

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

588

Downtown Cleveland Historic District  
(Boundary Increase)  
Cleveland, Bolivar County, Mississippi

Section number 1-7 Page 1

AMENDMENT

Downtown Cleveland Historic District  
(Boundary Increase)  
Cleveland, Bolivar County, Mississippi

The purpose of this amendment is to increase the boundaries of the Downtown Cleveland Historic District, listed on the National Register of Historic Places on May 4, 1999, to add eight additional contributing buildings that are adjacent to the previous boundary. It is not intended as a complete update of the district documentation; however, the Confederate Monument on the courthouse green, which is located within the original district's boundaries, was not mentioned in the original nomination, so it will also be inventoried in this amendment.

**Section 1: Name of Property**

Downtown Cleveland Historic District (Boundary Increase)

**Section 2: Location (of added properties)**

201 South Court Street and 200-215 North Pearman Avenue  
Cleveland, Bolivar County (Code 011), Mississippi (MS), 38732

**Section 5: Classification**

Ownership of property: private; public-local  
Add 8 contributing buildings, 1 contributing object, and 2 noncontributing buildings  
Number of Contributing Resources Previously Listed: 50 buildings

**Section 6: Function or Use**

Historic Functions: Domestic: single dwelling  
Health Care: clinic  
Government: government office  
Recreation and Culture: monument/marker  
Current Functions: Commerce/Trade: professional  
Health Care: clinic  
Government: government office  
Recreation and Culture: monument/marker

**Section 7: Description**

Architectural Classification: International Style  
Queen Anne  
Colonial Revival

Materials:

Foundation: brick; concrete  
Walls: brick; stucco  
Roof: asphalt  
Other: cast stone

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**Description:**

Listed in the National Register in 1999, the Downtown Cleveland Historic District contains a collection of governmental and commercial buildings representing a variety of historic architectural styles from the period 1886 to 1945. This boundary increase is being made to add to the district two architecturally distinctive historic public buildings located near the county courthouse and several houses, one of which is believed to be the oldest extant residence in town. The district's boundaries will be extended to the north of the courthouse along Pearman Avenue and to the south of the courthouse to include one building at the intersection of South Court Street and Pearman Avenue. The period of significance will be expanded slightly because the contributing buildings in the proposed amendment area range in date from 1884 to circa 1950. These buildings are similar to other buildings in the district in regard to size, scale, materials, and massing.

Located to the south and directly across the street from the county courthouse, the Dedwyler Memorial County Health Center was omitted from the district's boundaries because it was not quite 50 years old when the nomination was prepared. The boundaries did not extend up Pearman Avenue because directly north of North Court Street was a vacant lot, a deteriorated house with enclosed gallery (Joe L. Smith House), and another public building (Bolivar County Welfare Building) that was not yet 50 years old. Within the last two years, the Smith House has been rehabilitated, and a Queen Anne cottage, the Old Baptist Parsonage, was moved to the vacant lot in order to save it from demolition. Both of these houses have been sensitively rehabilitated utilizing the preservation tax incentives. In addition, the Bolivar County Welfare Building is now of sufficient age to be a contributing element in the district.

The fine Confederate Monument located on the courthouse green is in the original district's boundaries, but the monument was not described or counted in the district's inventory. A description of the monument appears below.

**Court Street, South**

- |            |          |                                        |                             |
|------------|----------|----------------------------------------|-----------------------------|
| <b>81.</b> | <b>C</b> | <b>200 South Court Street<br/>1908</b> | <b>Confederate Monument</b> |
|------------|----------|----------------------------------------|-----------------------------|
- Located on the courthouse green, the Confederate Monument was produced by the Columbus Marble Works, Columbus, Mississippi, and dedicated on May 14, 1908. The marble monument consists of a Confederate soldier standing in a lookout posture atop a tall sculptured obelisk-like shaft on a stepped base. The soldier faces east, with his left hand at the brim of his hat (vigil stance). His right hand holds a musket at the muzzle, and the butt of the musket rests on the base. On the east side of the base are the following inscriptions: "Bolivar Troop/Chapter/U.D.C./C.S.A./To the Memory/of our/Confederate Dead/1861-1865/Dead upon the Field of Glory/Hero Fit for Song and Story." The following is carved into the west side of the monument: "C.S.A./Bolivar County's/Tribute to/Southern Heroism./No Nation Ever Rose so Free from Crime,/Nor Fell so Free From Stain." On both the north and south sides is the inscription "C.S.A."

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- 82. C 201 South Court Street Dedwyler Memorial County Health Center**  
1950 International Style  
Architect: N.W. Overstreet & Associates, Jackson, Mississippi  
Constructed in the International Style, a relatively rare style of architecture in Mississippi, the Dedwyler Memorial County Health Center is a two-story, masonry structure with a one-story wing projecting from the west elevation, giving the main (north) façade its character-defining asymmetrical appearance. The smooth, unornamented wall surfaces are finished with blond brick and stucco, and plain, stuccoed parapets enclose the flat roofs. There are two entrances on the main façade, and both are in the one-story wing and feature partially-glazed doors topped by single-light transoms. Banks of metal windows flank the doors, and the second story also contains a ribbon of metal windows. Spanning the one-story wing is a shallow porch with flat roof supported by simple pierced concrete posts. The two-story east elevation faces Pearman Avenue and has an entrance containing double-leaf, partially-glazed doors topped by a transom. North of the entrance is a bank of four metal windows, and to the south is a bank of seven windows. The fenestration of the second story is the same as the first except a single metal window is substituted for the doorway. A shallow porch with flat roof supported by pierced concrete posts protects the openings of the first story. The building retains a high degree of integrity and has been designated a *Mississippi Landmark*.

**Pearman Avenue, North**

- 83. C 201 North Pearman Avenue Old Baptist Parsonage**  
1888 Queen Anne  
This Queen Anne cottage is a one-story, frame, gabled structure resting on a continuous brick foundation. On the north end of the L-shaped façade is a cutaway gabled bay with imbricated shingles and lozenge-shaped ventilator in the gable, ornamental jigsaw brackets, and one-over-one, double-hung, wood windows. On the south elevation of the projecting gabled bay, opening onto the porch, is a single-leaf, glazed-and-paneled door. Directly south of the gabled bay is the main entrance, which contains double-leaf, glazed, Craftsman style doors topped by a transom. South of the entrance are two one-over-one, double-hung, wood windows. Within the "L" of the façade is a porch that has a hipped roof, turned posts with sawn brackets, and wood deck. Windows throughout the house are one-over-one, double-hung, wood sash. The rear elevation has an "L"-shaped porch featuring turned posts. In order to save the house from demolition, it was moved about four blocks in 2001; and utilizing the preservation tax incentives, the building was sensitively rehabilitated for use as an office.
- 84. C 203 North Pearman Avenue Joe L. Smith House**  
c. 1905 Colonial Revival  
The vernacular Colonial Revival style Smith House is a one-story, side-gabled, frame building on a continuous brick foundation. The five-bay façade has a central, single-leaf entrance containing a paneled and glazed door. To each side of the entrance are two six-over-one, double-hung wood windows framed by shutters. A full-width gallery with plain posts spans the façade. Windows throughout the house are six-over-one, double-hung, wood sash. Using the preservation tax incentives, the house was sensitively rehabilitated in 2000 for use as offices.

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- 85. C 206 North Pearman Avenue American Legion (Bolivar County Justice Court)**  
c. 1930  
The former American Legion building is a one-story brick structure that rests on a concrete foundation and is crowned by a flat roof encircled by a parapet with concrete coping. On the west elevation the parapet is plain, while on the side elevations the parapets are stepped. The three-bay west elevation has three pairs of Craftsman style multi-light-over-one, double-hung wood windows. According to the 1933 Sanborn Fire Insurance Map, the main entrance was originally located in the center bay of the west elevation and was protected by a one-bay porch. However, the entrance has been moved to the north elevation, and the one-bay porch has been replaced by a wraparound porch that spans the west and part of the north elevations. The porch has a pedimented gable on the west elevation and a flat roof on the north, and paired posts support the porch roof. Windows throughout the building are Craftsman style wood windows arranged singly and in pairs.
- 86a. NC 211 North Pearman Avenue House**  
c. 1970 Ranch style  
This Ranch style house that now serves as a funeral home is a one-story, brick, side-gabled building. The main six-bay façade has a single-leaf entrance with louvered door, and windows throughout are six-over-six sash. A denticulated wood cornice trims the building.
- 86b. NC Outbuilding/Garage**  
c. 1960  
Located behind the Ranch style house at 211 North Pearman, this outbuilding is a two-story, frame, gabled structure. The building has six-over-six wood windows, as well as a "picture" window. A three-car garage with gable roof extends from the side of the building, and a porch with Doric columns spans both the first floor of the two-story section of the building as well as the length of the garage.
- 87. C 212 North Pearman Avenue Bolivar County Welfare Building**  
c. 1950 Traditional and Modern influences  
The Bolivar County Welfare Building is a one-story, brick structure that rests on a concrete foundation and is crowned by a flat roof trimmed by a plain wood cornice. The main entrance is recessed within an opening framed by a shouldered surround, and the walls within the recessed porch are finished with beaded board. The entrance contains a six-light/two-panel door topped by a transom and framed by four-light sidelights. To each side of the entrance is an oculus that has muntins forming a square within the circular window. To each side of the entrance are three six-over-six, double-hung wood windows with concrete sills. The south end of the façade projects slightly and has no openings. The ten-bay north elevation has a single-leaf, six-light/two-panel door topped by a single-light transom near the west end of the elevation, and windows are 6/6 double-hung wood sash.

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88. C 213 North Pearman Avenue House  
c. 1948 Minimal Traditional  
This one-story, frame, side-gabled house rests on a brick foundation, and the walls are clad in vinyl siding. The original portion of the house has an "L"-shaped façade, with a projecting front gabled bay featuring a multi-light wood "picture" window and, in the gable, a semicircular louvered vent. To the south of the gabled bay is the main entrance, which is recessed and contains a single-leaf, nine-light door. A frame, side gabled addition extends from the north elevation and contains a single-leaf door flanked by four-light sidelights.
89. C 214 North Pearman Avenue House  
c. 1950 Minimal Traditional  
This diminutive house is a one-story, brick, side-gabled building resting on a concrete foundation. The main three-bay façade features a central entrance containing a six-panel door, which is protected by a shed-roof porch supported by metal posts. To each side of the entrance is a pair of six-over-six, double-hung wood windows. Windows on the side elevations are six-over-six wood windows arranged singly and in pairs.
90. C 215 North Pearman Avenue William L. Pearman House  
1884 Colonial Revival  
Built in 1884 by William L. Pearman, this two-story, frame, side-gabled house is believed to be the oldest extant residence in Cleveland. The five-bay main façade has a central single-leaf entrance framed by three-light sidelights and topped by a three-light transom. The one-story, full-width porch shown on the 1925 Sanborn Fire Insurance Map is no longer extant, and a canvas awning presently protects the entrance. Windows on the first floor are one-over-one, double-hung wood windows, while those on the second story are six-over-six wood windows.

**Section 8: Statement of Significance (of added properties)**

The Downtown Cleveland Historic District was listed on the National Register in 1999 for local significance in the areas of Architecture, Commerce, and Community Planning and Development, and the period of significance is 1886 to 1945. The period of significance is being changed to extend from 1884, the year the Pearman House was built, to circa 1950, the date of construction for two architecturally and historically significant governmental buildings. In addition, the area of significance of Politics/Government is being added. Governmental buildings located in the existing district include the 1924 Bolivar County Courthouse and the 1924 City Hall, two buildings significant for their long association with the politics and government of the county and city. Two additional historic governmental buildings are located in the proposed amendment area: the Dedwyler Memorial County Health Center and the Bolivar County Welfare Building.

The buildings in the amendment area contribute to the district in the areas of Architecture, Community Planning and Development, and Politics/Government. The Old Baptist Parsonage (#83), built in 1888, is a good local example of the Queen Anne style and is one of the older surviving houses in Cleveland. Two other early houses in the amendment area are the William L. Pearman House (#90), built in 1884 and believed to be the oldest extant house in Cleveland, and the Joe L. Smith House (#84), built circa 1905. Both of these houses were built in the Colonial Revival style. Constructed just south of the courthouse in 1950, the Dedwyler Memorial County

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Health Center (#82) is a good local example of the International Style, a relatively rare style of architecture in Mississippi. The building retains a high degree of integrity and features such character-defining features of the style as an asymmetrical façade; flat roof; long ribbons of metal windows; and smooth, unornamented wall surfaces. Named after Dr. R.D. Dedwyler, the county's first health officer, the building is also an important surviving example of the efforts to improve public health in Mississippi in the early to mid-1900s. This building and the Bolivar County Welfare Building (#87), an interesting structure displaying a combination of traditional and modern influences, are significant in the area of Politics/Government because they reflect the county government's involvement in the social welfare of its citizens.

The Pearman House is significant in the area of Community Planning and Development. Situated at the northernmost end of the amendment area, it was built in 1884 and is believed to be the oldest extant residence in town, and as such, it is an important representation of the early development of the community. William L. Pearman was an early settler of Bolivar County, moving here in 1869 and eventually accumulating 1,400 acres of land. In 1901 he presented property to the county for a courthouse square and provided funds for the beautification of the courthouse lawn. Before the construction of the courthouse, the majority of residences in Cleveland were east of the bayou, but after Pearman began to divide his plantation into lots, the town grew to the west. Pearman served on the Board of Alderman when the city of Cleveland was incorporated in 1886; was a co-owner of the mercantile firm of Pearman & Peniston in 1888; and was one of the founders of the Cleveland State Bank, which was incorporated in 1908. Pearman played an important role in the development of Cleveland through his philanthropic activities. In addition to donating land for the courthouse square, he contributed lumber from his sawmill in 1888 for the construction of the Baptist and Methodist churches, and in 1900 donated land for the First Christian Church. He also gave land for a school, as well as funds to allow for a longer school term.

Other buildings important in the area of Community Planning and Development include the two public buildings, the Dedwyler Building and the Bolivar County Welfare Building, which illustrate the post-World War II development of the community.

## **Section 9: Major Bibliographical References**

Historic Preservation Division, Mississippi Department of Archives and History, Jackson. Statewide Survey Files. Cleveland, Bolivar County.

Mississippi Department of Archives and History, Jackson. Sanborn Insurance Company Maps, Cleveland, Mississippi, 1933, 1941 and 1947 updates.

## **Section 10: Geographical Data**

Acreage of original nomination: approximately 66.3 acres  
Acreage of Amendment Area: approximately 5.0 acres  
Total acreage of amended nomination: approximately 71.3 acres

Because the amendment area is located within the area encompassed by the district's original UTM reference points, no further UTM reference points are needed.

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& Photo Log

**Verbal Boundary Description:** The boundaries of the amendment area are indicated by bold black lines on the accompanying tax map (scale 1"=100'). Dotted black lines indicate the boundaries of the original historic district (listed in 1999).

**Boundary Justification:** This boundary increase is being made to add to the district two architecturally distinctive historic public buildings located near the county courthouse and several houses, one of which is believed to be the oldest extant residence in Cleveland. The original district's boundaries are being extended to the north of the courthouse along Pearman Avenue to include eight parcels and to the south of the courthouse to include one parcel at the intersection of South Court Street and Pearman Avenue. These buildings are similar to other buildings in the district in regard to size, scale, materials, and massing.

**Section 11: Form Prepared By**

Brenda R. Crook, Preservation Specialist  
Mississippi Department of Archives and History  
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(601) 359-6940

**PHOTO LOG**

The following information is the same for all photographs:

- (1) Downtown Cleveland Historic District (Boundary Increase)
- (2) Bolivar County, Mississippi
- (3) Brenda R. Crook
- (4) January 7, 2003
- (5) Mississippi Department of Archives and History, Jackson

Photo 1: Dedwyler Memorial County Health Center, 201 South Court Street, view to South

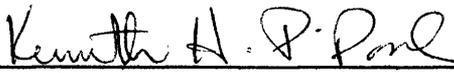
Photo 2: Old Baptist Parsonage, 201 North Pearman Avenue, view to Northwest

Photo 3: Joe L. Smith House, 203 North Pearman Avenue, view to Northwest

Photo 4: Bolivar County Welfare Building, 212 North Pearman Avenue, view to East

Photo 5: William L. Pearman House, 215 North Pearman Avenue, view to Northwest

**Certification**

  
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Kenneth H. P'Pool  
Deputy State Historic Preservation Officer

May 21, 2003  
Date