

United States Department of the Interior
National Park Service

National Register of Historic Places
Multiple Property Documentation Form

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

New Submission Amended Submission

A. Name of Multiple Property Listing

Historic and Architectural Resources in Brandon, Rankin County, Mississippi

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographic area, and chronological period for each.)

Historical Development of Brandon, ca. 1828 - 1941.

C. Form Prepared by

name/title	<u>Marsha R. Oates and John L. Hopkins</u>	date	<u>October 20, 1996</u>
organization	<u>Hopkins & Associates, Preservation Consultants</u>	telephone	<u>901-278-5186</u>
street & number	<u>974 Philadelphia Street</u>	city or town	<u>Memphis</u>
city or town	<u>Memphis</u>	state	<u>TN</u>
		zip code	<u>38104</u>

D. Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this documentation form meets the National Register documentation standards for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (See continuation sheet for additional comments.)

Kenneth H. P. Powell
Signature of certifying official/Title

FEB. 11, 1997
Date

Deputy State Historic Preservation Officer
State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper

Date of Action

State or Federal agency and bureau

Table of Contents for Written Narrative

Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in "How to Complete the Multiple Property Documentation Form" (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

	Page Numbers
E. Statement of Historic Contexts (If more than one historic context is documented, present them in sequential order)	1 - 8
F. Associated Property Types (Provide Description, significance and registrations requirements)	9 - 13
G. Geographical Data	14
H. Summary of Identification and Evaluation Methods (Discuss the methods used in developing the multiple property listing.)	15 - 16
I. Major Bibliographical References (List major written works and primary location of additional documentation;:State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)	17

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Historical Development Brandon,
Rankin County, Mississippi
Multiple Property Listing

Section number E **Page** 1

INTRODUCTION AND ORGANIZATION

The multiple property nomination for Brandon, Rankin County, Mississippi is based on the context, "Historical Development of Brandon, ca. 1828-1941," reflecting a period of more than a hundred years during which Brandon was established and became a mature smaller city possessing a unique identity formed by the physical character of its historic environment. Brandon was important as an early trading center even before it was incorporated, but its development as the city it is today is more importantly related to its establishment as the county seat of Rankin County in 1828. As the county seat Brandon was, and is still, the center for government, medical and legal services, education and banking. The one hundred and thirteen year period covered by this historic context ends with the onset of World War Two, a point that marks a dramatic change in the transportation patterns, commercial development patterns and approaches to traditional design and building practices in Brandon and Rankin County. It was this period of ca. 1828-1941 that was clearly the most historically significant for Brandon.

The two property types included in this Multiple Properties Documentation Form are residential resources and public institutional resources. Three individual buildings, one monument and two historic districts containing resources of these property types have been identified for nomination. No eligible commercial or religious institutional resources were identified for nomination at this time. Reevaluation of survey data in the future may result in the identification of eligible properties of these types. If so, the Multiple Properties Documentation Form should be amended appropriately at that time.

Survey for archaeological resources was not included within the scope of this project. There is a high potential for historic and prehistoric archaeological sites within the city limits of Brandon, particularly in the core area of Brandon's historical development. Amendment of this Multiple Properties Documentation Form to include archaeological sites should be done following an appropriate level of survey activity.

The development of Brandon is closely linked with that of Rankin County. The following data shows Rankin County population from 1830 through 1990 and Brandon's population for 1850 and 1870 through 1980.¹ The census figures indicate a population decline in the county during only two periods, 1860-70 and 1910-20. Brandon's population declined from 1850 to 1870 and from 1890 until 1940. The drastic population increase between 1930 and 1950 was due to annexation followed by post-World War Two development in the annexed area. The town population, while decreasing for longer periods than that of the county, decreased at the same times as did the county population. This information is essential in analyzing the community's development within the appropriate historic content.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Historical Development Brandon,
Rankin County, Mississippi
Multiple Property Listing

Section Number E Page 2

RANKIN COUNTY

BRANDON

YEAR	POPULATION			Total
	Total	White	Black & other	
1830	2,083	1,695	388	
1840	4,631	1,854	1,851	
1850	7,227	3,940	3,276	800
1860	13,635	6,530	7,105	
1870	12,977	5,704	7,273	756
1880	16,752	7,193	9,559	864
1890	17,922	7,507	10,415	835
1900	20,955	8,679	12,276	775
1910	23,944	9,695	14,249	720
1920	20,272	8,969	11,303	691
1930	20,353	9,257	11,096	692
1940	27,934	13,260	14,674	1,184
1950	28,881	15,210	13,671	1,827
1960	34,322	21,504	12,818	2,139
1970	43,933	31,529	12,404	2,685
1980	69,427	56,282	13,145	9,626
1990	87,161 (latest census figures)			11,077

STATEMENT OF HISTORIC CONTEXT

THE HISTORICAL DEVELOPMENT OF BRANDON, ca. 1828-1941

Brandon was established as the county seat when Rankin County was constituted by the legislature in 1828, although the town was not officially incorporated until 1831. Brandon was named for Gerard C. Brandon, the first native-born governor of Mississippi and who was in office at the time, signing the bill creating Rankin County. The site, even before it was incorporated as Brandon, was an important trading center because of its location on a spring near the intersection of two early territorial roads: one going north through Madison County, crossing the Natchez Trace and heading toward Cairo, Illinois and south to Mobile, Alabama; and the other road toward the Mississippi River to the west and east to Hillsboro, Scott County and on toward central Alabama. A campground developed at the spring (on present day South College Street), soon followed by a blacksmith and repair shop to meet the needs of the travelers. Stores and houses were built in the same area and by 1828 there was a settlement which was designated as the seat of the new county.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Historical Development Brandon,
Rankin County, Mississippi
Multiple Property Listing

Section Number E **Page** 3

Brandon originally consisted of a forty acre tract donated by Daniel Fore and his wife. Fore was one of Brandon's earliest entrepreneurs, operating a grist mill and a ten-pin alley with a license to retail liquor. The tract which he gave to the county apparently had no buildings on it at the time of the transaction. The land was a square, 1320 feet on each side. It was divided into four quarters and each quarter divided into lots.²

In 1833 the "Disseminator and Railroad Journal," the first printing establishment in the state east of the Pearl River, began publishing but the venture was short-lived and ceased publication for thirteen years, starting again in 1846.³ "The Brandon Republican and Eastern Advocate" began publishing in 1837, and the "Brandon Republican" started in 1848.⁴

Brandon grew quickly. An 1838 article in the "Republican and Eastern Advocate" stated that Brandon

was an insignificant little village three years ago with perhaps a courthouse, a store, a lawyer and a physician. Now it is surpassed by few towns in the state. Probably no town is improving faster than Brandon is at this time. There have been not less than 175 to 200 carpenters daily at work here during the winter...Our streets are thronged from day to day and our taverns are overflowing night after night. Our Indians furnish us with fresh venison almost every day. Our county is undulating and free from swamps, our water is as good as any in the state, our town and county are remarkably healthy and our inhabitants are of the orthodox faith both in religion and politics. And our springs will be ready for reception of visitors in due season. If these are not sufficient inducements to attract the public, we know not what will and does, unless it is our bank.⁵

Rankin County's first courthouse was built in the center of the Brandon Square in 1833. The two story log building was demolished when it became too small for its purpose and needed repairs. The county records were moved to the Brandon Bank located on the southwest corner of the square. The bank burned in 1851, and a residence on College Street served as the courthouse until a new courthouse, to be built west of the public wells, was completed in 1853. This location was opposed by several citizens, and another location (lots 3,4,6,8, and 10 in the northeast quarter of the town) was selected. The new building was a Greek Revival, two story temple form building with a three bay, distyle-in-antis façade and pedimented portico, topped with a domed cupola.⁶

Because Brandon was the county seat and an important trade center, several hotels and taverns were built to accommodate the many people who came there to transact business. One of the earliest of these was the Union Hotel, built in 1836 in the southwest quarter of the town. The Chester House, originally called the Shelton House, was built in 1838 and located on the corner of Main and Timber Streets. It was a two and a half story building with galleries on the first and

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Historical Development Brandon,
Rankin County, Mississippi
Multiple Property Listing

Section Number E **Page** 4

second floor. Contemporary with these hotels were several saloons, including the Gem Saloon, housed in a two story frame building on the south side of the public square, and the "Old Tavern," in operation by 1842.⁷

By 1837, Brandon had a variety of commercial activities, including three dry goods stores, a lumber company, and a grocer/provisioner, in addition to Fore's grist mill and two smithies. By 1842, eight merchants were listed in Brandon, and more stores opened in 1844 and 1845. Brandon was also the county's major medical center and had at least four doctors by 1837.⁸

The legislature in 1829 approved an act to establish a seminary in Rankin County, to be called Pearl River Academy. In 1833 Brandon Academy was established; but neither it nor the Pearl River Academy received enough funds to operate, so the interest from their school funds as well as their governing boards were combined. The new school was known as Brandon Male and Female Academy until 1847 when the curriculum was raised to meet collegiate standards. In 1849, the school was chartered as Brandon College but retained this status for only two years, closing in 1851. The school reopened as a lower school in 1855 and changed hands several times during the next ten years. In 1865, Miss Frank Johnson took over the school, at which time it became Brandon Female College. It was part of the free public school system for a few years after the Civil War, but it later reverted to private ownership and operated until 1896. The school was located on South College Street. Johnson Hall, ca. 1837, was the Academy's major building. It was a two story brick building with a three bay façade and a quatrastyle, pedimented portico. It was demolished in 1923 and its site used for the present Brandon High School.⁹

Churches were established in Brandon soon after the town was incorporated: Brandon Baptist in 1835, Brandon Methodist in 1836, and St. Luke's Episcopal in 1848. Brandon Presbyterian Church was formally organized in 1851, but Presbyterians had been meeting there since 1847. Until their church was built on Poindexter Street, (behind [east of] the present Brandon Presbyterian Church on South College Street), the Methodists met at the courthouse. The Methodist Church was used as a hospital during the Civil War, until it was burned in 1863. After that, the church met in the Brandon Female College building until the new church was completed in 1873. The Brandon Baptists also met in the Brandon Female Academy until their first church building was completed in 1882.¹⁰

As was the case in many Mississippi towns, the railroad was a factor in the early development of Brandon. The Jackson and Brandon Railroad and Bridge Company was chartered in 1836, with a bank in Brandon financing the enterprise. The bank failed during the Panic of 1837 and the project was suspended. The company was reincorporated in 1841 but failed again. The same year,

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Historical Development Brandon,
Rankin County, Mississippi
Multiple Property Listing

Section Number E **Page** 5

the legislature approved incorporation of the Mississippi and Alabama Railroad and transferred the holdings of the Jackson and Brandon Company to it. A narrow gauge railroad line from Jackson to Brandon opened in 1849. The Mississippi and Alabama Railroad assets were transferred to the Southern Railroad Company in 1852, and that company completed the railroad through Meridian to the Alabama line in 1860. The railroad right of way ran through Brandon. A deep cut was made south of and parallel to Government Street. The track ran past the Methodist Church (on South College Street) to the turntable in McCaskill's pasture. When the railroad received financing to extend the line to Meridian, there was a disagreement about the right of way in town and to the east of town. The railroad company removed the track from the center of town to its western edge and began looking for another route. Sometime between 1850 and 1860, the depot burned and railroad officials decided to move the depot one mile north of Brandon. Local historical information maintains that many Brandon residents were glad to have the depot moved, as they objected to the noise and other unpleasant features of the trains. The removal of the railroad from the center of town probably slowed Brandon's growth. Evidence of the railroad cut can be seen near the intersection of Government and College Streets, but that is the only physical remainder of Brandon's railroad.¹¹

Although no Civil War battles were fought in Rankin County, Brandon was occupied by Federal troops in 1863 and large portions of the town were burned. The courthouse was set afire, but its stone and concrete construction caused it to burn slowly and the fire was extinguished. The Methodist Church, the post office, the government stables, and buildings on all but the west side of the square were burned. General Sherman used four, two story buildings known as the Wilkerson Block on the west of the square as his headquarters. Much of what was destroyed was not rebuilt.¹²

For several years after the Civil War, the area's transportation and agricultural processing systems were disrupted and the population of Rankin County decreased. Both the black and white population of Mississippi increased between 1860 and 1870, but Rankin County's white population decreased by 826 and its black population increased by 168. It is estimated that about 440 Rankin County soldiers died during the Civil War; the balance of the population loss was probably due to out migration. Brandon's population also declined from 1850 to 1870, and the town's economy undoubtedly suffered somewhat as a result of the population decline.¹³

Even though Brandon's population declined after the war, some measure of prosperity was noticeable, aided in part by the construction of the Vicksburg and Meridian Railroad across the county. The railroad published a pamphlet, "Inducements to Immigrants Wishing to Settle in Mississippi," which noted that,

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Historical Development Brandon,
Rankin County, Mississippi
Multiple Property Listing

Section Number E **Page** 6

Brandon is the largest and perhaps the most important place on the road between Jackson and Meridian; has always been remarkable for its good society, fine schools and churches. Has a large weekly newspaper, the "Brandon Republican," quite a number of first class business houses, and other facilities...During the year ending 28th of February 1870, there was 17,997,69 (sic) tons of freight received, and 10,384,40 (sic) tons forwarded by the Vicksburg and Meridian Railroad, during the same time 5,835 bales of cotton were shipped by the road, showing that Brandon is a place of some business importance....¹⁴

Another indication of Brandon's regained economic prosperity during this period was the construction of new buildings for the Methodist church in 1873, the Baptist church in 1882, and the Episcopal church sometime in the 1880s.

Building of the Gulf and Ship Island Railroad from north to south in Rankin County in the late 1890s also marked a period of prosperity. The rail line ran between Jackson and Steen's Creek (now Florence), south of Brandon. About 600 laborers came to the county to build the railroad. Many area farmers derived supplemental income from this project by selling timber to be used for railroad ties. Even though the railroad did not go through Brandon, its businesses benefited from the construction of the rail line.¹⁵

Brandon continued to be the center for medical services in the county. The Brandon Sanatorium, on the northwest corner of the intersection of Government and College Streets, opened in 1907. Brandon, built on the highest point in the county, was thought to be an ideal location for a tuberculosis sanitarium. The facility, which included a training school for nurses, was in operation until 1913. The building was used as an apartment house until the early 1920s when it was purchased by the Darnall family and used as a hotel. The hotel eventually closed and the building was used as a hospital once again. The hospital closed in 1956 and the building burned in 1986.

While Rankin County's economy was based on agriculture, it was not a single crop economy. The boll weevil infestations which ravaged the cotton crops in the state from 1907 to 1916 caused a decline in the county's agricultural income, but the economy was sustained by timber, cereal and fruit crops. Rankin County's population declined from 1910 to 1920, losing 726 whites and 2,946 blacks, probably due to out migration of farm laborers.¹⁶ Brandon's population also declined during this period, but the economy remained relatively stable, sustained by its government functions and related services.

Brandon, like many other Southern towns in the early years of the twentieth century, participated in the extensive effort to memorialize the Confederacy. Beginning in 1904, the

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Historical Development Brandon,
Rankin County, Mississippi
Multiple Property Listing

Section Number E **Page** 7

United Daughters of the Confederacy chapter had solicited subscriptions, held fund raising events, and asked the Board of Supervisors for a contribution to help pay the \$3000 cost of the monument. Their requests were met with a generous response, and in 1907 a Confederate monument was placed on Government Street, in front of the courthouse.

The 1920s were a decade of considerable change in Brandon. In 1923, Johnson Hall, the main building of the Brandon Female College, was demolished to provide a site for the new Brandon High School. About that same time, the Chester House hotel burned. The church completed for St. Luke's Episcopal Church in the 1880s burned in 1924 and a new church was built the following year.¹⁷

Also in 1924, the Rankin County courthouse, the fourth building used for that purpose, burned. Almost immediately, a new Classical Revival courthouse was built on the same site, designed by Noah Webster Overstreet, one of Mississippi's most notable architects. Because of the pervasive influence of the *École des Beaux Arts* on architecture during the early years of the twentieth century, many civic buildings in the United States, including Mississippi, were designed in the Classical Revival idiom. The New State Capitol, built in 1903, and approximately 30 county courthouses built during the first quarter of this century were of some variation of Classical Revival design.

The Great Depression had a pervasive effect on towns of all sizes throughout America. Evidence of changing agricultural practices and the social and economic programs initiated by President Franklin D. Roosevelt can be seen in Brandon, as in many other towns. During the 1930s, the Rankin County Co-op, constructed by the Works Progress Administration, was built on Government Street, east of the courthouse.

Brandon remained a modest-sized government and commercial center from the 1830s through the 1940s. After World War II, Brandon entered a new era with development patterns and building types which are significantly different from those of its first century.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Historical Development Brandon,
Rankin County, Mississippi
Multiple Property Listing

Section Number E Page 8

¹ *Mississippi Statistical Summary of Population, 1800-1980* (Mississippi Power and Light Company, 1983) n. p.; and *Statistical View of the United States, being a Compendium of the Seventh Census* (Washington, D. C.: A. O. P. Nicholson, Public Printer, 1854) 343.

² The town square presumably was located at the intersection of the quadrant lines, although the precise location of the first courthouse is not clear. *A History of Rankin County (HRC)* notes that, "The first courthouse stood in the center of the Brandon Square...." After demolishing the first courthouse and relocating after a fire, the Commissioners in 1852 planned to build a new courthouse and jail on the public square "west of the public wells. The decision was not final, however, as dissatisfaction with the square as the location for the courthouse, among the county's citizens, resulted in a change of plan..." and lots 3, 4, 6, 8, and 10 in the northeast corner of the town were selected. *HRC* further notes that, "Several wells were dug in the middle of the public square. These were near the first courthouse...When Highway 80 was constructed through Brandon, the remains of a cistern were also found in the (present) square...." From this, it seems that the first courthouse was in the center of the square and the present courthouse is located to one side of the original square. [Rankin County Historical Society, *History of Rankin County* (Brandon, MS.: RCHS, Inc.) v. I: 69 - 86.]

³ Federal Writers' Project of the Works Progress Administration, "Rankin County." Unpublished mss. (Jackson: files of the Mississippi Department of Archives and History) n. p.

⁴ Rankin County Historical Society, *History of Rankin County* (Brandon, MS.: RCHS, Inc.) v. I: 120-30.

⁵RCHS, v. I: 75.

⁶ RCHS, v. I: 69-71. The 1853 courthouse burned in 1924, and the present courthouse was built on the same site.

⁷ RCHS, v. I: 74-5.

⁸RCHS, v. I: 75,78.

⁹ RCHS, v. I: 135-37; v. II: 182-84.

¹⁰RCHS, v. I: 107-115; v. II: 135.

¹¹RCHS, v. I: 124-29, v. II: 157.

¹² RCHS, v. II: 10-28.

¹³RCHS, v. II: 73-74.

¹⁴ Vicksburg and Meridian Railroad, "Inducements to Immigrants Wishing to Settle in Mississippi." (Meridian, Miss.: Shannon and Sherman, printers, 1870) 23-25.

¹⁵RCHS, v. II: 118, 157-59.

¹⁶ Dunbar Rowland, *History of Mississippi, Heart of the South* (1925; Spartanburg, SC: The Reprint Co., 1978) 819.

¹⁷ Valentine H. Sessions, *Short Histories of St. Luke's Episcopal Church, Brandon, Mississippi; St. Mark's Episcopal Church, Raymond, Mississippi, and St. Matthew's Episcopal Church, Clinton, Mississippi* (1937) 10-13.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Historical Development Brandon,
Rankin County, Mississippi
Multiple Property Listing

Section Number F **Page** 9

ASSOCIATED PROPERTY TYPES

1. Residential Resources

Description of Residential Resources

Resources surveyed for this multiple property nomination included several residential structures which were developed within the period of historical context of ca. 1828-1941. These structures represent the extant fabric of residential development in Brandon during the period of its greatest significance.

Preparation of this Multiple Properties Documentation Form did not include an extensive or comprehensive survey of the Brandon community. However, it was clear as a result of a "windshield" survey, combined with previous documentation by others, that there are concentrations of residential structures which retain eligibility as historic districts. There were also residential resources found which stand alone which may possess significance for individual listing upon the National Register of Historic Places. The known or estimated construction dates of these resources reflect the same general patterns of progression in Brandon's development during the period from ca. 1828-1941.

Brandon's residential resources reflect a wide range of traditional house types and architectural styles. Residences are generally one, one and a half, or two stories and largely of wood frame construction. The houses built with wood frame construction most often have weatherboard wall treatment; brick veneer is also found alone or in combination with other materials on houses built in the twentieth century. If present, stone or cast stone is used sparingly for architectural details: porch piers, lintels and sills for windows and doors, etc.

Most of the residential resources in Brandon are house types commonly found in Southern towns and cities during this historical period, including center hall plans, L-plan cottages, bungalows and English cottages. A few of these resources were constructed originally as one house type and modified to the appearance of another later in the historical period.

The architectural styles found in Brandon include Greek Revival, Queen Anne, Colonial Revival, Bungalow/Craftsman, and Tudor Revival. Several of these houses have had their original stylistic treatment modified by later additions of other historic stylistic influences. When present, these modifications help to demonstrate some of the broad patterns of historical development evident in Brandon as a whole.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Historical Development Brandon,
Rankin County, Mississippi
Multiple Property Listing

Section Number F **Page** 10

The residential development in Brandon appears to be somewhat separated by class or economic status, though the limited number of properties eligible for consideration by the survey was not large enough to determine community-wide patterns or trends. It was not possible for the survey to explore racial or ethnic development patterns in Brandon due to the lack of city directories and similar sources. Research on development of and alterations to properties was also limited because there are no Sanborn maps available for Brandon.

Elements such as sidewalks, street trees, lot sizes, building setbacks, plant materials and landscape design are important components of the character of residential resources, whether as individual structures or as groups. The patterns and combinations of these characteristics vary from place to place in Brandon.

Concentrations of residential resources which reflect the historical context of ca. 1828-1941 are located within the historic core of Brandon as it developed prior to ca. 1941. There may be examples of formerly outlying farm houses or residential enclaves that were developed prior to ca. 1941 which have been subsequently annexed into the City of Brandon. These resources may represent a direct connection to the history of the development of Brandon, or may be found to represent other, as yet unidentified, historical patterns and contexts. These resources should be evaluated on a case-by-case basis to determine their most pertinent associative characteristics and areas of significance.

Because of numerous fires and mid-twentieth century demolitions, there are only a limited number of resources remaining to illustrate Brandon's historical development. However, those individual buildings and small historic districts illustrate changing patterns of tastes and of building techniques which provide an identity of character and time that is unique to Brandon.

Significance of Residential Resources

Residential resources have been evaluated in relation to the context of the historical development of Brandon during the period from ca. 1828 through 1941. The significance of these structures has also been evaluated under Criterion C in the area of architecture. The range of house types and styles during this period reflects broad patterns of importance in the development of the Brandon community in general. This period begins with the establishment of Brandon as the county seat and ends with the onset of World War Two. In the years following World War Two, the patterns of development and building types dramatically changed, and with them, so changed the character of Brandon established in the development period preceding it.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Historical Development Brandon,
Rankin County, Mississippi
Multiple Property Listing

Section Number F **Page** 11

Registration Requirements for Residential Resources

The residential resources which comprise this property type must be associated with the residential development within the corporate limits of Brandon in the period of ca. 1828 to 1941. These resources should reflect a portion of the broad patterns of house types and architectural influences that are recognized as important elements of this property type.

Residential buildings which are proposed for individual listing must be outstanding local examples of specific house types and architectural influences. Properties to be included in districts are required to be at least typical local examples of their respective type and style and to retain sufficient architectural integrity to contribute to the sense of time and place in the neighborhood.

The buildings comprising a proposed district are to be rated as either contributing or noncontributing to the significance of the district, as defined by and consistent with National Register criteria. As an aid to property owners and for preservation planning purposes, the notation of "Noncontributing **" may be made in the case of properties which are noncontributing at the time of the district's nomination but which may retrieve their historic integrity through restoration or rehabilitation by removal of inappropriate additions or modifications.

The setting and location of all residential resources which are proposed for nomination must retain integrity relating to the historic, physical characteristics such as setback, scale, massing and, in the case of a district, the spatial relationships between the buildings. In most cases, they should reflect the residential development patterns that were established in the mid-nineteenth century and are still inherent in the neighborhood.

2. Public Institutional Resources

Public institutional resources have been developed by city, county and federal governments at various times over the period of Brandon's historical development from ca. 1828-1941. The cultural heritage of Brandon has seen the construction of buildings and related elements that have served necessary roles in providing public or private education, postal service, local government, and law enforcement. All of these structures reflect the development of Brandon's civic character and its role in the larger context of Rankin County; many of these structures have served a dual role as important architectural or cultural landmarks for the community.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Historical Development Brandon,
Rankin County, Mississippi
Multiple Property Listing

Section Number F **Page** 12

The resources of Brandon which may be included in this property type and historical context include: public buildings, including governmental offices, public service and utilities facilities, civic buildings, local elementary and secondary schools, law enforcement facilities, and civic monuments. There were numerous resources of a public nature built in Brandon during its period of historic context that are no longer extant.

Resources of this property type range from one to three stories and are of stone, load-bearing brick, brick veneer, or frame construction. Significant architectural styles associated with public institutional resources include forms of the Neo-Classical Revival, Beaux Arts, Craftsman, Minimalist Traditional or Art Moderne styles. Public institutional resources, due to their importance in the community, may also possess important characteristics of siting, site elements and setting that should be evaluated as an aspect of the design and integrity of their related structure.

The "windshield survey" carried out in association with the preparation of this Multiple Properties Documentation Form identified the Rankin County Courthouse (1924-25) and the Brandon Confederate Monument (1907) as the only two public institutional resources currently eligible for listing under this historic context. There may be other resources which qualify that were not found by the survey.

Significance of Public Institutional Resources

Public institutional resources are frequently landmarks and clear expressions of place, usually marking major centers of activity. While not all such buildings are monumental in scale, their importance is expressed through their design and materials. The Rankin County Courthouse (1924-25) clearly fits this characterization and stands as a classically derived design with details abstracted from antiquity, lending prestige to Brandon's past and expressing confidence in its future. The architect of the courthouse was Noah Webster Overstreet, Sr. (1888-1973), one of Mississippi's most notable and prolific architects. Overstreet's practice consisted primarily of institutional projects (schools, churches, hospitals, courthouses). He designed the courthouses for several Mississippi counties, including Alcorn (Corinth, 1918), Bolivar (Rosedale, 1923 and Cleveland, 1924), Harrison (Biloxi, 1908 and Gulfport, 1917), Pontotoc (Pontotoc, 1918) and Webster (Walthall, 1915).

The other eligible resource identified is the Rankin County Confederate Monument (1907), which stands in a street island in front of the Rankin County Courthouse. While not a public

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Historical Development Brandon,
Rankin County, Mississippi
Multiple Property Listing

Section Number F **Page** 13

institution, per se, the monument is a civic memorial erected as part of the general Confederate Memorial Movement (ca. 1890-1920). This movement resulted in the construction of hundreds of similar memorials throughout Mississippi and the South as a whole. The Rankin County Confederate Monument, like most of its relatives, is placed in a position of public prominence as the sole element of the center of the Brandon Town Square in front of the Rankin County Courthouse. The positioning of these elements suggests a certain sympathy with principles of the City Beautiful Movement of urban design, a prominent urban planning movement being practised in the nation at this time.

Registration Requirements for Public Institutional Resources

The public institutional resources comprising this property type must be good examples of their respective architectural styles and must retain a high degree of integrity of design, materials, site, and association with the public institutional components of Brandon's development from ca. 1828-1941. The registration requirements used to evaluate this property type are consistent with the National Register criteria.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Historical Development Brandon,
Rankin County, Mississippi
Multiple Property Listing

Section Number G **Page** 14

GEOGRAPHICAL DATA

This Multiple Property nomination includes only the incorporation limits of Brandon, Rankin County, Mississippi.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Historical Development Brandon,
Rankin County, Mississippi
Multiple Property Listing

Section Number H **Page** 15

SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

The Brandon, Rankin County, Mississippi Multiple Properties nomination was based on an architectural and historical resources survey conducted in May 1993 by John Robbins, an architect and historic preservation consultant from Oxford, Mississippi. The City of Brandon annexed a large area in the 1970s, increasing the city's size to approximately 13 square miles; this survey concentrated on the readily identifiable historic commercial and residential resources in a several block area on all sides of the Rankin County Courthouse, an area roughly corresponding to the 40 acre tract which formed the original town boundaries and the extent of its developed areas before 1940. Properties included in the survey met at least one of the following criteria:

1. Any extant building or structure constructed before 1865, regardless of condition.
2. Any extant building or structure built between 1865 and 1915 that retains sufficient physical integrity that its historic character can be determined by exterior examination from a public right-of-way.
3. Any extant building or other structure built between 1915 and 1940 that retains a moderate to high degree of architectural integrity and appreciable architectural character or historical interest. Extensively altered buildings and minor or insubstantial buildings or structures were disregarded.
4. Any building or structure built since 1940 that possesses exceptional architectural or historical significance.
5. Any freestanding object of artistic or historical interest.
6. Every major building within the boundaries of any proposed historic district, both contributing or non-contributing.
7. Subsidiary buildings which possess exceptional architectural character and integrity.

The survey excluded buildings or structures in Brandon previously surveyed and nominated to the National Register; thus, the Stevens-Buchanan House (the Magnolias), 505 South College Street, was not included in this survey.

Under these criteria, the majority of cultural resources surveyed in Brandon were residential buildings dating from the 1850s to the late 1930s. The architecture of public institutional resources forms a second significant category.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Historical Development Brandon,
Rankin County, Mississippi
Multiple Property Listing

Section Number H **Page** 16

Historical research was conducted to supplement the field survey data and to document the broad pattern of historical data in Brandon. The most valuable sources included *A History of Rankin County*, published by the Rankin County Historical Society (1988) and the Rankin County WPA file. Many residents and local officials generously shared their research and information.

The historic context of ca. 1828 to 1940 was developed from the archival research and the field survey data. The research indicated that commerce, transportation, public institutions and residential development were significant themes in Brandon's history. The research also revealed the important dates which determined the parameters in which Brandon's historical buildings would be found. Brandon was established as the county seat when Rankin County was constituted by the legislature in 1828, although the town was not officially incorporated until 1831. The town, even before it was incorporated, was an important trading center and flourished with the development of railroads in the area in the 1840s-50s. As the county seat, Brandon was the center for government, medical and legal services, education, and banking. Brandon was occupied by Federal troops in 1864. For several years after the Civil War, the area's transportation and agricultural processing systems were disrupted and the population of Rankin County decreased. By the 1870s, some measure of prosperity was noticeable, aided in part by the construction of the Vicksburg and Meridian Railroad across the county, and by the end of the Reconstruction era. Building of the Gulf and Ship Island Railroad from north to south in Rankin County in the late 1890s also marked a period of prosperity.

Brandon's population and its economy based on government and on commerce and transportation related to agriculture remained relatively stable from the turn of the century until ca. 1940. As the county seat and the major urban area in the county, Brandon was somewhat less affected by the Great Migration and the Depression of the 1920s than were many other areas in the county.

The field survey verified that there were extant significant cultural resources to interpret the themes of public institutions and residential development. While commerce and transportation were important themes in the historical development of Brandon, no National Register eligible commercial or transportation resources were found.

Registration requirements used for this project were based on National Register standards for assessing integrity. The archival research and field survey work provided the information necessary to evaluate the relative condition of each property type. Determinations of the degree to which allowances should be made for alterations and deterioration were based on these findings.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Historical Development Brandon,
Rankin County, Mississippi
Multiple Property Listing

Section Number I Page 17

MAJOR BIBLIOGRAPHICAL REFERENCES

- Biographical and Historical Memoirs of Mississippi*. 2 vols. Chicago: Goodspeed Publishing Company, 1891.
- Federal Writers' Project of the Works Progress Administration. *Mississippi: The WPA Guide to the Magnolia State*. 1938. Jackson, MS: UP of MS, 1988.
- Federal Writers' Project of the Works Progress Administration. "Rankin County." Unpublished mss. Files of the Mississippi Department of Archives and History.
- Gurney, Bill. *Mississippi Courthouses Then and Now*. Ripley, MS: Old Timer Press, 1987.
- History of Rankin County*. 2 vols. Brandon, MS: Rankin County Historical Society, Inc., 1988. Jackson, Mississippi. Mississippi Department of Archives and History. Archives Library. Subject files.
- - . Historic Preservation Division. Files of the Chief Architectural Historian.
- Inducements to Immigrants Wishing to Settle in Mississippi*. Meridian, MS: Vicksburg and Meridian Railroad, 1870.
- Ingraham, Joseph Holt. *The South-West. By a Yankee*. 1835. Readex Microprint Corporation, 1966.
- Lane, Mills. *Architecture of the Old South: Mississippi and Alabama*. New York: Abbeville Press, 1989.
- McLemore, Richard Aubrey, ed. *A History of Mississippi*. 3 vols. Hattiesburg, MS: University and College Press of Mississippi, 1973.
- Rankin County, a Historical Sketch*. Brandon, MS: Rankin County Board of Supervisors and Rankin County Chamber of Commerce, 1979.
- "Rankin County Historical Calendar, " 1980-4. Brandon, MS: Rankin County Historical Society, 1980-4.
- Rankin County: 150 years, 1828-1978. *Clarion Ledger, Jackson Daily News*. June 22, 1978.
- Rowland, Dunbar. *History of Mississippi: The Heart of the South*. 1925. Spartanburg, SC: The Reprint Company, 1978.