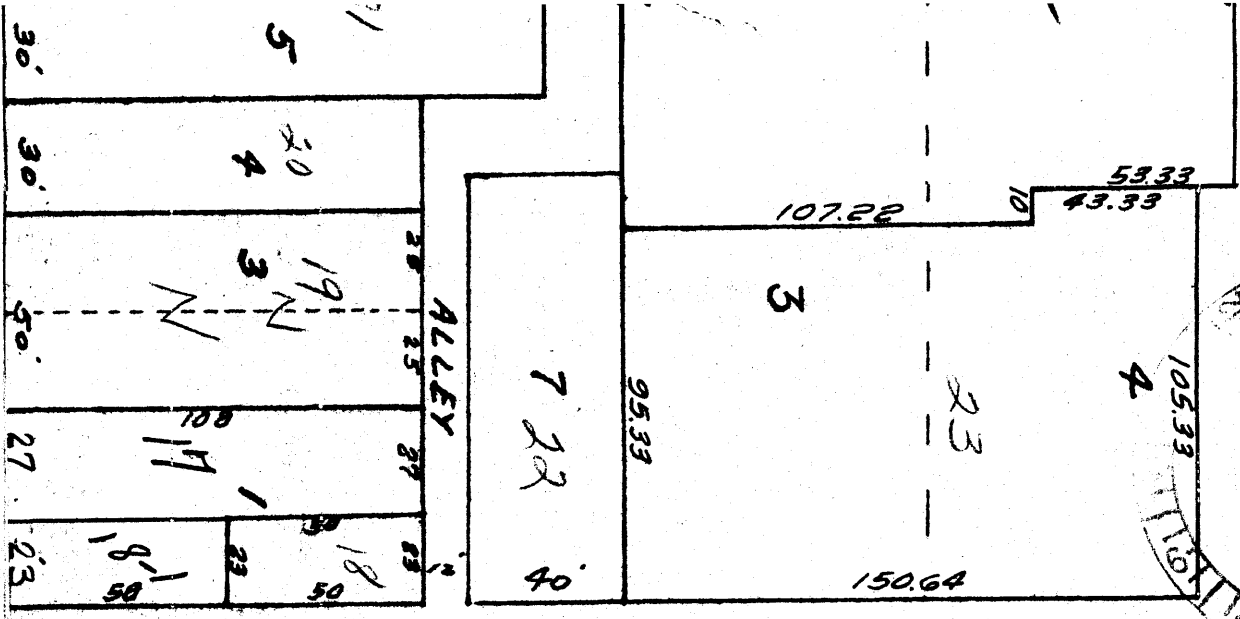
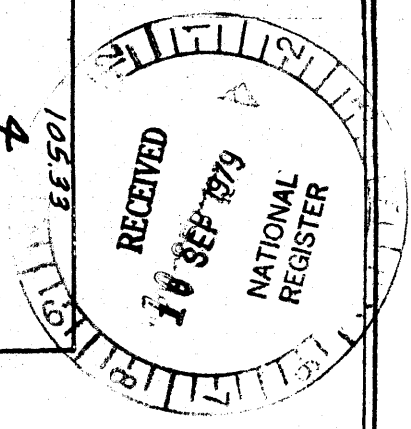


*P. A. Vandorn*  
 28<sup>th</sup> of June 1822

These streets are let designated  
 Peter A. Vandorn from the East to Commerce Street a length  
 300 yards South of the Court Street.

N.J.

50.1 N.J.



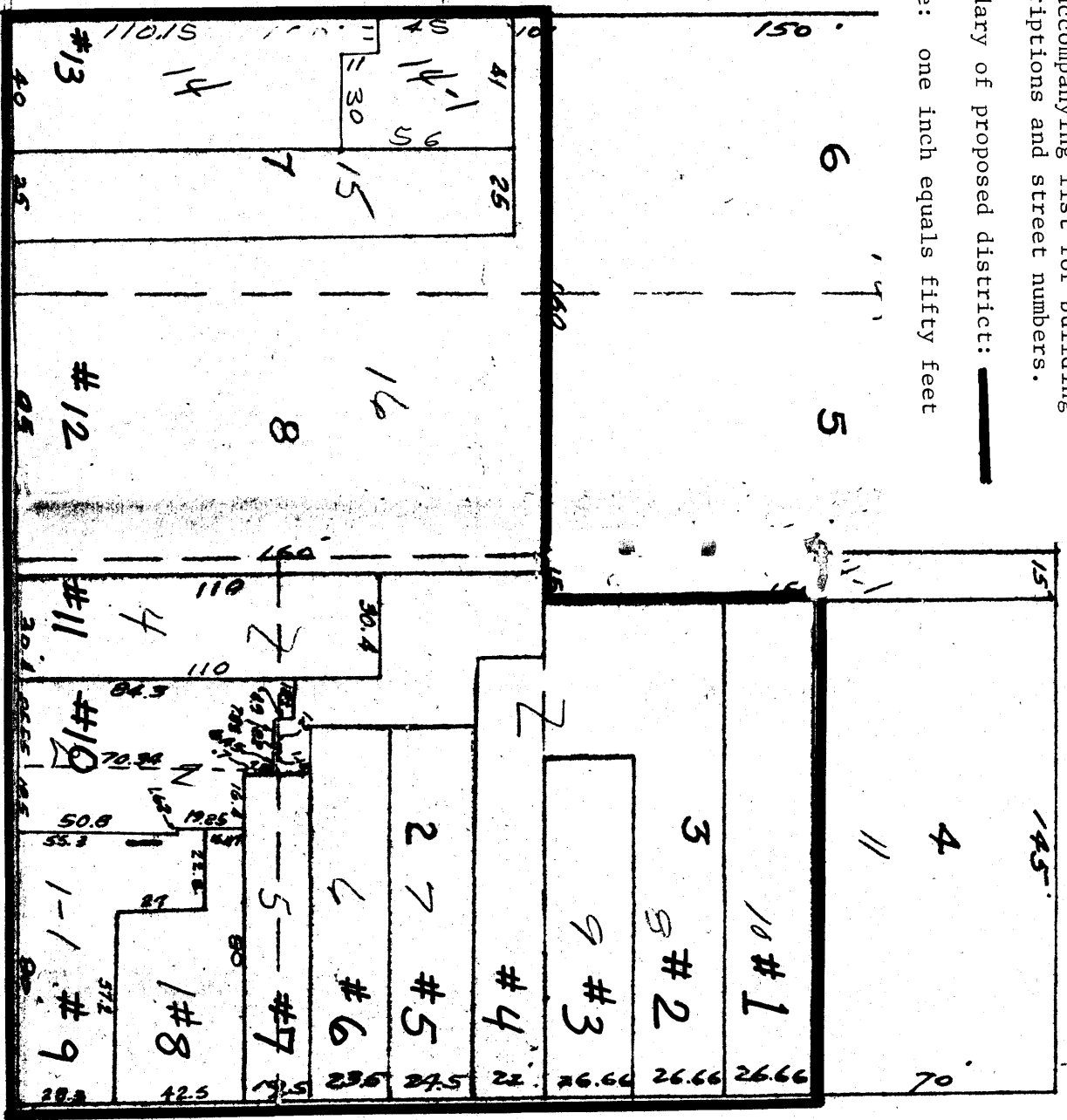
N. PRESIDENT S

SPENGLER'S CORNER HISTORIC DISTRICT  
 Jackson, Mississippi

See accompanying list for building descriptions and street numbers.

Boundary of proposed district: **—**

Scale: one inch equals fifty feet



N. STATE ST.

ADDITION CT