

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: _____

Other names/site number: Brandon South College Street Historic District

Name of related multiple property listing: _____

N/A

2. Location

Street & number: Bounded to the north, South College Street; to the east, East Sunset Drive to Bentonwood Drive; to the south, intersection of South College Street and Hwy. 468; to the west, West Sunset, Prescott Drive, and West Jasper Streets.

City or town: Brandon State: MS County: Rankin

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B X C D

Katu Bount

Aug. 3, 2020

Signature of certifying official/Title: SHPO

Date

Mississippi Department of Archives and History

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official:

Date

Title :

State or Federal agency/bureau or Tribal Government

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☒

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☐

District

☒

Site

☐

Structure

☐

Object

☐

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>45</u>	<u>19</u>	buildings
<u>1</u>	<u></u>	sites
<u></u>	<u></u>	structures
<u></u>	<u></u>	objects
<u>46</u>	<u>19</u>	Total

Number of contributing resources previously listed in the National Register 12

1. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/ single dwelling

DOMESTIC/ secondary structure

EDUCATION/school

RELIGION/religious facility

RELIGION/rectory, parsonage, manse

Current Functions

(Enter categories from instructions.)

DOMESTIC/ single dwelling

DOMESTIC/ secondary structure

EDUCATION/school _

RELIGION/religious facility

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

MID-19TH CENTURY/ Greek Revival

LATE VICTORIAN/ Gothic Revival

LATE VICTORIAN/ Queen Anne

LATE 19TH AND 20TH CENTURY REVIVALS/ Colonial Revival

LATE 19TH AND 20TH CENTURY REVIVALS/ Tudor Revival

LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS/Craftsman

MODERN MOVEMENT/Moderne

MODERN MOVEMENT/International

MODERN MOVEMENT/Ranch Style

Materials:(enter categories from instructions.)

Principal exterior materials of the property: foundations: BRICK, CONCRETE; walls:

WOOD - Weatherboard. OTHER - Synthetic Siding. BRICK, STUCCO; roofs: ASPHALT,

METAL

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.]Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Brandon South College Street Historic District consists of residential, religious, and educational buildings located along South College Street and intersecting streets. There are 45 contributing resources and 1 contributing site, along with 19 non-contributing resources, and 12 previously listed properties. Of those previously listed, one residence is listed individually, while the remaining properties are listed as part of the South College Street Historic District (1998), which is completely encompassed within the proposed Brandon South College Street Historic District. The resources of the district are primarily residential, but also include some religious and educational properties.

The period of significance for the Brandon South College Street Historic District is 1832 to 1968. The architectural styles represented in the district follow a pattern typical of a small Mississippi courthouse town that was founded in the early nineteenth century and grew slowly through the late twentieth century, when it sprawled out as a suburb of the capital city, Jackson.

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

The earliest homes display influences of the Greek Revival style, and the district is dotted with examples of almost every architectural style from the late nineteenth to the mid-twentieth century: Queen Anne, Colonial Revival, Craftsman, Tudor Revival, Minimal Traditional, and Ranch styles. One of two historic churches is Gothic Revival. The educational buildings were built from the mid-twentieth century to the present, with the early buildings in the International and Art Moderne styles.

Narrative Description

The Brandon South College Street Historic District is located in downtown Brandon, Mississippi, in Rankin County, in the central part of the state. The district is south of and almost adjacent to the Downtown Brandon Historic District. The district boundaries are as follows: to the north, South College Street, beginning slightly south of the intersection with Hwy 80; to the east, East Sunset Drive to Bentonwood Drive; to the south, intersection of South College Street and Hwy. 468; to the west, West Sunset, Prescott Drive, and West Jasper Streets to Overby Street, excluding Martha and Mable Lanes. The character of the district, which includes mainly residential properties and a few religious and educational structures dating from 1832 to 1968, is that of a small town residential area with tree-lined streets, sidewalks, and houses set back from the main corridor, South College Street. The main street is South College and the other streets, Jasper, Sunset, and Prescott branch off of South College Street.

Sidewalks were installed on the west side of South College Street in 1917, when the street was paved, and extend from the north end of South College Street beginning at the intersection with Hwy. 80 to the intersection with Hwy. 468.

Brandon's population grew and more streets were developed such as Pearl Street and South College Street, which was more for the upper class. The African American community developed on the western side of Overby Street which is west of College Street. While Brandon is now integrated and African Americans live all over the city, the area west of Overby Street and College Streets was in Brandon's infancy the area with the largest concentration of African Americans. Today, South College Street has both upper and middle class residents.

The Brandon South College Street Historic District consists of a total of 76 resources, with 46 contributing, 19 non-contributing, and 12 previously listed. Most of the resources are within the period of significance, 1832 – 1968; however, a few newer homes are interspersed. The majority of the district is residential with approximately half being built before WWII and half built afterwards. Besides the residential properties, there are two churches within the district, the Brandon Presbyterian Church (#1) and the First Baptist Church of Brandon (#2). Brandon Middle School (#3A-H) is across the street from both churches.

Residential

Approximately half of the residential properties were built before WWII, beginning on the north end of South College Street, and moving south. Several older structures are within this area,

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

including what is considered to be the oldest structure in Brandon, the Wilkinson-Bible Cottage at 512 South College Street (#7)) dating to 1832 and the beginning period of significance for the district. The vernacular cottage, which is now a residence, was once a stagecoach stop for travelers.

Religious

There are two religious properties in the district, the Presbyterian Church (#1) built in 1871 and the First Baptist Church of Brandon (#2A & 2B) built 1949 – 1965, and a family-life center south of the original building, built in the 1980s. The Presbyterian church is built in a vernacular style while the Baptist church is in the Gothic Revival style of architecture. They are adjacent to each other on the north end of South College Street. Many Baptists and Presbyterian churches did not use the Gothic Revival style under around 1900, due to the style having roots intertwined with deeply philosophical movements associated with Catholicism and a re-awakening of high church or Anglo-Catholic belief concerned by the growth of religious non-conformism. The Baptist church retains typical characteristics of the Gothic style such as steeply pitched roofs, pointed arch windows and shutters with keystones, and buttresses.

Educational

On the north end of South College Street, across from the Presbyterian (#1) and First Baptist Church (#2A & B) are multiple buildings which are now the Brandon Middle School (#3A-H). While the entire school is now the middle school, some buildings were originally the elementary school (#3A) while others originally comprised the high school (#3B-H). The oldest building (#3D) was built in 1942 in the International style. While it does retain some historic characteristics, some features have been changed, such as the windows being replaced in the 1990s. Two buildings were built in the 1950s (#3B and #3C) in the Art Moderne style, which are the English and math buildings. They have both had additions in later years, but the original Moderne features exist such as exterior horizontal brick bands, glass blocks, and sometimes wrap-around windows. One of the most intact buildings is the Stevens Building (#3A), built in 1959 as the Daisy McLaurin Stevens Elementary school. It is one-story with a flat roof and 18-light steel windows on the front elevation. On the south end are classrooms with 20, 10-light windows and a covered walkway with exposed trusses. Two brick classroom wings run perpendicular to the main elevation. The buildings retain many of the features that define the best modern schools built during the equalization era including long window walls shaded by deep eaves, the covered walkway with exposed trusses, and multi-purpose auditorium/cafeteria.

In conclusion, this progression of architectural styles, from Greek and Gothic Revival styles on the north end of South College Street, proceeding south along College Street with International and Moderne to Jasper Street with Queen Anne, Colonial Revival, and Tudor, then to Minimal Traditional and Ranch styles of architecture along the mid to south ends of South College Street and along Prescott and Sunset Drives, shows the evolution of building and development from downtown cores to the outskirts of towns and the suburbs.

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

Inventory of Resources

C = Contributing element
NC = Non-contributing element
PL = Previously Listed

Residential dwellings were generally considered contributing if they were built within the Period of Significance unless they had been so altered as to lose all semblance of their historic appearance. Residential secondary structures were only considered contributing if they appeared to be close in age to the dwelling. Secondary structures for which it would have been impossible to be certain of an age greater than fifty-years based on survey from the public right-of-way were designated as non-contributing. Educational and religious buildings retaining a primary structure greater than fifty years of age were generally considered contributing even if their front facade had been altered if the building still reflects of the historic feeling of the area.

The inventory is arranged alphabetically by street name and then numerically by street address. Buildings are classified as "C" (contributing) or "NC" (non-contributing) to the historic character of the district. Buildings previously listed on the National Register are listed as "PL".

College Street, South

1. (C) 209 South College Street 1871 Vernacular
Brandon Presbyterian Church

One story, vernacular church, with gable roof of composite shingles. Topped with a square bell tower and octagonal steeple. The center of the main elevation slightly projects, with a fanlight and keystones above the recessed four-panel, double-leaf door entry and lights to each side. Above the fanlight is an arched false window with final style keystone and rounded trim. The false window is a wood arched six-panel louvered shutter. Top of the projection has louvered vents in the gable. On each side of the entry is a six-light window topped with an arched louvered shutter with keystone above. Both windows have stationary louvered shutters. Concrete steps lead to the entry with a pipe-style railing. The north and south sides of the church have four windows and arched louvers with keystones, matching the front elevation. An annex was added to the east side of the church around 1975, extending north of the church. It has a gable roof with composite shingles. It is also clad in vinyl siding. The entry to the annex has a set of wood double-leaf, nine-light doors with three-light sidelights. Porch roof is supported by two square fluted posts. Two windows above and to either side of the entry are 9/6 arched. Windows have stationary, arched shutters. Center has a false window consisting of an arched, louvered shutter. South side of the annex has a hipped roof building with 9/6 windows and a covered area supported by square posts. Entry on the south side is a single-leaf, six-panel wood door with 4-light sidelights and 6-light transom. Concrete steps to the entry have a simple iron railing.

2A. (C) 309 South College Street 1949 - 1965 Gothic Revival
First Baptist Church of Brandon

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

Red brick Gothic Revival church with main chapel on the south and smaller chapel to the north and an annex on the back and detached activity center built in the 1980's south of the main church. Large chapel has a gable roof with composite shingles with the front elevation extending above the roof line. A brick bell tower with brick corner buttresses topped with concrete on the north side has a centered, vertical, louvered wood arch, topped with a square wood base with four arched louvers for the octagonal steeple. Both chapels have a large, arched multi-pane stained glass window. Entries are the same for both chapels - four wooden doors with one small light in each, topped by four concrete panels. Both chapels have 5 pointed arched windows on each side with the exception of the north side of the smaller chapel, which have been removed and bricked up, which consist of four panels of stained glass with each separated by a brick buttress. The chapels are joined on the east side. The façade has five bays on the first floor with a single leaf entry door, two tripartite 1/1 wood windows with concrete quoins, a single 1/1 window, and a recessed double-leaf entry. Second floor has four bays with a single 1/1 window and three tripartite 1/1 windows, all with concrete quoins. Windows in elevations not visible from street are the same 1/1 with concrete quoins.

2B. (NC) 309 South College Street c.1980s
First Baptist Church Activities Bldg.

Attached to the chapel is the activities building, built in the 1980s. It is attached by a covered walkway and is one story on the south side with the remaining two stories. Has a flat roof. One the west facing College Street is a six bay façade with 5 tripartite 1/1 metal windows with concrete quoins and brick steps leading to a one-leaf metal door. South end has recessed double-leaf metal doors and 2-light picture, floor-length windows.

3A. (C) 408 South College Street 1959
Stevens Bldg - Brandon Middle School - 6th Grade (Daisy McLaurin Stevens Elementary)

One story brick school having a flat roof and multiple attached buildings. The front elevation has a recessed entry with a pair of one-light, metal double-leaf entry doors with 18-light picture windows on each side. On the south end are classrooms with 20, 10-light metal windows and a covered walkway with exposed trusses under a metal roof. Attached auditorium/cafeteria is a brick building to the north and on its north elevation is a set of one-light metal doors, seven 20-light windows separated by brick, and a set of 30 fixed light windows (6x5). Buildings have metal gutters and downspouts. Two brick classroom buildings run perpendicular to the main elevation. The buildings retain many of the features that define the best Modern schools built during the Equalization era including long window walls shaded by deep eaves, the covered walkway with exposed trusses, and multi-purpose auditorium/cafeteria.

3B. (NC) 408 South College Street 1950s; addn. 1980s Art Moderne
Brandon Middle School English Bldg. (formerly Brandon High School)

One to two story brick English building on the north side of the campus with the east side facing College Street and the south end being the entrance. Building is brown brick with two horizontal red bands connected by a square of red brick. At the entrance is curved "L" shaped red brick columns with concrete bases, connected to form an "H". Entrance is protected by 10-light gable (5-light each side) and above an open gable of metalwork supported by 4 round metal posts each

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

accented at the bottom with 4 vertical strips of metal. . Entry is double-leaf, one-light metal with 2-light sidelights and 3-light transom. East elevation has three bays on the south end, a pair of single pane windows, and two pairs of 1/1 windows. The center changes to two-story with a projecting concrete block, rounded on the north, typical of Art Moderne architecture. The projection has a vertical series of windows beginning on the bottom with a pair of single-light windows, a pair of 2-light windows, and a pair of single light windows on top. A series of glass blocks rounds the corner in a band on the bottom and also above. Continuing north on the east elevation a change to one story is a set of 32 glass blocks (4x8) followed by another set, both set in slightly projecting concrete block, followed by a single pane window, followed by 4 pairs of 2-light metal windows and a pair of one-light windows. All windows on this building are metal. West elevation, from the south end entrance as a pair of one-light windows, a pair of 1/1 windows, another pair of 1/1 windows, a single-light window, a single leaf entry protected by covered metal walkway, followed by a single-light window, a pair of 1/1 windows, a pair of single-light windows, four pairs of 1/1 windows, and a pair of single-light windows. The south half of the building is from the 1950s while the larger, northern half is from 1979 - 1980.

**3C. (NC) 408 South College Street 1950s; addn. 1978 Art Moderne
Brandon Middle School Math Bldg./Classrooms (formerly Brandon High School)**

One story brick Math Building with flat roof on the south side of the campus with the east side facing College Street and the north end being the entrance. Building is brown brick with two horizontal red bands connected by a square of red brick. At the entrance is curved "L" shaped red brick columns with concrete bases, connected to form an "H". Entrance is protected by 10-light gable (5-light each side) and above an open gable of metalwork supported by 4 round metal posts each accented at the bottom with 4 vertical strips of metal. . Entry door is double-leaf, one-light metal with 2-light sidelights and 3-light transom. East elevation has three bays on the north end, beginning from the entrance and running south, a pair of single pane windows, and six pairs of 1/1 windows followed by a pair of single-light windows. The center recessed with 12x14 glass block. On the south elevation, on the east side is a pair of 1/1 windows. A building with classrooms were added perpendicular to this building in 1979, running along Jasper Street. Between the older building and the addition is a concrete block rounded protrusion, common to Art Moderne architecture. On the south elevation of the classroom building are 10 bays. From the west end, headed east are five sets of five windows with 4-horizontal lights each, then a double-leaf metal entry with one-light each, and four more sets of five windows with 4-horizontal lights each. Concrete steps lead to the entry with a metal pipe handrail. On the north and west elevations a single-leaf, one-light, metal doors leads to each classroom. The wing along South College Street was built in the 1950's, the wing along Jasper Street was built in 1979.

**3D. (NC) 408 South College Street 1942 International
Brandon Middle School Administration Bldg. (formerly Brandon High School)**

One and two story education building with Dryvet exterior walls and clay tile partitions. Exterior walls are clad in a layer of EIFS. All windows are metal, having been installed in the 1990s. South side (left) of main elevation is one story and has four bays with one two sets of six, 4/4 metal windows, and a pair of double 4/4 metal windows. The right side of the main elevation is two story and in the center is the entrance with triple leaf metal doors and 70 (5x14) glass

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

block sidelights. Concrete steps lead to the entry with a single centered iron pipe handrail. To the right of the entry is rounded wall of 54 (3x18) terracotta tiles with a black-coated finish. Above the terracotta tiles, on the second floor, are 7 sets of 12-light metal windows. North side of main elevation is one story with a pair of 4/4 metal windows, a set of six, 4/4 metal windows, and a set of five, 4/4 windows and to the right a metal double-leaf entry with circle port holes. The north end is two story with five bays on the first floor with two 6 light metal windows, a single-leaf, one-light metal door, a series of metal windows - 15 (3x5) light, 20-light (4x5), 15-light (3x5), 20-light (4x5), 15-light (3x5), and 15-light (3x5), and a single leaf, one-light metal door. A metal awning between the first and second floor is rounded on the east end. Second floor windows wrap from the east side (front elevation) with a pair of 4/4 metal windows to the north end with a series of six, 4/4 metal windows and a set of three, 4/4 metal windows. A set of steps lead to the second floor and a metal door, protected on the second floor with a set of 120 (10x12) glass blocks. To the right on the second floor is a series of seven, 4/4 metal windows. On the bottom floor are two 8-light metal windows. A cafeteria added in the 1980s is attached on the north side of the building by a metal covered walkway.

3E. (C) 408 South College Street 1955-1960
Brandon Middle School – Southwest Bldg.

Two-story red brick building with partial hipped roof on the southwest side of campus, with its south elevation facing Jasper Street. Front of the building faces east, has brick pilasters and a concrete block addition projecting on the bottom half, covered with a metal awning, containing two bays, a 2-light metal entry door with three sets of 6-light windows and another three sets of 6-light windows and another 2-light metal entry door. South elevation has ten sets of 4-light metal windows with concrete sills and a metal door on the first floor and the second floor has five sets of tripartite 4/2 light metal windows. The north elevation is identical with a small one story addition at the back on the north side.

3F. (NC) 408 South College Street 2000s
Brandon Middle School Stadium Bldg.

Set of two one story buildings, with hipped corrugated metal roofs, made of stucco and with gray concrete block bottoms. South building has four single-light ticket windows on the north end and north building has four single-light ticket windows on the south end. In the middle is an aluminum, gabled awning supported by round concrete posts. A metal gates runs between the two buildings.

3G. (NC) 408 South College Street 2000s
Brandon Middle School Athletic Bldg.

One story corrugated metal athletic building facing east on the north east side of campus. Clad in brick on the front elevation and partially on the north and south elevations with textured concrete blocks on bottom and a band of concrete blocks above the windows. South elevation has three bays, a set of metal doors and two sets of nine-light metal picture windows. East elevation (front) is five bays with two sets of nine-light picture windows, double-leaf, one-light metal doors with two-light sidelights and three-light transom, two more sets of nine-light picture windows. Gabled, center projecting, corrugated metal cover at entrance with an exposed truss at

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

the front, supported by pair of double metal square post on each side. Gabled metal roof behind brick stepped front parapet rounded at the center.

3H. (C) 408 South College Street 1942 Site
Brandon Middle School Football Field (formerly Brandon High School)

The original, oval-shaped football field is north of the newer, rectangular football field. The bleachers and metal goal posts have been removed. Faint white lines are visible on the field marking the yardage. A standard running track surrounds the field.

4A. (PL) 505 South College Street 1868 Greek Revival/Italianate
The Magnolias/Stevens-Buchanan House

Nearly square five-bay by four-bay stands on a foundation of brick piers. Sheathed with plain clapboard and a hip roof with asphalt shingles. Façade has a detailed single-bay, double-tiered portico flanked by flat-roofed galleries. The galleries and rectangular columns have a stylized entablature with dentils and couple brackets set above each column with same on the eaves. A railing with vase-shaped turned balusters encloses the second level of the portico. Front piece has pilasters carrying a shallow pediment set over a transom. The latter extends full-length above the double-leaf, two-panel doors and sidelights. The rectangular door panels are filled with oval panels, which are repeated in the sidelight panels. Each window on the three primary elevations has a low pedimented cornice over a plain architrave. Openings flanking the entrance bay are full-length, 9/6, while all others are oversized 6/6. Operable louvered blinds with original hardware are set at every window. A single-story, shed-roofed gallery stretches across the east, or rear, elevation.

4B. (PL) North Gazebo (Structure)

Octagonal gazebo located in the front yard (west) of the main house. Has wood lattice siding and posts, composite shingle roof, and a dirt floor.

4C. (PL) South Gazebo (Structure)

Octagonal gazebo located in the front yard (west) of the main house. Has wood lattice siding and posts, a composite shingle roof, and a dirt floor. This is where the original cistern was located.

4D. (PL) Smoke House

Board and batten building with composite shingle roof located to the rear (east) of the main house. Originally used to smoke meats.

4E. (PL) Kitchen/Cook Quarters

Two-bay wood building with composite shingle roof was the original kitchen for the main house and housed the cook. Located near the house, at the rear (east) side.

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

5. (C) 506 South College Street 1956
(Old Principal's Home - Brandon High School)

One story residential building used by school district. Hip roofed with south side slightly projected with hipped roof and clad below windows with red brick. Four bay with two pairs of 1/1 windows, entry door with storm door, triple 1/1 windows. Windows have stationary vinyl shutters. Carport on north side has utility 9 light (3x3) door. Carport supported by two pairs of round metal posts. Southern projecting portion clad in asbestos siding, remainder in vertical board and batten siding.

6. (NC) 507 South College Street 1990

One story residence with brick veneer has multi-hipped roof with composite shingles. Six bay façade has 2 vertical one-light picture windows, full-length pane door with fanlight above with a full-length picture window on each side with fanlight elliptical above, 2 vertical one-light picture windows, and multi-paneled solid garage door. Window sills are brick and brick. Brick quoins are featured at the corners. Above the fanlights, the brick follows the elliptical shape of the windows and door. Roof has gutters.

7. (C) 512 South College Street 1832
Wilkinson-Bible Cottage (historically a stagecoach stop)

One story residence with metal corrugated side gable roof. Recessed porch on the north side supported by four wood square boxed columns on brick bases. Porch enclosed by a low bricked knee wall. All brick except the chimney is painted. Exterior clad in wood. Brick chimney located on north side. Six bay façade has 9/9, 9/9, 9/9 wood windows, wood double entry doors, 9/9 wood window, wood door. Windows have screens. Roof has gutters.

8a. (NC) 515 South College Street 1936

One story residence with composite architectural shingled, side gable roof pierced by a stone-clad chimney. Exterior clad in vinyl siding. Five bay façade is 6/6, 6/6, entry door, 6/6, 6/6 with replacement windows and stationary vinyl shutters. Entry is a modern wood door with multi-light above one wood panel, 14-light (2x7) sidelights and matching 14-light transom. Centered projecting portico with flat roof supported by four square, columns with rectangular decorative molding on the shaft and decorative capitals and square bases. Concrete porch foundation with concrete steps leading from the street to the entry.

8b. (NC) 515 South College Street 1936 Garage

Garage to the north of the residence has a front gabled roof with architectural shingles and shed roof extending on the south side covering a carport. Clad in vinyl siding with a round vinyl vent in the peak of the gable. Two curved garage doors have 10 curved lights per door above four-paneled bottoms. Carport is supported by three large wood square posts.

9a. (NC) 519 South College Street 1935 Minimal Traditional

One story residence clad in vinyl siding with side gable roof and an intersecting front gable at the center with composite shingles. Six bays are all 1/1 windows. First two windows share a metal awning while third and fourth windows have their own metal awning. Last two windows are

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

under the recessed porch. Porch is supported by three square posts. Wood porch has a wood ramp leading to porch. Octagon shaped vent in the peak of center gable.

9b. (NC) 519 South College Street 1935 Garage
Detached garage with front gable roof with composite shingles, clad in vinyl.

10. (C) 524 South College Street 1938 Ranch
One story residence in two sections with side gable roof and architectural composite shingles. Red brick chimney pierces roof where sections intersect. Open concrete porch with concrete steps adjoins the two sections. North half is three bay with three pairs of 6/6 wood windows. Clad in wood shiplap siding. South half has a basement with four bays on main floor with three, three-light horizontal windows and one 6/6 window. Basement has two, two-light windows and one, one-light window. South half is clad in asbestos siding. Foundation and basement are red brick. Main floor of south half extends slightly over the basement to accommodate a screened-in porch facing south.

11. (NC) 602 South College Street 1975 Ranch
One story residence with front gable roof and composite shingles. Clad in brownish red brick veneer. Covered concrete walkway runs the width of the structure and is supported with a brick column on each side, with a wood rectangular boxed support from the column to the roof, running the depth of the porch, forming a solid braces. Two centered knee braces, on either side of the centered entry, meet with two square wood posts. Simple square wood railing and balustrades connects the posts and brick columns. Three bay façade with a pair of 2/2 metal windows, modern entry with paneled door and oval light, another pair of 2/2 metal windows. Area above and below windows and above the doors is vertical board and batten siding. Windows have vinyl stationary shutters.

12a. (C) 607 South College Street 1957 Ranch
One story residence with side gable roof of composite shingles. Two bay façade has a set of metal triple 2/2 windows, and under a recessed covered walkway is a pair of metal 2/2 windows. Both windows have vinyl stationary shutters. Covered walkway and north side carport are supported by rectangular brick columns. Clad in vinyl on top half starting at the bottom of the windows, bottom is red brick veneer. Carport is clad in vinyl siding.

12b. (NC) 607 South College Street
One story outbuilding obscured from view from public right-of-way

13. (C) 610/612 South College Street 1958 Ranch
One story duplex with side gable roof and center front facing gable with composite shingles and asbestos siding except front gable is wood siding. Duplex with one unit on the left and one on the right. Six bay façade with a single 2/2 horizontal window, pair of 2/2 horizontal windows, six panel wood door, six panel wood door, pair of 2/2 horizontal windows, single 2/2 horizontal window. Windows have metal screens. Covered porch is supported by a doric column on each side. Porch is concrete.

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

14. (NC) 615 South College Street 1935 Minimal Traditional

One story residence with red brick veneer and side gable roof with centered projecting portico with gable roof. South end of west façade, above the garage, roof slopes to a shed roof. Roof is corrugated metal. Six bay façade is a pair of 6/6 windows, pair of 9/9 windows, pair of 6/6 windows, paneled wood door with three lights in the top, pair of 9/9 windows, Garage door paneled 4x6 with top 6 lights and rest wood. Per the owner's notes, house was enlarged in 2000 and windows and doors were replaced in 2010. Exterior chimney pierces the roof between the second and third bays, topped with band of decorative bricks. Covered porch is supported with two square posts capped at the top and bottom. Concrete steps have a simple iron railing. Garage projects slightly from the right side of the façade.

15. (C) 619 South College Street c.1925 Craftsman

One story, front-gabled bungalow finished with wood siding and resting on a brick foundation. Three bay façade has set of tripartite 9/4 double-hung windows, paneled door with 3/3 light at the top and sidelights and transom at the top, another set of tripartite 9/4 double-hung windows. Gabled porch is supported by 4 square wood posts, capped with molding at the top and boxed at the bottom, Two brick pedestals on either side of the wood steps. Simple wood balustrade railing on the wood porch. Vents in the foundation. Roof is composite shingles and supported with decorative knee braces. Rectangular vent in the peak of the main gable. Gable above the porch has shingle siding.

16. (C) 620 South College Street 1935 Ranch

One story residence with side gable roof with architectural composite shingles and an exterior chimney on the south end. Six bay façade has 6/6, 6/6, two paneled, 3 light door, pair of 6/6, 6/6 and another pair of 6/6 double-hung wood windows. Clad in wood Dutch lap siding. Recessed concrete porch on the south side with simple iron railing extending between four iron scrollwork support posts. Foundation under porch is red brick with vents and steps leading to porch are red brick. North side of façade has red brick extending from windows to the ground. Lot slopes downward toward the north, allowing north side of structure to have a garage underneath the house.

17. (C) 621 South College Street 1957 Ranch

One story residence with gable roof and architectural composite shingles. Top half of façade is asbestos shingles, bottom half, beginning under bottom of windows, is brown brick. Carport is on the south side and has a wood two-panel utility door and a two-panel, one light entry door. Four bay façade has a set of three metal windows, modern paneled door with oval light, and two pairs of vertical sliding metal windows. All windows have wood board and batten shutters. Concrete covered porch and carport supported by four metal scrollwork posts. Simple iron railing on both sides of the steps.

18A. (PL) 625 South College Street 1852 Greek Revival

One and one-half story, five bay, post and timber frame cottage. Side gable roof with asphalt shingles. End wall chimneys and box cornice. Three gable front dormers contain 6/6 double

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

hung sashes. Exterior wall surfaces are weatherboard siding. Windows are 9/9 double hung sashes. Full-width, shed-roof gallery is supported by paneled boxed piers. Entrance is an eight-panel, double-leaf door topped by a multi-light transom and flanked by three-quarter length sidelights.

18B. (PL) 625 South College Street c.1890-1900 Servant's Quarters

Servant's quarters is a one and one-half story, frame, three bay center hall cottage with Craftsman influence, gable roof with asphalt shingles, exterior plywood siding, 4/4 double hung windows, one-over-one panel doors.

19. (C) 630 South College Street 1940 Ranch

One story residence with side gable roof with composite shingles and clad in Dutch lap siding. Five bay façade has a centered entry with five panel wood door with three light sidelights and large block dentil molding above. Door surround is fluted with pilasters on each side. Covered porch is supported by six large square wood columns with boxed tops and bottoms. Two single 6/6 windows to each side of the entry have stationary vinyl shutters.

20. (C) 632 South College Street 1955 Ranch

Split level residence with front-facing gable on the south half and end gable on the north half with composite shingles and clad in asbestos siding. Area below the south façade is a drive-thru carport. Above the carport are two bays, two 2/2 horizontal metal windows. North end of façade has two bays - an entry door which is difficult to see for the vegetation in front of it and a tripartite set of 1/1 windows. Roof has gutters. South end of structure is supported under the carport with three concrete block columns.

21A.PL) 704 (was 632) South College Street c.1920 Craftsman

One story, 3 bay frame bungalow has a gable front roof with architectural asphalt shingles, exposed rafter tails and purlin brackets. Exterior shiplap siding. Windows are 12/1 double-hung sashes in pairs; some in singles and some in triplets. Partial-width, side gable front porch is supported by simple posts on closed brick balustade with concrete cap. Entrance is triple light half moon elliptical modern door. South side covered walk extends to the garage.

21B. (PL) 704 South College Street c.1920 Garage

Garage is one story, one-bay, frame with gable roof with wood siding. Brick chimney pierces the roof between the first and second windows.

22. (PL) 708 South College Street 1900 Queen Anne

One story, L front with Queen Anne influences with four bays. Complex gable roofs with composite shingles, with tile ridge cap and boxed cornice; closed front gable, side wall surfaces covered with weatherboard siding. Windows are 4/4 double hung sash, some in pairs. Partial width hip-roofed porch is supported by box piers. Entrance is a single light Eastlake door topped by a three-light transom and flanked by a three-light, half-length sidelights. Garage is ca. 1930, one story, one bay, frame, gable roof covered with aluminum. Exterior wall surface covered with galvanized metal siding. Barn ca. 1900, one and one-half story, three bay, frame, gambrel

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

aluminum roof, exterior wall surfaces weatherboard siding. Pool has been added in the rear. Fish scale shingles in the gable. Bargeboard surrounds the gable.

23. (PL) 711 South College Street 1938 Tudor Revival

One story, four bay, brick veneered exterior. Clipped-gable (jerkinhead) roof with asphalt shingles, with jerkinheads, boxed cornice and flush eaves. Front facing gable end has stucco and half-timbering. Windows are 1/1 double hung sashes in pairs, and ten-light, side-hinged casements in fours; one front window reveal has stepped quoin surround. Entrance is contained in a gable-front, projecting vestibule with half-timbering and herringbone brick nogging; door is multi-light over two panel wood modern door with a corrugated metal awning above. Side, one bay, undercut porch enclosed with single light fixed sashes ca. 1970. Rear attached garage added 1997. Vertical window in the half-timbered front gable. Central brick chimney pierces the roof and has a corrugated metal, side-gabled cover.

24. (PL) 713 South College Street 1900 Colonial Revival/Queen Anne

One and one-half story, seven bay, frame cottage. Complex hip and gable roof with sheet metal roofing and closed gable ends. Gable front dormer has a pair of 1/1 double hung sash. Exterior wall surfaces are weatherboard siding. Windows are 1/1 double hung sash; a multi-light window is beside the main front entrance. Full-width, L-plan, hip roofed porch is supported by Doric columns on pedestals. Entrance has a single light over single panel with multi-light transom above. A five-panel is located on the south end of the porch.

25. (C) 721 South College Street 1940

One story residence with side gable roof with composite shingles. Clad in red brick with a triangular projecting pedimented entry supported by two square columns. Five bay façade is 8/8, pair of 8/8, 6 light (2x3) wood entry, 8/8, 8/8. Windows have vinyl stationary shutters. Concrete steps lead to the porch.

26. (C) 725 South College Street 1853 Ranch

One story ranch with side gable roof with composite shingles has tan brick veneer on the north and south sides and replacement siding (possibly hardi-plank) in the recessed center section. Seven bay façade with pair of 2/2, recessed entry with wood paneled door, triple 2/2, pair 2/2, triple 2/2, 1/1, 1/1. First and last two windows have stationary vinyl shutters. Centered, open covered walkway is supported by four tan brick box columns with brick caps, Porch steps are tan brick.

Jasper Street, West

27. (C) 107 West Jasper Street c.1930 Craftsman

One story bungalow with front-facing gable roof with shed roof over the portico and composite shingles. Three-bay façade has one original 4/1 windows common in Craftsman style architecture on each side of the entry. Both windows have modern, wood, board and batten stationary shutters. Entry door is six-paneled modern door with half moon four-light at the top. Siding is asbestos shingles. Projecting portico has a wood floor and is supported with 4 large, square posts with boxed .bases.

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

28. (C) 109 West Jasper Street 1890-1900 Queen Anne

One story residence with hipped roof and front gable with composite shingles. Wrap-around porch on east and west side of porch have a corrugated metal roof. Two brick chimneys pierce the roof. Gable and front elevation are clad in asbestos, remaining elevations are wood flush siding. Portico is supported by Tuscan columns with the two center ones having larger wood bases. Five bay façade as two 4/4 wood double-hung windows, single leaf, one light entry door with 4-light transom above and 3-light sidelights, and two additional 4/4 wood double-hung windows. Windows have working, wood, three panel shutters with hardware. Brick steps lead to the wood porch. A porch light is installed to each side of the door.

28B. (C) 109 West Jasper Street Garage

Garage with one bay on the east side of the residence.

29. (C) 201 West Jasper Street 1960 Colonial Revival/Ranch

Red brick veneered Colonial revival residence with two story body and one story wings on each side. Two bay left wing is a garage and utility with two single 6/6 windows. Main section of house has an offset entry with a pair of six-paneled doors and a multi-light rectangular window transom above. To the left of the entry, on top is a pair of 8/6 windows, and on bottom is a single 4/4 window. To the right of the entry on top are two single 6/6 windows and on bottom are two 6/6 windows. The right wing has two 6/6 windows. All windows except the transom window have stationary shutters. The side gabled-roof has asphalt shingles supported by five square columned boxed on the top and bottom. Each column has a wood diamond in the center with a smaller diamond above and below. The foundation is red brick veneer with vents.

30A. (C) 203 West Jasper Street 1956 Ranch

One story ranch with vinyl siding originally had asbestos siding. Side gable roof has composite shingles. The six bay façade has a recessed area on the left with one 6/6 window. The remaining bays consist of another single 6/6 windows, a pair of 6/6 windows, a modern paneled entry door with fanlight at the top, and two more sets of single 6/6 windows. The entry also has a pierced iron security door. The projecting portico is supported by five metal scrollwork posts. The foundation is red brick veneer.

30B. (C) 203 West Jasper Street Garage

Garage is on the west side of the residence.

31. (C) 205 West Jasper Street 1935 Colonial Revival/Min. Trad.

One story residence with side gable roof and composite shingles and dentil molding on all cornicework. Four bay façade has a pair of 6/6 wood windows, a triangular pedimented entry with rounded bottom and six-paneled wood door supported by two square wood posted with boxed tops and bottoms, and two more pairs of 6/6 wood windows. All windows have stationary shutters. Siding is wood and porch is concrete. A covered patio extension on the left is supported with two square wood posts with boxed tops and bottoms. Interior brick chimney with concrete cap below the ridgeline.

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

32. (NC) 207 West Jasper Street 1985 Ranch

Ranch with side gabled roof of composite shingles and front-facing garage on the left side with gable roof. Wood horizontal siding with horizontal venting in the peak of the garage gable. Three bay façade has a wood paneled entry door and a storm door, one 9/6 window and another 9/6 window, both with stationary shutters. Entry is a recessed alcove with a concrete floor. Shutters were added between 2016 - 2019.

33. (C) 209 West Jasper Street 1955 Ranch

One story ranch with corrugated metal, side-gabled roof and painted brick veneer siding. Four bay façade has a picture window, a triple set of 6/6 windows, a pair of 6/6 windows, and a modern paneled door with three lights in the top. Entry also has a storm door. Projecting covered porch is partial width and supported by wood square posts. Porch floor is brick.

33b. (C) 209 West Jasper Street Garage

Prescott Drive

34. (C) 103 Prescott Drive 1963 Ranch

One story residence with side gable roof with composite shingles and asbestos siding. Four bay façade has two single 2/2 horizontal metal windows with stationary shutters, an entry door with two light storm door, and a picture window with a 2/1 window on each side with stationary shutters. Carport on the right side of the house is supported by two blond brick columns. Left side of façade has blond brick veneer beginning under windows and extending to the ground. Projecting portico on right side of the façade has concrete pad. Door under carport is wood three horizontal light on top half and three horizontal panels on bottom half.

35. (NC) 105 Prescott Drive 1960 Ranch

One story residence with side gable roof and intersecting front gable roof over a projecting center portion with composite shingles. Carport is on the right side. Vinyl siding with four bay façade appears to have replacement windows. First and second bays are horizontal 1/1 windows, third bay is an entry door with storm door, next is bay is a pair of horizontal 1/1 windows. There are two doors under the carport. One on the left has a storm door and the one on the right for the utility is wood with three horizontal lights in the top half and three horizontal panels on the bottom half. Carport is supported by a square column. Residence has a rain gutter across the right side, stretching across the carport.

36. (NC) 108 Prescott Drive 1949 Minimal Traditional

One story residence with gable roof and projecting gable over entry with composite shingles. Vinyl siding with an octagon shaped vent in the peak of the main gable. Three bay façade has a pair of wood 6/6 windows on the left side of the centered entry and another pair on the right side of the entry. Entry has double wood doors with three quarter paneled molding on top and square molding on bottom, topped with a two-light transom and four light sidelights. Projecting center gable is supported by two square wood columns resting on red brick square columns. There is a concrete pad and concrete steps leading to the entry.

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

37. (NC) 109 Prescott Drive 1952 Ranch

One story residence with vinyl siding and side gabled, center elevated and projecting, roof with composite shingles. Four bays have one 6/6 window with stationary shutters, two single 6/6 windows to the left of the entry without shutters, an six-paneled entry door with storm door, and another 6/6 window with stationary shutters. Portico is supported with simple square posts with small boxed tops. Red brick steps lead to a brick porch. A modern stagecoach-style porch light is affixed left of the entry.

38. (C) 110 Prescott Drive 1950 Minimal Traditional

One story residence with asbestos siding and side gable roof and projecting, centered front gable covered with composite shingles. Four bay façade has one 8/8 window with stationary shutters, a four-paneled door with three lights at the top with a screen door with metal scrollwork and solid bottom, a picture window with 6/6 windows on each side, followed by an 8/8 window with stationary shutters. Projecting roof over the entry is supported by a metal scrollwork post. There are concrete steps leading to the concrete porch.

39. (C) 112 Prescott Drive 1954 Ranch

One story residence with side gable roof and right wing with side gable roof with composite shingles. Façade has five bays with two pairs of jalousie windows, a recessed entry with door, a tar-paper opening where a window was (presumably a new window will be installed), and another pair of jalousie windows. The exterior is clad in blond brick. The right wing has two pairs of jalousie windows. An open patio stretches the length of the right wing which is supported by three metal scrollwork posts. There are gutters on the right wing. The main entry of the residence has concrete steps and a concrete landing with a simple ironwork railing on the right side.

40. (C) 120 Prescott Drive 1963 Ranch

One story residence with hip roof with composite shingles and painted brick façade. Five bay façade has a 1/1 horizontal window and a 2/2 horizontal window to the left of the entry, both with vinyl stationary shutters. Entry is a paneled door with pierced metal security door and wood panels with lights at the top on each side of the door. To the right of the entry is a triple set of 2/2 horizontal windows with stationary vinyl shutters. An open doorway allows passage to the carport on the right side of the residence. Carport has four wood louvered privacy panels above a brick wall matching the rest of the façade. Steps clad in light stone lead to a concrete open porch stretching from the entry to the carport, supported by three metal scrollwork posts. Behind the carport a chimney pierces the roof. All windows have brick sills. There is an interior brick chimney.

41. (C) 122 Prescott Drive 1955 Ranch

One story residence with side gable roof intersected by a front gable roof on the west side, with composite shingles. Façade is clad in red brick veneer except for enclosed patio area which has vinyl siding. Eight bay façade has 1/1 window, set of triple picture windows, two single 1/1 windows, a paneled door with centered vertical light and pierced ironwork security door, three

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

more 1/1 single windows. Windows have brick sills except for the picture windows. Projecting roof covers the entry and extends to the end façade on the east. Concrete steps lead to the entry.

42. (C) 124 Prescott Drive 1960 Minimal Traditional

One story residence with side gable roof and intersecting, centered, front gable with composite shingles and veneered with red brick with the exception of the west side which is asbestos shingles from the windows up. Cars and plant growth make it difficult to determine but it appears to have three bays, all pairs of 2/2 horizontal light metal windows with the first set on the west end and the other two under the centered gable. A carport is attached to the east end. A chimney pierces the roof where the east side of the centered gable meets the side gable roof.

43. (C) 126 Prescott Drive 1951 Ranch

One story residence with side hipped roof intersecting with front hip with composite shingles. Veneered in red brick. Five bays with unique windows. First is a pair of 4-light casement windows surmounted by a matching 2-light transom, then a set of six 4-light casement windows surmounted by matching 3-light transoms, a modern door with 4-light fanlight at the top and pierced metal security door, and a set of three pairs of 4-light casement windows each surmounted by a 2-light transom, and another pair of 4-light casements surmounted with matching 2-light transom above. All windows have vinyl stationary shutters. Window sills are brick. Concrete patio in front of the entry with portico supported by two metal scrollwork posts.

Sunset Drive, West

44. (C) 104 West Sunset Drive 1959 Ranch

One story ranch with side-gabled roof with composite shingles and an exterior clad in board and batten siding on the left and the remainder in asbestos siding. Four bay façade has one single picture window with modern board and batten stationary shutters, single leaf, four-light wood paneled door, one smaller window covered with a modern, wood board and batten shutter, and one 1/1 window with modern, stationary wood board and batten shutters. Projecting concrete portico has steps leading up and is supported with two metal scrollwork posts joined by a simple ironwork railing. Foundation is red brick veneer.

45. (C) 106 West Sunset Drive 1949 Minimal Traditional

One story residence with stepped, side-gabled roof with composite shingles with an exterior of weatherboard. Six bay façade has two windows covered with metal awnings, a 6/6 double-sash window with stationary shutters, a set of triple 6/6 double-sash windows, a six light entrance with storm door, and one 6/6 double-sash window with stationary shutters. Brick steps lead to the entrance with a simple wood railing is on the left side. The left side of the façade has brick veneer siding under the windows. One 6/6 window with a metal awning pierces the west façade, where the left side of the façade is recessed from the right. The right side of the façade has a painted masonry foundation pierced with four vents.

46. (C) 108 West Sunset Drive 1948 Ranch

One story residence with stepped side gable roof covered with composite shingles. Residence is comprised of three stepped sections each with its own roof. The left side is a carport with utility

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

in the rear, supported by two square wood posts. The south wall of the utility is paneled wood. The middle section of the house is living quarters and sheathed in vinyl siding. The right side is red brick veneer and on the west end of this section is also vinyl siding and a rectangular attic vent. A red brick chimney pierces the roof and joins the carport to the middle section. The five bay façade has a picture window, modern paneled door with 4-light elliptical at the top, and one 2/2 horizontal light window, all in the middle section of the house. The right side of the façade has a picture window with one 2/2 horizontal window on each side and on the end is a wood door with five light transom on the left side. A concrete step is below this entrance.

47. (C) 112 West Sunset Drive 1960 Ranch

One story ranch style residence with hip roof with composite shingles, box cornices, and gutters and downspouts. Five bay façade has a pair of 2/2 horizontal windows with stationary shutters, a recessed entrance with a six-paneled door with vertical wood siding in the recess and wood steps, another pair of 2/2 horizontal windows with stationary shutters, a single 1/1 horizontal window, a 2/2 horizontal light window, a protruding red brick chimney and another 2/2 horizontal light window. Exterior horizontal weatherboard sheathing. A covered area to park a car was added on the right side of the residence and a utility on the end with two, six-paneled wood doors.

48. (C) 114 West Sunset Drive 1960 Ranch

One story ranch style residence with hip roof with composite shingles. Five bay façade appears to have replacement windows with one 4/4 window, a pair of 4/4 windows under a recessed, wood floored portico, a set of four 4/4 windows, and another 4/4 single window. Exterior is asbestos siding with the exception of the area underneath and surrounding the set of 4/4 windows which is painted brick. The entrance is under the recessed portico, facing west. Built-in brick planters are to each side of the set of four 4/4 windows.

49. (NC) 116 West Sunset Drive 1957 Ranch

One story ranch style residence with side gable corrugated metal roof. Original siding was asbestos shingles which have been replaced with horizontal siding. Four bay façade has replacement windows. There are two sets of vertical pane sliding windows a modern paneled door at the entrance with half-moon light at the top, and one 1/1 horizontal window. Concrete steps lead to the entry. The left side of the façade is recessed. It and the carport are supported by slender round iron poles. The utility on the back of the carport has a five-paneled modern door. A workshop on the west side of the property has a metal roof which extends over the front of the façade and angles downward diagonally to the right. It has wood sheathing and one 1/1 horizontal window of the left and a set of double-doors with one long vertical light per door.

50. (C) 118 West Sunset Drive c.1960 Minimal Traditional

One story residence with side facing gable roof of corrugated metal with a projecting center façade with front facing gable and projecting portico with front facing gable and a garage on the east side with a front facing gable, all metal. The six bay house façade has one 1/1 window, two 6/6 windows, one six-paneled entry door in a recessed concrete floor portico supported with modern turned posts connected by a newer railing with modern turned ballusters, a picture

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

window with one 1/1 window on each side, and another 1/1 window. All windows on the front façade have stationary shutters. The exterior is horizontal wood siding except for the gables which have vertical siding. There are vents in the brick skirted foundation. The house connects to the garage via a covered walkway. The garage has two 4/1 windows on the south facing façade and has matching horizontal siding as the main house and vertical siding in the gable with venting in the peak.

Sunset Drive, East

51. (C) 105 East Sunset Drive 1957 Ranch

One story residence with side gable roof and composite shingles. It is difficult to see for the growth but believed to have 12 bays, three jalousie windows, a modern entry door with oval light, two jalousie windows, a picture window, another jalousie window, a wood door with three horizontal lights in the top, and three additional jalousie windows. Concrete steps lead to the entries. It is clad in asbestos siding with the exception of the front façade, below the windows on the left is brick veneer and on the right is vertical wood paneling. Concrete steps lead to the porch which is supported by round metal posts. The porch railing is simple square iron with two decorative pieces of scrollwork incorporated into every section between posts.

52. (C) 109 East Sunset Drive c.1955 Ranch

One story ranch with side gable roof of composite shingles. Recessed open porch made of concrete has two iron scrollwork supports. Siding in recess is vertical paneling which extends around under the carport. Utility under carport and remainder of siding is asbestos. Four bay façade has one set of triple aluminum windows, a modern, one light wooden door entrance with storm door, and a pair of aluminum double-leaf aluminum windows with vinyl, stationary shutters. Under the pair of double windows begins painted brick veneer siding which extends to the ground and extends a few feet past the end of the house. Carport entrance door has a storm door and the utility has a wood door. Front façade has a painted brick veneer foundation.

53. (C) 115 East Sunset Drive 1955 Ranch

One story ranch with a side gable roof with composite shingles. Exterior veneered in light brown brick. Four bay façade has one set of triple aluminum windows, entrance with one light, paneled, modern wood door, and a pair of double aluminum windows. Concrete steps lead to concrete open porch entrance with two iron scrollwork posts. Recessed carport has one leaf door entrance and a separate one leaf door for the utility.

54. (C) 119 East Sunset Drive 1954 Ranch

One story ranch with stepped side gable composite shingled roof. Seven bay façade has two narrow vertical windows, each covered with a single shutter attached at the top, one 2/2 horizontal light, double hung sash with stationary shutters, a picture window with a 2/2 horizontal light, double hung sash on each side, a six-light, wood, double paneled door, and two more 2/2 double hung windows, each with a stationary shutter. Below windows the façade is painted brick veneer. Left side of façade is all brick veneer and there is a chimney between the two vertical windows,

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

55. (C) 125 East Sunset Drive 1952 Minimal Traditional

One story residence with side-stepped gable roof with composite shingles and asbestos siding. Seven bay façade has one 2/2 horizontal double sash window, three separated pairs of 2/2 horizontal double sash windows, triple light wood door entrance, another pair of 2/2 horizontal double sash windows, and one 1/1 double sash window. Projecting portico with front gable roof has concrete steps and landing and hanging modern centered light. Red brick veneered foundation.

56. (C) 155 East Sunset Drive 1960 Ranch

One story ranch with side-gabled roof with composite shingles and asbestos siding. Four bay façade has one set of triple windows with one centered picture window with one 1/1 window on each side, six-paneled wood door entrance, one pair of 1/1 of horizontal windows, and another pair of 1/1 horizontal windows with the later two windows being separated by a bricked façade topped with a front facing gable. Façade is brick veneer below the set of triple windows. Carport is supported by five 2x4 wood posts. Utility under carport has one wood door.

57. (C) 165 East Sunset Drive 1955 Ranch

One story ranch with side-gabled roof with composite shingles with an exterior of asbestos siding. Five bay façade has one aluminum jalousie window with stationary shutters, a pair of aluminum jalousie windows with stationary shutters, a single leaf wood door with decorative molding, and another pair of aluminum jalousie windows with stationary shutters. Façade is veneered in red brick. Projecting portico and carport are supported by metal scrollwork posts. Open carport has a one door entrance and the utility has a wood door.

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

Areas of Significance

(Enter categories from instructions.)

Architecture

Community Planning & Development

Period of Significance

1832 - 1968

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Builder: W. D. Bibb

Architect: N.W. Overstreet

Builder: Maurice O'Keefe

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Brandon South College Street Historic District in Brandon, Rankin County, Mississippi is significant at the local level under National Register Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture. The period of significance for the district is 1832, the date of the district's earliest extant property, to 1968 when the district's small-town evolution ceased due to the rise of suburban developments brought about because of the expansion of Interstate 20 through the county. The collection of resources within the district represents the development of Brandon from its beginnings in the early nineteenth century through the mid-twentieth century. The district displays a spectrum of architectural styles popular from the 1830s to the 1960s and encompasses a range of resources built in Brandon during the historic period which retain historic integrity.

Within the nominated district boundary is the South College Street District listed in 1998, which contains five residential properties. The period of significance for that district was identified as c. 1850 to 1940. The proposed district is south of the Downtown Brandon Historic District which is comprised of mainly commercial properties. The proposed district is mainly residential with a mix of religious and educational properties. The land around Brandon was rich in timber which allowed the town to thrive as an agricultural center in the county. The district's resources are significant both in relation to the development of the town and for their architectural and artistic merit.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Community Planning and Development

Brandon is the county seat of Rankin County and is located twelve miles east of the capital city of Jackson, just off of Interstate 20. Rankin County was carved from Hinds County in 1828 and was named in memory of the late Christopher Rankin, a distinguished lawyer and politician who served Mississippi in Congress from 1819 until his death in 1826. The site for Brandon was chosen as the county seat because it was the highest point in the county and centrally located. The name Brandon was chosen to honor the new governor of Mississippi, Gerard Chittocque Brandon who was elected in 1827 and was the first native-born governor of Mississippi.¹

On July 24, 1828, Daniel Fore bought 79.75 acres from the United States government, this land being what is now downtown Brandon and in close proximity to South College Street.² By the early 1830s, Brandon had developed as a regional agricultural center and an important trading

¹*History of Rankin County*. Brandon, MS: Rankin County Historical Society, Inc., 1988. Vol. 1, pp. 41-45.

²*History of Rankin County*. Brandon, MS: Rankin County Historical Society, Inc., 1988. Vol. I, pp. 69-86.

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

point in the mid-section of the state. It was located on a spring near the intersection of two early territorial roads; one heading north through Madison County, crossing the Natchez Trace and heading toward Cairo, Illinois and south to Mobile, Alabama; and the other road toward the Mississippi River to the west and then east to Hillsboro, Scott County, and on toward central Alabama. Traders, missionaries, and early settlers also camped near what is now the town square. The town continued to grow with commercial buildings being constructed around the town square and east and west along Government Street.³

“Because Brandon was the county seat and an important trade center, several hotels, taverns, and stage coach stops were built to accommodate the many people who came to the area.”⁴One of these stagecoach stops is in the proposed Brandon South College Street Historic District at 512 South College Street, the Wilkinson-Bible Cottage (#7).It was reported that the best overnight accommodations for man and livestock could be found at a trading post owned by D. W. Wilkinson in the early 1820s and 1830s. Once known as the “Old Bible Homestead,” its earliest existence is traced definitively to 1832, and is thus considered to be the oldest extant building in Brandon. It is now used a residence.⁵South College Street was an important road that lead from Brandon to Star, a smaller town in the county that was established in 1900 as a train stop when the Gulf and Ship Island Railroad passed through.

Churches were established soon after the town incorporated. There was a Baptist Church in 1835, Brandon Methodist in 1836, and St. Luke’s Episcopal in 1848. The Brandon Presbyterian Church was formally organized in 1851. In 1871, the Brandon Presbyterian Church (#1) was built on South College Street, in the proposed Brandon South College Street Historic District.⁶

“As was the case in many Mississippi towns, railroads were a factor in the early development of Brandon. Several played a part in its development, including the Jackson and Brandon Railroad and Bridge Company, and in the Alabama and Vicksburg Railroad, and the the Southern Railroad.”⁷ In the late 1890s, the Gulf and Ship Island Railroad was built across Rankin County, connecting Jackson with the deep water harbor at Gulfport on the Mississippi Gulf Coast.

Brandon was briefly occupied by Union troops in 1863 and 1864 and “for several years after the War, the area’s transportation and agricultural processing systems were disrupted and the population of Brandon and the county decreased.” It is estimated that about 440 soldiers from Rankin County died during the War.⁹

³Dunbar Rowland. *History of Mississippi: The Heart of the South*, 1925. Spartanburg, SC. The Reprint Company, 1978. pp. 818-819.

⁴*History of Rankin County*. Brandon, MS: Rankin County Historical Society, Inc., 1988. Vol. I, pp. 74-75.

⁵City of Brandon. <http://www.brandonms.org>.

⁶History of Rankin County, Brandon, MS: Rankin County Historical Society, Inc. 1988. Vol. I, pp. 107-115.

⁷ Id at 124-129.

⁸George M. Crowson. “History of the Alabama and Vicksburg Railroad”. Newton County Historical & Genealogical Society. https://www.nchgs.org/html/history_of_a-v_r-r.html

⁹*History of Rankin County*. Brandon, MS: Rankin County Historical Society, Inc., 1988. Vol. II, pp. 10-28.

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

The area soon recovered and new buildings were constructed such as the Presbyterian Church (#1) which organized in 1851 but did not have a building of its own until 1871 when a church was built on South College Street. Prior to that the congregation met at the Brandon Female Academy or in the courtroom at the courthouse. Baptist church members also met at the Brandon Female Academy until the church was built in 1882 on South College Street. Episcopal church members began meeting in 1849 in different locations until a church was built on North College Street, outside the proposed district, in 1869.¹⁰

While Rankin County's economy was based on agriculture, it was not a single crop economy. The boll weevil infestations that ravaged the cotton crops in the state from 1907 to 1916 caused a decline in the county's cotton income, but the economy was sustained by diversifying to timber, cereal, and fruit crops. Although the county and Brandon's population declined from 1910 to 1920, probably due to the migration of farm laborers, the economy remained relatively stable, sustained by its government functions and related services.¹² From 1930 to 1950, Brandon's population tripled from 692 to 1,827.¹³ The city continued to be a center for government and commerce and would over the next half a decade also become a bedroom community for nearby Jackson. Downtown Brandon continues to be the heart of the community and College Street intersects the downtown corridor.

As the population of Brandon grew, a consolidated school was needed. Prior to the 1930s when a site was chosen for the Brandon High School, which is now the Brandon Middle School, on South College Street, there had been separate male and female academies. The administration building was built first, in 1942, and the football and baseball fields were also added. Daisy McLaurin Stevens Elementary was built in the 1950s and was named after the daughter of Governor Anselm J. McLaurin (1896-1900). The McLaurins owned "Ben Venue," a home that was once extant on the site of the school. Prior to the school being built, the elementary grades occupied a small building (not extant) next to the high school.

Brandon remained as a small southern agricultural town and the seat of local government until the city of Jackson expanded in the mid-twentieth century, making Brandon a part of the greater Jackson area. Although Brandon is now a suburban community, it retains its small town character and independence. The architecture of South College Street reflects the trends of American and southern architecture beginning with Greek Revival architecture and moving through Gothic, Queen Anne, Craftsman, Minimal Traditional, and Ranch styles.

As additional streets developed from the main core, Pearl Street was developed due to the railroad and then South College Street. More homes were needed when the population of Brandon grew in the 1940s – 1960s and soon more homes were being built on South College

¹⁰*History of Rankin County*. Brandon, MS: Rankin County Historical Society Inc., 1988, Vol. I, pp. 131-135.

¹²Dunbar Rowland. *History of Mississippi: The Heart of the South*. 1925. Spartanburg, SC: The Reprint Company, 1978. p. 819.

¹³*Mississippi Statistical Summary of Population, 1800-1980* (Mississippi Power and Light Company, 1983) n. p. ; and *Statistical View of the United States, being a Compendium of the Seventh Census* (Washington, D. c. : A. o. P. Nicholson, Public Printer, 1854) p. 343.

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

Street, heading south, and additional streets branched off such as Sunset Drive. It remained a gravel road until it was paved in the 1960s.

In the nineteenth century, South College Street was designed with 1 to 1.5 acre lots and was considered an upper class street. Three governors have lived on South College Street. Some lots were later subdivided, thus leading to homes built in the 1930s through 1950s and even a few in the 1980s. The road was paved in 1917 and this is also when sidewalks were installed, and it was classified as a lovely street with stately homes. There were large oak trees until a tornado came through in recent years and most of the trees were lost due to the damage. Today the street has a more diverse range of residents.¹⁴

West Jasper Street was a gravel road with two early twentieth century homes and later homes were built when more lots were later sold. The road was paved in the early 1950s.

When Interstate 20 came through the county in 1968, it brought easy access to jobs in Jackson leading to large residential developments, such as the Crossgates area west of Brandon's downtown core. Developer J.W. Underwood purchased over 1700 acres and planned a new residential and commercial community. This developed into Crossgates which was annexed into the city in 1978. This and other new subdivisions caused major development in downtown Brandon as well as along South College Street, to slow or cease altogether. In recent years downtown Brandon has seen renewal.¹⁵

Architecture

The period of significance for the Brandon South College Street Historic District is 1832 to 1968. The architectural styles represented in the district follow a pattern typical of a small Mississippi courthouse town that was founded in the early nineteenth century and grew slowly through the late twentieth century, when it sprawled out as a suburb of the capital city, Jackson. The earliest homes display influences of the Greek Revival style, and the district is dotted with examples of almost every architectural style from the late nineteenth to the mid-twentieth century including Gothic Revival, Queen Anne, Colonial Revival, Craftsman, Art Moderne, International, Tudor Revival, Minimal Traditional, and Ranch styles. Most of the resources are residential; however, there are two religious buildings and a school complex.

The house at 625 South College (#18) was built in 1852 in the Greek Revival style. It is a previously listed property within the South College Street Historic District (1998). It retains a high degree of architectural integrity including original wood siding, end wall chimneys, gable front dormers with sashes, a full-width, shed-roof gallery with paneled boxed piers, an eight-

¹⁴*Brandon, Mississippi - A Pictorial History*. Brandon Historical & Genealogical Society. Florence, MS. Stephens Printing and Publishing, 2002. p. 4.

¹⁵ History of Crossgates. <https://www.brandonms.org/experience-brandon/history-of-crossgates/>

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

panel, double-leafed entry topped with a multi-light transom. One-story detached servant's quarters ca. 1890-1900 are also extant on the property. The Magnolias – Stevens Buchanan House at 505 South College Street (#4) was built in 1868 also in the Greek Revival/Italianate style. It is listed individually on the National Register of Historic Places (1978). It retains a high degree of architectural integrity including original siding, galleries, unique stylized columns, railing with vase-shaped balusters, rectangular entry doors with oval panels, and original sashes.

Not far from the Magnolias – Stevens Buchanan House, at 109 West Jasper Street (#28) is a Queen Anne house built around the end of the twentieth century (c. 1890-1900). It retains original details such as a wrap-around porch, brick chimneys, portico with Tuscan columns, and original, 4/4 double-hung, wood sashes. Another Queen Anne at 708 South College Street (#22) also retains Queen Anne features with a complex gabled roof, original wood siding, 4/4 double-hung sashes. This property is also previously listed in the South College Street Historic District. Another property, 713 South College Street (#24) is also in the South College Street Historic District and is an asymmetrical L-front plant with both Queen Anne and Colonial Revival influences including Doric columns on the porch. It retains a complex hip and gable roof with gable front dormers, 1/1 double-hung sashes, and original weatherboard siding. There is a multi-light transom above the entry.

There are a few Craftsman influenced properties in the district, dating mainly between 1920 and into the 1930s. The houses at 619 (#15) and 704 (#21) South College Street and 107 West Jasper Street (#27) are all built in the Craftsman style of architecture. All retain original historic elements such as original wood siding, tripartite double-hung sashes, square wood columns capped with molding and boxed at the bottom, exposed rafter tails, and purlin brackets. 704 South College Street (#21) is also part of the South College Street Historic District, listed on the National Register in 1994.

Nationally, beginning in the 1930s, there was a transition in style. Craftsman bungalows were still built but in diminishing numbers. Some properties in the district built in this time frame have Colonial Revival influences, but there is also a transition to the Minimal Traditional and Ranch styles of architecture. The Four-Square and the Bungalow, which met the housing needs of middle America from the turn of the century to the Depression years, were abandoned in favor of basic English Colonial styles and Ranch houses evolved from Spanish prototypes.

The district reflects these trends with properties built in the 1930s, through the post war era and into the 1950s. They are a mix of Craftsman, Minimal Traditional, Ranch, and even a Tudor Revival. The house at 205 West Jasper Street (#31), built in 1935, exhibits the transition from Colonial Revival to Minimal Traditional architecture. The one-story residence has dentil molding on all cornice work, original 6/6 wood, double-hung windows, and a triangular pediment entry. 711 South College Street (#23), built in 1938, is a Tudor Revival previously listed in the South College Street Historic District. It is an excellent example of the Tudor Revival style. The one story, brick property has a clipped-gable (jerkinhead) roof, half-timbering, side-hinged casements, and quoins. The entrance is a projecting vestibule with half-timbering

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

and herringbone brick nogging. The house at 110 Prescott Drive (#38), built in . . . is a good example of Minimal Traditional. It is the first house on its street, surrounded by Ranch style houses which were also built in the 1950s. The one-story residence has original asbestos siding, 8/8 sashes, and a projecting roof over the entry supported by a metal scrollwork post. Although the Ranch style originated in the 1930s and gained popularity in the 1940s, by the 1950s and 60s, it was the predominant style of architecture nationally and in Mississippi. The popularity of “rambling” ranch houses was made possible by the increasing prevalence of the automobile. As the automobile replaced walking, streetcars, and buses as the principal means of personal transportation in the decades following World War II, compact houses could be replaced by sprawling designs on much larger lots. The style is loosely based on early Spanish Colonial precedent of the American southwest, modified by influences borrowed from Craftsman and Prairie modernism of the early 20th century.

The Ranch style is most evident along the south end of South College Street and on adjoining streets such as Prescott and Sunset Drives. For example, of the ten properties on Prescott Drive, all built beginning in 1949 and through the early 1960s, three are Minimal Traditional and seven are ranch styles. On West Sunset Drive, of the seven properties, two are minimal traditional, built in the late 1940s, to ranch style built in the 1950s to 1960. And on East Sunset Drive, of the seven properties, all built in the 1950s to 1960, one is Minimal Traditional and the remaining are Ranch style. Common elements of the Ranch properties in the district include wide asymmetrical facades, one level, sometimes split-levels, with side-gabled roofs, recessed entries, aluminum sashes, partial brick veneer, and a garage on one end with a utility in the back. The house at 115 East Sunset Drive (#53), built in 1955, is a typical example in the district, being a one-story ranch with side-gabled roof, double and triple aluminum windows, and brick veneer.

Brandon Middle School (#3D) also contains several architecturally important buildings. Designed by well-known Jackson architect N.W. Overstreet in 1942 in the International style, the administration building retains many features of this style such as a rectilinear form, sculptured walls, and curved forms. The one to two story building has Dryvet over the original rubbed concrete exterior walls; interior walls are clay tile partitions. All of the windows and doors are metal replacements of the original steel. The entrance has triple leaf metal doors and 70 (5x14) glass block sidelights. To the right of the entry is curved wall of 54 (3x18) terracotta tiles with a black-coated finish. Although there have been some changes since it was built, the building does retain the features that distinguish it as a good example of the International movement.

The math and English buildings (#3B, 3C) were built in the 1950s in the Art Moderne style and also retain characteristic features of this style such as a low, horizontal profiles, rounded corners, and wraparounds with porthole and glass block windows. The English building has a two-story addition separated from the one-story portion by a wraparound. It also has a series of glass block windows. The math building has similar architectural features with wrap around exterior walls and glass block windows.

One of the most intact buildings is the Stevens Building (#3A), built in 1959 as the Daisy McLaurin Stevens Elementary school. It is one-story brick building with a flat roof and 18-light steel windows on the front elevation. On the south end are classrooms with 20, 10-light

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

windows and a covered walkway with exposed trusses. Two brick classroom wings run perpendicular to the main elevation. The buildings retain many of the features that define the best modern schools built during the equalization era including long window walls shaded by deep eaves, the covered walkway with exposed trusses, and multi-purpose auditorium/cafeteria.

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

“A History of Brandon”. *Clarion-Ledger*, Jackson, Mississippi. March 14, 1975.

Baker, John Milnes. *American House Styles: A Concise Guide*, W. W. Norton Company, Inc. NY, 2002.

Brandon, Mississippi General File. Mississippi Department of Archives & History. Historic Preservation Division. Jackson, Mississippi.

Brandon, Mississippi – A Pictorial History. Brandon Historical & Genealogical Society. Florence, MS. Stephens Printing and Publishing, 2002.

Crowson, George M. “History of the Alabama and Vicksburg Railroad”. Newton County Historical & Genealogical Society. https://www.nchgs.org/html/history_of_a-v_r-r.html

History of Crossgates. <https://www.brandonsms.org/experience-brandon/history-of-crossgates/>

History of Rankin County. 2 vols. Brandon, MS: Rankin County Historical Society, Inc., 1988.

McAlester, Virginia & Lee. *A Field Guide to American Houses*. Alfred A. Knopf, 2006.

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

Oates, Marsha R. and John Linn Hopkins. “Historic and Architectural Resources in Brandon, Rankin County, Mississippi,” Multiple Properties Documentation Form. October 20, 1996.

Rowland, Dunbar. *History of Mississippi: The Heart of the South*. 1925. Spartanburg, SC ☺
The Reprint Company, 1978.

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

9. Latitude: 32.263016	Longitude: -89.988062
10. Latitude: 32.263113	Longitude: -89.989230
11. Latitude: 32.264453	Longitude: -89.989307
12. Latitude: 32.264387	Longitude: -89.989982
13. Latitude: 32.26573	Longitude: -89.989977
14. Latitude: 32.265420	Longitude: -89.992525
15. Latitude: 32.265785	Longitude: -89.992403
16. Latitude: 32.265766	Longitude: -89.989780
17. Latitude: 32.266823	Longitude: -89.989676
18. Latitude: 32.266470	Longitude: -89.991034
19. Latitude: 32.267277	Longitude: -89.993774
20. Latitude: 32.268076	Longitude: -89.993754
21. Latitude: 32.267694	Longitude: -89.989951
22. Latitude: 32.269063	Longitude: -89.989781
23. Latitude: 32.269088	Longitude: -89.990427
24. Latitude: 32.268723	Longitude: -89.990460
25. Latitude: 32.268723	Longitude: -89.993356
26. Latitude: 32.269139	Longitude: -89.993347
27. Latitude: 32.269211	Longitude: -89.991858
28. Latitude: 32.270538	Longitude: -89.991989
29. Latitude: 32.270695	Longitude: -89.990347

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

Verbal Boundary Description (Describe the boundaries of the property.)

District boundaries are as follows: to the north, South College Street, beginning slightly south of the intersection with Hwy 80; to the east, East Sunset Drive to Bentonwood Drive; to the south, intersection of South College Street and Hwy. 468; to the west, West Sunset, Prescott Drive, and West Jasper Streets to Overby Street, excluding Martha and Mable Lanes.

Boundary Justification (Explain why the boundaries were selected.)

These are the boundaries with the most properties within the period of significance, 1832 – 1968. The boundaries correspond with the property lines of the properties included within the district.

11. Form Prepared By

name/title: Tricia Nelson/Preservation Consultant
organization: _____
street & number: P.O. Box 995
city or town: Crystal Springs state: MS zip code: 39059
e-mail: tnelson39059@gmail.com
telephone: 601-941-3182
date: April 2, 2020

Additional Documentation

Submit the following items with the completed form:

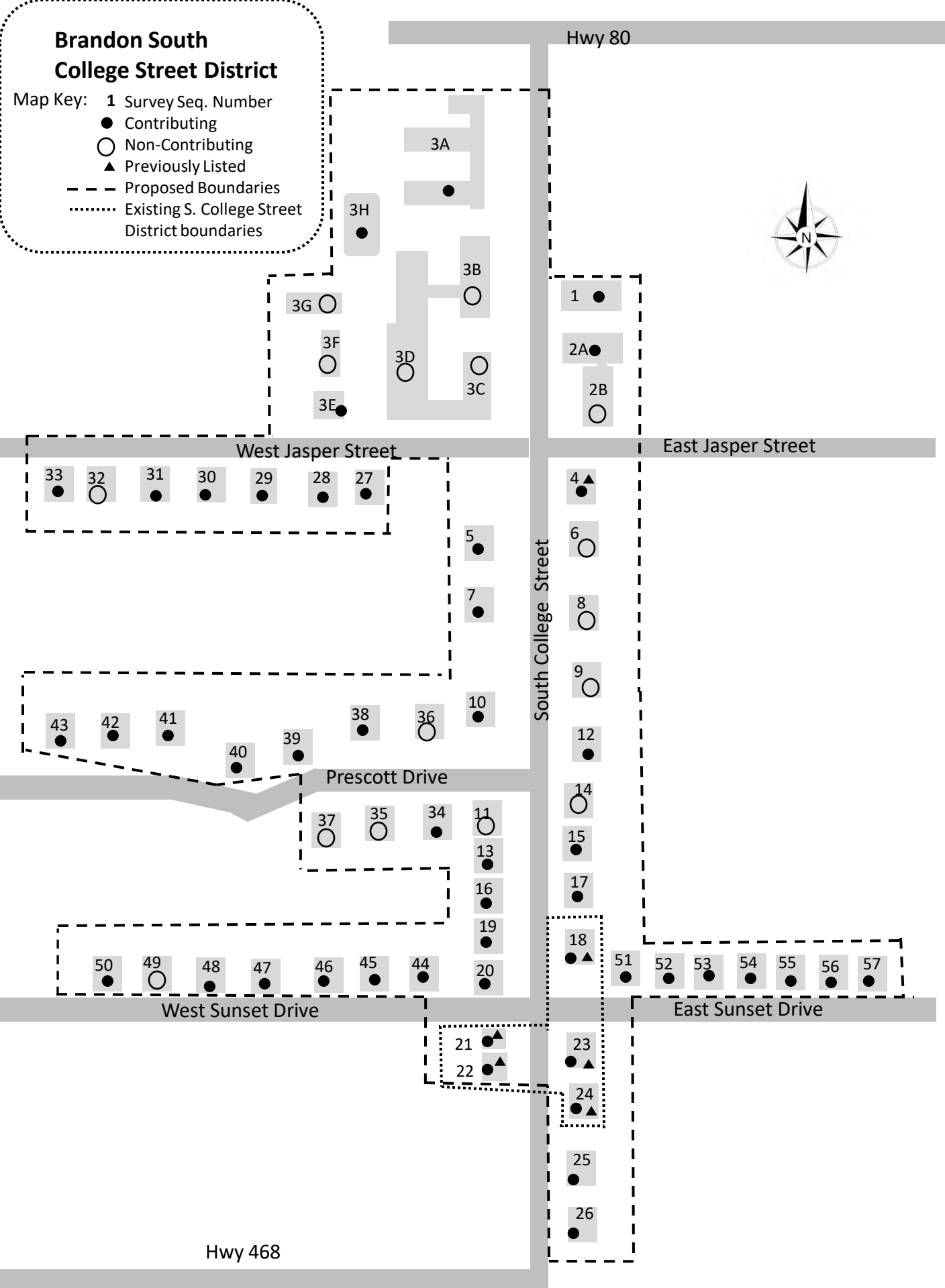
Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.

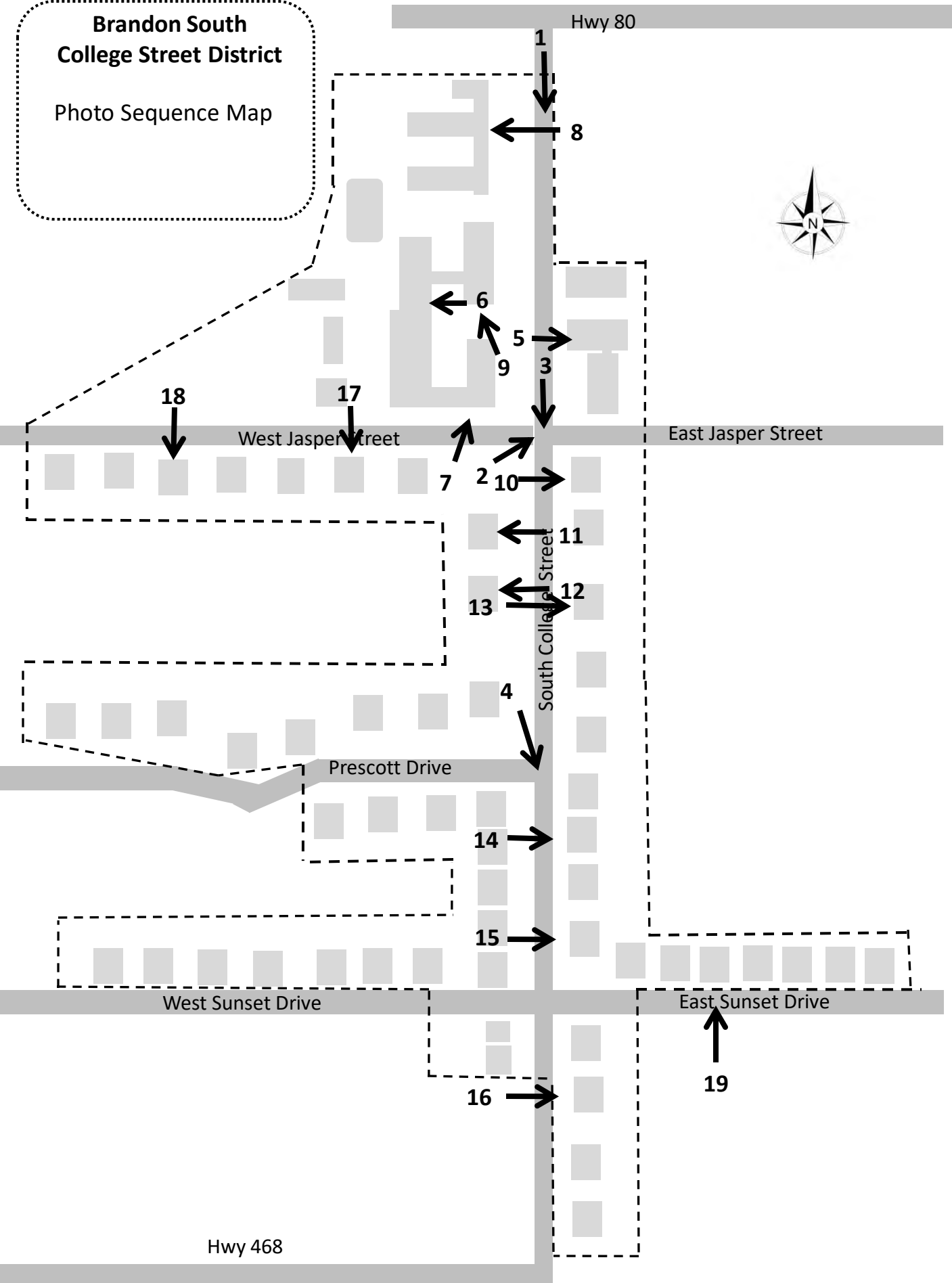
Brandon South College Street District

Map Key: 1 Survey Seq. Number
 ● Contributing
 ○ Non-Contributing
 ▲ Previously Listed
 - - - Proposed Boundaries
 Existing S. College Street District boundaries



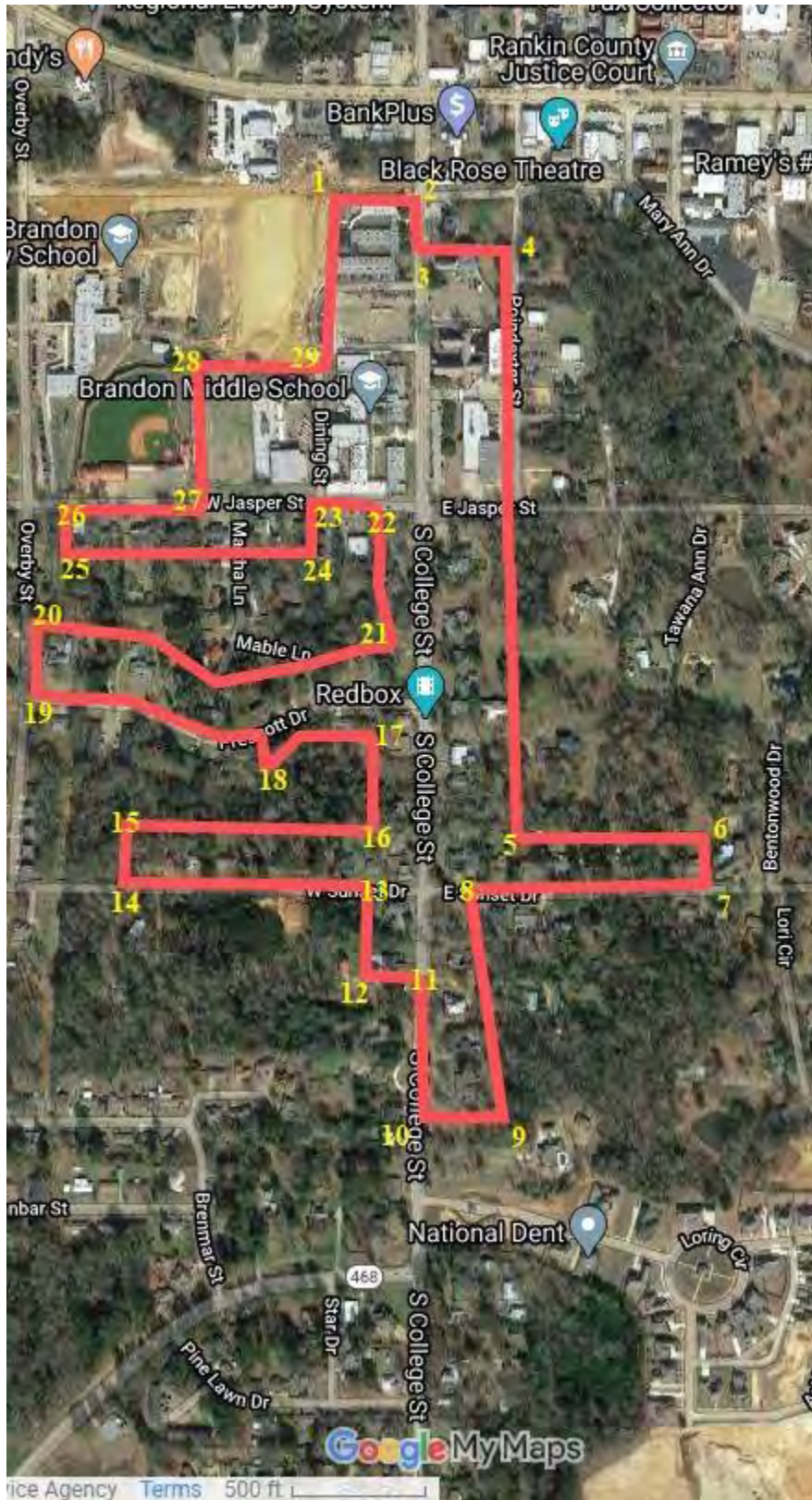
**Brandon South
College Street District**

Photo Sequence Map



Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State



Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
-
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Brandon South College Street Historic District

City or Vicinity: Brandon

County: Rankin

State: Mississippi

Photographer: Tricia Nelson

Date Photographed: October 1, 2019 – December 19, 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

- | | |
|----------|---|
| 1 of 19 | View of S. College Street, facing south from Brandon Middle School (#3) |
| 2 of 19 | View of S. College Street, facing north from Brandon Middle School (#3) |
| 3 of 19 | View of S. College Street, facing south from intersection with Jasper Street |
| 4 of 19 | View of S. College Street, facing south from intersection with Prescott Drive |
| 5 of 19 | 309 South College Street, Brandon First Baptist Church (#2A) |
| 6 of 19 | 408 South College Street, Brandon Middle School Administration (#3D) |
| 7 of 19 | 408 South College Street, Brandon Middle School Math Building (#3C) |
| 8 of 19 | 408 South College Street, Brandon Middle School Daisy McLaurin (#3A) |
| 9 of 19 | 408 South College Street, Brandon Middle School English Bldg. (#3B) |
| 10 of 19 | 505 South College Street (#4) |
| 11 of 19 | 506 South College Street (#5) |
| 12 of 19 | 512 South College Street (#7) |
| 13 of 19 | 515 South College Street (#8) |
| 14 of 19 | 619 South College Street (#15) |
| 15 of 19 | 625 South College Street (#18) |
| 16 of 19 | 713 South College Street (#24) |
| 17 of 19 | 109 Jasper Street (#28) |
| 18 of 19 | 205 Jasper Street (#31) |
| 19 of 19 | 115 East Sunset Drive (#53) |

Brandon South College Street District
Name of Property

Rankin County Mississippi
County and State

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge DriveFort Collins, CO 80525.



TENTATIVE
PARKING
ONLY



STATE
LAW

TO

WITHIN
CROSSWALK

BYRON'S BLDG.

MS_Rankin County_Brandon South College Street
Historic District 0001



BRANDON MIDDLE SCHOOL

FOLLOW BMS ON
FACEBOOK INSTAGRAM TWITTER

MS_Rankin County_Brandon South College Street
Historic District 0002



MS_Rankin County_Brandon South College Street
Historic District 0003



MS_Rankin County_Brandon South College Street
Historic District 0004



MS_Rankin County_Brandon South College Street
Historic District 0005



Administration

ATTENTION
MATTERS

MS_Rankin County_Brandon South College Street
Historic District 0006



MS_Rankin County_Brandon South College Street
Historic District 0007



MS_Rankin County_Brandon South College Street
Historic District 0008



English
Hall

MS_Rankin County_Brandon South College Street
Historic District 0009



MS_Rankin County_Brandon South College Street
Historic District 0010



MS_Rankin County_Brandon South College Street
Historic District 0011



MS_Rankin County_Brandon South College Street
Historic District 0012



Tip
Nelson
Family

MS_Rankin County_Brandon South College Street
Historic District 0013



MS_Rankin County_Brandon South College Street
Historic District 0014



MS_Rankin County_Brandon South College Street
Historic District 0015



MS_Rankin County_Brandon South College Street
Historic District 0016



MS_Rankin County_Brandon South College Street
Historic District 0017



MS_Rankin County_Brandon South College Street
Historic District 0018



115

MS_Rankin County_Brandon South College Street
Historic District 0019