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CITY OF STARKVILLE
STATE OF MISSISSIPPI

Reconnaissance Survey of the Historic Resources in Starkville, Mississippi 2019 — 2020



Reconnaissance Survey

of the

Historic Resources in Starkville, Mississippi

October 2019 – June 2020

Prepared for:

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and
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Project Description:

Undertaken during 2019 and 2020, this is part of an ongoing initiative by the City of Starkville to identify and evaluate resources for potential listing on the National Register of Historic Places. The documentation of historic properties is an important factor in community planning. When leveraged, these unique and irreplaceable historic properties are resources that will maintain and often increase property values, build civic pride, and generate greater economic opportunities. The boundary area for the project was determined by the Mississippi Department of Archives and History - Historic Preservation Division (MDAH - HPD), and the City of Starkville to be the 2019 Starkville City Limits.

The project had three goals:

- Provide comprehensive boundaries for eight areas previously identified as part of a 2011 Charrette that identified them as potential historic districts.
- Identify and delineate potential historic districts and individual landmarks.
- Develop a phased progression of future intensive survey and National Register nominations.

The eight areas previously identified were North Jackson Street; University Drive; College View Street; Pleasant Acres Subdivision; former Fairgrounds area; Didlake Neighborhood; the Templeton Meadows, Hillcrest, and Avondale Subdivisions; Plantation Homes Subdivision; and the Parkdale Subdivision.

The objective of this project was to evaluate all resources within the city limits on their National Register eligibility for the purpose of serving as the basis for future National Register nominations. New areas identified fell either between or beyond previously identified areas. Places that have reached 50 years of age since the 2011 Charrette make up a significant number of the historic properties identified.

The project evaluated every potential historic resource during a windshield survey to determine a recommendation for a historic designation. Based on the areas identified, a recommendation for future National Register nominations were made and can be found as part of this report.

Survey Background and Methodology:

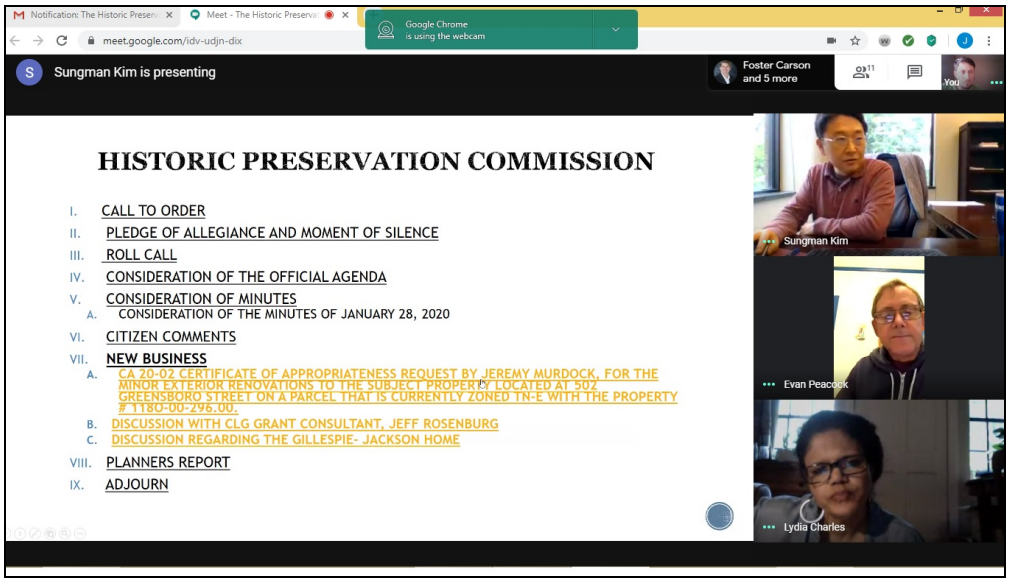
While Starkville has many districts and individual properties listed on the National Register of Historic Places, the entirety of Starkville has never been comprehensively surveyed prior to this project.

In 2019, the City of Starkville was awarded a Certified Local Government (CLG) grant from the Mississippi Department of Archives and History (MDAH) to complete a Comprehensive Survey Project for historic resources within the city limits of Starkville.[1] From October 2019 to March 2020, field surveying and research at the MDAH - Historic Preservation Division survey files was conducted by Jeff R. Rosenberg, Consultant. The initial scope of work required that the fieldwork portion of the survey be completed prior to undertaking the determination of historic district boundaries. Once fieldwork was complete, the next several months were devoted to compiling survey information, field notes, and photographs into determined historic districts.

[1] "$78K in Preservation Grants Awarded" MS Department of Archives and History website 25 April 2019. http://www.mdah.ms.gov/new/news/78k-in-preservation-grants-awarded/ Accessed 22 February 2020.

At the Consultant's discretion, properties were evaluated on the basis of their historic integrity. Historic integrity is determined by evaluating a property's integrity of location, design, setting, and materials, workmanship, feeling, and association. The survey evaluated primary structures within the proposed boundaries. Secondary structures would have to be studied as part of an intensive level survey of the proposed districts. The properties in this report fall into one of three categories of National Register eligibility. These are: "District", "Multiple Property Submission" and "Individual." Recommendations for districts have an explanation containing a physical description, a brief history, and statement of eligibility, along with a boundary map and representative photographs. Recommendations of Multiple Property Submission were created with a description of property types and statement of eligibility. Recommendations of individual landmarks were created with a physical description and statement of eligibility.

As part of the project map files for identified historic properties and proposed districts were created in .KMZ format and presented to the Starkville Planning office.



Screen capture of the May 8, 2020 Starkville Historic Preservation Commission Meeting

Also as part of the project, a meeting with the Starkville Historic Preservation Commission was held on the afternoon of May 8, 2020 to inform the public about the undertaking and to answer comments or questions. This hearing was part of regularly scheduled meeting of the Starkville Historic Preservation Commission, which was held via a Google Meet videoconference call. In attendance, to answer any questions pertaining to the project were Eric Reisman, Survey Manager for MDAH, Lydia Charles, Grants Administrator for MDAH, and Jeff Rosenberg, the project consultant. The report and associated materials were submitted to the MDAH Survey Manager on June 26, 2019.

What is the National Register of Historic Places?

The National Register of Historic Places is the official federal list of places significant to American history, architecture, and culture, that are deemed worthy of preservation. While the list is maintained by the National Park Service, the process of nominating properties is managed in Mississippi through the Mississippi Department of Archives and History. Each property listed on the National Register of Historic Places possess historic significance along with material integrity. While material integrity must be evident through historic qualities that include location, design, setting, materials, workmanship, feeling, and association, historic significance must fall into one of four categories:

A: Association with historic events or activities

B: Association with important persons

C: Distinctive design or physical characteristics

D: Potential to provide important information about prehistory or history

Within the Areas of Significance, the National Park Service further identifies individual Data Categories. Through the fieldwork of this survey, the most common Data Category identified in Starkville was 'Architecture' followed by 'Community Planning and Development' 'Commerce' 'Ethnic History/Black' and 'Social History.'[2]

The National Register maintains that properties must be 50 years old to be considered eligible for listing, apart from an instance of exceptional importance.[3] Therefore it is important to determine age when evaluating a property.

Prior to the creation of the National Register of Historic Places, there was no national-level recognition or documentation for historic places. Not until the post-World War II construction boom caused the destruction of iconic historical properties in cities and towns across the country that America, as a nation, began to understand the value that preservation of historical properties play in our communities.

Passed in 1966, the National Historic Preservation Act directed the Secretary of the Interior to crate a list of sites and properties of the past worth keeping and preserving that recognizes the accomplishments of all peoples who have made a contribution to our country's history and heritage. The list was to include "sites, buildings, objects, districts and structures significant to American history, architecture, archaeology, and culture." These could be of national, state, or local significance.[4] The list also defines a "period of

[2] A complete listing of Areas of Significance individual Data Categories is available in the NPS National Register Bulletin *How to Apply the National Register Criteria for Evaluation.* available at https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf

[3] Age is the most prominent among several factors, such as integrity of location, design, setting, and materials, workmanship, feeling and association, when determining the National Register eligibility of a single property or a district. Structures in this report with a determined date of construction had such information derived from physical evidence such as cornerstones or specific documents such as newspaper articles. The majority of construction dates for buildings in the survey area can only be estimated. Estimated dates of construction are based on architectural style, construction materials and/or methods, and are supported by documents such as City Of Starkville official maps, Plat maps, Sanborn Fire Insurance Company maps, and Oktibbeha County Land Records.

[4] Murtagh, William J. "Keeping Time: The History and Theory of Preservation in America" John Wiley & Sons, Inc. New York, New York. 1997 revised edition. Page 66.

significance", as the length of time when a property was associated with important events, activities, or persons, or attained the characteristics, which qualify it for National Register listing. This list was established as the National Register of Historic Places, an honorific designation that is to be used as guidance to understanding the historic value of the listed properties. It offers no protection against changes or demolitions, unless paired with local zoning regulations, or if such changes or demolitions are federally funded.

National Register of Historic Places Designation Types

Individual National Register Nomination

A National Register nomination is a formal document that includes:[5]

- Detailed description of the property and any changes it has undergone
- Statement explaining why the property is significant
- Brief summary of property history
- Precise statement of boundaries or a legal description
- Several photographs
- Topographic map indicating the location
- Sketch of the floor plan for individual buildings

There are 12 individually listed National Register properties in Starkville; eight houses, two cemeteries, one hotel and one mill building.[6] As part of this survey, approximately 29 properties were identified as being individually eligible for the National Register. The wide type variety of individual National Register nominations recommended for Starkville includes apartment buildings, commercial properties, industrial sites, nursing homes, public buildings, and single family homes.

More information on the National Register can be found on in the National Park Services' *Guidelines for Completing National Register of Historic Places Form.*
https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf

National Register District

Districts are a grouping of common structures, based on thematic elements, which are typically a geographic location (i.e. "Downtown Starkville") and period of time (i.e. "1874 to 1962"). Within districts, properties are identified as either "Contributing" to the character and history of a district, or "Non-Contributing" if they detract from the character or history of a district. A district should have a majority of the properties within its boundaries identified as Contributing. Boundaries are created by identifying properties that are grouped by a common theme or shared history.

Starkville currently has five National Register Districts. These are Downtown, Greensboro, Nash Street, Oktibbeha Gardens, and Overstreet School. As part of this survey, 23 potential historic districts were identified as being eligible for the National Register. The wide type variety of National Register District nominations recommended for Starkville includes, business districts, neighborhoods, and planned subdivisions.[7]

More information on the National Register can be found on in the National Park Services' *Guidelines for Completing National Register of Historic Places Form*
https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf

[5] From the MDAH website https://www.mdah.ms.gov/historic-preservation/buildings/nominate-a-property accessed 6-27-2020

[6] A catalog of the National Register listed properties in Starkville can be found on the MDAH Historic Resource Inventory, accessible at https://www.apps.mdah.ms.gov/Public/

[7] Copies of the National Register district nominations can be found on the MDAH Historic Resource Inventory, accessible at https://www.apps.mdah.ms.gov/Public/

Multiple Property Submission

A Multiple Property Submission (MPS) is a document that identifies types properties linked together by a common theme. It is meant to streamline the method of organizing information collected in surveys and research on properties for listing on the National Register and for preservation planning purposes. An MPS is not a National Register nomination, but serves as a basis for evaluating the National Register eligibility of properties related together by themes, trends, and patterns of history. These are organized into historic contexts and the property types that represent those historic contexts are defined. An MPS is made up of a Multiple Property Documentation Form (serving as a cover), a National Register nomination for at least one property listed on the documentation form. As part of this survey, nine MPSs were recommended. The wide type variety of MPSs recommended for Starkville includes public housing sites, mid-20th century roadside architecture, and the civil rights movement in Starkville.

More information on MPSs can be found on in the National Park Services' *Guidelines for Completing National Register Multiple Property Documentation Form*
https://www.nps.gov/subjects/nationalregister/upload/NRB16B-Complete.pdf

Other Historic Designation Types

In addition to the federal National Register of Historic Places, the following state or local historic designations may be considered for historic properties.

Mississippi Landmark

A Mississippi Landmark designation is the highest form of recognition bestowed on properties by the State of Mississippi, with designations managed by the Mississippi Department of Archives and History (MDAH). Properties that are determined to be historically or architecturally significant may be considered for the designation. Mississippi Landmark designation consists of a perpetual conversation easement held by the state – which gives the state, by way of MDAH, the responsibility to approve or disapprove changes to the designated property.[8] This designation offers a measure of protection to historic properties against changes that might negatively alter a property's historic character insuring that Mississippi's historic, architectural, and cultural heritage is preserved for future generations. As proposed changes to Mississippi Landmark properties are subject to public review, this designation is particularly suited to publicly owned buildings, such as courthouses, city halls, schools, and other properties owned by political subdivisions.

There are some financial incentives available to designated properties, specifically the Mississippi Landmark Grant Program administered by MDAH. While the designation is primarily held by publicly owned properties Mississippi Landmark designation is available to privately owned properties. Designating a private property requires different considerations, and any private property owner seeking such designation should be directed to the MDAH Mississippi Landmark Coordinator.

Starkville currently has six Mississippi Landmarks: the E.E. Cooley Building, the Magruder-Newsom House, the Mississippi State University power plant, the Old Starkville High School, Police Station, and the Ritchie-Bunch House. There are a wide type variety of Mississippi Landmarks recommended for Starkville includes industrial sites, collegiate level education facilities, K-12 education facilities, and public buildings.

More information on the Mississippi Landmark program can be obtained from the Mississippi Department of Archives and History website. https://www.mdah.ms.gov/historic-preservation/buildings/mississippi-landmarks

Local Historic Districts

A Local Historic District is group of properties deemed significant to the city's cultural fabric that are designated by the City of Starkville and protected by public review. Per the City's 2010 historic preservation ordinance, the districts are a type of zoning overlay that requires exterior changes to buildings within a district's boundaries to be approved by the Starkville Historic Preservation Commission. Starkville's Local Historic District boundaries vary from, but exist within, established National Register Districts. Local Historic Districts can provide a high level of protection to historic resources, as any changes must be approved by the Historic Preservation Commission.

Starkville has two designated Local Historic Districts that are under the purview of the Starkville Historic Preservation Commission: Greensboro Street Historic District and the Nash Street Historic District.

[8] Proposed alterations to a Mississippi Landmark must be approved in advance by the Mississippi Landmark Review Committee of the MDAH Board of Trustees, via a Notice of Intent form.

Requirements for the creation of a Local Historic District are not as stringent as the requirements for National Register listing, allowing for a local government to protect as they see fit the unique character an area developed over time. More information on Local Historic Districts can be found at the website for the National Trust for Historic Preservation. https://savingplaces.org/stories/10-steps-to-establish-a-local-historic-district

Specific information pertaining to Local Historic Districts in Mississippi can be obtained from the MDAH Certified Local Government Coordinator.

Local Landmark Designations

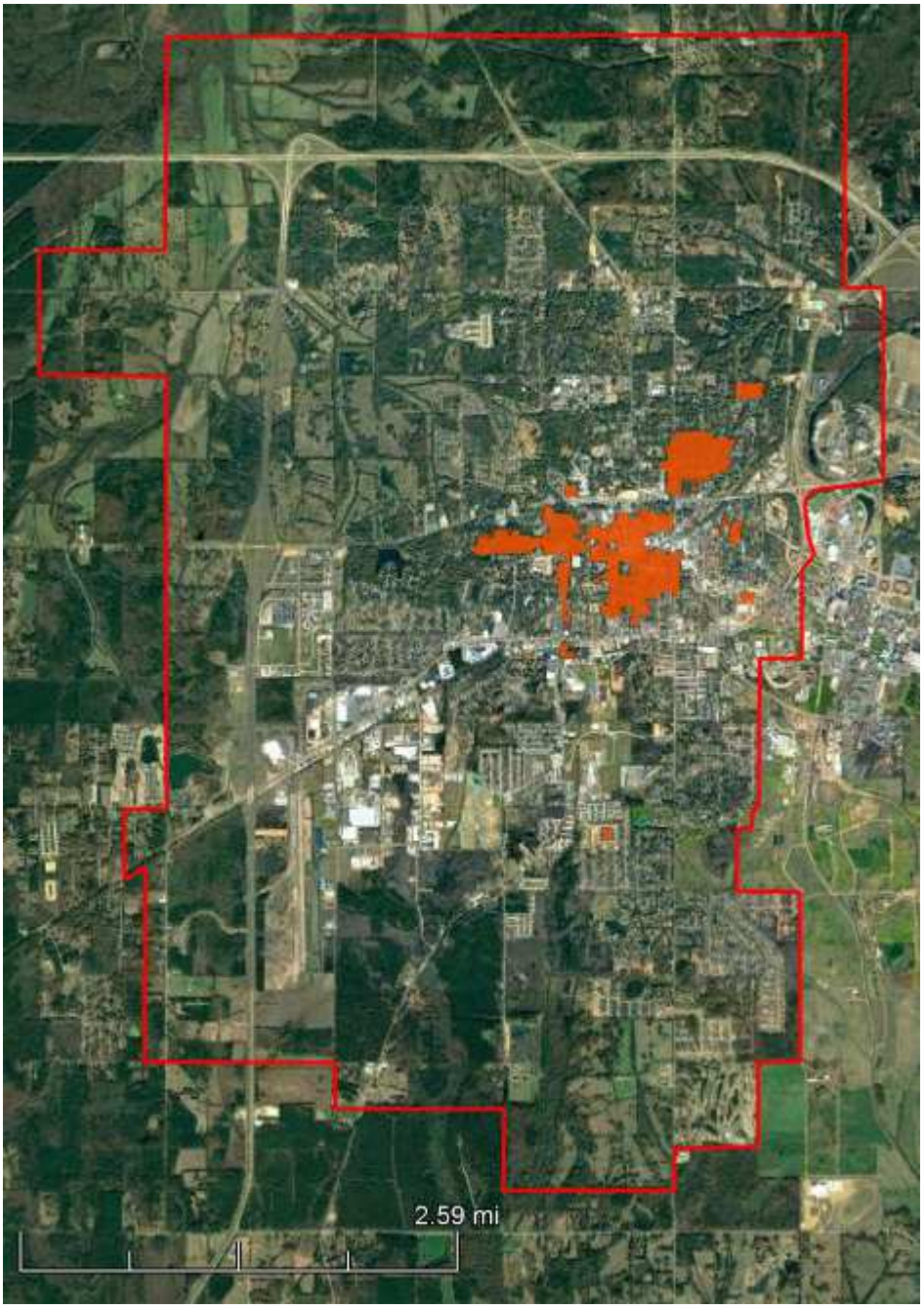
Local Landmarks are individual properties that are designated by the City of Starkville as being worthy of preservation. Per the City's 2010 historic preservation ordinance, Local Landmarks are a type of zoning overlay that requires exterior changes to Landmark sites to be approved by the Starkville Historic Preservation Commission. Designated properties may be outside of a Local Landmark District, or designation may be given as an additional level of recognition to worthy properties within existing Local Landmark Districts. Currently Starkville has no local landmarks designated. A Local Landmark designation can provide a high level of protection to historic resources, as any changes must be approved by the Historic Preservation Commission. National Register listed properties should be designated Local Landmarks.

Specific information pertaining to Local Landmark designation programs in Mississippi can be obtained from the MDAH Certified Local Government Coordinator.

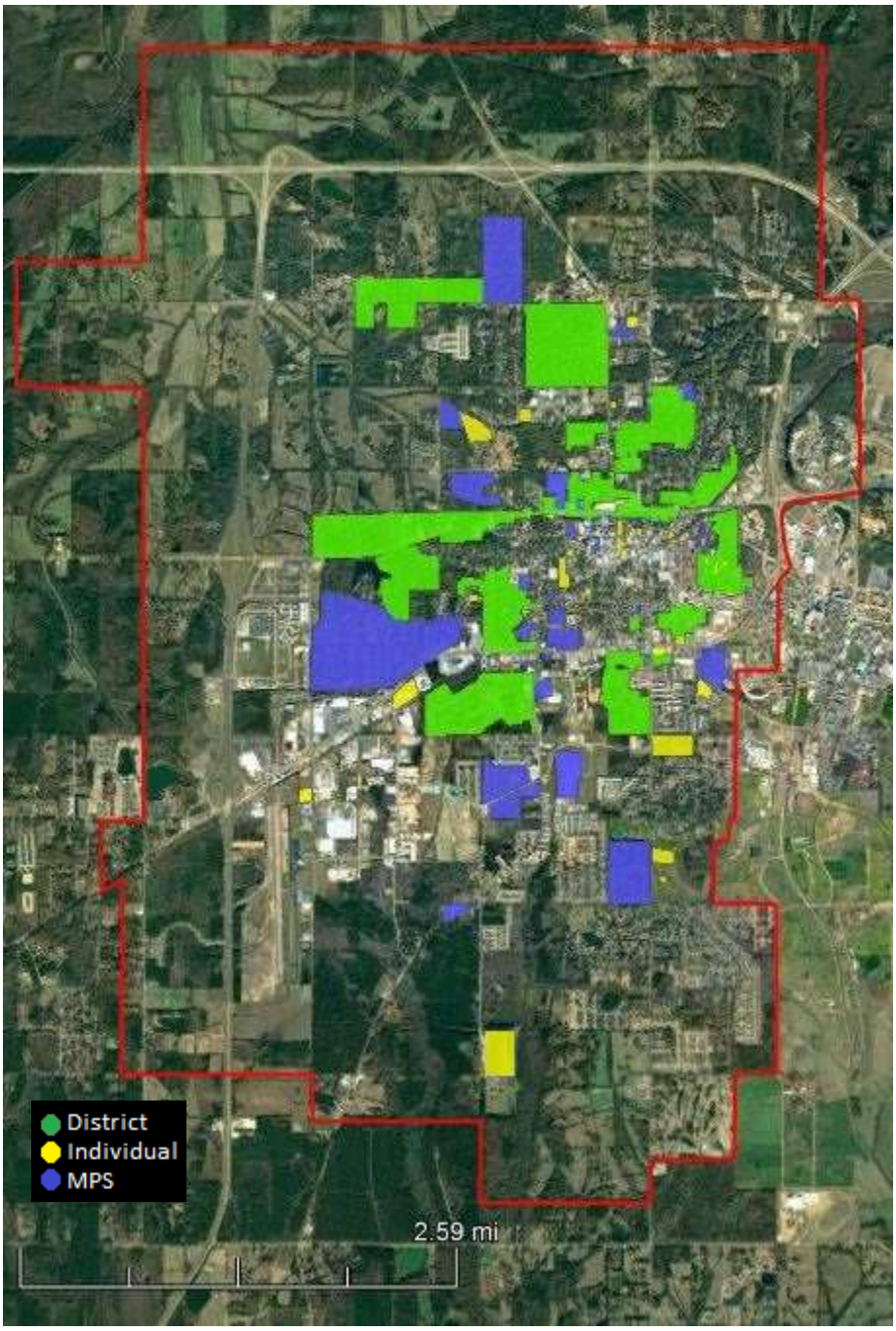
Survey Maps



Overview map of Starkville Survey Area



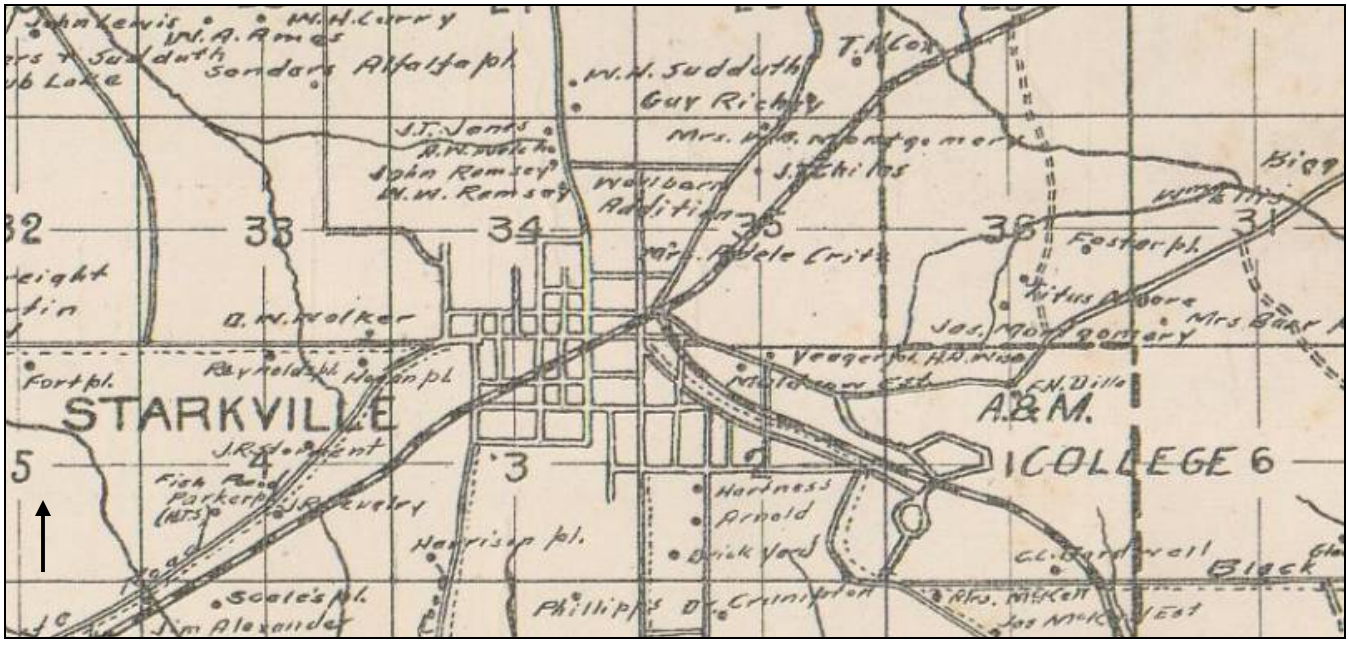
Map detailing National Register listings in Starkville



Map detailing proposed National Register Areas in Starkville

Historic Context: The City of Starkville

The city of Starkville is located to the northeast of the center of Oktibbeha County at the current junction of Highway 82 and Routes 12 and 25. The growth patterns of thearea were impacted by two events; the establishment of the city as the county seat and the decision to place a major land-grant university adjacent to the city. Originally part of the Choctaw Nation, the community then known as Boardtown was renamed Starkville in 1835 when the city became the Oktibbeha County seat. In 1838, serving the farmers of the surrounding area, the town contained a sawmill, two hotels, five stores, two groceries, a school, two churches, four attorneys, and two doctors.[9] Starkville prospered in the years prior to the Civil War due to profits from plantations with enslaved labor, the majority of which grew cotton. Starkville was untouched by the war physically, and by the 1870 census the area boasted a population of 475, listing 300 as white and 175 as colored.[10] By 1875, both the Mobile & Ohio Railroad and the Illinois Central Railroads extended their lines to Starkville. In 1878, the state legislature established The Agricultural and Mechanical College of the State of Mississippi immediately east of Starkville. With these two major developments to the area, the population had jumped to 1,500 by 1880 and to 1,725 by 1890.[11]



Detail of Map of Oktibbeha County, Mississippi showing City of Starkville and Mississippi State University environs, 1909.[12]

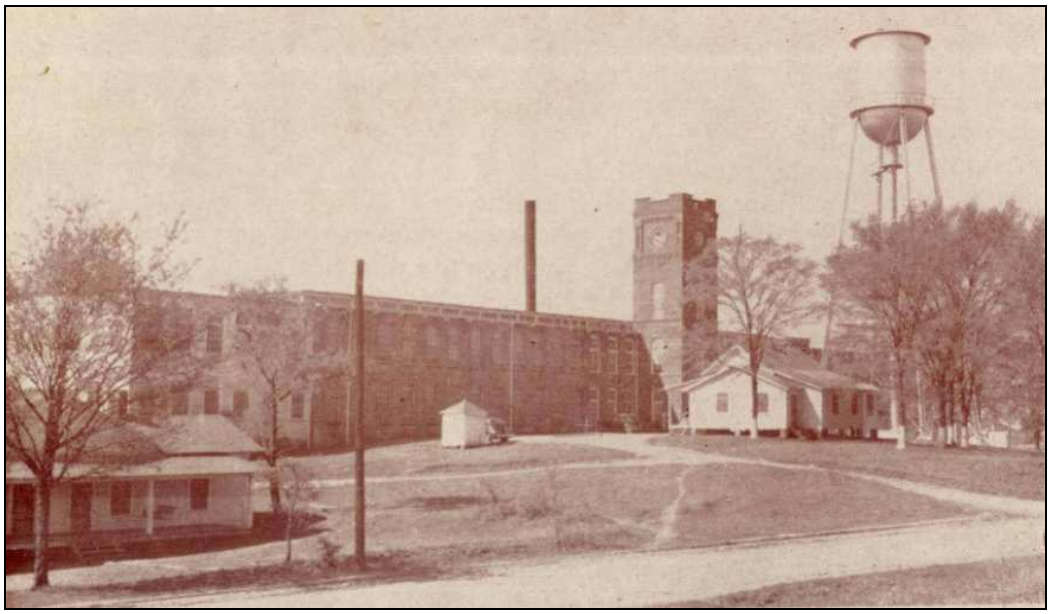
In 1897, the city received its first telephone exchange and in 1901, passed a $10,000 bond to build a municipal waterworks and electric light plant. At the same time a new county courthouse (demolished in 1963) was constructed. The J.M. Stone Cotton Mill (NR 1975) was constructed in 1902, indicating that the city's growth

[9] Garey, Pat Martin "Starkville Has Always Been Ahead of the Time" *Clarion-Ledger* [Jackson, MS] 21 August 1955. Sec. 3 Page 15.

[10] United States. Census Bureau. "Ninth United States Census." Washington: GPO, 1870.

[11] United States. Census Bureau. "Eleventh United States Census." Washington: GPO, 1890.

[12] Detail from " Oktibbeha County, Mississippi [map] / by John H. Wellborn, surveyor and real estate dealer, Starkville, Mississippi; drawn by P.K. Lutken, Department of Civil Engineering, A&M College." 1909. From the collection of the Mississippi Department of Archives and History.



The J.M. Stone Cotton Mill circa 1940[13]

during the century would be greatly driven by Industry. A Cooperative Creamery was established in 1912, and in 1923, Borden Dairy located a condensery, it's first southern plant, in Starkville. Beginning in the 1930s, purpose built State Highways were constructed thought Starkville. Highway 82 through Starkville was completely paved by 1939, while Highway 12 was completely paved through Starkville by 1948. During the post-World War II years, Mississippi State College, as it was known by then, saw a massive upswing in enrollment from returning G.I.s. The school spent more money to improve facilities between 1945 and 1953 than it had during its previous history.[14] In 1950, Starkville reported its population at 7,107, a population growth rate of 45% over the past ten years.[15] By 1955, the J.M. Stone Cotton Mill (then known as the Sanders Mill) employed about 400 workers. That same year, under Mississippi's Balance Agriculture with Industry (BAWI) program, the Lockport Felt Company constructed a $350,000 air-conditioned plant on Highway 12.[16] Other industry that developed along the Highway 12 corridor during this era was the Panocular Corporation factory, Herschede Hall Clock Company, a Coca-Cola Bottling plant, the Riverside Feed Mill, the Starkville Sheet Metal Works, and the Howard Furniture Manufacturing Company. Commercial development along Highway 12 included the Southdale Center, while Starkville received its first supermarket at present day 319 Martin Luther King Jr. Drive when the Kroger Company built a new store with parking for 70 vehicles and five 'high speed checkout counters' operated by an electric eye.[17]

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[13] Image from *Oktibbeha County Area Brochure* University Archives Vertical File, Special Collections Department, Mississippi State University n/d, page 22.

[14] "White Sees Maroon Growth" *Enterprise-Journal* [McComb, MS] 11 February, 1953. Page 3.

[15] United States. Census Bureau. "Seventeenth United States Census." Washington: GPO, 1950.

[16] In 1936, the Mississippi legislature established the nation's first state-sponsored economic development plan, Balance Agriculture with Industry (BAWI). This program allowed cities and counties to use money raised through publicly issued bonds to purchase land, build manufacturing facilities, rent those facilities out at low cost, or provide other subsidization to private companies. This program was originally set to end in 1940, but has continued in various forms since.

[17] Cole, Harry L. "Starkville's New Census Doesn't Count the Suburbs" *Clarion-Ledger* [Jackson, MS] 5 June, 1960. Page B9. "In November 1959, General Telephone & Electronics developed a machine that can be placed at supermarket checkout counters where



Neighborhood entrance signs for mid-20th century subdivisions include;
Pleasant Acres [est. 1954], Longmeadow [est. 1958], Plantation Homes [est. 1959], and Green Oaks [est. c.1959].[18]

While the 1960 census reported a population of 9,041, the *Clarion-Ledger* newspaper reported that a considerable portion of Starkville's population growth since 1950 has been in suburbs, outside the city limits.[19] A number of subdivisions, such as Pleasant Acres (1954), Longmeadow (1958), Plantation Homes (1959), and Green Oaks (c.1959) were started by the end of the 1950s, and combined, contained hundreds of homes. The City established a public housing authority which constructed the Pecan Acres (white) and Zuber (colored) housing developments in 1957.[20] During the 1950s, Starkville built several equalization schools for African American Students.[21] While modern in appearance, the schools were woefully under equipped and funded. During the 1960s, many of the subdivisions created in the 1950s were expanded, in many cases, multiple times. In 1963, the Mayor and Board of Aldermen approved an expansion of the city limits that doubled the size of the city and increased the population by approximately 4,000.[22] This same year, the Garan Manufacturing Corporation opened a BAWI funded factory on Highway 12. Industry's growth continued as is evident with the expansion of the Starkville Industrial Park in 1969.[23]

In Starkville, Jim Crow laws had restricted the rights of the city's African American community since the end of Reconstruction. While the struggle for Civil Rights had existed since these laws were first enacted, it was not until the 1960s when significant organization began taking place in the city. In 1969, physician Douglas Conner, a leader within the city's African American community, founded Oktibbeha County's first NAACP chapter. The

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it reads fluorescent stickers on each grocery item... the information is passed to a computer that totals the cost of the items." page 596. United States. Congress. Joint Economic Committee "New Views on Automation" U.S. Government Printing Office, 1960

[18] The Longwood neighborhood entrance sign list an established date as 1959, while the first subdivision plat is dated September 23, 1958.

[19] ibid.

[20] The Starkville Housing Authority would continue to construct two housing developments a decade for the next two decades. c.1965: Alfred Perkins, expansion to Pecan Acres. 1972: McDowell, Reed Road.

[21] Following the end of World War II, Mississippi also confronted the issue of separate school buildings for black and white children to prop up its entrenched system of racial segregation. For the fifteen years from 1946-1961, a huge proportion of financial resources at the state and local level would be directed toward this end. This so-called "Equalization Plan" period included two distinct phases: the first, lasting from 1946, was a rather halfhearted effort at improving conditions at existing black schools; the second, beginning in 1953 and continuing until the early 1960s, involved a radical overhaul of both black and white education that would attempt to wipe the slate clean and to start over with entirely new school buildings. Baughn, Jennifer V.O. "Education, Segregation and Modernism: Mississippi's School Equalization Building Program, 1946-1961." ARRIS Vol. 16, 2005

[22] "Starkville Chamber Fosters City Boom" *Clarion-Ledger* [Jackson, MS] 21 July, 1963. Page 10.

[23] Thomas, Terry "Over-All Development Plan for Starkville Industrial Park, Starkville Mississippi" Plat. "Oktibbeha County" Development Foundation, Inc. April, 1968.

following spring, Dr. Conner led a boycott of downtown businesses over the lack of employment opportunities for African American salespeople.



Image of Civil Rights Protesters in front of the former Starkville City Hall, First Baptist Church of Starkville visible in background. Photograph from Starkville Daily News June, 1970.

By the fall of 1970, the boycott was called off after a few downtown businesses hired African American salespeople. While Mississippi State University was desegregated in 1965 by Dr. Richard Holmes, the adopted son of Dr. Douglas Conner, the Starkville Oktibbeha Consolidated School District remained segregated despite efforts from Starkville's African American community to integrate. On January 1, 1970, the U.S. Supreme Court order the dismantling of the state's dual school system, and schools across Mississippi became desegregated. As this was mid-school year, there was not a significant change to enrollments. Integration was more noticeable in the enrollment starting at the beginning of the 1971-1972 school year. In 1969, with the knowledge that schools would be integrated mid-school year, Starkville Academy was established as an all-white 'segregation academy.'[24]

In 1969, developer Dan Camp began buying land and building in the area that is today known as the 'Cotton District.' Originally, the area contained majority white housing lots for employees of the J.M. Stone Cotton Mill. The mill had ceased operations in 1962, leading to a downturn of investment in the neighborhood.[25] Camp envisioned a high density, mixed-use development, built in a variety of classical styles and vernacular forms. This type of development was a reaction to the automobile-centric suburban-type development that was typical for the period. What started as a pair of fourplexes on Lummus Drive[26] has evolved into a distinct, branded community that has become one of the premier New Urbanist developments in the country.[27] About this same time, the historic African American Needmore Community, an area also adjacent to the mill, was selected by the City for urban redevelopment. Existing housing was demolished and the community's narrow

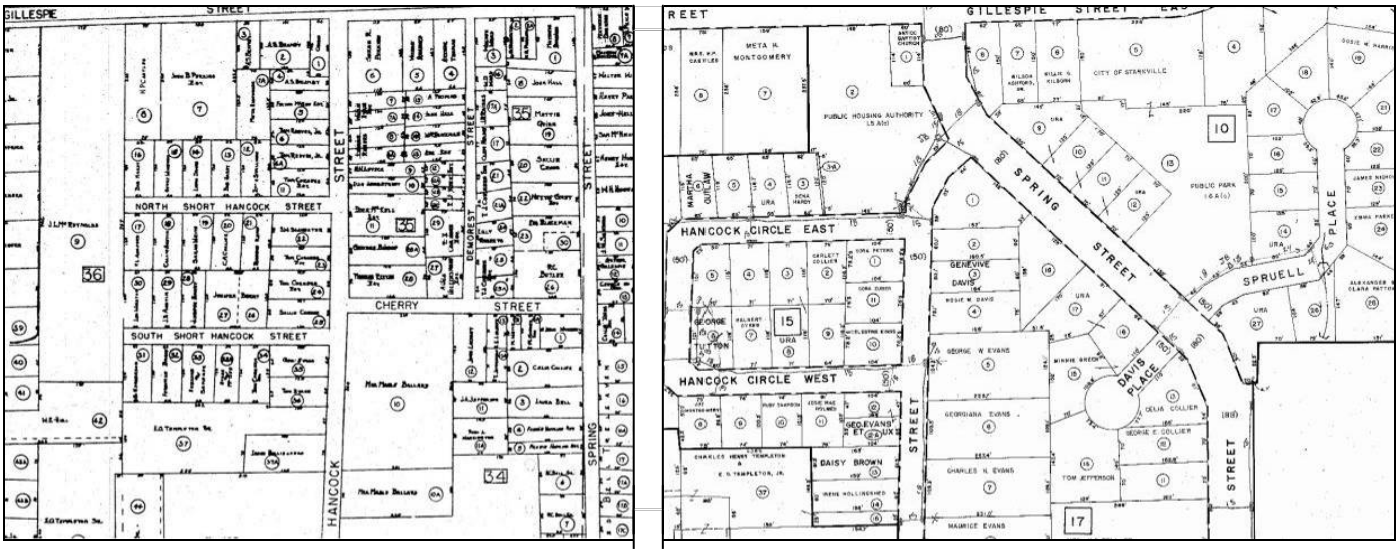
[24] 'Segregation Academy', a term conceived for the private schools in the Southern United States that were founded in the mid-20th century by white parents to avoid having their children in desegregated public schools.

[25] National Register of Historic Places, E. E. Cooley Building (John M. Stone Cotton Mill), Starkville, Oktibbeha, MS, #75001055.

[26] These properties are 200-202-204-206 & 208-210-212-214 Lummus Drive.

[27] Johnson, Bill Jr." 'Community Visionary' continues shaking up Starkville" *Mississippi Business Journal.* [Jackson, MS] 31 July, 2000. Digital, accessed 3-11-2020. https://msbusiness.com/2000/07/8216community-visionary8217-continues-shaking-up-starkville/

lots and streets were fashioned into wide boulevards, cul-de-sacs, and loop roads, with the new homes built resembling the ranch houses in Starkville's outer subdivisions.[28]



Starkville's Needmore Community in 1951 (Left) and 1974 (Right) from Official City Map of Starkville, 1951 and 1974 editions.

During the early 1970s, Starkville's growth continued, as evident by several major new banks constructed in downtown. By the later 1970s, new industry and new housing construction were slowed following a national trend caused by the oil crises and inflation.[29] In 1975, the J.M. Stone Cotton Mill, then known as the E.E. Cooley Building, became the first building in Starkville listed on the National Register of Historic Places. MSU established several new programs during the decade, including the School of Architecture (1973), the College of Veterinary Medicine (1977) and the School of Accountancy (1979), allowing for increased enrollment and teaching opportunities that brought more residents to Starkville. Seeing a population growth of 42%, this was Starkville's second largest decade of growth, after the 1940s.[30]

While population growth has slowed considerably, Starkville's density has increased. While mid-20th century development models focused on auto-centric, outward sprawl, this era saw multi-unit housing, aimed toward students, being constructed closer to downtown Starkville, along with reinvestments in the Historic Downtown core. In 1982, Starkville's first historic district, Greensboro Street, was listed on the National Register of Historic Places, setting the city on the path of historic preservation that continues to this day. Symbolic of diversifying recognition of historic figures, a portion of what was then Highway 82 running through Starkville was renamed in honor of Dr. Martin Luther King Jr. by the spring of 1987.[31] In 1998, a portion of North Washington Street was named in honor of local Civil Rights leader Dr. Douglas L. Conner, shortly after his passing.[32]

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[28] Dean, M.E. "Urban Renewal Group Sees Starkville Project" The Winston County Journal [Louisville, MS] 1 October, 1970. Page 8

[29] Monteith, Gene "Business growth in Golden Triangle fell in '80" *Clarion-Ledger* [Jackson, MS] 18 January, 1981. Page 1B.

[30] United States. Census Bureau. "Twentieth United States Census." Washington: GPO, 1980.

[31] " Just got a call from Alderman Sandra Sistrunk who asked Mayor Pro Tempore Roy Perkins about the name change of MLK. He was on the board when it happened in late 1986/early 1987 " Jones, Michelle "Re: Martin Luther King Jr. Drive." Message to Jeff Rosenberg. 1 February, 2018. E-mail.

[32] Marszalek, John F. "Connor, Douglas L." *Encyclopedia Of Mississippi: a Volume Of Encyclopedia Of the United States* Somerset Publishers - 2001

Survey Findings:

Overview

The intention of the survey is to identify all eligible resources within the City of Starkville. In total, more than 1484 resources, covering roughly 3000 acres, were surveyed. The main area identified as containing historic resources is the outer ring surrounding Starkville's historic core. This ring contains two distinct nodes of activity: the commercial corridor centered along Highways 12 and 182 and residential neighborhoods consisting of single-family housing and low-rise apartment buildings. The various property types identified are described in detail below.

Commercial

Commercial buildings in the survey area are auto-centric, generally clad in masonry or metal siding, and are between one and two stories in height, with flat roofs. The Downtown Starkville Historic District that encompasses the downtown commercial core was listed on the National Register in 2012. Within this district are several prominent buildings that were not eligible due to their period of construction being in the 1970s. It is recommended that within the next ten years the downtown National Register be reevaluated to include these structures.

Commercial properties not currently listed that were evaluated for their National Register eligibility were typically located on Highway 12 or 182. These properties are a product of a different era that the downtown that originally developed in the 19th century. These properties date to the 20th century and represent the impact of the automobile on community growth and the shift of commercial development from Main Street to outlying zones more readily accessible by car. They are eligible for inclusion to the National Register under Criterion A for 'Commerce' and Criterion C for 'Architecture.' A National Register Historic District along the Highway 182 is recommended, while this property type elsewhere should be considered as part of a Roadside Architecture Multiple Property Submission to the National Register, with a period of significance from 1925-1975.

Several healthcare facilities stood out as retaining a high-level of historic integrity and would be eligible for National Register listing under Criterion A for 'Health/ Medicine' and Criterion C for 'Architecture'.

Industrial

The growth of Industry as a major employer plays a key role in the growth of Starkville in the mid-20th century. Several new factories would build facilities in Starkville during this period, particularly along the Highway 12 corridor, and at or near the Starkville Industrial Park, just south of Highway 12. Further research should be done to identify industrial properties from the 1950s - 1970s for inclusion in a Multiple Property Submission for industrial buildings of that period.

Residential

Residential structures in the survey area are generally wood frame, Minimal Traditional and Ranch Style structures, within suburban subdivision layouts. Housing in the survey area is representative of typical residential developmental patterns that appear in other mid-20th century industrial centers in Mississippi. The majority of resources identified as historic are mid-20th century single-family ranch houses built as part of small-to-mid-size subdivisions. As planned subdivisions, these are eligible for listing on the National Register of Historic Places as a district under Criterion A for 'Community Planning and Development'. Additionally, houses

within these subdivisions may be considered eligible for listing under Criterion C for 'Architecture'. The plethora of new subdivisions created to accommodate new workers are reflective of the city's population growth during this period.

Several residential properties have been identified as individually eligible for the National Register. They are primarily late 19th and early 20th houses considered eligible for listing under Criterion C for 'Architecture'. Several of the individual properties may also be eligible individual listing with local significance under Criterion A for 'Exploration/Settlement'.

Low-rise, multi-family apartment complexes appear throughout Starkville. These are primarily inhabited by students attending Mississippi State University. These properties, built prior to 1980, should be considered as part of an Off-Campus Housing Multiple Property Submission to the National Register. Under local significance, the eligibility criterion would be Criterion A for 'Community Planning and Development' and 'Social History' and Criterion C for 'Architecture'.

Starkville has several multi-family single-story public housing complexes. These properties, all built prior to 1973, should be considered as part of a Public Housing Multiple Property Submission to the National Register. Under local significance, the eligibility criterion would be Criterion A, under 'Community Planning and Development' and 'Social History' and Criterion C for 'Architecture'.

Ecclesiastical

Starkville's historic African American churches are underrepresented on the National Register. This property type should be considered as part of an African American Churches Multiple Property Submission to the National Register. Under local significance, the eligibility Criterion would be under Criterion A for 'Ethnic Heritage/Black' 'Religion' and 'Social History' and under Criterion C for 'Architecture'.

Educational

There are a variety of education-related structures within the survey area. School buildings as well as support properties should be considered. This property type should be considered as part of a Multiple Property Submission for Educational Buildings. The eligibility criterion would be Criterion A for 'Social History' and under Criterion C for 'Architecture.' Publicly owned buildings are also eligible for Mississippi Landmark listing.

Mississippi State University has a variety of off-campus properties at various locations within Starkville. Buildings identified on a whole retain a high level of historic integrity and would be eligible for listing on the National Register under Criterion A for 'Education' and Criterion C for 'Architecture'. The level of significance is local, but further research may determine State or National level of significance under Criterion A 'Education'. These buildings are also eligible for Mississippi Landmark listing.

Proposed National Register Historic Districts

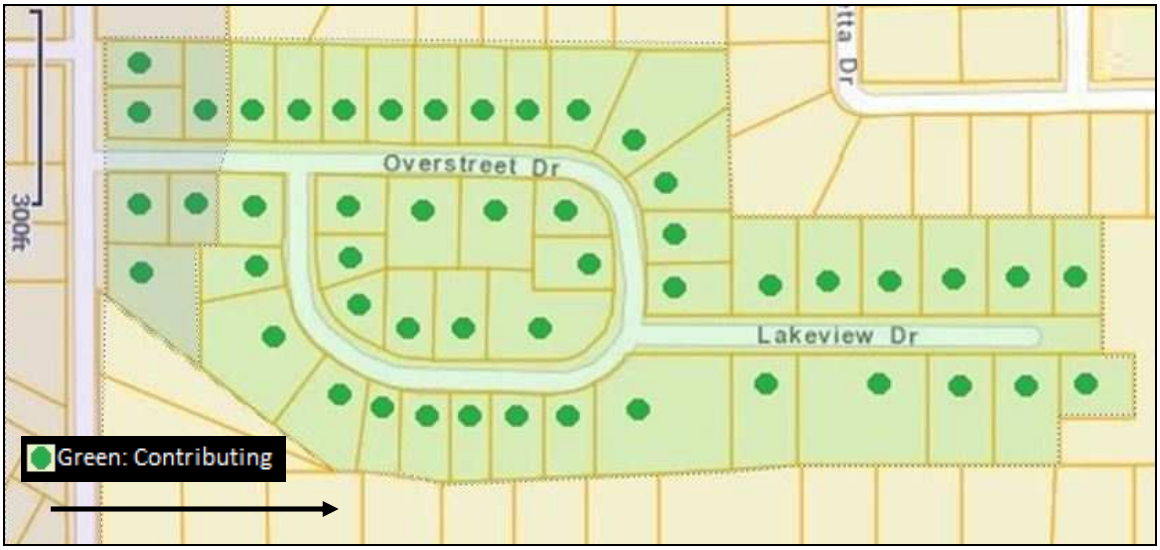
Twenty three (23) potential historic districts were identified as a result of this survey. Though districts vary in size and age, most are residential in nature and date from the post-World War II period of Starkville's development. While detailed evaluations are contained further within this narrative, intensive level survey work should be carried out on the proposed districts in preparation for National Register listing. The following proposed districts are determined to be potentially eligible. The descriptions are listed alphabetically, with rough boundaries identified, and their eligibility criteria for National Register listing.

- Avondale Neighborhood: Consisting of Overstreet and Lakeview Drives. This nomination would be potentially eligible for both Criterion A for 'Community Planning and Development' and under Criterion C for 'Architecture'.
- Chapin Street: Consisting of Chapin Street and Old West Point Road. This nomination would be potentially eligible for listing under Criterion A for 'Community Planning and Development' and Criterion C for 'Architecture'.
- College View: Consisting of College View, Hebert, North Nash, and Prospect Streets. This nomination would be potentially eligible for listing under Criterion A for 'Community Planning and Development' and Criterion C for 'Architecture'.
- Curtis Street: Consisting of lots along Whitfield Street, lots facing Curtis Circle, and Curtis Street. This nomination would be potentially eligible for listing under Criterion A for both 'Community Planning and Development' and 'Ethnic Heritage/Black' as well as under Criterion C for 'Architecture'.
- Didlake Neighborhood: Roughly made up of Central Avenue, Critz Street, Didlake Avenue, and Evergreen Street. This nomination would be potentially eligible for listing under Criterion A for 'Community Planning and Development' and under Criterion C for 'Architecture'.
- Fairground Subdivisions: Roughly bound by Greensboro Street, Louisville Street, Highway 12, and Whitfield Street. This nomination would be potentially eligible for listing under Criterion A for 'Community Planning and Development' and under Criterion C for 'Architecture'.
- Glendale Subdivision: Consisting of properties on Broad Street, Cedar Lane, Hillside Street, and Old West Point Road. This nomination would be potentially eligible for listing under Criterion A for 'Community Planning and Development' and under Criterion C for 'Architecture'.
- Hillcrest Subdivision: Consisting of Cruise Street and Santa Anita Drive. This nomination would be potentially eligible for listing under Criterion A for 'Community Planning and Development' and under Criterion C for 'Architecture'.
- Longmeadow Subdivision: Consisting of Ash Road, Beech Drive, Boxwood Lane, Chestnut Drive, Elm Place, Honeysuckle Lane, Linden Circle, Louisville Road, Magnolia Street, Peach Street, Poplar Road, Sycamore Street, Walnut Road, and Willow Drive. This nomination would be potentially eligible for listing under Criterion A for 'Community Planning and Development' and under Criterion C for 'Architecture'.
- Muldrow Avenue: Consisting of properties along Camp Avenue, Colonel Muldrow Avenue, and University Drive. This nomination would be potentially eligible for listing under Criteria C for 'Architecture'.
- Needmore Community: Consisting of Davis Place, Hancock Circle, Hancock Street, Spring Street, and Spruell Place. This nomination would be potentially eligible for listing under Criterion A for 'Community Planning and Development' 'Ethnic Heritage/Black' and 'Social History' and under Criterion C for 'Architecture'.

- North Jackson Street Hill: Consisting of Apple Street, Curry Street, Jackson Street, North, and Highway 182. This nomination would be potentially eligible for listing under Criterion A for 'Community Planning and Development' 'Ethnic Heritage/Black' and under Criterion C for 'Architecture'.
- Old Highway 82: Running the length of Highway 182/Dr. Martin Luther King Jr. Drive between Old West Point Road on the eastern end and Stark Road on the western end. This nomination would be potentially eligible for listing under Criterion A for 'Community Planning and Development' and 'Commerce' and under Criterion C for 'Architecture'.
- Parkdale Subdivision: Bounded by Park Avenue, Shepard Street, Freeman Avenue, and Oak Street. This nomination would be potentially eligible for listing under Criterion A for 'Community Planning and Development' and under Criterion C for 'Architecture'.
- Plantation Homes Subdivision: Roughly bounded by Garrard Road, North Jackson Street, Hiwassee Drive, and Hospital Road. This nomination would be potentially eligible for listing under Criterion A for 'Community Planning and Development' and under Criterion C for 'Architecture'.
- Pleasant Acres Subdivision: Roughly bounded by Pine Circle, Howard Road, and Barnett Drive. This nomination would be potentially eligible for listing under Criterion A for 'Community Planning and Development' and under Criterion C for 'Architecture'.
- Reed Road: A rural historic district along Reed Road between Eutaw Street and Lewis Lane. This nomination would be potentially eligible for listing under Criterion A for 'Exploration/Settlement' and under Criterion C for 'Architecture'.
- Southdale Subdivision: Consisting of a portion of S. Montgomery Street and Southdale Drive. This nomination would be potentially eligible for listing under Criterion A for 'Community Planning and Development' and under Criterion C for 'Architecture'.
- Templeton Meadows Subdivision: Consisting of Catherine Street, Mae Street, and Margaretta Drive. This nomination would be potentially eligible for listing under Criterion A for 'Community Planning and Development' and under Criterion C for 'Architecture'.
- University Drive: Bound by University Drive, Col. Muldrow Avenue, Lummus Drive, and Jarnigan Street. This area should receive Intensive-level survey to determine National Register eligibility for listing under Criteria A for 'Community Planning and Development' and Criteria C for 'Architecture'.
- Vine Street: A historic district in the 500 block of Vine Street between Gillespie Street and Highway 12. This nomination would be potentially eligible for listing under Criteria A for 'Ethnic History/Black' and Criteria C for 'Architecture'.
- Wellborn Subdivision: Bound by Highway 12, Vine Street, Yellow Jacket Drive, and Jackson Street, South. This nomination would be potentially eligible for listing under Criterion A for 'Community Planning and Development' 'Ethnic Heritage/Black' and 'Social History' also under Criterion C for 'Architecture'.
- West End Subdivisions: Roughly bound by Greensboro Street, Forest Hill Drive, and Talley Ho Road. This nomination would be potentially eligible for listing under Criterion A for 'Community Planning and Development' and under Criterion C for 'Architecture'.

On the following maps, north is oriented to the top of the page unless otherwise noted. Contributing properties are green and non-contributing properties are red. Intensive level survey work would be necessary to evaluate the National Register eligibility status of any outbuildings, dependencies, garages, etc. The green overlay represents the proposed boundaries of the district, while purple overlays represent any adjacent existing districts. The photographs selected are exemplary of the buildings that make up the proposed district.

Avondale Neighborhood National Register Historic District



Proposed Avondale Neighborhood National Register Historic District (Green)
Oktibbeha Gardens National Register Historic District, listed 2017 (Purple)

Area of Significance: Criterion A for 'Community Planning and Development' and Criterion C for 'Architecture'

Period of Significance: 1950 to 1964

Level of Significance: Local

The Proposed Avondale Neighborhood National Register Historic District was developed in the early-1950s through the mid-1960s, at a time when the city's population was growing rapidly. Elements of the district, including street design, open space, and the exclusion of non-residential uses, along with the fact the subdivision is self-contained and dependant on the automobile for virtually all aspects of daily living, show the influence of the Post-war curvilinear subdivision movement.[33] The proposed district follows the 1950 plat, consisting of Overstreet and Lakeview Drives. The topography is rolling, with asphalt-paved streets roughly 30' wide. There is concrete curbing but no sidewalks.[34] The set backs are uniform with most houses set perpendicular to the street. The proposed district was developed as a mid-20th century Post-war curvilinear subdivision made up of middle class families. The buildings of the historic district are single family, wood-frame,[35] single-story residences, and represent important regional styles and types of architecture. The proposed district is comprised of 49 houses, all of which are contributing. These structures are a collection of house styles and types representative of Starkville's mid-20th century development. This was a period when the university and Industry were the growth drivers for Starkville, and was part of Mississippi's post war building boom. The period of significance for the district is from 1950 to 1964, beginning when the Avondale Subdivision was platted and the first structures were erected to when the subdivision was built out. The buildings reflect regional trends in architectural development in the early-to-mid 20th century. The prevalent architectural styles are Minimal, Traditional, and Ranch. The housing in the district retains a collective integrity and is potentially eligible for the National Register. Six of the

[33] Ames, David & McClelland Linda *Historic Residential Suburbs: Guidelines For Evaluation and Documentation For the National Register Of Historic Places* U.S. Department Of the Interior, National Park Service, National Register Of Historic Places 2002.

[34] The concrete curbing stops halfway down Lakeview Street

[35] The district has a mix of wood, asbestos, and brick cladding.

buildings listed in this potential Avondale Neighborhood National Register Historic District are currently listed in the Oktibbeha Gardens National Register District (NR2017).[36]

The Avondale Subdivision plat was made by Civil Engineer Mott L Pevey Jr. (1923-1996), in May of 1950 for Mr. & Mrs., William Chelcey Templeton (1892-1962) and Willie Mae Templeton (1894-1971) along with Mid-South Builders & Decorators, Inc.[37] The Templetons were farmers, and the 1951 Official City Map of Starkville identifies W.C. Templeton as owning land from current day Montgomery Street, to the eastern border of the Avondale neighborhood. Established in 1948, Mid-South Builders & Decorators was incorporated by William Roberts McReynolds (1918-1972), William P. Brennan (1901-1962), and Arthur Lowery Livingston Jr. (1923-2011), with the intent to carry out the "business of builders and contractors" as well as "perform engineering and architectural work" among other activities.[38] When laid out, the subdivision only consisted of Overstreet Drive, and the 1951 Official City Map of Starkville shows only 11 of the 44 lots sold. However by 1955, 32 of the lots had been built upon, and Lakeview Drive had been constructed off of Overstreet Drive, with three houses complete and another underway.[39] While it is unknown if the developers constructed any of the houses in the subdivision, it can be assumed that it was the intention of Mid-South Builders & Decorators to do so. A 1960 aerial photograph depicts all but two houses in the neighborhood constructed.[40] Evidence suggests that some the individuals who purchased the lots constructed, of a unique design, their own houses or hired contractors to complete the work. However, some of the houses appear to have been identical in plan with minor variations, indicating they were likely built by the same builder as spec houses.[41] One of the houses, 524 Overstreet Drive, was indicated as being owned by W. R. McReynolds in 1974. Overstreet Drive was possibly named for Starkville School Superintendant, John W. Overstreet (1886-1951). Lakeview Drive did at one time have a lake view, located west of the street. The lake was filled in during the creation of the Templeton Meadows Subdivision in 1969. None of the houses in the subdivision appear to have been replaced, and the one house identified as non-contributing is due to unsympathetic additions. Distinctive, unifying features of the housing in the subdivision are single story houses, side-gable and side-hipped roofs, brick or stone masonry accents on primary elevations, picture windows, horizontal two-over-two light windows, front facing carports, and small to non-existent porches.

[36] These are 247, 501, 503 Critz Street, and 501, 502, 503, Overstreet Drive.

[37] Pevey, M.L. *Avondale Subdivision City of Starkville Oktibbeha County, Miss. Feb. 1950* obtained from Starkville Planning Division 23, December, 2019.

[38] Charter of Incorporation of the Mid-South Builders & Decorators. 22 August, 1956. from MS Sec. of State website, https://www.sos.ms.gov/ Accessed 2 January, 2020.

[39] The lots on Lakeview Drive can be assumed to have been developed individually by the Templetons, as it is not part of a subdivision, but rather have city lot and block legal descriptions.

[40] historicaerials.com 1955 Aerial Photograph of Starkville, MS. accessed 18, January 2020. The two buildings not constructed by 1960 are 530 and 537 Overstreet Drive.

[41] Examples of this are 511, 516, 519, 532 Overstreet Drive.



519 Overstreet Drive



607 Lakeview Drive



529 Overstreet Drive



539 Overstreet Drive



527 Overstreet Drive



504 Overstreet Drive



512 Overstreet Drive



535 Overstreet Drive

Chapin Street National Register Historic District



Proposed Chapin Street National Register Historic District (Green)
Oktibbeha Gardens National Register Historic District, listed 2017 (Purple)

Area of Significance: Criterion A for 'Community Planning and Development' and Criterion C for 'Architecture'

Period of Significance: c.1876 to 1965

Level of Significance: Local

The Proposed Chapin Street National Register Historic District was first developed in the early 1950s at a time when the city's experienced rapid growth following the end of World War II. Elements of the architecture types include open space and the exclusion of non-residential uses.[42] These elements, along with the fact the subdivision is self-contained, lacking sidewalks, and dependant on the automobile for virtually all aspects of daily living, show the influence of the Post-war subdivision movement. The proposed district primarily consists of houses on Chapin Street, with a few houses and a business on Old West Point Road, all constructed during the same period. The topography is hilly with a mature tree canopy. Chapin Street is asphalt-paved and roughly 23' wide with no curbing or sidewalks, but there grass-lined drainage ditches on either side of the street.[43] Old West Point Road does not have these ditches but does have concrete curbs. Housing set backs are uniform with some houses set perpendicular to the street, with a few houses set parallel to the street, facing east. The proposed district developed as a mid-20th century post-war neighborhood made up of upper-middle class white families. The buildings of the historic district are single family, wood frame, mostly single story residences representing important regional styles and types of architecture. The proposed district is comprised of 15 houses and one commercial property, all contributing. The majority of the properties are a collection of styles and types representative of Starkville's mid-20th century development, a period when MSU enrollment was steadily increasing and Industry was employing a larger portion of a formerly agrarian work force. These growth drivers for Starkville coincided with Mississippi's post war building boom. Two buildings predate the majority of construction: the c.1876 Walker-Critz House (NR 1989) and a c.1900 pyramidal cottage (206 Old West Point Road). The period of significance for the district is from c.1876 to c.1965, beginning when the first house was erected until the subdivision was built out. The buildings reflect regional trends in architectural development in the late 19th to the mid-20th century. The architectural styles of

[42] The is one commercial building at the very edge of the district. (203 Old West Point Road)

[43] Some of these ditches have been concreted by their property owners.

the buildings in the subdivision are Italianate, Ranch, and Split-level. The housing in the district retains a collective integrity and is potentially eligible for the National Register.

The Walker-Critz House was built facing east on the crest of a hill just northeast of downtown Starkville. Suburban growth of the city would expand towards the once rural home site and, by 1935, the house was right on the edge of the suburban district.[44] The 1951 Edition of the Official City Map of Starkville identifies that Chapin Street had been created. The land on Chapin Street was owned by Laura White, except for a single lot owed by Rev. N Martin at 413 Chapin Street. A 1955 aerial photograph shows the land as cleared for development with six newly constructed houses.[45] A 1960 aerial photograph shows construction of an additional seven houses underway or complete.[46] A metal frame commercial building at 205 Old West Point Road was constructed c. 1965. Distinctive, unifying features of the housing in the subdivision are single story (with a several with walk-in basements), shallow pitched roofs, front facing carports or garages, picture windows on front elevations, are brick clad, or feature brick accents on primary elevations, and small to non-existent porches.

[44] The 1935 Edition of the Official City Map of Starkville.

[45] historicaerials.com 1955 Aerial Photograph of Starkville, MS. accessed 2, January 2020.

410, 413, 415, 417, 418, and 419 Chapin Street. These are in addition to the extant Walker-Critz House and the Pyramidal Cottage.

[46] historicaerials.com 1960 Aerial Photograph of Starkville, MS. accessed 2, January 2020.

408, 411, 420, 421 Chapin Street, and 204, 208, 211 Old West Point Road.



418 Chapin Street, 414 Chapin Street, (Walker-Critz House)



413 Chapin Street



411 Chapin Street



410 Chapin Street



419 Chapin Street



211 Old West Point Road

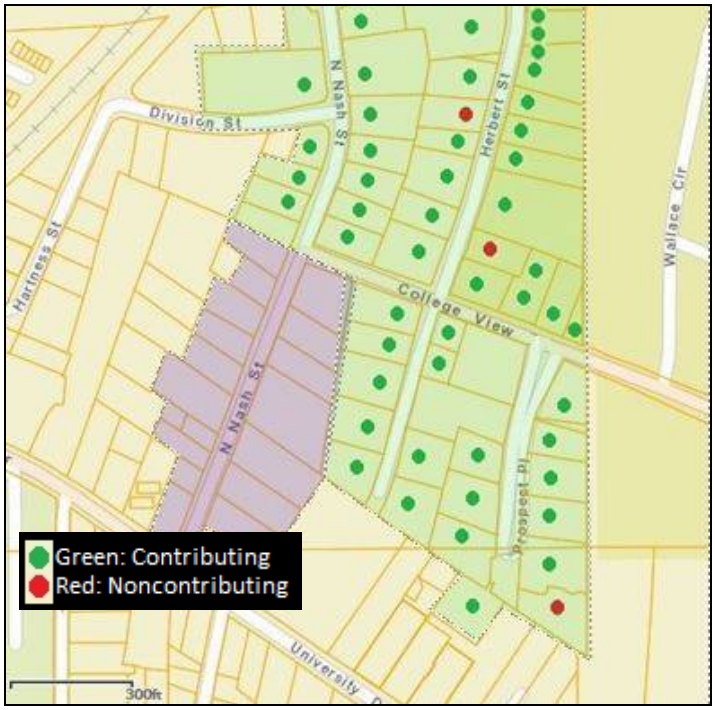


200 Block Old West Point Road, looking northeast.



205 Old West Point Road

College View National Register Historic District



Proposed College View National Register Historic District (Green)
Nash Street National Register Historic District, listed 1993 (Purple)

Area of Significance: Criterion A for 'Community Planning and Development' and Criterion C for 'Architecture'

Period of Significance: 1940 to 1975

Level of Significance: Local

The Proposed College View Subdivision National Register Historic District was developed in the late1940s through the 1960s, at a time when the city's population was growing rapidly. Elements of the district include rectilinear street design, open space, and the inclusion of non-residential uses. These elements along with the fact that the subdivision streets extend from existing developments, which include dead end streets and sharp angled lots, show the influence of the Gridiron Plat Extensions of the Early Automobile Subdivision movement.[47] The proposed district consists of College View, Hebert, North Nash, and Prospect Streets. The topography is sloping, with asphalt paved streets with 40' right-of-ways, except for Prospect Street which has a 60' right-of-way. There is no curbing or sidewalks in the subdivision. Prospect Street is a divided boulevard with a concrete culvert running between the streets. The set backs are closest to the street for houses on College View Street, followed by Hebert Street and then Prospect Street as having the farthest setback.[48] The proposed district was developed as a Gridiron Plat subdivision made up of middle class white families. The buildings of the historic district are a majority single family, wood frame, single story residences and represent important regional styles and types of architecture.[49] The district contains a single commercial building (211-217 College

[47] McAlester, Virginia Savage *A Field Guide to American Houses* Alfred Knopf, New York. 2015. *Successful Subdivisions: Principles of Planning for Economy and Protection against Neighborhood Blight.* U.S. Government Printing Office, 1940.

[48] 101 Freeman Street is set at an angle to address the corner of Freeman Avenue and Sheppard Streets.

[49] Exceptions to the single family designation. 104A-104B, 200-202, 203-205, & 207-209, College View Street are duplexes and 108-110-112-114 Herbert Street is a two-story, open corridor four-unit apartment building.

View Street, contributing) and a mosque (204 Hebert Street, built c. 1992, non-contributing). The proposed district is comprised of 51 buildings, 48 of which are contributing. These structures are a collection of house styles and types representative of Starkville's mid-20th century development. This was a period when the university and the city's role as county seat were growing industries as well as being part of Mississippi's post war building boom. The period of significance begins in 1940 when the earliest house within the subdivision was constructed and ends when the subdivision was built out. The buildings reflect regional trends in architectural development in the early-to-mid 20th century. The prevalent architectural styles include: Minimal Traditional, Mid-Century Modern, Ranch, Colonial Revival, and New Traditional. The oldest buildings in the district are Minimal Traditional in style. The housing in the district retains a collective integrity and is potentially eligible for the National Register. This district should be taken into consideration with College View Subdivision #1, located on the west side of Herbert Street and the East End Subdivision along Nash Street, located just north of the existing Nash Street Historic District.

The plat College View Subdivision #2 plat was made by Civil Engineer D. M. McCain in January of 1946 for John Curtis Herbert Jr. (1909-1977), Caroline Herbert Maxwell (1910-1991) and William Haynes Herbert (1913-1993).[50] The siblings had inherited the land from their father, John Curtis Herbert Sr., a former Registrar of Mississippi State University, who passed away in 1942. While the subdivision was created in 1946, only the lots of Block 1 are shown as sold on the 1951 Edition of the Official City Map of Starkville.[51] Herbert Street was named for the developers of the subdivision. It is unknown if the developers constructed any of the houses in this section of the subdivision. A 1955 aerial photograph depicts the subdivision with 14 structures built-out.[52] That same year, W. R. Thompson resurveyed Blocks 2 and 3 of the subdivision, creating larger lots and establishing Prospect Place as a looping drive with a drainage feature.[53] Just five years later, twenty-two buildings are completed within the subdivision, six of these in the resurveyed Prospect Place.[54] Evidence suggests that some of the individuals who purchased the lots constructed, of a unique design, their own houses or hired contractors to complete the work. By 1980, all but three of the buildings in the subdivision appear to have been built.[55]

In 1983, a Muslim congregation applied for a zoning variance to allow use single story house at 204 Herbert Street as a mosque. In 1988, the fifth circuit of the U.S. Court of Appeals in New Orleans, La., reversed an Aberdeen district court ruling upholding the Starkville Board of Aldermen's unanimous vote in 1983 to deny a zoning exception.[56] This mosque would become the Islamic Center of Mississippi, which expanded in the early 1990s with the purchase of 202 Herbert Street, and the construction of a purpose-built mosque at 204 Herbert Street. Only one other building in the subdivision, at the south west corner of College View Street and Prospect Place, has been demolished, and removed prior to 2010. Distinctive, unifying features of the housing in the subdivision are single story, side-gable roofs, brick or stone wainscoting on primary elevations, ganged windows, single vehicle, carports, and small to non-existent porches.

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[50] McCain, D.M. *College View Subdivision Number 2 Starkville Oktibbeha County, Mississippi* November 1945 obtained from Starkville Planning Division 23, December, 2019.

[51] The lack of adherence to recommendations to FHA period planning practices may speak to why the subdivision developed so slowly, as it may have been difficult to get FHA back mortgages for construction, as opposed to subdivisions that adhered to FHA recommendations such as Oktibbeha Gardens.

[52] historicaerials.com 1955 Aerial Photograph of Starkville, MS. accessed 11, January 2020.

[53] Goodman Sr. Arthur L. *Prospect Place plat*. 25 June, 1955 The resurvey reduced the number of lots from twenty-three to eighteen.

[54] historicaerials.com 1960 Aerial Photograph of Starkville, MS. accessed 1, January 2020.

[55] historicaerials.com 1980 Aerial Photograph of Starkville, MS. accessed 1, January 2020. The buildings built after 1980 are 204 Herbert Street, 0 Prospect Place and 115 Park Avenue.

[56] Novet, Jordan "Muslims celebrate traditions at Starkville mosque" *Columbus Dispatch* [Columbus, MS] 8, August 2009.



209 North Nash Street



208 North Nash Street



212 North Nash Street



213 Herbert Street



216 North Nash Street



218 North Nash Street



210 Herbert Street



206 North Nash Street



206 Herbert Street



301 College View Street



102 Herbert Street



4 Prospect Place



107 Herbert Street



203-205, 207-209, & 211-217 College View Street

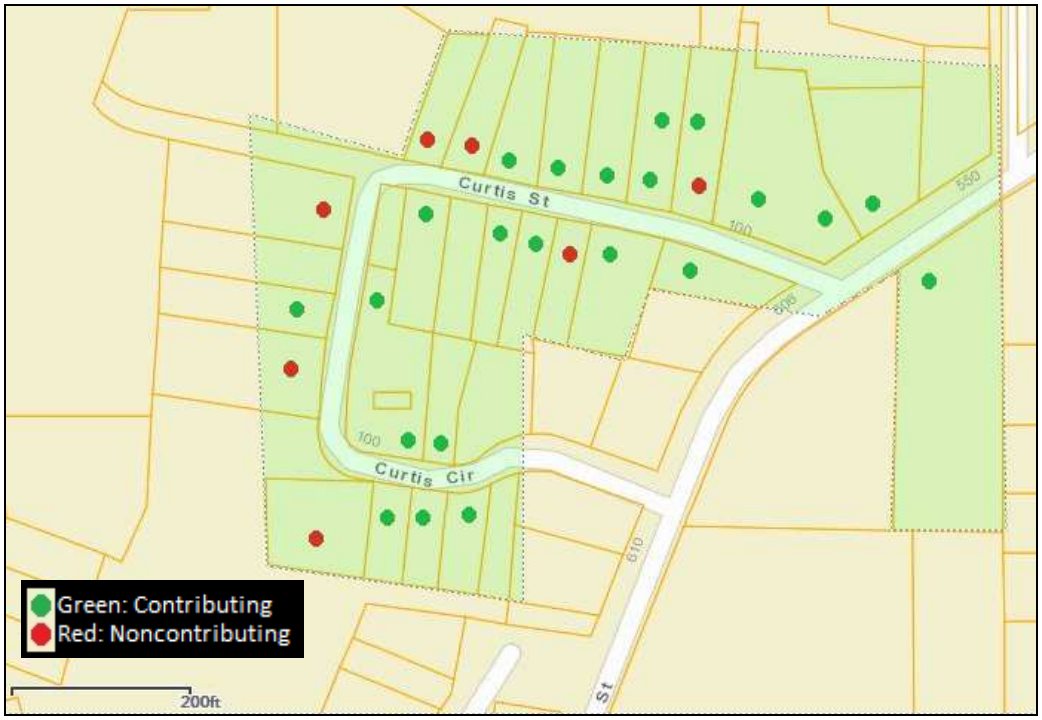


208 Herbert Street



5 Prospect Place

Curtis Street National Register Historic District



Proposed Curtis Street National Register Historic District

Area of Significance: Criterion A for 'Community Planning and Development' 'Ethnic Heritage/Black' and Criterion C for 'Architecture'

Period of Significance: c.1930 to 1960

Level of Significance: Local

The proposed Curtis Street National Register Historic District was developed in the 1940s, at a time when the city's population was growing rapidly in the post World War II boom period. The proposed district consists of plots along Whitfield Street and lots facing Curtis Circle and Curtis Street. The topography is sloping west, southwest and there is a mature tree canopy. The streets are 18' wide paved in asphalt, with no sidewalks or gutters. The set backs are uniform with the houses set perpendicular to the street. The proposed district is made up of housing for working-class African-American families. The buildings of the historic district are single-family, wood frame, single story residences, representing important regional styles and types of architecture. The proposed district is comprised of 29 buildings, 27 of which are contributing. The architectural form of the buildings in the subdivision is predominantly Shotgun houses. While most appear to have been added onto, they still retain form of a Shotgun house. The housing in the district retains a collective integrity and is potentially eligible for the National Register.

The 1935 Edition of the Official City Map of Starkville identifies the land consisting of the proposed District as two large tracts belonging to Buck Reed and the City of Starkville. The 1951 Edition of the Official City Map of Starkville shows Curtis Street and identifies the land broken out into individual parcels. A 1955 aerial photograph shows the area completely built out.[57] By 1960, all contributing buildings in the district were constructed. Distinctive, unifying features of the housing in the subdivision are single story, narrow houses set close to the road, of wood frame construction with front porches, and wood double hung windows.

[57] historicaerials.com 1955 Aerial Photograph of Starkville, MS. accessed 14, February 2020.



Intersection of Curtis Street & Whitfield Street, facing northwest.



Intersection of Curtis Street & Curtis Circle facing south.



106 Curtis Street



200 Curtis Circle



107 Curtis Street



111 Curtis Circle



110 Curtis Circle



202 Curtis Circle

Didlake Neighborhood National Register Historic District



Proposed Didlake Neighborhood National Register Historic District
Oktibbeha Gardens National Register Historic District, listed 2017 (Purple)

Area of Significance: Criterion A for 'Community Planning and Development' and Criterion C for 'Architecture'

Period of Significance: c.1930 to c.1960

Level of Significance: Local

The Proposed Didlake Neighborhood National Register Historic District was developed beginning in the early 1930s to 1960, at a time when the city's population was growing rapidly. Elements of the district include street design, open space, and the exclusion of non-residential uses. These elements, along with the fact the subdivision is self-contained and dependant on the automobile for virtually all aspects of daily living, show the influence of the rectilinear suburbs movement.[58] The proposed district is roughly made up of Central Avenue, Critz Street, Didlake Avenue, and Evergreen Street. The topography is gently sloping, with mature trees. The asphalt-paved streets are roughly 20' wide, with curbing

[58] Ames, David & McClelland Linda *Historic Residential Suburbs: Guidelines For Evaluation and Documentation For the National Register Of Historic Places* U.S. Department Of the Interior, National Park Service, National Register Of Historic Places 2002.

but no sidewalks.[59] The set backs are uniform with houses set near the front of their lots, perpendicular to the street. The proposed district was developed as a mid-20th century gridiron plat subdivision made up of middle class and lower income white families. The buildings of the historic district are a majority single family, wood-frame,[60] single-story residences, and represent important regional styles and types of architecture. The proposed district is comprised of 82 resources, 72 of which are contributing. These structures are a collection of house styles and types representative of Starkville's 20th century development. This was a period when MSU and Industry were the growth drivers for Starkville, and was part of Mississippi's post war building boom. The period of significance for the district is from the early 1930s to c.1960, beginning when the first structures were erected until the area was built out. The buildings reflect regional trends in architectural development in the early-to-mid 20th century. The prevalent architectural styles are Craftsman, Minimal Traditional, and Ranch. The housing in the district retains a collective integrity and is potentially eligible for the National Register.

The Didlake Neighborhood was established in the 1930s. It consists mostly of the Didlake Subdivision, created in the early 1930 and made up of Central Avenue, the north side of Critz Street, Didlake Avenue, and Evergreen Street. While not part of the subdivision, lots on the south side of Critz Street developed at the same period of time. The lots of the Didlake Subdivision are some of the longest and narrowest ever platted in Starkville at 25 feet wide and no shorter than 150 feet deep. A 1935 map indicates that only six structures had been built and many of the lots were combined by owners to make larger parcels. The 1951 Official City Map of Starkville shows the neighborhood in its current configuration. A lot to the south of Critz Street and a large interior lot are identified as being owned by 'Olive Moncrief.' These lots, previously owned by a W.C. Moncrief,[61] were owned by Marcia Olive Moncrief (1890-1974), who donated them to the city. From these lots, Moncrief Park was established in the late 1950s. In 1961, the baseball field at the park was used for the first tee-ball games in Starkville.[62] A 1955 aerial photograph shows 43 houses complete. By 1960, six additional buildings were completed.[63] Evidence suggests that most individuals who purchased the lots constructed, of a unique design, their own houses or hired contractors to complete the work. However, some of the houses appear to have been identical in plan with minor variations, indicating they were likely built by the same builder as spec or rental houses.[64] Didlake Avenue and the Didlake Subdivision were likely named for their owner and developer. By 1980, all the contributing structures appear to have been built.[65] Few of the houses in the subdivision appear to have been replaced and the house identified as non-contributing is due to unsympathetic changes or additions. Distinctive, unifying features of the housing in the subdivision are single story houses, wood or asbestos clad houses with cross-gable roofs, exterior chimneys used as decorative accents on primary elevations, and small to non-existent porches.

[59] There is only a short section of sidewalk on Critz Street, however it only spans four lots on the south side of the street between N. Jackson and Moncrief Park Sts.

[60] The district has a mix of wood, asbestos, and brick cladding.

[61] Identified as land owner of the parcel in the 1935 Official City Map of Starkville.

[62] "Tee ball players, supporters remember early days of the game" *Columbus Dispatch* [Columbus, MS] 18 July 2009.

[63] historicaerials.com 1955 Aerial Photograph of Starkville, MS. accessed 23, January 2020. The six buildings not constructed by 1960 are 508 and 510 N. Montgomery Street, 602, 604, 605 Cruise Street, and 234 Santa Anita Drive.

[64] Examples of this are 206, 208, 210 Central Avenue and 401, 403 Evergreen Street.

[65] historicaerials.com 1980 Aerial Photograph of Starkville, MS. accessed 1, January 2020.



316 Central Avenue



317 Central Avenue



Critz Street, looking northwest.



309 Central Avenue



401 & 403 Evergreen Street



208 & 206 Central Avenue



Moncrief Park, Baseball Stands looking south.



Moncrief Park, Swimming Pool looking north.

Fairgrounds Subdivisions National Register Historic District



Proposed Fairgrounds Subdivisions National Register Historic District (Green)
Greensboro Street National Register Historic District, listed 1982, expanded 2008 (Purple)

Area of Significance: Criterion A for 'Community Planning and Development' and Criterion C for 'Architecture'

Period of Significance: c.1935 to c.1968

Level of Significance: Local

The Proposed Fairgrounds Subdivisions National Register Historic District was developed starting in the mid-1930s at a time when Starkville was seeing the development of its very first subdivisions. Elements of the district include; building design, setback, and the historic exclusion of non-residential uses. The topography is level with a mature tree canopy. The proposed district is roughly bound by Greensboro Street, Louisville Street, Highway 12, and Whitfield Street. The proposed district shows the influences of both pre- and post-war subdivision movements with the oldest portion as the Fairgrounds Subdivision itself, developed between the 1930s to c.1960. It was followed by the Scottdale Subdivision in the late 1940s through the mid-1950s, the R.E. Joesy Subdivision in the late-1940s to the early 1960s, the H.E. Henry Subdivision in 1956-1968, and the McKenzie Homes Subdivision during the 1960s.

Lindbergh Boulevard is paved with concrete with concrete curbs and a sidewalk on the west side of the street. The other streets and the newer portions of Lindbergh Boulevard in the proposed district are 18' wide and paved with asphalt. They have no curbs or sidewalks, however drainage culverts flank the streets. The drainage ditch down the center of Lindbergh Boulevard has several evenly spaced pedestrian bridges made of concrete slabs with metal handrails. The set backs are uniform with the houses set perpendicular to the street. The proposed district developed as an inter-war subdivision, made up of middle class white families. The buildings of the historic district are single-family, wood frame, single story residences representing important regional styles and types of architecture. The proposed district is comprised of 200 properties, 179 of which are contributing. These structures are a collection styles representative of Starkville's 20th century development. This subdivision represents multiple eras of developmental growth for Starkville. The period of significance for the district is from c.1935 to approximately 1968, beginning when the Fairgrounds Subdivision was platted and the first structures were erected until the subdivisions were built out. The buildings reflect regional trends in architectural development in the 20th century. The architectural styles of the buildings in the subdivision are of Colonial Revival, Craftsman, Modern, Minimal Traditional, and Ranch Styles. The housing in the district retains a collective integrity and is potentially eligible for the National Register.

In 1901, the Oktibbeha County Fair was held for the first time on the Starkville grounds in the Northwest Quarter of Section 3 and the Northeast Quarter of Section 4. In 1917, the Oktibbeha County Fair Association sold the land generally known as the "Fair Ground and Race Track" to a "company of several gentlemen."[66] The land was still identified as the Fairground when the first airplane to land in Starkville landed on the racetrack on May 3, 1918.[67] The 1935 Edition of the Official City Map of Starkville identifies the Fairground Subdivision as laid out with houses along the west side of Lindbergh Boulevard between Whitfield Street and Scales Street. These houses are identified as belonging to Cora Q. Walker (1865-1951), a chemistry professor at the Mississippi University for Women. Walker is indicated to have owned much of the land in the area. Her father, William Walker (1804-1874), settled in Starkville prior to the Civil War, making a living as a farmer.[68] The subdivided land was very close to the Walker family home at 517 Greensboro Street (NR 1982). The extant houses identified on the 1935 map share similar plans and were likely built by the same builder.[69] The 1951 Edition of the Official City Map of Starkville shows many of the individual lots sold off, but Walker still owned multiple lots. By 1955, an aerial photograph shows a majority of the subdivision completed. A 1960 aerial photograph shows nearly all the contributing buildings completed.[70]

The Scottdale Subdivision plat was made by civil engineer W.G. Gray, in January of 1949 for Edward Winfield Scott (1902-1968).[71] Scott, a wholesale grocer and real estate broker, likely inherited his father's farm upon Robert D. Scott's passing in 1934. The 1935 Official City Map of Starkville identifies Edward Scott as owning land from the Louisville Road to the current day Lindbergh Boulevard. When laid out, the subdivision consisted of 33 lots along Cole Street, Louisville Street, and MS Highway 12. The 1951 Official City Map of Starkville shows only 14 of the 33 lots sold. However by 1955, 23 of the lots had been built upon with a house under construction on Hwy 12. It is unknown if Scott constructed any of the houses in the subdivision. A 1960 aerial photograph depicts 28 houses in the neighborhood constructed and service station at the corner of Louisville Street and Hwy 12.[72] Evidence suggests that some of the individuals who purchased

[66] "Come to the Fair" *East Mississippi Times* [Starkville, MS] 4, September 1908 page 1. "Trustee's Sale" *East Mississippi Times*]Starkville, MS] 2, November 1917 page 3. *East Mississippi Times* [Starkville, MS] 9, November 1917 page 2

[67] "Aeroplanes in Starkville." *East Mississippi Times* [Starkville, MS] 3, May 1918 page 1.

[68] Walker's son Benjamin "Buz" Walker served as MSU President from 1925-1930.

[69] 28 & 31 Lindbergh Blvd. base forms are identical. 20, 22, & 24 Lindbergh Blvd. base forms are identical.

[70] historicaerials.com 1955, 1960 Aerial Photograph of Starkville, MS. accessed 14, February 2020.

[71] Grey, W.G. *Plat of Scottdale. Jan. 5 1949* obtained from Starkville Planning Division 23, December, 2019.

[72] historicaerials.com 1955 Aerial Photograph of Starkville, MS. accessed 18, January 2020.

the lots constructed, of a unique design, their own houses or hired contractors to complete the work. However, some of the houses on Cole Street appear to have been identical in plan with minor variations, indicating they were likely built by the same builder as spec houses.[73] Cole Street was perhaps named for Mrs. Eloise L. McLemore Cole, who owned the property facing Louisville Street, just north of Cole Street.[74] The house identified as non-contributing is due to unsympathetic additions or modifications. A contributing house on Hwy 12 was demolished c.2017. Distinctive, unifying features of the housing in the subdivision are single story houses, side-gable and side-hipped roofs, brick or stone masonry accents on primary elevations, picture windows, front facing carports, and small to non-existent porches. Considering the intense development pressures of an area adjacent to such a heavily trafficked corridor, the Scottdale Subdivision retains a high degree of integrity.

The R.E. Josey Subdivision #1 plat was made by civil engineer Arthur L. Goodman Sr. (1890-1968) in January of 1946 for Robert Edward Josey (1910-1991), a farmer and plumber.[75] This first portion of the subdivision was limited to the south side of Scales Street, between Louisville Street and McKee Avenue. Just three years later, Goodman laid out the R.E. Josey Subdivision #2 plat for Josey and his spouse Mary Louise Fulgham Josey (1915-1995).[76] This second subdivision created Josey Avenue and lots on the adjacent Lindburgh Boulevard and McKee Avenue. The 1951 Edition of the Official City Map of Starkville shows the land consisting of the R.E. Josey subdivisions laid out, however only the first subdivision is identified as having owners of individual parcels. It is unknown if the Josey constructed any of the houses in the subdivision. A 1955 aerial photograph shows subdivision #1 completely built out, while subdivision #2 had twenty homes constructed.[77] By 1960, 39 of the buildings in subdivision #2 were constructed.[78] By 1963, all contributing buildings in the district were constructed. The 1974 Edition of the Official City Map of Starkville identifies two parcels on Josey Avenue belonging to the City of Starkville, making up Josey Park.[79] Distinctive, unifying features of the housing in the subdivision are single story houses, single vehicle, front facing carports, picture windows on front elevations, paired and ganged sash windows, masonry wainscoting on front elevations, and small to non-existent porches.

The H.E. Henry Subdivision plat was made by surveyor W. Roberts McReynolds (1918-1972) in March of 1956 for Horace Evans Henry (1910-1988), a contractor.[80] The 1951 Edition of the Official City Map of Starkville identifies the triangular parcel of land between Lindbergh Boulevard and the western boundary of Oktibbeha County Section 3 as belonging to H.E. Henry, except for a single parcel at the southwest corner of McKee Avenue and Lindbergh Boulevard. In a 1955 aerial photograph, the house at 300 Lindbergh is visible, however the subdivision is not laid out.[81] By 1960, seven of the

[73] Examples of this are 119, 120, 121, 123, 124, 125 Cole Street.

[74] With confirmation of this, it might be worth including in the district the Cole Residence, at the corner of Cole and Louisville Streets.

[75] Goodman, Arthur, L. Sr. *R.E. Josey Subdivision of Lot 11 Block 43 City of Starkville, Miss. Jan. 25 1946* obtained from Starkville Planning Division 23, December, 2019.

1940 U.S. Census. Robert Edward Josey obituary *Clarion-Ledger* [Jackson, MS] 12, December 1991 page 20.

[76] Goodman, Arthur, L. Sr. *R.E. Josey Subdivision No. 2 Partition of Lot 11 Block 43 City of Starkville, Miss. Oct. 25 1949* obtained from Starkville Planning Division 23, December, 2019.

[77] historicaerials.com 1955 Aerial Photograph of Starkville, MS. accessed 14, February 2020.

[78] historicaerials.com 1960 Aerial Photograph of Starkville, MS. accessed 14, February 2020.

[79] Earlier plats do not indicate the land was intended for a park.

[80] McReynolds, W. Roberts *Henry Subdivision Lindbergh Blvd. Starkville, Mississippi Mar. 23 1956* obtained from Starkville Planning Division 23, December, 2019.Horace E. Henry death notice *Clarion-Ledger* [Jackson, MS] 6, November 1988 page 20.

[81] historicaerials.com 1955 Aerial Photograph of Starkville, MS. accessed 14, February 2020.

buildings in the subdivision were constructed.[82] It has not been documented if Henry constructed any of the houses in the subdivision, but given the identical nature of their plan, they can be assumed to be developer-built speculative houses.[83] By 1968, all contributing buildings in the district were constructed. The 1974 Edition of the Official City Map of Starkville identifies two parcels, one facing Lindbergh Boulevard and the other on McKee Avenue, belonging to Henry Construction Company, with a large, triangular, landlocked parcel still belonging to H.E. Henry. The housing in the district represents three distinct periods of development; pre-subdivision, initial subdivision, and completion of the subdivision. Distinctive, unifying features of the housing in the subdivision are single story houses, paired sash windows, side gable roofs, and small to non-existent porches.

Construction in the McKenzie Homes Subdivision begins c. 1960 and was complete by c.1965. The subdivision consists of 11 houses along Ward Drive.[84] The middle class, single family houses are in the Ranch Style. There are 11 houses within the subdivision. Distinctive, unifying features of the housing in the subdivision are single story houses, metal picture windows, side gable roofs, and small to non-existent porches.

[82] historicaerials.com 1960 Aerial Photograph of Starkville, MS. accessed 14, February 2020.

[83] 302, 304, 306, 308, 310, & 312 Lindbergh Blvd. have similar front elevations at the time of construction, a front entrance sheltered by a small overhang is offset to the right of the front elevation. to the right of the entrance are paired windows, to the left are two windows spaced apart. These houses are on chain wall foundations. 314 Lindbergh Blvd. and 615 McKee Ave., constructed in the 1960s are similar to the earlier houses, with the addition of a single vehicle carport to the right of the house, and they are constructed on a slab foundation. They are brick clad and have a built-in planter to the right of the front doorway.

[84] County land records refer to the street as Ward Drive, while street signs refer to it as Ward Street.



207 Lindbergh Boulevard



28 Lindbergh Boulevard



20 Block Lindbergh Boulevard , looking north.



302 & 304 Lindbergh Boulevard



705 McKee Avenue, Apartments



15 Lindbergh Boulevard



McKee Avenue,
looking northeast from Scales Street



Lindburgh Boulevard,
looking south from Whitfield Street



522 & 524 Whitfield Street



403 McKinley Street



310 Ward Drive



411 Scales Street, Gaslight Corner Apartments.



401 Scales Street



400 Block Scales Street, looking northeast.



300 Block Scales Street, looking southeast.



306 Scales Street



600 Block McKee Avenue, looking southwest.



122 Josey Avenue



117 Josey Avenue



134 Josey Avenue



125 Cole Street



113 Cole Street

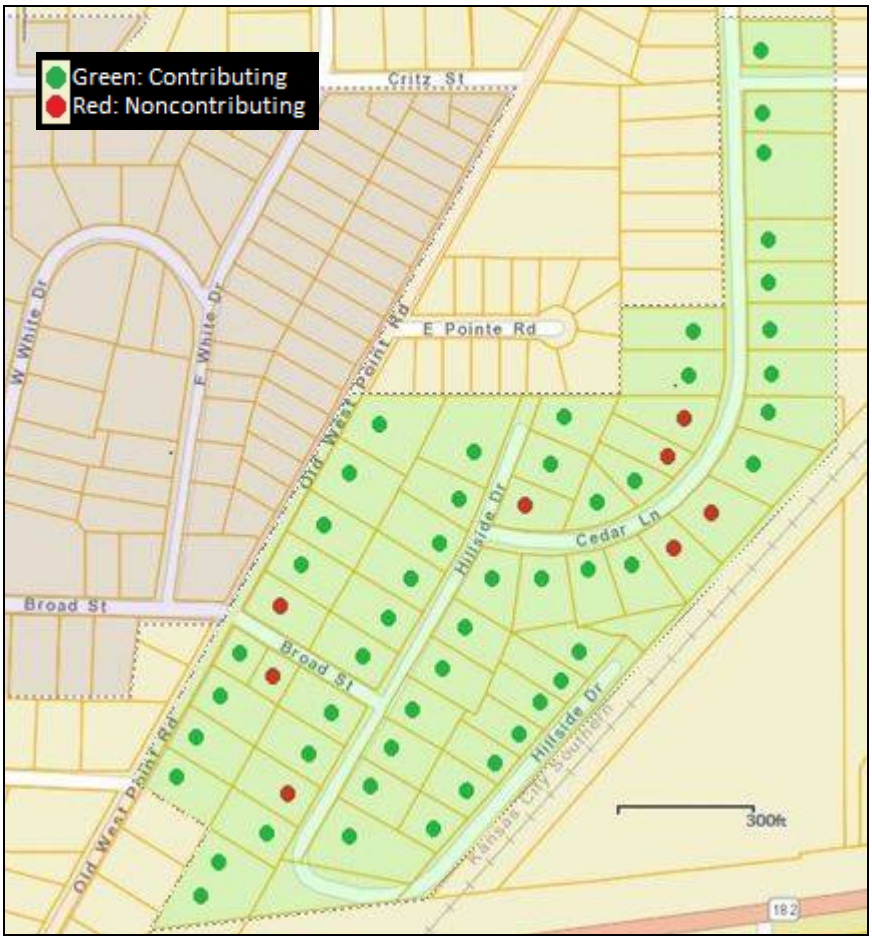


310 Highway 12, West



318 Highway 12, West

Glendale Subdivision National Register Historic District



Proposed Glendale Subdivision National Register Historic District (Green)
Oktibbeha Gardens National Register Historic District, listed 2017 (Purple)

Area of Significance: Criterion A for 'Community Planning and Development' and Criterion C for 'Architecture'

Period of Significance: c.1947 to c.1970

Level of Significance: Local

The Proposed Glendale Subdivision National Register Historic District was first developed in the late 1940s at a time when the city was experiencing a post-World War II building boom. Elements of the district include street layout design, open space, and the exclusion of non-residential uses. These elements, along with the fact the subdivision is self-contained and dependent on the automobile for virtually all aspects of daily living, show the influence of the Post-war curvilinear subdivision movement. The proposed district follows the original plats, laid out during the late 1940s and 1950s consisting of properties on Broad Street, Cedar Lane, Hillside Street, and Old West Point Road. The topography is hilly, with a mature tree canopy. Asphalt-paved streets roughly 30' wide with concrete curbing and gutters and without sidewalks. Along Old West Pont Road is a deep, concrete-lined drainage ditch. Housing set backs are uniform with the houses set perpendicular to the street. The proposed district developed as a mid-20th century post-war curvilinear subdivision, made up of middle class white families. The buildings of the historic district are single family, wood frame, single story residences that represent important regional styles and types of architecture. The proposed district is comprised of 59 houses, 51 are contributing. These structures are a collection of styles and types representative of Starkville's mid-20th century development, a period when MSU enrollment was steadily increasing and Industry was employing a larger portion of a formerly agrarian work force. The period of significance for the district is from c.1947 to

c.1970, beginning when the first portion of the subdivision was platted and the first structures were erected until the subdivision was built out. The buildings reflect regional trends in architectural development in the mid-20th century. The architectural styles of the buildings in the subdivision are Colonial Revival, Tudor Revival, and Ranch. The housing in the district retains a collective integrity and is potentially eligible for the National Register.

The 1935 Edition of the Official City Map of Starkville identifies the land that would become the subdivision as two large parcels owned by Mrs. Dero Saunders and W. O. Page. In April of 1947, engineer D.M. McCain first laid out the Glendale subdivision for Ben Magruder.[85] The following year, McCain modified the plat for Magruder, most notably changing the curved path to allow for lots east of Cedar Lane.[86] The 1951 Edition of the Official City Map of Starkville shows the subdivision laid out as the plats dictated, however only nine of the parcels scattered throughout the subdivision are indicated as having been sold. The 1955 aerial photograph shows the streets laid out and 30 houses constructed. In 1959, the plat for Hillside Drive Extension within the Glendale Subdivision with plans for five houses was laid out by Civil Engineer Dudley Day for owner and contractor Horace E. Henry. It can be assumed that Henry was the contractor for these properties.[87] A 1960 aerial photograph shows two of these five houses under construction in the first portion of the subdivision.[88] Including these two house, 17 properties had been constructed since 1955, for a total of 47. Over the next 10 years, eight more houses were built or moved into the subdivision.[89] After 1970, only four houses would be built within the proposed district.[90] Distinctive, unifying features of the housing in the subdivision are single story, shallow pitched roofs, front facing carports or garages, are brick clad or feature brick accents on primary elevations, and small to non-existent porches.

[85] McCain, D.M. *Glendale Subdivision No. 1 City of Starkville, Oktibbeha County, Miss. April 1947* obtained from Starkville Planning Division 23, December, 2019.

[86] McCain, D.M. *Glendale Subdivision No. 1 City of Starkville, Oktibbeha County, Miss. May 1948* obtained from Starkville Planning Division 23, December, 2019.

[87] These properties are 101, 103, 105, 107, 109 Hillside Drive.

Day, Dudley *Glendale Subdivision 1-A City of Starkville, Oktibbeha County, Mississippi. Mar. 1959* obtained from Starkville Planning Division 23, December, 2019.

[88] historicaerials.com 1960 Aerial Photograph of Starkville, MS. accessed 2, January 2020.

[89] It is speculated that 401 Hillside Drive was moved to its current location from somewhere outside the subdivision. The house does not appear on the 1960 aerial image of the subdivision, and the home is of a style not often constructed after 1950. The other homes built between 1960 and 1970 are 101, 103, 105, 200 A-B, 202 A-B, 301, 401 Hillside Drive and 127 Cedar Lane.

[90] c.1975, 300 Old West Point Road; c.1981, 109 Cedar Lane; c.2000, 600 Broad Street; c.2001, 107 Cedar Lane.



129 Cedar Lane



108 Cedar Lane



205 Cedar Lane



403 Hillside Drive



405 Hillside Drive



215 & 211 Hillside Drive

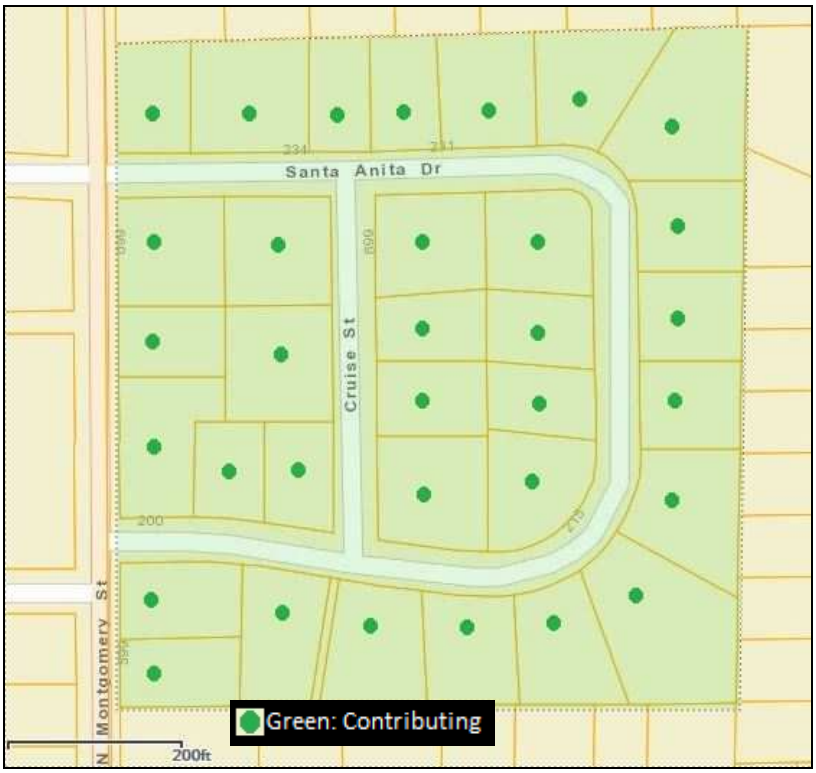


111 Hillside Drive



210 Old West Point Road

Hillcrest Subdivision National Register Historic District



Proposed Hillcrest Subdivision National Register Historic District

Area of Significance: Criterion A for 'Community Planning and Development' and Criterion C for 'Architecture'

Period of Significance: 1954 to 1965

Level of Significance: Local

The Proposed Hillcrest Subdivision National Register Historic District was developed in the early-1950s through the early-1960s, at a time when the city's population was growing rapidly. Elements of the district include street design, open space, and the exclusion of non-residential uses. These elements along with the fact the subdivision is self-contained and dependant on the automobile for virtually all aspects of daily living show the influence of the Post-war curvilinear subdivision movement.[91] The proposed district follows the 1954 plat, consisting of Cruise Street and Santa Anita Drive. The topography is rolling, with asphalt paved streets roughly 20' wide. There is no curbing or sidewalks. The set backs are uniform with houses set perpendicular to the street. The proposed district was developed as a mid-20th century Post-war curvilinear subdivision made up of middle class families. The buildings of the historic district are single family, wood-frame,[92] single-story residences and represent important regional styles and types of architecture. The proposed district is comprised of 33 houses and all are contributing. These structures are a collection of house styles and types representative of Starkville's mid-20th century development. This was a period when MSU enrollment was steadily increasing and Industry was employing a larger portion of a formerly agrarian work force. These growth drivers for Starkville coincided with Mississippi's post war building boom. The period of significance for the district is from 1954 to 1965, beginning when the Hillcrest Subdivision was platted and the first structures were erected until the subdivision

[91] Ames, David & McClelland Linda *Historic Residential Suburbs: Guidelines for Evaluation and Documentation For the National Register Of Historic Places* U.S. Department Of the Interior, National Park Service, National Register Of Historic Places 2002.

[92] The district has a mix of wood, asbestos, and brick cladding.

was built out. The buildings reflect regional trends in architectural development in the early-to-mid 20th century. The prevalent architectural styles are Minimal, Traditional, and Ranch. The housing in the district retains a collective integrity and is potentially eligible for the National Register.

The Hillcrest Subdivision plat was made by surveyor W. Roberts McReynolds (1918-1972) in July of 1954, possibly for Mr. & Mrs., William Chelcey Templeton (1892-1962) and Willie Mae Templeton (1894-1971).[93] The Templetons were farmers, and trained horses.[94] The 1951 Official City Map of Starkville shows W.C. Templeton as owning land from current day Montgomery Street to the eastern boarder of the Avondale neighborhood. A 1955 aerial shows four houses complete, with another under construction. By 1960 all but six houses in the neighborhood were constructed.[95] Evidence suggests that some of the individuals who purchased the lots constructed, of a unique design, their own houses or hired contractors to complete the work. Santa Anita Drive was possibly named for the Santa Anita Park racetrack or the Santa Anita Derby race itself in Los Angeles County California, perhaps as homage to the subdivision's former use as a part of Templeton's horse training operations.[96] By 1980, all the lots constructed upon in the subdivision appear to have been built.[97] None of the houses in the subdivision appear to have been replaced. Distinctive, unifying features of the housing in the subdivision are single story houses, side-gable and side-hipped roofs, brick or stone masonry accents on primary elevations, picture windows flanked with four-light casements, horizontal two-over-two light windows, front facing carports, and small to non-existent porches.

[93] McReynolds, W. Roberts. *Hillcrest Subdivision Starkville Oktibbeha, Co. Mississippi. July 22, 1954* obtained from Starkville Planning Division 23, December, 2019.

[94] "Her mother was a school teacher and homemaker, while her father was a farmer, allowing Mary to grow up with horses. Her daddy trained horses on the farm ..." Obituary of Mary Ruth Templeton Wendt https://www.findagrave.com/memorial/196616127/mary-ruth-wendt accesses 26 January, 2020.

[95] historicaerials.com 1955 Aerial Photograph of Starkville, MS. accessed 23, January 2020. The six buildings not constructed by 1960 are 508 and 510 N. Montgomery Street, 602, 604, 605 Cruise Street, and 234 Santa Anita Drive.

[96] While the 1951 Official City Map of Starkville shows Santa Anita Drive laid out between N. Jackson and N. Montgomery Streets, a 1955 aerial shows no street had been laid out between N. Jackson and N. Montgomery Streets, however the aerial shows the streets of the Hillcrest Subdivision are completed.

[97] historicaerials.com 1980 Aerial Photograph of Starkville, MS. accessed 1, January 2020.



Santa Anita Drive and Cruise Street, western T-section, looking north.



Santa Anita Drive and Cruise Street, eastern T-section, looking north.



216 Santa Anita Drive



228 Santa Anita Drive



226 Santa Anita Drive



212 Santa Anita Drive



218 Santa Anita Drive



206 Santa Anita Drive

Longmeadow Subdivision National Register Historic District



Proposed Longmeadow Subdivision National Register Historic District

Area of Significance: Criterion A for 'Community Planning and Development' and Criterion C for 'Architecture'

Period of Significance: 1958 to TBD

Level of Significance: Local

The Proposed Longmeadow Subdivision National Register Historic District was first developed in the early 1960s, at a time when the city's population was growing rapidly. Elements of the district include street layout design, open space, and the exclusion of non-residential uses. These elements, along with the fact the subdivision is self-contained and dependant on the automobile for virtually all aspects of daily living, show the influence of the post-war curvilinear subdivision movement. The proposed district follows the plats laid out between 1958 and 1963 consisting of Ash Road, Beech Drive, Boxwood Lane, Chestnut Drive, Elm Place, Honeysuckle Lane, Linden Circle, Louisville Road, Magnolia Street, Peach Street, Poplar Road, Sycamore Street, Walnut Road, and Willow Drive.[98] The topography is level with a mature tree canopy. The asphalt-paved streets are roughly 30' wide with concrete curbing and gutters and no sidewalks. Housing set backs are uniform with the houses set perpendicular to the street. The proposed district developed as a mid-20th century post-war curvilinear subdivision, made up of upper-middle class white families. The buildings of the historic district are single family, wood frame, mostly single story residences representing important regional styles and types of architecture. The proposed district is comprised of 234 houses, three commercial properties, two churches, and one landscape. Of the total 240 properties, 167 are contributing. The majority of the 73 properties identified as non-contributing were constructed beyond the period. Given time they would become eligible for inclusion as contributing elements in the historic district. The contributing structures are a collection of styles and types representative of Starkville's mid-20th century development, a period when MSU enrollment was steadily increasing and Industry was employing a larger portion of a formerly agrarian work force. These growth drivers for Starkville coincided with Mississippi's post war building boom. The period of significance for the district begins when the first portion of the

[98] Boxwood, Honeysuckle, and Magnolia were originally platted as Oak Lane, Hackberry Road and Cypress Lane, per the 1963 plats laying them out.

subdivision was platted in 1958. Further, intensive level survey would be necessary to establish an appropriate end date for this proposed districts period of significance. The buildings reflect regional trends in architectural development in the mid-20th century. The architectural styles of the buildings in the subdivision are Colonial Revival, Ranch, Split-level, Modern, New Traditional and Millennium Mansion.[99] The housing in the district retains a collective integrity and is potentially eligible for the National Register.

Of the subdivisions developed in Starkville during this era, this subdivision most closely adheres to the FHA subdivision guidelines laid out in 1940[100] specifically, providing sites for church, commercial, and school development, orienting traffic flow towards major thoroughfares while discouraging heavy traffic through the subdivision, longer blocks, and protecting residential lots from major street traffic and non-conforming uses. The only major recommendation omitted from the subdivision is the inclusion of parks or other open spaces. The 1935 Edition of the Official City Map of Starkville identifies the land that would become the subdivision as owned by Edward Scott. The 1955 aerial photograph shows the land as open fields with only a few scattered buildings and trees. In 1958, the plat for Longmeadow Subdivision No.1 was filed at the Oktibbeha County Courthouse by the State Development Corporation and consisted of lots along Ash Road, Chestnut Drive, Sycamore Street, and Linden Circle. The plat was made by registered engineer Alfred Barrett Hicks (1922-2013) on September 23, 1958 for the State Development Corporation.[101] Established in 1956, the State Development Corporation was incorporated by Hicks, along with George P. Delivorias, Thomas Sheldon Jones Sr., and Warren G. Kleban, with the intent to engage in the "development and subdivision of residential and commercial property" and to "engage in the construction of residential and commercial property for sale or under general contract or sub-contracts" among other activities.[102] It is unknown if the State Development Corporation constructed any of the houses in the subdivision. A 1960 aerial photograph shows 25 houses constructed in the first portion of the subdivision.[103] That same year, Longmeadow Subdivision No. 2 was laid out by Hicks for the State Development Corporation. It consisted of lots west of Ash Road, on Linden Circle, Peach Street Poplar Road, and Sycamore Street.[104] During 1963, Hicks laid out plats Nos. 3-6. He laid out plat No. 7 the following year, completing the remainder of the subdivision for the State Development Corporation.[105] A significant change in the 1963 plat No. 6 shows land at the

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[99] New Traditional Style is defined by McAlester's *A Field Guide to American Houses* (2015 ed.) as housing built post-1970 that references a single or combination of historical styles and forms, but is distantly identifiable from a revival style building.

Millennium Mansion Style is defined by McAlester's *A Field Guide to American Houses* (2015 ed.) as housing built post-1985 that features a complex, high-pitched roof, with lower cross gables.

[100] Federal Housing Administration *Successful Subdivisions; Planned As Neighborhoods For Profitable Investment And Appeal to Home Owners.* Land Planning Bulletin No. 1 Washington D.C. 1940.

[101] Hicks, A.B. *Southdale Subdivision Starkville, Mississippi, Oktibbeha County. 20 Feb. 1960* obtained from Starkville Planning Division 23, December, 2019.

[102] Charter of Incorporation of the State Development Corporation. 22 August, 1956. from MS Sec. of State website, https://www.sos.ms.gov/ Accessed 2 January, 2020.

[103] historicaerials.com 1960 Aerial Photograph of Starkville, MS. accessed 2, January 2020.

[104] Hicks, A.B. *A Suburb of Starkville Mississippi Longmeadow Subdivision No. 1. 23 Sept. 1958* obtained from Starkville Planning Division 28, October, 2019.

[105] Hicks, A.B. *A Suburb of Starkville Mississippi Longmeadow Subdivision No. 2. 25 April. 1960* obtained from Starkville Planning Division 28, October, 2019.

Hicks, A.B. *A Suburb of Starkville Mississippi Longmeadow Subdivision No. 3. 5 Oct. 1963* obtained from Starkville Planning Division 28, October, 2019.

Hicks, A.B. *A Suburb of Starkville Mississippi Longmeadow Subdivision No. 4. 5 Oct. 1963* obtained from Starkville Planning Division 28, October, 2019.

corner of Linden Circle and Chestnut Drive that had originally been designated for a school site on the 1958 plat No. 1 has been subdivided. The Meadowview Baptist Church within Linden Circle constructed its first building c.1963. The 1974 Edition of the Official City Map of Starkville identifies about half of the lots in the subdivision had been sold with the other half still owed by the State Development Corporation. The map also identifies lots on both sides of Boxwood Lane (then identified as Oak Lane) as being owned by Thomas S. Jones Sr., president of the State Development Corporation. Jones would build his personal residence, a Colonial Revival house, south of the lane, with a complementing garden on the lots north of the lane. Other lots in the subdivision are identified as being owned by State Development Corporation board members Warren G. Kleban (Vice President) and A. B. Hicks (Secretary), however it is uncertain if they built personal residences on these lots. The map also identifies three lots on the north east corner of the intersection of Sycamore Street and Walnut Road as owned by the Sullivan Construction Company, giving a clue as to who may have constructed the houses on these lots.[106] The Victory Center Ministries church on Linden Circle was constructed by this date. By 1980, aerial imagery identifies all extant roads constructed (except for Elm Place) and all but the southwest one-fifth of the subdivision built. A grocery store was constructed on a parcel originally identified in 1958 for commercial development and the United Produce wholesaler was constructed on land originally identified as for residential lots. Distinctive, unifying features of the housing in the subdivision are single story (with a few scattered two story exceptions), shallow pitched roofs, front facing carports or garages, picture windows on front elevations, are brick clad, or feature brick accents on primary elevations, and small to non-existent porches.

Hicks, A.B. *A Suburb of Starkville Mississippi Longmeadow Subdivision No. 5. 5 Oct. 1963* obtained from Starkville Planning Division 28, October, 2019.

Hicks, A.B. *A Suburb of Starkville Mississippi Longmeadow Subdivision No. 6. 5 Oct. 1963* obtained from Starkville Planning Division 28, October, 2019.

Hicks, A.B. *A Suburb of Starkville Mississippi Longmeadow Subdivision No. 7. 17June. 1964* obtained from Starkville Planning Division 28, October, 2019.

[106] Addresses are 612, 614, 616 Sycamore Street



401 Sycamore Street



Poplar Road, looking east.



402 Sycamore Street



534 Walnut Road



501 Ash Road



300 Linden Circle,
Meadowview Baptist Church.

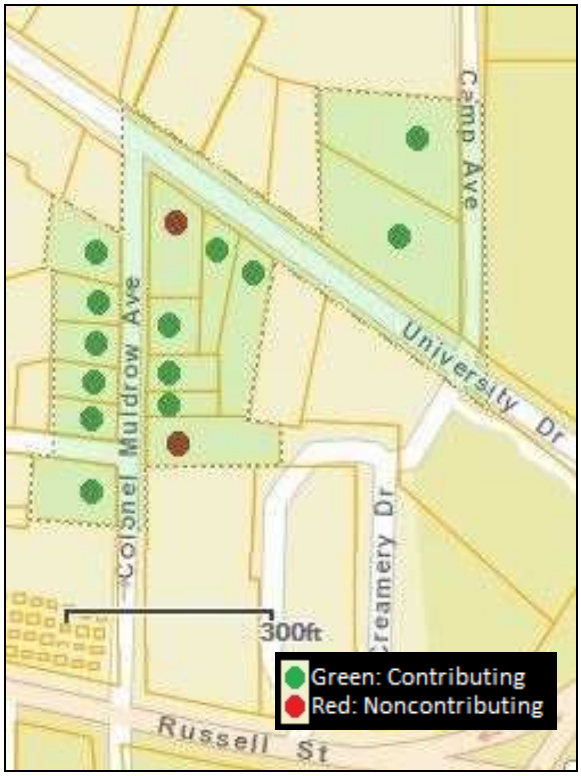


517 Chestnut Drive



904 Poplar Road

Muldrow Avenue National Register Historic District



Proposed Muldrow Avenue National Register Historic District

Area of Significance: Criterion C for 'Architecture'

Period of Significance: c.1900 to c.1940

Level of Significance: Local

The Proposed Muldrow Avenue National Register Historic District is a small district comprised of 14 houses located directly adjacent to Mississippi State University. The district consists of properties along Camp Avenue, Colonel Muldrow Avenue, and University Drive. The area is hilly, sloping to the northeast, and has a mature tree canopy. The housing is relatively close to the street, which is asphalt-paved and has concrete curbs, sidewalks, and gutters. The proposed district developed during the first half of the 20th century, made up of middle class white families with several residents taking in boarders. The buildings of the historic district are single family, wood frame, single story, or story-and-a-half residences representing important regional styles and types of architecture. All but one of the houses in the district are contributing. These structures are a collection of house styles and types representative of Starkville's first half of the 20th century development. This was a period when the city's role as an industrial center was creating growth. The majority of houses within the district appear to have been constructed between 1900 and 1940.[107]

Colonel Muldrow Avenue is likely named for Lt. Col. Henry Lowndes Muldrow (1837-1905). The area of the proposed district appears on the 1925 Sanborn Map index map; however, properties on Camp Avenue, Colonel Muldrow Avenue, and the portion of University Drive were outside of the boundaries documented on Sanborn Maps. The 1935 Edition of

[107] The Proposed Muldrow Ave. Historic District is the sole area within the area that retains a significant level of integrity that pre-dates the Cotton District era of development. Muldrow Ave. may be included within the University Drive District, however its period of significance would be different than the majority of the district.

the Official City Map of Starkville identifies 11 houses within the boundaries of the proposed district constructed.[108] Distinctive, unifying features of the housing in the district are single-family houses of wood frame construction, on pier foundations, with front porches, all in architectural styles popular during the mid-20th century including Colonial Revival, Craftsman, Minimal Traditional, and Tudor Revival.

[108] The houses constructed between 1935 and c.1940 are 104, 106, and 110 Col. Muldrow Ave. The middle of these three properties has a street number discrepancy. The building carries the street address as 106, while County records list the property as 108 Col. Muldrow Ave.



807 University Drive



101-103 Camp Avenue



101 Col. Muldrow Avenue, as viewed from University Drive.



802 & 804 University Drive



106 Col. Muldrow Avenue



102 Col. Muldrow Avenue

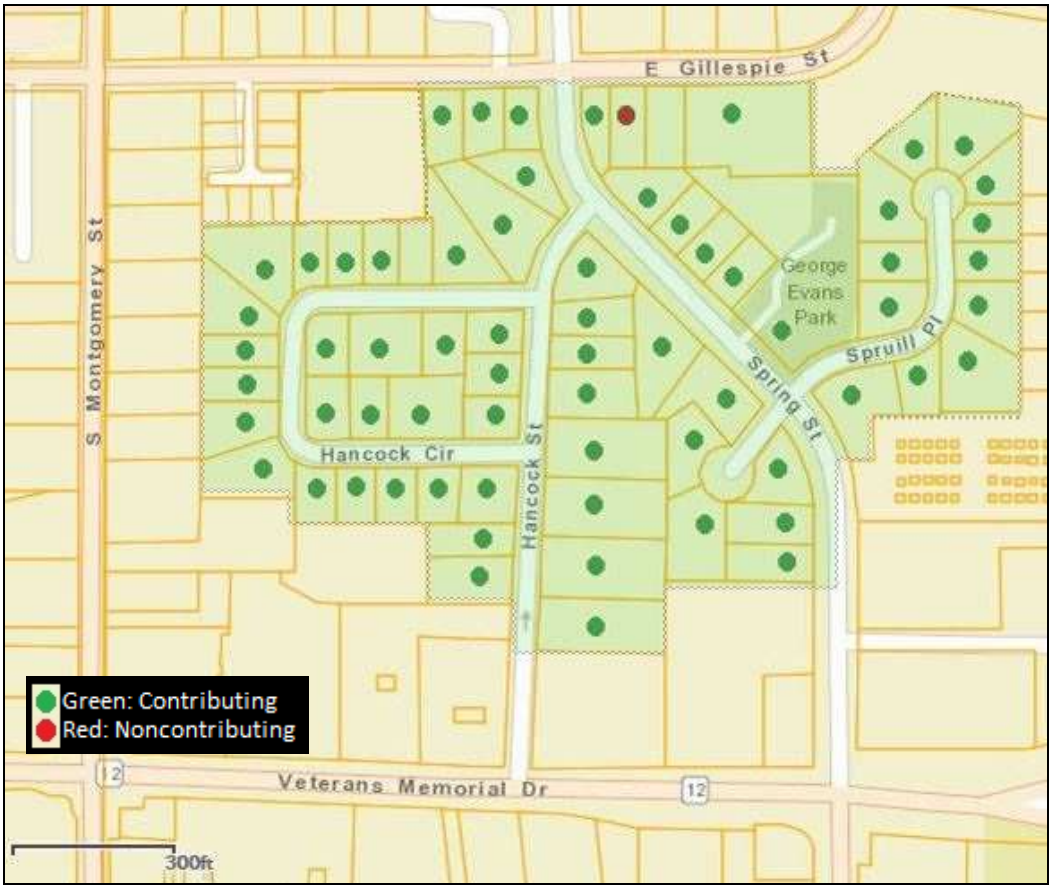


110 Col. Muldrow Avenue



58 Col. Muldrow Avenue

Needmore Community National Register Historic District



Proposed Needmore Community National Register Historic District

Area of Significance: Criterion A for 'Community Planning and Development' 'Ethnic Heritage/Black' 'Social History' and Criterion C for 'Architecture'

Period of Significance: c.1968 to 1983

Level of Significance: Local

The Proposed Needmore Community National Register Historic District was developed in the late 1960s through the 1970s as part of an urban renewal project. Elements of the district include street layout design, open space, and the exclusion of non-residential uses. These elements, along with the fact the subdivision is self-contained and dependant on the automobile for virtually all aspects of daily living, show the influence of the post-war curvilinear subdivision movement.[109] The proposed district follows the original plat, roughly consisting of Davis Place, Hancock Circle, Hancock Street, Spring Street, and Spruell Place.[110] The topography is rolling with asphalt-paved streets roughly 18' wide. There is concrete curbing but no sidewalks. The set backs are uniform with most houses set perpendicular to the street. The proposed district was developed as a mid-20th century post-war curvilinear subdivision made up of African American families. The buildings of the historic district are single family, wood frame, clad in brick, single story residences, Ranch style houses. The proposed district is comprised of 66 properties, 65 of which are contributing. These structures are a

[109] Ames, David & McClelland Linda *Historic Residential Suburbs: Guidelines For Evaluation and Documentation For the National Register Of Historic Places* U.S. Department Of the Interior, National Park Service, National Register Of Historic Places 2002.

[110] Two variants of spelling are found in documents, "Spruell" and "Spruill." Spruell is found more frequently.

collection of house styles and types representative of Starkville's mid-20th century development. This was a period when the University and the city's role as an industry center were driving growth as part of Mississippi's post-war building boom. The period of significance for the district is from c.1968 to 1983, beginning when the Urban Renewal Subdivision was platted and the first structures were erected until the subdivision was built out. The period of significance spans the transition into the era of desegregation and the resources of extraordinary significance came about during the 1970s as a result of decades-long struggles for racial equality. The buildings reflect regional trends in architectural development in the early to mid-20th century. The prevalent architectural style is Ranch. The housing in the district retains a collective integrity and is potentially eligible for the National Register.

The Needmore Community is one of Starkville's earliest African American neighborhoods. It was first settled in the late 1800s with the construction of the Gulf, Mobile and Ohio Railroad. In the late 19th and early 20th century, Needmore was a thriving residential and business community with a number of homes, churches, and businesses. The area was annexed by the City of Starkville in 1872.[111] Despite the annexation, the community was frequently denied municipal amenities such as adequate fire protection. During the Jim Crow era, it is doubtful that the community received any outside assistance for upkeep or development. By the 1960s, the area was selected for urban renewal and appears to be Starkville's largest area to be redeveloped by the Starkville Urban Renewal Program.[112] The current street layout of the Urban Renewal Subdivision was underway by 1970, and by 1974 the street layout and several homes completed. This layout followed FHA subdivision guidelines, included amenities like a public park, a community center, and is restricted to residential, single family homes. By c.1983, all of the contributing buildings in the subdivision appear to have been built.[113] In recent years, two houses in the subdivision, 521 Hancock Circle (c.2000) and 608 Gillespie Street (c.2018), have been demolished for unknown reasons. Both demolished structures appear to have been the only two structures within the district that survived demolition as part of the urban renewal project,[114] Their loss is a significant blow to the history of the Needmore Community, as these buildings served as touch points for Needmore's history predating the 1960s. The majority of the homes appear to be of varying plans, suggesting that some the individuals who purchased the lots constructed, of a unique design, their own houses or hired contractors to complete the work. Distinctive, unifying features of the housing in the subdivision are single story, side-gable and side-hipped roofs, brick cladding, ganged windows, single vehicle, front facing carports, and small to non-existent porches.

[111] "Needmore Community" State Historical Marker. Located near the intersection of Spring and Spruill Streets Starkville, MS. Viewed 26 October 2019.

[112] Dean, M.E. "Urban Renewal Group Sees Starkville Project" *The Winston County Journal* [Louisville, MS] 1 October, 1970. Page 8

[113] historicaerials.com 1980 Aerial Photograph of Starkville, MS. accessed 1, January 2020.

[114] It is unknown if the houses were built on the site of their last locations, or moved there as part of the Urban Renewal project.



Intersection of Spring Street and Spruell Place, George Evans Park.



625 Spruell Place



601 Spruell Place



617 Spruell Place



605 Spruell Place



502 Spring Street

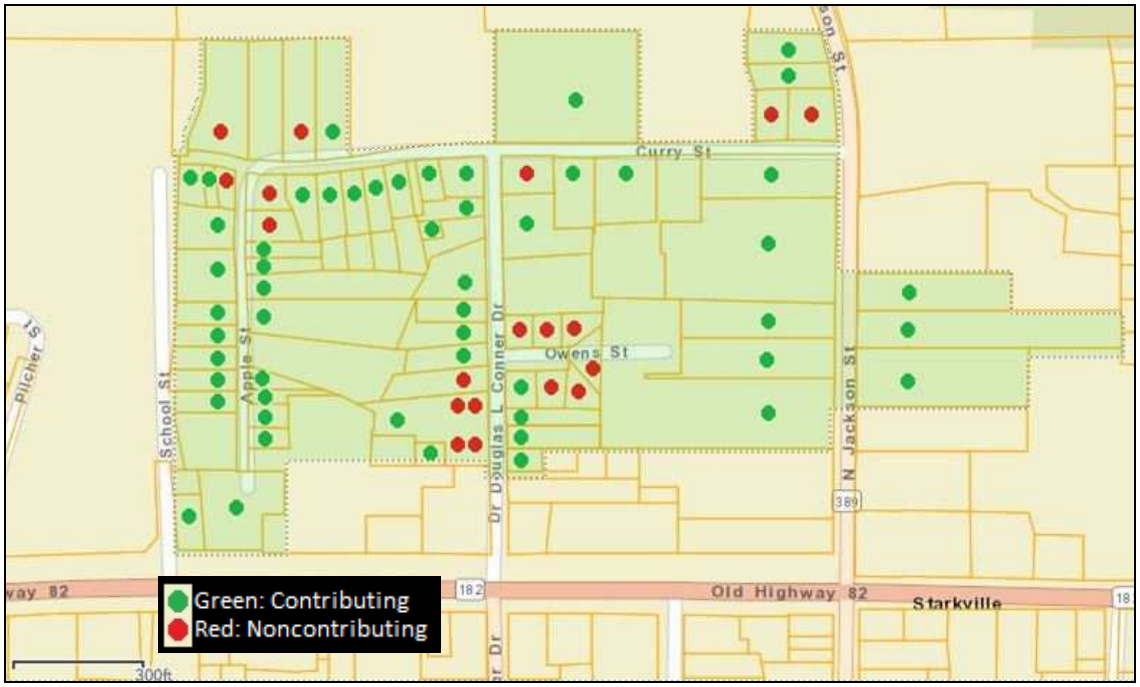


500 Hancock Street



411 Hancock Circle

North Jackson Street Hill National Register Historic District



Proposed North Jackson Street Hill National Register Historic District

Area of Significance: Criterion A for 'Community Planning and Development' 'Ethnic Heritage/Black' and Criterion C for 'Architecture'

Period of Significance: 1882 to 1965

Level of Significance: Local

The Proposed North Jackson Street Hill Historic District represents a cohesive residential neighborhood in Starkville and may yield information that relates to black domestic workers and their white employers. It consists of 72 properties, 53 of which are contributing resources, all but one of which were built as dwellings.[115] The North Jackson Street Hill Historic District developed as a late19th and early20th century neighborhood made up of a community of upper class white families and domestic class black families, some of each continued to live there for generations. The proposed district is an intact, contiguous historic residential area on a hill immediately north of downtown. The larger white-owned homes along North Jackson Street are generously spaced and set far back from the road by sweeping lawns high above the road. By contrast the black occupied homes located on Apple Street, Curry Street, and Dr. Douglas L. Conner Drive are placed much closer to the road and their neighbors. Some of the buildings are at a grade below the road. The buildings of the proposed historic district are excellent examples of important regional styles and types of architecture that were popular at the time they were built. North Jackson Street Hill was developed over time and because of this, it exhibits a range of house styles and types, with Colonial Revival, Tudor, Craftsman, Minimal Traditional and Ranch style houses being represented within the neighborhood. These houses maintain high and moderate degrees of integrity with alterations consisting mainly of additions and the use of replacement materials. The housing in the district retains a collective integrity and is potentially eligible for the National Register.

The close proximity of substantial suburban homes of upper class whites to an African American working class enclave in the strictly segregated South of the Jim Crow era would suggest necessitating ties between the two communities. The

[115] The single exception is the Masonic Rising Star Lodge #31 on N. Washington Street.

1940 census indicates all but one of the females living on North Washington Street (currently Dr. Douglas L. Conner Drive) worked outside the home as cooks or nurses in private homes.[116] One of the most successful examples of overcoming adversity is Eliza Hunter (1872-1956). While none of her own children lived into adulthood, Hunter fostered many children including Richard Holmes, the first African American to enroll at Mississippi State University. Hunter's values of education, hard work, honesty, and religion were core values of the civil rights movements. From 1949-1966, the neighborhood was also home to Starkville Civil Rights leader J. L. King[117] and, beginning in 1951, the location of the medical office of Dr. Douglas L. Conner, the second black physician in Starkville.[118]

[116] The single exception, Mrs. Lottie Eubanks, was listed as a cook at a hotel. Eubanks owned her home at 317 Dr. Douglas L. Conner Drive (extant).

[117] 327 Dr. Douglas L. Conner Drive, formerly 327 N. Washington Street.

[118] "Civil Rights Pioneer to be buried today" *Clarion-Ledger* [Jackson, MS] 18 November, 1998. Page 10. African American Neighborhoods, 1947-1975 From Luceille Liston Mitlin, "The Historical Development of Land Use in Starkville, MS, A Small University City," (MA Thesis: Mississippi State University, 1975), Special Collections, University Archives, Mississippi State University Libraries.



308 & 306 Apple Street



304 Apple Street



318 Dr. Douglas L. Conner Drive



306 Dr. Douglas L. Conner Drive



325 Dr. Douglas L. Conner Drive



215 North Jackson Avenue



217 & 219 North Jackson Avenue

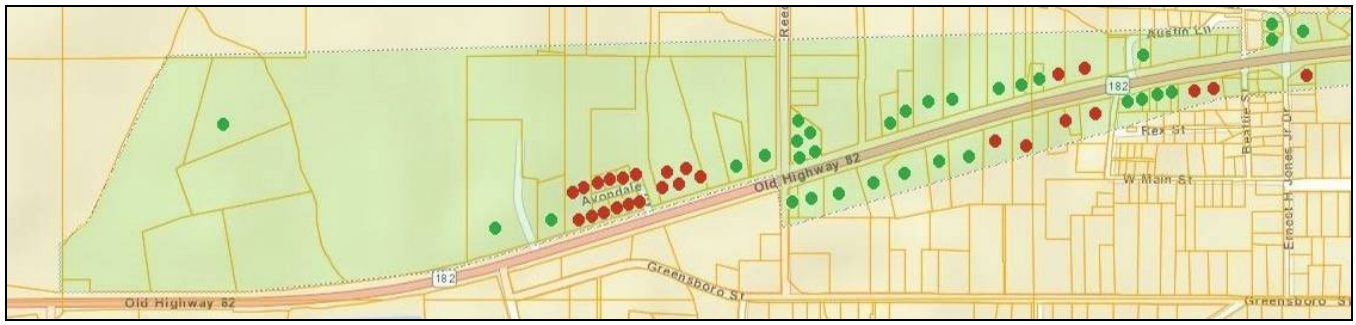


212 North Jackson Avenue

Old Highway 82 National Register Historic District[119]



Proposed Old Highway 82National Register Historic District, eastern portion (Green)
Downtown Starkville National Register Historic District, listed 2012 (Purple)



Proposed Old Highway 82National Register Historic District, western portion

Area of Significance: Criterion A for 'Community Planning and Development' 'Commerce' and Criterion C for 'Architecture'

Period of Significance: c.1935 to 1975

Level of Significance: Local

The Proposed Old Highway 82 National Register Historic District was developed in the mid-to-late-1940s, after the creation of Highway 82 in Starkville. The proposed district consists of properties along the two mile stretch of the old Highway 82/Dr. Martin Luther King Jr. Drive corridor running through Starkville. This length is between Old West Point Road on the eastern end and Stark Road on the western end. The topography is rolling and there is a mature tree canopy. The roadway varies in width between 25' and 38' and is paved in asphalt. From Old West Point Road west to Pilcher Street, there are concrete curbs and sidewalks on each side of the street. From Pilcher Street west to Henderson Street there are curbs and sidewalks on the north side of the highway west to Henderson Street there are no sidewalks or gutters. From Henderson Street west to Stark Road there are no sidewalks or gutters. The set backs are uniform with buildings set perpendicular to the street. The proposed district is made of a mixture of single family housing and commercial businesses, representing important regional styles and types of architecture. The proposed district is comprised of 111 buildings and houses, 67 of which are Contributing. The housing in the district retains a collective integrity and is potentially eligible for the National Register. Five properties within the district have been reviewed by the National Park Service for National Register eligibility. Two are currently listed, the Lampkin-Owens-Kraker House (NR1980) and the Odd Fellows Cemetery (NR1990). 1108 Highway 182, West was considered eligible for the National

[119] While this portion of Highway 182 running through Starkville was renamed in honor of Dr. Martin Luther King Jr. in 1987, the nomenclature of 'Old Highway 82' was selected to highlight the significance of the properties within the district and their history associated with the highway. and is in no way meant to detract from or as a slight to the memory of Dr. Martin Luther King Jr.

Register under Criteria C Architecture in 1984, but was never listed. Two buildings at 206 Highway 182, East were considered eligible under Criteria A Commerce, and Criteria C Architecture in 2018 as part of a Historic Tax Credit project, but the project was never pursued. The 2016 Highway 182 Corridor Redevelopment Plan acknowledges the historic quality of the corridor, and National Register listing would further protect, promote, and allow for financial opportunities for historic properties within the district.

Highway 82 was completed and paved through Starkville in 1939. The 1935 Edition of the Official City Map of Starkville identifies the land consisting of the proposed district as suburban leaning toward rural. It also shows Lee Street, the road that would become Highway 82, as only partially constructed, following a slightly different route. The route was only faced by residential buildings. The oldest of the houses appear to date no later than c.1900, but most of the extant buildings appear to date between 1935 and 1960. Portions of Highway 82 appear in the 1948 Sanborn Map of Starkville. Along the route appear filling stations, auto sales and repair, and cafes between North Jackson and Pilcher Streets. The 1951 Edition of the Official City Map of Starkville shows the Highway fronted by residences, along with commercial properties such as motor courts, motels, and service stations. 1955 and 1960 aerial photographs show the area has a significant number of commercial properties completed, but is still several years from being built out to its current appearance.[120] One notable building is the current Red Roof Inn, located at 410 Highway 182, East, which appears to be the first motel built in Starkville prior to 1955. The University Motel at 104 Highway 182,West, was built between 1955 and 1960. In 1960, the north side of the block between North Jackson and North Montgomery Streets shifted to commercial uses, marking the last significant change in usage to the district. By 1975, all contributing buildings in the district were constructed. The stretch of the roadway that passes through Starkville was named in honor of Dr. Martin Luther King Jr. by 1987.[121] Highway 82 was moved when a bypass skirting Starkville was created c.2005. This led to the old stretch of roadway through Starkville being renamed as Highway 182. Distinctive, unifying features of the housing in the district are single-family houses of wood frame construction, set back from the road by a lawn, all in architectural styles popular during the early and mid-20th century, including Queen Anne, Colonial Revival, Tudor Revival, Craftsman, Minimal Traditional, International and Ranch Styles. Commercial properties are of masonry construction, with flat roofs set back from the road, with hard surface parking in front of them. The styles of the buildings are Art Modern, International, Minimal Traditional and Modern Styles. The commercial structures are unified in the fact that their services were oriented to an auto-centric consumer. Representative of this are several types of businesses identified below.

- Service Stations (113 Highway 182 West, 102 Highway 182 East, 204 Highway 182 East, 206 Highway 182 East, 303 Highway 182 East, 411 Highway 182 East)
- Tire Shops (115 Highway 182 West, 201 Lafayette Street, North)
- Motels (104 Highway 182 West, 410 Highway 182 East)
- New & Used Car dealerships (102 Highway 182 West, 206 Highway 182 East, 106 Lafayette Street, North
- Other building types represented in the district are Cafes (108 Highway 182 West), Carwashes (412 Highway 182 East), Drive through Banking (305 Highway 182 East), Roadside Commercial Strips(100 Highway 182 West), and Super Markets (319 Highway 182 East).

[120] historicaerials.com 1955, 1960 Aerial Photograph of Starkville, MS. accessed 14, February 2020.

[121] " Just got a call from Alderman Sandra Sistrunk who asked Mayor Pro Tempore Roy Perkins about the name change of MLK. He was on the board when it happened in late 1986/early 1987 " Jones, Michelle “Re: Martin Luther King Jr. Drive.” Message to Jeff Rosenberg. 1 February, 2018. E-mail.



100 Block Highway 182, West, looking west.



100 Highway 182, East, looking southeast.



100 Block Highway 182, West, looking northeast.



405 Highway 182, East



308 Highway 182, East



308 Highway 182, West

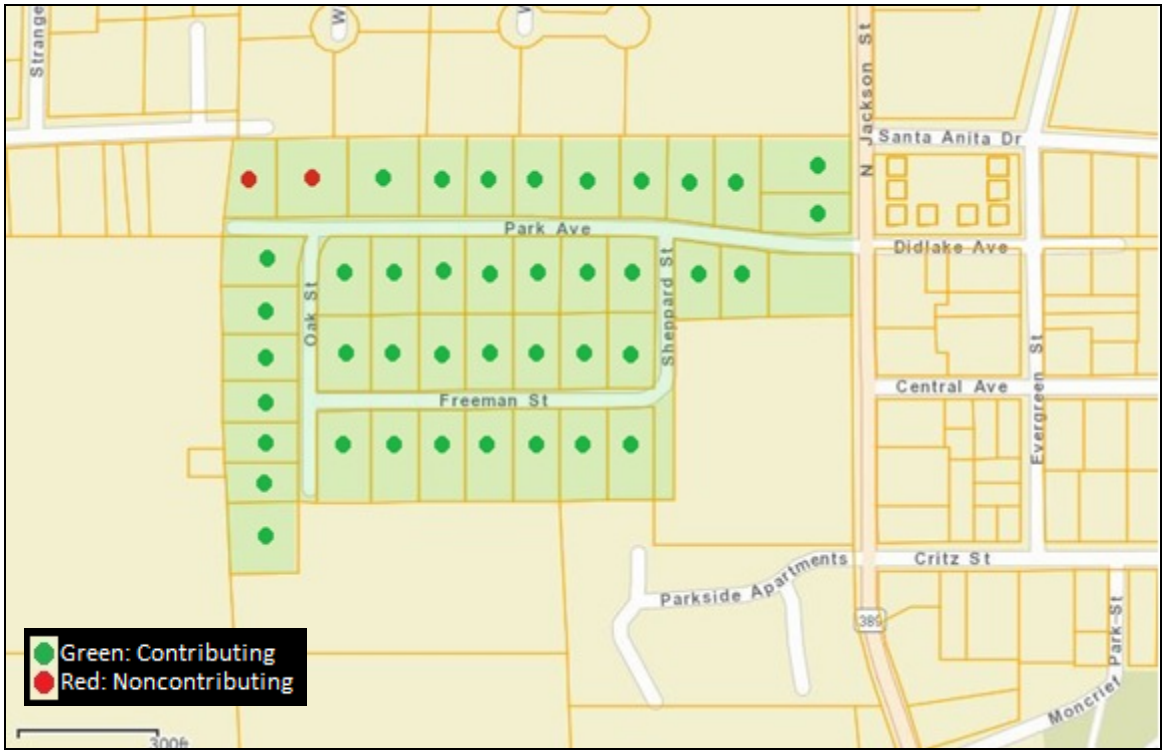


308 Highway 182, West



308 Highway 182, West

Parkdale Subdivision National Register Historic District



Proposed Parkdale Subdivision National Register Historic District

Area of Significance: Criterion A for 'Community Planning and Development' and Criterion C for 'Architecture'

Period of Significance: 1955 to 1976

Level of Significance: Local

The Proposed Parkdale Subdivision National Register Historic District was developed in the late 1950s through the 1960s, at a time when the city's population was growing rapidly. Elements of the district include street layout design, open space, and the exclusion of non-residential uses. These elements, along with the fact the subdivision is self-contained and dependant on the automobile for virtually all aspects of daily living, show the influence of the post-war curvilinear subdivision movement.[122] The proposed district follows the original plat, roughly bounded by Park Avenue, Shepard Street, Freeman Avenue, and Oak Street. The topography is rolling, with asphalt-paved streets roughly 18' wide. There is no curbing or sidewalks, but the streets are flanked by shallow, grass-lined drainage ditches. The set backs are uniform and all but one house is set perpendicular to the street.[123] The proposed district was developed as a mid-20th century post-war curvilinear subdivision made up of middle class families. The buildings of the historic district are single family, wood frame, single story residences, representing important regional styles and types of architecture. The proposed district is comprised of 42 houses, 40 of which are contributing. These structures are a collection of house styles and types representative of Starkville's mid-20th century development. This was a period when MSU and the city's Industrial growth was part of Mississippi's post-war building boom. The period of significance for the district is from 1955 to 1976, beginning when Parkdale Subdivision was platted and the first structures were erected until the subdivision was built out. The buildings reflect regional trends in architectural development in the early to mid-20th

[122] Ames, David & McClelland Linda *Historic Residential Suburbs: Guidelines For Evaluation and Documentation For the National Register Of Historic Places* U.S. Department Of the Interior, National Park Service, National Register Of Historic Places 2002.

[123] 101 Freeman Street is set at an angle to address the corner of Freeman Avenue and Sheppard Streets.

century. The prevalent architectural styles include: Minimal Traditional and Ranch. The oldest buildings in the district are Minimal Traditional in style. As they face North Jackson Street, they may pre-date the creation of the subdivision. The housing in the district retains a collective integrity and is potentially eligible for the National Register.

The Parkdale Subdivision plat was made by civil engineer Arthur L. Goodman Jr., in November of 1955 for Curby Steadman (1896-1973) and Freeman McGinnis (1927-2005).[124] Steadman, who had real estate, lumber, and farming interests throughout Oktibbeha County,[125] is identified as owning the northern one-third of the area to be subdivided in the 1951 Edition of the Official City Map of Starkville. Steadman, along with Freeman McGinnis, a barber,[126] combined a small parcel owned by McGinnis' wife, Wynelle McGinnis, with an undeveloped tract of land south of the mentioned parcels that were purchased to create the subdivision. Freeman Street was named for the developer of the subdivision, while Shepard Avenue is likely named for the Shepard family, who sold land to the developers. It is unknown if the developers constructed any of the houses in this section of the subdivision. A 1960 aerial photograph depicts the subdivision nearly two-thirds built out.[127] Some of the houses appear to have been identical in plan with minor variations, indicating they were likely built by the same builder as spec houses.[128] Evidence suggests that some the individuals who purchased the lots constructed, of a unique design, their own houses or hired contractors to complete the work. By 1980, all but one of the buildings in the subdivision appear to have been built.[129] Only one building in the subdivision, 407 N. Jackson Street, has been demolished removed prior to 1980. Distinctive, unifying features of the housing in the subdivision are single story, side-gable and side-hipped roofs, brick or stone wainscoting on primary elevations, ganged windows, single vehicle, front facing carports, and small to non-existent porches.

[124] Goodman, Arthur L. Jr. *Parkdale Subdivision Starkville, Mississippi November 21, 1955.* obtained from Starkville Planning Division 23, December, 2019.

[125] Curby Steadman, Obituary *Clarion-Ledger* [Jackson, MS], 24 February, 1973. Page 2.

[126] Findagrave.com, Advertisement for McGinnis' Style & Barbershop *The Webster Progress-Times* [Eupora, MS], 13 December, 1984. Page 5. "Originally called McGinnis Barber Shop, the business opened in 1959" Moffett-Taylor, Emma "Rooney's Barber Shop stands strong after 17 years in business" *Starkville Daily News* [Starkville, MS]. 4, September 2019. Online, accessed 1, January 2020.

[127] historicaerials.com 1960 Aerial Photograph of Starkville, MS. accessed 1, January 2020.

[128] Examples of this are Type #1: 100, 102, 104, 106, 108, 110 Freeman Street, Type #2 103, 105 Freeman Street, and Type #3: 522 Oak Street 109, 204 Park Avenue.

[129] historicaerials.com 1980 Aerial Photograph of Starkville, MS. accessed 1, January 2020. The sole house built after 1980 is 115 Park Avenue.



Intersection of Jackson Avenue, North and Park Avenue, Entrance to Parkdale Subdivision.



522 Oak Street



103 Freeman Street



109 Freeman Street



528 Oak Street



102 Park Avenue

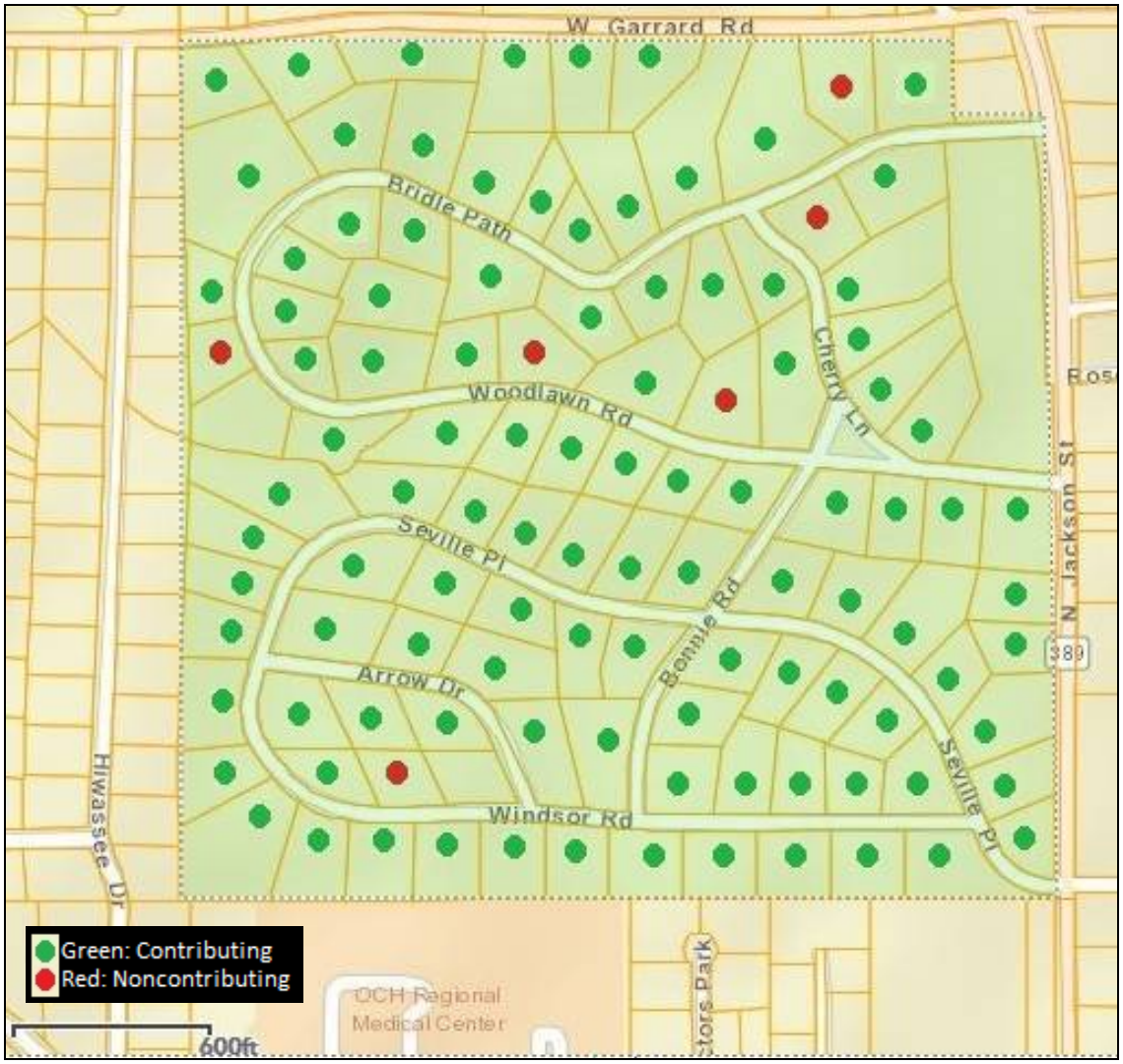


111 Freeman Street



106 Freeman Street

Plantation Homes Subdivision National Register Historic District



Proposed Plantation Homes Subdivision National Register Historic District

Area of Significance: Criterion A for 'Community Planning and Development' and Criterion C for 'Architecture'

Period of Significance: 1959 to 1978

Level of Significance: Local

The Proposed Plantation Homes Subdivision National Register Historic District was developed in 1959 into the 1970s, at a time when the city's population was growing rapidly. Elements of the district include street design, open space, and the exclusion of non-residential uses. These elements along with the fact the subdivision is self-contained and dependant on the automobile for virtually all aspects of daily living show the influence of the Post-war curvilinear subdivision movement. The proposed district follows the original plats, roughly bounded by Garrard Road, North Jackson Street, Hiwassee Drive, and Hospital Road. The interior streets of the subdivision are only reached via North Jackson Street. The topography is rolling, with asphalt paved streets roughly 18' wide. The primary streets are two separate loop roads. There is no curbing or sidewalks, but the streets are flanked by shallow, drainage ditches. The set backs are uniform. The proposed district developed as a mid-20th century post-war curvilinear subdivision, made up of upper-middle class families. The buildings of the historic district are single family, wood frame, single story residences, representing important regional styles and types of architecture. The proposed district is comprised of 111 houses, 105

of which are contributing. These structures are a collection of house styles and types representative of Starkville's mid-20th century development. This was a period when MSU enrollment was steadily increasing and Industry was employing a larger portion of a formerly agrarian work force. These growth drivers for Starkville coincided with Mississippi's post war building boom. The period of significance for the district is from 1959 to 1978, beginning when the first plat of the subdivision was created and the first structures were erected until the subdivision was built out by. The buildings reflect regional trends in architectural development in the mid-20th century Ranch architectural style. The housing in the district retains a collective integrity and is potentially eligible for the National Register.

The first Plantation Homes Subdivision plat was made by engineer M. B. Clisby (1921-1975), in June of 1959 for Curby Steadman and J.T. Garrard.[130] Steadman (1896-1973) who had real estate, lumber and farming interests throughout Oktibbeha County.[131] Steadman, along with James Thomas Garrard (1910-1993), a businessman with farming, trucking and contracting interests,[132] would develop the Plantation Homes subdivision during the 1960s. When first laid out, the subdivision was still beyond the Starkville city limits and called for sewage lagoon areas.[133] The roadside drainage in this portion of the subdivision is grass-lined. It is unknown if the developers constructed any of the houses in the subdivision. A 1960 aerial photograph depicts the subdivision streets laid out and five houses completed with building sites for two additional houses visible.[134] In 1961, a second plat south of the 1959 plat was created for Garrard and Steadman by engineer M. B. Clisby.[135] The roadside drainage in this portion of the subdivision is concrete-lined. When the city limits expanded to include Plantation Homes Subdivision in the mid-1960s, city sewer became available and the sewage lagoons were eliminated in favor of additional building sites. This led to a third plat to be created prior to 1967.[136] In 1969, Garrard and Steadman donated twenty acres south of the Plantation Homes subdivision to establish the Oktibbeha General Hospital.[137] At the same time, they established the final plat of the Plantation Homes subdivision, laid out for them by engineer A. L. Goodman Jr.[138] The houses throughout the subdivision are architecturally unique from one another, indicating at minimum they were each uniquely planned and quite possibly built by various builders. Evidence suggests that some of the individuals who purchased the lots constructed, of a unique design, their own houses or hired contractors to complete the work. Some time after 1974, the northern boundary road, until then known as Lampkin Road, was renamed Garrard Road after developer J.T. Garrard. Only one building site in the subdivision appears to have never been built upon, 212 Woodlawn Road. Distinctive, unifying features of the housing in the subdivision are single story, side gable and side hipped roofs, brick cladding, picture windows, two vehicle carports, and small to non-existent porches.

[130] Clisby, M. Bs. *Plantation Homes Part One A Subdivision in the South 1/2 Sec. 27, 19, 14 Oktibbeha, Co. Miss. June 2, 1959* obtained from Starkville Planning Division 23, December, 2019.

[131] Curby Steadman, Obituary *Clarion-Ledger* [Jackson, MS], 24 February, 1973. Page 2.

[132] Findagrave.com.

[133] Sewage lagoons were placed in the south west portion of the 1959 plat and the northwest portion of the 1961 plat.

[134] historicaerials.com 1960 Aerial Photograph of Starkville, MS. accessed 1, January 2020. Building complete by 1960 aerial photo; 105, 107, 204, 206, 209 Bridal Path. Building sites visible in 1960 aerial photo; 203, 212 Bridal Path.

[135] cite Plantation Homes Two plat

[136] find 3rd plat of plantation homes.

[137] "Starkville Hospital Construction Will Begin On Monday" *Clarion-Ledger* [Jackson, MS] 31 October, 1969. Page 2B.

[138] cite Plantation Homes Four plats 1969-1970

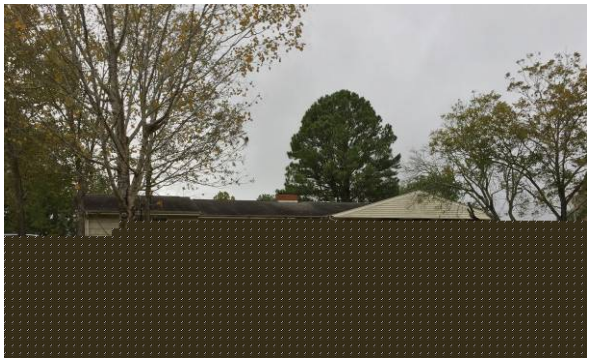
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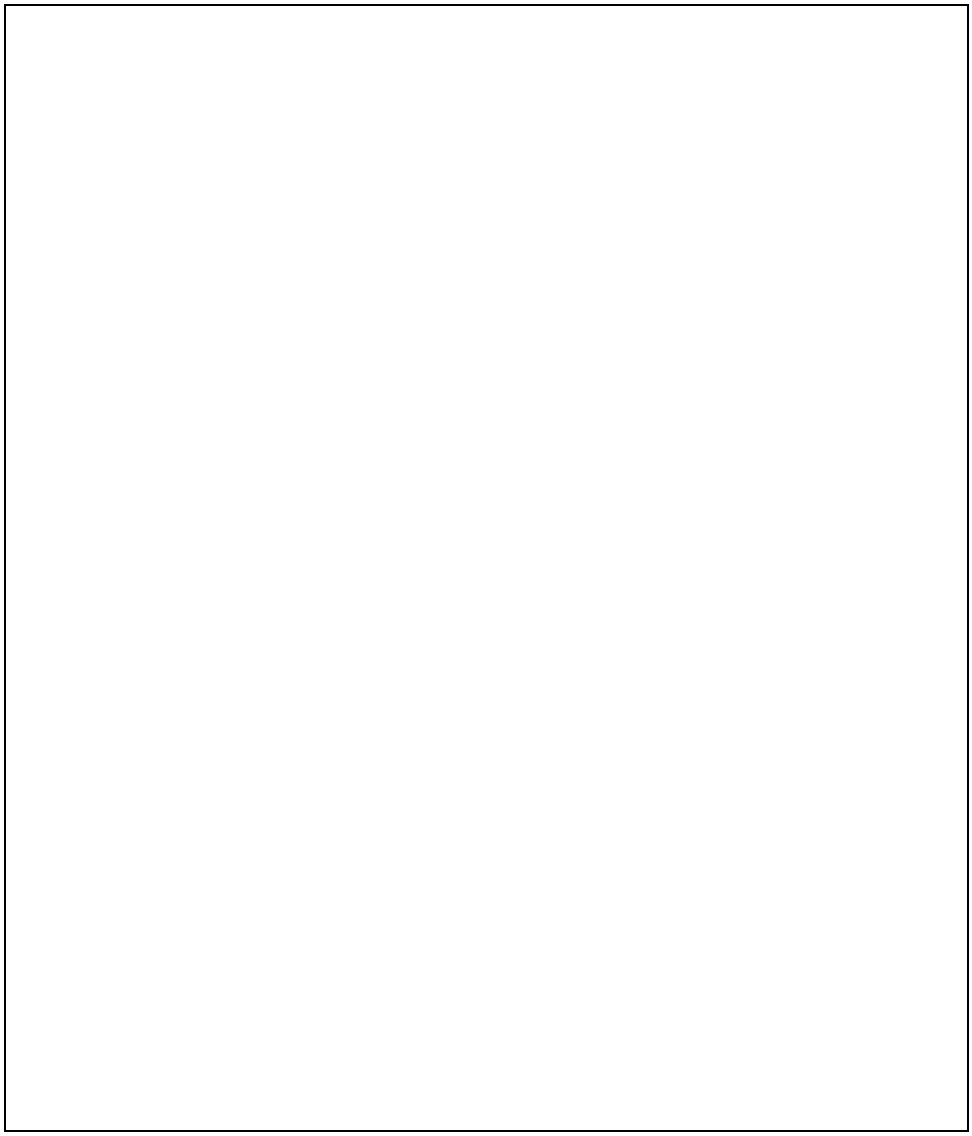
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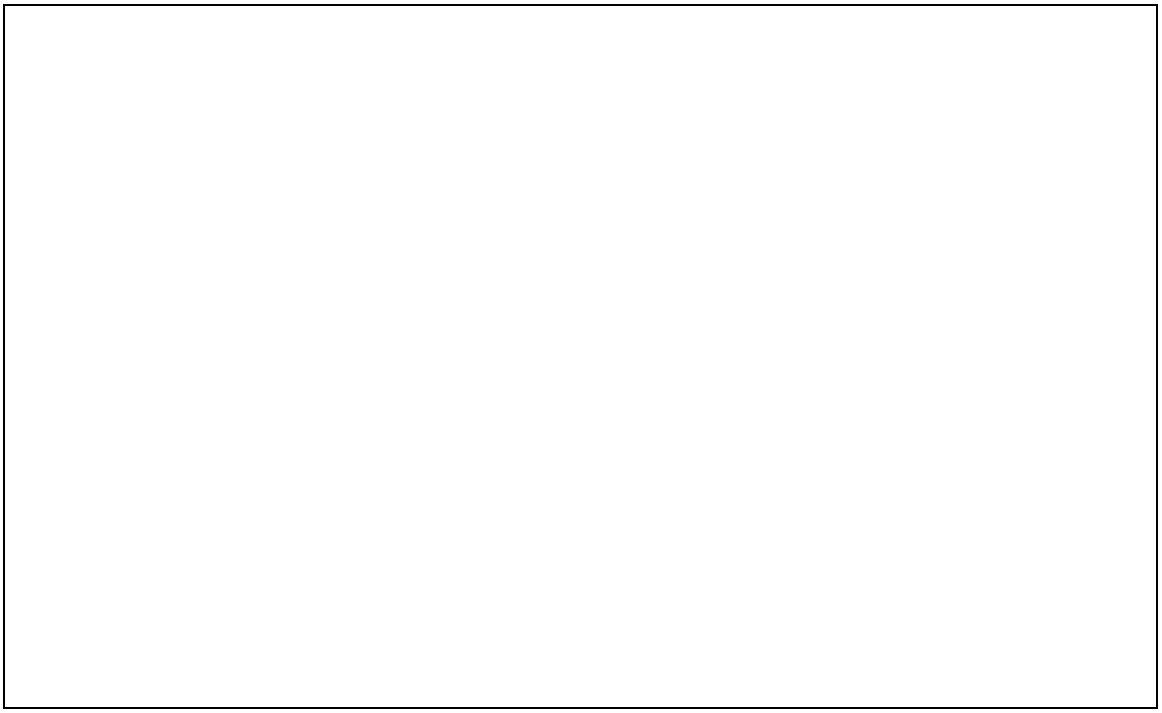
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Southdale Drive, looking east.

113, 115, & 118 Southdale Drive

106 Southdale Drive

111 Southdale Drive

107 Southdale Drive

108 Southdale Drive

110 Southdale Drive

607 South Montgomery Street

Templeton Meadows Subdivision National Register Historic District



Proposed Templeton Meadows Subdivision National Register Historic District

Area of Significance: Criterion A for 'Community Planning and Development' and Criterion C for 'Architecture'

Period of Significance: c.1965 to 1985

Level of Significance: Local

The Proposed Templeton Meadows Subdivision National Register Historic District was developed in the 1960s into the 1980s at a time when the city's population was growing rapidly. Elements of the district include the street layout design, open space, and the exclusion of non-residential uses. These elements, along with the fact the subdivision is self-contained and dependant on the automobile for virtually all aspects of daily living, show the influence of the FHA-guided subdivision movement.[155] The proposed district follows the plats laid out between approximately 1965 and 1976, consisting of Catherine Street, Mae Street, and Margaretta Drive.[156] The topography is gently sloping, with asphalt-paved streets roughly 25' wide. There are concrete gutters or curbing throughout the neighborhood, but no sidewalks. The oldest part of the neighborhood has mature tree cover, while the portions to be developed last have sparse tree cover. The set backs are uniform with houses set perpendicular to the street. The proposed district was developed as a mid-20th century post-war subdivision made up of middle class and lower income families. The buildings of the historic district are a mix of single family residences and duplexes. They are brick-clad, single-story residences and represent important regional styles and types of architecture. The proposed district is comprised of 57 houses, 53 of which are contributing. These structures are a collection of house styles and types representative of Starkville's mid-20th century

[155] McAlester, Virginia Savage *A Field Guide to American Houses* Knopf New York. second ed. 2015.

[156] The north/south leg of Margaretta Drive is identified in the 1973Second Addition Plat, 1974 Official Map of the City of Starkville, 1976 First Addition Revision Plat, as Ruth Drive. In the first plat (undated) Catherine Street is identified as part of Margaretta Drive

development. This was a period when MSU and Industry were the growth drivers for Starkville playing a part of Mississippi's post war building boom. The period of significance for the district is from c.1965 to 1985, beginning when the Templeton Meadows Subdivision was platted and the first structures were erected until the subdivision was built out. The buildings reflect regional trends in architectural development in the early-to-mid 20th century. The architectural styles are Colonial Revival and Ranch, reflecting the trends of the style in its final 20 years of popularity. The housing in the district retains a collective integrity and is potentially eligible for the National Register.

The date of initial Templeton Meadows Subdivision plat is unknown and the earliest plat is unsigned. However, several clues indicate it was created no later than 1965. It shows that 16 lots had been sold along the southern most portion of Margaretta Street.[157] The land of the subdivision was the last portion of the farm belonging to William Chelcey Templeton (1892-1962) and Willie Mae Templeton (1894-1971) to be subdivided. The Templetons were farmers and trained horses.[158] The 1951 Official City Map of Starkville shows W.C. Templeton as owning land from current day Montgomery Street to the eastern border of the Avondale neighborhood. The houses on the southern portion of Margaretta Drive were the first to be developed in the 1960s, followed by Mae Street in the 1970s and Catherine Street in the 1970s and 1980s. The subdivision's first addition (the area along Mae Street and the north/south leg of Margaretta Drive) was revised in October of 1969 by surveyor Arthur L. Goodman Jr. (1921-2005) for owner Tony Ellis Mansell (1918-2001), a self-employed insurance and real estate agent. In 1973, the second addition plat was created (consisting of the area along Catherine Street and the north/south leg of Margaretta Drive) by Terry L. Thomas of Thomas Engineering Co., for owner Erastus Judson Hollis (1926-2013). The 1974 Official Map of the City of Starkville indicates only three more lots were sold since the undated plat, the rest identified as being owned by Hollis. Hollis would have the Mae Street lots revised in 1976 by James H. Vest III of Thomas & Vest Consulting Engineers. A 1980 aerial photograph shows the houses along Margaretta Drive and Mae Street completed, while only four homes at the western end of Catherine Street are completed. [159] Evidence suggests that some the individuals who purchased the lots on Margaretta Drive constructed, of a unique design, their own houses or hired contractors to complete the work. However, houses on Catherine and Mae Streets appear to have been identical in plan with minor variations, indicating they were likely built by the same builder as spec houses.[160] The subdivision itself is named in homage to the Templeton Farm that it was built upon. Mae Street was possibly named for Willie Mae Templeton. None of the houses in the subdivision appear to have been replaced and the houses identified as non-contributing are due to unsympathetic additions. Distinctive, unifying features of the housing in the subdivision are single story houses, side-gable roofs, brick cladding, picture or paired windows, ribbon windows on street elevations, front facing carports, and small to non-existent porches.

[157] The undated and unsigned plat states that the Hillcrest SD and Avondale SD to the south have been developed 100%, as well as the Templetons land to the east. These areas were 100% complete could not have been much earlier than 1965.

[158] "Her mother was a school teacher and homemaker, while her father was a farmer, allowing Mary to grow up with horses. Her daddy trained horses on the farm ..." Obituary of Mary Ruth Templeton Wendt https://www.findagrave.com/memorial/196616127/mary-ruth-wendt accesses 26 January, 2020.

[159] historicaerials.com 1980 Aerial Photograph of Starkville, MS. accessed 02, February 2020.

[160] Examples of this are the duplexes on the north side, and the single-family homes on the south side of Mae Street.



105 Margaretta Drive



111 Margaretta Drive



107 Margaretta Drive



105 Mae Street



Mae Street, looking Southwest.



110 Mae Street



204 Margaretta Drive



112 Catherine Street

University Drive National Register Historic District



Proposed University Drive National Register Historic District (Green)
Nash Street National Register Historic District, listed 2017 (Purple)

Area of Significance: Criterion A for 'Community Planning and Development' and Criterion C for 'Architecture'

Period of Significance: c.1910 to TBD

Level of Significance: Local

The Proposed University Drive National Register Historic District was developed in the early 1900s to the present day and is reflective of Starkville's reactive growth to the expansion of Mississippi State University. Elements of the district include a variety of lot sizes, and architectural forms and styles, with nearly all the buildings close to the road. These elements, along with the fact the area is between two major points of travel (the City of Starkville and Mississippi State University), indicate the area originally developed as a rural neighborhood.[161] The surveyed area is along University Drive between Old West Point Road and Maxwell Street. The topography slopes away from University Drive, which is lined with mature trees. The asphalt-paved street is roughly 40' wide. There is curbing, sidewalks, a dedicated bike lane, and striped on-street parking. The set backs are uniform with houses set near the front of their lots and at an angle to the street. The proposed district was developed throughout the 20th century, made up of middle class and upper class white families associated with the University. The buildings of the area are a majority single family, wood-frame,[162] one and two-story residences that represent important regional styles and types of architecture. Additionally, there is a smattering of apartments, religious, and commercial buildings. The single family residential structures are a collection of house styles and types representative of Starkville's 20th century development. This was a period when MSU and Industry were the growth drivers for Starkville, and was part of a building boom that occurred just south of University Drive in the adjacent 'Cotton District' neighborhood beginning in the late 1960s. The period of significance for the historic district would begin the early 1910s, beginning when the first structures were erected. The end of the period of

[161] McAlester, Virginia Savage *A Field Guide to American Houses* Knopf New York. Second ed. 2015.

[162] The district has a mix of wood, asbestos, and brick cladding.

significance should be determined by a intensive level survey of the potential district. The buildings reflect regional trends in architectural development in the early to mid-20th century. The prevalent architectural styles are Queen Anne, Craftsman, Minimal Traditional, Tudor Revival, and Neo-Traditional. The district retains a collective integrity and distinct character. Intensive level survey is necessary to determine the extent of National Register district eligibility, especially given the proposed districts resources of extraordinary significance from the 1970s and 1980s from the "Cotton District" era of development. While the origins of the district give the resource local significance, the district's connection to the 'Cotton District' era of development may give the resource national significance, based on the area being a early example of a national trend that developed independently. [163]

The University Drive Neighborhood was established in the 1910s and is one of Starkville's first examples of suburban sprawl. It was developed on the outside of two rural cemeteries and consists of housing and low volume businesses that slowly developed into a rural neighborhood along the road to what was then Mississippi A&M College. In the 1930s, once larger lots began to be subdivided. This area was the site of Starkville's first subdivision, "College Addition", in 1934, located north of University Drive.[164] In the 1930s, the Nashdale Subdivision was created south of University Drive. A 1935 map indicates that only six structures had been built and many of the lots were combined by owners to make larger parcels. The 1951 Official City Map of Starkville shows the neighborhood in its current configuration. Evidence suggests that most individuals who purchased the lots constructed, of a unique design, their own houses or hired contractors to complete the work. The closing in 1962 of the J.M. Stone Cotton Mill undoubtedly impacted the members of this community, which may have seen a wholesale emigration. In the late 1960s, Dan Camp, then a professor at Mississippi State, began buying property with the intention of creating a New Urbanist style community close to campus. Development shifted from single-story, single family homes, to multi-unit, multi-story apartments. Camp's efforts were successful and the area developed as a popular place for students and young professionals to live and socialize.[165]

[163] The Proposed Muldrow Ave. Historic District is the sole area within the area that retains a significant level of integrity that pre-dates the Cotton District era of development. Muldrow Ave. may be included within the University Drive District, however its period of significance would be different than the majority of the district.

[164] Nash Street Historic District, National Register Nomination listed 1993.

[165] Johnson, Bill Jr." 'Community Visionary' continues shaking up Starkville" *Mississippi Business Journal.* [Jackson, MS] 31 July, 2000. Digital, accessed 3-11-2020. https://msbusiness.com/2000/07/8216community-visionary8217-continues-shaking-up-starkville/



518 University Drive



522 University Drive



207 Lummus Drive



700 Block University Drive, looking north, down the "Rue du Grand Fromage".



100 Maxwell Street



208-210-212-214 Lummus Drive



27 Page Street (left), 109 Maxwell Street (right)



201 South Nash Street

Vine Street National Register Historic District



Proposed Vine Street National Register Historic District

Area of Significance: Criteria A for 'Ethnic History/Black' and Criterion C for 'Architecture'

Period of Significance: c.1935 to c.1970

Level of Significance: Local

The Proposed Vine Street National Register Historic District is a small district comprised of 12 houses in a historically African American community.[166] The housing is relatively close to the street,[167] which is asphalt-paved and has concrete curbs and gutters. A concrete sidewalk is on the west side of the street only. The area has a mature tree canopy. The most notable architecture of the proposed district is four shotgun houses in a row (512, 514, 516, 518 Vine Street).[168] The proposed district developed during the first half of the 20th century, made up of working class African American families. The buildings of the historic district are single family, wood frame, single story residences representing important regional styles and types of architecture. All of the houses in the district are contributing. These structures are a collection of house styles and types representative of Starkville's first half of the 20th century development. This was a period when the city's role as an educational and industrial center was creating growth. While the majority of houses within the district appear to have been constructed between 1935 and 1948, all of the properties appear to have been

[166] Identified as such in a map from *The Historical Development of Land Use in Starkville, Mississippi, A Small University City*, August, 1975, by Luceille Liston Mitlin.

[167] Two notable exceptions are 508, and 510 Vine Street. These properties are accessed by right-of-ways through parcels adjacent to Vine Street. This practice is common in Starkville's older African-American residential areas.

[168] Shotgun form housing was not an especially common housing type in Starkville history, however it has become much rarer in recent years as Starkville grows. Preservation of these historic housing types should be among the priority of the historic preservation efforts in Starkville.

updated or remodeled during the 1960s. Further research may prove that these properties have a shared history with properties along Gillespie Street and should be included as part of an amended Overstreet School National Register District. If not, these properties appear to be eligible for listing as part of an independent district.

Vine Street appears on the 1910 Sanborn Map index map; however, properties on Vine Streets would not be documented on Sanborn Maps until 1925. The 1935 Edition of the Official City Map of Starkville identifies only three buildings within the boundaries of the proposed district and the lots have yet to be divided into their current configuration. The 1948 Sanborn Map indicates that all but two of the houses in the district have been constructed. 508 and 510 Vine appear to have been constructed in the 1960s. Many of the other properties in the district received updates during this time such as Masonite siding, simulated masonry siding, metal frame windows, or aluminum awnings. The remodeling was part of a larger national trend to provide an "updated" appearance to an older building. Many of the materials and techniques being utilized on these homes could be found on new homes being built in Starkville's suburbs. These updates indicated a significant level of improvement in the housing quality for the residents of Vine Street. Distinctive, unifying features of the housing in the district are single-family houses of wood frame construction, on pier foundations, with front porches, all in architectural styles popular during the mid-20th century including Shotgun, Craftsman, Minimal Traditional, and Ranch Styles.



514 Vine Street



512 Vine Street



Vine Street, looking northwest.



516 Vine Street



517 Vine Street



513 Vine Street



505 Vine Street



508 Vine Street

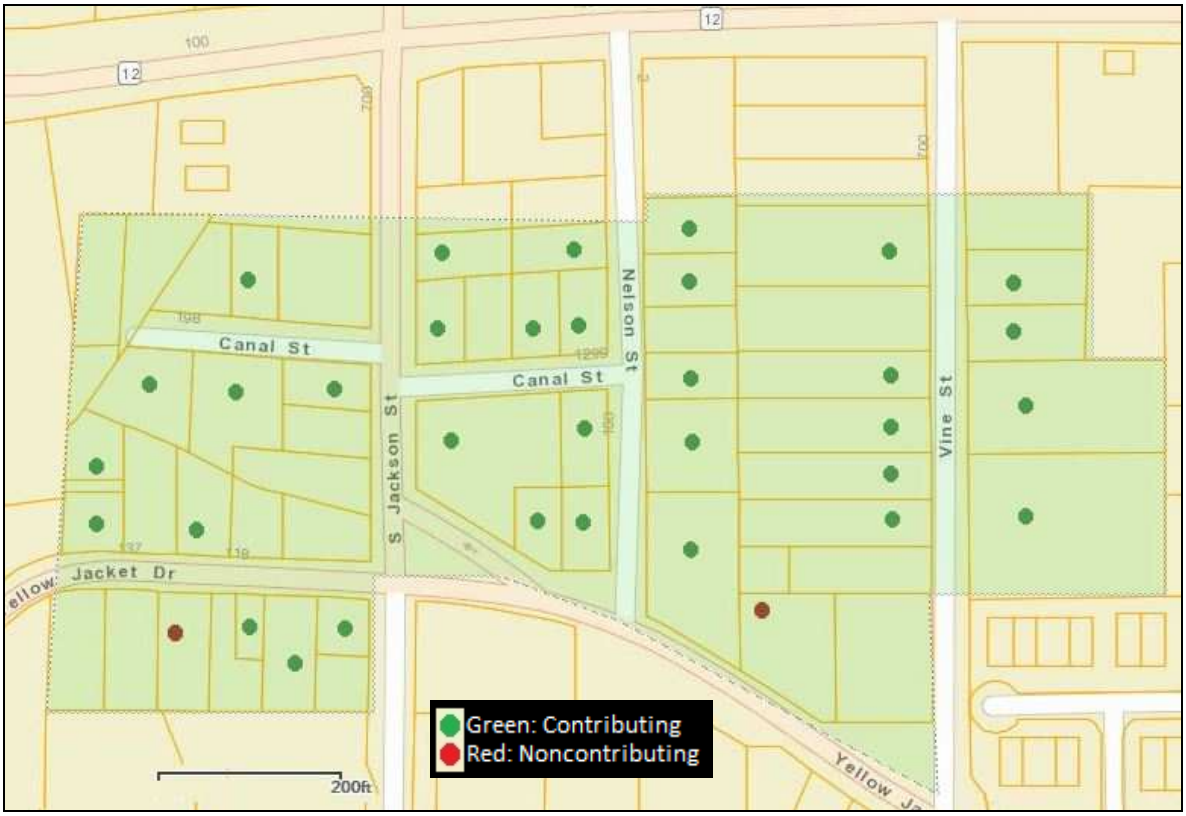


510 Vine Street



527 Vine Street

Wellborn Subdivision National Register Historic District



Proposed Wellborn Subdivision National Register Historic District

Area of Significance: Criteria A for 'Community Planning and Development' 'Ethnic Heritage/Black' 'Social History' and Criterion C for 'Architecture'

Period of Significance: c.1936 to c.1970

Level of Significance: Local

The Proposed Wellborn Subdivision National Register Historic District was developed from the late 1930s through the 1960s. Elements of the district include street layout design, placement of housing, and the exclusion of non-residential uses. As is characteristic of post-war subdivisions, the Wellborn Subdivision is self-contained and dependant on the automobile for virtually all aspects of daily living, but has short blocks reminiscent of inter-war subdivisions. With elements of both inter-war and post-war subdivisions, this neighborhood is an example of the transition from one era to another.[169] The proposed district follows the original plat, roughly bound by Highway 12, Vine Street, Yellow Jacket Drive, and Jackson Street, South. The topography is flat with a mature tree canopy. Asphalt-paved streets average 30' wide with concrete curbing but no sidewalks. The set backs are uniform with most houses set close to the street. The proposed district was developed as a mid-20th century subdivision made up of African American families. The buildings of the historic district are single family, wood frame, single story residences. The proposed district is comprised of 35 properties, 33 of which are contributing. These structures are a collection of house styles and types representative of Starkville's mid-20th century development. This was a period when MSU and the city's role as an industry center were driving growth as part of Mississippi's post-war building boom. The period of significance for the district is from c.1936

[169] Ames, David & McClelland Linda *Historic Residential Suburbs: Guidelines For Evaluation and Documentation For the National Register Of Historic Places* U.S. Department Of the Interior, National Park Service, National Register Of Historic Places 2002.

to 1970, beginning when the subdivision was platted and the first structures were erected until the until the subdivision was built out. The buildings reflect regional trends in architectural development in the early to mid-20th century. The architectural styles include Craftsman, Minimal Traditional, and Ranch. The housing in the district retains a collective integrity and is potentially eligible for the National Register.

The Wellborn Subdivision is one of Starkville earliest African American subdivisions. Created on land owned by State Congressman John Henry Wellborn (1863-1961), sometime between 1936 and 1950.[170] During the Jim Crow era, it is doubtful that the community received any outside assistance for upkeep or development. For many of the property owners identified in the 1951 Official Map of Starkville, this was the first opportunity for them to own their own home. The majority of the homes appear to be of varying plans, suggesting that some the individuals who purchased the lots constructed, of a unique design, their own houses or hired contractors to complete the work. Distinctive, unifying features of the housing in the subdivision are single story, side-gable and side-hipped roofs, paired windows, and small to non-existent porches.

[170] 1935 Official Map of Starkville.



722 Vine Street



717 Vine Street



18 Canal Street



15 Canal Street



12 Nelson Street



150 A & B Yellow Jacket Drive



123 Yellow Jacket Drive



124 Yellow Jacket Drive

West End Subdivisions National Register Historic District



Proposed West End Subdivisions National Register Historic District

Area of Significance: Criteria A for 'Community Planning and Development' and Criterion C for 'Architecture'

Period of Significance: c.1950 to 1980

Level of Significance: Local

The Proposed West End Subdivisions National Register Historic District was developed starting in the 1960s at a time when Starkville was at its height of developing new subdivisions. Elements of the district include building type, setback, and the historic exclusion of non-residential uses. The topography is undulating with a mature tree canopy and a lake located to the west of the district. The proposed district is roughly bound by Greensboro Street, Forest Hill Drive, and Talley Ho Road. The proposed district shows the influences of the post-war, FHA Guided Curvilinear subdivision movement, developed c.1950, with lots being built out through the 1970s. Streets are approximately 16' wide and paved with asphalt. There are no curbs, sidewalks, or accommodations for drainage. The set backs are uniform with the houses set perpendicular to the street. The proposed district developed as an inter-war subdivision, made up of upper-class white families. The buildings of the historic district are single-family, single story residences representing important regional styles and types of architecture. The proposed district is comprised of 41 houses, 32 of which are contributing. These structures are a collection styles representative of Starkville's 20th century development. This subdivision represents multiple eras of developmental growth for Starkville. The period of significance for the district is from c.1950 to approximately 1980, beginning when the subdivisions were platted and the first structures were erected until the subdivisions were built out. The buildings reflect regional trends in architectural development in the 20th century. The architectural styles of the buildings in the subdivision are A-frame, Colonial Revival, Contemporary, Ranch, Second

Empire Revival, and Tudor Revival Styles. The housing in the district retains a collective integrity and is potentially eligible for the National Register.

The proposed district consists of four subdivisions: Foxwood, West End #1 & #2, J.A. Long Sr., and the J.A. Long Jr. Subdivisions. While it has not been documented, the land likely belonged to Joseph Alvin Long Sr. (1901-1974) and was passed along to his children J.A. Long Jr. (1928-1986) and Louise Long Keller (b.1940).[171] The J.A. Long Sr. Subdivision, along the east side of Talley Ho Road, was the first to be laid out. Visible in a 1955 aerial photograph are houses at 1 & 3 Talley Ho Road. By 1960, 5 Talley Ho Road was completed.[172] Through the 1960s, most of the buildings in the district were completed. Distinctive, unifying features of the housing in the subdivision are large single family houses, side-gable and side-hipped roofs, brick or stone masonry accents on primary elevations, picture windows, side facing carports or garages, and small to non-existent porches. Of note is the variety of housing styles, indicating these were homes planned and built specifically for their first owners.

[171] West End Subdivision #3 was owned by Louise Long Keller in 1979 when it was created. Goodman, A.L. Jr. *West End Subdivision Prepared for Louise L. Keller. July 10. 1979* obtained from Starkville Planning Division 28, October, 2019.

[172] historicaerials.com 1960 Aerial Photograph of Starkville, MS. accessed 18, January 2020.



1 Talley Ho Road



715 Greensboro Street



5 Talley Ho Road



7 Talley Ho Road



13 Talley Ho Road



15 Talley Ho Road



17 Talley Ho Road



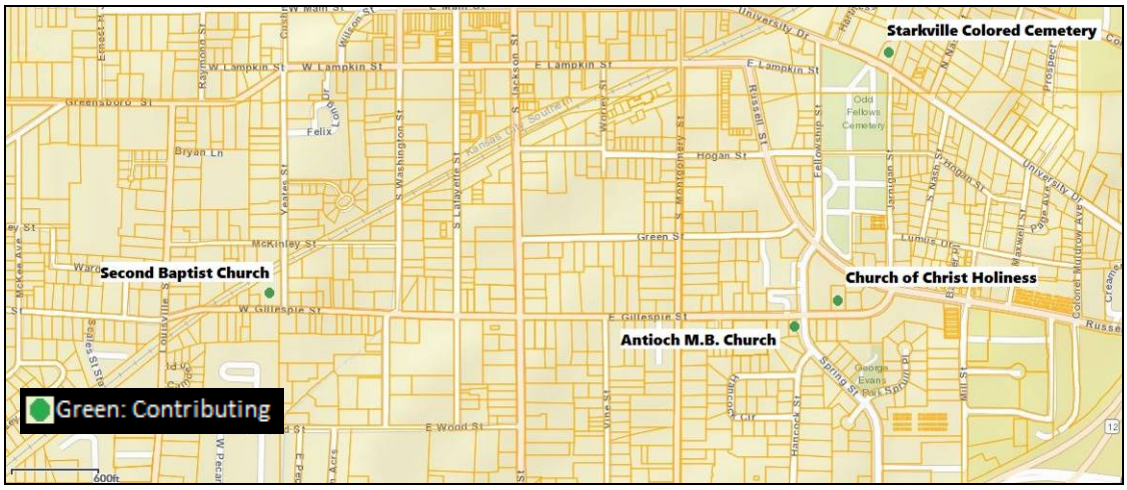
20 Talley Ho Road

Proposed National Register Multiple Property Submissions

The following section contains descriptions of proposed Multiple Property Submissions (MPS) for Starkville. Each MPS description list associated property types, their significances, and the requirements for a property to be considered as part of the MPS theme, or pattern of shared history. While the following section contains detailed evaluations, intensive level survey work should be carried out on each proposed MPS theme prior to preparing an MPS. Proposed Multiple Property Submission include the following themes:

- African American Churches: Consisting of historic African American churches. Properties in this MPS would be potentially eligible for Criteria A 'Ethnic History/Black' 'Religion' and 'Social History' and Criteria C for 'Architecture'.
- Apartment Housing: Consisting of multi-unit housing. Properties in this MPS would be potentially eligible for Criteria A for 'Community Planning and Development' 'Social History' and Criteria C for 'Architecture'.
- Civil Rights Sites: Consisting of a variety of property types all associated with the Civil Rights Movement. Properties in this MPS would be potentially eligible for Criteria A for 'Ethnic Heritage/Black' 'Social History' Criteria B for 'Person' and Criteria C for 'Architecture'.
- Educational Buildings: Consisting of a variety of property types all associated with K-12 education in Starkville. Properties in this MPS would be potentially eligible for Criteria A for 'Education' 'Social History' and Criteria C for 'Architecture'.
- Industrial buildings of the 1950-1980: Consisting of mid-century industrial properties. Properties in this MPS would be potentially eligible for Criteria A for 'Industry' and Criteria C for 'Engineering'.
- Mississippi State University off-campus properties: Consisting of a variety of property types all associated with Mississippi State. Properties in this MPS would be potentially eligible for Criteria A for 'Education' and Criteria C for 'Architecture'.
- Public Housing Complexes: Consisting of properties associated with Public Housing. Properties in this MPS would be potentially eligible for Criteria A for 'Community Planning and Development' 'Social History' and Criteria C for 'Architecture'.
- Roadside Architecture: Consisting of a variety of property types all associated with 20th century roadside commerce. Properties in this MPS would be potentially eligible for Criteria A for 'Commerce' and Criteria C for 'Architecture'.
- Subdivisions of the 1970s: Consisting of planned and constructed during the 1970s. Properties in this MPS would be potentially eligible for Criteria A for 'Community Planning and Development' and Criteria C for 'Architecture'.

African American Churches in Starkville, Mississippi



Proposed Multiple Property Submission for African American Churches in Starkville, Mississippi

Area of Significance: Criteria A for 'Ethnic History/Black' 'Religion' and 'Social History' and Criteria C for 'Architecture'

Period of Significance: 1865 to c.1980

Level of Significance: Local

African-American churches in Starkville can trace their origins to shortly after the Civil War when a Methodist congregation began meeting under a brush arbor in 1867. In 1871, African-American members of the Starkville First Baptist Church, left to establish their own congregation. Churches of other denominations were established, such as the First Church of Christ (Holiness U.S.A.) in 1900, and Antioch M.B. Church prior to 1961. As congregations grew and changed, they remodeled or constructed new buildings. Examples of this are the Griffin Chapel [United] Methodist Church (est. 1867, built 1926), the Second Baptist Church (est. 1871, built 1956), the First Church of Christ (est. 1900, built 1967), and the Antioch M.B. Church (est. prior to 1925, built 1961). Additional research may document other churches eligible for inclusion in a Multiple Property Submission.

Significance

Historically, churches have served as a cornerstone of the African-American community. In post-Civil War America, the burgeoning black church played a key role strengthening African-American communities and in providing key support to the civil rights movement. The importance of preserving these resources of Starkville's history became increasingly important after the demolition of the Griffin Chapel [United] Methodist Church in October, 2010.

Registration requirements

In order to qualify for listing, the African-American Church resources must have been built or used by an African-American congregation for worship services or related church activities. Except where specified, eligible resources must have integrity of location, design, setting, materials and association. These buildings will usually meet registration requirements because of their traditional forms, floor plans and materials that evoke their period of construction and the life of African-American congregations the time. Stylistically these buildings will meet registration requirements because they are constructed in style popular in the early-to-mid-20th century. Built during an era of segregation, churches were prominent landmarks in African-American neighborhoods. Often times they are the only visible remnants of previously segregated communities. However, the integrity of their association and feeling is greatly bolstered by the presence of contemporary outbuildings or later outbuildings that display forms and functions similar to

their predecessors. Such outbuildings may be chapels, parish halls, educational buildings, libraries, meeting halls, rectories, manses, parsonages, graveyards, baptismal pools, camp buildings, and religious fraternal service organization halls.



212 West Main Street
Griffin Chapel (1926-2013)
Photograph from the MDAH HRI database.



604 East Gillespie Street
First Church of Christ (1967)



314 Yeates Street,
Second Baptist Church (1956)

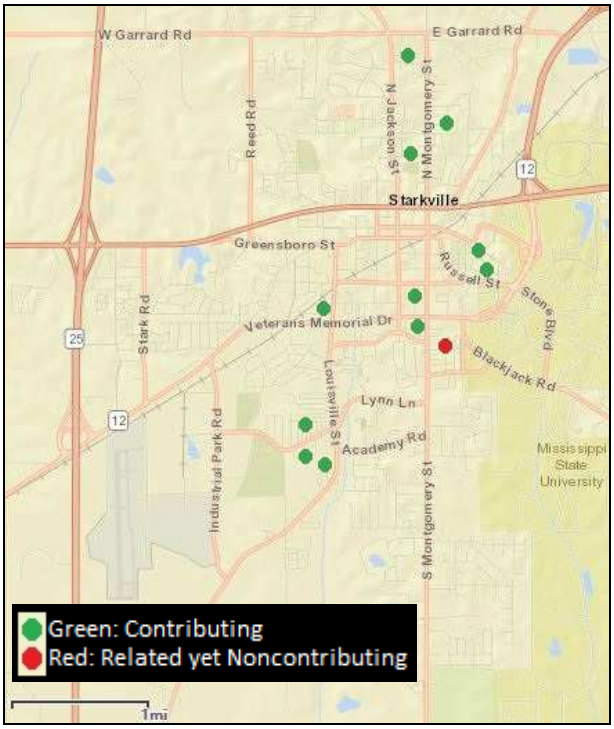


526 East Gillespie Street
Antioch M.B. Church (1961)



Colored Cemetery (NR2014)
University Drive
Photograph from the MDAH HRI database.

Apartment Housing in Starkville, Mississippi



Locations of Apartment Housing in Starkville, Mississippi

Area of Significance: Criteria A for 'Community Planning and Development' 'Social History' and Criteria C for 'Architecture'

Period of Significance: 1865 to c.1980

Level of Significance: Local

Starkville has a large quantity of apartment housing when compared to other Mississippi cities of similar size. This is due to the resident students attending Mississippi State University. While this housing type is not restricted to students, they are the part of the population most likely to inhabit apartments as off-campus housing.

Student housing has evolved and changed significantly over the century-plus that Mississippi State has existed. What began as rented rooms in single family homes and boarding houses has evolved into single occupancy lofts, sprawling low-rise complexes, or apartment towers. These building types all cater to student occupants who are usually short term occupants (9-months at a time), single individuals or a group of single individuals cohabitating, looking for low-cost housing featuring desirable amenities (close to campus, transport i.e. bus line, bike lane, or vehicle parking, located near social activities). These resources are located within the city limits of Starkville.

The properties fall into three different time periods.

-Pre-World War II

At the Mississippi State University's founding, students lived off campus as dormitories were not yet ready.[173] Off-campus housing prior to the war was limited. Initially, students were required to live on campus and further research would be necessary to determine when university students became allowed to live off campus. Boarding houses and rented rooms in family homes would have been secondary options as most students lived on campus. Several boarding houses in town were located on, or immediately adjacent to, Lampkin Street near the railroad.[174] From cursory research, this era is the rarest of the typology, as Mississippi State students were not always allowed to live off campus initially creating a lower number of properties to begin with, and the few buildings identified as possible off-campus housing have been demolished.

-Post World War II - 1959

With returning veterans taking advantage of their GI Bill-funded education, enrollment at MSU increased dramatically. As a result, on-campus housing was bursting at the seams. Over crowded dormitories such as Old Main, which was identified as housing more than 1000 students, may have incited students to look off campus for housing.[175] More work is needed to specifically identify these types of off-campus housing, but they may include trailers, former military barracks, and other buildings built from war surplus materials. While eight buildings were constructed on campus after the destruction of Old Main[176], research should be done to understand how off-campus housing was impacted.

-1959-1980[177]

This era of housing saw two drastically different student housing types emerge; the suburban complex and new urbanism development. Typical to most colleges with off-campus housing at the time, the suburban complexes were offering low-rise buildings, two-to-three stories in height, set in grassy lawns. The units would provide plenty of parking for residents, along with recreational resources such as swimming pools or volley ball courts, on-site Laundromats, a rental office, private mail boxes, decorative fencing near the complex entrance, and signage bearing the complex name. This housing was strictly auto-centric, reliant on the automobile for virtually all aspects of daily living. The alternative was New Urbanist developments located directly adjacent to the campus of MSU. These apartments were on much smaller lots, with a variety of different forms and architectural styles. While these units may not have had the variety of amenities that the suburban units offered, they made up for it in proximity to campus along with shops, bars, and restaurants, along with being non-dependant on travel via automobile.

Significance

Off-Campus Student Housing has a long history in Starkville. As University enrollment has increased over the decades, so has the need for housing. The presence of students is a significant economic driver of the Starkville real estate market. The various criteria of significance for which properties may be listed in the National Register are local

[173] Ballard, Michael B. *Maroon and White; Mississippi State University, 1878-2003* Mississippi State University, University Press of Mississippi. [Starkville, MS] 2008. p 14.

[174] Sanborn Maps, Newspaper advert

[175] Old Main Finally Gone *Clarion-Ledger* [Jackson, MS] 24 January 1959 p 1.

[176] Ballard, ibid. p 139

[177] This era begins with the burning of the Old Main dormitory on January 23, 1959. forcing approximately 1100 students to find alternative housing.

significance in Criteria A, under 'Community Planning and Development' and 'Social History' also Criteria C for 'Architecture'.

Registration requirements

In order to qualify for listing, the off-campus student housing resources must have been built as student housing or modified into student housing for a significant portion of its life and must be located within the city limits of Starkville. Further research should be done to identify subtypes. It is not however necessary for example to still be used as student housing. Except where specified, eligible resources must have integrity of location, design, setting, materials and association. The registration requirements focuses on purpose built student housing, or the building had to have been used for a student housing for most of its history. While the demand for student housing has lead to the conversion of existing housing to student housing, the majority of buildings identified by an MPS will have been purpose built for this use. The benefit of highlighting this property type is that it will aid owners of National Register eligible student housing seeking to rehabilitate said structures to do so utilizing historic tax credits.



526 University Drive, Apartments (c.1930)



615 University Drive, Apartments (c.1940)



604 South Montgomery Street,
Roselawn Terrace Apartments (c.1964)



400 East Gillespie Street,
Colonial Arms Apartments (c.1972)



208 Womack Street,
North Hills Apartments (c.1976)



208 Womack Street,
North Hills Apartments mailbox.



204 Margaretta Drive,
Pine Grove Apartments (c.1972)



204 Margaretta Drive,
Pine Grove Apartments (c.1972)



110 Lynn Lane,
Greentree Townhouses (c.1964)



201 Lynn Lane,
Collegiate Heights (c.1986)



205 Lynn Lane,
The Grove Apartments (c.1975)



940 North Jackson Street,
Rosehill Place Apartments (c.1970)



209 Lynn Lane,
Ferndale Manor Apartments (c.1975)



500 Louisville Street,
Cedar Cove Apartments (c.1974)



210 Lynn Lane, Spruill Townhomes (c.1977)



210 Lynn Lane, Spruill Townhomes (c.1984)



107 Lummus Drive,
Apartment (c.1981)



806 University Drive,
Studio East Townhomes (c.1987)



200-202-204-206 Lummus Drive,
Cotton District Apartments (c.1968)



208-210-212-214 Lummus Drive,
Cotton District Apartments (c.1968)



316 Critz Street,
Townhomes (c.1983)

Civil Rights Sites in Starkville, Mississippi



Locations of Civil Rights Movement Sites in Starkville, Mississippi

Area of Significance: Criteria A for 'Ethnic Heritage/Black' 'Social History' Criteria B for 'Person' and Criteria C for 'Architecture'

Period of Significance: 1865 to c.1985

Level of Significance: Local

Buildings, structures, landscapes and objects that can be associated with the struggle for Civil Rights and equality are the purpose of the Multiple Property Submission (MPS). Dates of construction will likely be less significant rather than the period of association with the movement. Following the guidelines of the National Park Service study of school desegregation in the United States and the MPSs for the Civil Rights Movements in Birmingham, AL and for Selma, AL, it is recommenced that properties nominated for the National Register thought this MPS fall into one or more of the categories outlined.

- **Strategy Centers**; locations where meetings and strategy sessions both in support of and in opposition to the Civil Rights Movement were held.
- **Conflict Centers**; locations where actual physical conflict and/or demonstrations took place either in support of or in opposition to, the Civil Rights Movement in Starkville.
- **Resolution Centers**; where meetings and activities took place that either sought solutions to Civil Rights strife or that served to memorialize and/or bring reconciliation to the activities of people, institutions, or events significant to the story of the Civil Rights Movement in Starkville.
- Properties associated with prominent persons in Starkville's Civil Rights Movement.
- Properties associated with community groups, ethnic organizations, and institutions that played a role both in support of and in opposition to Starkville's Civil Rights Movement.
- Historic Districts; areas united physically and historically that are reflective of the efforts of the broader Civil Rights Movement in Starkville. An intensive level survey would be needed to determine Civil Rights association within existing or proposed historic districts.

Buildings already listed on the National Register may be included if they were listed for an area of significance outside of a Civil Rights Movement association. Examples of properties that might be included in a Starkville Civil Rights Movement MPS;

- The Rising Star Masonic Lodge #31, Leonard's Drug Store as Strategy Centers.
- The former Starkville City Hall, Henderson High School as Conflict Centers.
- Starkville High School, Felix Long Memorial Hospital as Resolution Centers, .
- The home of Dr. Douglas L. Conner. as a property associated with prominent persons in Starkville's Civil Rights Movement.
- The Oktibbeha County Jail as a property associated with institutions that played a role in opposition to Starkville's Civil Rights Movement.
- The Rex Theater as a contributing building to a Historic District. The building's physical appearance, with segregated entrances and seating is a result of adhering to Jim Crow laws.

Significance

The Civil Rights Movement in Starkville has deep roots. From 1865 to 1877, the Thirteenth Amendment to the Constitution and the process of Reconstruction across Mississippi brought an uncertain but welcome degree of freedom to the lives of African Americans in Starkville. The establishment of a Freedman's Bureau and their own church congregations provided African Americans with opportunities to express this new found freedom. However, lack of federal enforcement and an active Ku Klux Klan chapter ushered in the Jim Crow era (1877 to 1965) of racial segregation, servitude, inequality, enforced by threats and use of violence that would last nearly a century in Starkville. An intensive level survey of would be necessary to confirm the exact period of significance.

Reconstruction was a racially violent period in Starkville and Oktibbeha County from its onset, despite the presence of federal troops to maintain law and order from 1865 into 1867. While Starkville's Freedmen's Bureau received its first agent in September 1867, the first of Oktibbeha County's three Ku Klux Klan chapters was established soon after in 1868.[178] Most of the gains made came from African Americans themselves as they created churches, schools, and cemeteries as key community-centered institutions, the first steps to asserting their place not only within the society but also within the actual physical landscape of the town. During the Jim Crow Era in the American South, African Americans' lives were regulated by a system of institutional racism. This period started with the end of the post-Civil War Reconstruction period with legalized segregation and disenfranchisement of recently freed slaves; effectively barring them from virtually all local and state governance. Jim Crow laws established a system that insured blacks were second-class citizens. Schools and services for African Americans were low priorities for southern states, and local governments consistently underfunded black neighborhoods and communities. Under these laws, African Americans had no representation on juries or in law enforcement and experienced bias in other legislation. American culture and values began to shift following the Second World War, providing many black citizens with opportunities previously unavailable to them. Nonviolent protests and United States Supreme Court decisions led to the end of the Jim Crow era, with Congress passing the 1964 Civil Rights Act. The Civil Rights Act declared that it is against federal law to discriminate or segregate "on the ground of race, color, religion, or national origin." In 1968, African Americans in Starkville began organized efforts to protest the segregation of the city's schools. The following year, the Oktibbeha NAACP chapter was established, headed by Dr. Douglas Conner. That same year, Starkville was among the places that saw the establishment of a 'Segregation Academy', a term conceived for the private schools in the Southern United States that were founded in the mid-20th century by white parents to avoid having their children in desegregated public schools. The struggle for equality of municipal amenities succeeded the desegregation of Starkville public schools in 1970. The long struggle for civil rights proved that, through proper organizing, communities could fruitfully petition for equal resources. Properties associated with the movement from the 1970s within Starkville have extraordinary local significance since they

[178] "Freedmen's Bureau Personnel in Mississippi" https://sova.si.edu/record/NMAAHC.FB.M1907 accessed 4-1-2020

Browne, F.Z. "Reconstruction in Oktibbeha County" *Mississippi Historical Society Vol. XIII* [Jackson, MS], 1913

represent the evolution of the civil rights movement in the 1970s and show how national gains translated to the small town level.

Registration requirements

To be eligible for listing on the National Register under Criteria A, to 'Ethnic Heritage/Black' as well as 'Social History'. Some of the identified resources may be eligible under Criteria B Person, or Criteria C 'Architecture.'

The listed property types are most often eligible under Criterion A under the themes of 'Ethnic Heritage/Black' and 'Social History'. To meet Criterion A eligibility (properties that embody an association with historic events or activities), the property must be directly associated with significant historical events and/or pattern of events in the Civil Rights Movement history of Starkville and it must have been in existence at the time that the historical event occurred.

To meet Criterion B eligibility (properties that are in association with important persons), the property must be associated with a prominent person in the Civil Rights Movement history of Starkville and the property must be associated with that person during their period of significance in the Civil Rights Movement.

To meet Criterion C eligibility (properties that embody a type, period or method of construction), the property must possess significance in architecture, craftsmanship, and/or art. This MPS does not focus on the architectural qualities of the properties but recognizes that many of the properties, especially churches and government buildings, possess architectural merit and may be eligible for listing in the National Register under Criterion C.



104 Gillespie Street, West
former home of Dr. Douglas L. Conner



327 Dr. Douglas L. Conner Drive
former home of J.L. King Sr.



123 Dr. Douglas L. Conner Drive
former Leonard's Drug Store



300 block, Dr. Douglas L. Conner Drive
Rising Star Masonic Lodge #31



100 Jefferson Street
Oktibbeha County Jail



106 Felix Long Street
Felix Long Memorial Hospital

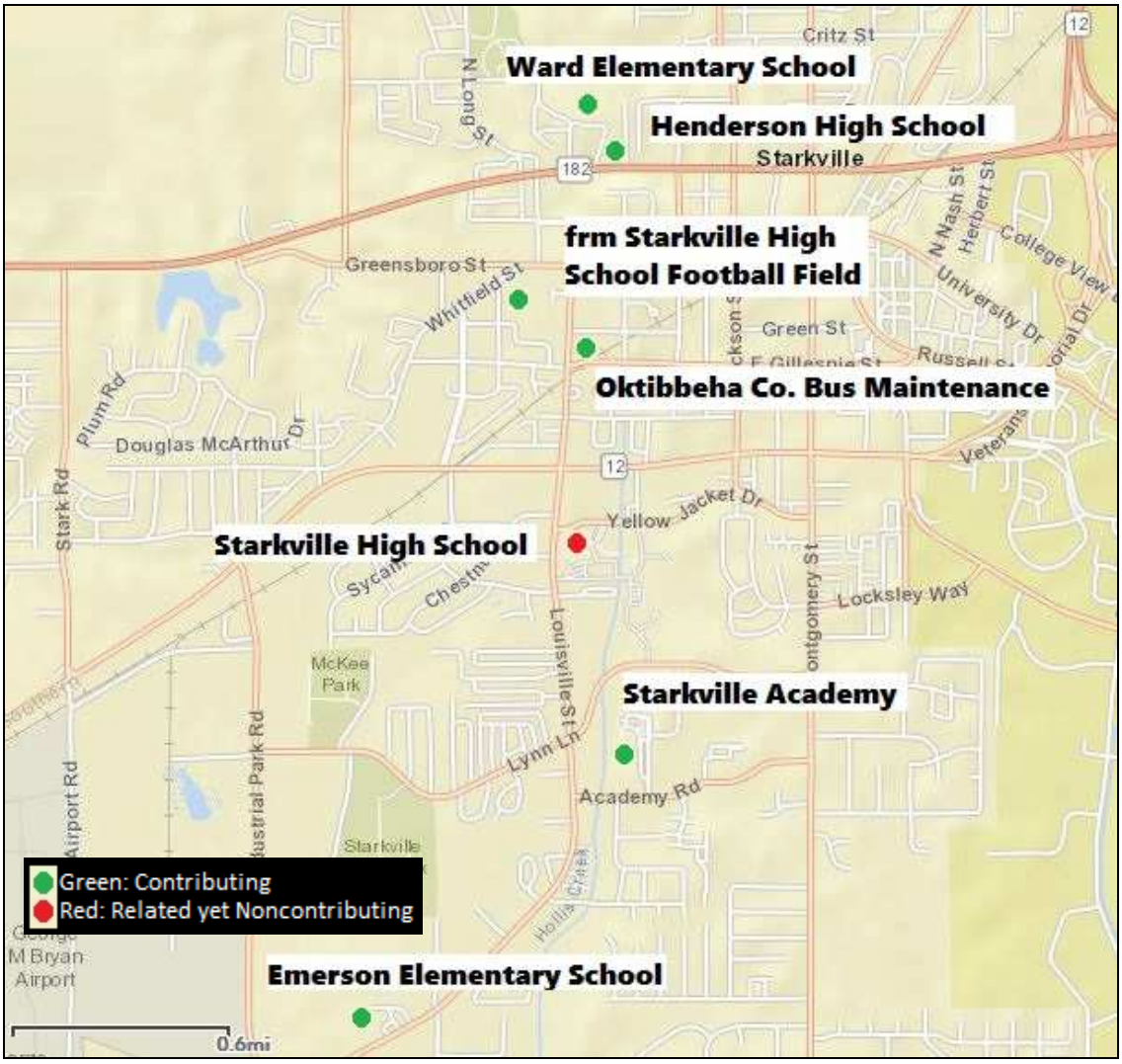


505 Academy Road,
Starkville Academy



200 Block Highway 182, West,
former Henderson High School

Educational Buildings in Starkville, Mississippi



Proposed Multiple Property Submission for Public & Private Educational Buildings in Starkville, Mississippi

Area of Significance: Criteria A for 'Education' 'Social History' and Criteria C for 'Architecture'

Period of Significance: 1900-1980

Level of Significance: Local

Educational facilities are spread throughout Starkville. The majority of the resources are owned by the Starkville Municipal Separate School District, or the Oktibbeha County School Board. Typically, the resources are grouped together on campuses, usually focused on meeting the educational needs of a particular age group. The buildings are typically masonry, with flat roofs, between one and two stories in height, and feature large banks of windows. Interiors contain classrooms located off double-loaded corridors. Schools for younger age groups characteristically have playgrounds, where high school campuses have parking areas for students and significantly developed sports fields.

Significance

There are a variety of Public and Private Kindergarten - 12th grade educational facilities throughout Starkville. The educational resources are locally significant under Criterion A in the area of Ethnic Heritage/Black and Social History as an example of post war educational facilities. Currently unlisted examples of such are the former Jaycee Field & stands (1939), former Ward Elementary School (1954), the Oktibbeha County School Bus Maintenance Shop (c.1957), Henderson High School (c.1959), Emerson Elementary School (1960), and Starkville Academy (c.1970). The bus barn is representative of Mississippi's mid-20th century effort to consolidate schools. Initially Starkville's public education system was racially segregated; however on January 1, 1970, the all public schools were integrated. Prior to this, from 1946 to 1961, the state embarked on a campaign of constructing "equalization schools", school buildings that the state would argue supported a "separate but equal" policy. Several schools built during the equalization schools period still stand in Starkville. As a reaction to school integration in 1970, many white communities throughout the state created what came to be known as "segregation academies", private schools that were not required as part of the new law to be integrated. Starkville Academy is once such example of a school built as a "segregation academy." While the schools were segregated when they were built , they are all representative of educational progressivism, architectural modernism, and school consolidation that took place during the 1950s and 1960s.

Registration requirements

In order to qualify for listing, the public and private Educational resources must have been built under the auspices of, or used primarily by a public or private school, or used in support of providing education. Except where specified, eligible resources must have integrity of location, design, setting, materials and association. These buildings will usually meet registration requirements because of their mandated forms, floor plans, and materials. Stylistically, these buildings will meet registration requirements because they are constructed in a style popular in the mid-20th century. In general, to qualify for registration, specific buildings should retain integrity of form, floor plans, or materials that evoke their period of construction and the life of residents at the time. Integrity of their association and complexes are greatly bolstered by the presence of contemporary outbuildings or later outbuildings that display forms and functions similar to their predecessors. Such outbuildings may be school board offices, maintenance buildings, bus barns, garages, storage buildings, vocational buildings, band halls, sports fields and courts, gymnasiums, cafeterias, and landscaping elements and features. [179]

The properties listed in this chapter are not an exhaustive representation of associated resources, but do represent a significant sampling of properties that share National Register eligibility criteria.

[179] Starkville High School is identified as part of this MPS, however the building currently lacks historic integrity to be listed for it's architectural merits alone.



303 McKee Street,
Jaycee Field & stands



220 West Gillespie Street,
Oktibbeha County School Bus Maintenance Shop



505 Academy Road,
Starkville Academy



1504 Louisville Street,
Emerson Elementary School



200 Pilcher Street,
Former Ward Elementary School



200 Block Highway 182, West,
Former Henderson High School

Industrial buildings 1950-1980 in Starkville, Mississippi



601 Highway 12, West, Garan Manufacturing Plant

Area of Significance: Criteria A for 'Industry' and Criteria C for 'Engineering'

Period of Significance: c.1950-1980

Level of Significance: Local

Located throughout Starkville, these buildings are a variety of forms that follow the function of their industry. While constructed from a variety of materials, the buildings are most commonly constructed of masonry or metal frames, clad in brick, concrete block, or sheet metal siding and typically feature a flat or low pitched roof. Windows are infrequent, while man doors, service doors, and loading bays are arranged based on the interior programming of the building. Industrial buildings are frequently clustered together in areas where noise, dust, or odors generated would be of minimal offense to neighboring properties. They are commonly surrounded with a hard surface parking area for work vehicles or a lay down area for equipment and supplies. Other structures related to industrial production may be present on the property. This could include storage tanks, silos, hoppers, material bins, or dust collection systems.

Starkville's growth of the 1950s thought the 1970s can be credited to industrial development in the city. Well into the 20th century, the region's economy was largely based on cotton production and after World War II, the economy continued to diversify under the statewide Balancing Agriculture With Industry (BAWI) program. As industry moved in, more workers relocated to centralized work locations, driving population growth. While the number of residential subdivisions from the period represents an important part of Starkville's history, it only tells part of it. The other parts are the industrial buildings of this era. Further research should be conducted to identify eligible sites.

Mississippi State University off-campus properties in Starkville, Mississippi



114 Airport Road,
Raspet Flight Research Center (1963)



900 Block Blackjack Road,
Forest Products Utilization Laboratory (1965-1966)

Area of Significance: Criteria A for 'Education' and Criteria C for 'Architecture'

Period of Significance: c.1878-c.1977

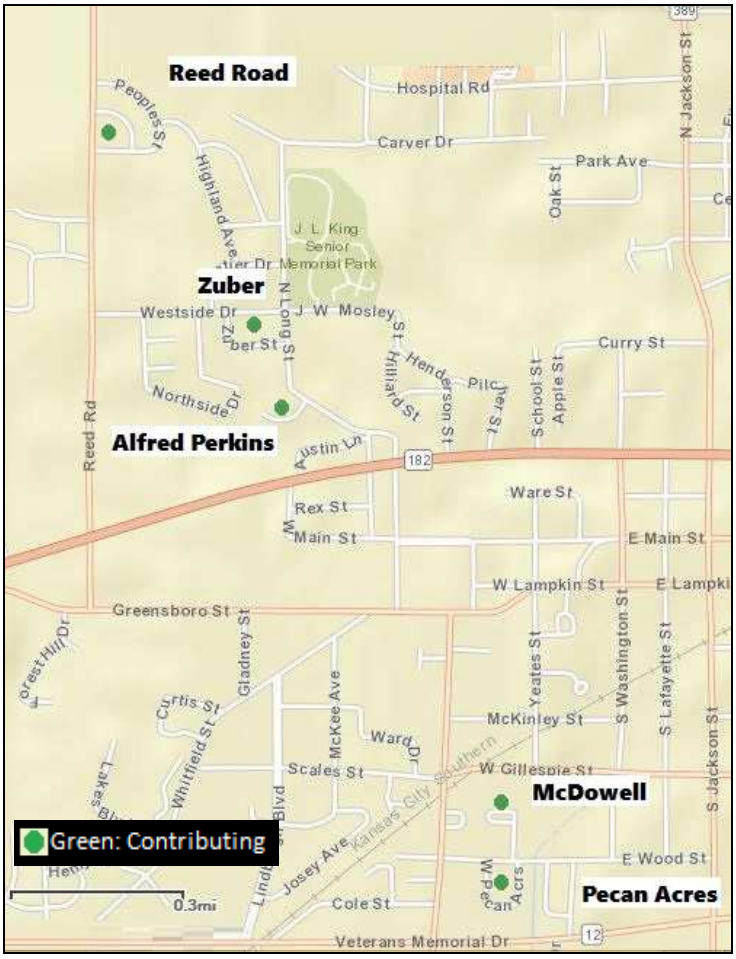
Level of Significance: Local

Located throughout Starkville, these buildings vary in era of construction, appearance, and purpose. Their one commonality is that they are all used by the Mississippi State University to "*provide access and opportunity to all sectors of Mississippi's diverse population, as well as other states and countries, and to offer excellent programs of teaching, research, and service.*"[180]

Buildings owned or built by the University that are located within Starkville, such as the 1921 University power plant, the Raspet Flight Research Laboratory Building 1 (1963), the R.T. Clapp Forest Products Laboratory (1965-1966), and The MSU & USDA facilities (various), may be worthy of inclusion on the National Register. These buildings represent the university's physical impact on Starkville and further illustrate the connection between the city and university. The examples given also stress the intention of MSU as a research school. The above buildings identified on a whole retain a high level of historic integrity and would be eligible for listing on the National Register under Criterion A for Education and Criterion C for Architecture. Level of significance is local but further research may determine State or National level of significance under Criterion A.

[180] https://www.president.msstate.edu/communications/vision-mission/ accessed 3-10-2020

Public Housing Complexes in Starkville, Mississippi



Proposed Multiple Property Submission for Public Housing Complexes in Starkville, Mississippi

Area of Significance: Criteria A for 'Community Planning and Development' 'Social History' and Criteria C for 'Architecture'

Period of Significance: 1957-1972

Level of Significance: Local

There are five Public Housing Complexes in Starkville: Alfred Perkins (built ca. 1965), McDowell (built 1972), Pecan Acres (built 1957, expanded built ca. 1965), Reed Road (built 1972) and Zuber (built 1957). Initially, Starkville's public housing was racially segregated, with white units being built south of downtown and African American units being built north of town. Public Housing was administratively desegregated as part of the 1968 Fair Housing Act. Public Housing in Starkville consists of one-story, brick veneered, Ranch Style, duplex housing units, with several exceptions of single family, or one-and-one-half story units existing. The units are predominantly red brick with a few exceptions being constructed of a yellow brick. Each generation of complex shares architectural details. The Alfred Perkins, Pecan Acres, and Reed Road complexes appear to be the same architectural designs. The architects of the McDowell and Reed Road complexes have been identified as Thomas Jones and Associates.[181]

[181] "Large Loan Approved For Starkville" *Clarion-Ledger* [Jackson, MS] 17 January, 1970 page 5.

Significance

The five identified Public Housing complexes in Starkville are locally significant under Criterion A in the area of Community Planning and Development as a good example of post-war public housing projects. Pecan Acres, together with Zuber homes, located approximately one mile apart, were the first two public housing developments planned by the Starkville Housing Authority, using funds from the Federal Public Housing Authority and bonds from the City of Starkville. Pecan Acres, on the southwest side of Starkville, was constructed for whites, while Zuber Homes, on the northwest side of Starkville, was built for African-Americans. The design of Starkville's public housing complexes, their materials, and their organization on the site reflect the Starkville Housing Authority's instruction to the architects to follow the guidelines published by the Public Housing Administration in 1945, which addressed methods of optimal site design and mandated design elements inside the apartments, such as room sizes and amenities. Published guidelines emphasized the importance of using durable building materials in order to reduce the ongoing cost of maintenance. Starkville's public housing expresses these guidelines through its setting, landscaping and circulation patterns, and use of inexpensive yet durable building materials. The complexes are significant at the local level. Their period of significance is between 1957 and 1972, the period during which each complex was constructed.

Registration requirements

In order to qualify for listing, the Public Housing Complex resources must have been built under the auspices of the Starkville Housing Authority. Except where specified, eligible resources must have integrity of location, design, setting, materials, and association. These buildings will usually meet registration requirements because of their mandated forms, floor plans, and materials. Stylistically, these buildings will meet registration requirements because they are constructed in style popular in the mid-20th century. In general, to qualify for registration, specific buildings within the Public Housing complexes should retain integrity of form, floor plans, or materials that evoke their period of construction and the life of residents at the time. Integrity of their association and complexes are greatly bolstered by the presence of contemporary outbuildings or later outbuildings that display forms and functions similar to their predecessors. Such outbuildings may be complex managers' offices, maintenance buildings, community resource centers, laundries, storage buildings, and landscaping elements and features.

"Open Bids December 30" *Clarion-Ledger* [Jackson, MS] 14 December, 1971 page 4.



Zuber Public Housing Complex (1957)



116-118 Zuber Drive



Pecan Acres Public Housing Complex (1957)



144-146 West Pecan Acres



Pecan Acres Public Housing Complex (ca.1965)



185 Pecan Acres Extended



Alfred Perkins Public Housing Complex (ca.1965)



161-163 Alfred Perkins Street



McDowell Public Housing Complex (1972)



4A-4B-4C-4D McDowell Street



Reed Road Public Housing Complex (1972)



16A-16B Peoples Street



300 Peoples Street,
Family Resource Center.



8 Peoples Street



101 West Wood Street,
Starkville Housing Authority Offices.



101 Alfred Perkins Street,
Police Substation.

Roadside Architecture Sites in Starkville, Mississippi



Humble Oil Gas Station 303 Highway 182, East. c.1970 from MSU CHARM Digital Collection.

Area of Significance: Criteria A for 'Commerce' and Criteria C for 'Architecture'

Period of Significance: c.1925-c.1975

Level of Significance: Local

Roadside Architecture is defined as structures, signs, and symbols of the American commercial process, such as highways, service stations, motels, cafes, drive-ins, new and used car dealers, strip retail, and signage. While they are spread throughout Starkville, these buildings are most frequently located along major traffic corridors, such as Highway 12 and 182, but can be found along any roadside. They consists of a variety of forms that follow the function of the service they provide. While constructed from a variety of materials, the buildings are most commonly constructed of masonry or wood frames, clad in brick, concrete block, or sheet metal siding. While there are a variety of roof types, they are primarily flat or low pitch, frequently hidden behind a decorative parapet false pitched roof. Large plate glass windows intended to showcase wares or give glimpses of activity within are frequent. Doorways are typically oriented towards the nearest parking areas at the front or the side of the building. As the number of customers arriving at the business via vehicle grew, hard surface parking areas would become larger and more prominent. As the century progressed and businesses grew their clientele, this meant larger properties capable of offering sufficient space for customer parking were sought out by businesses. Parcels of sufficient size at economical prices were typically at the edges of a city. Along with signage, parking areas are significant landscape features of these properties.

When compared to towns of similar size, Starkville has an above average collection of roadside architecture, both mass-produced and vernacular forms of the machine age.

Examples of Roadside Architecture types include motels and motor courts, restaurants, both drive-thru and sit down cafes' and diners, car dealerships, service stations. These buildings are frequently representative of the place-product-packaging: the coordination of building design, decor, product, service and pricing under distinctive logos.[182]

- Motels (403 Highway 12 East, 104 Highway 182 West, 410 Highway 182 East)
- Fast Food (211 Highway 12 West, 205 Highway 12 West, 102 Highway 12 West)

[182] Jakle, John A. "Roadside Restaurants and Place-Product-Packaging" *Journal of Cultural Geography* Vol. 3 No. 1, 1982

- New & Used Car dealerships (102 Highway 182 West, 206 Highway 182 East, 106 Lafayette Street, North)
- Service Stations (113 Highway 182 West, 102 Highway 182 East, 204 Highway 182 East, 206 Highway 182 East, 303 Highway 182 East, 411 Highway 182 East)
- Other building types represented in the district are Cafes (108 Highway 182 West), Carwashes (412 Highway 182 East), Drive through Banking (305 Highway 182 East), Roadside Commercial Strips (100 Highway 182 West), and Super Markets (319 Highway 182 East, 605 South Jackson Avenue, 118 Highway 12 West).

Significance

Roadside architecture represents the unique impact of the automobile on consumer habits and the 20th century commercial built environment and cultural landscapes. Community growth shifted commercial development from Main Street to outlying zones more readily accessible by car. Whether a single building or a group of buildings, the properties should illustrate commercial activity that occurred in direct response to automobile use and travel.

Registration requirements

The buildings identified here-in retain a level of historic integrity and would be eligible for inclusion to the National Register under Criteria A for Commerce and Criteria C for Architecture. The period of significance is roughly 1925 to 1975.

To meet Criterion A eligibility (properties associated with events that have made a significant contribution to the broad patterns of history), eligible properties should be associated with patterns of settlement and development that occurred in response to the automobile. This includes the development of secondary commercial districts along newly constructed state highways and eating and lodging facilities for tourists in areas not commonly associated with railroad era travel.

To meet Criterion C eligibility (properties that embody a type, period, or method of construction), eligible properties should embody the architecture of the automobile era. This includes early, traditional designs for service stations, tourist cabins and motels, as well as later, streamlined designs, or buildings that exhibit identifiable traits of specific companies that developed or flourished during the automobile era. Properties that exhibit the use of modern construction techniques and materials, such as enameled porcelain, stainless steel, aluminum, and glass blocks, would also qualify under this criterion.



319 Highway 182, East



102 Highway 182, East



211 Highway 12, West



205 Highway 12, West



210 Highway 182, East



102 & 104 Highway 182, West

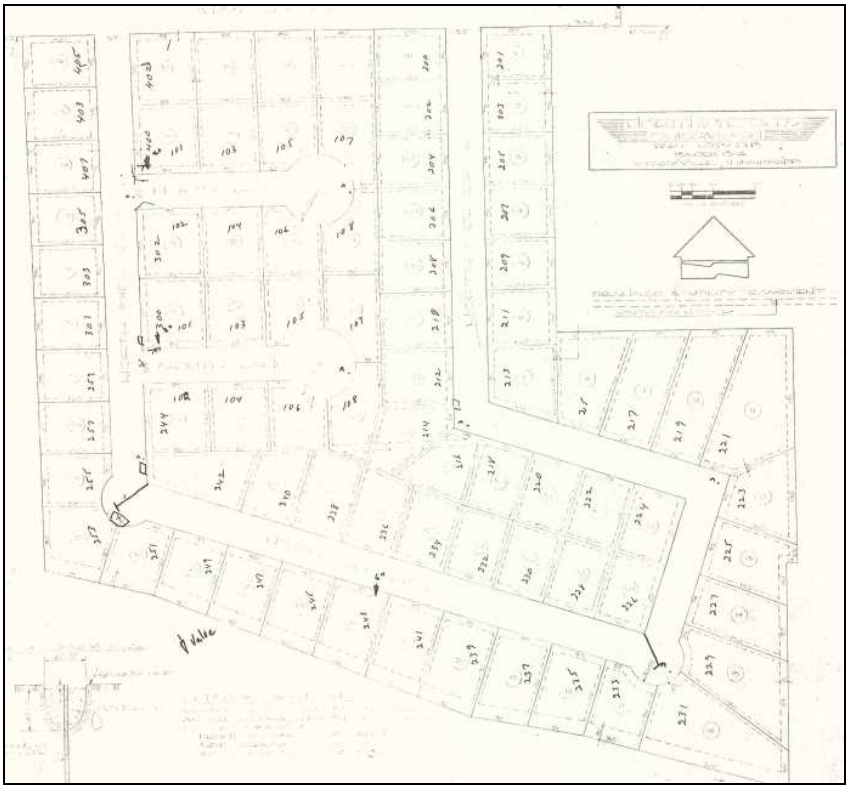


104 Highway 182, East



406-416 Highway 12, West

Subdivisions of the 1970s in Starkville, Mississippi



Northwood Hills Subdivision. Platted 1972.

Area of Significance: Criteria A for 'Community Planning and Development' and Criteria C for 'Architecture'

Period of Significance: 1970-1979

Level of Significance: Local

Located throughout Starkville, these subdivisions are made up of both grid and curvilinear plans, and comprised of detached houses with wide lots and consistent front-yard setbacks. Consisting of generally long blocks, on a loop road, or ending in a cul-de-sac, the houses generally do not face main roads. The primary style of housing for these subdivisions is the Ranch House. These houses are one story, generally with masonry cladding, and low to medium pitch roofs.

These subdivisions represent the next era of historic development in Starkville's history that will be reaching 50 years old in the next decade. The 1970s is the final decade for the dominance of the Ranch Style phenomenon. By this time, after nearly 30 years of use Ranch houses were no longer viewed as modern by the public. In order to inject new life into the Ranch house form, designers were incorporating decorative elements from a variety of other styles into the construction of newly built Ranch houses. Designers were increasingly pulled details from Colonial, French, Spanish, and Tudor Styles as an attempt to express a worldly sophistication, while retaining the Ranch form to provide a more contemporary aesthetic/feel. In earlier ranch housing carports were featured prominently, but by this era they have slipped to the side or back of houses. In higher end subdivision, one car or two car garages attached began to become more frequently used than in past decades. Front facing picture windows fade in popularity to paired or ganged windows and small porches are frequent. Northwood Hills and Timbercove subdivisions are examples of this era's subdivisions, along with later additions to pre-1970 subdivisions such as Green Oaks, Longmeadow, and Rolling Hills.

Proposed Individual National Register Listings

The properties in the following section are recommended for individual listing on the National, with similar periods of significance. If they are adjacent to an existing National Register district with a similar listing criteria and period of significance, the district should be amended to include them. The descriptions are listed alphabetically, and detailed evaluations are contained further within this narrative. Intensive level survey work should be carried out on the proposed districts in preparation for National Register listing.[183]

The following are potentially eligible for Individual sites:

- 114 Airport Road, Raspet Flight Research Center
- 900 block Blackjack Road, Forest Products Utilization Laboratory
- 305 Everglade Avenue, Brookville Gardens apartment complex
- 1400 Fire Station Road, Fire Station #3
- 104 Gillespie Street, West, Dr. Douglas Conner Residence / Minimal Traditional Style House
- 115 Gillespie Street, West, Colonial Revival Style House with Craftsman Style updates
- 406-416 Highway 12, East, Southdale Shopping Center
- 501 Highway 12, East, Colonial Revival Style House
- 601 Highway 12, West, Garan Manufacturing Plant
- 1001 Hospital Road, Starkville Manor Health Care and Rehab
- 606 Jackson Street, North, Greek Revival Style House
- 304 Lampkin Street, East, Millsaps Pontiac / Starkville Daily News
- 903 Louisville Road, Craftsman Style House
- 200-202-204-208 & 210-212-214-216 Lummus Drive, Pair of Classical Revival Style Fourplexes
- Main Street, Starkville's 1970s Resources within the Downtown National Register Historic District.
- 711 Montgomery Street, South, Greek Revival Style House
- 1103 Montgomery Street, South, Craftsman Style House
- 1305 Montgomery Street, South, Ranch House
- 303-305 Sand Drive, Sewage Lagoon
- 501 Scales Street, American Legion Hut
- 507 University Drive, Colonial Revival Style House and Outbuildings
- 526 University Drive, Craftsman Style Apartment House
- 606 University Drive, Tudor Revival Style House
- 615 University Drive, Tudor Revival Style Apartment Building
- 200 Washington Street, South, Ranch House
- 200 Block Washington Street, Rail Overpass
- 200 Womack Drive, Rolling Hills Development Center
- 200 block Yeates Street extension of the Greensboro National Register Historic District

[183] Intensive level survey may reveal that properties identified for individual nomination may be best listed on the National Register as an amendment to nearby existing districts

114 Airport Road, Raspet Flight Research Center



A two story, metal-clad, low-pitch roof hangar building built in 1963. Designed in the International Style the hangar hash a masonry clad, flat roof. office space extension on the north elevation. Building features an air traffic control tower. The building on a whole retains a high level of historic integrity and would be eligible for listing on the National Register under Criterion A for 'Education' and Criterion C for 'Architecture'.

900 block Blackjack Road, Forest Products Utilization Laboratory



A symmetrical, two story, pole construction, laboratory building, with a flat roof built in 1965-1966. Design was to showcase the technological research that was undertaken by the laboratory. The building on a whole retains a high level of historic integrity and would be eligible for listing on the National Register under Criterion A for 'Education' and Criterion C for' Architecture'.

305 Everglade Avenue, Brookville Gardens apartment complex



The Brookville Gardens apartment complex consists of symmetrical, two-story, brick apartments with side gable roofs clad in asphalt shingles. Orange/red brick is laid up in running bond. The rear elevations and the gable ends are clad in Masonite siding. A centered two story breezeway contains a staircase and the primary entry doors to the apartments. On either side of the central corridor are three vertical panels that contain four-light metal windows, separated by Masonite panels.

Constructed in 1969, Brookville Gardens is a 27 building complex of two-story brick apartment buildings and was part of a nationwide movement of non-profit, private-sector development of low-income housing. Mississippi Industrial & Special Services, Inc.(MISS) sponsored the construction of the 120 unit apartment complex at the amount of $1,480,000. In their 1967 articles of incorporation, MISS states that among their purposes was to "*generally improve housing in the State of Mississippi, its availability for low income groups and to develop and implement programs and concepts in housing availability, construction, financing, maintenance and service.*" A 1971 *Clarion-Ledger* article details that the organization was the largest developer in this field in the state.[184] The Brookville Gardens apartment complex was funded through the FHA 221-D-3 program, and was considered to be a step above public housing. MISS owned the apartments until 1984 when they were sold to a for-profit concern. While portions of the complex are in a deteriorated state, the complex as a whole retains a high level of historic integrity and would be eligible for listing on the National Register under Criterion A for 'Community Planning and Development' and Criterion C for 'Architecture'.

1400 Fire Station Road, Fire Station #3



The station sits at an angle facing the intersection of Garrard Road and Highway 389. It is designed in the International Revival Style. The building is a cube with projecting semi-circular bays, entirely clad in sheet metal with vertically oriented ribs. The flat roofed building appears as one height from the exterior, however the two vehicle bays are double

[184] "MISS Seeks To Improve Local Housing Conditions" *Clarion-Ledger* [Jackson, MS] 1 August, 1971 Page C2.

height interior spaces while the northern portion of the building contains two stories. The vehicle bays are pass-through which historically had two, 24 glass panel, and roll-up overhead doors at each end. These were recently replaced with roll-up overhead doors with only three lights each. The windows use mirrored glass and are recessed or sheltered by a projection (except on the north elevation where the windows are not shaded.) A wooden, five story fire training tower built after 1996 is also on the property.

Built in 1979, this is the oldest fire station still in use in Starkville. It represents a new era in professional firefighting that the City initiated in the 1970s. In 1973, the first full-time paid fire chief was hired and by 1975 six new firefighters were hired allowing for a 24-hours on and 48-hours off shift rotation. This gave Starkville two fully staffed fire stations.[185] The need for a station to serve the residents in the northern part of the city was evident in 1977, when Oktibbeha County and the City of Starkville received a Community Development Block Grant in the amount of $480,000. A proposed fire station was among several expenditures the grant money.[186] Fire Station No. 3 was dedicated on October 7, 1979 and was cited by City officials as a major accomplishment. Construction cost a total of $225,000 which was paid from the City's state fire insurance rebates. The explanation of the design at the time was that it was intended to be energy efficient.[187] The building on a whole retains a high level of historic integrity and would be eligible for listing on the National Register under Criterion A for 'Social History' and Criterion C for 'Architecture'.

104 Gillespie Street, West, Dr. Douglas Conner Residence / Minimal Traditional Style House



This house is a mid-20th century, one-and-one-half-story, asymmetrical Minimal Traditional Style residence. The side facing gable roof is clad in asphalt shingles, while the front elevation has a decorative front facing gable and a brick chimney that is stepped and has stone work accents. The grounds retain the suburban appearance the home would have had upon its construction, with a lamp post midway between the house and the sidewalk. This house was once home to Starkville's Civil Rights leader Dr. Douglas L. Conner.[188] The building appears to retain a high level of integrity and would be worthy of inclusion on the National Register as an individual listing with local significance under Criterion B for association with a prominent person in the Civil Rights Movement history of Starkville and Criterion C for 'Architecture'.

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[185] https://www.cityofstarkville.org/180/Fire accessed 3-21-2020

[186] "Three communities receive grants" *Hattiesburg American* [Hattiesburg, MS] 16 August, 1977. Page 9.

[187] "Starkville officials laud 1979 as a 'building' year for the city" *Clarion-Ledger* [Jackson, MS] 28 December, 1979. Page 19.

[188] Mississippi State Sovereignty Commission, "memo from Zack J. Van Landingham to Directory, State Sovereignty Commission" April 20, 1959, SCRID# 2-33-0-5-1-1-1, Series 2515: Mississippi State Sovereignty Commission Records, 1994-2006, Mississippi Department of Archives and History, April 20, 2006, < http://da.mdah.ms.gov/sovcom/result.php?image=images/png/cd01/006267.png&otherstuff=2|33|0|5|1|1|1|6109|> (2020/6/18)

115 Gillespie Street, West, Colonial Revival Style House with Craftsman Style updates



This building is a 19th or early 20th century large, one-story, asymmetrical Colonial Revival house. The property retains the suburban appearance the home would have had upon its construction. There is a historic one-vehicle wood frame garage to the rear of the property. The house is a unique combination of a Pyramidal and L-Front housing forms. The porch was updated with Craftsman Style balustrade and columns. The buildings appear to retain a high level of integrity and would be worthy of inclusion on the National Register as an individual listing with local significance under Criterion C for 'Architecture'.

406-416 Highway 12, East, Southdale Shopping Center



The Southdale Shopping Center is a one story, masonry, commercial shopping center, oriented perpendicular to Hwy 12, behind a parking lot with two driving isles. A cantilevered concrete awning, stepped at equal intervals and downturned at the west end, spans the front facade and shelters multiple glass metal frame store fronts. A signboard spanning the building features an off-centered, arched pylon bearing the text 'Southdale Center.' There are newer additions for additional stores on each end of the original building.

Construction of a $50,000 shopping center was announced in 1958 and in 1960, work began on the site. By December of 1961, tenants were advertising that they were open for business. The shopping center was likely named after the 1956 Southdale Center in Edina, Minnesota that was making national headlines at the time as the first fully enclosed, climate-controlled shopping mall in the United States. While Starkville's Southdale Shopping Center was not enclosed, it was one of the first modern roadside shopping centers to be built in Starkville. While more than 50 years old, Starkville's Southdale Center does not currently retain enough historic integrity for individual listing on the National Register of

Historic Places. Further research into the shopping center should be conducted to see if local landmark designation should be considered to retain the remaining integrity and/or a restoration program for the building should be promoted to return the building to its original appearance. If restored, the building would be eligible for listing on the National Register under Criterion A for 'Commerce' and Criterion C for 'Architecture'.

501 Highway 12, East, Colonial Revival Style House



This 19th or early 20th century home site consists of a large, two-story, asymmetrical Colonial Revival house. Despite the significant changes to it surroundings, the grounds retain the suburban appearance the home would have had upon its construction. The building appears to retain a high level of integrity and would be worthy of inclusion on the National Register as an individual listing with local significance under Criterion A for 'Exploration/Settlement' and under Criterion C for 'Architecture'.

601 Highway 12, West, Garan Manufacturing Plant



The Garan Manufacturing Plant is a one-story, masonry, flat roofed, mid-20th century industrial building. It is clad in buff-colored brick, laid in running bond. Folded plate porch roofs shelter glass storefront entrances at the front and side of the building. The building sits approximately 150' back from the highway, behind a grass lawn. To the east of the building is a 200' by 200' parking lot paved in asphalt. Tall pine trees rim the east, south, and west borders of the property.

Of all the mid-20th century industries that were built in Starkville, the Garan Manufacturing Plant retains a high level of integrity, with minimal changes since its 1963 construction. While built during a period of architectural minimalism, it does feature folded plate porch roofs sheltering glass storefront-type entrances and the Garan signage on the building is in a mid-century script font. This red script sign contrasts with the buff brick the building is clad in. As the Garan Manufacturing Plant played a major role in the development of Starkville's 20th century industry, a National Register nomination should be strongly considered. As the building is currently owned by the City of Starkville, it may be subject to Mississippi Antiquities Law. Both State and Federal historic designations would work in favor of the building's redevelopment, allowing for the lucrative Historic Tax Credit. The plant as a whole retains a high level of historic integrity and would be eligible for listing on the National Register under Criterion A for 'Industry' and Criterion C for 'Architecture'.

1001 Hospital Road, Starkville Manor Health Care and Rehab



Starkville Manor Health Care and Rehab is a one story, masonry building with a flat roof and an X-shape floor plan. The stucco exterior is white with regularly spaced projecting piers indicating interior space width. Between the piers are three-light, wall-to-wall picture windows over a knee wall. The building has a decorative mini-mansard roof, clad in three-tab asphalt shingles.

The Rolling Hills Developmental Center (1970) and the Starkville Manor Health Care and Rehab (1974) represent an era of change in care for elderly Americans. While the modern concept of private nursing homes was first established after the creation of Social Security in 1935, a second era of private nursing homes was established following the federal government's creation of the Medicare national social insurance program for people over 65 years of age in 1965. Both facilities retain a sense of integrity of location, design, setting, feel, and association. They are both associated with events that have made significant contribution to broad patterns of our history and they embody distinctive characteristics of a type and period of construction. With additional research more contributing nursing homes may be identifiable. On a whole, these resources retain a high level of historic integrity and would be eligible for listing on the National Register under Criterion A for 'Health/Medicine' and Criterion C for 'Architecture'.

606 Jackson Street, North, Greek Revival Style House



This 19th century home site consists of a large, two-story, symmetrical Greek Revival house with a tetra-style monumental portico of square box columns. The building appears to retain a high level of integrity and would be worthy of inclusion on the National Register as an individual listing with local significance under Criterion A for 'Exploration/Settlement' and under Criterion C for 'Architecture'.

304 Lampkin Street, East, Millsaps Pontiac / Starkville Daily News



Millsaps Pontiac/Starkville Daily News is a one story, commercial building with a stucco facade on a metal building. The facade creates a wrapping, colonnaded walkway with arched openings of equal size. Above the colonnade is a signboard parapet. A dark glass storefront with black metal framing is sheltered by the colonnade. The rear 4/5ths of the building is clad in vertically oriented metal panels. This portion of the building is windowless and features several louvered vents, man doors, and an overhead garage door. To the rear of the property is a smaller side gable metal building. This building faces the rear of the property and has three metal windows facing north and four overhead garage doors on the south elevation. The property retains the openness of its original parking lot, and along Lampkin Street, features four light posts with decorative globe shades that would direct light down on the lot's inventory.

A vernacular adaptation of the New Formalist Style, this former auto dealership reflects the influence of the New Security State Bank construction in 1972. Millsaps Pontiac Company Incorporated was established in 1965 and received

a license to sell new cars in 1966.[189] The company's initial place of operation is undocumented; however, prior to 1972, two lots, 304 & 306 East Lampkin Street, were purchased. The current building is believed to have been built that year. The dealership was built directly south of New Security State Bank and mimics that building's double-height colonnade (at a single story), heavy entablature, and dark glass with black metal frame storefront. Auto dealerships selling new vehicles were once individual expressions of their operators. Beginning in the 1990s, auto manufactures began requiring dealers to adopt a uniform appearance of the 'brand' by constructing new dealerships or remodeling existing ones as part of place-product-packaging marketing campaign.[190] As this practice became standard for new vehicle dealerships, it increased the rarity of these uniquely built dealerships from an earlier era. The buildings identified above as a whole retain a high level of historic integrity and would be eligible for inclusion to the Downtown Starkville National Register District under Criterion A for 'Commerce' and Criterion C for 'Architecture'.

903 Louisville Road, Craftsman Style House



This building is an early 20th century, one-story, asymmetrical Craftsman Style house. The building appears to retain a high level of integrity and would be worthy of inclusion on the National Register as an individual listing with local significance under Criterion C for 'Architecture'.

[189] "Of Public Record" *The Winston County Journal* [Louisville, MS] 20 January, 1966. Page 4.

[190] A nearby example of this is Larry Clark Chevrolet Buick GMC Cadillac, Inc in Amory, MS. A c.1970 metal frame building with twin front facing gables was remodeled c.2011.

200-202-204-208 & 210-212-214-216 Lummus Drive, Pair of Classical Revival Style Fourplexes.



Two, fourplex apartment buildings. Two-story, stucco clad, side gable roof Classical Revival styled units are early examples of New Urbanist development. Dating to the late 1960s, these are the first two structures of the 'Cotton District' development. Eligible for listing on the National Register under Criterion A for 'Community Planning and Development' and Criterion C for 'Architecture'. These buildings may have national significance as early examples of a national movement of 'New Urbanism'.

Main Street, 1970s Resources within the Downtown National Register Historic District.



Both modern and traditional architectural styles were popular in the 1970s.

There are several very fine examples of architecture from the 1970s within the Downtown Starkville National Register Historic District. However, due to their age at the time of the district's listing in 2012, they had not reached the "50 year rule" that states "properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. These properties will surpass 50 years of age within the current decade. The Downtown National Register Historic District nomination describes two downtown bank buildings that, at the time of the districts

designation , were within the districts boundaries, but not listed as contributing resources to the district only due to their young age:

> *"There were two stylistically important structures constructed in the 1970s, which is outside of the period of significance, but still should be noted as they are excellent examples of the architectural styles used in their construction... one located at 301 East Main Street was constructed in the New Formalism style in 1972 ...the other located across the street at 300 East Main Street was built in the Brutalist style around 1975..."*

Other examples are the Oktibbeha County Court House at 101 East Main Street (NR 2012) and the bank at 315 East Main Street. In addition to these prominent buildings, there are some smaller commercial buildings that equally contribute to the history of downtown, such as 310 East Main Street and 320 East Main Street, both constructed c.1970. Properties from this era anywhere within the district should be evaluated for listing.

The buildings identified above on a whole retain a high level of historic integrity, and should be considered for inclusion to any boundary increase for either the Downtown National Register Historic District under Criterion A for 'Community Planning and Development' and Criterion C for 'Architecture'.

711 Montgomery Street, South, Greek Revival Style House



This 19th century home site consists of a large, two-story, symmetrical Greek Revival house. The grounds retain the suburban appearance similar to what the home would have had upon its construction. As it is not visible from the street, the level of integrity is unknown, but further investigation is suggested to determine if the building is worthy of inclusion on the National Register.

1103 Montgomery Street, South, Craftsman Style House



This early 20th century home site consists of a one-story, symmetrical Craftsman Style house with mid-20th-century updates. The building appears to retain a high level of integrity and would be worthy of inclusion on the National Register as an individual listing with local significance under Criterion A for 'Exploration/Settlement' and under Criterion C for 'Architecture'.

1305 Montgomery Street, South, Ranch Style House



This mid-20th century home site consists of a large, one-story, asymmetrical Ranch house. As it is not clearly visible from the street, the level of integrity is unknown but further investigation is suggested to determine if the building is worthy of inclusion on the National Register under Criterion C for 'Architecture'.

303-305 Sand Drive, Sewage Lagoon



A 25-acre, square lagoon, with an equipment yard and building located to the west of the lagoon. Originally, two 25-acre lagoons were constructed in 1959. The southernmost pond was filled in during 1980 and the current sewage treatment plant was constructed in 1981. As Starkville grew rapidly in the post-WWII era, sanitary and environmentally safe sewage disposal became a dire necessity. However, during this period less than 50% of the U.S. population had access to some form of wastewater treatment. In 1948, new regulation was passed establishing the Federal Water Pollution Control Act. This act provided federal grant funds for water quality surveys and the construction of collection and treatment plants.[191] In April 1956, J.E. Johnson, head of the Sanitary Engineering Division of the Mississippi Board of Health (MBH), spoke at the 2nd annual Water Works Operators Short Course that was held at Mississippi State. The MBH had been studying the use of sewage lagoons as a method of wastewater treatment. Johnson recommended the use of the flat-bottomed ponds where algae would transform sewage into stable compounds. These lagoons were preferential to other options, as Johnson stated that septic tanks were "unsatisfactory," sewage disposal plants were "too expensive to install and operate", and that stream pollution was a "grave problem."[192] Lagoons would be an optimal wastewater treatment method for Mississippi communities as they required cheap land and had little to no maintenance costs. This same year, the first sewage lagoon in the southeastern part of the United States was constructed in Prentiss, Mississippi, under the guidance of the State Board of Health. City officials and civil engineers from throughout the South came to see the lagoon in operation.[193] The lagoons in Starkville were constructed in 1959. A March 3, 1959, newspaper article notes the lagoons first among the "many improvements" to Starkville that included improvements to the airport, new schools, and Industry.[194] Around the same time, an experimental sewage lagoon was constructed on the MSU campus and was used as a teaching tool during workshops for Sewage Works operators throughout the South.[195] By 1960, 20 Mississippi municipalities had constructed sewage lagoons. Sewage lagoons continue to be built throughout Mississippi to date.

[191] http://civil.colorado.edu/~silverst/cven5534/History%20of%20Wastewater%20Treatment%20in%20the%20US.pdf accessed 6-18-2020

[192] "Speaker Urges Use Of Sewage Lagoons" *The Clarion-Ledger* [Jackson, MS] 1 May, 1956, page 4.

[193] "Sewage Lagoon" *The Newton Record* [Newton, MS] 4, November, 1970, page 5.

[194] "Salute to Municipalities No. 19 -- Starkville" *The Clarion-Ledger* [Jackson, MS] 8 March, 1959, page D3.

[195] This experimental sewage lagoon was on Stone Road and is no longer extant.

The north sewage lagoon is a surviving example of a mid-20th century sewage water treatment facility that represents a movement to provide clean and sanitary conditions to Mississippi's residents and waterways. The lagoon retains a considerable level of historic integrity and would be eligible for listing on the National Register under Criterion A for 'Conservation' and Criterion C for 'Engineering'.

510 Scales Street, American Legion Hut



The American Legion Hut is a Quonset hut oriented north/south. The building sits on a slab foundation, and is clad with horizontally oriented corrugated metal. At the "roofline" the metal reorients vertically to shed water. Evenly spaced across the roof ridge are three Globe Vents. An exhaust vent is located near the rear of the building, off-centered from the ridge.. The building has four-light metal frame windows. The building ends are clad in horizontally oriented corrugated metal. The front facade has a centered entry of slab double doors, flanked on each side by a four-light metal window.

Starkville's American Legion post can date its establishment to 1920, when it received its charter in January of that year.[196] Membership was extended to all white ex-service men. Initial meetings of Oktibbeha Post No. 13 were held at a variety of places including the Oktibbeha County Courthouse and the Blue Bird Theatre. The first permanent home was established in the Rex Theater's Oktibbeha Club Rooms. It has yet to be determined as to when the Post constructed its first purpose built clubhouse. This property is identified as being owned by the City of Starkville in 1935, and by 1951, it was owned by the American Legion. The Quonset hut is visible in a 1955 aerial photograph of Starkville. The American Legion no longer owns or occupies the site; however the building retains integrity from Post No. 13's period of occupation. On the whole, the building retains a high level of historic integrity and would be eligible for listing on the National Register under Criterion A for 'Social History' and Criterion C for 'Architecture'.

"American Legion To Meet Sunday"[196] *The Starkville News* [Starkville, MS] 16 January, 1920. Page 1

507 University Drive, Colonial Revival Style House and Outbuildings



This collection of late 19th or early 20th century home sites consists of no fewer than four structures: a large, two-story, asymmetrical Colonial Revival house, an outbuilding, a garage, and a stable. The stable building may be the only such structure built to house animals still standing in downtown Starkville. The buildings appear to retain a high level of integrity and would be worthy of inclusion on the National Register as an individual listing with local significance under Criterion A for 'Exploration/Settlement' and under Criterion C for 'Architecture'.

526 University Drive, Craftsman Style Apartment House



A two story, brick clad, apartment building built in the Craftsman Style. Front facing gable roof with ends clad in Transite tile. Separate exterior entrances for each unit. The building appears to retain a high level of integrity and would be worthy of inclusion on the National Register as an individual listing with local under Criterion C for 'Architecture'.

606 University Drive, Tudor Revival Style House



A one story brick and wood shingle clad house built in the Tudor Revival Style. Side gable roof, with a centered entrance, under a front facing gable. The building appears to retain a high level of integrity and would be worthy of inclusion on the National Register as an individual listing with local under Criterion C for 'Architecture'.

615 University Drive, Tudor Revival Style Apartment Building



A two story, brick clad, apartment building built in the Tudor Revival Style. Hipped roof has two front facing gables with ends clad in half-timbering. Centered entrance, with access to units from interior. The building appears to retain a high level of integrity and would be worthy of inclusion on the National Register as an individual listing with local under Criterion C for 'Architecture'.

200 Washington Street, South, Ranch House



This building is a one-story, asymmetrical Ranch house built in c.1950. There is a front facing garage set off to one side. The property appears to retain a high level of integrity and would be worthy of inclusion on the National Register as an individual listing with local significance under Criterion C for 'Architecture.' This property should be considered for inclusion to any boundary increase for either the Downtown or Overstreet School National Register Historic Districts.

200 block Washington Street, South, Washington Street Rail Overpass



The Washington Street Rail overpass is a rail overpass carrying two rail lines over South Washington Street, a two lane road flanked by sidewalks. The gravel rail bed is supported by steel I-beams and heavy wood timbers atop stout piles with cross bracing. The north side of the bridge has a wooden walkway with wood posts supporting metal cable hand rails.

While the date of construction has not been determined, the structure is well over 50 years old. The method of construction using rivets dates the bridge as having been constructed prior to 1960. The development of the railroad through Starkville in the 1870s and 1880s helped with the export of agricultural goods. This brought in the necessary financial support to help build the structures in the downtown commercial area of Starkville. The Overstreet School Historic District (NR 1992) cites the railroad line as a character defining feature of the district. As the overpass retains integrity of materials and setting, the district should be amended to include this overpass. On the whole, the structure retains a high level of historic integrity and would be eligible for listing on the National Register under Criterion A for 'Transportation' and Criterion C for 'Engineering'. This property should be considered for inclusion to any boundary increase for the Overstreet School National Register Historic District.

200 Womack Drive, Rolling Hills Developmental Center



Rolling Hills Developmental Center is a one story, masonry building with a flat roof and an E-shape floor plan. The brick exterior is brown/grey harlequin brick, laid in running bond. The main portion of the building has a prominent, red, metal cornice with raised seams and has two light metal frame picture windows, evenly spaced. The main entrance, projecting south, belies the symmetry expressed by the rest of the building. The asymmetrical projection has a gable front roof containing two bays. The left bay is an undercut porch supported by three brick piers that run up to a sloped cornice. This porch shelters solid-slab, double entry doors offset to the far right of the bay. The right bay is slightly larger as the wall continues beyond the slope of the roof for several feet, creating a buttressed masonry screen. To the far left of the bay is a large, six-light-over three-panel picture window.

The Rolling Hills Developmental Center (1970) and the Starkville Manor Health Care and Rehab (1974) represent an era of change in care for elderly Americans. While the modern concept of private nursing homes was first established after the creation of Social Security in 1935, a second era of private nursing homes emerged following the federal government's creation of the Medicare national social insurance program for people over 65 years of age in 1965. Both facilities retain a sense of integrity of location, design, setting, feel, and association. They are both associated with events that have made significant contribution to broad patterns of history and they embody distinctive characteristics of a type and period of construction. With additional research more contributing nursing homes in Starkville may be identified. On a whole, these resources retain a high level of historic integrity and would be eligible for listing on the National Register under Criterion A for 'Health/Medicine' and Criterion C for 'Architecture'.

200 block Yeates Street extension of the Greensboro National Register Historic District.



Detail from aerial view of Yeates Street, c.1959 (Left), Street view, Yeates Street, Aug. 2016 (Right).[197]

The residential area along the 200 block of Yeates Street from the current southern boundary of the Greensboro National Register District to the railroad line should receive intensive level survey to determine if these properties should be added to the Greensboro National Register District. This additional survey would determine if the area would be eligible for listing on the National Register under Criterion A for 'Community Planning and Development' and Criterion C for 'Architecture' as part of the Greensboro National Register District.

[197] Detail of aerial view of Yeates Street from "Salute To Municipalities No. 19-Starkville" *Clarion-Ledger* [Jackson, MS] 8 March, 1959, page D3.

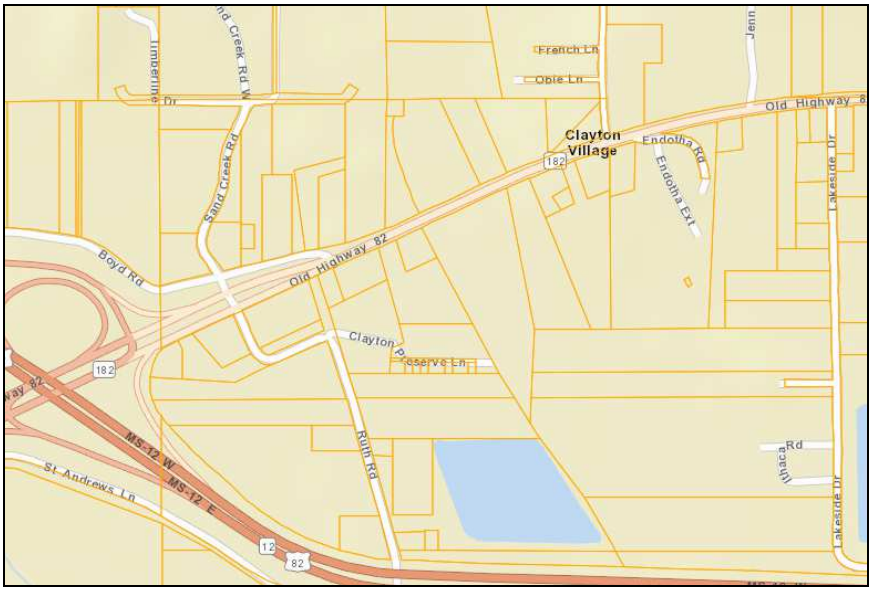
Future Areas of Annexation

These areas are currently under consideration by the City for annexation, and therefore were not part of the project. These areas also include historic resources that relate to Starkville's development. The resources listed below are potentially eligible for listing on the National Register.

- Sheely Hills: A subdivision east of Starkville, located off Lee Boulevard, East.
- Clayton Village: An unincorporated community east of Starkville, centered around Highway 82.

It is recommended that future expansion plans include reconnaissance surveys to evaluate historic properties within the area to be annexed.

Clayton Village

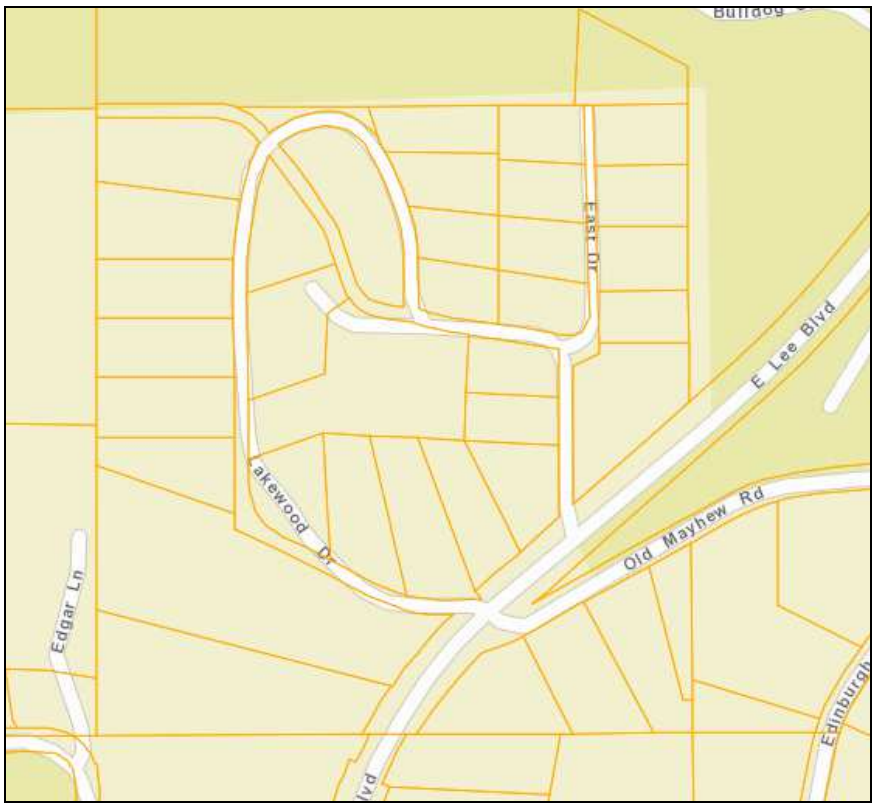


Several roadside businesses and homes in Clayton Village from the mid-20th century survive.

- A c.1940 filling station and attendant's house survive at 1380 MS-182 East.
- A c.1950 Pan Am branded service station and cafe survives (albeit significantly remodeled) at 1276 MS 182 East.
- Two motels, one c.1955, the other c.1965, survive near the intersection of Old Highway 82 East.

Clayton Village, previously an unincorporated community located to the east of Starkville, contains several historic structures. The community is located along Old Highway 82, which was established in 1931. The highway, then with a total mileage of 376 mi., began at Columbus, Mississippi and passed through Mayhew before arriving at Starkville. The highway continued west through Eupora, Winona, Greenwood, Indianola, and Greenville, then crossed the Mississippi River into Arkansas via ferry boat. By February 1937, portions of Highway 82 in Starkville were being paved east toward the town of Mayhew. With the establishment of a highway system, small-scale entrepreneurs began to make a living by providing for the needs of the newly mobile public. These businesses include motels, cafes, and service stations, along with living quarters for the owners and operators of these businesses. When Interstate 20 was completed in the 1970s, much of the through travelers these businesses served were diverted significantly south. While eliminating the sources of income for these businesses, it did allow the buildings to remain and avoid being replaced by newer structures.

Sheely Hills



Sheely Hills is a suburban development consisting of a loop drive around a lake. The oldest home sites are estimated to date to the 1930s with development completed by the mid-1950s. Styles of housing include Minimal Traditional and Ranch.

A 1960 *Clarion-Ledger* article states of Sheely Hills "some older subdivisions, such as Sheely Hills and College Vista, have greatly expanded."[198] This is likely referring to the College View subdivision created as an expansion in 1946 to the adjacent College Addition which was primarily built out between 1932 and 1940. This would date the initial development of Sheely Hills to the 1930s and make it one of the first subdivision developments created outside of a town in Oktibbeha County.

On a whole, these developments retain a significant level of historic integrity and would be eligible for listing on the National Register under Criterion A for 'Community Planning and Development' and Criterion C for 'Architecture.'

[198] "Starkville's New Census Doesn't Count The Suburbs" *Clarion-Ledger* 5 June, 1960. Page 25

Recommendations for the National Register

When planning the designation of National Register nominations of eligible resources for listing, priority should be considered based on the following merits: 1. Significance – prioritize the survey/listing of properties with a high level of significance to Starkville's history; 2. Integrity – properties that are at risk of losing integrity should receive priority; and 3. Geographic proximity – work outward from existing districts.

1. Significance

There are several properties that appear to have a high level of significance to Starkville's history that are not currently listed on the National Register of Historic Places. These properties appear in this report recommended for National Register listing in multiple instances, be this through any combination of Individual nomination, as part of a Multiple Property Submission (MPS) or as part of a district. Properties with multiple levels of significance should be prioritized for National Register listing . Examples of this are as follows:

- 104 Gillespie Street, West, Dr. Douglas Conner Residence. This property is recommended for both an individual National Register nomination, and as part of a Civil Rights Movement Sites MPS.
- 200 Block Highway 182, West, Former Henderson High School. This property is recommended for listing as part of a Civil Rights Movement MPS, an Educational Buildings MPS, and an Old Highway 82 National Register District nomination.
- 200-202-204-206 & 208-210-212-214 Lummus Drive are recommended for both an Individual National Register nomination, as part of an Apartment Housing MPS, and as part of a University Drive National Register district nomination.

The decision as to which type of National Register listing is up to the City, however MPS or District listing would provide a more economical return. Any potential district should be thoroughly surveyed to determine precise boundaries.

This survey considered all properties built in Starkville prior to 1980, and as a result, identified multiple properties that have a period of significance end during the 1970s or 1980s. Over the next decade, as these properties pass the 'fifty year mark' they should be considered for listing on the National Register.

Minority resources are historically underrepresented within the National Register. Nominating resources associated with African Americans or other minority groups should be a priority for the City moving forward. The National Park Service has been encouraging State Historic Preservation Offices to nominate resources associated with the histories of underrepresented minorities. This includes both the creation of new districts and amending existing districts to reflect these additional historical narratives. The National Park Services has an annual Underrepresented Community Grant Program (URC) that provides funding towards diversifying the nominations submitted to the National Register of Historic Places. As a Certified Local Government, the City of Starkville is eligible to apply for this grant. More information can be found at https://www.nps.gov/preservation-grants/community-grants.html

2. Integrity

Resources that may at risk of losing material integrity or at risk of demolition should receive priority listing, as a method of drawing attention to their historic value. When regarding integrity, proposed districts recommended for priority National Register listing fall into two categories:

- Districts where more than 10% of the properties are non-contributing
- Districts where 10% or fewer of the properties are non-contributing

Urgency in listing should be given to resources that may be at risk of losing integrity. Listing should be considered priority as listing may bring attention to the historic importance of the property or district. Priority listing will document and highlight this integrity. In both cases, listing a property or district as a local landmark would give the City the ability to play an active role in protecting endangered resources.

The majority of properties identified as eligible for National Register listing are post-World War II subdivisions. If the City wished to pursue an aggressive campaign of listing these subdivisions, it would be advantageous to consider creating an MPS for post-World War II subdivisions. An MPS would provide the supporting framework documenting subdivisions' role in the post-World War II years, while the nominations would supply individual histories, relying on the MPS to document the greater significance. This would lessen the time it would take to write each nomination. To consider this idea further, an MPS for all Post-World War II Development 1945-1975 could be considered.[199]

3. Geographic proximity

After considering significance and integrity, National Register listing priority should be addressed geographically, starting near Starkville's historic core, and adjacent to existing National Register districts, while working outwards toward the city limits.

Additional Recommendations for Resource Preservation

Over the past four decades, redevelopment has had significant impact on most of Starkville's historic resources and several important historic properties within Starkville have been threatened with demolition, or demolished within the past several years. As development continues, special considerations should be given to historic resources. Rather than hindrances, the contributing resources should be looked upon as irreplaceable assets that contribute to the unique and special place that is Starkville. The following recommendations are intended to serve as a general guide to facilitate resource conservation in Starkville.

- It is recommended that all of Starkville's National Register Districts, be designated Local Historic Districts.

  - Creation of local historic districts would have the potential to slow any loss of historic resources in Starkville. Existing ordinances allow the City to create such districts. The Starkville Historic Preservation Commission (HPC) can advise the governing authorities as to the designation of local historic districts, landmarks, and landmark sites. The Starkville HPC can also assist in providing direction on how to preserve, promote and develop the historical resources within a local historic district. During the creation of a local district, neighborhood stakeholders should be consulted for input regarding historic resources that are important to the community. Additionally, these groups should be notified about the benefits of creating local historic districts. Promotional materials, such as pamphlets, web pages, and self-guided walking tours would be helpful in educating the public about the unique and historic nature of Starkville's local districts.

[199] If this is considered, a Civil Rights MPS should remain a separate as it deals primarily with events in pre-existing places, rather than development.

- It is recommended that publicly owned buildings identified individually or as part of a district in this report be officially designated Mississippi Landmarks.

  - Publicly owned properties that are determined to be historically or architecturally significant may be considered eligible for designation as Mississippi Landmarks. This designation is the highest form of recognition bestowed on properties by the State of Mississippi and offers the fullest protection available against changes that might alter a property's historic character. Designated structures are eligible for the Mississippi Landmark Grant Program, which provides funding for brick and mortar restoration projects of Mississippi Landmarks. MDAH oversees the Mississippi Landmark program and the Mississippi Landmark Grants Program.

- An MPS is useful for preservation planning purposes as they allow the City to more effectively plan historic resource management. Once an MPS is listed, additions to it can occur over time, allowing any future nominations associated with the theme to be submitted to the National Register with the MPS as a cover document providing the historic context. By completing MPSs, the City can provide the supporting work for property owners wishing to create their own National Register nomination. For property owners pursuing Historic Tax Credits an MPS would ease the application burden by serving as a basis for evaluating the National Register eligibility. Additionally, it would ease the City's own future efforts when listing property types identified as part of an MPS.

- Starkville is within the Mississippi Hills National Heritage Area (MHNHA). National Heritage Areas are a program of the National Park Service and as part of their mission support historic preservation. The MHNHA may be able to provide assistance to the City with leveraging funds and long-term support for preservation of historic properties.

- It is recommended that all rehabilitations be based on the Secretary of the Interior's *Standards for Rehabilitation*. The National Park Service (NPS) has several publications in print and online as to best practices for restoring historic properties. The Secretary of the Interior's *Standards for Rehabilitation* and *Guidelines for the Treatment of Historic Properties* provide nationally recognized guidance on how best to care for and preserve historic places. Also available from the NPS are *Preservation Briefs* and *Preservation Tech Notes*. NPS *Preservation Briefs* provide guidance on preserving, rehabilitating, and restoring historic buildings. These publications help historic building owners recognize and resolve common problems prior to undertaking work. NPS *Preservation Tech Notes* provide practical information on traditional practices and innovative techniques for successfully maintaining and preserving historic and cultural resources.

- Consistent with the Secretary of the Interior Standards, the architectural character of historic buildings would be greatly enhanced through the removal of applied synthetic finishes to the exterior envelope of structures. Inappropriate replacement windows could be replaced with historically appropriate window sashes. The same holds true for doors and other assorted items of trim.

- In 2012, the City of Starkville adopted the current *Standards For Starkville's Historic Districts*. These standards should be reevaluated every ten years to make sure they adequately protect the newly historic building types, styles, and materials, particularly those commonly found in construction during the second half of the 20th century.

- If one is not currently adopted, the City should implement a plan that addresses protecting historic properties against destruction due to vacancies or abandonment, commonly referred to as 'Demolition by

Neglect.' Structures vacant for a prolonged duration of time are at high risk for damage or vandalism. Demolition by neglect appears to be a minimal problem in Starkville. However having a plan is place is necessary to prevent unoccupied buildings from becoming derelict. This can be partially addressed through the proper mothballing of unoccupied buildings. It is recommended that *National Park Service Preservation Brief 31: Mothballing Historic Buildings* be followed as a guide for mothballing buildings within the survey area. Proper care for unoccupied buildings will do a great service towards lessening both the threat of fire and demolition by neglect.

- For property owners looking to restore historic buildings, several statewide organizations can provide guidance. The Mississippi Department of Archives and History - Historic Preservation Division (MDAH - HPD) serves as Mississippi's State Historic Preservation Office. The Mississippi Heritage Trust is Mississippi's statewide preservation nonprofit. These organizations can provide information on technical guidance as well as funding opportunities for restoration projects.

- The City should also consider the creation of a historic preservation revolving loan fund that could be offered to property owners wishing to restore their homes. A revolving loan fund provides positive incentives to owners of these historic properties to maintain and improve the community's architectural heritage. Loans offered at low or no interest could benefit endangered properties and be used for rehabilitation of historic exteriors of local landmarks or buildings within local districts. Additional information on historic preservation revolving fund programs can be found on the website of the National Trust for Historic Preservation.[200] Cities such as Cleveland, OH; Dubuque, IA; Providence, RI; and Raleigh, NC have revolving loan funds for historic preservation that are worthy of study and consideration.

- Residences at 410 Chapin Street, 113 & 117 Cole Street, and 615 Lakeview Drive are all identical plans. Further research into these properties should be done to determine if the same builder or architect are responsible for the design. This research would determine if the work of a local builder or architect would warrant considered for a Multiple Property Submission.

- It would be worthwhile, as a recreational and educational endeavor, to provide information about the resources place in history and why the place is important. Materials such as self-guided walking or driving tours would be a resource to educate the public and highlight community pride to visitors. Tours for Starkville could be focused on one specific neighborhood or could be developed around themes. Examples of self-guided tours focusing on mid-Century development are available from the cities of Pasadena, California and Olympia, Washington. Links to these are provided below.

  - https://www.cityofpasadena.net/planning/planning-division/design-and-historic-preservation/historic-preservation/historic-walking-and-driving-tours/mid-century-modern-houses-driving-tour/

  - https://dahp.wa.gov/sites/default/files/mid_century_tour_guide_OLYMPIA.pdf

[200] https://forum.savingplaces.org/viewdocument/preservation-revolving-funds-then

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-Starkville Civil Rights https://starkvillecivilrights.msstate.edu/wordpress/the-place/

-United States Census Bureau. "Census of Population and Housing" from https://www.census.gov/prod/www/decennial.html

Appendix A - WORK PROGRAM

1. Scope of Work

This project is part of an on-going, multi-year initiative by the City of Starkville to identify and evaluate resources for listing on the National Register of Historic Places. Previous architectural research within the City has led to the listing of five National Register Districts throughout Starkville. It is hoped that this project will serve as the basis for future National Register nominations within the City of Starkville.

The goal of the project is to achieve the following three (3) objectives.

1. Identify and delineate potential historic districts and individual landmarks within the incorporated boundaries of the City of Starkville, as defined by **Attachment C**. Reconnaissance survey will be required for this entire area.
2. Provide the City and MDAH with more comprehensive boundaries for eight (8) areas previously identified by the following numeric designations as depicted in **Attachment B**. These are broadly defined as follows:
    a. **#2:** North Jackson Street between Dr. Martin Luther King Jr. Drive & Curry Street.
    b. **#2:** University Drive between Old West Point Road and Page Avenue.
    c. **#3:** The area between Dr. Martin Luther King Jr. & University Drive that includes the following streets: North Nash Street, College View Drive, Herbert Street, and Prospect Streets.
    d. **#5:** The subdivision west of South Montgomery Street between Yellow Jacket Drive & Lynn Lane. The following streets are to be included: Barnett Drive, Lindley Avenue, Innes Street, Howard Road, Pine Circle, Frenchmen Street.
    e. **#6:** The Josey Park Subdivision, which includes the following streets: Josey Avenue, Lindbergh Boulevard, McKee Avenue, McKee Street, Scales Street, McKinley Street, and Ward Drive.
    f. **#7:** The Avondale Subdivision, as defined by the following streets: Catherine Street, Mae Street, Margaretta Drive, Santa Anita Drive, Overstreet Drive, Cruise Street, Edgewood Drive, Lakeview Drive.
    g. **#7:** The area defined by the northern side of Critz Street to the south, the south side of Greenfield Street to the north, North Montgomery Street to the east and Highway 389 to the west.
    h. **#8:** The Woodvale Subdivision as defined by the following streets: Bridal Path, Woodlawn Road, Cherry Lane, Bonnie Road, Arrow Drive, Seville Place, and Windsor Road.
3. Development of a phased progression for future intensive survey & National Register nominations based on historic significance, viability, and need.

2. Survey Requirements

a. The surveyor shall compile a report which will address methodology, scope of research, area covered, a summary of findings, and recommendations for additional research or preservation activity as deemed appropriate. The report should clearly reference areas and periods of significance. Potential historic

districts shall be analyzed at length for National Register eligibility. The consultant shall propose a phased strategy for future intensive survey and National Register nominations within the City of Starkville based on criteria such as historicity, feasibility, need, sustainability, et. al. This report shall follow the format specified in the Survey Standards.

b. Consultant will be expected to produce two sets of all survey materials (including photographs) – one for MDAH and one for the City of Starkville.

c. Identification of potential historic districts and individual landmarks within the incorporated boundaries of the City of Starkville, as defined by Attachment C.

d. The thorough reanalysis of eight locations previously identified as potential historic districts in the 2011 Starkville Community Planning Charrette. These areas in question can be found on the map contained in Attachment B, and consists of those entities with the following numbers: Two (2), three (3), five (5), six (6), seven (7), eight (8).

e. Potential historic districts shall be thoroughly documented through the use of representative photographs. All individual landmarks should also be photographed as well.

f. All digital photography will be in accordance with MDAH Survey Standards.

g. All digital images utilized for the purposes of this report shall be submitted on a CD or other forms of portable media (e.g. flash drives).

h. The locations of all properties surveyed during the course of the consultant's research (districts, individual landmarks) shall be clearly documented using an interactive Google Map that will allow for exporting of shape files in .KMZ format.

3. <u>City of Starkville in-kind Match</u>

The Starkville Historic Preservation Commission, hereafter referred to as 'SHPC', shall assist the Consultant with the following tasks.

a. City-wide windshield survey. This is to be an initial reconnaissance, intended to identify properties of historic and architectural significance. SHPC will use maps to clearly document properties of interest. Maps and explanatory notes shall be provided for the Consultant

b. The Windshield survey carried out by SHPC shall conform with the Secretary of Interior's Standards for Identification, which are defined as follows:

i. Gathering data to refine a developed historic context – such as checking on the presence or absence of expected property types, to define specific property types or to estimate the distribution of historic properties in an area. The results of regional characterization activities provide a general understanding of the historic properties in a particular area and permit management decisions that consider sensitivity of the area in terms of historic preservation concerns and the resulting implications for future land use planning. The data should allow the formulation of estimates of the necessity, type and cost of further identification work and the setting or priorities for the individual tasks involved. In most cases, areas surveyed in this way will require resurvey if more complete information is needed about specific properties.

c. SHPC will share all materials and data compiled with consultant

d. Windshield survey will be completed no later than **Dec. 1, 2019**

e. SHPC shall assist the Consultant with identifying local individuals and organizations with the potential to assist in establishing local historic contexts. SHPC will facilitate coordination with interested parties.

4. General Requirements

a. The Consultant is expected to keep MDAH informed of the status of the project on a monthly basis.

b. All survey forms, digital photographs, maps, electronic and paper files, prepared under the terms of the project contract will become the property of MDAH and the City of Starkville.

c. All work under the terms of this project, including corrections and additions requested by the Survey Manager, must be completed and submitted to the Historic Preservation Division by **June 26, 2020.**

d. This project will not be considered complete until changes requested by MDAH have been made and the finished product has been received by both MDAH and the City of Starkville.

5. Digital Photography

a. Digital images must be six megapixels or greater (2000x3000 pixel image at 300 dpi), and be in compliance with NPS Photo Policy standards for National Register properties and National Historic Landmarks. This information can be found at the following line.
http://www.nps.gov.nR/publications/bulletins/photopolicy/index.htm

b. Digital photographs are expected to be high-quality--not blurry, washed-out, or grainy--showing the complete facade of the building or the most significant part of a landscape, structure, or other resource. Digital photographs that do not provide adequate representations of resources will be sent back to the consultant and must be re-shot before the survey will be approved by the Survey Manager.

c. Copies of digital images for each surveyed property must be submitted on a CD or other acceptable forms of portable media such as flash drives.

- **Each image must be labeled with the address of the property, number followed by street.**
- Digital images may be in .JPEG or .TIFF formats.
- Images must be organized in folders according to street name.
- CD or portable media must be labeled with the Consultant's name, project name, and date (month/year) of photos. When multiple CDs are needed, discs should be numbered sequentially.

6. Maps

a. The location of all surveyed properties shall be indicated on large-scale maps, keyed to the survey sequence number. Copies of city engineering maps or the county property ownership maps are normally sufficient for this purpose.

b. Originals of all maps will be given to MDAH. A second original or a high-quality copy of each map will be made and deposited with the City of Starkville.