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NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

RECEIVED 2280
FEB 5
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

1. Name of Property

historic name: Highland Circle Historic District

other names/site number:

2. Location

street & number: Highland Circle neighborhood including 614 to 740 North Madison Street, 620 to 734 Highland Circle, 801 to 811 Oak Grove Road, and 506 to 642 West Jackson Street.

city or town: Tupelo vicinity n/a

state: Mississippi code MS county: Lee code: 081 zip code: 38804

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X 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 X meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

Kenneth H. Pearl FEB. 10, 2006
Signature of certifying official 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 for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. 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): _____

for Signature of the Keeper Date of Action
Daniel J. Vivian 3/20/06

5. Classification

Ownership of Property:

X private
public-local
public-State
public-Federal

Category of Property:

buildings
X district
site
structure
object

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

Contributing	Noncontributing	
100	11	buildings
1		sites
		structures
1		objects
102	11	Total

Name of related multiple property listing:

N/A

Number of contributing resources previously National Register:

0

6. Function or Use

Historic Functions:
Domestic: single
Landscape: park
Landscape: street furniture/object

Current Functions:
Domestic: single
Landscape: park
Landscape: street furniture/object

7. Description

Architectural Classification(s):
Bungalow/Craftsman
Tudor Revival
Colonial Revival
Mission/Spanish Colonial Revival
French Renaissance
International

Materials:
foundation: brick
roof: asphalt
terra cotta
walls: weatherboard
brick
stucco
stone
other: vinyl

Narrative Description:

See Continuation Sheets

8. Statement of Significance

Applicable National Register Criteria

X **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.

X **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:

Property is:

____ **A** owned by a religious institution or used for religious purposes.

____ **B** removed from its original location.

____ **C** a birthplace or a 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
Architecture
Community Planning and Development

Period of Significance
c. 1900 - 1955

Significant Dates
1928
1936

Significant Person(s)
N/A

Cultural Affiliation(s)
N/A

Architect/Builder
N/A

Narrative Statement of Significance:
See continuation sheets.

9. Major Bibliographical References

Bibliography
See continuation sheet.

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
_X_ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
___ Other
Name of repository:
Mississippi Department of Archives and History

10. Geographical Data

Acreage of Property: 57 acres

UTM References:		Zone	Easting	Northing		Zone	Easting	Northing
	A	16	342120	3793140	C	16	342680	3792610
	B	16	342680	3793140	D	16	342120	3792610

___ See continuation sheet.

Verbal Boundary Description See continuation sheet.

Boundary Justification: See continuation sheet.

11. Form Prepared By

name/title:	David Preziosi / Executive Director				
organization:	Mississippi Heritage Trust			date:	July 1, 2005
street & number:	P.O. Box 577			telephone:	(601) 354-0200
city or town:	Jackson	state:	MS	zip code:	39205

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(s)

name:			
street & number:			telephone:
city or town:		state:	zip code:

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 the 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.0. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

Narrative Description

The proposed Highland Circle Historic District is composed of 111 buildings, 1 object, and 1 site which comprise a neighborhood of four streets northwest of downtown Tupelo, Lee County, Mississippi. The four streets in the district are: West Jackson Street running in an east-west direction, North Madison Street in a north-south direction, Oak Grove Road in a north-south direction, and Highland Circle which runs in a circular pattern. The district is comprised exclusively of residential buildings and outbuildings relating to residential use. The character of the district is that of a reasonably prosperous residential subdivision of a small Mississippi city.

There are no properties within the district that have been previously listed on the National Register.

The Highland Circle Historic District exhibits a structured development plan as designed in 1928 by Kenneth Markwell, a civil and landscape engineer, from Memphis, Tennessee. This was the first design of a neighborhood in Tupelo to have a complete plan laying out all of the streets, lots, parcel setbacks, as well as including a set of restrictions controlling the exclusive residential development of the lots. The topography of the district includes relatively flat streets with lots that rise up above the street level. Several lots around the inner portion of Highland Circle on the northern and eastern section of street have a significant incline from the street level. The Highland Circle Development was also the first in Tupelo to have curvilinear streets varying from the strict grid pattern of the rest of the city.[1]

The lots on North Madison Street are very similar in width but vary in depth. A few of the larger lots contain the older houses on that section of the street. West Jackson Street has a variety of lot sizes with small lots containing cottage-size houses to large lots with larger homes, also of an earlier period like those on North Madison Street. Oak Grove Road contains a variety of lot sizes as well with extremely large lots at the termination of the street. The Highland Circle portion of the district contains very regular lots as specifically designed by Markwell, however several houses were built on a combination of two lots and contain the largest houses in the district. Setbacks on West Jackson, North Madison, and Oak Grove remain relatively consistent, with only a few older houses being set back further on the lot. Markwell laid out the setbacks for Highland Circle in the original development plan of 1928 and varied the setbacks from forty to

[1] As evidenced by the index sheet of the 1929 Sanborn Map of Tupelo showing the street pattern for the city.

seventy-five feet.[2] It appears that those setbacks were followed over the years. Most of the lots have a degree of casual landscaping and there are numerous older growth trees throughout the district. However, most of the large trees probably only date to after 1936 when they were planted in response to a tornado that came through Tupelo and destroyed most of the existing trees.

A mix of house sizes, styles, and a variety of materials such as brick, stucco, stone, and wood distinguish the Highland Circle Historic District. There are large two-story structures and smaller one-story cottages spread throughout the district. The larger, more impressive homes are located on the southern section of Highland Circle on the lots that were combined. A few larger houses are also interspersed with smaller houses on Oak Grove, North Madison and West Jackson Streets. Outside of Highland Circle, the houses on larger lots are generally older than the houses on the smaller lots. Some of the smaller lots were subdivided from larger lots.

The majority, 59%, of the residential dwellings in the district were built from 1930 to 1949. The residential structures of that period were constructed in different styles including Tudor Revival, French Renaissance, and Colonial Revival. The earliest house in the district dates to circa 1900 at 725 North Madison (# 75), however it has been altered over the years in the Bungalow/Craftsmen style. Another early house was built in a Four-Square form in 1904 at 726 North Madison Street (# 76). Since then a portion of the front porch was enclosed and an addition made. One Mission/Spanish Colonial Revival style house, constructed in 1927, is located at 618 North Madison Street (# 58, Photo 10). There are two Bungalow/Craftsman style houses on West Jackson Street (# 53) and (# 54, Photo 9) both constructed circa 1928. Two houses of the French Renaissance style were constructed in the district with a large scale house at 653 Highland Circle (# 21) and a smaller one at 614 North Madison Street (# 55). The Tudor Revival style is perhaps the most common style in the district with a large example of the style at 640 Highland Circle (# 14a, Photo 2) built circa 1929. A more modest house in the style, constructed circa 1937, can be found at 710 Highland Circle (# 32, Photo 5). Many houses in the district also have a Colonial Revival influence with a large house in that style at 645 Highland Circle (# 18a, Photo 3) constructed in 1936 and smaller one at 639 North Madison Street (# 65) built circa 1944. There is even one International style house in the district located at 506 West Jackson Street (# 45) constructed circa 1940.

[2] The setbacks or building line is noted on the plat of Highland Circle filed in the Lee County Courthouse in 1929.

Throughout the district a few of the houses have been sided in vinyl or aluminum siding and some of the original windows have been replaced with new modern windows mostly of metal. Some of the porches have been expanded over the years or have been partially or totally enclosed.

There are only eleven non-contributing elements in the district with four of those garages or outbuildings. Of the non-contributing houses three were constructed after the period of significance (Photo 1 and 11) and four were constructed during the period of significance but have been so altered (Photo 4) as to receive non-contributing status.

Inventory of Resources

C = Contributing element; NC = Non-contributing element

The inventory is arranged alphabetically by street name in ascending numerical order. Buildings are classified as "contributing" (C) or "non-contributing" (NC) to the historic character of the district.

1. **(C) 620 Highland Circle c.1940**
The Cricket

One-story house with aluminum siding and a side-gabled roof of asphalt shingles. A full-width porch spans the S façade, supported by 6 brick piers. Under the porch, a centrally located, 6-panel wood door is flanked by two 6/6 wood-frame, double-hung windows. There is an attached carport on the W elevation and a screened porch on the NE elevation.

2a. **(C) 622 Highland Circle c. 1929**

One-and-a-half story painted-brick house with a front and side-gable roof of asphalt shingles. The E roof slopes to form an arched brick entry to the side patio. The front porch was enclosed c. 1985. A hip dormer is located on the W elevation. The windows vary, including 6/1, 6/6 double-hung, casements, and a 32-light fixed window on the front façade.

2b. **(NC) Garage c. 1940**

Converted to guest house on the NW corner of the lot.

3. **(C) 623 Highland Circle c. 1936**
One-and-a-half story painted-brick house with a hip roof of asphalt shingles. The centrally-located entrance is a 6-panel wood door. The windows are 6/6 wood-frame double-hung sash. There are shed dormers on the SW and SE elevations. There are also 2 chimneys, one interior and one exterior. A carport is attached on the rear.

4a. **(C) 626 Highland Circle c. 1930**
One-and-a-half story, brick and stucco Tudor Revival house with a multi-gabled and hip roof of asphalt shingles. The roof is complex with two dormers on the W elevation and two dormers on the E elevation. There are three front-facing gables on the façade, as well as a brick chimney with decorative masonry designs. The windows include paired and triple 9/9, 1/1 and diamond light, wood-frame, double-hung sash. A sun porch on the SE corner has been glassed-in. The wood front door has diamond-lights as well.

4b. **(C) Garage c. 1940**
Brick double garage

5. **(C) 627 Highland Circle c. 1936**
One-and-a-half story, brick house with a side-gable roof of asphalt shingles. There are three, gabled dormers on the façade, each with fixed, arched wood windows. The entrance is located under a front-gabled projection with awning, and is flanked by two windows on either side. The windows are 8/8 wood-frame, double-hung sash. An attached carport is on one side, while a brick chimney is on the other side of the house.

6. **(C) 628 Highland Circle c. 1935**
Two-story, clapboard house with a side-gable roof of asphalt shingles. The centrally located entry is on the E façade and is a triple-arch-light wooden door, with a broken pediment surround and fluted pilasters. There are additions on both sides of the house. The windows are 6/6 double-hung sash. A front terrace has wooden balusters, while the approach stairs have wrought iron. There is a basement garage on the front of the house. An exterior brick chimney is on the S elevation.

7. **(C) 629 Highland Circle c. 1936**
One-and-a-half story, painted brick house with a side-gable roof of asphalt shingles. There are 2, front-facing gable projections on the W façade. The door is board-and-batten with arched and small leaded-glass lights and is sheltered under an arched canvas awning. The windows are 6/1 wood-frame, double-hung sash. A small, diamond-light window is to the side of the main entry. There is an exterior fieldstone chimney on the façade. There is a garage attached at the rear.

8. **(NC) 630 Highland Circle c. 1960**
One-story brick ranch house with a side-gable roof of asphalt shingles. There are two front-facing gable projections on the W façade. The entry is a pair of 10-light wooden French doors. The windows are 8/8 wood-frame, double-hung sash. [Photo #1]

9. **(C) 634 Highland Circle c. 1940**
One-story brick house with a side-gable roof of asphalt shingles. The centrally located entrance is a wooden door surrounded by an elliptical fanlight and 10-light sidelights, all under a semi-circular front portico supported by 4 Doric columns. The portico is flanked by paired 6/6 wood-frame, double-hung sash windows. There is an exterior chimney on the N elevation.

10a. **(C) 635 Highland Circle c. 1940**
One-story, clapboard house with a side-gable roof of asphalt shingles. The W façade has a full-width porch supported by paired wooden columns. The centrally located entrance is flanked by two 9/9 wood-frame, double-hung sash windows on either side. There is a screen porch on the NE corner and a carport supported by square wooden columns on the N elevation. A decorative wooden balustrade tops the W porch.

10b. **(NC) Pool House c. 1992**
Modern pool house.

11a. **(C) 636 Highland Circle c. 1942**
One-story, brick house with a hip roof of asphalt shingles. There are 2 front-gable projections on the E façade, with the entrance located in the smaller under a canvas awning. The windows are paired and tripled 6/6 wood-frame, double-hung sash. There is one set of 5 casement windows in the SE corner. There is an interior chimney at the roof peak.

11b. **(C) Garage c. 1945**
Single detached car garage.

12. **(C) 638 Highland Circle c. 1939**
One-story, clapboard house with a side-gable roof of asphalt shingles. There is a partial-width porch undercut on the central gabled portion supported by 6 wood columns. The centrally located entrance is a 6-panel door with leaded-glass sidelights, flanked by two 9/9 wood-frame, double-hung sash windows on either side. There are two 6/6 wood-frame, double-hung windows on each side, outside the porch. There is an attached carport on the W elevation.

13. **(C) 639 Highland Circle c. 1931**
One-and-a-half story, brick house with a side-gable roof of asphalt shingles. The entrance, located under a front-facing gable portico supported by 2 Doric columns, has a fanlight transom and sidelights. The windows are 6/6 wood-frame, double-hung sash. There is a front-gable projection on the SW corner of the façade with a fanlight window in the gable end. There are 2 dormers on the W façade.

14a. **(C) 640 Highland Circle c. 1929**
Two-and-a-half story, brick and stucco Tudor Revival house with a complex gable roof of asphalt shingles. The front façade is dominated by a steeply pitched gable which contains the recessed, single-leaf entrance within a Tudor arched opening. On the W elevation, the side of the front-gable sweeps down to form a shed roof for a small wing featuring casement windows and a gabled dormer. The other windows are 6/1 and 6/6 wood-frame, double-hung sash. There are half-timbering accents and stucco on the second story of the house. [Photo 2]

14b. **(C) Garage c. 1929**
Brick and stucco garage.

15. **(C) 641 Highland Circle c. 1929**
Two-story, brick Tudor Revival house with a complex gable roof of asphalt shingles. The N façade features an exterior brick chimney with chimney pots and a projecting, gabled bay, accented with half-timbering on its second story. Contained in this bay is a recessed, single-leaf entrance within a Tudor arched opening. Below a second front gable, on each story, is a tripartite 6/1 wood-frame, double-hung sash window. On the E elevation, the hip roof slopes down to cover a screened porch with half-timbering and Tudor arched openings. A breezeway on the rear elevation connects the garage. The rear sun porch is an addition.

16. **(C) 642 Highland Circle c. 1939**
Two-story, brick house with a side-gable roof of asphalt shingles. The centrally located entrance is topped with a broken pediment and flanked on either side by two 6/6 wood-frame windows. The second story has 5 of the same windows. The E elevation has a flat-roof sun room and the W elevation has a flat-roof carport. There are exterior chimneys at each of the gable ends.

17. **(C) 644 Highland Circle c. 1942**
One-story brick house with a side-gable roof of asphalt shingles. There is a centrally located front, stepped gable with the entrance and an exterior chimney to the right of the entrance. The entrance is in the smaller gable with a cloth awning over it. The windows are 6/6 wood-frame, double-hung sash, with one 20-light metal fixed window on the façade.

18a. **(C) 645 Highland Circle 1936**
Two-story, brick house with a side-gable roof of asphalt shingles. There is a partial-width, full-height porch under a central front-gabled pediment, supported by 4 fluted columns. The oversized entry has a leaded glass surround. The windows are wood-frame 9/9 double-hung sash on the first floor and 6/6 double-hung sash on the second floor. There is a one-story sun room on the S elevation and a screened porch on the E elevation. [Photo 3]

18b. **(C) Garage c. 1940**

19. **(C) 646 Highland Circle c. 1933**
One-and-a-half story, frame house with aluminum siding and a side-gable roof of asphalt shingles. The centrally located entrance is under a flat-roof portico supported by ornamental iron columns and is flanked by paired 6/6 wood-frame, double-hung sash windows. There are 2 gable dormers on the E façade. There is an exterior chimney and a flat-roof carport supported by ornamental iron columns on the S elevation.

20. **(C) 651 Highland Circle c. 1936**
One-story brick house with a side-gable roof of asphalt shingles. The entrance is under a doubled front-facing gabled portico on the N façade and consists of a wood door with an elliptical fanlight and sidelights. The windows are 8/8 wood-frame, double-hung sash. A glassed porch under segmental arched wood posts is on the E elevation. Circular steps with wrought iron balustrade approach the entry from the E and W.

21. **(C) 653 Highland Circle c. 1930**
One-and-a-half story, asymmetrical brick house with a tower and a steeply-pitched side gable roof of slate shingles. The modern leaded-glass entrance on the N façade is flanked on the left by a two-story, front-facing gable projection with paired windows and on the right by a conical tower with 2 fixed windows. There is another front-facing gable projection to the right of the tower. The house also has two gable dormers on the façade and an exterior chimney on the W elevation. The windows are metal-frame 2/2 and 1/1.

22. **(C) 655 Highland Circle c. 1938**
Two-story house with aluminum siding and a side-gable roof of asphalt shingles. The centrally-located 4 panel/4 light entrance door is flanked by portal windows and 12/12 wood-frame, double-hung sash windows with applied shutters. The windows on the second story have front gables and are 6/6 wood-frame, double-hung sash. There is a one-story wing on the E elevation and a flat-roof carport with triple posts on brick piers on the W elevation.

23. **(C) 657 Highland Circle c. 1936**
One-story house with vinyl siding and a hip roof of asphalt shingles on a brick foundation. The entrance, with a 6-panel wooden door, is on an angle with fluted pilasters and pediment, and is approached from a courtyard. There is a square bay window on the front and a cant bay window on the rear. There is a flat-roof carport on the E elevation supported by decorative iron columns.

24. **(C) 670 Highland Circle c. 1949**
Two-story, clapboard house with a gambrel roof of asphalt shingles. The entrance is under a front-gable portico supported by wrought iron columns with dentil molding over the door. There are 6/6 wood-frame, double-hung sash windows on either side of the door, with 3 of the same windows on the second story. There is a glass porch on the E elevation.

25. **(C) 671 Highland Circle c. 1939**
Two-story, brick house with a hip-roof of asphalt shingles. The centrally located entrance is located under a metal entry hood supported on ornamental wrought-iron columns. The windows on either side of the entry are 8/8 wood-frame, double-hung sash, and there are 3 of the same windows on the second story. The windows have hinged shutters. There is an attached portico on the W elevation supported by brick columns. There are 2 exterior chimneys on the E and W elevations and a flat-roof addition on the N elevation.

26. **(C) 672 Highland Circle c. 1938**
One-story, brick house with a side-gable roof of asphalt shingles. A front-facing gable projection is brick with wood and stucco. The windows are primarily 6/6 wood-frame, double-hung sash, with a bank of 4 casement windows with diamond-lights in the projecting bay. There is an exterior chimney and a sun porch on the E elevation. A modern addition is on the rear.

27. **(C) 674 Highland Circle c. 1936**
One-story, brick house with a side-gable roof of asphalt shingles. The roof slopes to a shed roof to form a partial-width porch supported by wooden posts. The entrance is under the porch and consists of 10-light French doors with 10-light sidelights. An interior chimney sits at the center of the roof peak. The windows are various styles and materials. There is an attached carport and modern additions on the E elevation.

28. **(NC) 699 Highland Circle c. 1945, altered c. 1995**
One-story, brick house with a side-gable and shed-roof of corrugated metal. The house has been altered dramatically with the addition of a shed-roof story to the house. There are various window types with most being 6/6 wood-frame, double-hung sash. There is one interior central chimney. There is an attached carport on the N elevation. [Photo 4]

29. **(C) 701 Highland Circle c. 1945**
One-story, brick house with a side-gable roof of asphalt shingles. The gable ends have stucco. The entrance is located under a front-gable portico, which is supported by wood posts. The entrance is flanked by paired 6/6 wood-frame, double-hung windows. There is an undercut, screened porch on the SE corner of the house with segmental arches. Brick dentil trim frames the S elevation windows.

30a. **(C) 705 Highland Circle c. 1930**
One-and-a-half story, brick house with a hip roof of asbestos shingles. There is a front-facing gable projection on the E façade that forms a shed roof over an arched brick entrance. A porch wraps around the E and S elevations, supported by brick columns. A battered chimney with stucco elements is on the E façade, with ¼ fan lights flanking the chimney in the gable end. The other windows are 6/1 wood-frame, double-hung sash. The main hip has a shed dormer with a fixed 6-light window.

30b. **(C) Garage c. 1940**
Brick, double garage with front-gabled roof.

31. **(C) 709 Highland Circle c. 1931**
One-story, brick house with a side-gable roof of asphalt shingles. The entrance is located on the E façade in a front-gable projection with a canvas awning. The tripartite façade windows are diamond lights with wood frames, while the other windows are 6/6 double-hung sash. There is an exterior chimney on the S elevation and a carport on the N elevation.

32. **(C) 710 Highland Circle c. 1937**
One-story, brick house with a cross-gable roof of asphalt shingles. The entrance is an arched, wood door with 4-lights, surrounded by a stone projecting gable. There is an undercut front porch to the right of the door. There is a dormer with diamond-light window. The windows are diamond-light/1 and 6/1 wood-frame, double-hung sash. The gable ends have decorative timbering. [Photo 5]

33a. **(C) 713 Highland Circle c. 1929**
One-and-a-half story, brick and stone Tudor Revival house with a side-gable roof of asbestos cement shingles. The entrance is located beneath the undercut porch on the NE corner of the E façade. A large, front-gable projection has tripartite diamond-light windows. The other windows are 6/1 wood-frame, double-hung. Two shed-roof dormers flank the front-gable projection. There is a central stone chimney. A rear porch has been enclosed.

33b. **(C) Garage c. 1930**
Original, double garage has been enclosed.

34. **(C) 718 Highland Circle c. 1940**
One-story, brick house with a side-gable roof of asphalt shingles. There is a full-width porch on the W façade supported by 6 wood columns. The centrally-located entrance is under the porch and has a pedimented surround with pilasters. The windows are 9/9 wood-frame, double-hung sash. There is an exterior chimney on the N elevation. There is a carport on the N elevation.

35a. **(C) 719 Highland Circle c. 1929**
One-and-a-half story, brick house with a stepped front-gable roof of asphalt shingles. The large gable slopes to cover an enclosed porch that is formed by arched brick work. The smaller front-gable has the arched entrance. The windows are 6/6 wood-frame, double-hung windows. There is an exterior chimney on the N elevation and a side dormer on the S elevation.

35b. **(C) Garage** **c. 1930**
Brick, single garage

36. **(C) 723 Highland Circle** **c. 1941**
One-story house with aluminum siding and a cross-gable roof of asphalt shingles on a brick foundation. A front-gable projection has an exterior, battered chimney. There is a partial-width porch under a flat roof, supported by square wood posts. The windows are 6/6 wood-frame, double-hung sash.

37. **(C) 725 Highland Circle** **c. 1941**
One-story, clapboard house with a side-gable roof of asphalt shingles on a brick pier foundation. The centrally-located entrance is under a front-gable projection, which is supported by wood box columns, is flanked by two 6/6 wood-frame, double-hung windows. There is an attached carport on one side and a sun porch is on the other side of the house. There is one exterior chimney.

38. **(C) 726 Highland Circle** **c. 1937**
One-story, brick house with a side-gable roof of asphalt shingles. There is a front-gable projection on the W façade. There is a partial-width porch on the W façade, supported by decorative iron columns. The entrance is under the porch with two windows to the left. The windows are 6/6 wood-frame, double-hung sash. There is a vinyl-sided sun porch addition and an exterior chimney on the N elevation.

39. **(C) 727 Highland Circle** **c. 1936**
One-story house with a side-gable roof of painted cedar shakes on a brick foundation. There was a large, rear addition added c. 1970. The entrance is on the E façade, and is flanked on one side by two 6/6 wood-frame, double-hung windows, and on the other side by a tripartite bay window. A garage is attached on the N end of the house. There are two exterior chimneys on the S and W elevations.

40. **(C) 728 Highland Circle** **c. 1936**
One-and-a-half story, aluminum-sided house with a side-gable roof of asphalt shingles on a brick foundation. The main portion of the house is asymmetrical with the entrance on the NE corner with a broken pedimented surround. The windows are 6/6 wood-frame, double-hung sash. There are 2 gabled dormers on the façade. One-story wings are on the E and W ends of the house. A carport is attached in the rear.

41. **(C) 729 Highland Circle c. 1939**
One-and-a-half story, brick house with a side-gable roof of asphalt shingles. There is a full-width undercut porch on the E façade supported by 4 Doric wood columns. The main entrance has a Greek Revival surround and is flanked by paired 6/6 wood-frame, double-hung sash windows. There are 2 gabled dormers on the façade and a carport on the W elevation. There is a modern rear addition.

42. **(C) 730 Highland Circle c. 1936**
One-and-a-half story, vinyl-sided house with a side-gable roof of asphalt shingles. The asymmetrical house has the entrance on the N façade under a front-gable portico, which is supported by round wooden posts. There is a large, front-gable bay on the façade, to the left of the entrance. The large gable is flanked by gabled dormers. There is one interior chimney at the roof peak. The windows are 6/6. A carport is attached on the E elevation.

43. **(C) 731 Highland Circle c. 1930**
One-and-a-half story, brick and clapboard house with a side-gable roof of asphalt shingles. The centrally located entrance, with sidelights, is under a flat-roof portico supported by wood box columns, and is flanked by two 8/8 wood-frame, double-hung windows. The windows on the other elevation are 6/6. There are 3 dormers on the façade and an interior chimney at the roof ridge. There is a carport on the W elevation, supported by brick columns.

44. **(C) 734 Highland Circle c. 1936**
One-story, asbestos-shingle house with a side-gable roof of asphalt shingles. The entrance is located under a front-gable portico supported by fluted wood columns. An exterior chimney is present on the N façade to the left of the entrance. The windows are 6/6 wood-frame, double-hung sash. There is an undercut screened porch on the NE corner. There is a carport addition on the rear.

45. **(C) 506 Jackson, West c. 1940**
One-story, stucco and stone International house with a flat roof. A stone portico shelters the single-leaf entrance. An elevated, screened porch is to the left of the entrance. There are single-light fixed windows on the corners, and a 5-light corner window on one corner. There is a c. 2000 stucco addition on the rear with a low-gable roof. A cantilevered balcony is at the rear of the addition.

46. **(C) 512 Jackson, West c. 1930**
One-story, asbestos-sided house with a side-gable roof of asphalt shingles and a brick foundation. The entrance is under a front-gable portico, which is supported by decorative iron columns, and is flanked by paired 6/6 wood-frame, double-hung sash windows. There is an exterior chimney in the E elevation and a carport on the W elevation.

47. **(C) 514 Jackson, West c. 1938**
One-story, clapboard house with a side-gable roof of asphalt shingles and a brick foundation. The 4 panel and 4-light wood door with pilasters is located under a central, front-gable porch which is supported by 4-panel columns and is flanked, under the porch, by 8/8 wood-frame, double-hung sash windows. Outside the porch are paired windows. There are 2 interior chimneys.

48. **(C) 516 Jackson, West c. 1930**
One-story, brick and stone house with a hip roof of asphalt shingles. There is a central hip-roof projection with two windows with applied shutters. The entrance is located within a stone surround. The windows are 6/6 wood-frame, double-hung sash. There is one interior chimney.

49. **(C) 518 Jackson, West c. 1928**
One-story, brick house with a side-gable roof of asphalt shingles. There is an eyebrow vent dormer and parapet end walls. The partial-width porch is supported by brick piers and shelters the entrance. A triangular pedimented gable is above the entrance. The entrance is flanked on the left by a tripartite picture window and on the right by a 10/1 wood-frame, double-hung sash. A chimney on the W gable has decorative flues.

50. **(C) 520 Jackson, West c. 1925**
One-story, brick house with a side-gable roof of asphalt shingles. The 6-panel wood entrance door with a 3-light transom on the S façade is under an elliptical hood with applied leaf decoration, supported by decorative iron columns. The windows are Craftsman style 4/1 wood-frame, double-hung sash on either side the door. Rafter tips are exposed with wide eaves. The porch on the SE corner is enclosed with 3/1 windows.

51. **(C) 522 Jackson, West c. 1928**
One-story, brick house with a hip roof of asbestos cement shingles. There is a front-gable projection with a sloping roof. The entry is an arched door with a fixed diamond-light window and tripartite diamond-light, wood-frame, double-hung sash windows to the right of the door. The remaining windows are 6/9 and jalousie. There is an exterior chimney on the S façade and another chimney in the rear addition.

52. **(C) 624 Jackson, West c. 1938**
One-and-a-half story, brick house with a side-gable roof of asphalt shingles. The centrally-located entrance is obscured by an ornamental iron storm door and is flanked on either side by two 6/6 wood-frame, double-hung sash windows. There are 2 gabled dormers on the S façade.

53. **(C) 638 Jackson, West c. 1928**
One-story, brick house with a hip roof of asphalt shingles. The partial-width porch is located under a projecting hip supported by brick piers. The 15-light entrance door is sheltered by the porch and is flanked by one paired 3/1 wood-frame Craftsman style windows under the porch and paired 3/1 wood-frame windows outside the porch. The windows have applied wood shutters. There is an exterior chimney on the W elevation and an addition on the E elevation.

54. **(C) 642 Jackson, West c. 1928**
One-and-a-half story, brick house with a complex hip roof of asphalt shingles. There are 3 large hipped dormers on the S, W and E roof slopes. A porch wraps around the façade and sides, supported by brick piers, with a carport on the W side. The centrally located entrance is a multi-light door with sidelights. The windows are Craftsman style 3/1 wood-frame, double-hung sash. There is an interior chimney. [Photo 9]

55. **(C) 614 Madison, North c. 1939**
One-story, stone house. The W façade is dominated by a projecting, gable bay on its NW corner and a round turret with a conical roof on its SW corner. Between them runs a small terrace with a wrought iron balustrade. In the terrace area is a single-leaf entrance door crowned by a small gable. The N elevation has an exterior, stone chimney. The variety of window styles includes 4/4 and 6/6 wood-frame, double-hung sash. There is a rear gable wing and attached garage.

56. **(NC) 615 Madison, North** **c. 1958**
One-story, brick house with a side-gable roof of asphalt shingles with slight eaves and a wide band trim. The entrance is located in the main portion of the house with pilaster surround and sidelights. There is a bay window to the left of the entrance. There are wings on the N and S elevations. There is an exterior chimney on the N elevation.

57a. **(C) 616 Madison, North** **c. 1940**
One-story, brick house with a side-gable roof of asphalt shingles. There is a front-gable projection that slopes to shelter the partial-width arched brick porch on the SW corner. The entrance is on the W façade, to the left of the porch, with a battered, exterior brick chimney to its left. The windows are 6/6 wood-frame, double-hung sash with a tripartite aluminum frame window on the porch. A wrought-iron storm door obscures the entrance.

57b. **(C) Garage** **c. 1940**
Detached single car wood gable front garage.

58. **(C) 618 Madison, North** **c. 1929**
One-story, Mission/Spanish Colonial Revival style stuccoed house with a low-pitched hip roof of red tiles. The façade is dominated by a centrally located projecting, hipped bay displaying a round arched window flanked by narrow, multi-light windows. In the N ell created by this bay is an enclosed porch; in the southern ell is a small, chamfered bay containing a single-leaf entrance door with a red tile beltcourse above it. Most of the windows are paired 6/6 wood-frame, double-hung sash, including the window next to this bay. There is an interior stuccoed chimney with red tile trim. [Photo 10]

59. **(C) 624 Madison, North** **c. 1920**
Two-story, brick and clapboard house with a side-gable roof of asphalt shingles. There is a full-width porch on the W façade under a shed roof, supported by round Tuscan columns. The single-leaf entrance with a wooden transom is sheltered by the porch. The windows under the porch are 1/1 wood-frame, double-hung sash. The other windows are 6/6. There is an off-center interior chimney and an attached carport.

60. **(C) 625 Madison, North 1956**
One-story, brick house with a side-gable roof of asphalt shingles. A centered front-gable portico supported by 4 Doric columns shelters the wood door with leaded-glass transom and sidelights. The windows are 8/8 wood-frame, double-hung sash. There is an off-center, interior chimney and an attached carport.

61a. **(C) 626 Madison, North c. 1915**
One-and-a-half story, vinyl-sided house with an integral front porch featuring a brick parapet wall and massive brick pillars. In the porch area is a single-leaf entrance door with a transom, flanked by paired 1/1 wood-frame, double-hung sash windows. Above the porch is a dormer displaying a bank of windows with diamond-lights. There are 2 interior, stuccoed chimneys.

61b. **(C) Garage c. 1930**
Detached two car wood garage with a hipped roof.

62. **(C) 629 Madison, North c. 1932**
One-and-a-half story, stucco and stone house with a complex gable roof of asphalt shingles. The roof is complex with a shed dormer with diamond-lights on the E façade and a bay window with diamond-lights. Other windows are 6/1 wood-frame, double-hung sash. An exterior stone chimney is located on the E façade with dual chimney pots. A single-leaf entrance is to the left and has arched stone trim. There is half-timbering in the gable ends.

63. **(C) 634 Madison, North c. 1940**
One-story, brick house with a hip roof of asphalt shingles. There are 2 front-gable projections on the W façade. The arched wood entrance in under an arched brick gable. The windows are 6/1 wood-frame, double-hung sash. There is a curved deck around the SW corner of the house with a pair of French doors and a Chippendale balustrade. There are 2 interior chimneys.

64a. **(C) 635 Madison, North c. 1926**
One-and-a-half story, eave-oriented house with a brick first story and a stuccoed half-story with half-timbering. The E façade's projecting, gabled bay contains a round-arched, single-leaf entrance, a terrace with wrought iron balustrade and a screened-in porch on the SE corner. The N elevation has an exterior, brick chimney with its flanking windows bricked up; a porte-cochere and a gable with tripartite 9/1 wood-frame, double-hung sash. The same type of gable is found on the S elevation.

64b. **(C) Garage** **c. 1930**
Detached two car wood garage with a hipped roof.

65. **(C) 639 Madison, North** **c. 1944**
One-story, brick house with an asphalt shingle roof. There is a pedimented, front-gable portico supported by 4 Doric columns. Brick arches are located over the 9/9 wood-frame, double-hung windows. A glass-enclosed sun porch on the SE elevation has solid panes with arched brick motifs on supports. There is an off-center interior chimney. A widow's walk balustrade crowns the main portion of the pyramidal roof. There is an attached carport on the W elevation.

66. **(C) 640 Madison, North** **c. 1914**
One-and-a-half story, aluminum-sided house with a side-gable roof of asphalt shingles. The porch is supported by paired Doric columns on brick piers. A portion of the undercut porch has been enclosed. The entrance door with transom and sidelights is sheltered by the porch. The windows are 1/1 wood-frame, double-hung sash with Craftsman style shutters. The rafter tips are exposed and the eaves are bracketed on the N and S elevations. There is a front-gable dormer over the entrance. There is an interior chimney on the N elevation.

67a. **(C) 642 Madison, North** **c. 1937**
One-and-a-half story, brick and stucco house with a side-gable roof of asphalt shingles. A large, front-gable dormer projects at the center of the front slope with 3 windows. The partial-width porch on the W façade is supported by wood, box columns and shelters the single-leaf entrance door. The windows are 6/6 wood-frame, double-hung sash. There is a screen porch on the NE corner and a sun porch on the S elevation. There is also one interior chimney.

67b. **(NC) Garage**
Modern garage.

68a. **(C) 643 Madison, North** **c. 1926**
Two-story, brick Tudor Revival house is crowned by a complex gable roof. The E façade features a glass-enclosed porch on its SE corner, a recessed, round-arched, single-leaf entrance in a gabled bay and a tripartite 9/1 wood-frame, double-hung sash window. Above this window is a paired 9/1 wood-frame, double-hung sash window and in the gable a round-arched attic vent. The S elevation has a new deck and the same gable treatment. The N elevation also has such a gable and an exterior chimney with brick diaper work. A porte-cochere is on the W elevation. There is a modern brick addition on the S elevation.

68b. **(C) Garage** **c. 1930**
Detached two car brick garage.

69. **(C) 644 Madison, North** **c. 1934**
One-and-a-half story, brick and stucco house with a complex gable roof. The arched wood door flanked by diamond-light windows is located in a front-gable projection. The windows are diamond-light casements with narrow transoms. There is a hip roof carport attached on the S elevation.

70. **(NC) 703 Madison, North** **c. 1927**
One-story, brick and clapboard house with a side-gable roof of asphalt shingles. The porch has been enclosed and the entrance reoriented. The new single-leaf entrance with sidelights is on the E façade. The windows are 9/1 wood-frame, double-hung sash. There is a flat-roof carport supported by brick piers on the N elevation. There is one interior chimney on the roof ridge.

71. **(NC) 704 Madison, North** **c. 1950**
One-and-a-half story, brick house with a side-gable roof of asphalt shingles. There are three clapboard dormers on the front roof slope with modern 3x4 single-pane windows. The wood door on the W façade has a broken pediment and pilaster surround is located under a centered front-gable projection and flanked by 2 windows on either side. The windows on the first floor are modern 3x5 single pane. There is a flat-roof carport on the N elevation supported by wooden posts. There is an exterior chimney on the S elevation.

72. **(C) 709 Madison, North** **c. 1925**
One-story, eave-oriented Tudor Revival brick house features a porte-cochere on the N elevation and a small arched-brick porch on the S elevation. The E façade has two front-gable bays. One contains a projecting, gabled bay with a round-arched, single-leaf entrance capped by a fanlight. Most of the front windows are diamond-light/1 wood-frame, double-hung sash. The central two front windows also have diamond-light transoms. There are 2 interior, brick chimneys.

73. **(C) 712 Madison, North** **c. 1935**
One-story, brick house with a side-gable roof of asphalt shingles. The center section has an undercut porch supported by paired wooden posts. The entrance is centered and flanked by 6/6 wood-frame, double-hung sash windows under the porch. There are side-gable wings on the N and S with paired windows on the W façade. There is one interior and one exterior chimney.

74. **(C) 720 Madison, North 1941**
One-and-a-half story, brick house with a side-gabled roof of asphalt shingles. The entrance is centered in the main section and is flanked by two 6/9 wood-frame, double-hung sash windows on either side. There are side-gable wings on the N and S ends, with a cant bay on the W façade of the N end and two 6/6 windows on the W façade of the S end. There is one off-center, interior chimney.

74b. **(NC) Garage c. 1955**
Garage converted into a guest house.

75. **(C) 725 Madison, North c. 1900**
One-and-a-half story, eave-oriented clapboard house. Its integral, full-width front porch features corbelled brick pillars. Sheltered under the porch area is a frontispiece consisting of a single-leaf door, and multi-light fanlight, all flanked by two tall 9/1 wood-frame, double-hung sash windows. The north end of the porch is screened in. Above the porch is an open dormer porch that is screened-in. It features a shed-roof balcony and a central entrance flanked by paired 9/1 double-hung sash windows. Most windows are 9/1 double-hung sash.

76. **(C) 726 Madison, North c. 1904**
Two-story, narrow clapboard and stucco foursquare rests on a high brick foundation and is capped by a hip roof with wide, overhanging eaves accented with modillions. The first story is clad in narrow clapboard and the second is stuccoed. The original wrap-around porch is now enclosed on the S elevation. The porch is supported by low brick piers with Doric columns. Under the porch are a single-leaf entrance and a single tripartite, 1/1 wood-frame, double-hung sash window. Most first-story windows are some configuration of 1/1 and most second-story windows are some form of 9/1 wood-frame, double-hung sash. The W façade is also marked by a hipped dormer. The N elevation has a box bay with a paired, diamond-shaped, multi-light/1 double-hung sash window. There is an interior corbelled brick chimney.

77. **(NC) 727 Madison, North c. 1983**
One-and-a-half story, brick house with a side-gable roof of asphalt shingles. There are 3 gabled dormers on the front roof slope. A front porch on the E facade, supported by 6 wooden posts shelters the entrance. The windows are 1/1 aluminum-frame. [Photo 11]

78a. **(C) 729 Madison, North c. 1951**
One-and-a-half story, brick house with a side-gable roof of asphalt shingles. There are 3 gable dormers on the front roof slope. On the E façade, the Palladian entrance surrounded with a carved fan above and sidelights is sheltered by a flat-roof portico, supported by paired Doric columns. The entrance is flanked by 8/12 wood-frame, double-hung windows with applied shutters. The other windows are 6/6.

79. **(C) 732 Madison, North c. 1940**
One-and-a-half story, brick house with a side-gable roof of asphalt shingles. There is a front-gable bay at the S end of the W façade. The entrance is located under a front-gable portico supported by square wood posts. The windows are paired 6/6 wood-frame, double-hung. A porch is enclosed on the NW corner. There is one interior chimney.

80a. **(C) 734 Madison, North c. 1940**
One-story, clapboard house with a side-gable roof of asphalt shingles. There is a front-gable projection on the N end of the W façade. The entrance is located on the W façade with an exterior chimney to the right. The windows are 6/6 and 8/8 wood-frame, double-hung sash with applied shutters.

80b. **(C) Garage c. 1940**
Detached two car gable front garage.

81. **(C) 735 Madison, North c. 1942**
One-and-a-half story, brick house with a side-gable roof of asphalt shingles. There is a front-gable projection on the E façade with a large cant bay window with a 24-light fixed and 8/8 wood-frame windows topped by a copper hood and scalloped trim. The entry, to the left, has a decorative surround with pilasters. The other windows are 6/6 wood-frame, double-hung windows with applied shutters. There is one interior chimney.

82. **(C) 737 Madison, North c. 1936**
Two-story, painted-brick house with a side-gable roof of asphalt shingle. There are 2 cross-gable dormers and a front-gable bay on the E façade. The entry has an arched wooden surround with dentils, carved ornamentation and pilasters. The windows are 6/6 wood-frame, double-hung sash with hinged shutters. There is a cant bay to the left of the entrance and a tripartite window to the right in the front-gable. There is a flat-roof addition on the S elevation.

83. **(C) 738 Madison, North c. 1946**
One-story, painted-brick house with a side-gable roof of asphalt shingles. There is a double, front-gable projection on the W façade with the smaller gable sheltering the brick round-arch entrance. There is a fanlight in the gable end. There is a tripartite window to the left of the entrance. The windows are 6/6 wood-frame, double-hung sash with applied shutters. There is one interior chimney.

84. **(C) 740 Madison, North c. 1939**
One-story, brick house with a side-gable roof of asphalt shingles. A double front-gable projects on the S end of the W façade. To the left is an exterior brick chimney, and to the left of that, the entrance. An undercut porch with brick arches is enclosed with glass and decorative iron. The entrance is within a small front-gable projection with a fanlight above. The windows are 6/6 wood-frame, double-hung.

85. **(C) 741 Madison, North c. 1948**
One-and-a-half story brick house with a side-gable roof of asphalt shingles with two front-gable dormers. A front-gable projects on the S end of the E façade with a box window topped by a copper mansard roof. The entrance is located to the right of the front gable sheltered under a projecting roof supported by a turned wood post. The front door is a wood 4 panel with 4 lights. A decorative beveled glass window is located to the right of the entry door and projecting roof. On the N elevation there is a brick chimney with clay chimney pots and an enclosed porch with square wood columns with capitals. On the S elevation there is a projecting porch for a secondary entrance door. The windows are 6/6 wood-frame, double-hung.

86. **(NC) 801 Oak Grove c. 1941 (altered c. 1990)**
One-and-a-half story, brick house with a side-gable roof of asphalt shingles that has been extensively altered. The single-leaf entry has a front-gable portico with Doric columns and a rounded fascia. The door surround is leaded glass. Windows are 8/12 on the first level and 8/8 wood-frame, double-hung windows in the second-story dormer. There is an exterior chimney on the S elevation.

87. **(C) 802 Oak Grove c. 1940**
One-story, brick house with a side-gable roof of asphalt shingles. A front-gable portico, supported by turned wooden posts, shelters the 4-light-and-panel door. To the right of the entrance is an exterior brick chimney. There is a screen porch on the S elevation. The windows are 6/6 wood-frame, double-hung sash.

88. **(C) 803 Oak Grove c. 1949**
Two-story, brick house with a side-gable roof of asphalt shingles. The centrally located entrance is sheltered by a semi-circular portico, which is supported by 4 Doric columns, with an ornamental iron balustrade. The entrance is flanked on either side by two 9/9 wood-frame, double-hung windows. The 5 second story windows are 6/6. Windows have applied shutters. The carport on the N elevation is supported by square wood posts. There is an exterior chimney on the S end and an addition on the rear.

89. **(C) 804 Oak Grove c. 1951**
One-story, brick house with a side-gable roof of asphalt shingles. A full-width undercut porch spans the W façade, supported by 6 Doric columns. The centrally located entrance with sidelights is sheltered by the porch and flanked on either side by two 12/12 wood-frame, double-hung sash. There in one interior chimney.

90. **(C) 805 Oak Grove c. 1951**
One-story, brick house with a side-gable roof of asphalt shingles. A front-gable, partial-width porch is supported by 4 Doric columns. The centrally located 2-light-and-panel door with sidelights is flanked under the porch by 8/12 wood-frame, double-hung windows. There are other windows outside the porch. There is a carport on the S elevation supported by Doric columns on brick piers.

91. **(C) 806 Oak Grove c. 1941**
One-story, brick house with a side-gable roof of asphalt shingles. A partial-width porch is supported by 6 Doric columns. The centrally-located 4-light-and-panel door is sheltered by the porch and is flanked on either side under the porch by two 6/9 wood-frame, double-hung sash. The porch balustrade is repeated on top of the roof. There is an interior chimney.

92. **(C) 808 Oak Grove c. 1940**
One-story, brick and board-and-batten house with a side-gable roof of asphalt shingles. There is a front-gable projection with scalloped wood trim. A partial-width porch is supported by wood posts. The windows are 6/6 wood-frame, double-hung sash. There are stone chimneys.

93. **(C) 809 Oak Grove c. 1948**
Two-story, painted brick house with a side-gable roof of asphalt shingles. There is a 2-story porch on the E façade. The porch is cantilevered and held on the second floor with 6 wrought iron columns and has a wrought iron balustrade. The centrally located entrance under the porch features an elliptical fanlight and sidelights and is flanked by cant bays with multi-light windows. The upper floor has 2 sets of French doors and one window with hinged shutters. There is a glass-enclosed porch on the S elevation with wrought iron trim. There is an interior chimney on the W elevation.

94. **(C) 810 Oak Grove c. 1941**
Two-story, brick and clapboard house with a central front-gable section and two one-story side-gable wings. The 2-story portion is clapboard with a full-height porch supported by 4 wooden columns. The entrance is a 6-panel door with 4-light transom. The windows are 8/8 wood-frame, double-hung sash. The wings have 6/6 windows with raised wood panels underneath. There are exterior chimneys on the N and E elevation.

95. **(C) 811 Oak Grove c. 1940**
Two-story, brick house with a side-gable roof of asphalt shingles. On the E façade there is a full-width full-height porch supported by wrought iron columns. The windows on the first floor are 12/12 and the windows on the second floor are 8/8 wood-frame, double-hung sash. The entrance is located under the porch. There is a rear addition.

96. **(C) Ornamental Street Lights c. 1928**
Decorative metal light poles with glass light domes. Street lights are located along the sidewalks and in the medians of Highland Circle.

97. **(C) Neighborhood Park c. 1928**
Casually landscaped neighborhood park with several mature trees and modern playground equipment. Concrete walkways lead into and through the park from Highland Circle.

STATEMENT OF SIGNIFICANCE

The Highland Circle Historic District in Tupelo, Mississippi, is locally significant in the areas of community planning and development, and architecture (Criteria A and C), with the period of significance extending from circa 1900 when the first house was built on North Madison Street to 1955, fifty years before this nomination. The District is comprised of four streets: West Jackson Street, North Madison Street, Oak Grove Road, and Highland Circle. In 1928 a planned development called Highland Circle was created and a new street, Highland Circle, was built connecting to the existing streets of Jackson, Madison, and Baskin (which later became Oak Grove Road). The district has a large concentration of intact residential structures, as well as original landscaping features such as a neighborhood park and streetlights. The residential resources illustrate not only the popular architectural styles of the period between 1900 and 1955, but also vernacular forms common during that time.

Founding and Early Development of Tupelo

The town of Tupelo was created in 1860 when 62 lots were platted and recorded in Fulton, the seat of Itawamba County, to be sold off.[1] The site of Tupelo was chosen due to railroad construction and the beginnings of a town evident in saloons and hotels that served the railroad workers. The growth of Tupelo as a town was hindered by the Civil War, and two major battles were fought in the vicinity. On October 30, 1866 a new county was created and named after Robert E. Lee. When the Lee County boundaries were drawn Tupelo was located geographically in the center. An election was held to name the county seat and Tupelo won the election solidifying the growth of the community for the future. Being the county seat, Tupelo became a center of the lucrative cotton trade in the area. From 1860 to 1885 the "town was transformed from a motley collection of saloons and hotels to an established rural trade center."[2] In 1886 another railroad line was completed through Tupelo and the cotton production continued to climb until the collapse of the cotton industry in the 1890s.[3]

After the decline of cotton production the focus shifted from the growing of cotton to the processing of cotton. In 1901 a cotton mill was opened and became the largest factory in the

[1] Grisham, Vaughn L. Jr., *Tupelo: The Evolution of a Community*, p. 29.
[2] Ibid, p. 29.
[3] Ibid, p. 42.

area. The population of Tupelo continued to grow from the turn of the new century with 2,118 people in 1900, 3,881 in 1910, 5,055 in 1920, and 6,361 in 1930. This continued population growth led to the construction homes further out from the city center of Tupelo.

The new areas of the city being opened for development included the section of the city northwest of the downtown commercial area.[4] West Jackson and North Madison Streets in that portion of the city had been platted by 1899 as they appear on the Sanborn Map of that year. In the Highland Circle Historic District the construction of homes begins on North Madison Street circa 1900 with 725 North Madison Street (# 75).[5] After that houses were built in 1904, 1914, and 1915.[6] During War World I construction of houses stopped and did not resume on North Madison Street until 1925. By 1924 there were also a few houses constructed on West Jackson Street.[7]

Development of Highland Circle

In response to the continued growth of Tupelo three businessmen set out to create a new development of homes north of the central part of the city. The Communities Development Corporation was formed, consisting of Word H. Baker, S.J. High, and Phil Perabo.[8] The new Corporation purchased a large parcel of land north of West Jackson Street and west of North Madison Street.[9] They contracted with Kenneth Markwell, a civil and landscape engineer from Memphis, Tennessee, to design a new development called Highland Circle. The plan for the development was completed in 1928 and contained 49 lots laid out on either side of the new circular patterned street. The streets of the new development, Highland Circle and Robins Drive, connected with West Jackson Street to the south, and Baskin Street to the east and north. The portion of Baskin traveling in an east-west direction was renamed Robins Drive and later renamed again Highland Circle. That portion of the street intersected with North Madison Street. The portion of Baskin Street traveling in a north-south direction was later renamed Oak Grove Road. The center of the circle created by the streets of Highland Circle and Robins Drive contained a neighborhood park behind the house lots. This park was accessed by two ten-foot-

[4] As evidenced by the 1924 Sanborn Map.
[5] According to the Highland, Oak Grove, and Madison Association directory of homes.
[6] According to the Highland, Oak Grove, and Madison Association directory of homes.
[7] As evidenced by the 1924 Sanborn Maps.
[8] *Tupelo Daily Journal*, June 12, 1928, p. 1.
[9] As evidenced by comparing 1924 and 1929 Sanborn Maps.

wide right of ways forming paths from the streets which were laid with concrete walkways. Two of the street intersections were designed with triangular medians, which still exist to this day. In addition to the medians ornamental street lights were installed as part of the development of Highland Circle. The street lights, which remain to this day, were installed in the medians and along the sidewalks. Front yard setbacks ranging from forty to seventy-five feet were designated as well as six-foot easements at the rear of all properties for public utility service lines.

Announcements for the sale of home sites in the Highland Circle development were placed in the *Tupelo Daily Journal* by the Communities Development Company beginning May 22, 1928 touting Highland Circle as the "Tupelo's Most Beautiful Home Community".[10] The quarter-page advertisement stated, "We have spared no effort to provide beautiful homesites of permanent value at reasonable prices. We have built Highland Circle to meet the ever-increasing needs of Tupelo, and we feel that is a distinct asset to our city."[11] Also included in the same advertisement was a list of 15 Highland Circle Restrictions which stated:

1. Property to be used for private residence purposes fro white people only, except that the usual servants' quarters may be used for colored servants.
2. Not more than one residence shall be erected on any lot, except that by the consent of the owners of 75% of the lots in the subdivision this restriction may be removed as to one or all lots.
3. The main residence to be erected on each lot must be of a value of not less than $4,500.00.
4. Building line on lots shall not be less than as shown on recorded plat and at least 5 feet set back from each side line, except that if one house shall be built n adjoining loots may be ignored as to side line setbacks.
5. No signs of any kind shall be put on the property by a purchaser. Communities Development Co. reserve the right, however, to use the signs until such time as their lots are sold.
6. Communities Development Co. agree to keep the grass cut on all unsold vacant lots for a period of two years from January 1, 1928.
7. No dividing partition other than a hedge shall be put nearer the street on which the dwelling fronts than the back line of the house.
8. No garage or outhouse on any lot shall be more than one story except by special permission of the grantor.

[10] *Tupelo Daily Journal*, May 22, 1928, p. 6.
[11] Ibid.

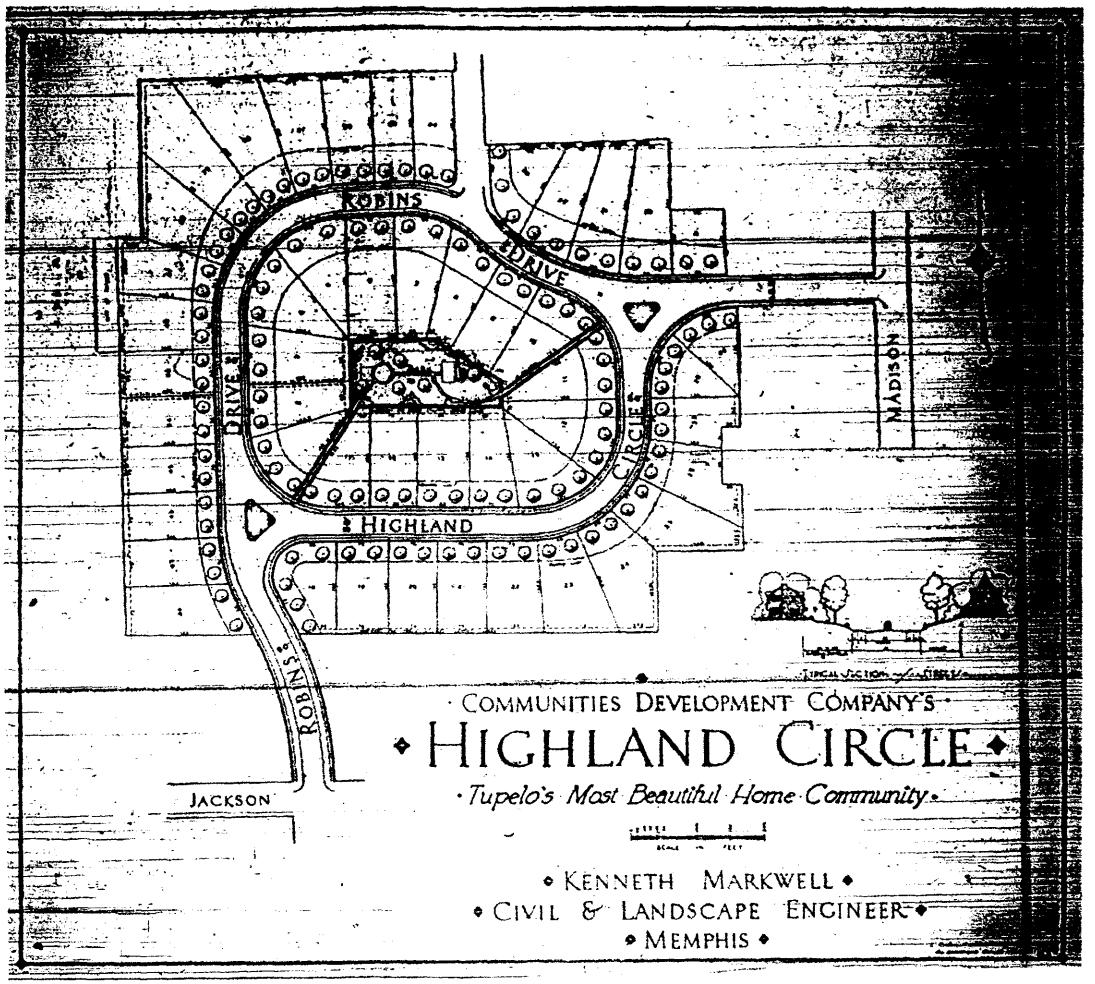
9. No garage or outhouse shall be erected for use as a temporary or permanent dwelling.
10. No water or sewer connection shall be made on any lot except at such points of installation as are provided on each lot for such connections.
11. Vegetable gardens shall be in the rear of the back line of the residence.
12. Porches extending beyond the front wall of the residence shall not be enclosed to a height of more than 30 inches.
13. No noxious, dangerous or offensive substance or thing shall be suffered or permitted to be on said property nor shall any business or trade be conducted thereon.
14. Any or all restrictions may be removed by the written concurrence of the owners of seventy-five per cent of the lots after January 1, 1948.
15. Plans for houses to be built in Highland Circle shall be submitted to the Communities Development Co. for approval before construction is started. No house shall be built without the approval of the Company unless 75% of the property owners give their consent in writing.[12]

The next advertisement placed June 5, 1928, noted the beauty and charm of the development as well as its permanent value stating: "Highland Circle has every Modern City Convenience, is designed for the future and permanently constructed. We have assured its permanent utility by our engineering methods. And we have also assured its Present and Future Desirability by restricting it in accordance with the scientific principles of City Planning."[13]

In the June 12, 1928, edition of the *Tupelo Daily Journal* a front page article featured the announcement of the sale of Highland Circle lots from June 15th to June 23rd. The article discussed the development of Highland Circle by the Communities Development Company, the dates for the sale of lots, the status of the work on the development, and included a graphic layout of the development. The article stated that "concrete work is completed, the grading will be finished this week, sewerage and water is practically laid ... The streets will be graveled and as soon as the gravel is settled it will be covered with asphalt. Underground cables will be laid and the streets lighted with ornamental lights."[14] Another advertisement was placed in the June 12th issue of the paper but differed slightly from the previous June 5th advertisement by announcing the Mid-Development Sale of lots from June 15th to June 23rd. The advertisement this time highlighted the virtues of the development by stating: "Remote from the turmoil of the

[12] *Tupelo Daily Journal*, May 22, 1928, p. 6.
[13] Ibid, June 5, 1928, p. 3.
[14] Ibid, June 12, 1928, p. 1

town. Yet so accessible to the schools this choice home property will never be depreciated by filling stations, apartment houses or anything else objectionable."[15] This advertisement also listed amenities of the development including park facilities, City water, ornamental street lights, electric power, paved streets, sanitary sewer, cellar drains, and immediate telephone service. The 15 restrictions for the development were also listed again.



The layout for Highland Circle was included with an article describing the development plans in the Tupelo Daily Journal on June 12, 1928. Robins Dive has since been renamed Highland Circle. Note the neighborhood park in the center of the development with walkways from the street.

[15] *Tupelo Daily Journal*, June 12, 1928, p. 2.

Another advertisement was placed on June 19, 1928, announcing that five lot owners would build homes simultaneously and be let to one bonded contractor. The advertisement invited others to take advantage of buying lots and building a home designed to their tastes. It also stated that the Highland Circle designer, Kenneth Markwell from Memphis, would be in town to prepare plans for the five houses and would gladly assist other purchasers in planning their home. There was no additional documentation discovered to verify that Kenneth Markwell was the actual designer of the first five homes constructed. The final advertisement for Highland Circle appeared on June 22, 1928, warning that there were only two more days to take advantage of the savings by purchasing a lot and building a house immediately with the other five houses contracted. The rest of the advertisement had similar wording to the one that appeared on June 19, 1928.

By April of 1929 two homes had been built on Highland Circle and one on Robins Drive.[16] In February, 1930, a model home was opened by the Communities Development Company on the west side of Highland Circle. An article in the *Tupelo Daily Journal* touted its features, saying the house consisted of seven rooms and describing the layout of those rooms and their finishes. The exterior was also described as using brick veneer with English sanded brick, fieldstone trim, exposed woodwork and timbers, and a slate roof with English type shingles.[17]

Construction continued outside of the Highland Circle development as well with five houses constructed on West Jackson Street and eleven on North Madison Street by April, 1929.[18]

The Great Depression Impacts the Development of Highland Circle

According to Word Baker, who was one of the developers of Highland Circle, six or seven dwellings were built and some other lots sold before the Great Depression of 1929 and the early 1930s.[19] Baker stated in a letter that "the depression, previously mentioned, failure of banks, etc. stopped all sales [of lots], causing us to have to surrender most of the property to our creditors at quite a loss to us."[20] In June, 1936, at the request of the majority of the property owners all of the restrictions that had originally had been imposed were released. Releasing the restrictions

[16] As evidenced by the April, 1929 Sanborn Map.
[17] *Tupelo Daily Journal*, February 18, 1930.
[18] As evidenced by the April, 1929 Sanborn Map.
[19] Letter from Word H. Baker to the property owners in Highland Circle written December 11, 1972.
[20] Ibid

allowed the construction of smaller homes under the $4,500 value stated in the original restrictions.

On North Madison Street the Depression most likely spurred the division of several larger lots into smaller lots for building. Interestingly, the subdivision of the larger lots into smaller lots gave the street a more unified lot width and when the houses were built a more uniform look to the street.

Post Tornado Tupelo

The fourth deadliest tornado in the nation's history struck Tupelo on April 5, 1936, destroying hundreds of houses in the city while killing 216 people and injuring 700.[21] No houses were destroyed in the Highland Circle area, as there were relatively few at that time, and only one house on North Madison Street received any damage - a crack in the wall from the tornado. The trees weren't as lucky as many were uprooted or damaged in the Highland Circle area. After the tornado, massive clean-up efforts and rebuilding began all over Tupelo. In the Highland Circle there were at least twelve houses that were built circa 1936 according to Tax Assessor's records. These houses that were built at that time were much smaller than the existing homes in the neighborhood and located on some of the smaller lots. This surge of building in Highland Circle may have been related to the destruction of houses in other parts of the city and owners' desire to build new houses in a less damaged area of the city. This trend of smaller houses continued with an additional thirteen houses constructed between 1937 and 1939. In 1940 there were twelve houses constructed and after that construction slowed down as World War II took place. Between 1941 and 1945 only eleven houses were built.

Post World War II and Completion of Highland Circle

After World Ward II houses continued to be built filling in the vacant lots remaining in response to the demand for additional post war housing. Only five houses were built between 1946 and 1949. By 1949 all of the lots except two were built out in the Highland Circle development. Madison Street was completely built out except for one lot which was built on in 1956. An additional lot on Madison Street was subdivided for the construction of a house in 1981. Jackson

[21] According to the Federal Emergency Management Agency "Top Ten U.S. Killer Tornadoes" portion of their web site (http://www.fema.gov/hazards/tornadoes/presskit6.shtm)

Street was completely built out.[22] The Highland Circle development was completed in 1960 when the final house was built at 630 Highland Circle (# 8) incorporating the two previously vacant lots. The houses along Oak Grove Road which date from 1940 – 1951 received the most construction during and after the war and is thus the newest portion of the district.[23] The last house to be built in the district is on North Madison Street and it was built in 1981.

The Highland Circle Historic District is significant because it is an excellent example of the use of the concept of neighborhood development using the relatively new scientific principles of city planning. It the development and planning of Highland Circle the relatively new concept of planning was used incorporating such new development methods of standardized lot sizes, required building setbacks, dedicated public space, underground utilities, and restrictive covenants. This early example of a planned community still retains its original street layout, neighborhood park, street medians, and even the original street lights. This district is also an example of the impact of the Great Depression on neighborhood development. As a result of Depression the developers of Highland Circle were forced to sell at considerable loss and the construction of the houses in the neighborhood changed. As originally planned Highland Circle was to be an upscale neighborhood with large houses with development restrictions including the requirement that houses be of a certain value. After the Depression those restrictions were removed and the development became more of a middle class area with smaller more modest houses being constructed. Another reason this district is significant is because the houses and outbuildings retain a high degree of historic integrity with 90% of the elements contributing to the district. Very few of the houses have visible exterior alterations. Some of the smaller houses over the years were added on to but were expanded on the sides or rear so the main facades still retain their original character. The Highland Circle Historic District is an important historic area of Tupelo and one that retains its historic setting and integrity giving it a high degree of significance.

[22] According to the April, 1929 Sanborn Map corrected in 1945 and 1949.
[23] According to the Highland, Oak Grove, Madison Association directory of homes.

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GEOGRAPHICAL DATA

Verbal Boundary Description: The district boundaries are delineated on the accompanying map (scale 1"=200"), acquired from the City of Tupelo GIS Department based on Lee County Tax Maps 89-E and 89-F.

Boundary Justification: The district includes a group of contiguous residential structures that represent the historic and architectural development of the Highland Circle neighborhood during the period of significance, c.1900 - 1955.

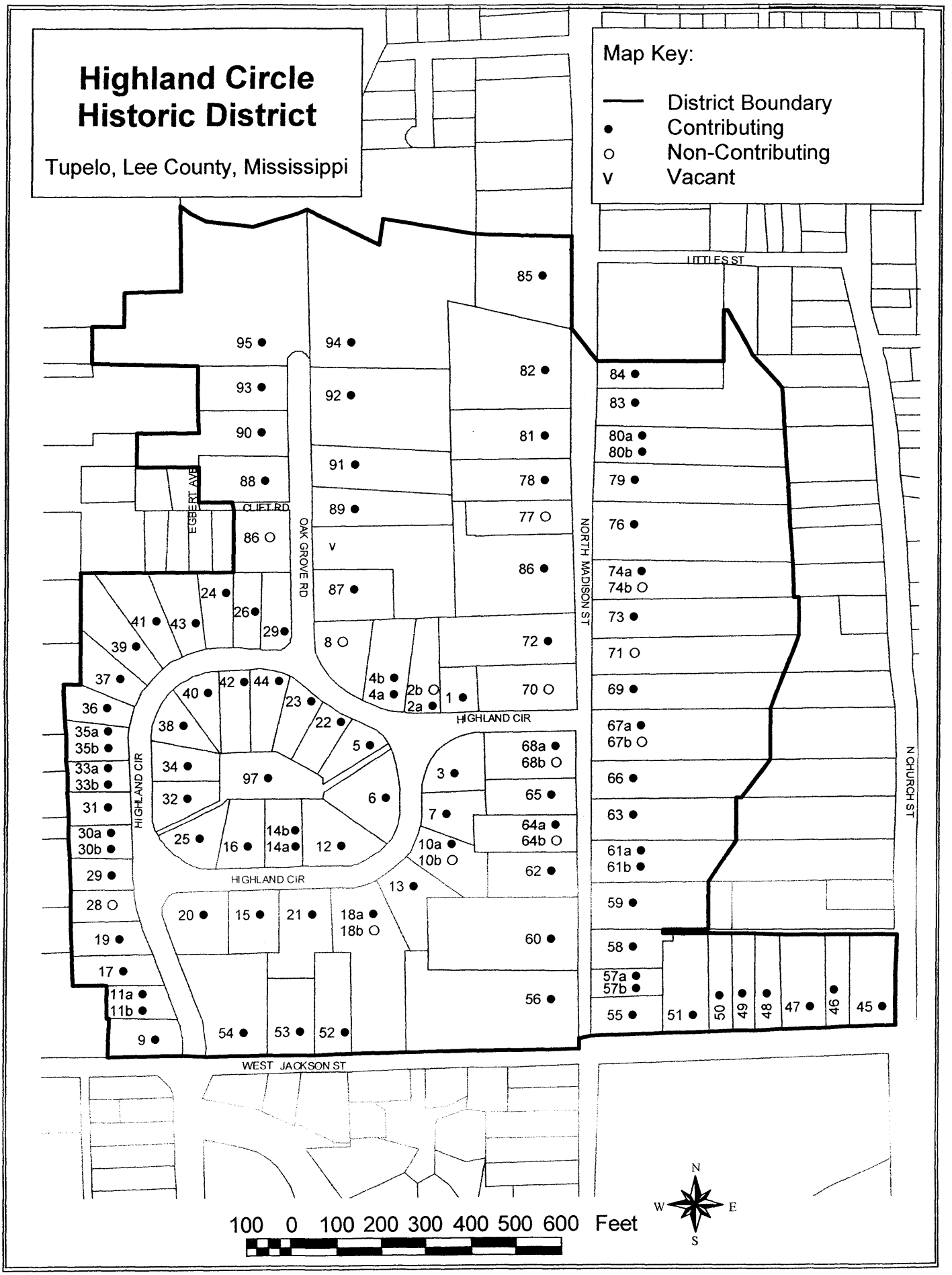
PHOTOGRAPHS

The following information is the same for all photographs:

1.) Highland Circle Historic District
2.) Lee County, Mississippi
3.) David Preziosi, Mississippi Heritage Trust
4.) October, 2004
5.) Mississippi Department of Archives and History

Photo 1 of 12:	1.)	630 Highland Circle, SW facade
	6.)	view to NE
Photo 2 of 12:	1.)	640 Highland Circle, S facade
	6.)	view to N
Photo 3 of 12:	1.)	645 Highland Circle, N façade
	6.)	view to S
Photo 4 of 12:	1.)	699 Highland Circle, W façade
	6.)	view to E
Photo 5 of 12:	1.)	710 Highland Circle, W façade
	6.)	view to E
Photo 6 of 12:	1.)	Typical Light Pole, Highland Circle
	6.)	view to N
Photo 7 of 12:	1.)	Streetscape, 600 block of Highland Circle
	6.)	view to W
Photo 8 of 12:	1.)	Streetscape, 700 block of Highland Circle
	6.)	view to NW
Photo 9 of 12:	1.)	642 West Jackson Street, S façade
	6.)	view to N

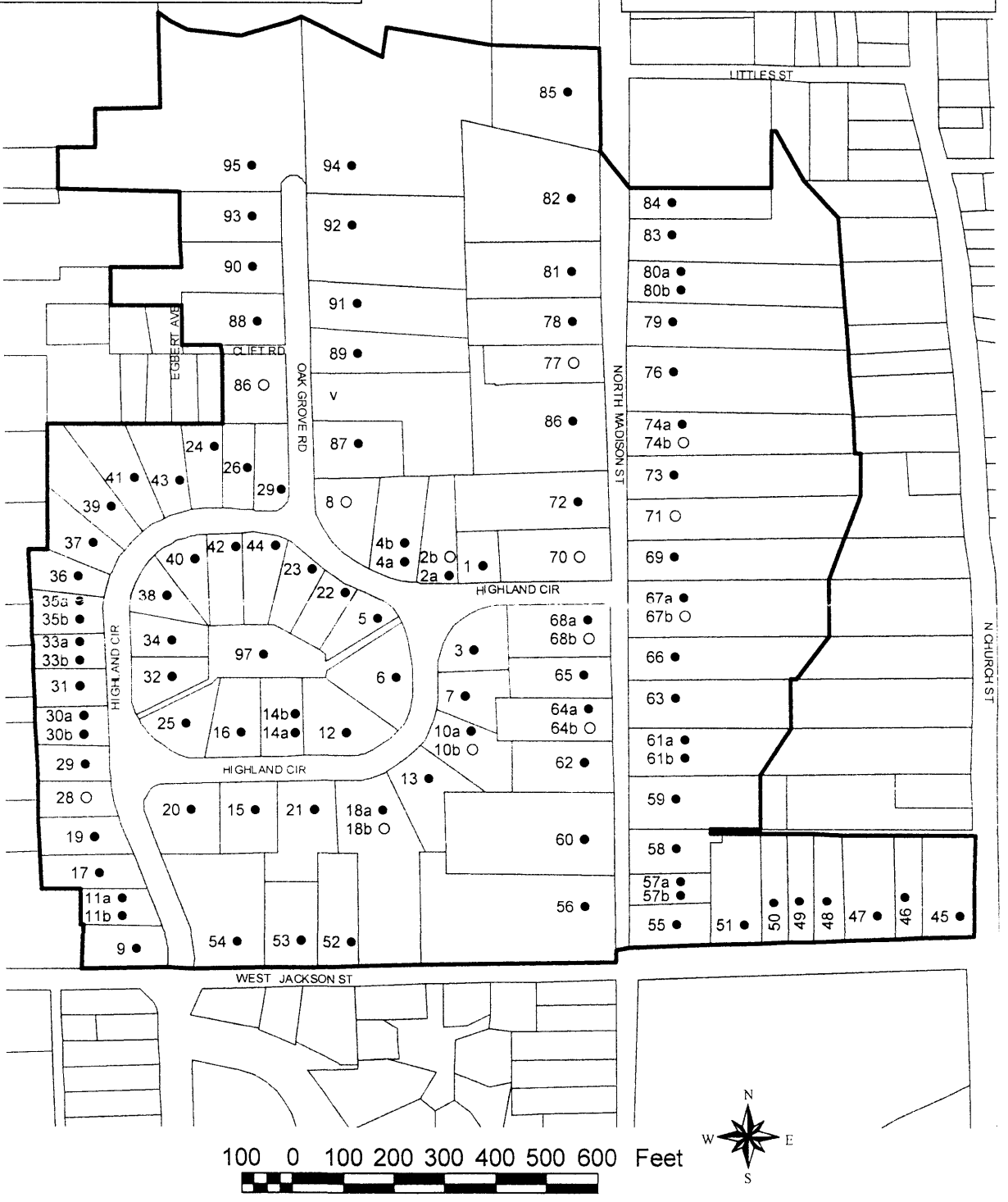
Photo 10 of 12:	1.)	618 North Madison Street, W façade
	6.)	view to E
Photo 11 of 12:	1.)	727 North Madison Street, E façade
	6.)	view to W
Photo 12 of 12:	1.)	Streetscape, 600 block of Madison Street
	6.)	view to NW


Highland Circle Historic District
Tupelo, Lee County, Mississippi
Map Key:
District Boundary
Contributing
Non-Contributing
Vacant
LITTLES ST
EGBERT AVE
CLIFT RD
OAK GROVE RD
NORTH MADISON ST
HIGHLAND CIR
N CHURCH ST
WEST JACKSON ST
100 0 100 200 300 400 500 600 Feet
N
W
E
S

Highland Circle Historic District

Tupelo, Lee County, Mississippi

Map Key:
District Boundary
● Contributing
○ Non-Contributing
v Vacant
Scale — 1" = 200'



630 Highland Circle

[#8]

Highland Circle Historic District

Tupelo, Lee Co., Mississippi

Photo 1 of 12

640 Highland Circle

[# 14 A]

Highland Circle Historic District

Tupelo, Lee Co., Mississippi

Photo 2 of 12

645 Highland Circle
[# 18 A]
Highland Circle Historic District
Tupelo, Lee Co., Mississippi
Photo 3 of 12

CHEVROLET

699 Highland Circle
[#28]
Highland Circle Historic District
Tupelo, Lee Co., Mississippi
Photo 4 of 12

710 Highland Circle
[# 32]
Highland Circle Historic District
Tupelo, Lee Co., Mississippi
Photo 5 of 12

Highland Circle
[# 95]
Highland Circle Historic District
Tupelo, Lee Co., Mississippi
Photo 6 of 12

600 Block Highland Circle
Highland Circle Historic District
Tupelo, Lee Co., Mississippi
Photo 7 of 12

700 Block Highland Circle
Highland Circle Historic District
Tupelo, Lee Co., Mississippi
Photo 8 of 12

642 West Jackson Street
[# 54]
Highland Circle Historic District
Tupelo, Lee Co., Mississippi
Photo 9 of 12

618 North Madison Street
[#58]
Highland Circle Historic District
Tupelo, Lee County, Mississippi
Photo 10 of 12

727 North Madison Street
[#77]
Highland Circle Historic District
Tupelo, Lee County, Mississippi
Photo 11 of 12

600 Block of North Madison Street

Highland Circle Historic District
Tupelo, Lee Co., Mississippi
Photo 12 of 12