

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Inez Hotel

other names/site number _____

2. Location

street & number 104 East Monticello Street

N/A not for publication

city, town Brookhaven

N/A vicinity

state Mississippi code 28

county Lincoln

code 85

zip code 39601

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u>1</u>	_____ Total

Name of related multiple property listing:

N/A

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

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Kenneth H. P. Pool
Signature of certifying official

Sept. 19, 1988
Date

Deputy State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this 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): _____

Amy Edlaga

10/21/88

6. Function or Use

Historic Functions (enter categories from instructions)
Domestic: hotelCurrent Functions (enter categories from instructions)
Domestic: multiple dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Romanesque

Materials (enter categories from instructions)

foundation brick

walls brick

roof metal

other N/A

Describe present and historic physical appearance.

Located on the southwest corner of the intersection of Railroad Avenue and Monticello streets in downtown Brookhaven, The Inez Hotel is a three-story brick building that fronts westerly onto Railroad Avenue. The hotel was built on the easterly side of the railroad tracks that divide Brookhaven's downtown and is within full view of the railroad depot. The hotel is an example of restrained Romanesque Revival architecture and features parapet walls adorned with a deeply projecting molded and bracketed cornice extending along the street elevations. A large central tablet bearing the name of the hotel once towered over the five-bay facade of the building. The building is divided horizontally by brick belt courses at the ceiling level of the two upper stories, and a one-story porch, now missing, with cast-iron posts and roof railing originally extended the length of both street elevations.

The windows on the facade are arranged in pairs with those of the third story having semi-circular arched heads that are accentuated by brick archivolt. The windows of the second-story have elliptically arched heads. The second-story windows extend to the floor and originally opened onto the railed roof of the missing one-story porch. The windows of the facade are filled with one-over-one, double-hung sash, but the windows of the side elevation are filled with two-over-two, double-hung sash. The central bay of the facade on the second-story level, which is emphasized by stone or cast-concrete radiating voussoirs, was originally filled with double-leaf doors opening onto the railed porch roof, but the doors were removed and the opening shortened when the porch was removed from the building.

The original main entrance into the hotel is located in the northerly end of the westerly facade and is defined by a stone or cast-concrete arcaded entrance loggia flanked by transomed display windows set over molded panels. The central arch is enlivened with tracery in the transom, and the recessed doorway is filled with double-leaf glazed doors flanked by sidelights over molded panels. In addition to the entrance arcade, the facade is enlivened by two commercial fronts, one for a coffee shop and the other originally for a barber shop. The commercial fronts consist of recessed doorways and transomed display windows that project slightly beyond the face of the building. The display windows are set beneath dentiled cornices and atop molded panels. The three arches of the original hotel entrance are echoed in

 See continuation sheet

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

**National Register of Historic Places
Continuation Sheet**

Inez Hotel, Lincoln County, Mississippi

Section number 7 Page 1

the three, arched display windows at the northern corner of the eastern side elevation. Other first-story window openings on the side elevation have elliptical arches like the windows of the second story.

In the late 1920's, an addition was made to the rear of the building, and the entrance to the lobby was shifted from the front to the side elevation. The sympathetic three-story addition repeats the horizontal divisions of the original portion of the building with a molded cornice, a belt course formed from a band of window sills, and a band of cast-concrete blocks. The window openings of the seven-bay addition are filled with paired windows filled with one-over-one double-hung sash. The Romanesque arches of the original portion of the building are repeated in the addition by first-story arched openings in the southern bays of the eastern elevation. The side lobby entrance consists of double-leaf glazed doors set within a transom and sidelights over molded panels.

The interior of the Inez Hotel is remarkably intact with the lobby doors still opening into a glassed entry box. The ceiling is elaborated with molded and paneled beams which are supported by box columns with molded panels that rest atop plastered pedestals. The floors are still covered in the original ceramic tile, many of the the light fixtures are original, and the hotel desk area is unaltered. The coffee shop retains its decorative pressed metal ceiling and ceramic tile floors. The upper two floors are similarly trimmed with symmetrically molded door and window surrounds with corner blocks, molded baseboard, molded chair rail, and transomed doorways with molded, five-panel doors.

The conversion from hotel to apartment house was accomplished with very little alteration to the building. The ceilings were lowered in the hallways of the upper two floors to accommodate duct work for heating and cooling, and two hotel rooms were united to form small two-room apartments. The owners and developers furnished the public areas of the hotel and several apartment bedrooms with the 1920's furniture that remained in the building.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

architecture

Period of Significance

1904-1930

Significant Dates

1904

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Diboll and Owen

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Inez Hotel is a restrained Romanesque Revival hotel building whose scale and design reflect Brookhaven's position as a burgeoning railroad community in the early twentieth century. The hotel occupies a prominent corner position on the south side of the railroad tracks that divide downtown Brookhaven and is within easy walking distance of the passenger depot. The hotel was built in 1904 for Mr. and Mrs. R. T. Scherck and was named for their daughter Inez Lenore Fass Scherck. The architectural firm was Diboll and Owen, contractor was T. Hallas & Co., and the civil engineer was A. S. Johnson (newspaper clippings on display in the recreation room of the Inez Hotel and information on the building's cornerstone). For many years, the Inez Hotel was the center of social life for Brookhaven's residents and visitors. In the late 1920's, the hotel was expanded by a three-story rear addition which was a facet of an overall renovation, which included refurnishing the lobby and hotel rooms. The only major alteration to the hotel since it was constructed in 1904 is the loss of the original one-story porch that is illustrated in early pictures, but had been removed by the end of World War II. The Inez Hotel and other hotels similar to it have gained significance during the last three decades, since so many small towns have lost their downtown hotels due to declining railroad and bus travel and increased reliance on chain motels on highways that by-pass downtown commercial centers. The Inez Hotel has been sympathetically converted to an apartment building, but it still offers a few rooms to overnight guests. The owner's sensitive approach to renovation is well illustrated by their decision to retain even the 1920's furnishings.

9. Major Bibliographical References

Miller, Mary Warren, preservation consultant with Miller Preservation Services, Natchez, Mississippi. Inspection of the Inez Hotel, July 1988.

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property less than one acre

UTM References

A 15 742800 3496460
 Zone Easting Northing

C _____

B _____
 Zone Easting Northing

D _____

See continuation sheet

Verbal Boundary Description

The nominated property occupies a lot measuring 100 feet on the northern boundary extending along Monticello Street, 200 feet on the eastern boundary extending along First Street, 100 feet on the southern boundary which is parallel to the northern boundary, and 200 feet on the western boundary which is parallel to the eastern boundary. The four-sided figure has right angle corners.

See continuation sheet

Boundary Justification

This is the property historically associated with the Inez Hotel and its rear addition and is the only property now associated with the Inez Hotel.

See continuation sheet

11. Form Prepared By

name/title Mary Warren Miller/preservation consultant

organization Miller Preservation Services date August 6, 1988

street & number 506 High Street telephone (601) 442-9786

city or town Natchez state Mississippi zip code 39120

ILLINOIS CENTRAL GULF RAILROAD

PARKING LOT

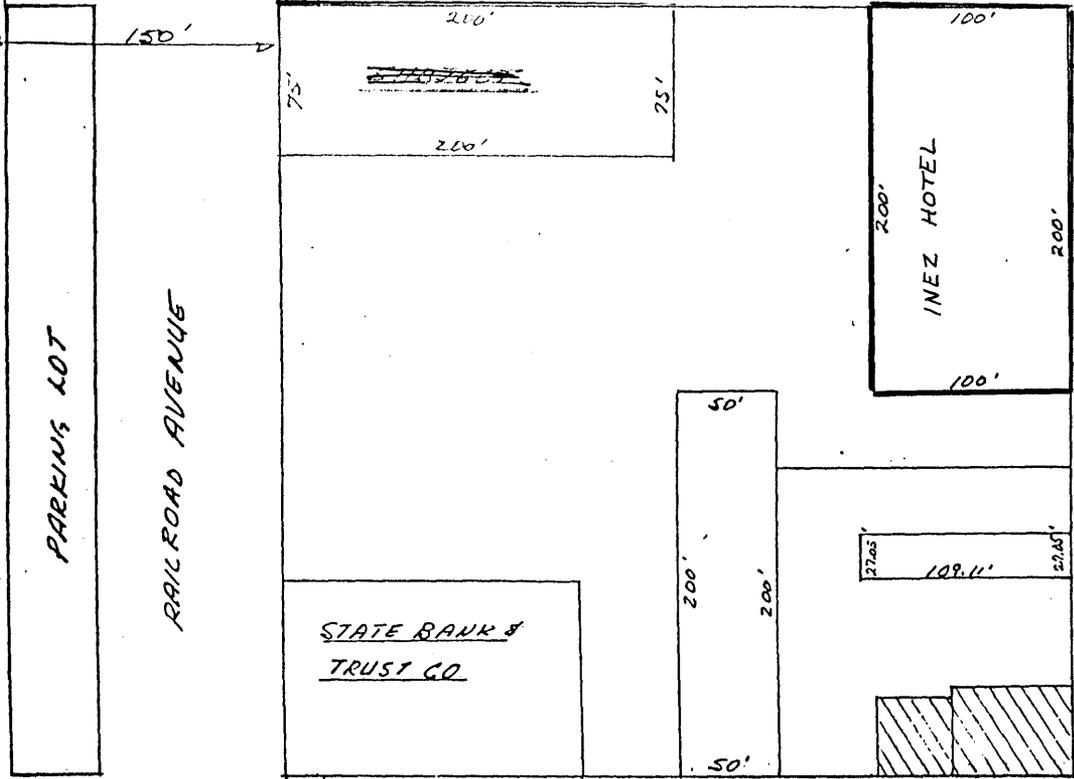
RAILROAD AVENUE

Inez Hotel, Lincoln County, Mississippi

MONTICELLO STREET

FIRST STREET

CHICKASAW STREET



150'

100'

75'

210'

200'

25'

50'

200'

200'

50'

INEZ HOTEL

200'

200'

100'

27.63'

109.11'

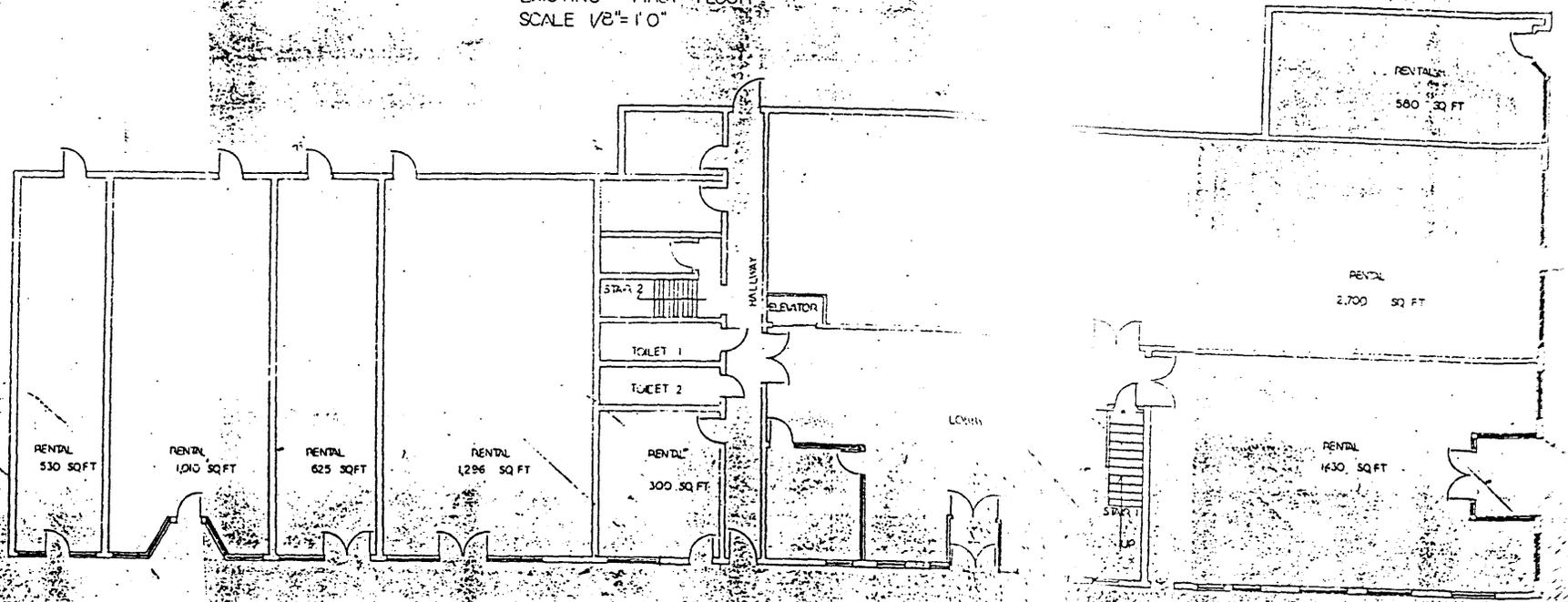
22.65'

75'

Inez Hotel, Lincoln County, Mississippi

TOTAL RENTAL SPACE AVAILABLE 8471 SQ FT

EXISTING FIRST FLOOR
SCALE 1/8" = 1'0"



WALL UP OPEN AREA
 K U
 KITCHEN UNIT

- NOTES
- 1) REMOVE PARTITION, TOILET FIXTURES, TOILET FLOOR—SEE KITCHEN PLAN
 - 2) REMOVE SECTION OF PARTITION—INSTALL DOOR & FRAME TO MATCH EXISTING
 - 3) REMOVE EXISTING DOOR & FRAME. FILL IN TO MATCH WALL AREA
 - 4) REMOVE EXISTING LATOIN
 - 5) INSTALL NEW TOILET

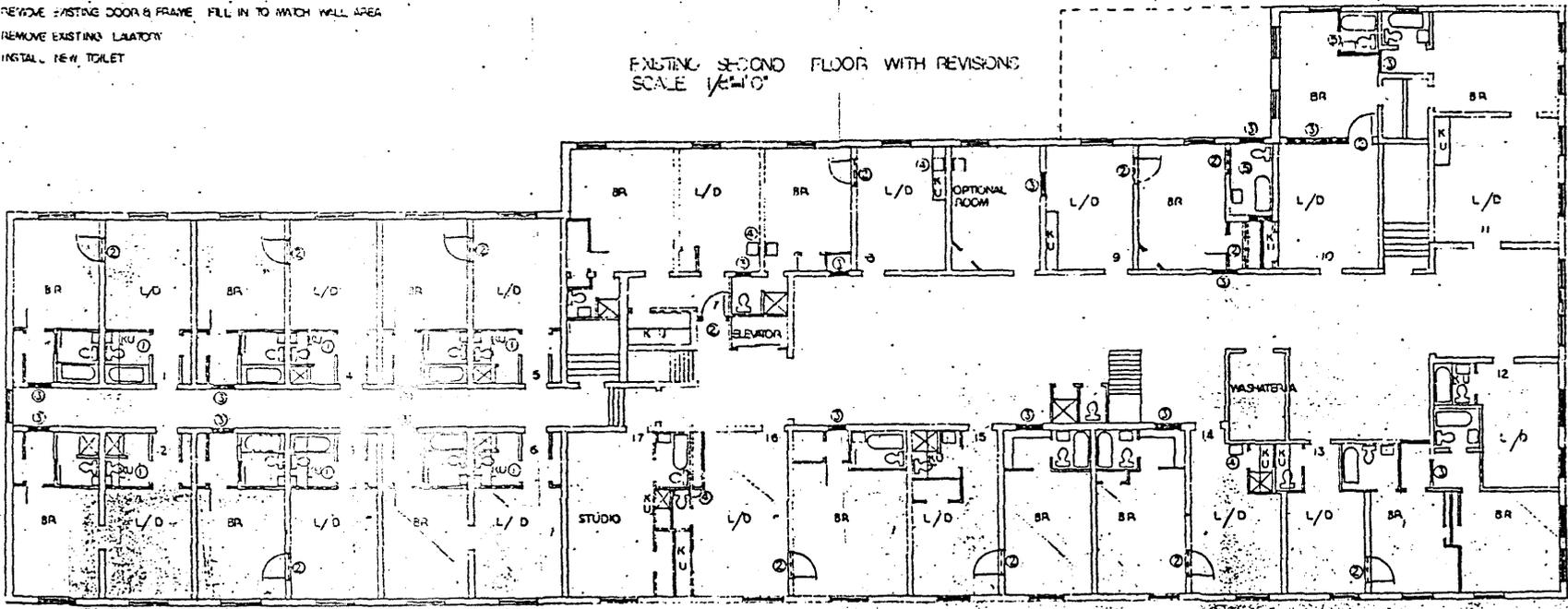
NUMBER	QUANTITY	DESCRIPTION	UNIT
1	1	Door	EA
2	1	Window	EA
3	1	Partition	EA
4	1	Latoin	EA
5	1	Toilet	EA

NUMBER	QUANTITY	DESCRIPTION	UNIT
1	1	Door	EA
2	1	Window	EA
3	1	Partition	EA
4	1	Latoin	EA
5	1	Toilet	EA

STUDIO: NIT

KITCHEN PLAN

1 BR UNIT



EXISTING SECOND FLOOR WITH REVISIONS
 SCALE 1/8" = 1'-0"

NOTE: FIELD ADJUSTMENTS MAY CAUSE VARIATIONS FROM PLANS



Inez Hotel

Brookhaven, Lincoln Co., Miss.

Looking southeasterly, the
westerly facade and northerly
side elevation

Mary Warren Miller, Miller
Preservation Services, July 1988

Photo 1 of 4



OPEN 6
TOMATO
MEALS

Inez Hotel

Brookhaven, Lincoln Co., Miss.

Looking south westerly, the
northerly side elevation

Mary Warren Miller, Miller

Preservation Services, July 1988

Photo 2 of 4



Inez Hotel

Brookhaven, Lincoln Co., Miss.

Looking westerly, the lobby

Mary Warren Miller, Miller

Preservation Services, July 1988

Photo 3 of 4



Inez Hotel

Brookhaven, Lincoln Co., Miss.

Looking easterly, a second-story bedroom

Mary Warren Miller, Miller Preservation
Services, July 1988

Photo 4 of 4