

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

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received OCT 27 1983
date entered

1. Name

historic Belhaven Heights Historic District

and/or common N/A

2. Location

Irregular Area Along Bellevue Place, North Jefferson,
street & number Madison, and Morningside Streets N/A not for publication

city, town Jackson N/A vicinity of

state Mississippi code 28 county Hinds code 49

3. Classification

Category	Ownership	Status	Present Use
☒ district	☐ public	☒ occupied	☐ agriculture ☐ museum
☐ building(s)	☒ private	☒ unoccupied	☐ commercial ☐ park
☐ structure	☐ both	☐ work in progress	☐ educational ☒ private residence
☐ site	Public Acquisition	Accessible	☐ entertainment ☐ religious
☐ object	☐ in process	☒ yes: restricted	☐ government ☐ scientific
	N/A being considered	☐ yes: unrestricted	☐ industrial ☐ transportation
		☐ no	☐ military ☐ other:

4. Owner of Property

name Multiple Ownership

street & number Multiple Addresses

city, town Multiple Addresses vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Hinds County Chancery Court Building

street & number 316 South President Street

city, town Jackson state Mississippi

6. Representation in Existing Surveys

title Statewide Survey of Historic Sites has this property been determined eligible? ☐ yes ☒ no

date February, 1983 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Mississippi Department of Archives and History

city, town Jackson state Mississippi

7. Description

Condition

☒ excellent
☒ good
☒ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☒ unaltered
☒ altered

Check one

☒ original site
☐ moved date N/A

Describe the present and original (if known) physical appearance

Located near the downtown core of Mississippi's Capital City, the Belhaven Heights Historic District is one of Jackson's most architecturally unique neighborhoods. The 38-building historic district is a small neighborhood within modern Jackson (population 250,000) and is distinguished by its eclectic collection of the major residential styles of the late-nineteenth and early-twentieth century.

In 1982-83, the Mississippi Department of Archives and History initiated a survey of the 155-acre Belhaven Heights area in response to citizen concern over the Jackson Redevelopment Authority's proposed annexation of the area. The subsequent nomination of the Belhaven Heights Historic District (an 18-acre neighborhood within Belhaven Heights) to the National Register is a result of the survey findings.

Belhaven Heights is a residential and commercial area bounded by High Street on the south, North State Street on the west, Fortification Street on the north, and the GM&O Railroad tracks on the east. The area encompasses within its boundaries the eastern side of North State Street (once Jackson's premier residential address and now dominated by office buildings), a collection of business firms on the northern side of High Street, a two-block area on North Street (parallel to North State and North Jefferson streets) consisting of boarding houses utilizing historic properties, rest homes and offices, and a cohesive residential area composed of various neighborhoods extending eastward from North Jefferson Street to the railroad tracks.

Situated on one of Jackson's highest hills, the Belhaven Heights Historic District is known for its diverse architecture, terraced lawns, and tree canopied avenues. Although North Jefferson Street is a particularly busy thoroughfare, it retains a turn-of-the-century ambiance, as evinced by the continued use of front porches, the existence of gardens and green spaces, and the number of pedestrians who utilize the sidewalks.

The Belhaven Heights Historic District contains the primary remaining historic resources in Belhaven Heights. District boundaries were drawn around a cohesive historic core, omitting as much recent residential and commercial development as possible. The three pivotal houses in the district are outstanding examples of the Greek, Neoclassical, and Colonial Revival styles in Jackson. The thirty-two contributing buildings, constructed within an approximate sixty-year period, define the unique and picturesque sense of place in the neighborhood. The single marginal building is a historic residence altered by the application of artificial siding, while the sole non-contributing structure is a townhouse complex with no architectural or historic link to the district. The single intrusive building, a modern apartment complex, compromises the landscape of the district but serves to connect primary historic resources.

The major domestic architectural styles constructed in Mississippi during the late-nineteenth and early-twentieth centuries are represented within the district. The thirty-eight buildings comprise the best collection of architecture

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of that period in Jackson. The oldest residence in the district is The Oaks/Boyd House, an 1856 Greek Revival cottage listed on the National Register in 1973. Turn-of-the-century house styles and types include the Queen Anne, L-shaped cottages, American foursquare, and the Neoclassical Revival. In addition, many residences were influenced by one or more of these formal styles. Later residences in the district are in the Bungalow, Colonial Revival, Tudoresque, and Italianate/Mediterranean modes.

With few exceptions, the historic resources of the Belhaven Heights Historic District enjoy their original integrity. Some of the contributing buildings have been sympathetically altered to reflect a progressive lifestyle or family growth. Such alterations include the addition of sleeping porches and carports, backyard decks utilizing the steep slopes of the hilltop, and the conversion of single family residences to rental apartments.

Inventory

The inventory of buildings included in the Belhaven Heights Historic District is arranged alphabetically according to street with buildings cited by street address in ascending numerical order (west to east; south to north). Commonly used or historic names are given parenthetically. Individual resources are evaluated according to the following rating:

- P - Pivotal buildings appear to qualify for listing in the National Register of Historic Places by reasons of individual architectural or historical significance.
- C - Contributing buildings are essential to the district's sense of place and sustain the architectural and historical significance of the district.
- M - Marginal buildings do not contribute to the architectural significance of the district, but by their scale, material or setting do not overtly compromise the integrity of the district. Marginal buildings include those historic buildings which are covered with non-historic fabrics.
- NC - Non-contributing buildings detract from the architectural significance of the historic district and interrupt the cohesion of the historic environment.
- I - Intrusive structures by their scale, materials, condition or setting severely disrupt the cohesion of the historic environment.

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Bellevue Place

1. 927. One-story, irregularly massed and fenestrated, hip-roof, frame, turn-of-the-century residence with strong Colonial Revival features facing north. A hip-roof, double-vent dormer is centered on the roof, and three corbeled and elongated brick chimneys pierce the roof. A three-by-two-bay, flat-roof gallery extends across the facade and wraps around the northeast corner. The gallery is delineated by substantial, fluted wooden columns with Ionic capitals and is enclosed by a sturdy balustrade. The entrance is a single-leaf door with a large, elliptical light, flanked by latticed sidelights and capped by a tripartite transom. The window on the facade is a large, single light with an art-glass transom. Ca. 1908. C.
2. 935. One-story, five-bay, irregularly massed, gable-roof, frame residence facing north. A three-bay, pedimented portico is centered on the facade and is supported by four, large Tuscan columns. The tympanum of the portico has a centered lunette and end returns. The three central bays consist of the off-centered, single-leaf door, and two, twelve-over-one double-hung sash. This trio is flanked by paired, nine-over-one double-hung sash. A simple chimney is centered on the roof ridge. Ca. 1910. C.
3. 942. Two-story, three-bay, regularly massed, gable-roof, frame Colonial Revival residence facing south. The red-tile roof, pierced by two interior end chimneys, has three gable-roof dormers filled with multi-light casement windows. A one-story, one-bay, pedimented entrance portico frames the centered entrance. The portico features a red-tile roof, dentils and modillions, cornice and entablature and is supported by smooth Tuscan columns. The entrance itself is a paneled, single-leaf door flanked by multi-light sidelights and capped by an elliptical-arch, multi-light fanlight. The entrance is flanked by tripartite windows filled with multi-light double-hung sash. The outer bays of the second story are identical to the first, and the second story's center bay consists of paired, twelve-over-twelve double-hung sash flanked by six-over-six double-hung sash. A one-story, flat-roof, multi-light sunroom is located on the eastern elevation, while a one-story, one-bay, side entrance porch is located on the western elevation. Ca. 1915. P.
4. 943. One-story, regularly massed and irregularly fenestrated, gable-front, frame residence facing north. A three-by-four-bay, square-cut, flat-roof porch extends across the facade and wraps around the northeast corner. The porch is supported by round wooden columns. The entrance to the residence is an off-center, single-leaf door with multi-light sidelights and transom. Flanking fenestration on the facade consists of single and paired, one-over-one double-hung sash. Ca. 1916. C.

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5. 945. One-story, five-bay, gable-roof, regularly massed and artificially sided residence facing north. A one-bay, gable-roof entrance porch frames the centered entrance and is delineated by metal columns. The entrance, a single-leaf door with a paneled transom, is flanked by two pairs of sixteen-over-one double-hung sash. A frame-and-metal deck is located on the western elevation and provides a carport underneath. Ca. 1910s. M.
6. 947. One-story, irregularly massed and fenestrated, hip-and-gable-roof, frame residence facing north. A one-bay, undercut porch at the northwest corner is supported by paneled, square wooden columns on brick pedestals and is enclosed with screens. A one-story, three-bay, hip-roof, artificially sided garage facing north towards the street has been converted to apartment usage. Ca. 1920. C.
7. 948. (Bellevue Arms). Two-story, gable-roof, squarely massed, irregularly fenestrated brick apartment complex. Ca. 1960s. I.
8. 960. One-story, three-bay, regularly massed and hip-roof, raised, stucco residence facing south. The central focus is a one-bay, flat-roof, semi-circular entrance porch centered on the facade. The porch is supported by paired Tuscan columns. The entrance is a single-leaf door and is flanked by multi-light, tripartite windows filled with double-hung sash. A three-bay, crenelated parapet extends across the facade and is highlighted at the outer bays by tiled, hipped pents supported by simple rectangular modillions. Ca. 1923-24. C.
9. 963. One-story, three-bay, gable-roof, regularly massed, frame residence facing north. A one-bay, gable-roof entrance porch, supported by large, round, wooden columns is centered on the facade and frames the two entrances. The original entrance is a single-leaf door, which is flanked by multi-light, operative, French doors. One pair of French doors is used as the entrance to the second apartment. The outermost bays are paired, nine-over-one double-hung sash, as is the remaining fenestration. A pair of gabled dormers are balanced around the gable-roof entrance porch. Ca. 1924. C.
10. 968. One-story, picturesquely massed and fenestrated, multi-gable, stucco residence facing south. The red-tile roof features a broad, gabled dormer with overhanging eaves and exposed rafters, and two plain, stuccoed chimneys. A broad, gable-roof pavilion at the southwest corner has wide eaves, brackets/purlins and exposed rafters; a trio of atriated windows in the gable; and a series of seven, twelve-light casement windows. The entrance, a single-leaf door with an elliptical, muntined panel, is flanked by detached elliptical sidelights. The one-bay, pedimented overdoor was applied to the residence ca. 1982. Ca. 1923-24. C.

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11. 1004. One-and-one-half-story, irregularly massed and fenestrated, hip-and-gable-roof, brick, raised residence facing south. The red-tile roof is pierced on the facade by an off-center, battered, stone chimney. The entrance to the residence is a single-leaf, round-arch door recessed behind a round-arch portal flush with the facade. Along the roof, a broad cross-gable marks the one-bay entrance. Remaining fenestration on the facade consists of individual, pairs, and trios of nine-over-one double-hung sash. A two-story, frame sunroom is located on the eastern elevation. Mediterranean inspired. Ca. 1929. C.

North Jefferson Street

12. 804. One-story, regularly fenestrated and irregularly massed, gable-roof, frame residence facing west. The gable-front building has wide eaves, well-spaced brackets and paired rectangular vents in the gable. A three-bay, flat-roof porch supported by paired, square columns extends across the facade and beyond the southwest corner. The entrance is a centered, single-leaf door which is flanked by paired, nine-over-one double-hung sash. A one-story, flat-roof addition is located on the southern elevation, while a multi-light, shed-roof dormer extends across the eastern elevation. Ca. 1924. C.
13. 811. One-story, three-bay, gable-roof, irregularly massed, frame, bungaloid residence facing east. A one-bay, gable-roof, screen-enclosed porch extends from the southeast corner two-thirds of the way across the facade. Entrance to the residence is a centered, single-leaf door with a four-light transom. The entrance is flanked by a trio of nine-over-one double-hung sash. The porch has wide eaves and exposed rafters and is supported by paneled, battered, compressed piers atop elongated brick pedestals. Ca. 1915. C.
14. 814. Two-story, regularly massed and irregularly fenestrated, gable-roof, brick residence facing west. The off-center entrance features a one-story, one-bay, flat-roof, semi-circular portico supported by round columns. The entrance is a single-leaf door with a six-light fanlight and five-light sidelights. Remaining fenestration includes paired and single, one-over-one double-hung sash of various dimensions. Ca. 1926. C.
15. 818. One-story, picturesquely massed and irregularly fenestrated, multi-gable, frame cottage facing west. A solitary, six-over-one double-hung sash fills a gabled dormer which pierces the front slope of the roof. A gable-roof pavilion with a vent in the apex and a trio of nine-over-one double-hung sash is located at the northwest corner. An irregularly spaced, three-bay, undercut entrance porch is delineated by two round columns and one

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square column. A segmental pediment in the roof above the two round columns delineates the entrance to the porch. Entrance to the residence is a single-leaf door flanked by six-light sidelights. The remaining fenestration sheltered by the porch is a trio of nine-over-one double-hung sash. Ca. 1921. C.

16. 823. (The Oaks/Boyd House, National Register, 1973). One-story, five-bay, regularly massed and gable-roof, Greek Revival cottage facing east. A five-bay, undercut gallery extends across the length of the facade and is delineated by substantial square columns. The centered entrance is a single-leaf door with a four-light transom and sidelights. The entrance is flanked by two groups of six-over-six double-hung sash. Ca. 1856. P.
17. 826-828. One-story, five-bay, regularly massed, hip-roof, frame residence facing west. A spacious, three-bay, hip-roof porch frames the center bays and is supported at the corners by paired columns, all of which are Tuscan. Additionally, two engaged columns frame the inner three bays. The centered entrance is a single-leaf door flanked by two pairs of six-over-six double-hung sash. An apartment (826 Jefferson) is located on the southern elevation. Ca. 1900. C.
18. 833. One-story, picturesquely massed and fenestrated, multi-gable, clapboard residence facing east. A hip-roof porch wraps around the front and northeast corner and is supported by chamfered posts with sawn brackets. A one-bay, gable-roof portal is supported by substantial, round columns with Corinthian capitals. The main entrance is a single-leaf door with a two-light transom. Remaining fenestration shielded by the porch consists of two-over-four floor-to-ceiling windows. Ca. 1880s. C.
19. 835, 837, 839. One-story, picturesquely massed and fenestrated, multi-gable, frame residence facing east. A centered, gabled pavilion has elaborate bargeboards, a diamond-shaped vent and an elaborate frontispiece which incorporates a single-leaf door with a tripartite transom and sidelights. Hip-roof porches flank the centered pavilion and are delineated by paired posts sharing one capital. The fenestration on these porch facades consists of one single-leaf door with a tripartite transom and sidelights, two single-leaf doors with transoms, and two six-over-six floor-to-ceiling windows. Ca. 1880s. C.
20. 836. One-story, four-bay, regularly massed and gable-roof, frame residence facing west. A two-bay cross-gable is centered above the five-bay, hip-roof porch, which extends the length of the facade. The porch is supported by six, irregularly spaced, square, wooden columns. The entrances, single-leaf doors, are located at the inner bays and are flanked by paired, two-over-two double-hung sash. Ca. 1922. C.

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21. 851. Two-and-one-half-story, irregularly massed and picturesquely fenestrated, composite-roof, multi-unit, frame residence facing east. The front, hip-roof gallery unites the main block and the addition on the south elevation. A second-story, balustrated balcony is located on the facade. The jerkinhead gable has an art-glass tripartite window and decorative wood shingles. Picturesque fenestration throughout the building includes single-leaf doors with transoms, two-over-two double-hung sash, and art-glass embellishments. Ca. 1900. C.
22. 852. One-story, irregularly massed and fenestrated, multi-gable, frame bungalow facing west. A gabled dormer centered on the roof and two prominent gables on the northwest corner all have wide eaves, brackets, and exposed rafters. A hip-roof porch extends south from the gabled pavilion, wrapping around the southwest corner. The porch is supported by massive brick piers, has a balustrade, is enclosed with screening, and is almost obscured from view by a deep metal awning. The recessed entrance to the residence is a single-leaf door. Ca. 1914. C.
23. 854. Two-story, three-bay, regularly massed, hip-roof, clapboard residence facing west. The tiled roof is pierced by an exterior end brick chimney on the southern elevation. Two slightly projecting, two-story, hip-roof pavilions, flank the central bay. A massive, one-story, one-bay, hip-roof, entrance porch dominates the facade. The porch is supported by two large, battered, brick piers which pierce the tiled roof. The balustraded porch connects the massive entrance porch to a similar one-story, one-bay screened porch with brick piers, located on the northern elevation. The entrance to the residence, shielded by the central-bay porch, is a single-leaf door flanked by solitary, elongated sidelights. The remaining fenestration on the facade consists of tripartite windows with vertically divided upper sashes. Ca. 1923-24. C.
24. 855. One-story, irregularly massed and fenestrated, gable-roof, brick and stucco residence facing east. A centrally located cross-gable marks the location of the undercut, rounded-arch entrance way. The entrance, a single-leaf door with transom, is recessed behind and aligned with this portal. Fenestration is irregularly placed throughout and is usually expressed by groups of nine-over-one double-hung sash. The cross-gable and roof have wide eaves, exposed rafters and brackets--indicative of the bungalow style. The red-tile roof and stucco facade are features associated with the Mediterranean/Spanish Revival architecture of the early-twentieth century. Ca. 1923-24. C.
25. 857. (Jefferson Terrace). This complex consists of a variety of two-story, two-bay, gable-roof, squarely massed, brick townhouses facing east. Fenestration consists of single-leaf doors and paired and solitary six-over-six double-hung sash. Ca. 1970s. NC.

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26. 901. (Lewis-Mack House). Two-story, three-bay, regularly massed, hip-roof, frame, Neoclassical Revival residence facing east. The house, on a raised brick foundation, has a red-tile roof and a single, hip-roof dormer centered on the roof. A two-story, three-bay portico extends across the facade and has a slightly projecting, pavilion-like portal. The extremely elegant portico is delineated by round, fluted columns with Corinthian capitals, has an elaborate, paneled entablature, and is topped by a balustrade. The main entrance, a centered, single-leaf door with vertically divided transom and sidelights, is encompassed in a monumental, formal frontispiece, consisting of pilasters, entablature, and a prominent wreath and garland panel. Integrated into the frontispiece and surmounting this panel are boldly enframed, five-over-one double-hung windows. Each outer bay opening (both stories) is filled with French doors and enlivened by a frame consisting of sidelights, a transom, and a denticulated cornice. The outer bays on the second story have balustraded balconies with classical motifs/detailing. Ca. 1910. P.
27. 909. One-and-one-half-story, three-bay, rectangularly massed, gable-front, frame, bungalow residence facing east. One shed-roof dormer with wide eaves and exposed rafters pierces each slope of the roof. The front gable also has wide eaves, brackets, and a trio of nine-over-one double-hung sash windows. A three-bay, undercut porch is supported by four substantial, Arts and Crafts, brick piers (battered), and has a solid, brick balustrade. Fenestration on the facade consists of a centered, single-leaf door, a trio of twelve-over-one double-hung sash and a single, twenty-four-over-one double-hung sash window. Ca. 1911. C.
28. 919. One-and-one-half-story, irregularly massed and fenestrated, composite-roof, turn-of-the-century, clapboard residence facing east. The major focus of the residence is a second story, overhanging, conical-roof turret centered on the facade and supported on the first story by slender, tapered columns upon short, square pedestals. The porch extends two-thirds of the way across the facade from the semi-circular portal to the northeast corner. The centered entrance is a single-leaf door with a transom. Other fenestration on the facade includes a set of multi-light French doors with a transom and a single, oversized, one-over-one double-hung sash window. Two chimneys rise from the central portion of the complex roof. Ca. 1908. C.
29. 922. Two-story, picturesquely massed and fenestrated, multi- and clipped-gable, stucco, brick and half-timbered Tudoresque apartment house facing west. A slightly projecting, gabled pavilion located at the southwest corner encompasses the centered entrance, a single-leaf, Tudor-arch door. The door, which is flush with the facade, is highlighted by a Gibbs-like, cut-stone frontispiece with scrolled relief work. The remaining fenestration consists of a single and paired, six-over-one double-hung sash. With its wood-shingle roof, brick first story, and frame and half-timber second

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story, the building is a splendid example of the Tudor Revival style. Ca. 1930s. C.

30. 924. One-and-one-half-story, irregularly massed and fenestrated, multi- and clipped-gable, frame and brick, Tudoresque apartment house facing west. The wood-shingle roof features a central, gabled pavilion which encompasses a smaller, one-story, one-bay gabled pavilion. The smaller pavilion features a single-leaf door set in a Tudor frontispiece. Remaining fenestration includes multi-light casement windows, and fixed, diamond-light sashes. A one-story, one-bay, flat-roof porch is located at the southwest corner. Ca. 1930s. C.
31. 927. Two-story, irregularly fenestrated, hip-roof, clapboard, turn-of-the-century residence facing east. A hip-roof dormer with a tripartite vent window is centered on the roof. A one-story, hip-roof, three-by-three-bay gallery extends across the facade and wraps around the southeast corner. The porch is delineated by slender, wooden, Ionic columns. The entrance, a single-leaf door with a rectangular, beveled-glass insert, is flanked by sidelights and capped by a transom. Other fenestration on the first story of the facade consists of one large, single-light window with an art-glass transom, and one diminutive, fixed light. Fenestration on the second story consists of two pairs of one-over-one double-hung sash windows. Ca. 1908. C.
32. 933. One-and-one-half-story, hip/gable-roof, regularly massed and irregularly fenestrated, frame bungalow facing east. A gable-roof, windowed dormer with an astriated light over a single light is centered on the roof, and a chimney is centered behind the dormer. A two-bay, undercut gallery extends across the length of the facade and is supported by battered piers atop stuccoed pedestals. The approach to the raised residence is located at the southeast corner, and a solid, stuccoed balustrade frames the gallery. Fenestration includes an off-center, unadorned, single-leaf door; one large, one-over-one double-hung sash window; and a bay window with three, one-over-one double-hung sash. Ca. 1908. C.

Madison Street

33. 902. One-story, irregularly massed and regularly fenestrated, multi-gable, frame, L-shaped cottage facing west. A gabled pavilion with subtle chamfers is located at the southwest corner, and features three, two-over-two double-hung sash. A three-bay, flat-roof porch extends from the pavilion to the northeast corner and is delineated by flat, ornamented, metal supports. A similar balustrade encloses the porch. The main entrance and the secondary entrance to the pavilion are single-leaf doors with transoms. Remaining fenestration on the facade is a solitary, two-over-two double-hung sash window. Metal awnings frame the porch roof. Ca. 1900s. C.

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Morningside Drive

34. 906. One-story, irregularly massed and fenestrated, multi-hip, brick residence on a corner lot facing south. A one-bay, bracketed, gable-roof, entrance porch is centered on the facade, and frames the single-leaf entrance. The remaining fenestration includes multiple-light casement windows. Ca. 1923-24. C.
35. 910. Two-story, three-bay, squarely massed, hip-roof, clapboard residence facing south. A hip-roof dormer is centered on the facade, with duplicates on the east and west elevations. A two-story, exterior, brick chimney pierces the roof on the eastern facade. A one-story, flat-roof gallery extends across the facade and is supported by fluted, wooden columns. The entrance, at the southwest corner of the facade, is a single-leaf door with a transom and sidelights. Other fenestration on the first story of the facade consists of two, one-over-one double-hung sash. Fenestration on the second story consists of paired, one-over-one double-hung sash, and two single one-over-one double-hung sash windows. A one-story, one-bay, gable-roof porte-cochere, supported by fluted columns on brick pedestals, extends from the porch at the southeast corner. Ca. 1910s. C.
36. 919. One-and-one-half-story, irregularly massed and regularly fenestrated, multi- and clipped-gable duplex facing north. A broad, one-and-one-half-story, shallow, jerkinhead pavilion is located at the northeast corner. A one-story, one-bay, jerkinhead, entrance porch supported by square columns is centered on the facade. Entrance to the residence is a single-leaf, rounded-arch door. Remaining fenestration consists of paired, six-over-six double-hung sash. Ca. 1920s. C.
37. 921. One-story, irregularly fenestrated and rectangularly massed, multi-gable, frame, bungaloid residence facing north. A broad, one-bay, gable-roof entrance porch extends across most of the facade. The porch has wide eaves, brackets and exposed rafters, and is supported by trios of wooden piers atop brick pedestals. The entrance to the residence is a single-leaf door, and the remaining fenestration on the facade consists of randomly placed, nine-over-one double-hung sash. An exterior brick chimney pierces the eaves on the eastern elevation. Ca. 1913. C.
38. 927. One-story, three-bay, regularly massed, hip-roof, clapboard bungalow facing north. A hip-roof dormer with vent has wide eaves and exposed rafters and is centered on the roof. A three-bay, flat-roof gallery extends across the facade and is punctuated by exposed rafter tails. The porch is delineated by compressed, wooden piers atop brick pedestals. The entrance

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7 - DESCRIPTION

to the residence is an off-center multi-light, single-leaf door with a transom. The door is flanked by fifteen-over-fifteen double-hung sash. The residence is raised on brick piers concealed by clapboard sheathing. Ca. early 1920s. C.

8 - SIGNIFICANCE

By the turn-of-the-century, North State Street had become Jackson's most fashionable address, and elegant mansions ascended the street. Residents who could not afford to build on State Street settled for the less prominent side streets, and just a few years after the opening of Belhaven College, Jackson's residential growth reached the college boundaries. With the influence of the women's college, the Belhaven neighborhood itself became an enviable address. Along North Jefferson Street and Bellevue Place (formerly Boyd Street), a multitude of Queen Anne and Colonial Revival residences were constructed within walking distance of the pleasant campus. In 1905, a quartet of Mississippi and Tennessee business saw the growth potential in the area and incorporated themselves as the Belhaven Heights Company.

In 1910, a second fire destroyed the entire Belhaven Campus, and the owner, J. R. Preston, offered the institution to the Presbyterian Church. The Presbytery of Central Mississippi accepted the proposition and relocated the college in a sparsely populated area northeast of the original campus. Again, the area around the new college became known as Belhaven. The original Belhaven area became more clearly identified as "old Belhaven" or Belhaven Heights.

The original Belhaven College block was sold to individuals and during the 1910s and 1920s Italianate-influenced residences and bungalows appeared on the grounds of the former college. In a later subdivision of the original college property in the 1930s, three Tudoresque apartment buildings were added to the neighborhood.

Through the 1940s and 1950s, the Belhaven Heights neighborhood grew eastward to its logical boundaries: the GM&O Railroad tracks on the east and Fortification Street to the north. From Madison Street eastward the new buildings were primarily Tudoresque, picturesque expressions in brick, stone and timber, or two-story, rectangular residences covered with asbestos siding. These single family residences extended eastward until they met the older frame cabins and duplex shotguns located near the railroad tracks.

The planned neighborhoods, suburban development and growth of consolidated shopping areas of the 1960s and 1970s prompted many business and homeowners to leave downtown Jackson. Following this exodus, many of the empty downtown mansions were demolished to make room for commercial and governmental offices. As a neighborhood, Belhaven Heights was eclipsed by smaller houses in newer suburbs. Many of the residences in the area were destroyed, and their lots rezoned for commercial and multi-residential structures.

8. Significance

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400–1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500–1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600–1699	☒ architecture	☐ education	☐ military	☐ social/
☐ 1700–1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800–1899	☐ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☒ 1900–	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates	N/A	Builder/Architect	N/A
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Statement of Significance (in one paragraph)

The Belhaven Heights Historic District is significant as an eclectic blend of late-nineteenth and early-twentieth-century residential architecture in Mississippi's Capital City. As one of Jackson's most cohesive downtown residential neighborhoods, the district is also significant for the homeowners' determination to remain downtown, and their concerted stand against encroaching commercialization and redevelopment.

After five years of statehood and a succession of capitols, Jackson was designated Mississippi's Capital City in 1822. Peter Van Dorn's 1822 map of Jackson laid out the city upon a formal grid, and designated State and Capitol streets as the major arteries, with the proposed state capitol building at the junction. Capitol Street, running west from the Capitol Green became the primary governmental, commercial and ecclesiastical artery, while State Street, a thoroughfare running north and south, became primarily commercial to the south and residential to the north.

Because of the precarious Pearl River to the east, there was little proposed commercial or residential settlement to the northeast, even though a group of hills rose above the path of the river. This hilly northeastern area, which became Belhaven Heights, was not settled until about 1853, when James H. Boyd, a prominent Jacksonian and mayor of Jackson from 1842–1844, constructed a Greek Revival cottage on the present 800 block of North Jefferson Street.

By 1875, only one other residence had been constructed in the area. Mrs. Moody, proprietor of the vast Moody Estate (approximately today's entire Belhaven Heights area), selected the block bounded by Morningside, Madison, Boyd, and North Jefferson as the site of her residence. The entire block was sold later to Col. James Hamilton, who constructed a new residence, and named it Belhaven, in honor of his Scottish ancestral home.

In 1894, Mississippi educator Dr. Lewis Fitzhugh purchased the entire Hamilton estate and opened Belhaven College, an educational institution for women. Belhaven College quickly gained acceptance in Jackson, both for its academic and social activities, and for its pleasantly appointed surroundings. Although a fire destroyed the entire campus in 1895, the buildings were replaced, and Belhaven College reopened for classes in 1896. By 1899, the Jackson Daily News described Belhaven and its surroundings as "remarkably picturesque and attractive . . . located thus in the most beautiful spot in the city, surrounded by elegant residences, within easy reach of every important point in Jackson, yet enjoying the seclusion of a suburban position, the college is all that can be desired."

Not surprisingly, the growing residential area surrounding Belhaven College became known as Belhaven. Due to the natural elevation of the area, and its proximity to one of Jackson's highest hills, the neighborhood also became known as Belhaven Heights.

9. Major Bibliographical References

Jackson, Mississippi. City Directory, 1916. Ashville, North Carolina: Gulf States Publishers, 1916.

Jackson, Mississippi. City Directory, 1922. Jackson: Tucker Printing House, 1922.

10. Geographical Data

Acreage of nominated property approximately 18

Quadrangle name Jackson, Miss.

Quadrangle scale 1:24000

UTM References

A

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Verbal boundary description and justification The Belhaven Heights Historic District is located on an approximately 18-acre irregularly shaped site. Beginning at the northeast corner of the intersection of North Jefferson and Harding Streets, the southernmost boundary line extends eastward 188 feet; from thence it commences north 363 feet, then west 187 feet

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
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state	N/A	code	county	code
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11. Form Prepared By

name/title P. Ana Gordon

Mississippi Department of Archives
organization and History

date September 8, 1983

street & number P. O. Box 571

telephone (601) 354-7326

city or town Jackson

state Mississippi

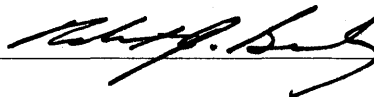
12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

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

State Historic Preservation Officer signature



title Deputy
State Historic Preservation Officer

date October 18, 1983

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date 11/25/83

for Allene Byers
Keeper of the National Register

Attest:

date

Chief of Registration

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

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8 - SIGNIFICANCE

Because of its downtown proximity, Belhaven Heights has been historically and recently threatened by encroaching commercialization. Much of the original Belhaven Heights neighborhood located close to State Street fell with the wrecking ball. A rejuvenization of the remaining areas in the late 1970s, initiated by older residents and incoming urban pioneers, held the demolition line at Jefferson Street. This informal group of neighborhood preservationists organized themselves as the Belhaven Heights Conservation District, Inc., in 1980 and in 1983 successfully opposed a move by the Jackson Redevelopment Authority to annex the Belhaven Heights neighborhood into the Authority's redevelopment district. Following the Conservation District's success, it appears that the future of the Belhaven Heights Historic District is secure from rezoning and non-residential commercialization.

9 - MAJOR BIBLIOGRAPHICAL REFERENCES

Jackson, Mississippi. City Directory, 1925. Jackson: Tucker Printing House, 1925.

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

Maloney's Jackson, Mississippi. City Directory, 1904-05. Memphis: The Maloney Company, 1904.

Maloney's Jackson, Mississippi. City Directory, 1907. Memphis: The Maloney Company, 1907.

Mississippi Department of Archives and History. Subject File. Belhaven College.

_____. Subject File. Belhaven Heights.

_____. Subject File. Belhaven Heights Company.

10 - GEOGRAPHICAL DATA (Verbal boundary description and justification)

to a location on North Jefferson Street. From thence it continues north 200 feet along North Jefferson, thence east 150 feet, thence north 25 feet, thence east 538 feet, then it continues north 163 feet where it crosses Bellevue Place and meets the northern boundary of Bellevue Place. From thence it continues west 263 feet along Bellevue Place, crossing Madison and ending at a point on the northern boundary of Bellevue Place. From thence it continues north 107 feet, thence west 188 feet crossing Madison

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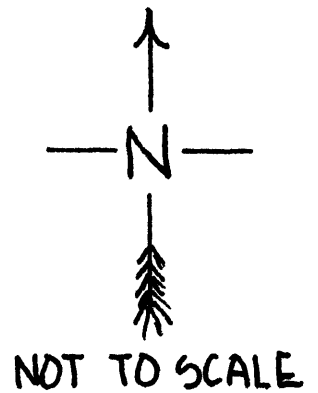
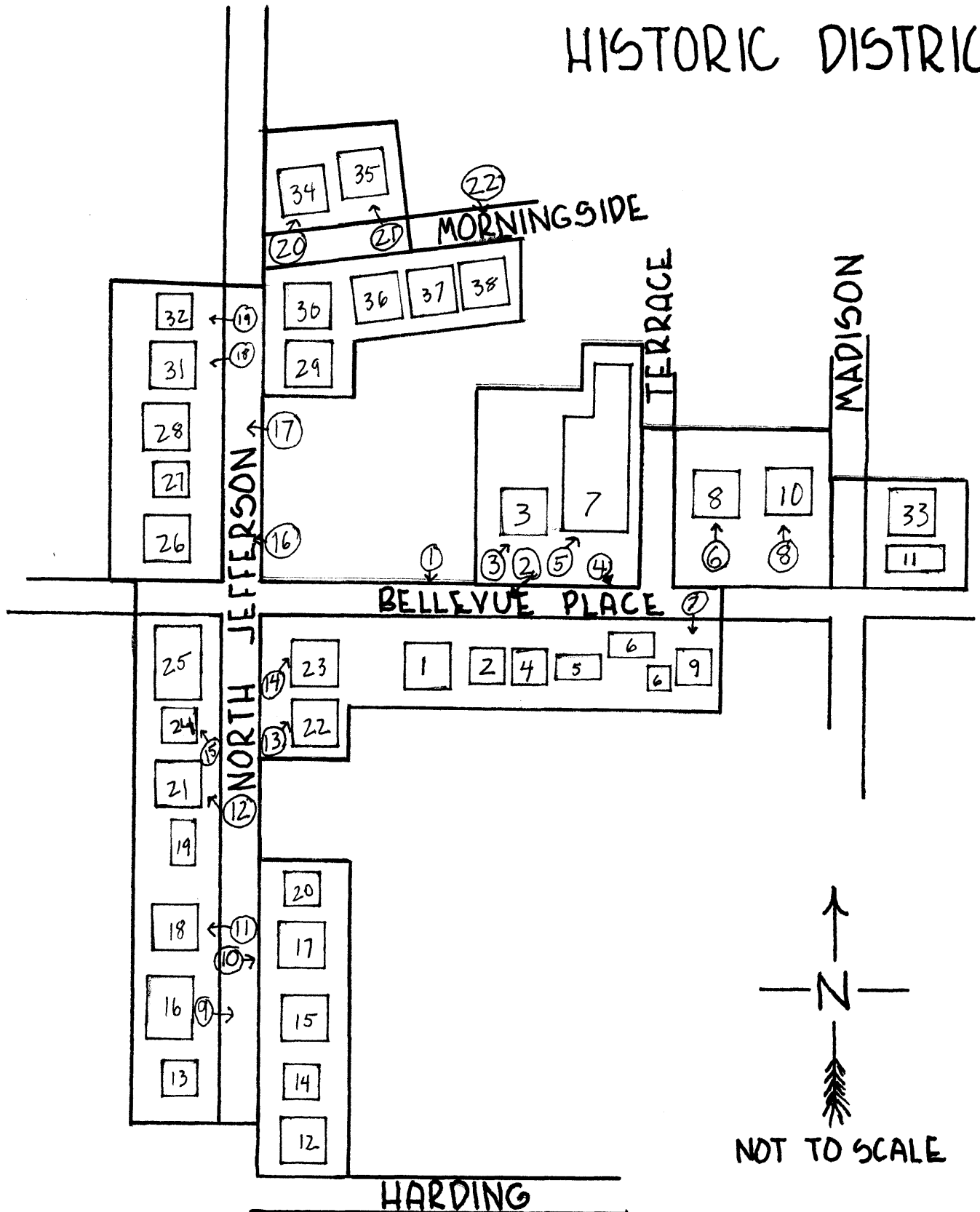
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10 - GEOGRAPHICAL DATA (Verbal boundary description and justification)

Street and meeting the western boundary of Madison Street. From thence it continues north along Madison Street 75 feet and west 175 feet where it crosses Terrace Court and meets the western boundary of Terrace Court. From thence it continues north 113 feet, west 50 feet, south 50 feet, west 200 feet and south 288 feet until it meets the northern boundary of Bellevue Place. From thence it continues along Bellevue Place west 350 feet to the northeast corner of the intersection of Bellevue Place and North Jefferson. From thence it continues north along North Jefferson 225 feet, thence east 150 feet, thence north 50 feet, thence northeast 100 feet, thence north 100 feet until it meets the southern boundary of Morningside Street. From thence it continues southwest 131 feet along Morningside Street, thence northwest 175 feet, thence west 125 feet where it meets the eastern boundary of North Jefferson Street. From thence it continues south 188 feet along North Jefferson, thence west 175 feet and crossing North Jefferson, thence south 363 feet to the northern boundary of Bellevue Place, thence east 25 feet along Bellevue Place, thence south 638 feet, thence east 175 feet crossing North Jefferson Street and meeting at the eastern boundary of North Jefferson Street, and thence south 100 feet along North Jefferson where it reaches the point of beginning.

BELHAVEN HEIGHTS HISTORIC DISTRICT





927 Bellevue Place (#1), view to south
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935 Bellevue Place (#2), view to southwest
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942 Bellevue Place (#3), view to northeast
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947 Bellevue Place (#6), view to southeast
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Bellevue Arms, 948 Bellevue Place (#7),
view to northeast

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960 Bellevue Place (#8), view to north
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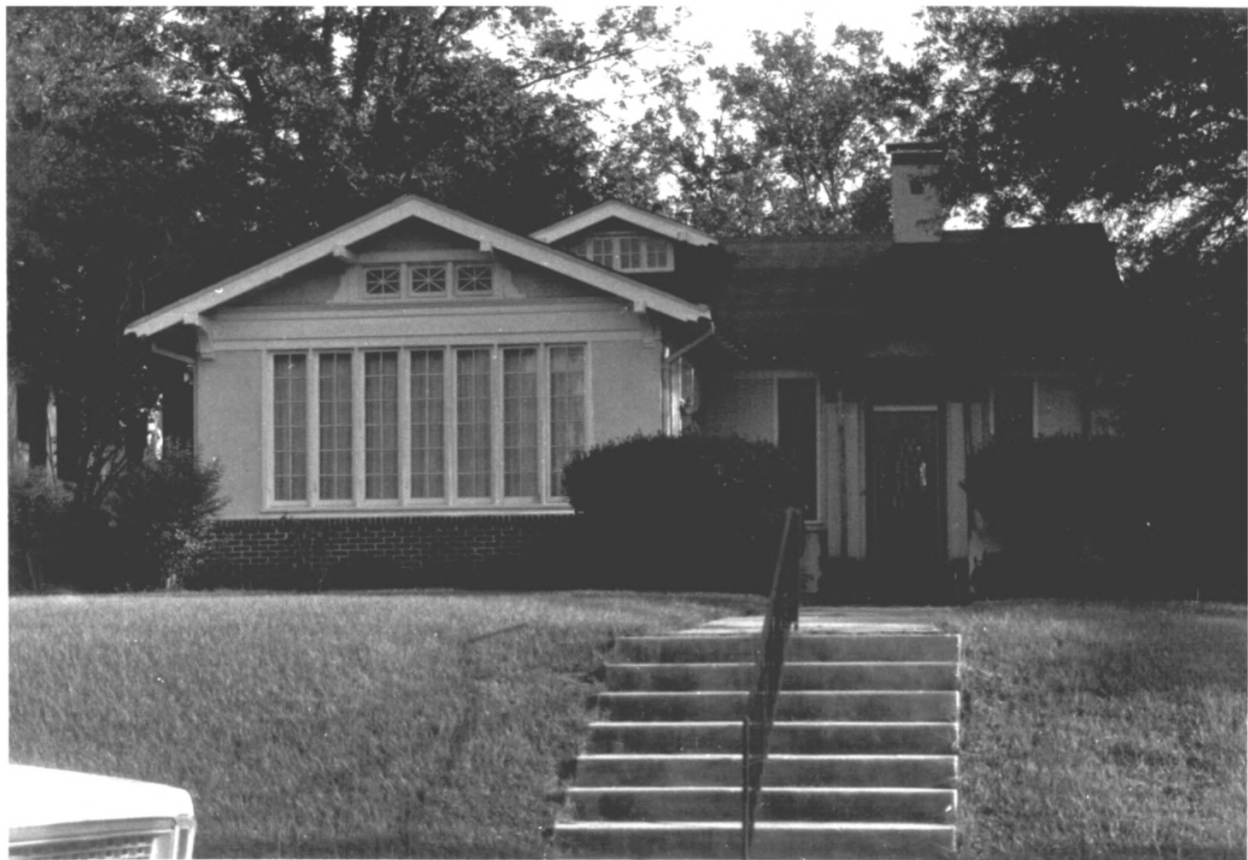


963 Bellevue Place (#9), view to south
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968 Bellevue Place (#10), view to north
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818 North Jefferson (#16), view to east
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826-828 North Jefferson (#17), view to east
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833 North Jefferson (#18), view to west
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851 North Jefferson (#21), view to northwest
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852 North Jefferson (#22), view to northeast
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854 North Jefferson (#23), view to east
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855 North Jefferson (#24), view to northwest
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Lewis-Mack House, 901 North Jefferson (#26),
view to west

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919 North Jefferson (#28), view to west
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927 North Jefferson (#31), view to west
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933 North Jefferson (#32), view to west
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906 Morningside (#34), view to north
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910 Morningside (#35), view to northwest
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927 Morningside (#38), view to southeast
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