NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018 160

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name South Church Street Historic District
other names/site number N/A

2. Location

street & number 602-713 S. Church St. N/A not for publication
city, town Tupelo N/A vicinity
state Mississippi code MS county Lee code 081 zip code 38801

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
[X] private	[ ] building(s)	19	4 buildings
[ ] public-local	[X] district		sites
[ ] public-State	[ ] site		structures
[ ] public-Federal	[ ] structure		objects
	[ ] object	19	4 Total

Name of related multiple property listing:
Historic Resources in Tupelo, MS

Number of contributing resources previously listed in the National Register 0

4. 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. [ ] See continuation sheet.

Kenneth H. P. Pool — FEB. 11, 1992
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.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

[X] 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:) _____

Signature of the Keeper — Date of Action

4/3/92

6. Function or Use

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
Domestic: Single Dwelling	Domestic: Single Dwelling
Domestic: Multiple Dwelling	Domestic: Multiple Dwelling

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)	
Bungalow/Craftsman	foundation	brick
Colonial Revival	walls	wood: weatherboard
Other: Foursquare		wood: shingle
	roof	asbestos
	other	brick

Describe present and historic physical appearance.

The proposed S. Church Street Historic District is an early twentieth century residential neighborhood on a tree-lined block of S. Church Street between Elliot and Chestnut Streets. The one and two story houses are centered near the front of their lots at a fairly uniform setback. Some front yards are casually landscaped with shrubbery and flowers, but others display minimal plantings. The properties on both sides of S. Church Street, for the most part, retain their original boundaries which provide for deep, spacious lots. The lots on the west side of the street average about 88 feet in width and are at least 150 feet in depth with the deepest lot at 606 S. Church Street being 500 feet. Many of the properties on the east side of S. Church Street, however, now have residences towards the back ends of their lots which face Malone Boulevard and are ineligible for the National Register because of either their drastic alterations or their recent construction. Though the boundaries of the lots on the east side of S. Church Street run as far east as Malone Boulevard, the eastern district boundary slices through the middle of these lots in order to exclude these noncontributing elements. These eastern properties are roughly 62 feet in width and generally 200 feet in depth. The first 100 feet in depth for the lots from 603 to 649 S. Church Street are included within the boundaries of this proposed district. Please see the sketch map for the S. Church Street Historic District.

Twenty-three houses comprise this historic district. There are two Craftsman style bungalows plus a Craftsman style house (13% of the total), thirteen vernacular bungalows (56.6% of the total), two Colonial Revival houses (8.7% of the total), three foursquares (13% of the total) and two frame vernacular houses (8.7% of the total). The vernacular bungalows are quite ordinary in design and very plain in their architectural details. The Craftsman style bungalows are more elaborate in their design and architectural features. The overwhelming majority of the houses have a frame wall treatment of either weatherboard or shingles. Five of these buildings are either wholly or partially covered in a synthetic siding such as composite board or aluminum or vinyl siding. Five houses feature a brick wall treatment. The Trice-Foster House at 632 S. Church Street originally had a frame wall treatment but was encased in brick in 1928. Some of the houses have had their porches enclosed or their architectural details altered, but retain enough architectural integrity to be considered contributing elements in this proposed district. The houses at 621, 624, 640 and 647 S. Church Street are noncontributing elements because of their extensive alterations.

[X] See continuation sheet

The middle class neighborhood encompassed within the proposed district boundaries was developed between 1900 and 1929 with the greatest building activity occurring from 1911 to 1923. This section of S. Church Street determined the western boundary of the mill village, but was visually and socioeconomically distinct from the neighborhood of cotton mill workers. Historically, twenty-one of the houses in the Church Street neighborhood were single-family and only two were multi-family residences. The S. Church Street Historic District was a natural extension of the residential patterns which had developed in Tupelo in the late nineteenth century. Like the housing stock to the north and west of the downtown area, these houses were built for well-to-do, white residents on spacious lots.

Today, the neighborhood has sixteen single-family residences and six multi-family houses. The residence at 710 also contains a small beauty shop and 627 houses a florist shop. These businesses do not negatively impact the proposed district in terms of traffic flow or development of parking lots. Most of the houses have undergone various alterations over time. However, viewed as a district, they retain enough integrity in terms of scale, massing, materials and spatial relationship to evoke a sense of time and place--a middle-class neighborhood in early twentieth century Tupelo.

Contributing and Noncontributing Properties

In counting the number of resources included within the proposed district boundaries, outbuildings were not considered unless they possessed architectural or historical significance in their own right. The outbuildings found during the survey did not meet this criterion. They were generally storage sheds or garages of a nondescript character.

1. C 602 George Maynard, Sr. House
This is a one story, shingled Craftsman style bungalow that features a sun porch and a porch with massive stuccoed piers on its front facade. The house also displays Craftsman style windows and a low-pitched roof with wide, overhanging eaves.

This house is one of Mississippi's best examples of a California style bungalow. It was built for George Maynard, Sr., a cotton broker, by the Leake and Goodlett Company in 1913. The sun porch is either original or was added within approximately one year after construction. A sleeping porch was added behind the master bedroom in 1923-1924. An additional bedroom and a bath were built on the north elevation circa 1934. This information was provided by George Maynard, Jr.

2. C 603 Dr. Lilly House
This two story, wood-frame foursquare has a front porch with altered pillars and an altered balustrade. Bay windows accent the first and second stories of the front facade. The house is crowned by a truncated hip roof with a shed-roofed dormer. The dormer's windows are boarded up. Built c. 1915, the house was occupied by a Dr. Lilly during the 1920s.

3. C 1st house south of 603 Brother Hunter House
This is a one story, wood-frame foursquare that features a hip roof displaying a hipped dormer. On the north elevation is a two story, three-sided bay and there is a box bay on the south elevation. The house has a front porch and rear additions. The foursquare was built c. 1915 and was the residence of Brother Hunter in the 1920s.

4. C 606 J. H. Ledyard House
This two story, wood-frame house reveals a Colonial Revival influence in its design. The wraparound front porch features a low balustrade connecting squat, brick piers which support either pairs or triads of Doric columns. Brackets above each column accent the porch frieze. A tripartite frontispiece is located in the porch area. The main hip roof is accented by dormers and brackets.

The house was built in 1914, presumably by the Leake and Goodlett Company, for J. H. Ledyard. He served as president of the Tupelo Cotton Mills in the early twentieth century. A large field behind the house served as Tupelo's first airstrip for many years.

5. C 615 The Patrick Family House
The 1 1/2 story bungalow is clad in clapboard and features a full-width, front porch with a stuccoed parapet wall and piers supporting wooden pillars. A slightly projecting bay in the porch area contains an entrance which is flanked by sidelights. The house is crowned by a steeply pitched hip roof.

The Patrick family lived in this house during the 1920s. The building may have been built prior to 1924, but it acquired a configuration very similar to its current one between 1924 and 1929.

6. C 616 J. W. P. Bogan-Noel Monaghan House
This one story, frame bungalow has a front facade dominated by a porch displaying pillars on brick piers and a sun porch with banks of 1/1 DHS windows. The main roof has exposed rafter ends. Built c. 1920, the house was home to several different families during the 1920s, including the Bogans and the Monaghans. Noel Monaghan served as the state tax commissioner in the early twentieth century.

7. NC 621
This Colonial Revival, frame house, built c. 1920, has been drastically altered. In 1924, the house had a wraparound front porch that terminated at a projecting bay on the north elevation. The house also had a rear porch. By 1929, the rear porch was enclosed. At some point since that time, the front porch was removed. Today, the front facade has a small stoop and there are side porches.

8. C 623 Douglas Hunter House
Built c. 1920, this one story, frame bungalow has an integral front porch on its southwest corner. The porch is enclosed in glass but retains its brick parapet wall and brick pillar. A tripartite window also graces the front facade. The low-pitched hip roof displays a dormer and exposed rafter ends. There are rear additions. Douglas Hunter lived here in the 1920s.

9. NC 624 Jess Green House
Drastic alterations mark this 1 1/2 story bungalow. It is clad in vinyl siding and has new doors and new windows. The front porch still retains its brick piers and pillars. Struts and exposed rafter ends accent the main roof and the front gabled dormer. The house, which was built c. 1920, was the home of Jess Green in the 1920s.

10. C 627 Oscar Gillster House
This one story, eave-oriented, brick bungalow has a front facade featuring a glass enclosed porch with a brick parapet wall and wood pillars, and a projecting, gabled bay with a tripartite window. On the north elevation is a box bay with an addition and the south elevation has a three-sided bay. The main roof has struts and exposed rafter ends. There is also a rear addition. Built c. 1920, the house is a florist shop today. It was the residence of Oscar Gillster in the 1920s.

11. C 632 Trice-Foster House
Originally covered in weatherboard and featuring a wraparound porch, this house was altered in 1928 giving it the appearance it has today. A terrace spans the front facade of this brick foursquare. In the terrace area, the entrance is crowned by a fanlight and an overdoor supported by heavy brackets. Brick diapers divide the first and second stories of the front facade. The north elevation has a small stoop shaded by an overdoor. A hip roof with a hipped dormer crowns the building. This house is believed to have been built around 1915. Approximately two years later, the Trice family sold it to M. M. Foster. He renovated the house in 1928.

12. C 637 John Hunter-George McLean House
This 1 1/2 story, eave-oriented, frame house features an integral front porch. The porch's brick piers and wooden columns are alterations that mimic the architectural details of many of the porches along S. Church Street. In the porch area is a single-leaf entrance flanked by windows. The south elevation has a projecting, gabled bay. Some of the windows have aluminum sash. A shed-roofed dormer pierces the main roof.

Constructed c. 1905, the house was the residence of John Hunter in the 1920s. Hunter was the secretary and treasurer of the Tupelo Cotton Mills. George McLean lived here in the late 1930s.

13. C 638 Reeves House
Unfortunately, this house has been covered in aluminum siding. However, it still reveals some of its Craftsman style detailing. The two story, frame building features a front porch with a concrete parapet wall and concrete pillars that support a truncated hip-roof with a modillioned frieze. The porch is connected to a one story sun porch at its south end. The frontispiece in the porch area consists of a single-leaf entrance with a transom and sidelights accented at their tops by multi-lights. Each side elevation has a two story, projecting bay. The hip roof features wide, overhanging eaves with modillions and two hipped dormers, each displaying a large, multi-light window. Built c. 1904, the building is historically known as the Reeves House.

14. NC 640 A. K. "Kip" Reed House
Alterations to the front porch, a new front door and new windows detract from the integrity of this one story, brick bungalow. The slope and pitch of the porch roof do not appear to be a part of the original design and the supports for the porch roof are also not original. The house was built c. 1920 and was the residence of A. K. "Kip" Reed.

15. NC 647
This one story, hip roofed cottage is covered in vinyl siding and has new doors and new windows. The columns of its front porch are recent alterations. The house was built c. 1910.

16. C 649 Floyd Adams House

A terrace spans the front facade of this one story, brick bungalow. In the center of the terrace, a circular roof supported by Doric columns shades the front entrance. This entrance is accented by a fanlight and a round-arched, brick surround. Each outer front bay consists of a paired window with a fanlight. On the north elevation is an enclosed porch. The house was built c. 1922 as a residence for Floyd Adams.

17. C 653 McWorter House
The steeply pitched hip roof of this 1 1/2 story, frame bungalow encompasses an integral front porch. The porch features wooden pillars on brick piers. One-third of the porch is screened in. In the porch area is a single-leaf entrance flanked by paired windows. A dormer with a flared hip roof is located above the porch. There is a sun porch on the rear elevation. Built c. 1920, the house was the residence of the McWorter family in the 1920s.

18. C 708 Dr. Alston House
This one story, shingled, Craftsman style bungalow flares out at the bottom over its foundation. In the southeast corner of the front facade is an integral porch with a stuccoed parapet wall and massive, battered, stuccoed piers with slender columns (which are not original) supporting a gable accented by exposed rafter ends and a "frieze" comprised of a tie beam and small collar beams. The other half of this facade is comprised of a small wing set perpendicular to the main roof ridge. There are a variety of window styles.

The house was built c. 1915. Dr. Alston, one of Tupelo's very first veterinarians, resided here in the 1920s.

19. C 709
This one story, brick bungalow has an altered front porch featuring a wrought iron post on a brick pier and brick pillars. In the porch area is a single-leaf, multi-light door flanked by multi-light sidelights. The north elevation features a three-sided bay. The majority of windows are single or paired 1/1 double hung sash with cast stone lugsills. The house was built c. 1920.

20. C 710
This one story, gable-oriented, shingled bungalow has a front porch with a gable roof set perpendicular to the main roof ridge. The porch features brick piers supporting wooden pillars. On the south elevation, a deck extends back from the front porch. In the rear is an addition clad in shiplap. The bungalow was constructed c. 1915.

21. C 711
Clad in composite board, this one story bungalow is crowned by a clipped gable roof displaying exposed rafter ends and Craftsman style struts. The front porch has brick piers with wooden pillars supporting a clipped gable roof with a similar treatment. A box bay accents the south elevation. The house was built between 1924 and 1929.

22. C 712
This one story bungalow has a front facade clad in narrow clapboard and side elevations covered in composite board. Its full-width, front porch has brick pillars; brick piers with battered, wooden pillars; and a wrought iron balustrade. Most of the windows are single or paired 3/1 double hung sash. There is a rear addition. The bungalow was built c. 1920.

23. C 713
Clad in composite board, this one story, gable-oriented bungalow is crowned by a roof displaying struts and exposed rafter ends. The rafter ends are partially hidden by bargeboards, which are probably not original. The two bay wide front porch retains its original configuration, but has a new balustrade. On the rear elevation are a new deck and a wing clad in clapboard. This bungalow was built between 1924 and 1929.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:
☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☐ A ☐ B ☒ C ☐ D

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

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Architecture	1900-1929	N/A

Cultural Affiliation: N/A

Significant Person: N/A

Architect/Builder: unknown

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

The S. Church Street Historic District is eligible for the National Register under Criterion C for its architectural significance within the context of Tupelo. The properties encompassed in the district are representative local interpretations of their respective styles and also retain their architectural integrity. This neighborhood, which was developed between 1900 and 1929, is associated with the residential growth of Tupelo during the period of the town's greatest development from 1886 to 1938.

The tornado of 1936 destroyed most of the late nineteenth century residences that illustrated the prosperity brought to Tupelo by the railroads and industrialization. The few significant late nineteenth century houses that remain comprise the N. Broadway Historic District. The other extant residential resources from this era have either lost too much integrity or were very "watered down" versions of their respective styles and, therefore, not eligible for the National Register. This great loss increases the significance of the extant early twentieth century residential resources that represent this historical development. The most intact and architecturally significant cluster of these resources is found in the proposed S. Church Street Historic District.

This middle class neighborhood was developed between 1900 and 1929 with the greatest building activity occurring from 1911 to 1923. This section of S. Church Street determined the western boundary of the mill village, but was visually and socioeconomically distinct from the neighborhood of cotton mill workers. The S. Church Street Historic District was a natural extension of the residential patterns which had developed in Tupelo in the late nineteenth century. Like the housing stock to the north and west of the downtown area, these houses were built for well-to-do, white residents. The Church Street houses are also located close to the street on spacious lots.

The most common historical architectural styles for houses found in Tupelo as a result of the 1991 survey were vernacular bungalow, Queen Anne, Tudor Revival, Colonial Revival and foursquares. Examples of the Greek Revival, Neoclassical Revival, Craftsman style bungalows, Gothic Revival, French Eclectic, Spanish Eclectic and Italian Renaissance styles were also discovered.

☒ See continuation sheet

This proposed district encompasses articulations of three out of the five most common architectural styles for Tupelo residences. A locally significant example of the Colonial Revival style (606 S. Church) is located here. The bungalows within this district are generally 1 to 1 1/2 stories and the majority are of frame construction. The rest have a brick wall treatment. They are quite modest in terms of scale, materials and design details and thus are typical examples of the bungalow style in Tupelo. The foursquares represent a house form that was popular in this community in the early decades of the twentieth century. In addition, two of Tupelo's best examples of the Craftsman style (602 and 708 S. Church) lie within this proposed district.

In summary, the S. Church Street Historic District is an early twentieth century, middle class neighborhood in Tupelo that interprets the community's historical development during the period of significance under discussion. It illustrates the prosperity and progress that occurred in Tupelo because of the railroads and industrialization.

9. Major Bibliographical References

Maynard, George, Jr. Son of George Maynard, Sr. Interview, 17 April 1991.

Purvis, Helen. Former Resident of S. Church Street. Interview, 10 April 1991.

☐ 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:
- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: MS Dept. of Archives & History

10. Geographical Data

Acreage of property approximately 10 acres

UTM References

	Zone	Easting	Northing
A	16	342620	3791310
B	16	342740	3791280
C	16	342635	3971030
D	16	342745	3971010

☐ See continuation sheet

Verbal Boundary Description

SEE CONTINUATION SHEET 10-1 FOR S. CHURCH ST. HISTORIC DISTRICT

☒ See continuation sheet

Boundary Justification

SEE CONTINUATION SHEET 10-1 FOR S. CHURCH ST. HISTORIC DISTRICT

☒ See continuation sheet

11. Form Prepared By

name/title Susan M. Enzweiler/Historic Preservation Consultant
organization _____ date September 30, 1991
street & number 1356 Seminole Ave. telephone (504) 834-9024
city or town Metairie state LA zip code 70005

Verbal Boundary Description

Beginning at the northeast corner of 602 S. Church Street, the boundary heads west for approximately 200 feet, then proceeds southwesterly along the property lines of 602 and 606 S. Church Street. At the northwest corner of 606's lot, the boundary turns south and proceeds in a more or less southeasterly direction following the rear property lines of the lots on the west side of S. Church Street. When the boundary reaches the southwest corner of 712 it heads east for about 275 feet, crossing Church Street and moves towards the southeast corner of 713. At this corner, the boundary turns and follows the rear property lines of 713, 711, 709 and 653 S. Church Street, heading in a northeasterly direction until it reaches the northeast corner of 653. From this point, the boundary heads west approximately 100 feet and then proceeds north in a straight line for 687.5 feet to Elliot Street. The boundary then heads west along the north property line of 603, crosses S. Church Street and terminates at the northeast corner of 602.

Boundary Justification

The proposed S. Church Street Historic District is a distinct entity in this section of Tupelo. Directly east of it is Malone Boulevard, an area of deteriorating historic housing stock and ranch style duplexes. For this reason, the eastern boundary of the district was drawn to exclude the houses lining the west side of Malone Boulevard even though they are sited on the backs of the Church Street properties. To the north of this district, the neighborhood is being encroached upon by offices and light industry. In addition, the houses in this area have no architectural or historical significance. A large empty lot immediately north of 602 visually separates the proposed district from this area. Empty fields delineate the western boundary. Just south of 712 is a small bungalow which has been extensively altered and was therefore not included in the district. In front of this house, Church Street curves to the east and becomes Chestnut Street. South of Chestnut Street is a small wooded area.

Church Street Historic District

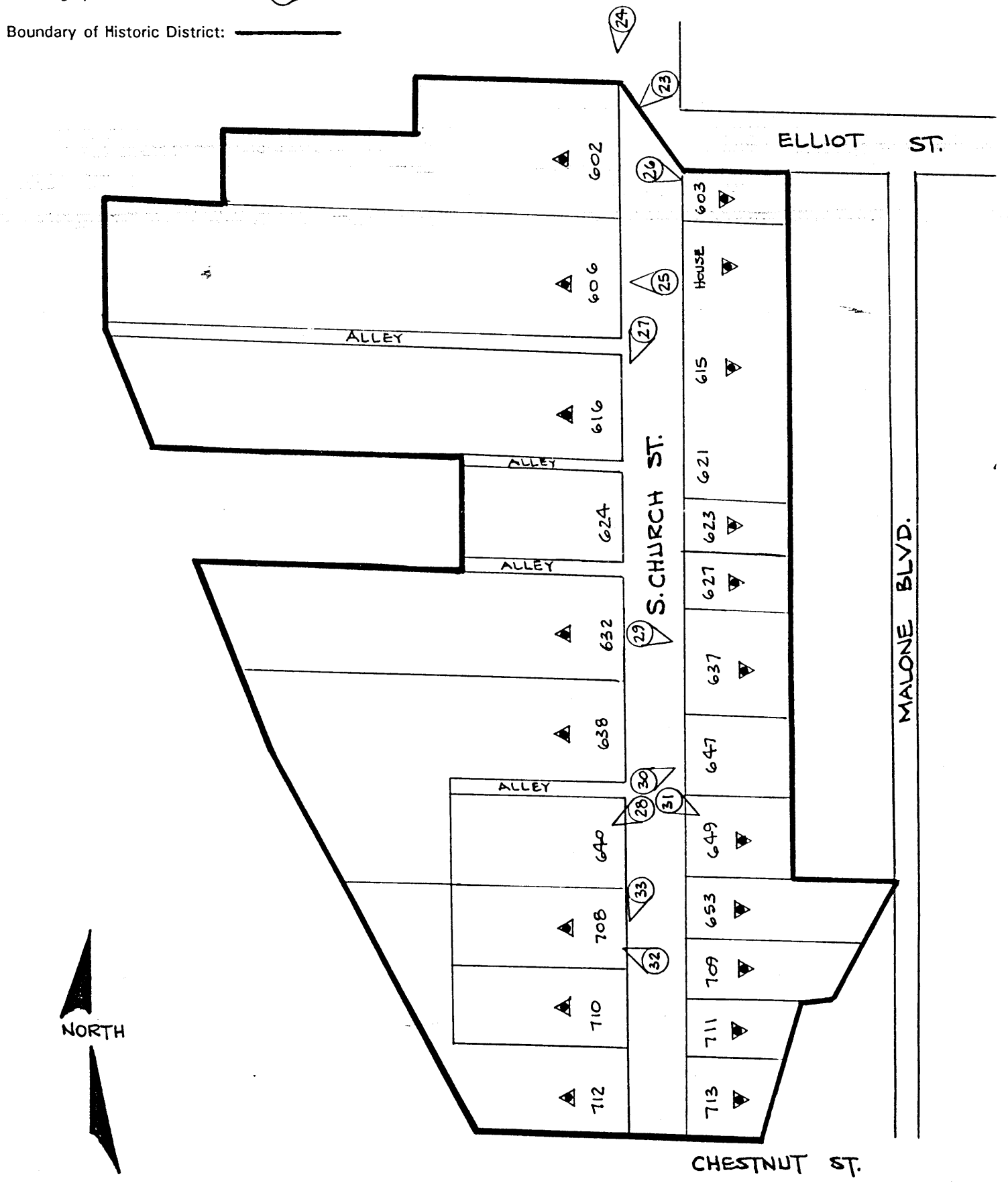
DISTRICT MAP

North: ↑ Scale: 1" = 125'

Contributing Property/Structure:

Photograph / Direction of View:

Boundary of Historic District:




ST

602, 606 S. Church St.
S. Church St. Historic District
Tupelo, MRA Mississippi
Susan Enzweiler
April 16, 1991
MS Dept of Archives + History
View to Southwest
#23 of 43



George Maynard, Sr. House
S. Church St. Historic District
Tupelo, MRA Mississippi
Susan Enzweiler
March 26, 1991
MS Dept of Archives + History
View to South
#24 of 43



J.H. Ledyard House
S. Church St. Historic District
Tupelo, MRA Mississippi
Susan Enzweiler
March 26, 1991
MS Dept of Archives + History
View to West
#25 of 43



Dr. Lilly House
S. Church St. Historic District
Tupelo, MRA Mississippi
Susan Enzweiler
March 26, 1991
MS Dept of Archives + History
View to Southeast
#26 of 43



616, 624 S. Church St.
S. Church St. Historic District
Tupelo MRA, Mississippi
Susan Enzweiler
April 15, 1991
MS Dept of Archives + History
View to South
#27 of 43



640 S. Church St.
S. Church St. Historic District
Tupelo, MRA Mississippi
Susan Enzweiler
April 17, 1991
MS Dept of Archives + History
View to Southwest
#28 of 43



637, 647, 649 S. Church St.
S. Church St. Historic District
MRA
Tupelo, Mississippi
Susan Enzweiler
April 17, 1991
MS Dept of Archives + History
View to Southeast
#29 of 43



647 S. Church St.
S. Church St. Historic District
Tupelo, MRA Mississippi
Susan Enzweiler
April 17, 1991
MS Dept of Archives + History
View to East
#30 of 43



Floyd Adams House (649 S. Church)
S. Church St. Historic District
Tupelo, MRA Mississippi
Susan Enzweiler
March 26, 1991
MS Dept of Archives + History
View to Southeast
#31 of 43



Dr. Alston House (708 S. Church)
S. Church St. Historic District
Tupelo, and Mississippi
Susan Enzweiler
March 26, 1991
MS Dept of Archives + History
View to West
#32 of 43



708, 710, 712 S. Church
S. Church St. Historic District
Tupelo, MRA Mississippi
Susan Enzweiler
April 17, 1991
MS Dept of Archives & History
View to South
#33 of 43