

United States Department of the Interior  
National Park Service

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National Register of Historic Places  
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Architectural District, Jackson,  
Hinds County, MississippiSection number 1, 2, 5, 7 Page 1

## AMENDMENT NO. 2

Smith Park Architectural District  
(Boundary Increase No. 2)  
Jackson, Hinds County, Mississippi

The purpose of this amendment is to increase the boundaries of the Smith Park Architectural District by adding one additional building that is immediately adjacent to the previous boundary. The district was listed on the National Register of Historic Places on April 27, 1976, and first amended on October 29, 1993. The building that is proposed for inclusion within the district's boundaries is a monumental ten-story, Gothic Revival structure that is proposed for rehabilitation within the immediate future.

Section 1: Name of Property

Smith Park Architectural District (Boundary Increase No. 2)

Section 2: Location (of added property)

308 East Pearl Street, Jackson, Hinds County, Mississippi 39201

Section 5: Classification

Number of Resources Previously Listed (original nomination and Amendment No. 1):

- 17 contributing buildings
- 1 contributing site
- 6 noncontributing buildings

Amendment No. 2: add one contributing building

Section 7: Description (for added property)

The Smith Park Architectural District in downtown Jackson was listed on the National Register in 1976 and contains a collection of architecturally significant buildings that were constructed between 1840 and 1940 around Smith Park, the only "public square" to be established in accordance with the city's original 1822 plan. A wide variety of architectural styles are represented in the district: Greek Revival, Gothic Revival, Jacobethan Revival, Neo-Classical Revival, Art Deco, and Eclectic Mediterranean. The majority of the buildings are large, important, civic, commercial, and religious buildings. This boundary increase is being made to add to the district the Lampton Building (Electric Building), an architecturally-significant, ten-story commercial building that dates to the period of significance, shares certain architectural characteristics with other buildings in the district, and is immediately adjacent to the original district's boundaries. It is not known why this building was not originally included within the district, but it is probably due to unsympathetic alterations made in 1968.

25. C **308 East Pearl Street: Lampton Building** (Electric Building), built 1927-28. Claude H. Lindsley, architect. Gothic Revival.

Prominently situated at the intersection of East Pearl and North West Streets in downtown Jackson, the Lampton Building is a monumental structure designed by Jackson architect Claude H. Lindsley and constructed 1927-1928. The ten-story, Gothic Revival style building is finished with brick and is highlighted by terra cotta ornament along the parapet, and terra cotta beltcourses wrap the building above the first, second, ninth, and tenth floors. The tenth story and parapet of both street elevations are nicely detailed with terra cotta rope molding and Gothic tracery, as well as patterned brick panels laid in a lozenge pattern. Decorative terra cotta urns originally extended above the parapet, but these are no

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longer extant. Pilasters divide the North West Street elevation into five bays, and within each bay, windows are arranged in pairs or groups of three. The longer Pearl Street elevation is divided into only three bays; the outer two bays each feature two windows per floor while the inner bay has eight pairs of windows. The original 1/1 wood windows throughout the building were replaced in 1968 with single-light fixed sash, and at this time the storefronts were replaced with the present glazed metal systems, the terra cotta detailing was removed from the first two floors, and the interior underwent a substantial remodeling. In 1968, a sympathetic ten-story, brick addition was made to the east elevation. The Pearl Street elevation of the addition features three pairs of windows on each level, beltcourses extending from those of the original building, but no decorative terra cotta trim along the parapet.

Plans are currently being developed for the rehabilitation of this building for continued office use, as well as commercial and residential uses. The exterior of the building will be restored using the original blueprints and physical evidence. In order to make the project economically feasible, the developer plans to use the historic preservation tax incentives, which requires that the building be listed on the National Register.

Section 8: Statement of Significance (for added property)

Built in 1927-28 by First Capital Realty Company, the Lampton Building was named for Thad B. Lampton, a prominent local businessman who was president of the Capital National Bank and also served as State Treasurer. Mississippi Power and Light Company moved into the building in 1930; leased the entire structure in 1948; and eventually purchased the building in 1968. The structure was renamed the Electric Building in 1952.

The adjacent St. Andrew's Episcopal Cathedral (1903), the Lamar Life Building (1924-25), and the Lampton Building form an important trio of Gothic Revival structures in downtown Jackson. Both the cathedral and Lamar Life Building are located in the Smith Park Architectural District, although the Lampton Building was omitted from the district's boundaries. Most likely it was excluded because of the 1968 alterations; however, even with these alterations, the Lampton Building retains such important design elements as terra cotta Gothic tracery, rope moldings, and belt courses on both street elevations, as well as the north side elevation. These existing features, along with the original blueprints, will be used to replicate missing elements when the building is rehabilitated in the near future.

The Lampton Building is similar to other buildings in the Smith Park Architectural District in regard to size, scale, massing, materials, and style and retains sufficient integrity to contribute to the architectural and historical significance of the district. The Lampton Building was designed by the prominent Jackson architect Claude H. Lindsley, who also designed such landmark buildings as the Threefoot Building (1929-30, with Frank Fort) in Meridian; Jackson's Standard Life Building (c. 1929), Hinds County Courthouse (1930), Central High School (1925—Inventory #20), and Robert E. Lee Hotel (1930); Broom Hall (1928) and Ward Hall (1929) at Delta State University in Cleveland; Rowan Administration Building (1928) and Harmon Hall (1929) at Alcorn State University; and Fulton Chapel (1926, with Ben Price) at the University of Mississippi. These buildings, which are Mississippi Landmarks and/or are listed on the National Register of Historic Places, demonstrate Lindsley's ability to work capably in a wide range of architectural styles and building types.

The Lampton Building contributes to the richness and diversity of architectural form and style that characterize the Smith Park Architectural District.

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Section 10: Geographical Data

Acreage of original nomination and Amendment No. 1: approximately 20 acres  
Acreage of amendment area: 0.27 acre  
Total acreage of amended nomination: approximately 20 acres

Note: The UTM References remain the same. Therefore, a new USGS map is not being submitted.

**Verbal Boundary Description:**

Commencing at the point of intersection of the East line of South West street with the North line of East Pearl street, in said City of Jackson, as said streets are now laid out and improved, which point is the Southwest corner of Square Eleven (11), South, in said City, according to Daniel's official map thereof, made in 1875, and running thence Easterly along the North line of East Pearl street one hundred and forty-nine and one-tenth (149.1) feet, to the Southwest corner of the Auditorium property of said City of Jackson; running thence Northerly parallel to the East line of South West street, and along the Western line of said Auditorium property eighty (80) feet; thence running Westerly and parallel to the North line of East Pearl street one hundred and forty-nine and one-tenth (149.1) feet to the East line of South West street; and running thence Southerly along the East line of South West street eighty (80) feet to the point of beginning; said property being situated in the Southwest corner of said Square Eleven (11), South, in said City of Jackson; and the improvements thereon. Known as the Electric Building and Electric Building Annex and formerly known as the Lampton Building and Lampton Building Annex.

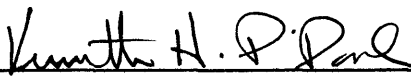
**Boundary Justification:**

This boundary increase delineates the single parcel of about one-quarter acre on which the Lampton Building is located. This parcel lies immediately alongside the original southern edge of the district.

Section 11: Form Prepared By:

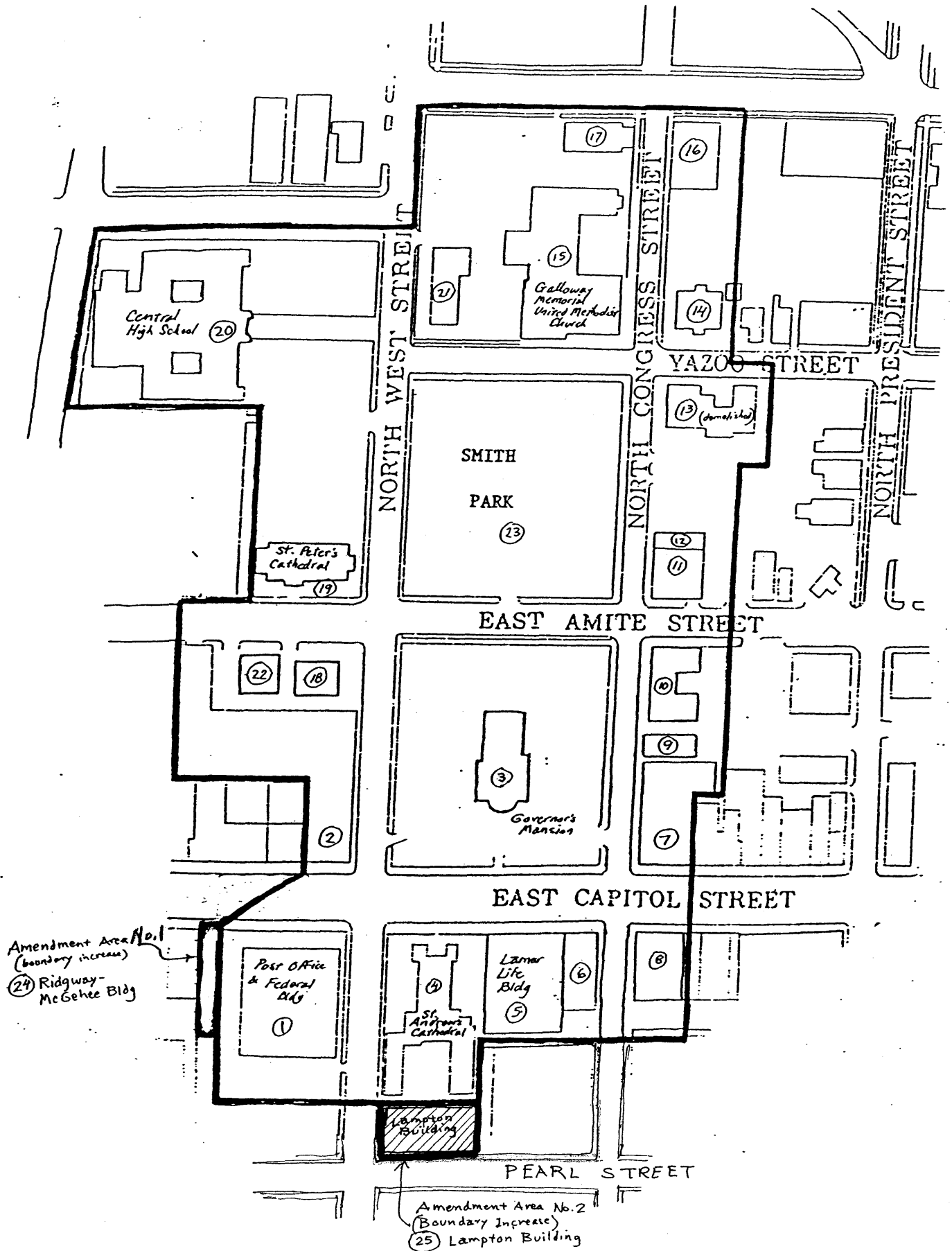
Brenda R. Crook, Preservation Specialist  
Mississippi Department of Archives and History  
P.O. Box 571  
Jackson, Mississippi 39205  
(601) 576-6940  
October 30, 2003

Certification

  
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Kenneth H. P'Pool  
Deputy State Historic Preservation Officer

FEBRUARY 9, 2004  
Date

SMITH PARK ARCHITECTURAL DISTRICT  
JACKSON, HINDS COUNTY, MISSISSIPPI

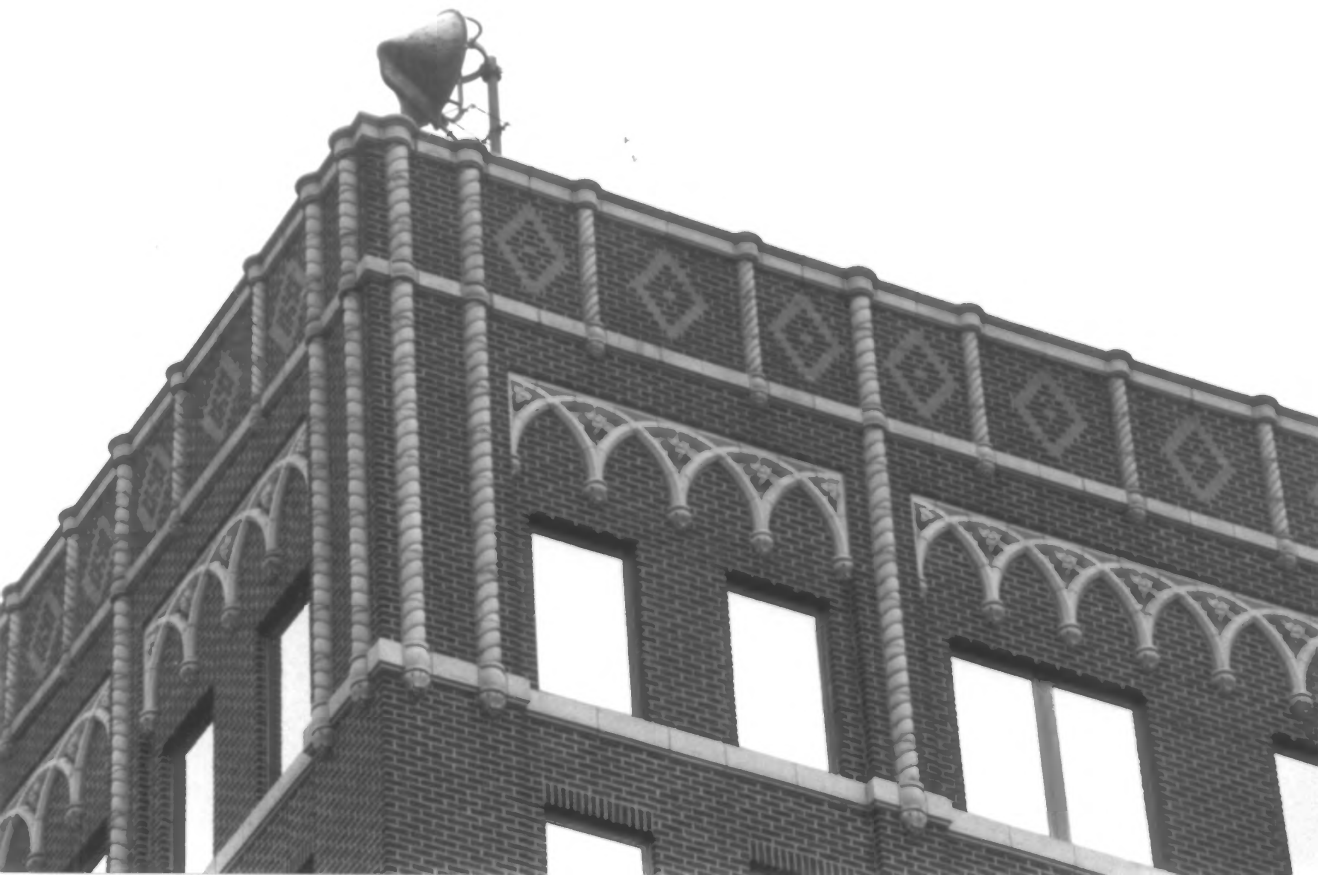




Lampton Bldg. (Electric Bldg.)  
Amendment No. 2 to Smith Park  
Architectural District

Jackson, Hinds Co., Mississippi  
Photo by Richard Cawthon

February 1, 1999 (field checked 10/2003)  
Negative: MS Dept. of Archives & History  
View to N.E. showing both street facades  
Photo 1 of 2



Lampton Building (Electric Bldg.)  
Amendment No. 2 to Smith Park Architectural District  
Jackson, Hinds Co., Mississippi  
Photo by Richard Cawthon  
February 1999 (field checked October 2003)  
10th floor + parapet detail on SW corner, view to NE  
Photo 2 of 2