

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL REGISTER

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

1. Name of Property

historic name _____
other names/site number South Division Street Historic District

2. Location

street & number 447-646 S. Division St. and some adjacent properties n/a not for publication
city, town West Point n/a vicinity
state Mississippi code MS county Clay code 25 zip code 39773

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>22</u>	<u>4</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>22</u>	<u>4</u> Total

Name of related multiple property listing: West Point Multiple Resource Area
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. See continuation sheet.

Kenneth H. P. Pool July 2, 1990
Signature of certifying official Deputy State Historic Preservation Officer Date
MS Department of Archives and History

State or Federal agency and bureau _____

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

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. Amy Glederman 8/31/90
 See continuation sheet.
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:) _____

Signature of the Keeper _____ Date of Action _____

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling

Current Functions (enter categories from instructions)

Domestic: single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Craftsman/Bungalow

Queen Anne

Greek Revival / Classical Revival

Other: Late Victorian Vernacular

Materials (enter categories from instructions)

foundation brick

walls wood/weatherboard

brick; other: tile

roof composition shingles

other

Describe present and historic physical appearance.

South Division Street/Description

The South Division Street District runs due north and south, taking in a group of houses of diverse style and age and displaying them on a wide, open avenue.

The boundaries of the district are determined by property lines of the nominated houses on the east and west, by the intersection of Jones Street on the south, and by the limits of the Carrothers property on the North. These boundaries are illustrated on the master Multiple Resource Area Map. The lines are drawn to include the greatest possible number of compatible historic buildings and exclude altered structures.

North of Tournament Street on South Division and south of Main, three blocks of houses have been excluded. Eligible buildings in the first and second blocks south of Main were included in the Central City District nomination. The third block south of Main has several mid-20th century and later infill buildings, including a large block used by Southern Bell Telephone for warehousing and a maintenance yard. The oldest (ca. 1880) surviving intact house on that block at the time of the Historic Resources Survey, 320, has been demolished by its owner, the Baptist Church.

The south end of the district is established by the scale, quality, and age of the houses above and below Jones Street. Without ante-bellum Elmview as the southern focus of the district, the block between Jones and Brame loses its connection to the rest. The houses in this block are smaller in scale, closer to the street, more altered, and generally later than those farther north. The district thus begins on a rise at Tournament Street and ends before a gentle depression of land just north of Brame Avenue.

There are no street trees in the district, though several yards have large oak and pecan trees. The resulting perspective down the district is an open one. The density of housing is generally lighter than other town neighborhoods, a result of the larger land parcels and the greater setbacks. Three streets intersect South Division within the district, Tournament, Jefferson, and Travis. To the immediate east of the district between Tournament and Travis streets, is the Court Street District.

There are no non-residential buildings in the district. By style, the houses are 42 percent Bungalow/Craftsman, 15 percent Victorian Vernacular, and there are two or fewer examples each of Greek Revival, Free Classic, Vernacular, and Tudor

See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Division Street District, West Point, Clay, Mississippi

Section number 7 Page 1

Revival. The oldest historic building predates Elmview (1853), and the most recent was built in 1935-36. By ranking, 85 percent of the houses are contributing and 15 percent non-contributing.

Resources in the South Division Street District are listed in north to south order, beginning with two houses on Tournament Street (105, 122) and taking in a house at the corner of South Division and Jefferson (106 Jefferson), which is visually part of the grouping. The numbers on Tournament Street are listed in ascending order. The dating of buildings in the district was based on architectural style, information from homeowners, tax cards in the Clay County Tax Assessor's Office, and Sanborn Maps, where applicable.

The rating system used on buildings in each of the four districts in the West Point Multiple Resource Area ranks the elements individually as being either Contributing (C) or Non-contributing (N) to the district.

- A contributing building, site structure or object adds to the historic architectural qualities, historic associations, or archeological values for which a property is significant because:
 - a. it was present during the period of significance, and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period or;
 - b. it independently meets the National Register criteria.

- A non-contributing building, site, structure, or object does not add to the historic architectural qualities, historic associations, or archeological values for which a property is significant because:
 - a. it was not present during the period of significance, b. due to alterations, disturbances, additions or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or
 - c. it does not independently meet the National Register criteria.

(Definitions taken from National Register Bulletin #24, p. 45.)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Division Street District, West Point, Clay, Mississippi

Section number 7 Page 2

South Division Street District/Listing

1. C 105 Tournament: A two story wood frame house with weatherboard exterior, in the Craftsman style. Originally regularly massed, the house has a three bay facade. The first floor level has flanking sets of triple 15/1 double hung windows and an entry surround with a multi-light, single-leaf door and bevelled multiple sidelights over paneled aprons. A gable-front projecting porch protects the entry. Thick, square columns with molded capitals and bases rest on brick piers to support the porch. The upper facade has a set of triple 15/1 double hung windows centered above the porch, and flanking pairs of matching windows. A porte cochere has been added on the west elevation, a hipped roof porch, partially enclosed, on the right. Additions have also been made to the rear of the house. (See photo #12.)

This house first appears on the 1918 Sanborn Map as a replacement for an earlier Victorian house. Pivotaly contributing.

2. C 102 Tournament: A one and a half story Craftsman/Bungalow style house with a wood frame and weatherboarding covered by vinyl siding. This house has the traditional long side gable roof with integral porch and porte cochere beneath. The long porch is supported by square, boxed wooden half columns resting on brick piers. The roof is pierced by a gable roofed dormer centered over the entry. Entry door and sidelights are bevelled glass.

Owner says the first version of the house was built by Tom Chandler in 1897. The 1905 Sanborn map shows the house with a rectangular front block and two one story structures at the rear attached by porches and walkways. Major changes in style and form, including the addition of the dormers upstairs and the enclosing or rebuilding of much of the rear of the house, were done in 1929. The garage/studio facing South Division Street probably also dates from 1929.

3. C 447 S. Division: A one and a half story, wood frame Craftsman style house on corner of S. Division and

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

South Division Street District, West Point, Clay, Mississippi

Section number 7 Page 3

Jefferson. The house has the traditional side gable roof with centered dormer, full length, integral front porch, and overhanging eaves of the Craftsman style. Its facade is three bay, with triple windows flanking an entry with multiple vertical lights and heavily framed, separate sidelights and transom lights. Facade windows are 3/1 and 5/1 double hung.

The house appears in its present form on the 1925 Sanborn map. Side shed porches and vinyl siding have been added since that time, and the wooden porch floor has been replaced with a concrete slab and steps centered on the entry.

4. C 106 Jefferson: A one story, asymmetrically massed brick residence with Bungalow massing and details. Exposed rafter ends, a wide, wooden frieze, square brick pillars, and a multi-light door are traditional stylish entry features. Some post-Victorian details have been added in windows and gable-end cutwork.

Sanborn Map of 1925 shows house, without numerous existing added sheds on west elevation. Owner information is that the house was built for Gertrude Leatherwood, who made the additions in order to rent rooms. One room and a bath have been removed from the south elevation. Marginally contributing: altered.

5. N 504 S. Division: A one story, frame and brick veneer ranch style house built as the parsonage for the First Baptist Church. The house design intrudes on the largely early 20th century character.

6. C 510 S. Division: A one and a half story brick or brick veneer, Tudor Revival, irregularly massed house. Tudor Revival features include round and basket handle arch motifs on door, porch, and porte cochere openings, a facade chimney with decorative brick work, upper level small-paned and dormer windows, and cast concrete details on chimney and as arched quoins around entry.

House is still not showing on 1925 Sanborn map, but is similar in form to 534 S. Division, built in the mid-1930s.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

South Division Street District, West Point, Clay, Mississippi

Section number 7 Page 4

7. C 515: A one and a half story, curiously remade house with Victorian massing, but Craftsman/Bungalow detail. Of wood frame construction, the house has a stuccoed exterior. Its three bay facade has a central projecting, gable roofed entry porch with segmental arched window centered under the gable, overhanging eaves, and battered, square porch columns on stuccoed piers. Double hung windows with multiple vertical lights over one flank the single leaf door. A semi-circular dormer pierces the central third of the side gable roof. Windows within the dormer are 6/1, and built to follow the curving line of the roof. Apparently earlier details surviving are a leaded glass window in a bay on the northern elevation, a leaded glass transom over the door, and a diamond-paned window on the south elevation.

On the 1925 Sanborn map, this house still has its original massing and a full length front gallery. At this time it is shown with only one story.

8. C 524: A one story, frame house with brick veneer exterior, altered from its original Bungalow configuration. The gable front porch on this gable front box Bungalow has been enclosed for additional living space. The facade now has two sets of four-window blocks under the gable and a decorative iron security door under a shed roofed porch extension. The house is not shown on the 1925 Sanborn. Marginally contributing: altered.
9. C 531: A brick veneered Craftsman style house with unusually mid-western style appearance. The main body of the house is two stories divided into three bays on both floor levels. The upper level has paired 9/1 double hung windows flanking a tripled set of the windows centered over the entry below. The entry has a multi-light door and multi-light sidelights, all with separated multi-light transoms. Flanking the entry are matching sets of tripled windows, with 12/1 windows centered between narrow, 6/1 windows. The entry porch is centered and supported on battered brick pillars with cast concrete details. It has a front gabled roof with wooden pediment and frieze. There are small gabled extensions on both the north and

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

South Division Street District, West Point, Clay, Mississippi

Section number 7 Page 5

south elevations. The one on the south provides an upstairs room and a porte cochere.

Two gable roofed extension wings have been built on the west (rear) elevation since the 1925 Sanborn record. A shed roofed section with its own small entry was subsequently added between the wings. A long-time neighbor says the house was designed by Ellen Yaeger, an architect from Drew, MS, and built by William La-Grone.

10. C 534: A one story, brick house in the late Tudor Revival style. Tudor Revival features include a round arched entry door and former round arched integral porch, steep pitched roof with small hipped roof dormer, front facing chimney, and cast concrete quoin details. The facade is five bay, with the enclosed porch at the left, a triple set of 6/6 double hung windows, the chimney, a shallow gabled entry, and a second set of tripled windows. Cast concrete details include "quoins" on the entry and porch and an exaggerated keystone motif over the door.

The owner says the house was built by Dr. J.E. Ellis in about 1935.

11. C 543: A one and a half story Bungalow style frame house with brick veneer exterior. A jerkin head gable roofed porch covers two thirds of the facade. The porch has three 4/1 double hung windows under the gable, a wide round arched opening centered on the door, and square openings at porch ends. A set of triple windows and a set of paired windows flank the front door. Cast concrete details include a Keystone in the arch and two diamond shaped inserts.

The house was built about 1932.

12. C 544: A one story, wood frame residence in the Queen Anne Cottage style, with intact exterior weatherboarding and pressed metal shingles. The irregularly massed house has multiple gables and a corbelled chimney on a hipped roof. A sunburst design and patterned shingles decorate gable ends. A wrapped porch shelters the entry door and a secondary door to the

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

South Division Street District, West Point, Clay, Mississippi

Section number 7 Page 6

north. The main entry is a single leaf, one light over carved bottom door, with a single light transom, in a plain surround. (See photo #13.)

Area first appears on Sanborn maps in 1910, at which time this house has the same massing minus shed additions made to both sides of the centrally-located rear ell. Pivotal contributing.

13. C 549: A two story frame house with exterior weatherboarding, in the Free Classic style. Asymmetrically massed, the house has two story bays on the facade and on the north and south elevations. A wrapped porch on Tuscan columns covers the single leaf, one light over wood entry door and single light transom. A second story balcony porch has a shed roof, smaller scale Tuscan columns, and turned balusters. (See photo #14.)

With the exception of the enclosure of rear porches, the house retains the massing it had as of the 1925 Sanborn map. A shed roofed dormer has been added to the rear roof elevation, and one of the first floor bay windows has been replaced by a door. The present owners have reclaimed the house from apartment status and restored the staircase and interior doors. Pivotal contributing.

14. C 552: A one and a half story, wood frame late Victorian house with Free Classic details. Five corbelled chimneys pierce the hipped and gabled roof of this weatherboarded, regularly massed house. The facade of the main block has four bays, with a fifth located at the rear of a porch wrapped across the front and the southern end. The entry to the porch and house is defined by a projecting, pedimented portico. A narrow, wooden frieze bands the length of the porch and portico, which is supported on columns with Roman Ionic capitals. A large gable roofed second story extension is centered on the steep pyramidal roof. Windows are 1/1 double hung. The entry door is wide, carved wood with an oval bevelled glass light and a single light transom.

The 1925 Sanborn map shows the house, with the same

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

South Division Street District, West Point, Clay, Mississippi

Section number 7 Page 7

massing, but only one story.

15. C 602: A one story, wood frame house in the Bungalow style, covered with vinyl siding. An unusual, double-faced wood porch with jerkin head gables and square stuccoed half-columns on stuccoed piers faces both Travis and South Division streets. The original multi-light entry door is intact, but most of the original windows have been replaced by aluminum sash. Built before 1925. Marginally contributing: altered.

16. C 605: A one story, wood frame house with stuccoed exterior, in the Bungalow style. A jerkin head gabled porch fronts the right two-thirds of the facade. The porch has exposed rafter ends, false half-timbering, and battered, full length brick piers. The facade has three bays: paired 4/1 double hung windows flanking a multi-light door. A matching, one story, jerkin head gabled garage is located to the rear (west).

Built ca. 1925.

17. N 608 & 610: A one story, wood frame, brick veneered, modest ranch style house. Facade has aluminum framed windows with four horizontal panes, two windows to the left of the hollow core door, one to the right. The right window is in a slightly projecting gable front, the shed roofed porch with decorative iron brackets fits ell and windows on left.

Built ca. 1955. Intrusive to the neighborhood primarily by style.

18. C 613: A one and a half story, Vernacular/Pyramidal style house with vinyl siding. On the facade, a wide, hipped roof dormer is centered over the entrance - a wide, single leaf wooden door with multiple square lights at the top, rectangular lights under. The facade is three bay, with wide 1/1 double hung windows flanking the door. Tuscan half-columns on piers with cast concrete tops to match the balustrade "railings" support the porch.

Only the front edge of the house is shown on the 1925 Sanborn map, the first to cover the area.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

South Division Street District, West Point, Clay, Mississippi

Section number 7 Page 8

19. C 616: A one story, unusually massed, wood frame house with fine Greek Revival exterior detail. The small house, with a simple metal-covered, hipped roof, has 6/6 double hung windows in frames with molded hoods. Its facade is unlike any other in West Point. The central entry is recessed several feet behind the roofline, and located in a shallow bay. The door is a four paneled, single leaf door under three transom lights. Four light sidelights over panelled aprons are set in the angles of the bay, and the whole entry is topped by a heavily molded frieze and cornice. Small, 6/6 windows flank the bay. The surface of the recessed space is covered with beadboard. At the inner and outer corners of the "cabinets" created by the porch are attenuated pilasters with molded capital and base motifs. Just inside the entry door is the only remaining interior feature, an octagonal dome. (See photo #15.)

Owners say the house dates to 1860. It appears on the 1910 and 1925 Sanborn maps with the same form except for the mid-20th century shed porch added to the left of the rear ell. The Sanborn maps show a porch wrapping completely across the facade and around the north and eastern half of the main house and the northern side of the ell. Pivotaly contributing.

20. C 621: A one and a half story, wood frame, Craftsman style house with dark stained wood exterior. Craftsman details include the wide side gable roof with shed roof dormer, the exposed rafters, the integral porch supported by boxed, paneled columns, and the fenestration: fixed windows in the shed dormer have five vertical lights; wide windows flanking the entry are five vertical lights over one, double hung; transom and side lights have five vertical lights. The entry door has four vertical lights over a sill and bracket detail and a paneled bottom. (See photo # 16)

Only the front edge of the house shows on the 1925 Sanborn Insurance Co. map. Pivotaly contributing.

21. N 624: A one story, wood frame residence with shingled exterior, in 1950s "moderne" style. In scale, setback and line, this house is similar to earlier neighbor-

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

South Division Street District, West Point, Clay, Mississippi

Section number 7 Page 9

hood resources. The pyramidal roofed house has a hipped roof projecting room. Between this projection and paired aluminum windows at the extreme left of the facade are a shed roofed entry porch with a circular light and a side-facing hollow core door.

22. C 629: A one story, wood frame house with exterior weatherboarding and a rare local version of an undercut gallery. The gable and wing Victorian Vernacular house has a projecting gabled wing on the left third of the facade, an entry door and two 2/2 double hung windows to the right. The entry door has two half round lights in a round arched configuration over a paneled bottom. It is in an entry surround with a two light transom and two light sidelights. The gallery is supported on square wooden columns. An apron of weatherboarding with vertical "markers" above the columns lowers the line of the porch opening to the tops of the facade windows.

The only representation of this house on a Sanborn map is in 1925, when only the front edge appears. Built ca. 1890.

23. N 632: A one story, wood frame, modern home with shingled exterior. Its original three bay facade has been extended to four with the addition of a wider, gabled extension to the side gabled roof. Built in the 1950s or 1960s.
24. C 640: A one story, wood frame, asymmetrically massed house with weatherboard exterior. This simple Vernacular/Gable and Wing style house has a porch on turned posts wrapping from the front gable wing to the right of the facade around the left end. Both the centered entry door and the secondary door in the wing are single leaf wood with one light and single light transoms.

Oral history says this much-altered cottage was built by George Brame as a temporary house while "Elmview" was being constructed just down the street. It appears in its present form on the 1925 Sanborn map.

25. C 643: A one story, irregularly massed, wood frame

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

South Division Street District, West Point, Clay, Mississippi

Section number 7 Page 10

house with exterior weatherboarding and a few remaining Victorian cutwork details. A projecting gable wing on the right third of the house has a cutwork bargeboard in the gable end. Turned posts with cutwork brackets support a shed roofed porch. Windows are 4/4 double hung. Entry has new hollow core door in plain surround under one light transom.

Full length and entry shed roofed porches on rear have been added since 1925.

26. C 646: A one story, wood frame, irregularly massed house with Victorian Vernacular details. A projecting gable wing with boxed eaves and returns and a cutwork bargeboard in the gable is located to the right of the facade. A shed roofed porch in the ell has turned and 4" x 4" posts with cutwork brackets and a simple baluster and rail. Entry door is one light with applied carving under, below a two light transom. Secondary gable motif has remains of cutwork bargeboard. Rear ell on left (north) side apparently includes old kitchen or similar outbuilding at rear. L-shaped gallery at rear has been partially enclosed.

Built in 1880s, 90s. Had present form on 1925 Sanborn map.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1860-1935

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

N/A

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

South Division Street District/Significance

The proposed South Division Street District is significant as the location of relatively adventurous late 19th and early 20th century home styles. On a smaller scale, South Division resembles Main Street in its "mix" of diverse styles and in the larger scale of its lots.

The southern section of a (historically) main road into West Point from the north, South Division runs from Main Street to Brame Avenue, an early east-west connecting road. At the southern end of the street is Elmview, a house begun by George W. and Lucy Brame in 1853; at the northern end was the Mobile and Ohio Railroad Station.

The architectural identity of the neighborhood is eclectic, with ante-bellum homes at one end of the time scale and Craftsman style homes at the other. By style, the homes are predominately Bungalow/ Craftsman and Victorian Vernacular. There are also examples of Free Classic, Greek Revival, and late Tudor Revival.

Because the majority of the district's built resources date from the late 19th and early 20th centuries, the dates 1860 to 1935 have been chosen for its period of significance. The period is not started earlier, with the ante-bellum buildings, because the major resource for this time period, Elmview, is not presently eligible. Recent alterations to Elmview have diminished the character of the house through the use of unsympathetic materials. The loss of this important resource has created a different weighting for the district. The end date of 1935 allows for the inclusion of some late alterations and constructions which are important to the district character, like 934, a Tudor Revival built in the mid-1930s.

The oldest house in the district may be 640, a cottage allegedly built by George W. Brame to serve as a house until the first version of Elmview was completed in 1853. The oldest by record is 618, an unusual, diminutive Greek Revival Cottage with some surprising detail, built about 1860. By age, the houses are predominantly 20th century (65 percent), but only four houses, 15 percent, are non-contributing by age.

See continuation sheet

9. Major Bibliographical References

See cover nomination bibliography.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property approx 4 acres

UTM References

A	<u>1</u> <u>6</u>	<u>3</u> <u>4</u> <u>6</u> <u>7</u> <u>0</u> <u>0</u>	<u>3</u> <u>7</u> <u>1</u> <u>8</u> <u>5</u> <u>5</u> <u>0</u>
	Zone	Easting	Northing
C	<u>1</u> <u>6</u>	<u>3</u> <u>4</u> <u>7</u> <u>1</u> <u>0</u> <u>0</u>	<u>3</u> <u>7</u> <u>1</u> <u>9</u> <u>5</u> <u>0</u> <u>0</u>

B	<u>1</u> <u>6</u>	<u>3</u> <u>4</u> <u>6</u> <u>7</u> <u>0</u> <u>0</u>	<u>3</u> <u>7</u> <u>1</u> <u>9</u> <u>5</u> <u>0</u> <u>0</u>
	Zone	Easting	Northing
D	<u>1</u> <u>6</u>	<u>3</u> <u>4</u> <u>7</u> <u>1</u> <u>0</u> <u>0</u>	<u>3</u> <u>7</u> <u>1</u> <u>8</u> <u>5</u> <u>5</u> <u>0</u>

See continuation sheet

Verbal Boundary Description

See accompanying scale map.

See continuation sheet

Boundary Justification

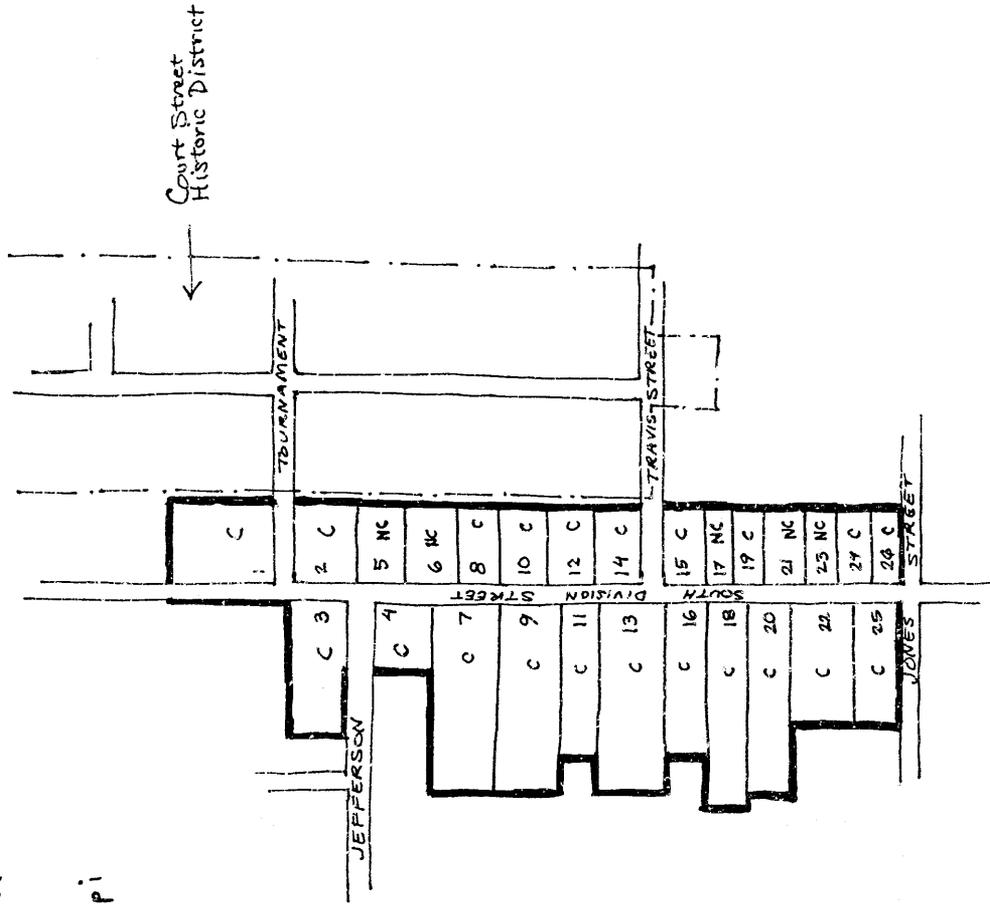
The boundaries are based on property lines. They are drawn to include as many eligible properties as possible and to exclude others.

See continuation sheet

11. Form Prepared By

name/title	<u>Joan Embree</u>	date	<u>12/16/88</u>
organization	<u>Preservation Consultant</u>	telephone	<u>(601) 324-0410</u>
street & number	<u>20 Lake Valley Road</u>	state	<u>MS</u>
city or town	<u>Starkville</u>	zip code	<u>39759</u>

South Division Street
 Historic District
 West Point
 Clay County, Mississippi



N ↑

