

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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

1. Name of Property

historic name North Manor Apartments

other names/site number _____

2. Location

street & number 909 North Street

☒ N/A not for publication

city or town Jackson

☒ N/A vicinity

state Mississippi code MS county Hinds

code 49 zip code 39202

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Kenneth H. P. Pearl January 20, 1995
Signature of certifying official/Title Date

Deputy State Historic Preservation Officer
State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☒ entered in the National Register.
☐ See continuation sheet.
- ☐ determined eligible for the
National Register
☐ See continuation sheet.
- ☐ determined not eligible for the
National Register.
- ☐ removed from the National
Register.
- ☐ other, (explain:)

for
Edson H. Beall Signature of the Keeper
Entered 3/3/95 Date of Action
National Register

North Manor Apartments
Name of Property

Hinds County, MS
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed
in the National Register**

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: Multiple Dwelling

Current Functions
(Enter categories from instructions)

Domestic: Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Tudor Revival

Materials
(Enter categories from instructions)

foundation Brick

walls Brick

Stucco/Wood

roof terra cotta tiles

other

Narrative Description

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

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Continuation Sheet

North Manor Apartments
Hinds County, MS

Section number 7 Page 1

NARRATIVE DESCRIPTION

The Tudor-style apartment building located at 909 North Street, historically known as North Manor Apartments, is an "L" shaped free-standing structure. The two-story building is crowned by a steeply sloped, cross-gabled jerkinhead roof of staggered terra cotta tiles. The roof is interrupted by a parapet wall and an internal chimney. Running bond brick is used on all exterior walls with individual bricks protruding from the face of the wall in a random pattern. Decorative half-timbering of stucco and wood appears in the front and side gables and over the south facing entrance.

Originally, the apartment complex consisted of two structures, mirror images of each other with a central courtyard. Only one of the structures remains today; the other was demolished during the late 1970's or early 1980's. With the loss of the twin building, the apartments no longer appear as a complex with a community green space for its residents, but rather as a single free-standing building. The courtyard is partially intact along with the decorative iron entry gate that marked the center of the complex.

The asymmetrical courtyard elevation has two projecting bays marking entrances into the building, each providing access to the lower level units and the enclosed staircases. The entrance doors are board and batten with horizontal hammered iron hinges which have been painted. A four-light opening is located in the upper left portion of each door. The six-over-six double-hung wood windows are arranged individually and in groups of three. Wood casement windows originally appeared over both entrances; one remains over the western entrance of the south facade, but the one over the eastern entrance has been replaced with an aluminum window.

The east elevation of the structure fronting on North Street is symmetrical with two groupings of three double-hung windows aligned vertically, and half-timbering in the gable. The north elevation also consists of double-hung windows in grouping of three, but paired windows and individual windows also appear. An open stairwell along this elevation provides access to the rear entrances of the units. The rear elevation is symmetrical and also contains an open stairwell and paired windows.

The building contains eight apartment units: six efficiency apartments consisting of one large living room, a closet, a bathroom, and a kitchen, and two one-bedroom units consisting of a living room, a bedroom, two closets, a bathroom, and a kitchen. Each efficiency apartment contains approximately 500 square feet, and each one bedroom unit contains approximately 650 square feet.

The floors of each apartment are oak, except in the bathroom where a hexagonally shaped ceramic tile is found, and the kitchen, where a more modern vinyl product has been used. A significant architectural feature of the interior is a cupboard built into the kitchen of each apartment. The cabinet doors of the unit fold out into a table and a bench. An additional bench is concealed by a cabinet door in the wall adjacent to the unit. Glass front cabinets are found at the top of the unit.

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North Manor Apartments
Hinds County, MS

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The original heavy plaster texture remains on the interior walls of some of the apartments, along with the original wooden windows and interior trim, doors and frames. The original built-in telephone stands can be found in a number of the apartments. Although painted now, these units were originally stained.

Located at the rear of the property are the remnants of a garage. The structure has deteriorated into such a state that it is regarded as a noncontributing structure due to the substantial loss of historic integrity.

The apartment building is in relatively good condition today. Both interior and exterior retain a high degree of architectural integrity. There is minor structural damage from foundation movement, something that is common to buildings of this age and location because of the area's expansive soils. Other than this repair, most of the work is in the nature of long term maintenance which has been deferred by the property's previous owners. The present owners are planning to undertake a certified rehabilitation project on the building.

North Manor Apartments
Name of Property

Hinds County, MS
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Community Planning & Development
Architecture

Period of Significance

c. 1930-1932

Significant Dates

c. 1930-1931

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering
Record # _____

Primary location of additional data:

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

Name of repository:

North Manor Apartments
Name of Property

Hinds County, MS
County and State

10. Geographical Data

Acreage of Property 0.2

UTM References

(Place additional UTM references on a continuation sheet.)

1 115 765800 3578160
Zone Easting Northing
2

3
Zone Easting Northing
4

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Kelly Griffin

organization date September 14, 1994

street & number 1802 Howard Street telephone (601) 355-1660

city or town Jackson state MS zip code 39202

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name 909 North Street Properties (contact: Richard Moor)

street & number P.O. Box 1564 telephone (601) 359-1580

city or town Jackson state MS zip code 39215

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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909 North Street
Hinds County, MS

Section number 8 Page 1

STATEMENT OF SIGNIFICANCE

The Tudor-style North Manor Apartment building is significant architecturally (criterion C) and to the developmental history of the city of Jackson (criterion A). Developed originally as an apartment complex with an additional structure, the North Manor Apartments was a direct response to the urbanization of Jackson and the growing need for housing for young professionals working in downtown Jackson during the 1920s and 1930s. Architecturally, the building is significant as one of the oldest remaining apartment buildings in the city. The period of significance for this property is c.1930 when construction was begun, until 1932 when the apartments were occupied.

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

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

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

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

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909 North Street
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As a result of this growth, the city's earliest multi-unit masonry apartment buildings and apartment complexes began to be built as housing for professionals. Along with North Manor, Bellevue Court Apartments, also located on North Street, Belhaven Apartments (demolished 1992) located on Belhaven Street, Devore Apartments located at 1352 North State Street, and a single apartment building located on nearby High Street were built at this time in response to Jackson's population growth.

According to the City Directory of 1932, the first tenants (originally sixteen, now eight) of the North Manor Apartments were typically white-collar employees of downtown businesses. Almost all were married couples, most without children. Their occupations included insurance agents, salesmen, bank tellers and cashiers, managers, and retail store clerks.

North Manor Apartments was constructed circa 1930-1931 and first appeared in the Jackson City Directory in 1932. Two two-story structures (one of which has since been demolished) and a garage appear on the parcels of land marked 919 and 925 North Street on the 1946 update of the 1925 Sanborn Map of Jackson. The site development and the use of brick for the construction of the buildings illustrate a change in building approach from the frame structures built before this time. Apartments up until this point tended to be small wood frame boarding houses. The new brick apartments reflected the Period Revival Movement and the eclecticism of the 1920's.

The North Manor Apartments was one of the earliest of its building types to be constructed in Jackson. The stylistic character of the building is Tudor with brick patterning, steep gable roofs, and half-timbering details of stucco and wood.

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Section 9: Major Bibliographical References

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

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

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

Jackson, Mississippi. City Directory. 1932. Jackson: Tucker Printing House, 1930.

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

_____. Subject File. Architectural Survey.

_____. Subject File. Belhaven College.

_____. Subject File. Belhaven Heights.

_____. Subject File. Jackson, Growth of.

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

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

_____. Subject File. Jackson Parks, Belhaven.

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

_____. Subject File. Jackson, Subdivisions.

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

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VERBAL BOUNDARY DESCRIPTION

The nominated property consists of Lot 21 of the Levy Saunders subdivision NE 1/4, NE 1/4, Section 3, T5N, R1E, Jackson, Hinds County, Mississippi, as indicated on the enclosed tax map.

BOUNDARY JUSTIFICATION

The boundaries of the property under consideration include the northern lot of the two lots historically associated with the property. It includes the one extant apartment building and remnants of the garage, the courtyard and the entrance gate. The southern lot is not included in the nomination because the apartment building once located on this property has been demolished. This lot is under different ownership than that of the north lot and it has been converted into a surface parking lot.

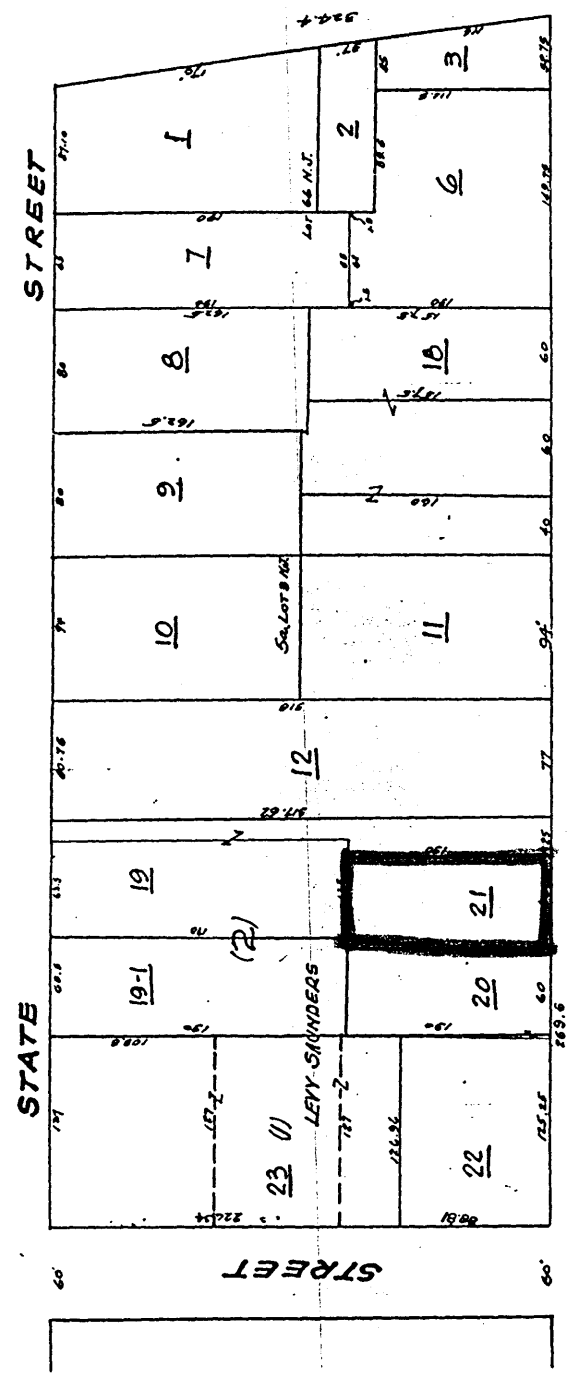
TAX MAP.

SCALE 1"=50'

SCALE 1"=50

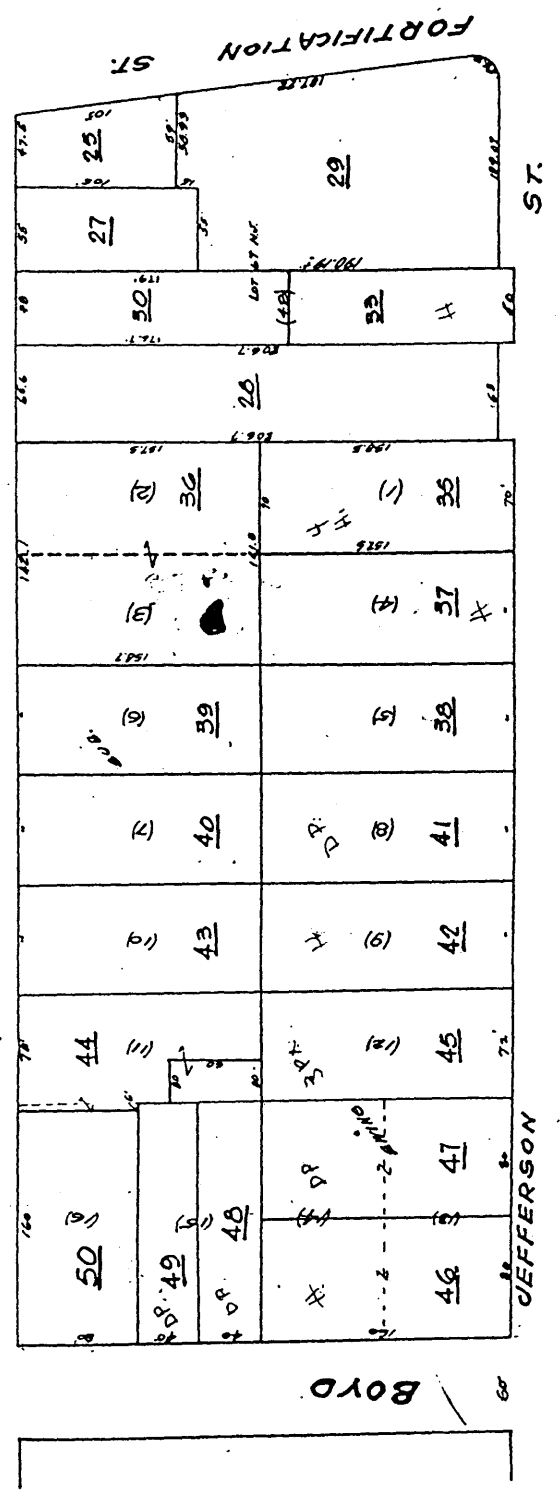


NORTH MANOR APARTMENTS
JACKSON, HINDS COUNTY, MISSISSIPPI



NORTH

STREET



THIS IS A TAX MAP
DIMENSIONS SHOWN A
NECESSARILY IN CONF
WITH THE ORIGINAL



NORTH MANOR APARTMENTS
JACKSON, HINDS COUNTY, MISSISSIPPI

KELLY GRIFFIN

8-94

MS DEPT. OF ARCHIVES & HISTORY

NORTH ELEVATION

PHOTO 1 OF 4



NORTH MANOR APARTMENTS
JACKSON, HINDS COUNTY, MISSISSIPPI
KELLY GRIFFIN
8-94

MS DEPT. OF ARCHIVES & HISTORY
SOUTH ELEVATION
PHOTO 2 OF 4



NORTH MANOR APARTMENTS

JACKSON, HINDS COUNTY, MISSISSIPPI

KELLY GRIFFIN

8-94

MS DEPT. OF ARCHIVES & HISTORY

INTERIOR ELEVATION

PHOTO 30F4



NORTH MANOR APARTMENTS

JACKSON! HINDS COUNTY, MISSISSIPPI

KELLY GRIFFIN

8-94

MIS DEPT. OF ARCHIVES : HISTORY

INTERIOR: BUILT-IN KITCHEN DETAIL

PHOTO 4 OF 4