NPS Form 10-900
(Oct. 1990)

OMB No. 1024-0018

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NATIONAL REGISTER

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name: Downtown Senatobia Historic District

other name/site number: N/A

2. Location

street & number: Various, including North/South Center, North/South Front, West Main, West Tate and North/South Ward Streets

not for publication: N/A

city/town: Senatobia

vicinity: N/A

state: Mississippi code: MS county: Tate code: 137 zip code: 38668

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'Pool — February 1, 1994

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:

X entered in the National Register ___ See continuation sheet.	Mark Mihaly	3/31/94
____ 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 Keeper — Date of Action

5. Classification

Ownership of Property: Private, Public-local

Category of Property: District

Number of Resources within Property:

Contributing	Noncontributing	
39	23	buildings
1	-0-	sites
-0-	-0-	structures
-0-	-0-	objects
40	23	Total

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

Name of related multiple property listing:

Architectural and Historical Resources of Senatobia, Mississippi

6. Function or Use

Historic:	COMMERCE	Sub:	Business
	COMMERCE		Department store
	COMMERCE		Specialty store
Current :	COMMERCE	Sub:	Business
	COMMERCE		Department store
	COMMERCE		Specialty store

7. Description

Architectural Classification:

Italianate
Colonial Revival
Other: Commercial Minimalist

Other Description: N/A

Materials:	foundation	CONCRETE	roof	ASPHALT
	walls	BRICK	other	Terra cotta
		STUCCO		

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.

X 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 N/A

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.

AREAS OF SIGNIFICANCE

ARCHITECTURE

PERIOD OF SIGNIFICANCE

Ca. 1880 to ca. 1940

SIGNIFICANT DATES

N/A

SIGNIFICANT PERSON

N/A

CULTURAL AFFILIATION

N/A

ARCHITECT/BUILDER

Various, Unknown

9. MAJOR BIBLIOGRAPHICAL REFERENCES

_X_ See continuation sheet.

PREVIOUS DOCUMENTATION ON FILE (NPS):

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

PRIMARY LOCATION OF ADDITIONAL DATA:

X State historic preservation office
Other state agency
Federal agency
Local government
University
Other

-- Specify Repository: Mississippi Department of Archives and History

10. Geographical Data

Acreage of Property: Approximately 7 acres

UTM References:

	Zone	Easting	Northing		Zone	Easting	Northing
A	16	227950	3834680	B	16	228160	3834700
C	16	228210	3834420	D	16	227990	3834390

___ See continuation sheet.

Verbal Boundary Description: See continuation sheet.

Boundary Justification: See continuation sheet.

11. Form Prepared By

Name/Title: John Linn Hopkins, Preservation Consultant

Organization: N/A

Date: June 1, 1993

Street & Number: 974 Philadelphia Street

Telephone: (901) 278-5186

City or Town: Memphis

State: TN

ZIP: 38104

PROPERTY OWNER

Name: Multiple

Street & Number: N/A

Telephone: N/A

City/Town: N/A

State: N/A

Zip Code: N/A

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NARRATIVE DESCRIPTION

The Downtown Senatobia Historic District is composed of most of the traditional central business district area in the city of Senatobia, Tate County, Mississippi. The sixty-one principal buildings which make up the district-- North/South Front Street, fronting on the Illinois Central Gulf Railroad, and West Main Street (MS Highway 4), which connects Interstate 55 to the east of downtown with U.S. Highway 51 on the west. Other historic resources of the district can be found on West Tate, South Center, South Ward, North Ward, and North Center Streets.

The street pattern of Downtown Senatobia is composed of an irregular grid, which largely reflects the informal development history of the city following the opening of the Tennessee and Mississippi Railroad in 1856. Development in the two decades that followed was concentrated along Front Street; by the time of the first Sanborn map series of 1886, the existing street pattern was already established. The developed acreage of Downtown Senatobia changed very little from this time until the decades following World War Two.

The topographic character of the downtown area is generally flat, though the grade does drop off to the west and north towards a small creek, long since turned into an underground drainage channel. The low hollow that is visible on North Front Street between West Main and College is the result of this creek, which crossed North Front Street at mid-block.

Lot widths in the Downtown vary widely, from as little as ten feet to as many as 85 feet; lot depths vary from forty-five to 160 feet in depth. The most common pattern of lot division is based upon a lot of twenty feet in width and eighty feet in depth. Buildings are set back from the street by only the width of the sidewalk, which ranges from six to twelve feet. The exception to this rule is the pair of structures located at 309-311 West Tate Street, which feature a setback from the sidewalk of about ten feet, and the structure at 409-411 West Main Street, which has a setback from the sidewalk of about twenty feet. There are free-standing structures in the district (notably on the south side of West Tate), though the great majority share party walls with adjacent buildings throughout.

Buildings in the district are largely built of brick masonry construction to a height of one story, and have traditional three-bay commercial facades. With the exception of the French's Hotel building (101-107 South Ward Street) and the townhouses at 309-311 West Tate Street, the rest of the buildings in downtown once sported traditional three-part commercial storefronts with transom, display windows and bulkheads. Many of the original storefronts in downtown were altered during various periods of remodelings, notably in the decade of the 1970s. Even so, very few of

these storefronts were altered by the complete removal of all materials that made up their historic storefront. Many of the buildings in downtown still possess cast iron pilasters that have been worked into replacement display windows and bulkheads; others have simply been covered by wood or sheet metal claddings. Indeed, many of these unfortunate improvements can be easily reversed during the course of a careful rehabilitation of the building.

Architectural styles of the commercial buildings in the Downtown district include Italianate, Colonial Revival and Commercial Minimalist Traditional influences. Original masonry features include plain and varietal parapets, corbeled attic vents containing cast iron grilles, corbeled cornices with modillions and brackets, recessed signboard panels, corbeled brick or stone window lintels or hoods, and belt courses of brick and stone. There is a notable example of terra cotta decoration used on the facade of the structure located at 122 North Front Street; its neighbor at 124 North Front is said by older residents to have been a twin to 122 North Front, though a veneer of brick was added in ca. 1965-70 to cover these materials.

There are many storefronts that retain some or all of their original features. Notable examples of cast iron pilasters made by the Chickasaw Ironworks Company of Memphis, Tennessee are visible on buildings located at 130-132 North Front, 105-107 South Center, 300 West Tate, 217 West Main, 219 West Main, 309 West Main, 311 West Main and 312 West Main. Completely original transoms, bulkheads and display windows remain in place on structures at 107 South Center, 114 South Center and 116 South Center street; some other storefronts are historic alterations that possess integrity in their own right, such as the ca. 1930s bronze-frame storefront surviving on 113 South Front Street. The old Stevens Store at 401-403 West Main Street features a somewhat-intact corner storefront, with an original pent canopy separating the transoms from the display windows. Additional note should be paid to the pair of buildings at 405 and 407 West Main, which feature rare, two-bay arcaded storefronts. The similarities between the detailing of these semi-circular arched openings and those of French's Hotel, across the street, suggest a common mason or builder was involved in both projects.

An inventory of the buildings contained in the Downtown Senatobia Historic District is presented below. Buildings which retain architectural integrity and lend a sense of contribution to the historical significance of the district are identified as "C". Buildings which have been constructed after the period of significance, or which have been so altered so as to have lost integrity, are identified as "NC". There are a number of buildings within the district which currently do not contribute to the character of the district, but appear to have alterations which may be removed to restore architectural integrity. These structures have been identified with the notation of "NC*".

Finally, there are significant elements provided by the general streetscape of the Downtown district which establish the character of its historic setting, as evolved over time. The patterns of streets, lot divisions, sidewalks, and the lack of front yard and side yard setbacks all combine to establish a sense of character and continuity in Downtown as a place of business. All of these elements contribute to the character of the district, but are not included in the inventory of buildings that follows. Never-the-less, the cumulation of these elements has been accounted for in the overall number of resources as one contributing site.

The buildings which make up the Downtown Senatobia Historic District are:

001 C 100 North Center Street
Two-story, six-bay, load-bearing brick masonry commercial building with Commercial Minimalist influence, built ca. 1925-35. Flat roof behind plain parapet, topped with a brick string course coping. The attic area features two rectangular attic vents. The second floor contains three pairs of 1/1 DHSL, topped with a corbeled brick course lintel. The storefront is a center metal-frame, double-door flanked by replacement display windows, with a side three-light pedestrian door.

002 C 105-107 South Center Street
One-story, six-bay, load-bearing brick masonry two-unit commercial building with Italianate influence, built ca. 1880-85. Flat roof behind plain parapet wall, topped with a simple mortar coping. Parapet features two paneled signboard panels, each with a diaper-pattern attic vent. Facade has stucco veneer. Storefront for #107 has original wood-frame display, transom and door system with cast iron pilasters; #105 has metal frame replacement system with original cast iron pilasters.

003 C 106 South Center Street
One-story, three-bay, load-bearing brick commercial building with Commercial Minimalist influence, constructed ca. 1892-97 and altered ca. 1930-35. Flat roof behind plain parapet, topped with brick string course coping. A wide signboard area featured above storefront. Storefront altered in ca. 1930-35 with center, single-light door, and flanking metal-frame replacement display windows.

004 NC 113 South Center Street
One-story, three-bay, load-bearing brick commercial building, built ca. 1902-1907 and altered with Mansard Revival influence ca. 1975-80. Flat roof behind plain

113 South Center Street, continued:

parapet, topped with metal coping. Facade has an added Mansard-like canopy above the storefront, brick veneer below. Storefront has a center, multi-light door with a metal-frame replacement display window system.

005 C 114 South Center Street
One-story, three-bay, load-bearing brick masonry commercial building with Italianate influence, built ca. 1892-1897. Flat roof behind plain parapet, topped with a mortar coping. Parapet has a corbeled, bracketed cornice above a narrow signboard area. The storefront contains original center, double-door system with paneled bulkheads, flanking single light display windows, and transoms. Original storefront pilasters are boxed in by later material.

006 NC 115 South Center Street
One-story, five-bay, concrete block commercial building with Commercial Modernist influence, built ca. 1975-80. Gable-front roof covered with sheet metal. Front facade covered with brick veneer. Five single-light transom-height windows are featured at the ceiling level. Street level features a single, single-light metal frame door.

007 C 116 South Center Street
One-story, three-bay, load-bearing brick masonry commercial building with Italianate influence, built ca. 1880-86. Flat roof behind plain parapet wall, topped with a simple mortar coping. Parapet features a corbeled string course cornice, above a raised corbeled signboard panel. Facade covered with stucco veneer. The storefront was altered in ca. 1910-15 with a center wood-frame door with transom, flanked by single display windows topped with transoms.

008 NC* 100 North Front Street Ebeneezer Lodge Masonic Temple
Two-story, three-bay, load-bearing brick masonry commercial building with Italianate influence built ca. 1885-89,and added Commercial Modernist influences, ca.1950-55. Hip roof behind stepped parapet wall with a tile coping. Some exterior wall surfaces covered with stucco. Windows have molded semi-circular arched hoods with 4/4 DHSL: altered windows are 2/2 metal sash replacements. Storefront altered ca. 1960s with metal frame replacement system, covered with a flat metal porch canopy.

009 C 102 North Front Street
One-story, three-bay, load-bearing brick masonry commercial building with Commercial Minimalist influence, built in ca. 1900-1910 and altered with stucco veneer in ca. 1920-25. Flat roof behind plain parapet with brick course coping. Storefront is a center double-door, metal frame replacement system from ca. 1960-65.

010 NC* 108-112 North Front Street
One-story, two-unit, eight-bay, load-bearing masonry commercial building with Commercial Minimalist influence, built ca. 1902-07 and modified ca. 1960-65. Flat roof behind plain parapet with a simple cast concrete coping. Exterior wall surfaces covered with stucco. A flat-roofed porch canopy extends across facade, supported by metal posts. Two, three-bay storefronts altered ca. 1960s with metal frame systems; original cast iron pilasters may remain beneath later stucco veneer.

011 C 114 North Front Street
One-story, three-bay, load-bearing brick masonry commercial building built ca. 1900-10 and modified to Commercial Modernist influence in ca. 1960-65. Flat roof behind plain parapet, topped with a cast stone coping. Exterior wall surfaces covered with stucco veneer added ca. 1960-65. A flat-roofed canopy extends over the storefront, supported by metal posts. Original cast iron pilasters are visible at the transom level. Storefront is a replacement metal frame system.

012 NC* 116 North Front Street
One-story, three-bay, load-bearing commercial building with added Commercial Modernist influence built ca. 1900-10 and altered in ca. 1970-75. Flat roof behind plain parapet, topped with metal coping. Exterior wall surfaces covered with sheet metal siding. A suspended shed-roofed metal awning extends over the storefront. The storefront is a metal frame replacement system from ca. 1960-65.

013 NC 118 North Front Street
One-story, two-bay, brick masonry veneered commercial building with Commercial Modernist influence, built ca. 1950-55. Flat roof behind plain parapet, topped with a tile coping. A suspended shed-roofed canopy spans the storefront. The storefront is a two-bay, metal frame system.

014 NC 120 North Front Street
One-story, three-bay, brick veneered commercial building with Commercial Modernist influence, built in ca. 1950-55. Flat roof behind a plain parapet, topped with a tile coping. A shed-roofed metal canopy spans the facade. The storefront is a center double-door, metal frame system.

015 C 122 North Front Street
One-story, three-bay, load-bearing brick masonry commercial building with Beaux Arts and Craftsman influences, built ca. 1897-1902 and altered ca. 1910-15. Flat roof behind plain parapet, capped by a tiled pent roof. Exterior wall surfaces are decorated with inlaid blocks and courses of terra cotta in floral motifs. The recessed center door storefront is a replacement metal frame system dating from ca. 1910-15. The transoms are covered with plywood.

016 NC 124 North Front Street
One-story, three-bay, load-bearing brick masonry commercial building built in 1897-1902 and altered with Mansard Revival influence in ca. 1970-75. Flat roof behind plain parapet capped with a metal coping. A Mansard-like awning covered with wood shakes spans the facade above the storefront, installed in ca. 1970-75. The storefront is a metal frame replacement system, installed in ca. 1960-65.

017 NC 126 North Front Street
One-story, six-bay, brick veneered commercial building, built in ca. 1925-30 and altered with Mansard Revival influence in ca. 1970-75. Flat roof behind a plain parapet, capped with a metal coping. A Mansard-like awning covered with wood shakes spans the facade, installed in ca. 1970-75. The storefront is a metal frame replacement system, installed in ca. 1950-55.

018 NC 128 North Front Street
One-story, three-bay, brick veneered commercial building built in ca. 1950-55 and altered with Mansard Revival influence in ca. 1970-75. Flat roof behind plain parapet. A Mansard-like awning covered with wood shake shingles spans the facade. The storefront is an off-center, three-bay metal frame replacement system installed in ca. 1970-75.

019 C 130-132 North Front Street
One-story, three-bay, load-bearing commercial building with Italianate influence, built ca. 1895-1900 and modified to one-story from two-stories in ca. 1925-30. Flat roof behind single-step parapet capped with a cast stone coping. A projecting shed-roofed metal canopy supported by wrought iron posts spans the facade. The storefront features cast iron pilasters labeled "Chickasaw Iron Works, Memphis, Tenn.". The display windows and doors are part original wood frame, and part metal frame replacements.

020 C 134 North Front Street
One-story, three-bay, load-bearing brick masonry commercial building with Commercial Minimalist influence, built as one part of a two-part commercial block in ca. 1925-30. Flat roof behind center-peaked parapet with cast stone coping. A flat aluminum canopy is suspended above the storefront. Storefront is a wood-frame, nine-window system, with its entrance in a pedestrian door to one side. The entrance leads to a center-loaded, arcade-like corridor.

021 C 101-105 South Front Street
Two-story, nine-bay, load-bearing brick masonry commercial building with Colonial Revival influence, built in ca. 1925-30. Flat roof behind plain parapet, capped with cast concrete coping and parapet cornice. Corbeled brick string courses with floral cast stone blocks divide the levels of the building. Windows are 1/1 DHSL. The street level features three storefronts, modified in 1960-65 with metal frame replacement systems. Original transoms appear to survive, covered with plywood.

022 C 107 South Front Street
One-story, three-bay, load-bearing brick masonry commercial building with Italianate influence, built ca. 1880-85. Flat roof behind plain parapet. Corbeled parapet cornice and recessed sign panel above a corbeled, bracketed and dentilled cornice. Three segmental-arched attic vents are featured above a simple string course storefront cornice. A steel beam above the storefront is labeled "Lackawanna". The storefront is a replacement metal frame system installed in 1960-65.

023 C 109-111 South Front Street
Two-story, seven-bay, load-bearing brick masonry commercial building with Italianate influence, built ca.

109-111 South Front Street, continued:

1880-85. Flat roof behind plain parapet capped with a stuccoed coping. Three decorative attic vents are set within individual recessed panels. Second floor windows are paired or in groups of three, covered with plywood. The street level contains two storefronts, separated by a center pedestrian door. The storefront was modified with a metal frame replacement system in ca. 1960-65.

024 NC* 113 South Front Street
One-story, three-bay load-bearing brick commercial building with added Mansard Revival influence, built ca. 1892-97 as part of a two-part block; altered in ca. 1970-75. Flat roof behind a plain parapet. A Mansard-like canopy extends across the front facade. The ca. 1915-20 three-part, center door storefront appears intact, though the transoms and upper facade are covered by the Mansard canopy.

025 C 117 South Front Street E. E. Moore Store
One-story, three-bay, load-bearing brick masonry commercial building with Colonial Revival influence, built ca. 1892-97. Flat roof behind plain parapet, capped with a tile coping. The attic area is decorated with corbeled string courses and a recessed sign panel. The storefront is a recessed center door arrangement with a replacement metal frame display window system, installed ca. 1960-65.

026 C 201 West Main Street
Two-story, two-bay, load-bearing brick masonry commercial structure with Italianate influence, built ca. 1880-85. Low, side-gable roof with front-wall cornice gutter. Two-light, fixed-sash replacement windows are set within segmental arched reveals. A flat canopy is suspended above storefront. Storefront features a side pedestrian door and a three-part metal-frame replacement storefront system.

027 NC 212 West Main Street
One-story, two-bay, load-bearing brick masonry commercial building with Commercial Minimalist influence, built ca. 1880-85 and altered in ca. 1950-55. Flat roof behind plain parapet with a brick course coping. Exterior walls have stucco veneer, ca. 1950-55. Storefront altered ca. 1950-55 with a side door metal frame replacement system.

028 NC* 214-216 West Main Street
One-story, six-bay, load-bearing brick masonry commercial building, built ca. 1907-15 and altered with Commercial Modernist influence in ca. 1975-80. Flat roof behind plain parapet wall, topped with a metal coping. Facade covered with patterned sheet metal false facade. A flat metal canopy is suspended above the storefront. The storefront contains two, center-door, replacement metal systems.

029 C 217 West Main Street
Two-story, four-bay, load-bearing brick masonry commercial building with Italianate influence, built ca. 1897-1902. Flat roof behind plain parapet wall, topped with a string course coping. Exterior walls covered with stucco veneer ca. 1930-35. Four rectangular attic vents contain gridded metal screen. Windows are 4/4 DHSL in segmental-arched reveals. Flat metal canopy suspended above storefront. Storefront is a center door replacement system, with original Chickasaw Ironworks cast iron pilasters.

030 C 218 West Main Street
One-story, three-bay, load-bearing brick masonry commercial building with Commercial Minimalist influence, built ca. 1897-1902. Flat roof behind plain parapet, topped with a string course coping. A shed-roofed porch canopy was added in ca. 1970-75, supported by turned posts. The storefront is a center-door, wood frame system with metal frame replacement windows.

031 C 219 West Main Street
Two-story, four-bay, load-bearing brick masonry commercial building with Italianate influence, built ca. 1897-1902. Flat roof behind plain parapet, topped with a string course coping. Stucco veneer added ca. 1930-35. Four rectangular attic vents contain gridded metal screens. Windows are 4/4 DHSL in segmental-arched reveals. A flat metal canopy is suspended above the storefront. The storefront is a center-door, metal frame replacement system with original Chickasaw Ironworks cast iron pilasters.

032 C 220 West Main Street
One-story, three-bay, load-bearing brick masonry commercial building with Commercial Minimalist influence, built ca. 1897-1902. Flat roof behind plain parapet, topped with a string course coping. Exterior walls have stucco veneer, added ca. 1920-25. A shed-roofed metal canopy spans the storefront. The storefront is a center-door, metal-frame replacement system, with original wood timber storefront pilasters.

033 NC 221 West Main Street
Two-story, four-bay, reinforced concrete and brick veneered bank building with Late Art Moderne influence, built ca. 1955-60. Flat roof behind plain parapet wall, topped with a cast stone coping. String courses of cast stone extend from the lintels and sills of the windows. Windows are 1/1 metal frame sashes, in pairs. Storefront is a center-door metal-frame system, with window and door bays separated by marble pilasters.

034 C 300 West Main Street
One-story, five-bay, load-bearing brick masonry commercial building with Art Moderne influence, built ca. 1935-40. Flat roof behind parapet with center-step pylons, topped with a cast stone coping. Facade constructed of Milwaukee blonde brick with contrasting string courses of brown glazed brick, turning at right angles upward near the center pylon. Storefront is composed of two, center-door metal frame replacement systems, surrounded by a wide band of vertical board and batten siding.

035 NC 301 West Main Street
One-story, three-bay, brick veneered bank building with Modernist influence, built ca. 1950-55. Flat roof behind plain parapet topped with a cast stone coping. The facade centers on a large, rectangular entrance portal, surrounded with a band of dressed-faced ashlar veneer. The portal is a metal frame system with a double-door flanked by sidelights and topped by a double-tiered transom. The portal is flanked by fixed, metal frame, four-light windows.

036 C 305 West Main Street
One-story, three-bay, load-bearing brick masonry commercial building with Italianate influence, built ca. 1885-90. Flat roof behind plain parapet, topped with a simple mortar coping. The corbeled parapet cornice contains two courses of dentils above a narrow recessed panel. A wide signboard panel is featured above the storefront. The storefront is a ca. 1960-65 center-door metal frame replacement system.

037 NC* 307 West Main Street
One-story, three-bay, load-bearing brick masonry commercial building, built ca. 1885-90 with added Commercial Modernist influence in ca. 1970-75. Flat roof behind a plain parapet, topped with a sheet metal coping. Exterior wall surfaces are covered with pre-cast aggregate panels added in ca. 1970-75. The storefront is a ca. 1970-75 center-door metal-frame replacement system.

038 C 309 West Main Street
One-story, two-bay, load-bearing commercial building with Italianate influence, built ca. 1880-85. Flat roof behind a plain parapet wall, topped with a simple mortar coping. The parapet features a corbeled band cornice above a recessed, rectangular panel. The storefront is composed of two semi-circular arched reveals with keystones, flanked by corbeled pilasters. The window and door bay contain replacement metal-frame systems.

039 NC* 310 West Main Street
One-story, three-bay, load-bearing commercial building, built in ca. 1902-1907 and altered in ca. 1970-75 with Commercial Modernist influence. Flat roof behind plain parapet, topped with a sheet metal coping. A sheet metal false facade covers the entire building above the storefront. A shed-roofed metal canopy spans the storefront. The storefront is a center double-door metal-frame replacement system.

040 C 311 West Main Street
One-story, two-bay, load-bearing commercial building with Italianate influence, built ca. 1880-85. Flat roof behind a plain parapet wall, topped with a simple mortar coping. The parapet features a corbeled band cornice above a recessed, rectangular panel. The storefront is composed of two semi-circular arched reveals with keystones, flanked by corbeled pilasters. The window and door bay contain replacement metal-frame systems.

041 NC* 312 West Main Street
One-story, three-bay, load-bearing brick masonry commercial building, built ca. 1902-1907 and altered with Commercial Modernist influence in ca. 1970-75. Flat roof behind a plain parapet, topped with a sheet metal coping. The facade is covered with a ribbed sheet metal false facade. A shed-roofed metal canopy supported by metal brackets runs above the storefront. The storefront is a center double-door, metal-frame replacement system, which retains its original cast iron pilasters.

042 NC* 313 West Main Street
One-story, three-bay, load-bearing brick masonry commercial building, built ca. 1880-85 and altered ca. 1915-20 with Commercial Minimalist influence, altered again in ca. 1970-75 with Mansard Revival influence. Flat roof behind a plain parapet wall, topped with a brick course coping. A Mansard-like canopy covered with wood shakes runs above the storefront. The storefront is a center-door, metal-frame replacement system.

043 C 314-316 West Main Street
Two-story, five-bay, load-bearing brick masonry commercial building with Craftsman influence, built ca. 1902-1907. Flat roof behind a plain parapet wall, topped with a cast stone coping. Three rectangular attic vents are featured above the windows. The windows feature flat corbeled hoods and contain 1/1 DHSL, some in pairs, each topped with a rectangular sunburst transom. The storefronts are center-door, metal frame replacement systems. A pedestrian door is located between the storefronts.

044 C 315 West Main Street
One-story, three-bay, load-bearing brick masonry commercial building with Italianate influence, built ca. 1886-92. Flat roof behind plain parapet, topped with a brick course coping. Exterior wall surfaces covered with a thin stucco veneer. Parapet has a corbeled, dentilled cornice, above a recessed signboard panel. A Mansard-like canopy spans the storefront. The storefront is a recessed center-door wood-frame system, with original cast iron pilasters visible.

045 C 401-403 West Main Street
One-story, four-bay, load-bearing brick masonry commercial building with Craftsman influence, built ca. 1907-15. Flat roof behind plain parapet wall, topped with a cast concrete coping. The corner of the facade is canted and wraps one bay deep on Ward Street. Cornice and attic panels are delineated by contrasting brick courses. The storefront has a sheet metal cornice above a transom strip; a suspended flat wood canopy runs below. One (west) storefront is altered, the other retains original features.

a. Storage Shed, ca. 1935-40. One-story, two-bay, frame, shed roof with exposed rafter tails, weatherboard siding, pole-frame shed addition to one side. (C)

046 C 402-404 West Main Street
One-story, three-bay, brick masonry commercial building with Commercial Minimalist influence, built ca. 1920-25 with two storefront bay additions ca. 1930-35. Flat roof behind plain parapet, with tile coping. Each commercial bay has pairs of rectangular attic vents. All storefronts have had some modifications with metal frame systems.

047 C 405 West Main Street
One-story, three-bay, load-bearing brick masonry commercial building with Commercial Minimalist influence, built ca. 1925-30. Flat roof behind plain parapet wall, topped with a tile coping. A corbeled cornice is featured above two rectangular attic vents. A shed-roofed metal canopy spans the storefront. The center door storefront is the original wood-frame system, with replacement single-light display windows.

048 C 407 West Main Street
One-story, three-bay, load-bearing brick masonry commercial building with Commercial Minimalist influence, built ca. 1925-30. Flat roof behind plain parapet, topped with a tile coping. A shed-roofed metal canopy spans the storefront. The center-door storefront was altered in ca. 1970-75 with the addition of brick veneer on pilasters and bulkheads; the windows and doors are replacements.

049 C 409-411 West Main Street
One-story, four-bay, load-bearing brick masonry commercial building with Commercial Minimalist influence, built ca. 1925-30. Flat roof behind a two-step varietal parapet, topped with a cast concrete coping. The attic area features a corbeled signboard panel. A shed-roofed metal canopy spans the storefront area. The storefront features a side door, wood frame system original to the building.

050 C 204 West Tate Street
One-story, three-bay, load-bearing brick masonry commercial building with Commercial Minimalist influence, built ca. 1925-30. Flat roof behind plain parapet, capped with a cast concrete coping. Two rectangular vents contain gridded sheet metal screens. Street level has center door storefront with a single-light wood frame door flanked by single-light display windows.

051 NC* 300 West Tate Street J. W. Caldwell Carriage Factory
Two-story, three-bay, load-bearing brick masonry commercial building, constructed in 1880-85 and altered with Commercial Modernist influence ca. 1970-75. Gable-front roof covered with sheet metal roofing. Facade covered with sheet metal and brick veneer. Windows are 6/6 DH replacements. The street level contains a center-door, metal-frame replacement storefront; original cast iron pilasters remain flanking the door.

052 C 303-305 West Tate Street
One-story, four-bay, load-bearing brick commercial building with Commercial Minimalist influence, built ca. 1920-25; storefront arrangement altered ca. 1935-40. Flat roof behind plain parapet, topped with a simple mortar coping. Parapet cornice is a simple brick belt course. A wide, plain signboard area is featured above storefront. Storefront divided into three, unequal openings, with side entranceways flanking center display area. Storefronts are metal frame replacement systems.

053 C 307 West Tate Street
One-story, three-bay, load-bearing brick commercial building with Commercial Minimalist influence, built 1920-25, with facade extended ca. 1935-40. Flat roof behind plain parapet, topped with a simple mortar coping. Parapet features a simple belt course cornice. Two rectangular attic vents are featured beneath the cornice. The storefront is a metal frame replacement system with center double-door and flanking single display windows.

054 C 309 West Tate Street
Two-story, two-bay, load-bearing brick masonry townhouse block with Italianate influences, built ca. 1880-86 with storefront addition ca. 1910-15. Flat roof behind plain parapet, topped with simple mortar coping. Parapet has a corbeled, bracketed cornice. Windows have segmental reveals with 4/4 DHSL and 8/8 metal frame replacement. Storefront extension has flat roof with metal coping, containing a center door replacement system, with original cast iron pilasters.

055 C 311 West Tate Street
Two-story, four-bay, load-bearing brick masonry townhouse block with Italianate influences, built ca. 1886-92. Flat roof behind plain parapet, topped with simple mortar coping. Exterior walls covered with stucco veneer, ca. 1970s. Windows have segmental reveals with 4/4, 8/8 DHSL and single-light replacements on first floor. Side entrance is six-light, one-panel Craftsman door topped with divided light transom.

056 NC 312 West Tate Street
One-story, five-bay load-bearing brick and cast stone block masonry commercial building with Commercial Minimalist influence, built ca. 1915-20. Flat roof behind plain parapet, topped with a cast stone coping. Portions of the original rough-faced cast stone block remain in front and side walls,

312 West Tate Street, continued:

other portions filled with brick ca. 1930-35. Street level altered ca. 1930-35 with an off-center door storefront that wraps the corner; storefront replaced with metal frame system in ca. 1970-75.

057 C 101 North Ward Street
One-story, two-bay, load-bearing brick commercial building with Commercial Minimalist influence, built ca. 1925-35. Flat roof behind plain parapet, topped with a brick string course coping. Street level features a single, fixed-light replacement window and a metal frame replacement door.

058 C 103-107 North Ward Street City Water and Power Works
One-story, eleven-bay, load-bearing brick masonry city water works and power company building with Italianate and Colonial Revival influence, built ca. 1902-07. Side gable roof with plain projecting eaves, covered with asphalt shingles. The street level of the structure features various window and pedestrian door bays, variously containing six-light and four-light casements and single-light fixed sashes, and single-light doors.

059 C 101-107 South Ward Street French's Hotel
Two-story, eight-bay, load-bearing brick masonry commercial building with Italian Romanesque influence, built ca. 1880-85. Flat roof behind plain parapet, topped with a mortar coping. Parapet features a corbeled, bracketed cornice above a corbeled belt course. Second floor windows have corbeled hoods and segmental reveals, with 1/1 DHSL. Street level features semi-circular arcade of replacement windows and doors, with closed transoms, some infilled with glass block. Frame infill bay in location of original breezeway and stair.

060 NC 106 South Ward Street
One-story, one-bay, load-bearing brick masonry commercial building with Commercial Minimalist influence, built ca. 1915-25. Flat roof behind plain parapet, topped with a cast concrete coping. Storefront replaced with single-bay, brick veneered entranceway with recessed door, topped with metal pent-roof.

061 NC 112 South Ward Street
One-story, three-bay, load-bearing brick masonry commercial building with Commercial Minimalist influence,

112 South Ward Street, continued:

built ca. 1907-15. Flat roof behind plain parapet, topped with a cast concrete coping. Storefront altered with infill, center-door replacement system with flanking single display lights.

NARRATIVE STATEMENT OF SIGNIFICANCE

The Downtown Senatobia Historic District is being nominated under criterion C in the area of architecture for its significant collection of late nineteenth and early twentieth century commercial buildings. The district contains the largest number of nineteenth century buildings of any historic area in Senatobia, which provide a great sense of the architectural styles, construction techniques, materials and details common to nineteenth century masonry buildings. In all, the district serves the important capacity, in conjunction with its residential areas of Senatobia, of rounding out the individual character of time and place that is unique to Senatobia. The period of significance for the district begins with the date of construction for its earliest structure and ends with the date of its latest contributing element.

The establishment of the downtown area of Senatobia began soon after the opening of the Tennessee and Mississippi Railroad in 1856. Two nearby settlements-- Tatumsville and Tatesville-- were both abandoned in favor of a location nearer to the new transportation link. Perhaps a signal of the permanence of the new settlement was made in June of 1859 with the relocation of the Ebeneezer Lodge #76, F&AM, to Senatobia in 1859 (Tate County Genealogical.., pg. 155). This lodge remains active in the city today, located in its third home above the ca. 1880s commercial building at 100 North Front Street at its corner with West Main Street.

Establishment of Tate County out of parts of DeSoto, Tunica and Marshall counties in 1873 provided a major impetus for the growth and development of Senatobia as the new county seat. By ca. 1890, the downtown area had realized 80-90% of its historic growth in total land area as compared with its appearance by the time of the outbreak of World War Two.

There are landmark structures that reflect the patterns of growth and development throughout the period of Downtown's historic significance. Next to the Ebeneezer Lodge building, French's Hotel (101-107 South Ward Street) is arguably its most important landmark building. This structure was built as three buildings in ca. 1880, two of which remain today. The two buildings which remain were originally joined by a partially-enclosed breezeway; the open portion of the breezeway appears to have been enclosed in ca. 1950-55 (Sanborn, 1886; 1936-42). The quality of its Italian Romanesque style and detailing is borrowed from the Tate County Courthouse (NR pending), suggesting that J. H. Cocke, contractor for the courthouse, was involved in this building, if not the courthouse's architect himself, J. B. Cook of Memphis. A third set of buildings from this period is the pair of commercial buildings with arcaded storefronts at 405-407 West Main Street, which share the same semi-circular arched treatments as French's Hotel.

Development of the district in the latter half of the nineteenth century and early twentieth century bear the influence of the railroad in shaping the face of Senatobia. There are at least six sets of cast iron

storefronts directly attributable to the Chickasaw Ironworks of Memphis; many others may lie hidden beneath later storefront additions and remodelings. The railroad was also responsible for bringing other architectural features to Senatobia, such as pressed tin ceilings, hardware and the terra cotta decorations that form important elements of the commercial architecture of Senatobia. The brick for most of Senatobia's early buildings was locally produced; after ca. 1900, superior grades of high-fired brick were brought in by railroad to replace the local materials.

Perhaps the best example of the development of Downtown Senatobia during the twentieth century is the fine building at 122 North Front Street. Though the core of this structure may date from the last decades of the nineteenth century, its facade was altered in ca. 1915-20 to a fine example of a commercial form of Beaux-Arts and Craftsman styling. The terra cotta detailing of the facade could not have been produced locally, and was likely shipped in from perhaps as far away as Philadelphia or New York.

Modest new growth and the redevelopment of earlier buildings continued in Senatobia even during the years of the Great Depression. In part, some of this growth was likely fueled by the presence of hundreds of workers needed to construct Sardis Lake, which included relocating the town of Coldwater from the flood zone in 1938. One indication of this impact may be seen in the 1935 construction of Roseborough's Department Store, built for W.B. Roseborough at 300 West Main Street (Tate County Genealogical..., pg. 254). Roseborough's is a very nice example of the commercial form of the Art Moderne style, which was built employing contrasting colors of brick to delineate the facade and to accentuate its center pylon and projecting vertical sign panel.

The onset of World War Two effectively closes the historic period for the downtown area. Following the war, commercial development in Senatobia began to shift away from its historic core along East Main Street. Beginning in about ca. 1960, Downtown began a slow decline as the center of retailing in Senatobia; efforts to revitalize the area by "modernizing" the appearance of Downtown failed to stem the tide in the 1970s. It is hoped that the Main Street program recently established in Senatobia will be able to accomplish tangible results in revitalizing Downtown by renewing its historic appearance for the appreciation and use of future generations.

9. MAJOR BIBLIOGRAPHIC SOURCES

Carpenter, Howard, editor, The History of Tate County (Senatobia, MS: B/C Printing Co., 1975)

Sanborn Map Company, Sanborn Fire Insurance Maps of Senatobia. Map Series 1886, 1892, 1897, 1902, 1907, 1915, 1925, 1936-42.

Tate County Genealogical and Historical Society, Inc. The Heritage of Tate County, Mississippi (Curtis Media, 1991)

10. GEOGRAPHICAL DATA

Verbal Boundary Description

The property in nomination is located at the center of the city of Senatobia, Tate County, Mississippi, as delineated by a heavy black line on the attached Tate County Property Tax Maps 99G and 99B.

Boundary Justification

The property in nomination includes properties historically associated with the development of Downtown Senatobia during its period of historical significance.

PHOTO LIST
DOWNTOWN SENATOBIA HISTORIC DISTRICT
Senatobia, Tate County, Mississippi
Photographer: John Linn Hopkins
Date: July, 1993
Negatives: Mississippi Department of Archives and History
(Photos from MDAH Survey Files noted as appropriate)

Photo 1 of 8
View of the west side of North Front Street, looking south from 134 North Front Street (right).

Photo 2 of 8
View of the west side of South Front Street, looking south from 101-105 South Front (right) to 117 South Front Street (left).

Photo 3 of 8 (MDAH 2681:17)
View of 122 North Front Street, looking west.

Photo 4 of 8
View of the north side of West Main Street, looking northwest from 217 West Main Street (right) to 221 West Main Street (left).

Photo 5 of 8
View of the west side of South Center Street, looking southwest from 105-107 South Center Street to 115 South Center Street.

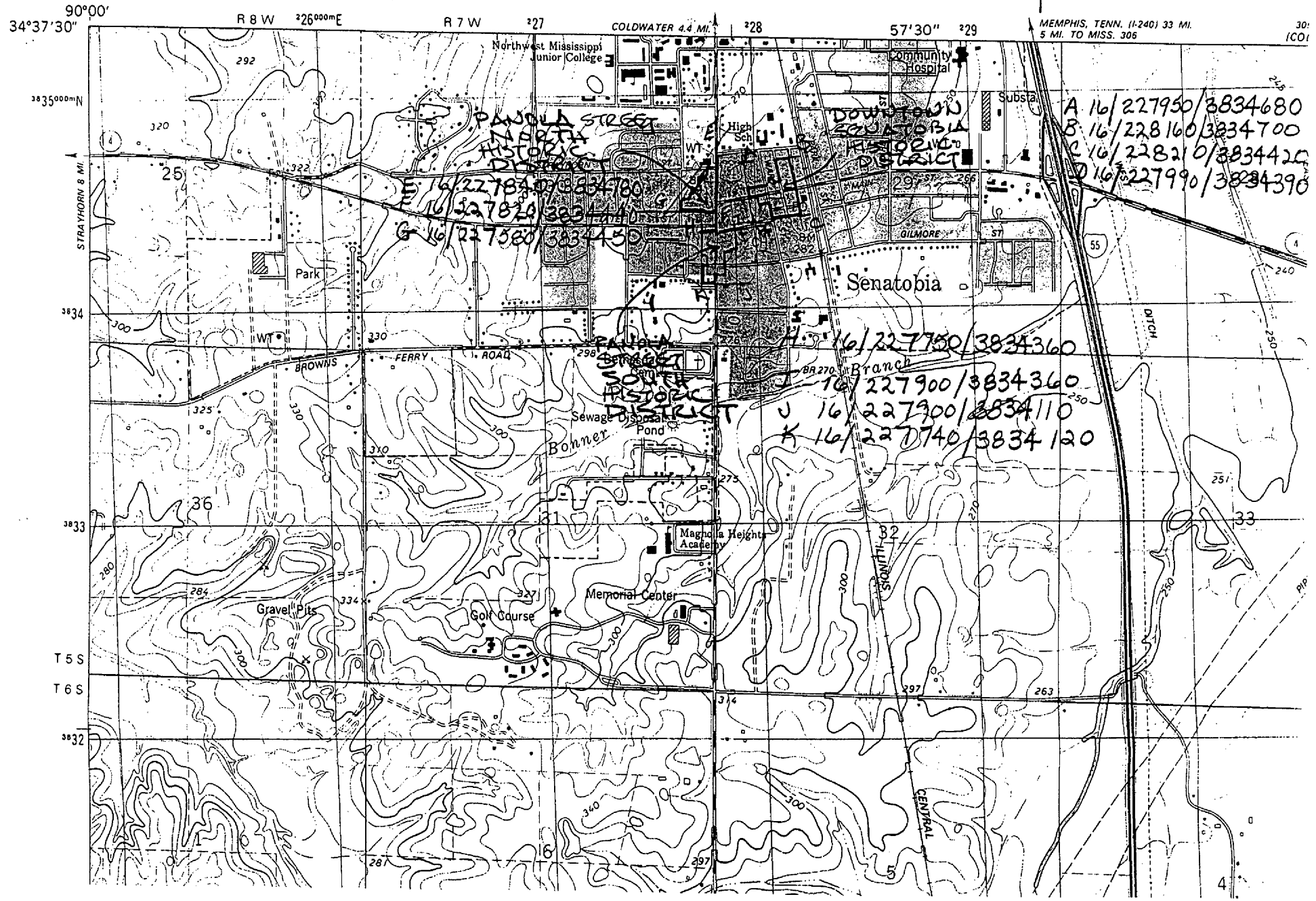
Photo 6 of 8
View of the north side of West Main Street, looking northwest from 305 West Main (right) to 315 West Main Street (left).

Photo 7 of 8
View of the north side of West Main Street, looking northwest from 401-403 West Main (right) to 409-411 West Main Street (left).

Photo 8 of 8
View of French's Hotel, 101-107 South Ward Street, looking southwest.

DOWNTOWN HISTORIC DISTRICT
PANOLA STREET NORTH HISTORIC DISTRICT
PANOLA STREET, SOUTH HISTORIC DISTRIC
SENATOBIA, TATE COUNTY, MS

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



ALL

DOWNTOWN SENATORIA HISTORIC DISTRICT
SENATORIA, TATE COUNTY, MS
PHOTO 1 OF 8

Feazey and Co.
EYE CLINIC
Upstairs Closet

DOWTOWN SENATOBIA HISTORIC DISTRICT
SENATOBIA, TATE COUNTY, MS
PHOTO 2 OF 8

Designs on You
RESALE SHOP
Designs on You
RESALE SHOP
Designs on You
RESALE SHOP
Bibles
SCRATCH & SAVE 25%
SAVE BIG!
FORD

DOWNTOWN SENATORIA HISTORIC DISTRICT
SENATORIA, TATE COUNTY, MS
PHOTO 3 OF 8

PEOPLES
BANK
CLOTHING SHOP
CLOTHING SHOP
TAYLOR'S
SHOE
REPAIR

DOWNTOWN SENATOBIA HISTORIC DISTRICT
SENATOBIA, TATE COUNTY, MS
PHOTO 4 OF 8

NO
PARKING
LOADING
ZONE

DOWNTOWN SENATOBIA HISTORIC DISTRICT
SENATOBIA, TATE COUNTY, MS
PHOTO 5 OF 8

SNACK BAR
SPEED LIMIT 20

DOWNTOWN SENATOBIA HISTORIC DISTRICT
SENATOBIA, TATE COUNTY, MS
PHOTO 6 OF 8

The Insurance Store
CALDWELL & MEACHAM
INSURANCE
"Time to Insure"
LDWELL & MEACHAM
INSURANCE
"Time to Insure"

DOWNTOWN SENATOBIA HISTORIC DISTRICT
SENATOBIA, TATE COUNTY, MS
PHOTO 7 OF 8

W. MAIN

DOWNTOWN SENATOBIA HISTORIC DISTRICT
SENATOBIA, TATE COUNTY, MS
PHOTO 8 OF 8