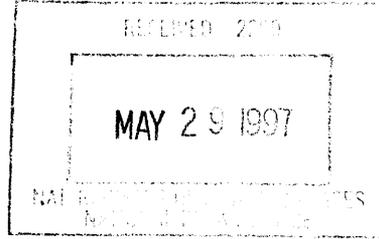


United States Department of the Interior  
National Park Service



631

National Register of Historic Places  
Registration Form

1. Name of Property

historic name: East Clinton Historic District

other name/site number: N/A

2. Location

street & number: \_\_\_\_\_ not for publication

city or town: Clinton \_\_\_\_\_ vicinity

state Mississippi code MS county Hinds code ~~421~~<sup>049</sup> zip code 39056

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. Paul*

May 21, 1997

Signature of certifying official

Date

Deputy State Historic Preservation Officer

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:
- 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): \_\_\_\_\_

for Signature of the Keeper  
*Mag M. Joy*

Date of Action

7/11/97

East Clinton Historic District

Hinds County, Mississippi

Name of Property

County and State

**5. Classification**

**Ownership of Property:** private

**Number of Resources within Property:**

(Do not include previously listed resources in the count)

**Category of Property:** district

Contributing	Noncontributing	
31	10	buildings
1	0	sites
0	0	structures
0	0	objects
32	10	Total

**Name of related multiple property listing:** N/A

**Number of contributing resources previously listed in the National Register:** N/A

**6. Function or Use**

**Historic Functions:** DOMESTIC/single dwelling  
DOMESTIC/secondary structure  
COMMERCE/specialty store

**Current Functions:** DOMESTIC/single dwelling  
DOMESTIC/secondary structure  
COMMERCE/specialty store

**7. Description**

**Architectural Classification:**

Greek Revival Italianate  
Queen Anne Colonial Revival  
Tudor Revival Craftsman  
Spanish Colonial Revival

Other Description: N/A

**Materials**

foundation BRICK  
CONCRETE  
roof ASPHALT  
TERRA COTTA  
walls BRICK  
WOOD/weatherboard  
other METAL/cast iron

**Narrative Description**

See continuation sheets.

**8. Statement of Significance**

**Applicable National Register Criteria**

- 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

**Period of Significance**

ca. 1870 to ca. 1940

**Significant Dates**

1929

**Criteria Considerations**

Property is: N/A

- 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 of age or achieved significance within the past 50 years.

**Significant Persons**

NA

**Cultural Affiliation**

NA

**Architect/Builder**

Various, unknown

**Narrative Statement of Significance**

See continuation sheets.

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

**Bibliography**

See continuation sheet.

**Previous Documentation on File (NPS):** N/A

- 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: \_\_\_\_\_
- MS. Dept. of Archives and History \_\_\_\_\_

East Clinton Historic District

Name of Property

Hinds County, Mississippi

County and State

**10. Geographical Data**

Acreage of Property: approximately 21.5 acres

USGS Quad Map Name: Rosedale

UTM References:	Zone	Easting	Northing	Zone	Easting	Northing
A	15	3581095	751641	C	15	3580620
B	15	3580890	751895	D	15	3580620

See continuation sheet.

**Verbal Boundary Description:** See continuation sheet.

**Boundary Justification:** See continuation sheet.

**11. Form Prepared By**

name/title: John Linn Hopkins & Marsha R. Oates  
organization: Hopkins & Associates date: December 1, 1996  
street & number: 974 Philadelphia Street telephone: (901) 278-5186  
city or town: Memphis state: TN zip code: 38104

**Property Owner**

name: multiple (see attached list)  
street & number: telephone:  
city or town: state: zip code:

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

East Clinton Historic District  
Clinton, Hinds County, Mississippi

Section number 7      Page 1

---

### NARRATIVE DESCRIPTION

The proposed East Clinton Historic District is composed of a small group of structures facing East College, Landrum, East Main and New Prospect streets which lie to the east of the original street grid of the City of Clinton, Hinds County, Mississippi. The district is roughly bound by the former site of Hillman College on the north and west, the Illinois Central Gulf Railroad on the northeast (originally the Alabama and Vicksburg Railroad), the Clinton Junior High School property on the southeast and south, and the grounds of Mississippi College on the southwest. The district is largely residential in character but also contains one historic commercial building constructed during its period of historic significance.

The topography of the district is gently rolling in nature from the top of a low ridge on the north side of East Main Street to its low point in the line of East College Street. The portions of East Main Street and East College Street which lie in the district were both included in the original 1829 plan of the Town of Clinton, though the portion of Main Street east of East Street was then known as the "Jackson Road". Both New Prospect and Landrum streets were developed much later in time, perhaps as late as ca. 1900-05.

The four streets within the district also vary greatly in terms of their widths and streetscape characteristics. The portion of East Main to the west of New Prospect Street and the section of New Prospect Street between East Main and East College Street retain their brick paving, likely a part of the City's overall paving program of 1929 (Clinton News October 6, 1988). The other portions of streets in the district bear no evidence of having once been included in this paving program, and are instead paved with concrete or asphalt. Sidewalks were also not uniformly developed through the district. Sidewalks line both sides of East College Street, and the portion of East Main Street west of new Prospect. Single side sidewalks were developed along the west side of New Prospect Street, the north side of East Main to the east of New Prospect, and along the east side of Landrum Street. All sidewalks that do exist in the district are separated from the curb of the street by a narrow grassy strip of one to three feet in width.

Lot sizes and configurations within the district reflect a random pattern of historical, subdivision and re-subdivision that is quite different from the regular lot pattern in the core blocks of the original town plan. This random pattern created lots that range from as large as 4.0 acres to less than a quarter acre. Lots possess frontages ranging from 50 feet to approximately 470 feet, and depths ranging from 100 feet to more than 400 feet. Buildings constructed on these lots were placed in relatively close proximity to the street, with front yard set backs ranging from 10 feet to

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

East Clinton Historic District  
Clinton, Hinds County, Mississippi

Section number 7      Page 2

---

perhaps no more than 40 feet. Side yard setbacks vary widely due to the wider range of lot frontages, ranging from as little as 15 feet to more than 50 feet.

Buildings within the district are set within a varied landscape composed of public and private features. Many of the buildings in the district are set upon land terraces, though the original topography of the area did not make land terraces a uniform site treatment. The district is set with mature street trees of red oak, maple, pecan, hackberry and yellow poplar, among others, that deeply shade many of the houses and street edges. Yard trees include additional varieties of major trees, including magnolia, red gum and tupelo. Ornamental trees and shrubs include holly, crepe myrtle, dogwood, red bud, boxwood and privet. Flower and vegetable gardens are largely concentrated in rear or side yard areas, as opposed to front yards.

Buildings within the district were constructed over a seventy-year period beginning in ca. 1870 and lasting through ca. 1940. Single-family residential building types in the district include examples of center hall cottages, side hall townhouses, composite cottages, homestead houses, bungalows, Capes and English cottages. These buildings were detailed with features representing the Greek Revival, Queen Anne, Craftsman, Colonial Revival and Tudor Revival styles of architecture. Multi-family dwellings found in the district include double-shotgun and quadruple plans detailed with Craftsman elements. The sole historic commercial building in the district is a well-preserved example of an extended canopy, drive-through service station, detailed with Spanish Revival influences.

An inventory of the proposed district follows. There are 31 buildings contained within the district which contribute to its architectural and historical character; their contributing character is identified with the notation (C). There are also 10 buildings within the district which do not contribute to its architectural and historical character either due to their construction following the period of historical significance for the district, or older buildings due to substantial alterations which have significantly compromised their historic architectural character. Buildings which do not contribute to the district are identified with the notation (NC). The general characteristics of the streetscape in the district also contribute to its historic character, and noted in the inventory as a single contributing site.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

East Clinton Historic District  
Clinton, Hinds County, Mississippi

Section number 7      Page 3

---

Inventory of Properties

01      300 East College Street (C)      One-story, eight-bay, glazed buff brick-veneered service station with Spanish Revival influence, built ca. 1925-30. Flat roof behind plain parapet with pantiled pent roofs. Undercut corner canopy supported by single brick pier. Exterior features storefronts with variations based upon a multi-light transom above single-light display windows, with a tile bulkhead. Pedestrian entrances feature a single-light door topped with a six-light transom; equipment bay has a four-panel, bead board double-leaf door.

Shed, ca. 1950. One-story, four-bay, shed roof, sheet metal roof, siding and doors. (NC)

02      301 East College Street (NC)      One-story, eight-bay, brick veneered commercial strip building with Colonial Revival influence, built ca. 1975-80. Side gable roof with box cornice, covered with asphalt shingles. Undercut walkway supported by fluted metal columns. Windows are metal-frame, multi-light fixed sashes. Entrances contain multi-light metal doors flanked on one side with multi-light sidelights.

03      303 East College Street (C)      One-story, four-bay, frame bungalow with Craftsman influence, built ca. 1925-30. Complex gable roof with exposed rafter tails and knee brace brackets, covered with asphalt shingles. Exterior wall surfaces have weatherboard siding. Windows are Craftsman 4/1 double-hung sashes, in pairs. Full-width, L-plan undercut porch supported by box columns on raised brick bases. Entrance has a multi-light door.

04      304 East College Street (C)      One-story, three-bay brick-veneered modified Cape with Colonial Revival influence, built in ca. 1928. Complex gable roofs with box cornice and frieze, covered with asphalt shingles. Windows are 6/1 double-hung sashes, some in groups of three. Side, undercut one-bay porch supported by brick piers. Entrance contained in gable-front vestibule with a multi-light elliptical fan light above a multi-light door, flanked by 3/4 length multi-light sidelights. Myers House.

05      305 East College Street (C)      One-story, four-bay, frame bungalow with Craftsman influence, built ca. 1925-30. Side gable roof with a shed dormer and exposed and shaped rafter tails, covered with asphalt shingles. Exterior wall surfaces covered with weatherboard siding. Windows are 6/1 double-hung sashes, in pairs. Full-width undercut porch with gable front dormer, supported by wrought iron replacement posts. Center and side entrances contain multi-light doors; the center door is flanked with three-quarter length, multi-light sidelights.

Garage, ca. 1925-30, altered ca. 1970-75. One-story, two-bay, frame, gable roof covered with asphalt shingles, Masonite siding. (NC)

06      306 East College Street (NC)      One and one-half story, three-bay, frame bungalow with Craftsman influence, built 1928. Complex gable roof with hip-roofed airplane and plain projecting eaves, covered with asphalt shingles. Brick veneer added ca. 1980. Windows are Craftsman 4/1 double-hung sashes in pairs and groups of three. Partial width, gable-front porch supported by battered box columns on raised brick bases, with a closed brick balustrade. Entrance contains a multi-light door. Ratliff House.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

East Clinton Historic District  
Clinton, Hinds County, Mississippi

Section number 7 Page 4

---

07 307 East College Street (NC) One and one-half story, three-bay, brick-veneered bungalow with Craftsman influence, built ca. 1925-30. Complex gable roof with exposed rafter tails and kneebrace brackets, covered with concrete shingles. Windows are Craftsman 4/1 double-hung sashes and 1/1 replacement metal sashes. Full-width undercut porch enclosed in ca. 1970-75; wall surfaces covered with asbestos shingles; side gable *porte cochère* supported with box columns on brick piers. Entrance contains a single-light replacement door with two single-light fixed sashes to one side.

08 308 East College Street (C) One-story, three-bay, frame bungalow with Craftsman influence, built ca. 1925-30. Complex gable roof with gable-front dormer and exposed rafter tails, covered with asphalt shingles. Exterior wall surfaces covered with novelty siding. Windows are Craftsman 4/1 double-hung sashes, in pairs and groups of three. Full-width, gable-front porch and side gable *porte cochère*, supported by battered box columns on brick bases with a closed brick balustrade. Entrance contains a Craftsman multi-light door flanked by full-length Craftsman multi-light sidelights.

09 309 East College Street (C) One-story, three-bay, frame bungalow with Craftsman influence, built ca. 1925. Complex gable roof with exposed rafter tails, covered with asphalt shingles. Exterior wall surfaces have novelty siding. Windows are multi-light casements in pairs or groups of three. partial-width, gable-front porch supported by battered box columns on brick bases with a closed brick balustrade. Entrance contains a single-light door. Robinson-McDonald House.

Garage, ca. 1925-30. One-story, one-bay, frame, gable-front roof with knee brace brackets and asphalt shingles, replacement overhead garage door. (C)

10 310 East College Street (C) One-story, four-bay, brick-veneered English cottage with Tudor Revival influence, built ca. 1936. Complex gable roof with flush eaves, covered with concrete shingles. Windows are 6/6 double-hung sashes and multi-light diaper-patterned casements. Facade features a centered exterior chimney with a blind arch in the stack and a battered neck. One-bay, undercut side porch supported by brick piers. Entrance contained in a gable-front vestibule with an arched board and batten door. Macke-Davis House.

11 311 East College Street (C) One-story, four-bay brick-veneered bungalow with Craftsman influence, built ca. 1925. Complex gable roof with exposed rafter tails, covered with asphalt shingles. Windows are Craftsman 4/1 double-hung sashes, some in pairs. Full-width, gable-front porch supported by battered box columns on brick bases; side gable *porte cochère* supported by brick piers. Entrance has a Craftsman multi-light door. Hester-Chambers House.

Garage/Quarters, ca. 1925-30. Two-story, two-bay, frame and brick-veneer, gable front roof covered with asphalt shingles, novelty siding, 4/4 double-hung sashes, bead-board cross-buck double-leaf garage door. (C)

12 313 East College Street (C) One-story, five-bay, frame center hall cottage with Colonial Revival influence, built ca. 1925-30. Complex side gable roof with two gable-front dormers and box cornice, covered with asphalt shingles. Exterior wall surfaces covered with vinyl siding. Windows are 6/6 double-hung sashes. Gable-front pedimented portico supported by box columns with Doric capitals; side gable *porte cochère* supported by box columns. Entrance features an elliptical multi-light fan light above a Colonial Revival four-light, four-panel door flanked by 1/2 length, four-light sidelights.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

East Clinton Historic District  
Clinton, Hinds County, Mississippi

Section number 7 Page 5

---

313 East College Street, continued Garage/quarters, ca. 1925-30. Two-story, three-bay, Gable-front roof covered with asphalt shingles, weatherboard siding, 1/1 double-hung sashes. (C)

13 103 Landrum Street (C) One-story, four-bay, frame bungalow with Craftsman influence, built ca. 1925-30. Complex gable roof with plain projecting eaves, covered with asphalt shingles. Exterior walls covered with radius-edge weatherboard siding. Windows are Craftsman 3/1 and 4/1 double-hung sashes, some in pairs and groups of four. Entrance contains a multi-light door.

Garage/quarters, ca. 1925-30. One-story, three-bay, frame gable roof with asphalt shingles, novelty siding. (C)

14 109 Landrum Street (C) One-story, five-bay, frame bungalow with Craftsman influence, built ca. 1930-35. Complex hip and gable roof with exposed rafter tails and knee brace brackets, covered with asphalt shingles. Exterior walls covered with radius-edge weatherboard siding. Windows are Craftsman 4/1 double-hung sashes in pairs and groups of three. Partial-width, shed roofed porch supported by box columns on brick bases. Entrance has a single-light replacement door.

15 110 Landrum Street (C) One-story, four-bay frame side wing Cape with Colonial Revival influence, built ca. 1935-40. Complex gable roof with plain projecting eaves, covered with asphalt shingles. Exterior walls covered with vinyl siding. Windows are 6/6 double-hung sashes. Partial-width gable front porch supported by turned posts. Entrance has a six-panel door.

Quarters, ca. 1935-40; altered ca. 1960. One-story, two-bay frame, gable roof with asphalt shingles, novelty siding, 2/2 metal frame replacement windows, solid replacement door. (NC)

16 202 East Main Street (C) Two-story, four-bay frame and brick-veneered, four square quadruple with Craftsman influence, built ca. 1925-30; the second floor was apparently added ca. 1930-35. Complex hip and gable roof with exposed rafter tails, covered with asphalt shingles. Second floor walls covered with asbestos shingles. Windows are 6/6 and Craftsman 4/1 double-hung sashes. Two, one-bay, two-story gable-front porches supported by battered box columns. Front stair added to access second floor. Entrances contain Craftsman four-light, three-panel doors. Related to 204 East Main.

17 204 East Main Street (C) Two-story, five-bay, brick-veneered four square quadruple with Craftsman influence, built ca. 1920-25. Complex hip and gable roof with exposed rafter tails, covered with concrete shingles. Windows are Craftsman 4/1 double-hung sashes. Two, one-bay, gable-front porches supported by battered box columns over brick piers. Entrance set in gable-front vestibule and contains a multi-light double-door.

18 205 East Main Street (C) One-story, four-bay, frame English cottage with Tudor Revival influence, built ca. 1930. Complex gable roof with box cornice, covered with asphalt shingles. Exterior walls covered with novelty siding. Windows are Craftsman 5/1 double-hung sashes, some in pairs and groups of three. Center-front chimney has a blind arched panel. One-bay, front and side gable-roofed porches supported by brick piers. Front and side entrances contain a multi-light door and a Craftsman four-light, three-panel door. James House.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

East Clinton Historic District  
Clinton, Hinds County, Mississippi

Section number 7 Page 6

---

19 206 East Main Street (C) One-story, four-bay, frame composite cottage with Colonial Revival influence, built ca. 1910. Complex hip and gable roof with box cornice, covered with asphalt shingles. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes, some in pairs. Partial-width, L-plan, hip-roofed porch supported columns with Doric capitals; side shed-roofed carport added ca. 1975-80. Entrance contains a single-light, three-panel door topped with a single-light transom. Stovall-Wallace House.

20 209 East Main Street (NC) One and one-half story, seven-bay, frame ranch house with Minimal Traditional influence, built ca. 1950-55 with additions ca. 1965-70. Complex gable roof with box cornice, covered with asphalt shingles. Exterior walls covered with asbestos and artificial stucco siding. Windows are 6/6 double-hung sashes, 2/2 metal-frame replacement lights, and multi-light metal-frame casements. Entrance contains a multi-light, single-panel door flanked by multi-light, single-panel sidelights.

21 300 East Main Street (C) One-story, three-bay, frame bungalow with Craftsman influence, built ca. 1925-30. Complex gable roofs with exposed rafter tails and knee brace brackets, covered with asphalt shingles. Exterior walls covered with radius-edge weatherboard siding. Windows are Craftsman 4/1 double-hung sashes. Partial-width, gable-front porch supported by battered box columns on brick bases. Entrance contains a Craftsman four-light, three-panel door.

22 301 East Main Street (C) Two-story, five-bay, frame side hall townhouse with Greek Revival and Queen Anne influences, built ca. 1870-75 with side-front and rear additions and alterations ca. 1890-95 and ca. 1925-30. Complex gable roof with box cornice and cornice returns, covered with asphalt shingles. Exterior walls covered with weatherboard siding. Windows are 4/6, 4/4 and Craftsman 4/1 double-hung sashes. Partial width undercut porch supported by replacement box columns; the second level of the porch has been removed. Entrance contains a four-panel door topped with a four-light transom and flanked with 1/2 length, single-light sidelights.

23 302 East Main Street (C) One-story, three-bay, frame center hall cottage with Queen Anne and added Craftsman influences, built ca. 1880-85 and altered ca. 1925-30. Gable roof with box cornice and cornice returns, covered with asphalt shingles. Exterior walls covered with weatherboard siding, with brick skirt added ca. 1980-85. Windows are 4/1 double hung sashes, some in pairs, and replacement 2/2 metal frame sashes and six-light metal casements. Full-width, shed-roofed porch supported by Queen Anne turned pilasters and replacement brick piers added ca. 1980-85. Entrance contains a Queen Anne three panel, single-light, three panel door flanked by 1/2 length, three-light, single panel sidelights.

24 303 East Main Street (C) One-story, four-bay, frame double shotgun with Craftsman influence, built ca. 1930-35. Gable-front roof with plain projecting eaves, covered with asphalt shingles. Side shed addition built ca. 1960-65. Exterior wall surfaces covered with asbestos shingles. Windows are 6/6 double-hung sashes. Full-width, hip-roofed porch supported by box columns. Entrances contain Craftsman four-light, three-panel doors.

25 304 East Main Street (C) One-story, four-bay, frame double-shotgun with Craftsman influence, built ca. 1930-35 with modifications ca. 1975-80. Gable-front roof with jerkinhead and exposed rafter tails, covered with asphalt shingles. Exterior walls covered with exterior plywood sheathing. Windows are Craftsman 4/1 double-hung sashes. Full-width, gable-front porches

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

East Clinton Historic District  
Clinton, Hinds County, Mississippi

Section number 7 Page 7

---

304 East Main Street , continued supported by wrought iron replacement posts; side carport supported by box columns added ca. 1975-80. Entrance contains a three-light replacement door.

26 305 East Main Street (C) One-story, three-bay, frame center hall cottage with Greek Revival and Italianate influences, built ca. 1884, with added two-bay wings ca. 1890-95. Complex gable roof with box cornice and cornice returns, covered with asphalt shingles. Exterior wall surfaces covered with weatherboard siding. Windows are 2/2 and 1/1 double-hung sashes, some in pairs. Partial-width, gable-front porch supported by pairs of fluted columns with Doric capitals. Entrance contains a six-panel door topped with a four-light transom and flanked with 1/2 length, three-light sidelights. Harvey House.

27 306 East Main Street (C) One and one-half story, five-bay, frame center hall cottage with Italianate influence, built ca. 1884. Side gable roof with box cornice and shed dormer added ca. 1960-65, covered with asphalt shingles. Exterior walls covered with vinyl siding. Windows are 6/6 double-hung sashes. One-bay, gable-front porch supported by chamfered posts. Entrance has a six-panel door topped with a five-light transom and flanked by 1/2 length three-light one-panel sidelights. Pettigrew House.

28 308 East Main Street (C) One-story, four-bay, frame bungalow with Craftsman influence, built ca. 1928. Gable-front roof with exposed rafter tails and knee brace brackets, covered with asphalt shingles. Exterior walls have novelty siding. Windows are 9/1 double-hung sashes, some in pairs. Partial-width, elliptical-arched roof porch with projecting eaves and shaped rafter tails, supported by replacement box columns; side one-bay flat-roofed porch with projecting shaped rafter tails supported by box columns. Entrance contains a Craftsman four-light, two-panel door. Ashley House.

Garage, ca. 1970-75. One-story, two-bay, frame, gable roof with asphalt shingles, exterior plywood siding. (NC)

29 309 East Main Street (C) Two-story, four-bay, frame modified homestead house with Queen Anne and Craftsman influence, built ca. 1900 and modified in ca. 1925-30. Complex hip and gable roof with box cornice, covered with asphalt shingles. Exterior walls have novelty siding. Windows are 2/2 and Craftsman 4/1 double-hung sashes. Two-story, partial-width, L-plan, hip-roofed porch supported by replacement posts; the second floor enclosed ca. 1925-30. Entrance contains a multi-light door topped with a two-light transom.

30 102 New Prospect Street (NC) One-story, five-bay, brick-veneered ranch house with Colonial Revival influence, built ca. 1980-85. Hip roof with plain projecting eaves, covered with asphalt shingles. Windows are 9/6 metal frame sashes. Full-width, undercut gallery supported by columns with Doric capitals. Entrance contains a six-panel door flanked by full-length multi-light sidelights.

31 103 New Prospect Street (C) One-story, four-bay, frame composite cottage with Queen Anne influence, built ca. 1910-15. Complex hip and gable roof with box cornice, covered with asphalt shingles. Exterior walls covered with novelty siding and asbestos shingles. Windows are 2/2 double-hung sashes. Full-width, double L-plan, hip roofed porch supported by simple wood posts with a turned spindle frieze. Entrance contains a single-light, multi-panel Queen Anne double door topped with a single-light transom.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

East Clinton Historic District  
Clinton, Hinds County, Mississippi

Section number 7      Page 8

---

32 104 New Prospect Street (NC) One and one-half story, five-bay, frame Cape with Colonial Revival influence, built ca. 1930-35 and substantially altered with three-bay garage and brick veneer in ca. 1980-85. Complex gable roof with gable-front dormers and box cornice, covered with asphalt shingles. Windows are 6/6 double-hung sashes and eight-light casements. Entrance contained in gable-front vestibule and has a replacement multi-light door.

33 105 New Prospect Street (C) One-story, three-bay, frame bungalow with Craftsman influence, built ca. 1925-30. Gable-front roof with plain eaves and knee brace brackets, covered with asphalt shingles. Exterior walls covered with asbestos siding. Windows are Craftsman 4/1 double-hung sashes, some in pairs and groups of three. Partial-width, gable-front porch supported by battered box columns on raised brick bases. Entrance contains a Craftsman four-light, one-panel door with modillion rail.

34 General Streetscape Characteristics The district has notable characteristics in its streetscape and landscape which significantly contribute to its sense of place and setting; its patterns of land division and street development also appear to reflect important historical events or trends in the public and private treatment of the district over time. These characteristics include public features such as the paving patterns and materials of the streets, the widths of the streets, the sidewalk pattern and its landscape strip, and the pattern of street trees within the right of way; private features include the varietal pattern of lot division, the pattern of front and side yard set backs, the siting of houses on land terraces, the placement of free-standing outbuildings, and the varietal use of major and ornamental trees to decorate the private landscape. These features are counted together as one contributing site. (C)

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

East Clinton Historic District  
Clinton, Hinds County, Mississippi

Section number 8      Page 9

---

### STATEMENT OF SIGNIFICANCE

The East Clinton Historic District is eligible for listing upon the National Register of Historic Places under Criterion C in the area of architecture as a locally-significant and well-preserved assemblage of residential and commercial buildings constructed between the period of ca. 1870 and ca. 1940.

There is scant documentary material available that can provide a sense of the development of the district over time, such as Sanborn Fire Insurance maps or published histories. The preparation of original research to create a document of the evolution of the district was beyond the scope and budget of this project. However, the buildings of the district are sufficiently well-preserved to serve as a visual document of trends and events in Clinton's history.

The properties contained in the district fall within three general periods of development: ca. 1870-1885; ca. 1900-15; and, ca. 1925-35. Each of these development periods appears to reflect general eras of economic growth in Clinton and in the surrounding region. The same periods of growth were reflected in the development programs of both major local colleges, namely Mississippi College (begun as Hampstead Academy in 1826) and Hillman College (begun as Central Female Institute in 1853), as well as in the development of residences and business properties throughout the Clinton community.

The earliest residences in the East Clinton Historic District were built in the 1870s and 1880s employing traditional floor plans surviving from the Antebellum era, much like many other smaller communities in Mississippi and the South in general. The center hall cottage plan type was employed in three of the four nineteenth century residences extant in the district, indicating the popularity that this traditional plan exerted among builders and property owners in the era. The center hall plan was ideally suited to the climate of the South and the need for cross-ventilation during the heat of the summer months, which was probably the most important factor in its selection for construction.

However, other factors must have influenced the design and construction of the residence at 301 East Main Street, a rare example of the side hall townhouse floor plan, though much altered in later years. In general, the townhouse plan is an urban type, commonly found only in Natchez and Vicksburg in the perspective of Mississippi's architectural heritage. The presence of this house type here may be the result of the long-standing ties between Clinton and Vicksburg, especially after the opening of the Clinton and Vicksburg Railroad in 1836 (American Association of University Women 1976:12).

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

East Clinton Historic District  
Clinton, Hinds County, Mississippi

Section number 8      Page 10

---

The nineteenth century houses of the district also reveal an interesting aspect about the spread and evolution of architectural design trends in the South, particularly in areas outside of major population centers, i. e., that though architectural styles generally flourish and decline within specifically definable periods of history, the whims of individual expression provide exceptions to every rule. There are excellent illustrations of this truth in the district, particularly evident in the houses at 301 East Main Street (built ca. 1870-75) and 305 East Main Street (built ca. 1884). Both of these houses are detailed with elements of the Greek Revival style, though it is generally accepted that the Greek Revival generally passed into stylistic oblivion by ca. 1860 to 1865. In spite of the country-wide popularity of the Italianate, Second Empire and Eastlake/Queen Anne styles at the time these two houses were built, the pervasiveness of the Greek Revival was strong enough to cause these houses to be built as neighbors with houses of more "up-to-date" tastes, such as the Italianate styling of 306 East Main Street and the Queen Anne details of 302 Main Street.

Beginning at the turn of the twentieth century, it is apparent that a new wave of prosperity was enjoyed by the Clinton community, lasting until the onset of World War One. With it came a new generation of homeowners who were apparently less deeply tied to the traditional house plans commonly adopted for construction in the generation before. Two important house types representative of this period were built within the East Clinton Historic District: the composite cottage plan, and a version of the homestead house plan.

Both the composite cottage and the homestead house plans apparently emerged in the late-1870s, and they are closely associated with early examples of the Stick-style and Queen Anne designs. In essence, the homestead house is the two-story version of the composite cottage plan; the only major difference between the two being the accommodation in plan for the location of the stair. Of the two types, the one-story composite cottage was by far the most commonly built in the South. Though both the homestead house and composite cottage plans are considered traditional house types, they reached a point of greatest popularity beginning in the last decade of the nineteenth century and continuing through the onset of World War One.

The earliest of these plan types built in the district is 309 East Main Street, a house built in ca. 1900 in a modified version of the homestead house plan. Though this house was altered in the 1920s, many of the basic components of the homestead plan are still evident, including its L-shaped porch and complex hip and gable roof. Within the next decade, this house was followed by the two composite cottages in the district, 206 East Main Street (ca. 1910), and 103 New Prospect Street (ca. 1910-15).

The third major wave of development in the East Clinton Historic District occurred largely over a decade and a half-long period between ca. 1925 and 1940. Of all principal buildings in the district

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

East Clinton Historic District  
Clinton, Hinds County, Mississippi

Section number 8      Page 11

---

today, two-thirds were built during this short period of time; almost half of the buildings built prior to this period were modified with additions or stylistic alterations carried out between ca. 1925 and ca. 1940. This explosion of development appears to have occurred not only because of an increased sense of prosperity in Clinton as a whole, but also as a result of the break-up of larger estate properties in and around the district beginning in ca. 1915.

The few map sources available suggest that East College Street east of New Prospect was little-developed prior to the establishment in 1915-1916 of the Clinton Public High School on the site of the current Junior High School, adjacent to the district on the east end of East College Street. Indeed, a map of the Town of Clinton published as late as 1933 (Leadership Clinton 1993:31) suggests that the vast majority of the property in the district was contained within the boundaries of eight larger-estate sized parcels. This was clearly not the case, given the great number of houses developed on small lots in the district prior to 1933, and must therefore be considered an error on the part of the map maker. However, it does suggest the strong possibility that these larger parcels remained largely undeveloped until late in the nineteenth century, if not until after World War One.

Apparently, lots facing East College Street between New Prospect and Landrum streets did not become available for development prior to ca. 1925; the same appears true for lots along Landrum and northern New Prospect Street. The effect that resulted from these concurrent land divisions was that the developed streetscapes were relatively homogeneous in their architectural characteristics. On the other hand, the concurrent re-subdivision of larger lots along East Main Street resulted in infill development of residences between previously existing properties, making its streetscape one with many varied architectural characteristics.

The opportunity to develop lots in this portion of Clinton began during the height of popularity of the Craftsman-styled bungalow. Today, the East Clinton Historic District appears to have the highest concentration of bungalows of any portion of the community. Other house types represented in the district include the English cottage, various forms of the Cape Cod or "Cape" cottage, and a revived form of the center hall plan. Apart from single-family residences, the district also saw the development of multi-family housing and one commercial building during this period. The multi-family housing is manifested in forms of a lone double-shotgun cottage, and a pair of four-square quadruplex apartment buildings. These apartment buildings may have been developed to provide off-campus housing for the staff of Hillman College, which occupied a portion of the vacant site across East Main Street from the apartments.

The sole historic commercial building in the district is the former Ratcliff Motors building located at 300 East College Street at the corner of New Prospect. This well-preserved example of a

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

**National Register of Historic Places  
Continuation Sheet**

East Clinton Historic District  
Clinton, Hinds County, Mississippi

**Section number 8      Page      12**

---

corner-site, undercut canopy service station and automotive show room reflects the development of the automobile culture in the small towns of Mississippi, and the need to provide support services for the emerging traveling public which passed through the district on East College Street, the original alignment of U. S. Highway 80.

In the years since the close of its period of significance, the district has suffered few losses of integrity through the loss of buildings, and only a small number of buildings have had insensitive alterations. However, at its edges, the district has become separated from the core historic area of Clinton, particularly due to demolition of residences on its western edge to create parking areas for the First Baptist Church complex. The erosion of the district edges has actually heightened the district's sense of individual character and historical development.

The East Clinton Historic District is an important element in the definition of the historic character of the City of Clinton as it exists today. Representing an important collection of late-nineteenth and early-twentieth century buildings, its preservation will help to insure that this major era in Clinton's history will continue to contribute to Clinton's unique sense of place as a community, in spite of the tremendous growth it is experiencing today.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

East Clinton Historic District  
Clinton, Hinds County, Mississippi

Section number 9      Page 13

---

**BIBLIOGRAPHY**

"Clinton Bricks Were Bargain At 75 Cents Per Thousand." *Clinton News* October 6, 1988, n. p.

*Clinton History and Progress*. Clinton, MS: Leadership Clinton, 1993.

"Clinton Stuck Between Bricks and Hard Place." *Clarion-Ledger* April 14, 1990: n. p.

"Clinton To Get Park When Gets Rid of Old Buildings." *Clarion-Ledger* n. d. (ca. 1964): n. p.

"Collegianna." Hillman College, Clinton, MS, ca. 1932-39

*Down Brick Streets*. Clinton, MS: AAUW, 1976.

Haynes, W. H. *History of Hillman College*. Unpublished undergraduate thesis. Mississippi College, Clinton, MS. 1949

*Jackson Daily News*. May 19, 1929: n. p. (rotogravure section).

*Index to Ordinances of the City of Clinton, Mississippi*. Manuscript. City of Clinton, MS, n. d.

*Town of Clinton, Mississippi*. Manuscript. City of Clinton, MS, 1933.

Town of Clinton, map. Manuscript collection. City of Clinton, MS, 1829.

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

# **National Register of Historic Places Continuation Sheet**

East Clinton Historic District  
Clinton, Hinds County, Mississippi

**Section number 10      Page      14**

---

## **GEOGRAPHICAL DATA**

### **UTM References, continued:**

	Zone	Easting	Northing
E.	15	3580920	751425

### **Verbal Boundary Description**

The property is an irregularly-shaped area along East Main, East College, Landrum and New Prospect streets in Clinton, Hind County, Mississippi, as delineated in a heavy dotted line on the attached Hinds County Property Tax Map 080.03.

### **Boundary Justification**

The property in nomination comprises the largest contiguous collection of eligible historic properties in the eastern portion of the pre-World War Two limits of the City of Clinton, Mississippi.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

East Clinton Historic District  
Clinton, Hinds County, Mississippi

**Section number** Photos **Page** 15

---

**PHOTOGRAPH LIST**

East Clinton Historic District  
Clinton, Hinds County, Mississippi  
Photographed by: Marsha Oates  
Date: July 15, 1996  
Negatives: Mississippi Department of Archives and History

Photo 1 of 15: View of 204 East Main Street, looking south.

Photo 2 of 15: View of 206 East Main Street, looking northeast.

Photo 3 of 15: View of the intersection of East Main Street and New Prospect Street, looking south on New Prospect.

Photo 4 of 15: View of 209 East Main Street, looking north.

Photo 5 of 15: View of 301 East Main Street, looking northeast.

Photo 6 of 15: View of 305 East Main Street, looking northeast.

Photo 7 of 15: View of 307 East Main Street, looking northwest.

Photo 8 of 15: View of 103 Landrum Street, looking southwest.

Photo 9 of 15: View of 310 East College Street, looking south.

Photo 10 of 15: View of 309 East College Street, looking north.

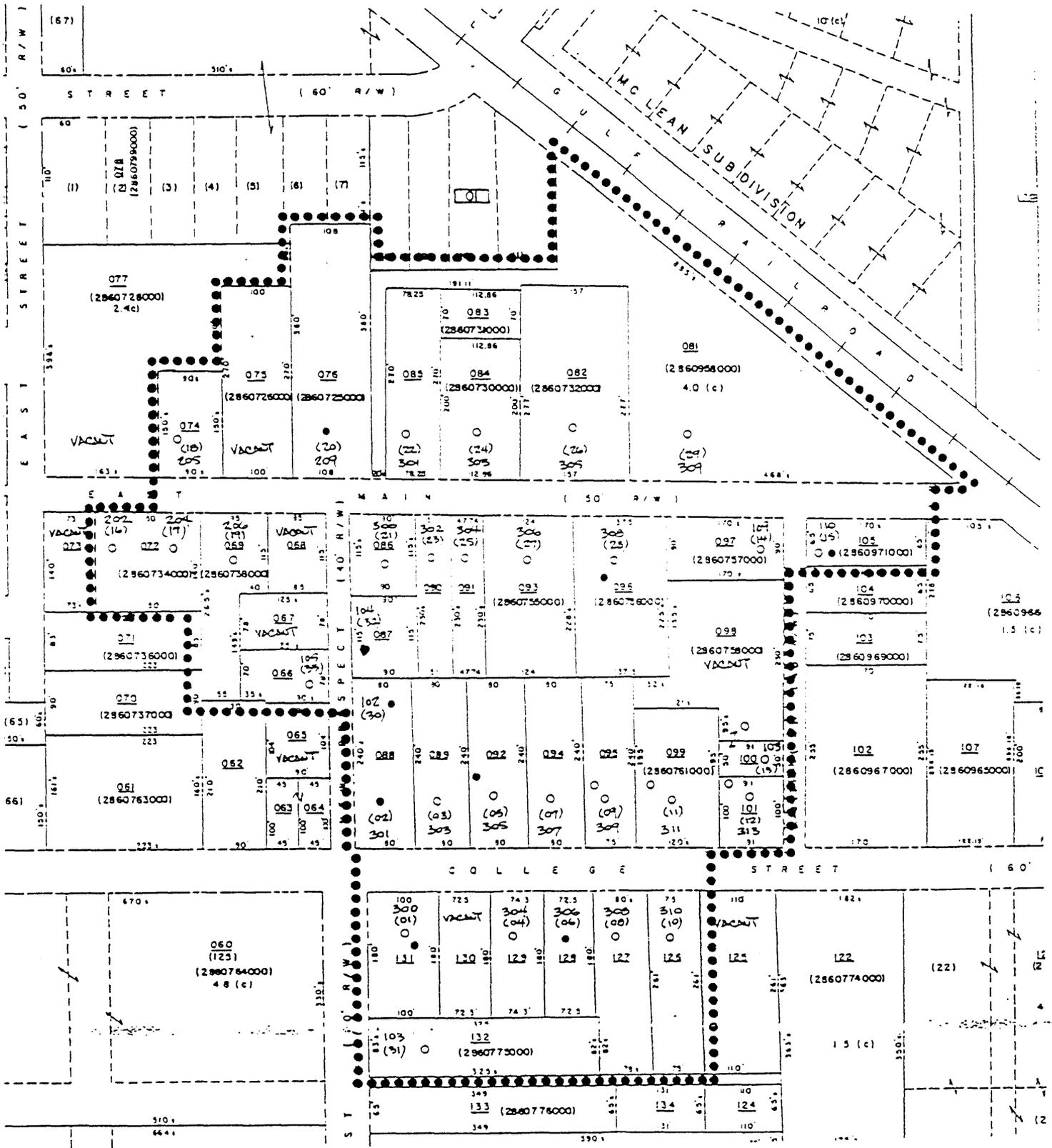
Photo 11 of 15: View of 306 East College Street, looking north.

Photo 12 of 15: View of 304 East College Street, looking south.

Photo 13 of 15: View of 300 East College Street, looking south.

Photo 14 of 15: View of 301 East College Street, looking north.

Photo 15 of 15: View of 105 New Prospect Street, looking west.



- District Boundary
- Contributing Building
- Noncontributing Building
- (03) Inventory Number

Scale: 1" = 200"  
 N