

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and INTERAGENCY RESOURCES DIVISION NATIONAL PARK SERVICE. See instructions in the back of this form. Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Bellevue Court Apartments

other names/site number _____

2. Location

street & number 950 North Street N/A not for publication

city or town Jackson N/A vicinity

state Mississippi code MS county Hinds code 49 zip code 39202

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
Kenneth H. P. Pool Oct. 13, 1994
Signature of certifying official/Title Date
Deputy State Historic Preservation Officer
State of 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 official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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:) _____

Signature of the Keeper Edson H. Beall Entered in the National Register 11.21.94 Date of Action

Bellevue Court Apartments
Name of Property

Hinds County, MS
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
<u>3</u>	<u>1</u>	buildings
		sites
		structures
		objects
<u>3</u>	<u>1</u>	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

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: Multiple Dwelling

Current Functions
(Enter categories from instructions)

Domestic: Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Italian Renaissance

Mission/Spanish Colonial Revival

Materials
(Enter categories from instructions)

foundation concrete

walls brick

stucco

roof terra cotta tiles

other decorative terra cotta panels

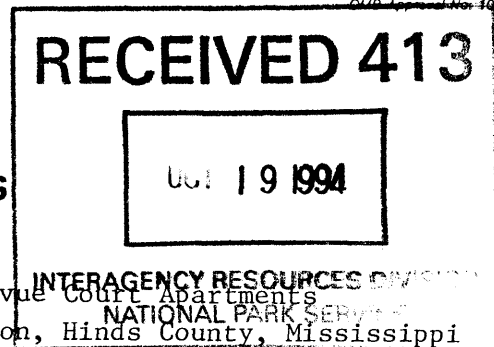
inset in brick

Narrative Description

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

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National Park Service

National Register of Historic Places Continuation Sheet



Section number 7 Page 1

NARRATIVE DESCRIPTION

The Bellevue Court Apartments consists of three symmetrical free-standing structures arranged about a courtyard in a "U". Each two-story fourplex is crowned by a flat topped, hipped roof of straight barrel mission tile, regularly laid, with wide, bracketed eaves. Running bond blonde brick is used on all exterior walls over the rubbed concrete foundation, pierced with rectangular iron vents. Stylistically, the buildings are eclectic, with Italian Renaissance, Mediterranean, and Mission influences.

The courtyard/entry facade of each structure has a one story porch resting on brick piers with an iron-railed balcony above. A projecting bay with a stepped parapet rests on the balcony and marks the buildings' centers. These stucco bays are detailed with two arched openings (at one time windows into closets, which have been enclosed) and a raised decorative medallion. From the center, on both sides of the porch are gangs of three, then pairs of six-over-one wooden double-hung windows on both the upper and lower floor. All windows have concrete sills. Four handsome, rectangular, geometric and stylized floral terra cotta panels are located between the groups of first- and second-story windows.

The slightly U-shaped rear of each building has wings, approximately 14' wide by 10'-6" deep, projecting at each end. In the center of each projecting wing is a pair of six-over-one double-hung wooden windows. Each floor has a screened porch, and each upper apartment is reached by a private, exposed wooden stair. Each side elevation has four double-hung six-over-one windows per floor, stacked vertically.

Each building contains four apartments, two each on the lower and upper floor (see Floor Plans). Each apartment contains approximately 850 square feet, with two bedrooms, one bathroom, a living room, dining room, and kitchen. Private, enclosed wooden staircases located on both sides of the center demising wall of the structure lead to each upstairs apartment.

The entry to each apartment is a twelve light wooden door, commonly referred to as a French door. The floors of each apartment are oak, except in the bathroom where they are ceramic mosaic tile and the kitchen, where a more modern vinyl product has been used. A significant architectural feature of the interior is a corner cupboard built into the dining room of each apartment. Originally stained, some of the corner cupboards have been painted. Much of the original glass hardware is intact. The original heavy plaster texture remains on the interior walls of some of the apartments.

The original wooden windows remain, along with their interior trim, as well as the interior doors and frames. In the hall, the original built-in telephone stands can be found in a number of the apartments. Although painted now, these units were originally stained. The kitchen also contains a built-in unit with glass front cabinets and baked enamel counter-tops. Also found in the kitchen is a fold-out ironing board unit built into the wall.

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Bellevue Court Apartments
Jackson, Hinds County, Mississippi

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Also found on the property is a one-story wood frame outbuilding with vertical board and batten siding and an overhanging gable roof. The structure is located to the rear of the property and was built c. 1950. Because of this date, it is considered a non-contributing structure.

The property is in relatively good condition today. Both interior and exterior retain a high degree of architectural integrity. There is minor structural damage from foundation movement, something that is common to buildings of this age and location because of the area's expansive soils. Other than this repair, most of the work is in the nature of long term maintenance which has been deferred by the property's previous owners. The existing driveways on the site have suffered significant damage and need replacing. The property is located in the Belhaven Heights neighborhood just west of the National Register District boundary (see map).

Bellevue Court Apartments
Name of Property

Hinds County, MS
County and State

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.

Criteria Considerations

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

Property is:

- 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.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(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 # _____

Areas of Significance

(Enter categories from instructions)

Community Planning and Development
Architecture

Period of Significance

c. 1928-1930

Significant Dates

circa 1928

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Architect: Lindsley, Claude (attributed)

Primary location of additional data:

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

Name of repository:

Bellevue Court Apartments
Name of Property

Hinds County, Mississippi
County and State

10. Geographical Data

Acreege of Property 0.52 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1

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3	5	7	8	2	1	0
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Zone Easting Northing

3

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Zone Easting Northing

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 Kelly Griffin

organization Howorth & Associates, Architects date June 15, 1994

street & number 224 West Capitol Street telephone (601) 353-2793

city or town Jackson state MS zip code 39201

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 SHPO or FPO.)

name Melody Maxey

street & number 806 North Street telephone (601) 355-5544

city or town Jackson state MS zip code 39202

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 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 Projects (1024-0018), Washington, DC 20503.

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Continuation Sheet

Bellevue Court Apartments
Jackson, Hinds County, Mississippi

Section number 8 Page 3

STATEMENT OF SIGNIFICANCE

The Bellevue Court Apartments are architecturally significant to Jackson as an intact surviving example of the apartment buildings constructed in Jackson during the 1920s and 1930s, and as a fine example of the architectural eclecticism practiced in the neighborhoods of this period. This property is also significant in the area of community planning and development in that it represents the major period of urbanization in Jackson in the twentieth century. The period of significance is from circa 1928, when the Apartments were constructed, until 1930 when Jackson's building boom ended.

Jackson was laid out in 1822 as the Capitol of Mississippi, but it grew slowly and remained a very small town through most of the nineteenth century. Its growth began to accelerate by the turn of the century, but it was in the 1920s and early 30s that Jackson began to take on the characteristics of an urban center.

In the post World War I period and until 1926, the repeal of a number of laws unfavorable to industry, the development of the city as a distribution center, and the establishment of a number of branch offices, government offices and new industries all contributed to an increase in population of 20,000. Also during this time, the Illinois Central Railway was undergoing a 3.5 million dollar improvement project including elevating the tracks and constructing a new depot. In mid-1926, the population of Jackson was estimated on the city directory at 36,000.

Between 1925 and 1930, the progress of the city reached a new height when the city experienced a boom in construction, especially downtown. Two railroad depots were built, the Illinois Central in 1925 and the GM&N in 1927. This period saw the building of four high-rise hotels, the Edwards (1923), the Walthall (1928), the Robert E. Lee (1930), and the rear tower addition to the Heidelberg (c. 1930). The city's first high-rise office buildings, including the Lamar Life Building (1924-25), the Tower Building (1929), the Plaza Building (1929), the Deposit Guaranty Building (1929), and the Lampton Building/Electric Building (1927), developed as a result of Jackson's expanding population and economic growth, and drastically changed the city's skyline.

By 1930, Jackson's population had risen to 48,282, and the first natural gas well was discovered in the Jackson field. This discovery, and the drilling of 200 subsequent wells, did a great deal to sustain business activity and helped Jackson survive the depression. More theatres, office buildings and hotels were built in the city, and in 1936, the population reached 60,000.

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Jackson, Hinds County, MississippiSection number 8 Page 4

As a result of this growth, the city's earliest multi-unit masonry apartment buildings and apartment complexes, such as Bellevue Court, began to be built as housing for professionals. According to the City Directory of 1930, the first tenants of the Bellevue Court Apartments were typically white-collar employees of downtown businesses. Almost all were married couples, most without children.

- Apt. 1: occupation: State Manager of The Southern Underwriters
- Apt. 2: occupation: District Representative of Pan American Petroleum Company
- Apt. 3: occupation: Salesman
- Apt. 4: occupation: Lumberman
- Apt. 5: occupation: auditor, Phoenix Utility Company
- Apt. 6: occupation: manager, The Capitol Floral Company
- Apt. 7: occupation: not listed
- Apt. 8: occupation: salesman
- Apt. 9: occupation: clerk, New York Life Insurance Company
- Apt. 10: occupation: manager, South Bell T&T Company
- Apt. 11: occupation: not listed
- Apt. 12: occupation: manager, Fields, Hawthorn Hills

Bellevue Court Apartments were constructed circa 1928 and first appeared in the Jackson City Directory in 1930. Three two-story structures (and three one-story outbuildings no longer extant) appear on the parcel of land at 950 North Street on the 1946 update of the 1925 Sanborn Map of Jackson. The site development and the use of brick for the construction of the buildings illustrate a change in building approach from the frame structures built before this time. The Bellevue Court Apartments was one of the first of its building types to be constructed in Jackson. Several other apartment structures, similar in size and located downtown, followed in the 1930s.

The stylistic character of the buildings is eclectic, combining Italian Renaissance, Mediterranean and Mission influences. The Italian Renaissance influences can be seen in the decorative brackets at the roof-line, in the paired and ganged window arrangements, and in the arched openings of the projecting bay. The Mediterranean influence can be seen in the basic form of the building, a symmetrical, flat-topped hipped roof with widely overhanging eaves, and projecting wings in the rear. The use of stucco and the tile roof are both common to the Mission style. The brick piers supporting the front porch also indicate Prairie influences.

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Bellevue Court Apartments
Jackson, Hinds County, Mississippi

Section number 8 Page 5

The design of the Bellevue Court Apartments is attributed to Claude Lindsley, an architect who designed several notable buildings in Jackson and Mississippi during the 1920s and 1930s. He worked in partnership in Jackson with X.A. Kramer but is listed independently in the 1930 City Directory with offices located in the Jackson Tower Building, known today as the Standard Life Building. Some of his most noted Jackson buildings include the Hinds County Courthouse (1930), Central High School (1925), The Robert E. Lee Hotel (1930), and the Lawrence-Farrington House (c. 1928).

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Bellevue Court Apartments
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Section 9: Major Bibliographical References

Jackson, Mississippi. City Directory, 1927-28. Jackson: Tucker Printing House, 1927.

Jackson, Mississippi. City Directory, 1929. Jackson: Tucker Printing House, 1929.

Jackson, Mississippi. City Directory, 1930. Jackson: Tucker Printing House, 1930.

Mississippi Department of Archives and History. Subject File. Architects, Mississippi.

_____. Subject File. Architectural Survey.

_____. Subject File. Belhaven College.

_____. Subject File. Belhaven Heights.

_____. Subject File. Jackson, Growth of.

_____. Subject File. Jackson, History 1900-1919.

_____. Subject File. Jackson, History 1920-1939.

_____. Subject File. Jackson Parks, Belhaven.

_____. Subject File. Jackson Streets, 1822-1969.

_____. Subject File. Jackson, Subdivisions.

Sanborn Map Company. Maps of Jackson, Mississippi 1914, 1918, 1925, and 1946 revision of 1925.

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Bellevue Court Apartments
Jackson, Hinds County, Mississippi

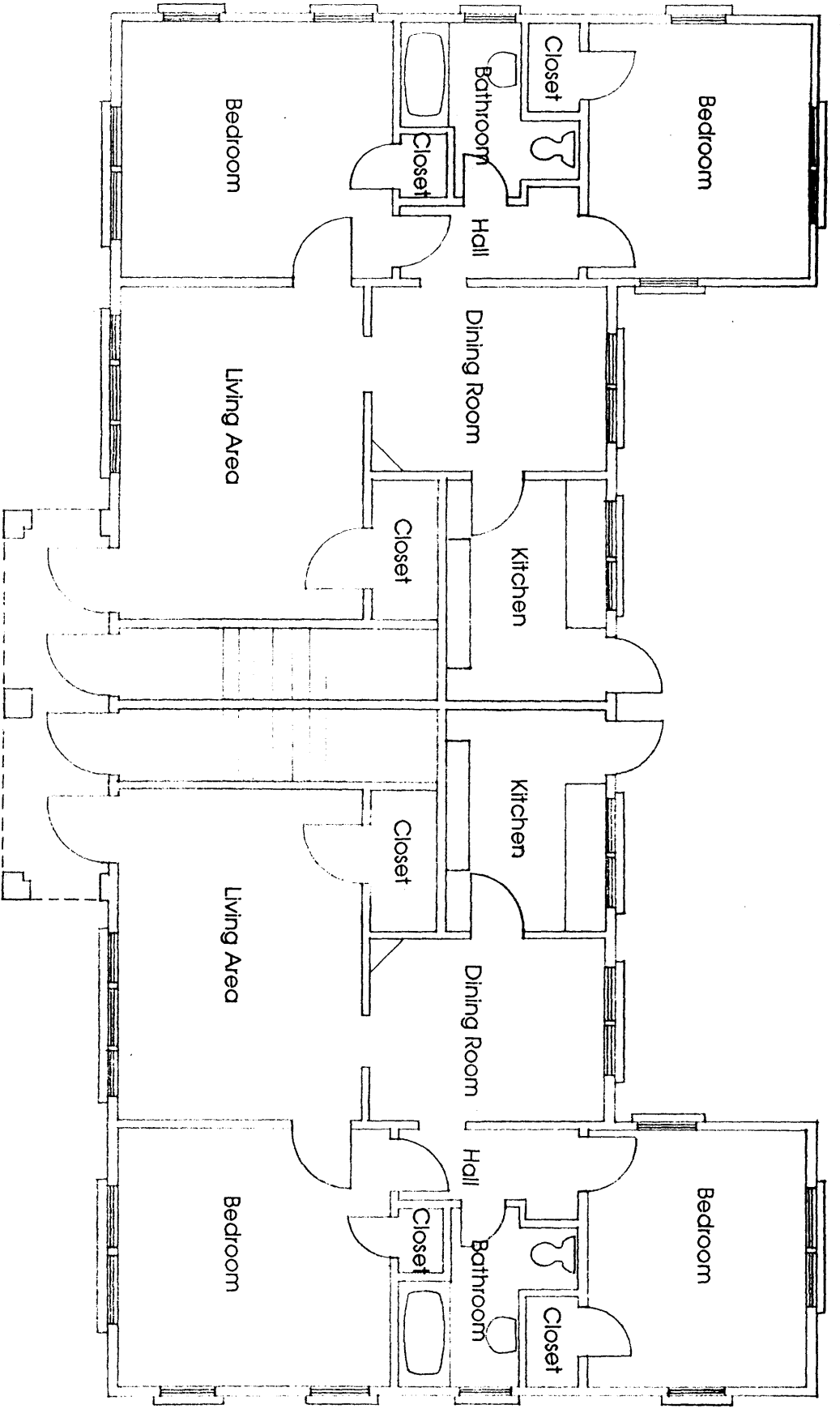
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Verbal Boundary Description

The nominated property consists of Lots 2 and 3 of the Ewing Subdivision, NW $\frac{1}{4}$ Section 2 and NE $\frac{1}{4}$ Section 3, T5N, R1E, Jackson, Hinds County, Mississippi, as indicated on the enclosed plat map. (The surveyed parcel shown on the map also included Lot 1, but it is not included in the nominated property.)

Boundary Justification

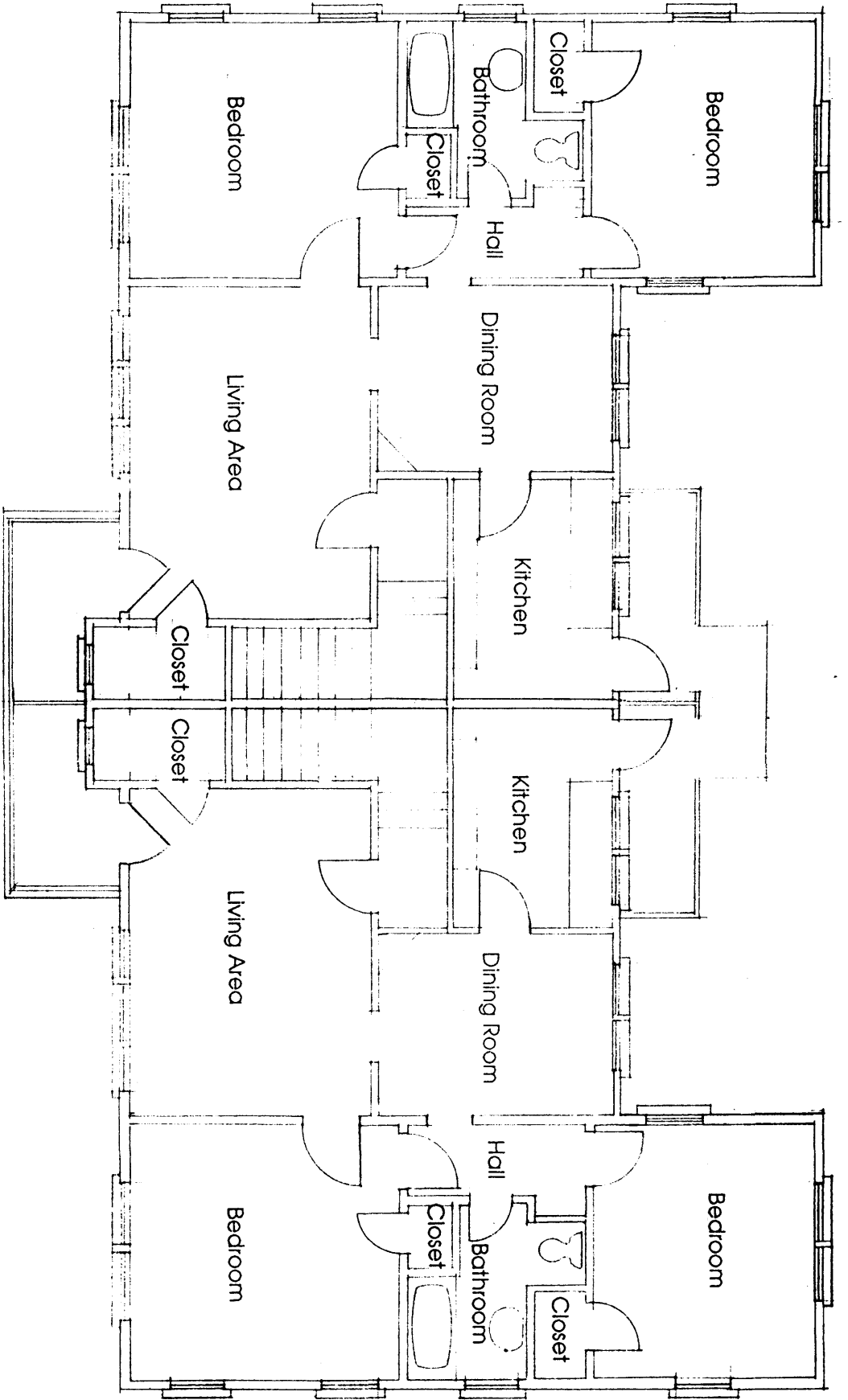
The nominated property consists of the two city lots, facing North Street, on which Bellevue Court Apartments were built, and includes the three contributing buildings and one noncontributing outbuilding, but excludes an unrelated building on Lot 1 facing Jefferson Street.



BELLEVUE COURT APARTMENTS
 JACKSON, HINDS COUNTY, MISSISSIPPI

FIRST FLOOR PLAN





BELLEVUE COURT APARTMENTS
 JACKSON, HINDS COUNTY, MISSISSIPPI

SECOND FLOOR PLAN



NORTH

Belleview Court
Apartments

STREET

Belhaven Heights National
Register District Boundary

JEFFERSON

BOYD

PLACE



Lot 1: 125' x 186.5'

Lot 2: 133.6' x 186.5'

Lot 3: 133.6' x 186.5'

Lot 4: 133.6' x 186.5'

Lot 5: 133.6' x 186.5'

Lot 6: 133.6' x 186.5'

Lot 7: 133.6' x 186.5'

Lot 8: 133.6' x 186.5'

Lot 9: 133.6' x 186.5'

Lot 10: 133.6' x 186.5'

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Lot 25: 133.6' x 186.5'

Lot 26: 133.6' x 186.5'

Lot 27: 133.6' x 186.5'

Lot 28: 133.6' x 186.5'

Lot 29: 133.6' x 186.5'

Lot 30: 133.6' x 186.5'

Lot 31: 133.6' x 186.5'

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Lot 34: 133.6' x 186.5'

Lot 35: 133.6' x 186.5'

Lot 36: 133.6' x 186.5'

Lot 37: 133.6' x 186.5'

Lot 38: 133.6' x 186.5'

Lot 39: 133.6' x 186.5'

Lot 40: 133.6' x 186.5'

Lot 41: 133.6' x 186.5'

Lot 42: 133.6' x 186.5'

Lot 43: 133.6' x 186.5'

Lot 44: 133.6' x 186.5'

Lot 45: 133.6' x 186.5'

Lot 46: 133.6' x 186.5'

Lot 47: 133.6' x 186.5'

Lot 48: 133.6' x 186.5'

Lot 49: 133.6' x 186.5'

Lot 50: 133.6' x 186.5'

THE SOUTH

INCLUDING
Florida

Mississippi

SANBORN
MAP
Company

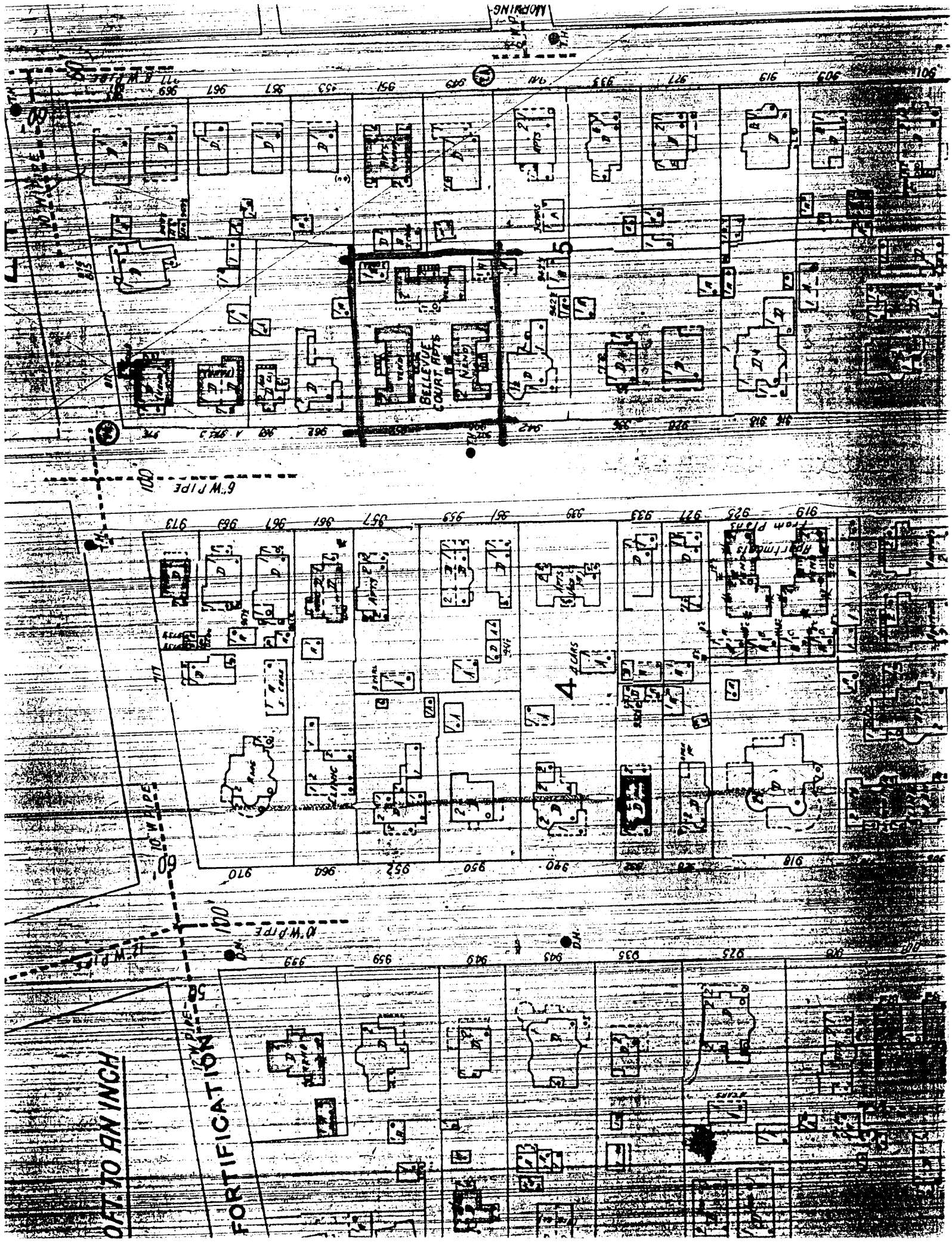
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MAPPING

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FORTIFICATION

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BELLEVUE COURT APTS

APARTMENTS

4 FLCHS

