

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

\_\_\_\_\_  
Name of Property

\_\_\_\_\_  
County and State

\_\_\_\_\_  
Name of multiple property listing (if applicable)

Section number \_\_\_\_\_ Page \_\_\_\_\_

### SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 100004505

Date Listed: 10/8/2019

Property Name: Rolling Acres Historic District

County: Warren

State: MS

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
\_\_\_\_\_  
Signature of the Keeper

10-8-2019  
\_\_\_\_\_  
Date of Action

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Amended Items in Nomination:

#### Section 9: Previous Documentation on File

There has been no former Determination of Eligibility for this property. The property was approved for a tax credit Part 1 (36 CFR 67) in 2017. Project #36,064

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The Mississippi State Historic Preservation Office was notified of this amendment.

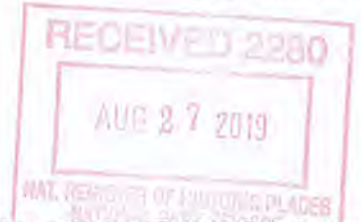
#### DISTRIBUTION:

**National Register property file**

**Nominating Authority (without nomination attachment)**

4505

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. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

historic name Rolling Acres Historic District

other names/site number \_\_\_\_\_

Name of Multiple Property Listing N/A

(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

street & number Elizabeth Circle and intersecting streets  not for publication

city or town Vicksburg  vicinity

state Mississippi county Warren zip code 39183

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant at the following level(s) of significance:  national  statewide  local

Applicable National Register Criteria:  A  B  C  D

Kate Burt Signature of certifying official/Title: State Historic Preservation Officer  
7-29-19 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 \_\_\_\_\_

## 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:) \_\_\_\_\_

Jan Salko Signature of the Keeper 10.8.2019 Date of Action

Rolling Acres  
 \_\_\_\_\_  
 Name of Property

Warren, Mississippi  
 \_\_\_\_\_  
 County and State

**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

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

Contributing	Noncontributing	
149	3	buildings
		site
	1	structure
		object
149	4	<b>Total</b>

Number of contributing resources previously listed in the National Register: \_\_\_\_\_

**6. Function or Use**

**Historic Functions**  
 (Enter categories from instructions.)

DOMESTIC/multiple dwelling  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Current Functions**  
 (Enter categories from instructions.)

DOMESTIC/multiple dwelling  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**7. Description**

**Architectural Classification**  
 (Enter categories from instructions.)

MODERN MOVEMENT - Ranch Style  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Materials**  
 (Enter categories from instructions.)

foundation: Concrete  
 walls: Brick  
 \_\_\_\_\_  
 roof: Asphalt  
 other: \_\_\_\_\_  
 \_\_\_\_\_

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### Narrative Description

**Summary Paragraph** (Briefly describe the current, 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.)

Rolling Acres is a 65-acre, 113 building, 153-unit public housing complex located approximately two miles east of downtown Vicksburg and adjacent to the Vicksburg National Military Park. The complex was developed in 1971. The site is teardrop in form with a primary east-west avenue at the north and connecting with five curvilinear southerly streets providing unit access. The surrounding area is characterized as low-density residential and is densely forested. The site has terraced lawns, generally sloping down from Alcorn Drive to the south. Of the 113 total buildings on site 109 are contributing and four are non-contributing. Generally, buildings are in-line, one-story, rectilinear wood frame on concrete slab, masonry-clad ranch style houses and duplexes.

Site terracing creates the sense of a front and rear yard. The site is organized into two major greenspaces. The first, located in the west block, includes a playground and basketball court. The second is located at the east block and is a passive greenspace. The four non-contributing buildings include one modern residential building which replaced a building destroyed by fire, a maintenance shed, a maintenance building, and a management building. The maintenance and management buildings are located to the south center of the site. The site and buildings are largely intact with a good degree of integrity. The complex recently underwent a historic rehabilitation. In the rehabilitation, the exterior appearance was maintained as was the interior floorplan. New finishes, fixtures, and cabinetry were installed within the units.

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**Narrative Description** (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

Rolling Acres is a public housing complex located in east Vicksburg, approximately 2 miles northeast from downtown.

Setting: To the north and southwest sections of the complex contain single family houses in what is best described as low density subdivisions, with undulating limited access roads and significant tree cover. Adjacent and forming the eastern boundary is the Vicksburg National Military Park, a 1900 acre park established in 1899 to preserve the Civil War Battle of Vicksburg site.

Rolling Acres is essentially self-contained. From the west, the site is accessible from Mission 66 to Alcorn Drive, which becomes the northern access street through the complex. This drive then continues and connects with Martin Luther King, Jr. Boulevard at the east.

Site: The site is teardrop-shaped with terraced lawns that slope from north to south. Alcorn Drive crosses the northern section of the parcel. From Alcorn are several southerly streets: Elizabeth Circle intersects at the east, running along the east and south and eventually circling back to Alcorn. Athens Avenue bisects the block created by Alcorn and Elizabeth Circle. Toward the center east, just west of Elizabeth Circle, is James Court. Toward the east, along the eastern boundary, is Cossar Court. The latter two streets end in cul-de-sacs. All streets are uniform with two lanes of traffic.

Terracing on the property creates unit parcels with a sense of front and rear yards, with the house centered on a flat plane that reverts to sloping hills behind the houses. Units are consistently set back from the street. Each unit typically has two concrete pads for parking with a concrete walkway to the house. Generally, each unit has a tree that was planted as part of the original landscape, though some of these have been lost.

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The streetscape and block configuration has created two large interior greenspaces. The first is at the center of the west block formed by Elizabeth Circle, Alcorn Drive, and Athens Avenue. This space includes a playground and basketball court. The second is a terraced lawn at the center of the east block formed by Elizabeth Circle, Alcorn Drive, and Athens Avenue.

Of the 149 residential buildings on site, 109 are intended for families of varying sizes. These are found along Alcorn Drive, Elizabeth Circle, Athens Avenue, and James Court. Units vary from two bedroom duplexes to six bedroom houses located throughout the site. In contrast, 40 units are efficiencies and one-bedrooms intended for senior housing. These are entirely located along Cossar Court at the east end of the property and located in nine multiplex buildings.

At the far south of the site is the management and maintenance complex, approximately where Elizabeth Circle meets Athens Street.

The site is distinguished by its low density, terraced lawns, and expansive green space.

**Buildings:** The complex has 113 buildings. Of these, 109 are contributing residential buildings and four are non-contributing. The contributing residential buildings were all built at the same time as public housing by the Vicksburg Housing Authority. One non-contributing building, located at 106 Athens Avenue, is a replacement single family house on the site of one building that was destroyed by a fire. The other non-contributing buildings are the management building and the maintenance building. There is also a non-contributing maintenance shed.

There are six basic types of buildings. Stylistically, all are modern ranch. All are of similar construction: one-story wood frame on concrete slab clad in brick. Fenestration consists of one-over-one double-hung windows. Roofs are mostly side gable with wood deck and covered with asphalt shingles. Interior configurations are also consistent: the front door opens to the living room, the kitchen is located at the rear with a rear door, and the bedrooms at the side of the house, accessed by a narrow hallway. Interior materials are similar throughout with gypsum board walls and ceiling and vinyl tile floors.

Each of the six building types are described in more detail below, beginning with multiplex efficiency units (Type 1), followed by single-family duplexes (Type 2), and single-family houses (Types 3, 4, 5, 6). Of Types 3 through 6, these are distinguished by size and the number of bedrooms and baths, expressed by longer length.

**Type 1** consists of efficiencies and one-bedrooms designed for senior housing. These are grouped along Cossar Court in nine buildings, of which seven are four-plexes and two are six-plexes. In total, there are forty Type 1 units. Of these, 32 units are 620 square feet. Eight units are 511 square feet; these are in buildings 100 and 102 Cossar Court. The smaller units are 22.5 feet wide and just under 263 feet deep. The larger units are 25 feet wide and 24 feet deep. Additionally, 5 units are ADA accessible. Despite the variations in size, the units are similar, with a front entry leading to the living room with the kitchen beyond. The bedroom and bath are located off to the side. The larger units have a corridor to the bedroom. The 40 units make up 27% of the total.

**Type 2** is a duplex with two bedrooms. Each Type 2 unit is 956 square feet, 33 feet across and 29 feet deep. The front door leads to a 255 square foot living room with a 180 square foot kitchen at the rear. The two

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bedrooms are located to the side with the master bedroom at the street facing corner. Both bedrooms have a closet. The bath is similar to the other housing types, but turned 90 degrees and still abutting the outdoor storage closet. In addition there is a small mechanical room for the gas furnace and water heater at the center as well as another small closet. There are 18 duplex units in 9 buildings, which represent 6% of the buildings and 12% of the units.

**Type 3** is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master bedroom is located at the front corner. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet. There are 28 Type 3 units (19% of the total).

**Type 4** is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet. There are 52 Type 4 units (35% of the total).

**Type 5** is a five bedroom unit with two full baths. It is 1,428 square feet. It is 53 feet long and just under 27 feet wide. The front door opens to a 266 square foot living room with a 228 square foot kitchen beyond. A cross corridor leads to the five bedrooms with three located on the street side and two on the rear. Again, all bedrooms have a closet. The two bathrooms are adjacent located off the corridor near the living room. The baths are similar, five feet across with the tub across the rear wall, then abutting the outdoor storage room. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet. There are nine Type 5 units (6% of the total).

**Type 6** is a six bedroom unit with two full baths. It is 1,676 square feet. It is 57.5 feet long and just under 27 feet wide. It is identical to the Type 5 except that the added length adds a bedroom along the street side and the kitchen is lengthened. Again, all bedrooms have a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet. There are 2 Type 6 units (1% of the total); these are located at 112 and 114 Alcorn Drive.

Within each building type, there are some slight variations. These include different porch styles and different brick colors. The orientation of units may also be flipped.

**Alterations:** There have been relatively few major alterations. In the 1990s, the one-over-one double hung aluminum windows were replaced with modern. The same time, in-wall air condition units were replaced with free-standing units and the louvered opening infilled with brick. As noted, the community building was adapted for offices use by the Housing Authority. One unit (106 Athens Avenue) burned in 2016 and has been replaced based on the historic floor plan.

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There have been no major modifications to the site. The only alteration was the installation of new collector mailboxes on concrete pads.

**Integrity:** The site retains integrity, as no changes have been made to the spatial arrangement of the buildings, the concrete walkways, and grass courtyards. The buildings retain their form, plan, and minimal architectural detailing, and convey the original use as public housing. The complex recently underwent a historic rehabilitation. In the rehabilitation, the exterior appearance was maintained as was the interior floorplan. New finishes, fixtures, and cabinetry were installed within the units.

### Inventory of Resources

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

The inventory is arranged alphabetically by street name in ascending numerical order. Buildings are classified as “contributing” (C) or “non-contributing” (NC) to the historic character of the district, or “previously listed” (PL) for buildings already listed on the National Register of Historic Places.

#### *Alcorn Drive*

**1. (C) 110 Alcorn Drive, c. 1971, Ranch Style**

**Type 5**

110 Alcorn Drive is a five bedroom unit with two full baths. It is 1,428 square feet. It is 53 feet long and just under 27 feet wide. The front door opens to a 266 square foot living room with a 228 square foot kitchen beyond. A cross corridor leads to the five bedrooms with three located on the street side and two on the rear. Again, all bedrooms have a closet. The two bathrooms are adjacent located off the corridor near the living room. The baths are similar, five feet across with the tub across the rear wall, then abutting the outdoor storage room. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**2. (C) 112 Alcorn Drive, c. 1971, Ranch Style**

**Type 6**

112 Alcorn Drive is a six bedroom unit with two full baths. It is 1,676 square feet. It is 57.5 feet long and just under 27 feet wide. It is identical to the Type 5 except that the added length adds a bedroom along the street side and the kitchen is lengthened. Again, all bedrooms have a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**3. (C) 114 Alcorn Drive, c. 1971, Ranch Style**

**Type 6**

114 Alcorn Drive is a six bedroom unit with two full baths. It is 1,676 square feet. It is 57.5 feet long and just under 27 feet wide. It is identical to the Type 5 except that the added length adds a bedroom along the street side and the kitchen is lengthened. Again, all bedrooms have a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

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**4. (C) 116a Alcorn Drive, c. 1971, Ranch Style**

**Type 2**

116a Alcorn Drive is a duplex with each unit having two bedrooms and one bath. Each Type 2 unit is 956 square feet, 33 feet across and 29 feet deep. The front door leads to a 255 square foot living room with a 180 square foot kitchen at the rear. The two bedrooms are located to the side with the master at the street facing corner. Both bedrooms have a closet. The bath is similar to the other housing types, but turned 90 degrees and still abutting the outdoor storage closet. In addition there is a small mechanical room for the gas furnace and water heater at the center as well as another small closet.

**5. (C) 118 Alcorn Drive, c. 1971, Ranch Style**

**Type 2**

118 Alcorn Drive is a duplex with each unit having two bedrooms and one bath. Each Type 2 unit is 956 square feet, 33 feet across and 29 feet deep. The front door leads to a 255 square foot living room with a 180 square foot kitchen at the rear. The two bedrooms are located to the side with the master at the street facing corner. Both bedrooms have a closet. The bath is similar to the other housing types, but turned 90 degrees and still abutting the outdoor storage closet. In addition there is a small mechanical room for the gas furnace and water heater at the center as well as another small closet.

**6. (C) 119 Alcorn Drive, c. 1971, Ranch Style**

**Type 3**

119 Alcorn Drive is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**7. (C) 120 Alcorn Drive, c. 1971, Ranch Style**

**Type 2**

120a Alcorn Drive is a duplex with each unit having two bedrooms and one bath. Each Type 2 unit is 956 square feet, 33 feet across and 29 feet deep. The front door leads to a 255 square foot living room with a 180 square foot kitchen at the rear. The two bedrooms are located to the side with the master at the street facing corner. Both bedrooms have a closet. The bath is similar to the other housing types, but turned 90 degrees and still abutting the outdoor storage closet. In addition there is a small mechanical room for the gas furnace and water heater at the center as well as another small closet.

**8. (C) 122 Alcorn Drive, c. 1971, Ranch Style**

**Type 2**

122 Alcorn Drive is a duplex with each unit having two bedrooms and one bath. Each Type 2 unit is 956 square feet, 33 feet across and 29 feet deep. The front door leads to a 255 square foot living room with a 180 square foot kitchen at the rear. The two bedrooms are located to the side with the master at the street facing corner. Both bedrooms have a closet. The bath is similar to the other housing types,



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but turned 90 degrees and still abutting the outdoor storage closet. In addition there is a small mechanical room for the gas furnace and water heater at the center as well as another small closet.

**9. (C) 124 Alcorn Drive, c. 1971, Ranch Style**

**Type 2**

124 Alcorn Drive is a duplex with each unit having two bedrooms and one bath. Each Type 2 unit is 956 square feet, 33 feet across and 29 feet deep. The front door leads to a 255 square foot living room with a 180 square foot kitchen at the rear. The two bedrooms are located to the side with the master at the street facing corner. Both bedrooms have a closet. The bath is similar to the other housing types, but turned 90 degrees and still abutting the outdoor storage closet. In addition there is a small mechanical room for the gas furnace and water heater at the center as well as another small closet.

**10. (C) 125 Alcorn Drive, c. 1971, Ranch Style**

**Type 4**

125 Alcorn Drive is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**11. (C) 126 Alcorn Drive, c. 1971, Ranch Style**

**Type 2**

126 Alcorn Drive is a duplex with each unit having two bedrooms and one bath. Each Type 2 unit is 956 square feet, 33 feet across and 29 feet deep. The front door leads to a 255 square foot living room with a 180 square foot kitchen at the rear. The two bedrooms are located to the side with the master at the street facing corner. Both bedrooms have a closet. The bath is similar to the other housing types, but turned 90 degrees and still abutting the outdoor storage closet. In addition there is a small mechanical room for the gas furnace and water heater at the center as well as another small closet.

**12. (C) 127 Alcorn Drive, c. 1971, Ranch Style**

**Type 4**

127 Alcorn Drive is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**13. (C) 128 Alcorn Drive, c. 1971, Ranch Style**

**Type 3**

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128 Alcorn Drive is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**14. (C) 129 Alcorn Drive, c. 1971, Ranch Style**

**Type 4**

129 Alcorn Drive is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**15. (C) 130 Alcorn Drive, c. 1971, Ranch Style**

**Type 4**

130 Alcorn Drive is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**16. (C) 131 Alcorn Drive, c. 1971, Ranch Style**

**Type 4**

131 Alcorn Drive is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**17. (C) 132 Alcorn Drive, c. 1971, Ranch Style**

**Type 3**

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132 Alcorn Drive is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**18. (C) 134 Alcorn Drive, c. 1971, Ranch Style**

**Type 4**

134 Alcorn Drive is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**19. (C) 136 Alcorn Drive, c. 1971, Ranch Style**

**Type 3**

136 Alcorn Drive is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**20. (C) 138 Alcorn Drive, c. 1971, Ranch Style**

**Type 4**

138 Alcorn Drive is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**21. (C) 140 Alcorn Drive, c. 1971, Ranch Style**

**Type 4**

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140 Alcorn Drive is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**22. (C) 142 Alcorn Drive, c. 1971, Ranch Style**

**Type 4**

142 Alcorn Drive is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

*Athens Drive*

**23. (C) 100 Athens Drive, c. 1971, Ranch Style**

**Type 4**

100 Athens Drive is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**24. (C) 101 Athens Drive, c. 1971, Ranch Style**

**Type 4**

101 Athens Drive is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

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**25. (C) 102 Athens Drive, c. 1971, Ranch Style**

**Type 4**

102 Athens Drive is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**26. (C) 103 Athens Drive, c. 1971, Ranch Style**

**Type 4**

103 Athens Drive is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**27. (C) 104 Athens Drive, c. 1971, Ranch Style**

**Type 3**

104 Athens Drive is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**28. (C) 105 Athens Drive, c. 1971, Ranch Style**

**Type 3**

105 Athens Drive is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

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**29. (NC) 106 Athens Drive, c. 2017, Ranch Style**

**Type 4**

106 Athens Drive is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**30. (C) 107 Athens Drive, c. 1971, Ranch Style**

**Type 4**

107 Athens Drive is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**31. (C) 108 Athens Drive, c. 1971, Ranch Style**

**Type 4**

108 Athens Drive is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**32. (C) 109 Athens Drive, c. 1971, Ranch Style**

**Type 4**

109 Athens Drive is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

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**33. (C) 110 Athens Drive, c. 1971, Ranch Style**

**Type 4**

110 Athens Drive is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**34. (C) 111 Athens Drive, c. 1971, Ranch Style**

**Type 4**

111 Athens Drive is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**35. (C) 112 Athens Drive, c. 1971, Ranch Style**

**Type 4**

112 Athens Drive is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**36. (C) 114 Athens Drive, c. 1971, Ranch Style**

**Type 5**

114 Athens Drive is a five bedroom unit with two full baths. It is 1,428 square feet. It is 53 feet long and just under 27 feet wide. The front door opens to a 266 square foot living room with a 228 square foot kitchen beyond. A cross corridor leads to the five bedrooms with three located on the street side and two on the rear. Again, all bedrooms have a closet. The two bathrooms are adjacent located off the corridor near the living room. The baths are similar, five feet across with the tub across the rear wall, then abutting the outdoor storage room. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

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**Warren, Mississippi**  
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*Cossar Court*

**37. (C) 100 Cossar Court, c. 1971, Ranch Style** **Type 1**

100 Cossar Court is a four-plex senior housing unit. It is 511 square feet. Each unit has a front entry leading to the living room with the kitchen beyond. The bedroom and bath are located off to the side.

**38. (C) 101 Cossar Court, c. 1971, Ranch Style** **Type 1**

101 Cossar Court is a four-plex senior housing unit. It is 620 square feet. Each unit has a front entry leading to the living room with the kitchen beyond. The bedroom and bath are located off to the side.

**39. (C) 102 Cossar Court, c. 1971, Ranch Style** **Type 1**

102 Cossar Court is a six-plex senior housing unit. It is 511 square feet. Each unit has a front entry leading to the living room with the kitchen beyond. The bedroom and bath are located off to the side.

**40. (C) 103 Cossar Court, c. 1971, Ranch Style** **Type 1**

103 Cossar Court is a four-plex senior housing unit. It is 620 square feet. Each unit has a front entry leading to the living room with the kitchen beyond. The bedroom and bath are located off to the side.

**41. (C) 104 Cossar Court, c. 1971, Ranch Style** **Type 1**

104 Cossar Court is a four-plex senior housing unit. It is 620 square feet. Each unit has a front entry leading to the living room with the kitchen beyond. The bedroom and bath are located off to the side.

**42. (C) 105 Cossar Court, c. 1971, Ranch Style** **Type 1**

105 Cossar Court is a four-plex senior housing unit. It is 620 square feet. Each unit has a front entry leading to the living room with the kitchen beyond. The bedroom and bath are located off to the side.

**43. (C) 106 Cossar Court, c. 1971, Ranch Style** **Type 1**

106 Cossar Court is a four-plex senior housing unit. It is 620 square feet. Each unit has a front entry leading to the living room with the kitchen beyond. The bedroom and bath are located off to the side.

**44. (C) 107 Cossar Court, c. 1971, Ranch Style** **Type 1**

107 Cossar Court is a four-plex senior housing unit. It is 620 square feet. Each unit has a front entry leading to the living room with the kitchen beyond. The bedroom and bath are located off to the side.

**45. (C) 108 Cossar Court, c. 1971, Ranch Style** **Type 1**

108 Cossar Court is a six-plex senior housing unit. It is 620 square feet. Each unit has a front entry leading to the living room with the kitchen beyond. The bedroom and bath are located off to the side.



Rolling Acres Historic District

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*Elizabeth Circle*

**46. (C) 101 Elizabeth Circle, c. 1971, Ranch Style**

**Type 3**

101 Elizabeth Circle is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**47. (C) 103 Elizabeth Circle, c. 1971, Ranch Style**

**Type 3**

103 Elizabeth Circle is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**48. (C) 105 Elizabeth Circle, c. 1971, Ranch Style**

**Type 3**

105 Elizabeth Circle is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**49. (C) 107 Elizabeth Circle, c. 1971, Ranch Style**

**Type 3**

107 Elizabeth Circle is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

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**50. (C) 109 Elizabeth Circle, c. 1971, Ranch Style**

**Type 3**

109 Elizabeth Circle is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**51. (C) 111 Elizabeth Circle, c. 1971, Ranch Style**

**Type 3**

111 Elizabeth Circle is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**52. (C) 113 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

113 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**53. (C) 115 Elizabeth Circle, c. 1971, Ranch Style**

**Type 2**

115 Elizabeth Circle is a duplex with each unit having two bedrooms and one bath. Each Type 2 unit is 956 square feet, 33 feet across and 29 feet deep. The front door leads to a 255 square foot living room with a 180 square foot kitchen at the rear. The two bedrooms are located to the side with the master at the street facing corner. Both bedrooms have a closet. The bath is similar to the other housing types, but turned 90 degrees and still abutting the outdoor storage closet. In addition there is a small mechanical room for the gas furnace and water heater at the center as well as another small closet.

**54. (C) 117 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

Rolling Acres Historic District

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117 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**55. (C) 119 Elizabeth Circle, c. 1971, Ranch Style**

**Type 2**

119 Elizabeth Circle is a duplex with each unit having two bedrooms and one bath. Each Type 2 unit is 956 square feet, 33 feet across and 29 feet deep. The front door leads to a 255 square foot living room with a 180 square foot kitchen at the rear. The two bedrooms are located to the side with the master at the street facing corner. Both bedrooms have a closet. The bath is similar to the other housing types, but turned 90 degrees and still abutting the outdoor storage closet. In addition there is a small mechanical room for the gas furnace and water heater at the center as well as another small closet.

**56. (C) 121 Elizabeth Circle, c. 1971, Ranch Style**

**Type 2**

115 Elizabeth Circle is a duplex with each unit having two bedrooms and one bath. Each Type 2 unit is 956 square feet, 33 feet across and 29 feet deep. The front door leads to a 255 square foot living room with a 180 square foot kitchen at the rear. The two bedrooms are located to the side with the master at the street facing corner. Both bedrooms have a closet. The bath is similar to the other housing types, but turned 90 degrees and still abutting the outdoor storage closet. In addition there is a small mechanical room for the gas furnace and water heater at the center as well as another small closet.

**57. (C) 122 Elizabeth Circle, c. 1971, Ranch Style**

**Type 5**

122 Elizabeth Circle is a five bedroom unit with two full baths. It is 1,428 square feet. It is 53 feet long and just under 27 feet wide. The front door opens to a 266 square foot living room with a 228 square foot kitchen beyond. A cross corridor leads to the five bedrooms with three located on the street side and two on the rear. Again, all bedrooms have a closet. The two bathrooms are adjacent located off the corridor near the living room. The baths are similar, five feet across with the tub across the rear wall, then abutting the outdoor storage room. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

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**58. (C) 123 Elizabeth Circle, c. 1971, Ranch Style**

**Type 3**

123 Elizabeth Circle is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**59. (C) 124 Elizabeth Circle, c. 1971, Ranch Style**

**Type 5**

124 Elizabeth Circle is a five bedroom unit with two full baths. It is 1,428 square feet. It is 53 feet long and just under 27 feet wide. The front door opens to a 266 square foot living room with a 228 square foot kitchen beyond. A cross corridor leads to the five bedrooms with three located on the street side and two on the rear. Again, all bedrooms have a closet. The two bathrooms are adjacent located off the corridor near the living room. The baths are similar, five feet across with the tub across the rear wall, then abutting the outdoor storage room. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**60. (C) 125 Elizabeth Circle, c. 1971, Ranch Style**

**Type 3**

125 Elizabeth Circle is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**61. (C) 126 Elizabeth Circle, c. 1971, Ranch Style**

**Type 5**

126 Elizabeth Circle is a five bedroom unit with two full baths. It is 1,428 square feet. It is 53 feet long and just under 27 feet wide. The front door opens to a 266 square foot living room with a 228 square foot kitchen beyond. A cross corridor leads to the five bedrooms with three located on the street side and two on the rear. Again, all bedrooms have a closet. The two bathrooms are adjacent located off the corridor near the living room. The baths are similar, five feet across with the tub across the rear wall, then abutting the outdoor storage room. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

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**62. (C) 127 Elizabeth Circle, c. 1971, Ranch Style**

**Type 3**

127 Elizabeth Circle is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**63. (C) 128 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

128 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**64. (C) 129 Elizabeth Circle, c. 1971, Ranch Style**

**Type 3**

129 Elizabeth Circle is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**65. (C) 130 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

130 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**66. (NC) 131 Elizabeth Circle, c. 1995, Ranch Style**

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The maintenance building is a modern one-story building with four roll-up garage doors and an angled shed roof. It is approximately 1,600 square feet. The façade has vinyl siding, while other walls are brick.

**67. (NC) 131 Elizabeth Circle, c. 2005, Other/Utilitarian**

The maintenance shed is an approximately 4,000 square foot open-air structure with metal support posts and a metal roof. Chain link fence encloses the structure.

**68. (NC) 131 Elizabeth Circle, c. 1985, Other/Utilitarian**

The management building is one-story brick building with an asphalt shingle roof and modern sash windows. It is approximately 9,600 square feet.

**69. (C) 132 Elizabeth Circle, c. 1971, Ranch Style**

**Type 3**

132 Elizabeth Circle is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**70. (C) 138 Elizabeth Circle, c. 1971, Ranch Style**

**Type 5**

138 Elizabeth Circle is a five bedroom unit with two full baths. It is 1,428 square feet. It is 53 feet long and just under 27 feet wide. The front door opens to a 266 square foot living room with a 228 square foot kitchen beyond. A cross corridor leads to the five bedrooms with three located on the street side and two on the rear. Again, all bedrooms have a closet. The two bathrooms are adjacent located off the corridor near the living room. The baths are similar, five feet across with the tub across the rear wall, then abutting the outdoor storage room. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**71. (C) 140 Elizabeth Circle, c. 1971, Ranch Style**

**Type 5**

140 Elizabeth Circle is a five bedroom unit with two full baths. It is 1,428 square feet. It is 53 feet long and just under 27 feet wide. The front door opens to a 266 square foot living room with a 228 square foot kitchen beyond. A cross corridor leads to the five bedrooms with three located on the street side and two on the rear. Again, all bedrooms have a closet. The two bathrooms are adjacent located off the corridor near the living room. The baths are similar, five feet across with the tub across the rear wall, then abutting the outdoor storage room. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

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**72. (C) 142 Elizabeth Circle, c. 1971, Ranch Style**

**Type 5**

142 Elizabeth Circle is a five bedroom unit with two full baths. It is 1,428 square feet. It is 53 feet long and just under 27 feet wide. The front door opens to a 266 square foot living room with a 228 square foot kitchen beyond. A cross corridor leads to the five bedrooms with three located on the street side and two on the rear. Again, all bedrooms have a closet. The two bathrooms are adjacent located off the corridor near the living room. The baths are similar, five feet across with the tub across the rear wall, then abutting the outdoor storage room. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**73. (C) 144 Elizabeth Circle, c. 1971, Ranch Style**

**Type 5**

144 Elizabeth Circle is a five bedroom unit with two full baths. It is 1,428 square feet. It is 53 feet long and just under 27 feet wide. The front door opens to a 266 square foot living room with a 228 square foot kitchen beyond. A cross corridor leads to the five bedrooms with three located on the street side and two on the rear. Again, all bedrooms have a closet. The two bathrooms are adjacent located off the corridor near the living room. The baths are similar, five feet across with the tub across the rear wall, then abutting the outdoor storage room. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**74. (C) 145 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

145 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**75. (C) 146 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

146 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

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**76. (C) 147 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

147 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**77. (C) 148 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

148 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**78. (C) 149 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

149 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**79. (C) 150 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

150 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.



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**80. (C) 151 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

151 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**81. (C) 152 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

152 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**82. (C) 153 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

153 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**83. (C) 154 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

154 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L".

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In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**84. (C) 155 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

155 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**85. (C) 156 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

156 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**86. (C) 157 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

157 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**87. (C) 158 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

158 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is

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at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**88. (C) 159 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

159 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**89. (C) 160 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

160 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**90. (C) 161 Elizabeth Circle, c. 1971, Ranch Style**

**Type 5**

161 Elizabeth Circle is a five bedroom unit with two full baths. It is 1,428 square feet. It is 53 feet long and just under 27 feet wide. The front door opens to a 266 square foot living room with a 228 square foot kitchen beyond. A cross corridor leads to the five bedrooms with three located on the street side and two on the rear. Again, all bedrooms have a closet. The two bathrooms are adjacent located off the corridor near the living room. The baths are similar, five feet across with the tub across the rear wall, then abutting the outdoor storage room. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**91. (C) 162 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

162 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is

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at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**92. (C) 163 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

163 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**93. (C) 164 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

164 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**94. (C) 165 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

165 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**95. (C) 166 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

166 Elizabeth Circle is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear

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wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**96. (C) 167 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

167 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**97. (C) 168 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

168 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**98. (C) 169 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

169 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**99. (C) 170 Elizabeth Circle, c. 1971, Ranch Style**

**Type 3**

170 Elizabeth Circle is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear

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wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**100. (C) 171 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

171 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**101. (C) 172 Elizabeth Circle, c. 1971, Ranch Style**

**Type 3**

172 Elizabeth Circle is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**102. (C) 173 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

173 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**103. (C) 174 Elizabeth Circle, c. 1971, Ranch Style**

**Type 3**

174 Elizabeth Circle is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master

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is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**104. (C) 175 Elizabeth Circle, c. 1971, Ranch Style**

**Type 3**

175 Elizabeth Circle is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**105. (C) 176 Elizabeth Circle, c. 1971, Ranch Style**

**Type 3**

176 Elizabeth Circle is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**106. (C) 177 Elizabeth Circle, c. 1971, Ranch Style**

**Type 4**

177 Elizabeth Circle is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**107. (C) 179 Elizabeth Circle, c. 1971, Ranch Style**

**Type 3**

179 Elizabeth Circle is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

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**108. C) 101 James Court, c. 1971, Ranch Style Type 3**

101 James Court is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**109. C) 103 James Court c. 1971, Ranch Style Type 3**

103 James Court is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**110. (C) 105 James Court, c. 1971, Ranch Style Type 4**

105 James Court is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**111. (C) 104 James Court, c. 1971, Ranch Style Type 4**

106 James Court is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In



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addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**112. C) 104 James Court c. 1971, Ranch Style**

**Type 3**

104 James Court is a three-bedroom unit with one bath with a total of 1,071 square feet. It is 38.5 feet long and just under 28 feet wide. The front door leads directly into the 168 square foot living room with an open 228 square foot kitchen with pantry. The bath is centrally located access off a cross-running hallway. The bathroom is compact at approximately 42 square feet with a tub along the rear wall, which also abuts an outdoor storage closet. This hallway leads to three bedrooms with the master is located at the corner front. Each bedroom has a closet. In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

**113. (C) 102 James Court, c. 1971, Ranch Style**

**Type 4**

102 James Court is a four bedroom unit with a single full bath and a half bath in the master bedroom. It is 1,255 square feet. It is approximately 37.5 feet long and just under 35 feet wide. Here, the front door is accessed off a typically recessed porch which is 9 feet across and 5 feet deep. It leads to a 240 square foot living room with a 168 square foot kitchen at the rear. An "L" shaped corridor provides access to two bedrooms at the front and two bedrooms along the side. The master bedroom is at the rear corner. Again, all bedrooms have a closet. The full bath is located at the corner of the "L". In addition there is a small mechanical room for the gas furnace and water heater, accessed off the hallway as well as another small closet.

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**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.)

Property is:

- 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.

**Areas of Significance**

(Enter categories from instructions.)

POLITICS/GOVERNMENT

**Period of Significance**

1971

**Significant Dates**

1971

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation** (if applicable)

N/A

**Architect/Builder**

Hamilton, Inc.

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### Statement of Significance

**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).

Rolling Acres is eligible for the National Register as a locally significant resource under Criterion A in the category of Politics/Government. Rolling Acres was the first public housing constructed and operated by the Vicksburg Housing Authority (VHA). The agency was created by the City of Vicksburg in 1960 in response to the need to provide quality affordable housing, due to both poor existing housing stock and an increasing shortage following the “Heart of Vicksburg” urban renewal program. Originally, VHA only managed properties leased from private owners through the federal Department of Housing and Urban Development’s Section 23 program. As a cultural resource, it is the first and largest physical manifestation of the City’s assumption of this responsibility to provide affordable quality housing to its citizens, and illustrates the mechanism and manner by which the City would tackle this public policy issue. Rolling Acres also illustrates how federal housing policy influenced local public housing solutions. The period of significance is limited to 1971, the year of construction.

Rolling Acres is a later example of the public housing program which can be traced back to the Wagner-Steagal Act (1937), and incorporated post-war social and political influences including designated senior housing units. Rolling Acres, along with other exceptional examples of post-war public housing, clearly illustrates the architectural forms and public policies of mid-century public housing, which has been extensively studied. For these reasons, the property meets Criterion Consideration G.

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

Rolling Acres was built by the Vicksburg Housing Authority in 1971 to meet the extreme housing shortage in the city of Vicksburg, Mississippi. The housing shortage was caused in part by the lack of quality housing stock in Vicksburg and the surrounding Warren County, and partly due to urban renewal efforts that demolished existing housing in favor of pedestrian malls and parking garages. Despite the pressing need for housing in the city, VHA selected a design consisting of green spaces, primarily Ranch Style single family homes, and community areas. Rolling Acres ties back to vernacular architecture in the Mississippi Delta, in its compact and economical size. Furthermore, the design was a clear reflection of evolving ideas about public housing and the form that housing should take, starting from its roots in the 1930s through the post-war period and urban renewal.

Rolling Acres is significant under Criterion A for Politics/Government. Federal public housing policy had a marked effect on the development of Rolling Acres in Vicksburg. The inclusion of senior housing units in planning was a clear reflection of how changing post-war policies impacted the local community, as was the fact that public housing in Vicksburg was often used by those who had been dislocated due to urban renewal downtown. The design of the project shows that the policy goals of this program went beyond simply warehousing low-income or senior residents, and attempted to provide affordable yet quality housing with a path to ownership.

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## **Developmental History**

During the preliminary planning of Rolling Acres, the VHA envisioned a Section 23 development, but with the added goal of home ownership. In the so-called "Los Angeles Plan," a private developer would build 150 housing units, and the Housing Authority would then lease the complex for 15 years. During this time, the individual tenants would build equity through rent payments so that in 15 years, they would become unit owners. Tenants would be selected in part on their potential to be eligible to qualify for ownership. Further, should a tenant's rent not be sufficient to create equity, it would be possible to do work in the complex, such as landscaping, maintenance or handy-man jobs, to gain "sweat equity." The Authority passed a resolution on January 13, 1969 inviting development proposals with at least 50 family units and a maximum of 150 units.

By the end of March 1969, the Housing Authority shifted from Section 23 housing to a "turnkey" proposal, which was generally considered more rapid and economical. In the revised "turnkey" proposal, the Housing Authority kept the housing target at 150 units, with thirty efficiency units for the elderly, ten 1-bedroom units for the elderly, eighteen 2-bedroom units, thirty 3-bedroom units, fifty 4-bedroom units, ten 5-bedroom units and two 6-bedroom units. The Request for Proposals broke the project into three options, allowing for smaller developers to participate. Proposal A consisted of the 30 efficiencies for the elderly and community space. Proposal B was 10 units for the elderly and 72 family units plus community, management and maintenance space. Proposal C was for 38 family units also with community, management and maintenance space. Initial proposals were due April 28th. VHA would then select a developer with the requirement that the final proposal was needed by May 19th. Once selected, the proposal would be submitted to the Atlanta office of the HUD for concurrence.<sup>1</sup>

To administer the application process, the agency secured grant assistance from the HUD on May 7th. Now identified as "Project-Miss-86-2." HUD provided a 24-month budget of \$34,270, including \$25,470 for salaries and administration and \$8,800 for equipment. Charges against this grant began the month earlier, in April.<sup>2</sup>

VHA selected two developers. Site, Inc. of Atlanta was to build the 30 efficiencies for the elderly. Site however had sought to build all 150 units. When they were not selected for the entire project, the company withdrew.<sup>3</sup> VHA also selected M&T Development of Lake Providence, Louisiana for the Proposals B and C. M&T had proposed a site east of downtown Vicksburg, one north of Rolling Acres. Upon inspection, VHA deemed the site unsuitable and not able to meet HUD standards.<sup>4</sup>

As a result, VHA reissued the RFP on July 8, 1969, this time as a single 150 unit complex. Initial responses were due by July 21st. At its September 17, 1969 meeting, the agency selected Hamilton Collins as the tentative developer for Miss-86-2. The company was a new corporation, a joint venture by Hamilton, Inc. of Vicksburg and Collins Building Services of Gulfport. In short order, as Hamilton was the primary actor in the new entity, VHA allowed Collins Building to recuse itself.

Hamilton, Inc. itself was a relatively new company. It started circa 1962 as Hamilton Lumber, providing building materials and construction services. The company also became the Vicksburg representative for Kingsberry Homes. Kingsberry Homes, a division of Boise Cascade and based in Fort Payne, Alabama, was a

<sup>1</sup> Records of the Vicksburg Housing Authority (Vicksburg, MS), 1968-70.

<sup>2</sup> Records of the Vicksburg Housing Authority (Vicksburg, MS), 1969; Vicksburg Post, April 7, 1969

<sup>3</sup> Records of the Vicksburg Housing Authority (Vicksburg, MS), 1969-70; Vicksburg Post, July 20, 1969.

<sup>4</sup> Ibid.

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leader in pre-fabricated house construction technology, a 1960s-era descendent perhaps of the Sears or Montgomery Ward kit house. By 1967, the company was renamed Hamilton Construction and moved to a new location, the former Magnolia School at 1002 Bowman Street. The company specialized in suburban residential tracts, including Riviera Heights, Greenbriar Estate, and Hamilton Heights. The last, located along Hatcher Bayou, flooded in 1973 inundating 110 homes. A settlement with the Army Corp of Engineers resulting in most of the houses being demolished and the land today is eerily vacant with streets and driveways but no homes.

Based on the selection of Hamilton, VHA then submitted a reservation to the Atlanta Office of HUD on November 19, 1969, signifying its intent to apply for 150 units of low-rent housing, this by the conventional turnkey program.<sup>5</sup> The projected cost for the development was \$2,864,500 with per room unit costs pegged at \$2,800 per family unit and \$4,000 elderly unit. Thus, a two-bedroom duplex cost \$22,400, a 4-bedroom house cost \$16,800 and an elderly efficiency \$4,000. In June, 1970, VHA passed a resolution to execute an agreement with HUD. In July, final plans were submitted by VHA to HUD and in September 1970, a contractor was signed with the developer for \$2,651,615.<sup>6</sup>

Per contract, Rolling Acres was completed in the summer of 1971. It consisted of 108 single-family units of varying sizes and 40 senior units, and was distinguished by its low density, terraced lawns, and expansive green space. Based on City Directory listings, a survey of family unit tenants shows that nearly all were employed, typically with low-paying jobs as delivery drivers, maids, laborers, waitresses and janitors.<sup>7</sup> Eight percent appear to have been unemployed. Minimum wage at the time was a \$1 an hour, or \$2,100 annually. An average semi-skilled manufacturing job paid \$3.54 an hour or \$7,400 per year. Market rents were \$150-\$200 per month for a 2-bedroom house. A 1,500 square foot house would cost \$35,000 - \$55,000. Over half had a telephone, representing an added expense and a luxury.

By property rules, houses were occupied with families appropriate to the size. At Rolling Acres, family units ranged in size from 3-bedroom units with 1,071 square feet to a 6-bedroom unit with 1,676 square feet. In all instances, rent was limited to 20% of the occupant's income.<sup>8</sup> Most tenants were married or single women with children. Of the elderly tenants, 50% were married men and women, with the remainder single women. Generally, turnover was low at approximately 3% a year.<sup>9</sup>

As clearly demonstrated by the 1960 census data prepared for the Public Housing Administration, demand for housing in Vicksburg was significant and pressing at the time of Rolling Acres' design and construction. Yet despite the urgent need, VHA, supported by HUD, addressed the challenge of the housing shortage with the construction of family-size masonry houses in a terraced, low-rise, 60-acre complex that included a path to ownership.

Rolling Acres is a distinctive example of public housing design in the mid-20th century. The design of the site, architectural design of the residential buildings, and economical materials reflect the recommended standards for public housing design published by the Public Housing Authority in the 1930s and 1940s, and refined and republished in the 1950s and 1960s. While the complex is representative of PHA's guidelines, it goes beyond those guidelines in providing variation of design.

<sup>5</sup> Records of the Vicksburg Housing Authority (Vicksburg, MS), 1969-70.

<sup>6</sup> Records of the Vicksburg Housing Authority (Vicksburg, MS), 1969-70.

<sup>7</sup> Polk City Directory: Vicksburg, 1971-73.

<sup>8</sup> Mississippi Power and Light Company, Community Facts: Vicksburg, 1975.

<sup>9</sup> Ibid.

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## Criterion A: POLITICS/GOVERNMENT

### The History of Public Housing<sup>10</sup>

The roots of public housing date to the Housing Act of 1937. Prior to that, housing the poor was the domain of private enterprise, social reformers, and religious or charity organizations. Earlier iterations of public housing efforts included advocacy for better housing conditions through building codes, primarily on a city-by-city basis; later legislation sought a more comprehensive approach by pairing housing with urban renewal.

It was with the Great Depression that the federal government first focused on eliminating slums and replacing them with decent, low-rent housing for the urban poor. Coincidentally, this initiative occurred at a time of stagnating construction, when construction had fallen 90% from its 1925 high water mark. Fourteen million Americans, one-third from the building trades, were unemployed. The prospect of government investing in construction building blunted the historic opposition of the real estate market.

The current framework of public housing dates to the Housing Act of 1937. Also known as the Wagner-Steagall Act, it provided federal funding to local public housing agencies for the provision of quality housing for low-income families. The act created the United States Housing Authority (USHA) as a bureau within the Department of the Interior and established a federal commitment to provide a supply of decent, low-rent housing to America's poor. In order to apply for federal funding, individual states were required to pass enabling legislation for the creation of local public housing authorities (PHAs). The legislation provided 60-year loans to the PHAs for up to 90% of the development cost of low-rent housing or slum clearance. The federal government would also make an annual contribution to the local PHA to keep rents low; this amount was targeted to pay the annual operating costs of the project. The USHA was ultimately responsible for the completion of 120,000 family housing units at a total cost of \$540,000,000.

However, the creation of local housing authorities was not without opposition. Contrary opinions were repeated locally as communities focused on creating local public housing authorities, and came from private real estate interests and strict constructionists that objected to the notion that the government should be involved in building housing for the poor, or at best, should limit its housing activities to those areas in which private enterprise could not participate.

The next major piece of public housing legislation was the Housing Act of 1949, most readily recognized as the legislative basis of urban renewal. Title One provided funding to cities to acquire "blighted" areas; the federal government provided two-thirds of the cost of acquiring a site while the local government paid the remaining third. Those sites were then sold to developers to construct new housing. The act was also a sweeping expansion of the federal role in housing, specifically in the areas of mortgage insurance and the construction of subsidized housing other than PHA. Specifically, it provided federal financing for slum clearance, increased authorization of the Federal Housing Administration (FHA), extended federal money to build more than 800,000 public housing units, funded research into best practices for housing and housing construction, and permitted FHA financing to rural homeowners. It also included a housing priority for very low-income citizens, and mandated income limits and maximum rents.<sup>11</sup>

<sup>10</sup> This summary of history of public housing in the United States relies substantively upon Paul R. Lusignan et al., "Public Housing in the United States, 1933-1949" Multiple Property Documentation Form, National Park Service. December 1, 2004.

<sup>11</sup> Stoloff, Jennifer, "A Brief History of Public Housing," August 14, 2004.

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The Housing Act of 1954 broadened urban renewal and directed funding to build new housing units to replace those eliminated by urban renewal.<sup>12</sup> It was complemented by the Federal Aid Highway Act of 1956, funding the development of the interstate highway system, but which most communities leveraged with urban renewal to eliminate blighted areas.<sup>13</sup>

At the same time, demand for senior housing was also rapidly growing. In 1900, the percentage of older Americans was only 4% of the general population. In 1950, seniors represented 8% of the overall population. By 1970, it was 10% and in 1980, 11.5%. The Eisenhower Administration became increasingly aware of the issue and formulated a federal response. In 1956, Eisenhower established the Federal-State Council on Aging to more effectively coordinate policy and to help determine the "resources of the States and of the Federal government that can be mobilized in an attack on the problems of the later years." A group gathered for a 3-day conference in Washington, DC, to explore solutions for seniors that could benefit from coordination of federal and state resources. Two years later, in 1958, Eisenhower signed the White House Conference on Aging Act to create a national citizens' forum to focus attention on the problems of older Americans and to make consensus policy recommendations on how to enhance the economic security of this demographic group. This directly led to the 1961 White House Conference on Aging which called on Congress to expand public housing for seniors.<sup>14</sup> Most importantly, Eisenhower signed the Housing Act of 1956 into law. This law gave priority to the development of public housing for seniors. It also modified eligibility requirements to allow one and two person households if the occupants were over 65 and increased construction allowances per room for units of one or two rooms intended to cover the higher costs of smaller rooms.

Beginning with the election of John F. Kennedy, public housing programs generally benefited from a shift in the political climate and gradual acceptance of the policy by the real estate and building industries. A keystone Kennedy initiative was the Housing Act of 1961 which provided \$4.88 billion in loans and grants to communities around the country for varied forms of public and subsidized housing. Robert Weaver, the administrator of the Housing and Home Finance Agency (HHFA), which was responsible for administering these funds, was deeply concerned with the future of America's seniors and prioritized elderly housing policy. The Housing Act of 1961 not only expanded federal funding for low-income senior public housing, but also liberalized financing for seniors to purchase their own homes. In addition, the federal program of direct loan to non-profit organizations for the construction of housing for the elderly was expanded.<sup>15</sup> A stimulus from the Public Housing Administration to local housing authorities granted an additional \$10 per month per unit for elderly housing units.<sup>16</sup> As a result, senior housing increased exponentially across the United States.

The next major legislative milestone was the Housing and Community Development Act of 1965, passed under President Lyndon B. Johnson's War on Poverty agenda. Johnson called the 1965 Act "the single most important breakthrough" in federal housing policies since the 1930s. It extended urban renewal programs and significantly expanded funding for existing federal housing programs. It also added new programs to provide rent subsidies for the elderly and disabled while establishing baseline code requirements for participating in federal housing programs. Four weeks later, Johnson created the Department of Housing and Urban

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<sup>12</sup> *Housing Act of 1954.*

<sup>13</sup> *Federal Aid Highway Act of 1956.*

<sup>14</sup> United States Senate, Special Committee on Aging, "Basic Policy Statements and Recommendations." *The 1961 White House Conference on Aging.* Washington, DC: U.S. Government Printing Office, 1961.

<sup>15</sup> *Housing Act of 1959, Section 202.*

<sup>16</sup> "Role of Government in Housing for Senior Citizens." Address by Sidney Spector, Assistant Administrator Housing for Senior Citizens, Housing and Home Finance Agency to the Western Gerontological Society. San Francisco, California. April 28, 1962. 2-3.

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Development (HUD) as a cabinet level department. The goal of the department was “to achieve the best administration of the principal programs of the federal government which provide assistance for housing and of the development of the nation’s communities.”

By 1968, housing was Johnson’s number one domestic priority and led to the Housing Act of 1968. With that act, the government agreed to the goal of providing 6 million additional low-income households with housing units meeting minimum standards within 10 years. One program (Section 236) subsidized the construction or substantial rehabilitation of rental housing projects; another (Section 235) subsidized construction of new units for sale to low income residents.<sup>17</sup> That same year saw the passage of the Civil Rights Act of 1968. Title VIII of this legislation is referred to as the Fair Housing Act of 1968, which provides legal protection against racial or religious discrimination in renting or selling property. Despite this, de facto racial segregation persisted in many areas, notably in the rural South. The racial makeup of the first residents of Rolling Acres was not recorded, however the 1960 survey of the housing conditions in the city revealed that a higher percentage of African American households were substandard.

The Fair Housing Act was followed by the Housing and Urban Development Act of 1968, which set a goal of 26 million new dwellings, including 6 million new units for low and moderate income households over the next 10 years. Accordingly, average public housing starts rose to more than 35,000 in the 1960s and by 1970, the total number of public housing units built, under construction or planned had reached 1,155,300.<sup>18</sup>

HUD embraced new technologies, exploring modular, prefabricated and manufactured housing as options. It explored new avenues for home ownership, such as “sweat equity” strategies. Other new opportunities were lease programs allowing public agencies to lease privately developed complexes and tenements with subsidized rents and turnkey options that allowed communities to tap into private developers for accelerated construction opportunities. This concept had been introduced on an experimental basis in 1966 by HUD’s first Secretary, Robert Weaver. Under this program, the Housing Authority solicited bids from private developers to build a project with a particular number of units. Developers responded with a proposed site, a general plan and a statement of qualifications.<sup>19</sup> For context, by 1969, 58% of public housing under construction nationwide was via the turnkey program while only 8% used the lease option.

## Design of Public Housing

The style of the housing was usually left to the local architect of the project, but architects were urged to achieve simplicity in design to keep construction and maintenance costs low. As a result, the majority of public housing projects are plain, with minimal decorative elements such as cantilevered porches, metalwork, and masonry belt courses. While some of the earlier PWA-constructed projects were designed in a high style taking cues from Modernist and Moderne architecture, as were urban high-rise developments constructed in the 1950s under the 1949 Housing Act, rural and suburban housing developments were based on popular suburban style housing.

The Ranch style home as a public housing typology was heavily influenced by popular middle-class building types as seen at Levittown and other suburban developments in the mid-century period. Levittowns were

<sup>17</sup> *Housing Act of 1968*.

<sup>18</sup> Von Hoffman, Alexander, “History Lessons for Today’s Housing Policy: The Political Processes of Making Low-Income Housing Policy.” *Housing Policy Debate*, New York: Taylor & Francis, 2012, p. 314-315.

<sup>19</sup> Stuart H. Zimblast, “The Function of the Private Builder and Owner in the Evolution of the Low Rent Housing Program,” *The Urban Lawyer*. Vol. 2, No. 2 (Spring, 1970).



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constructed by William Levitt and his company Levitt & Sons in multiple locations in the United States, including seven large suburban housing developments. While the Levitts were not the first to build suburban tract housing catering to a moderate income base, they were adept at identifying and refining methods of design, planning, construction, and marketing targeted to a middle-working class customer base.<sup>20</sup> The housing constructed at Levittown refined the design of the Ranch style house and moved more toward a modern look. The design of the Ranch took cues from the Modernist housing of early decades, but with a more conservative leaning. While there were other housing types in the Levitts' developments, the "Ranch" style quickly became the most popular, due both to its modern style and economical price tag. The Ranch style included an open floor plan with a foyer, kitchen, dining area, and living room forming a single space. The exterior was limited in ornamentation connoting a more modern style, designed in multiple color schemes buyers could select from. The Ranch became so popular that it led the editors of *Architectural Forum* to call it the "most spectacular buyer's stampede in the history of US house-building."<sup>21</sup> In the interiors, built-in cabinets eliminated the need for excessive furnishings. "Shoulder-high windows" increased privacy, a feature that was especially important in postwar suburban housing developments. The absence of clutter and the ability to maintain privacy from neighbors connoted a white middle-class identity.<sup>22</sup> Claiming the middle-class identity was especially important for new residents leaving crowded tenements or dated housing, local housing authorities strategically connected to the ideal middle-class design in the construction of suburban and rural public housing, as it promoted the idea that the low-income residents could be reformed when provided with this type of housing.

### Federal Housing Standards

As the federal housing program matured, the use of standardized plans and model unit designs became a common practice. In 1935, the Branch of Plans and Specifications within the PWA created a series of plans for the basic public housing groupings which included plans for apartment buildings and row houses of various types and sizes. *Unit Plans: Typical Room Arrangements Site Plans and Details for Low Rent Housing* was used by local architects appointed to PWA projects across the country, forming the basis of PWA public housing design. Another manual first published in 1939 provided guidance for site design. Titled *Design of Low-Rent Housing Projects: Planning the Site*, the manual begins with a clear diagram illustrating "What Not To Do" which was an illustration of a typical residential front yard. Seen as a waste of space and unnecessary expense, the front yard was eliminated and replaced with "pooled space" to be shared among occupants.<sup>23</sup> Published in 1945 by the FPHA, the manual *Minimum Physical Standards and Criteria for the Planning and Design of FPHA-Aided Urban Low-Rent Housing* mandated minimum distances between buildings to maximize natural sunlight. Other specifications were driven by economy. Attached dwellings were encouraged because they afforded considerable savings over detached models, reducing the length of plumbing lines and necessary materials. Certain building materials were also suggested based on whether or not they were fireproof, efficient, and low in maintenance costs.<sup>24</sup>

After World War II, the FPHA reaffirmed and refined the minimum standards for public housing and continued to issue additional bulletins related to site planning. After the passage of the Housing Act of 1949, the PHA issued a set of design guidelines titled *Low-Rent Public Housing: Planning, Design, and Construction for Economy*, which addressed the newly-passed construction cost limits and set size standards for rooms

<sup>20</sup> Longstreth, Richard. "The Levitts, Mass-Produced Houses, and Community Planning in the Mid-Twentieth Century." Dianne Harris. *Second Suburb: Levittown, Pennsylvania*. Pittsburgh, PA: University of Pittsburgh Press, 2010. 125.

<sup>21</sup> Longstreth, 144.

<sup>22</sup> Harris, 219.

<sup>23</sup> Eran Ben-Joseph, *Regulating Place: Standards and the Shaping of Urban America* (New York: Routledge, 2005), 71.

<sup>24</sup> Lusignan, 27.

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higher than the previous minimums. The booklet also addressed new regulations regarding high-rise public housing developments, which were becoming the standard in larger metropolitan areas.<sup>25</sup> Later in the 1950s, regulations placed a stronger emphasis on project costs, urging local housing authorities to achieve “rock-bottom cost without jeopardy to its function.” Design and construction methods were of utmost importance in keeping costs down, as illustrated by the PHAs statement that “in no other field or architectural and engineering design are the qualities of simplicity and restraint more important.”<sup>26</sup> New *Minimum Physical Standards* were issued in 1955, which set more liberal room size requirements, but otherwise maintained previous standards published in years prior. The FHFA continued to issue bulletins about site and project planning to guide housing projects, and does so today.

Building on design standards established throughout the mid-twentieth century were new regulations which allowed for private sector development of public housing. In the late 1960s through early 1970s, vest-pocket projects, scattered sites, turnkey development, new lease forms, and tenants’ participation in management, began to form a very different kind of design entity out of public housing. Private sector or “turnkey” projects shifted away from the earlier high-rise developments and solidified low-rise clustered ranch-style housing as the ideal public housing typology. The small, compact clusters of units reflected the popularity of contemporary private-sector single family homes.<sup>27</sup> Single-story and two-story, garden-style duplex units were common during this era and reflected the desire to “de-densify” public housing after the failure of high-rise developments. Common design features of these duplex developments included brick construction, gabled asphalt shingle roofs, and first floor porches, resembling Ranch style houses.

The National Park Service MPDF “Public Housing in the United States” (2004, never officially listed) describes general characteristics of public housing developments. These characteristics include minimal decoration; repetitive building forms; livable human scale and a balance between buildings and open space; non-residential buildings such as community centers, offices, and recreation rooms; and careful site planning in regard to spatial design, circulation patterns, semi-private garden and courtyard areas, and landscaping. Interior features of public housing projects are utilitarian with simple finishes such as painted concrete block or plaster walls, asphalt tile or linoleum flooring over concrete floors, and simple kitchens with built-in cabinetry.<sup>28</sup>

## History of Housing in the Mississippi Delta

During the early-mid 20<sup>th</sup> century, the vast agricultural region directly to north of Vicksburg known as the Mississippi Delta, was home primarily to sharecroppers. Much of Vicksburg’s economy was reliant on commerce created by this agricultural region. The sharecropping system involved land owners renting out land to tenant farmers for a share of the crop. Typically, the landlord would receive half of the sharecropper’s profits. Other basic necessities such as housing and education were often provided by the landlord.<sup>29</sup>

<sup>25</sup> Ben-Joseph, 91.

<sup>26</sup> Ben-Joseph, 92.

<sup>27</sup> Davis, Sam. *The Form of Housing*.

<sup>28</sup> *Ibid.* It is important to note that while the idea of low-rise, relatively low-density town planning marked by ample green space for the middle and working classes comes from Garden City planning approaches, the subject property bears no formal resemblance to a Garden City. Unlike Garden Cities, which are characterized by winding streets organized around a central green space onto which face civic and commercial buildings, and which are connected to the center of a major city by train and are well-scaled to pedestrians, these properties resemble post-war US middle-class suburbs, which lack most of the advantageous elements of Garden Cities.

<sup>29</sup> Eswaran, Mukesh, and Ashok Kotwal. "A Theory of Contractual Structure in Agriculture." *The American Economic Review* 75, no. 3 (1985): 352-67.

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The living conditions of these sharecroppers were typically substandard, often absent of running water, indoor plumbing, or climate control. Malnutrition was also common with sharecroppers. In 1943, a census enumerator named Mildred S. Topp recorded how poor living conditions were for the workers, stating that she found that, “ten to twenty people were living in two-and-three room tenant houses, an environment that prevented any morals or decency.” A land tenure study from the Delta Council published in 1943 provided what the author saw as a “balanced view” of the sharecropping system, which emphasized its efficiency and high volume production.<sup>30</sup> In reality, the rural poor often had no other choice, particularly the African American population who faced discrimination under Jim Crow and limited economic opportunity.

By the 1950s and 1960s, the sharecropping system was being replaced by tenant farming and large scale farming operations. Furthermore, the mechanization of agriculture also aided in the “labor push” of workers. The increase in mechanization was stimulated during World War II and immediately after due to a shortage of labor caused by the Great Migration of black and white southerners to northern cities which in turn caused a rapid increase in the cost of hand harvesting.<sup>31</sup> The idea of mechanized cotton harvesting was introduced as early as the 1930s by the Rust Cotton Picker Company. However, due to a lack of financing for commercial production, the Rust Cotton Picker Company filed for bankruptcy in the early 1940s. In taking the reins from the Rust Cotton Picker Company, the International Harvester Corporation announced in 1942 that they had formulated plans for a production-ready mechanized cotton picker. “In 1947, the International Harvester Corporation opened a new plant in Memphis, Tennessee, and became the first company to commercially produce a mechanized cotton picker.<sup>32</sup> From 1949 to 1959, the percent of mechanically harvested cotton rose from 4% to 38%; by 1964 it had risen to 68%.

These changes significantly affected the sharecroppers. Many of the rural, African American population moved to cities located in the northern states to higher-paid work in factories. Others, however, moved to larger towns and cities in the region like Vicksburg; this due to low-social status prompted by racial and economic inequality encouraged and increased the need to create public housing systems.

### **The History of Public Housing in Mississippi**

Following the passage of the Housing Act of 1937, the State of Mississippi passed the Housing Authorities Act in 1938. That act allowed local communities to create public housing authorities. Under the 1938 Act, the local jurisdiction passed a resolution to create a self-appointed commission independent of the City government to assume responsibility for public housing with the community. This approach allowed communities access to federal dollars while insulating local political leaders from the wrath of local real estate and business leaders who opposed this erosion of what was considered private enterprise.<sup>33</sup> The Housing Authorities Act faced both political and legal challenges as did a number of individual public housing authorities in Mississippi. One result was that in the early 1960s, the Mississippi Legislature restricted the power of housing authorities, limiting the ability to apply for federal funds to housing agencies created prior to July 1962.<sup>34</sup>

<sup>30</sup> Woodruff, Nan Elizabeth. "Mississippi Delta Planters and Debates over Mechanization, Labor, and Civil Rights in the 1940s." *The Journal of Southern History* 60, no. 2 (1994): 263-84.

<sup>31</sup> Willis Peterson, and Yoav Kislev. "The Cotton Harvester in Retrospect: Labor Displacement or Replacement?" *The Journal of Economic History* 46, no. 1 (1986): 199-216.

<sup>32</sup> Donald Holley, "John Daniel Rust (1892-1954)," *The Encyclopedia of Arkansas History & Culture*.

<sup>33</sup> Clarion-Ledger (Jackson, MS), September 19, 1961, September 22, 1961, p. 12; December 16, 1961, p. 2:

<sup>34</sup> Cited in *Muirhead v. Pilot Properties*, 258 So. 2<sup>nd</sup> 2323 (1972).

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The first public housing in the state was Beacon Homes in Laurel, built in 1939. With a population of 27,000, the development was at the west end of town and consisted of 150 units built at a cost of \$564,000 (\$3,760 per unit) on a site west of town. These units consist of a mix of one- and two-story wood frame masonry clad buildings. One-story buildings were typically a duplex and two-story were typically a four-plex, each building a duplex. The complex was built in a year. Funding was through the Laurel Housing Authority, an independent commission in the City of Laurel, with funding from the Public Housing Administration.<sup>35</sup>

In September of 1940, Mississippi conducted a statewide meeting of housing officials in Laurel, MS to discuss the status of the public housing program in Mississippi, and to consider the advisability of organizing a state association of housing officials. At this time, there were 11 municipal, and 33 county housing authorities in the state. Five municipal authorities: Meridian, Laurel, McComb, Hattiesburg, and Biloxi had secured \$5 million for public housing, and one county authority, Lee, had secured approximately \$600,000 for a rural housing program. Forty-four authorities of the state had requested approximately \$19 million for public housing projects in addition to the \$5 million provided by the United States Housing Authority. The projects included three different types of public housing: urban housing, rural housing, and defense housing.<sup>36</sup>

At the beginning, six communities participated in the Public Housing Administration program: Biloxi, Clarksdale, Hattiesburg, Laurel, McComb, and Meridian. In total, 1,461 units were built between 1939 and 1941. The smallest project was 80 units at Mountain View Village in Meridian; the largest was Laurel's 150 units at Beacon Home. Eight projects ranged between 80 and 96 units with 6 between 112 and 150.<sup>37</sup>

In 1956, the Public Housing Administration undertook the largest public housing construction program for the Southeast since World War II. Included in the plan were 1,367 units to be built in 14 locations across Mississippi including: Corinth (80 units), Okolona (50 units), Starkville (80 units), Aberdeen (88 units), Columbus (380 units), Gulfport vicinity (230 units), Iuka (26 units), McComb city (175 units), Moss Point (70 units), Ocean Springs vicinity (62 units), Pass Christian vicinity (28 units), Poplarville (30 units), and Wesson (20 units).<sup>38</sup>

By 1967, there were 6,024 public housing units in Mississippi spread out across 54 cities.<sup>39</sup> Currently there are 56 housing authorities in Mississippi which oversee 50,947 public housing units.<sup>40</sup>

### History of the Vicksburg Housing Authority

In Warren County, no housing authority existed until 1960 when the Vicksburg Housing Authority (VHA) was established.<sup>41</sup> At that time, the VHA applied for a planning grant to the Atlanta office of the Public Housing Administration. The agency was notified that the grant was approved, but shortly after, the initiative was disavowed by the Vicksburg Mayor and City Council. At the time, Vicksburg's population was approximately 29,000 while the county's population was 41,600. The county's poverty rate was 47.45%. The City had a total of 9,595 living units. Of these 90% were single family homes. 80% of the units were built before 1930.<sup>42</sup>

<sup>35</sup> Paul R. Lusignan et al., "Public Housing in the United States, 1933-1949" Multiple Property Documentation Form, National Park Service. December 1, 2004, Appendix IV: Federal Housing Projects, 1933-49.

<sup>36</sup> "State Housing Meet Planned," *Enterprise-Journal* (McComb, Mississippi), 17 September 1940.

<sup>37</sup> *Ibid.*

<sup>38</sup> "175 Housing Units OK'd for McComb," *Enterprise Journal* (McComb, Mississippi), 01 August 1956.

<sup>39</sup> "Answers about Urban Renewal," *Delta Democrat-Times* (Greenville, Mississippi), 27 July 1969.

<sup>40</sup> "Affordable Housing and Housing Authorities in Mississippi." <http://affordablehousingonline.com/housing-search/Mississippi/>

<sup>41</sup> Records of the Vicksburg Housing Authority (Vicksburg, MS), 1960.

<sup>42</sup> U.S. Census, 1960

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According to a Public Housing Administration survey, one third of the housing units in Vicksburg were substandard, or 3,356. Of these, 936 (28%) were owner occupied and 2,420 (72%) were rented. In both instances, blacks occupied 90% of the substandard units. Deficiencies included no toilet or no bath/shower (23% and 80% of all substandard rental units, respectively). Median rent was \$17 per month. The PHA study was borne out by a later study completed by Ewald Associates of Memphis in support of the urban renewal program. That found that of 7,098 units surveyed in the city, only 32% were sound while 32% were deteriorating and 36% dilapidated.<sup>43</sup>

In the 1960s, the economy of Vicksburg began to decline. The population declined by 12%, while the number of housing units dropped by 5%. To combat this economic withering and address the problem of the substandard housing stock, the City embarked on a pro-active path forward. This included naming the VHA as the City's urban renewal agency, revitalizing downtown through the \$9 million "Heart of Vicksburg" campaign, targeting the development of a new industrial district and encouraging tourism to leverage both the popularity of the Vicksburg Military Park and the construction of I-20, which began in 1969.<sup>44</sup> Urban renewal efforts focused on the downtown commercial corridor, demolishing dilapidated structures, improving traffic and pedestrian patterns, and constructing new commercial structures, housing, and parking garages. VHA's public housing units were designated as replacement housing for those displaced by the urban renewal efforts.

The VHA continued to actively engage in housing development in addition to acting as the city's urban renewal agent. The first development was a private, non-profit development, Fredella Village, which was constructed in 1967 as Vicksburg's first "affordable housing" project. It consisted of 28 modular townhouse-style housing units manufactured by Vicksburg's Magnolia Home Manufacturing at a cost of \$8,000 each. The modular units were built off-site and assembled in eight days. The project was sponsored by the Mississippi-based Frederick Y. Dabney Foundation, and it was funded as an experiment in prefabricated modular housing by the Department of Housing and Urban Development.<sup>45</sup> The project received national attention both in the popular press, such as a photo-article in *Life* magazine, and in professional journals, because it was designed by prominent modernist architect Paul Rudolph.<sup>46</sup>

In the spring of 1968, the Housing Authority acquired a lease interest in a project similar to Fredella Village. That property consisted of 16 modular townhouse units, again manufactured by Magnolia Home. The project was developed under the Housing and Urban Development's Section 23 program. Under this program, a developer built the units and then leased them to the local housing authority for a minimum of 15 years. The role of the housing authority was to manage maintenance and handle tenancing.<sup>47</sup> That same year, Congress passed the Fair Housing Act, which prohibited discrimination concerning the sale, renting, or financing of housing based on race, religion, national origin, or sex.

The Housing Authority followed this project with another Section 23 lease project, Confederate Estates. This complex consisted of 35 family size units located at Ethel Street near Confederate Avenue west of downtown. The property was owned by J & J, Inc. and the houses were built by contractor Glenn K. Johnson. The development schedule allowed for the construction of five units per month. The units when completed were

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<sup>43</sup> U. S. Department of Commerce, U. S. Census of Housing, 1960: Vicksburg, Miss.

<sup>44</sup> Records of the Vicksburg Housing Authority (Vicksburg, MS), 1968-78.

<sup>45</sup> Town Talk (Alexandria, LA), October 2, 1967, p. 9

<sup>46</sup> Washington Post, November 15, 1969, p. D1; cited in Thomas Rosell, "How Paul Rudolph gave Vicksburg a Brutal piggyback," in *Preservation in Mississippi; Life*, October 18, 1968.

<sup>47</sup>Records of the Vicksburg Housing Authority (Vicksburg, MS), 1968.

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leased by the Housing Authority under HUD's Section 23 program. The first units were available for lease in June 1969; the number of completed units eventually grew to 40.<sup>48</sup> With these Section 23 developments successful, VHA sought to further expand its housing program, resulting not only in Rolling Acres, but also in 50 units at Urban Court, completed in 1971.

### Rolling Acres as an Example of Public Housing

Rolling Acres far exceeded notions of warehousing the poor and approached the qualities found in middle income subdivision complexes being built in the community. Adapting the form of the Ranch House, the homes are organized in rows in a traditional subdivision setting with adjacent parking for two vehicles. Each unit is organized around a central living/dining area, a space that by rule cannot be used as a bedroom. Amenities include air conditioning, an open kitchen, and multiple smaller bedrooms for privacy and durable construction. Storage is ample with closets in every room and large storage rooms at the rear. The site features elaborate landscaping to creating outdoor spaces suggestive of front and rear yards. Site facilities include a playground, basketball court, and passive green space. Further support comes from onsite management. Rolling Acres is economical, but its design clearly advances values of family and creates an uplifting environment with a sense of permanency.

Records specific to the senior housing needs in Vicksburg at the time of Rolling Acres' construction are not available; however, the fact that the VHA's requirements for development proposals included designated senior housing units illustrates the influence of federal policy regarding senior housing on local public housing projects. Further influences of the post-war policy changes are clear, particularly in the turnkey financing of the project, utilizing private developers, and the path for ownership.

The development embodies distinct public housing trends of its time, including the designated senior housing units and turnkey financing, and was the first such development in Vicksburg and Warren County. Rolling Acres was followed by several similar developments in Warren County to help further alleviate the standard housing shortage. By the end of the the 1970s, Warren County had about 350 total federally subsidized housing units, including Rolling Acres. Despite this, 20 percent of the residences in the county were still substandard, many lacking plumbing or being classified as "beyond repair."<sup>52</sup> These additional Vicksburg Housing Authority developments, including Scattered Sites, Waltersville Estates, and Cedars and Beechwood Estate, followed the precedent of Rolling Acres in their overall design. Most of these developments are over 130 units of mixed single family and senior units, designed as free-standing houses located in more rural areas on large acreage.

Rolling Acres was the first attempt by the Vicksburg Housing Authority to address the severe housing shortage in the city, and the project was a success, though this development alone could not meet the demand, high as it was. The design was emulated in subsequent public housing locally, and with a low tenant turnover rate, proved to live up to the ideals of longevity and permanence for which the project was designed. The design of Rolling Acres features similar elements found in middle class homes of the post-war era: compact, single family homes, with access to sun light and fresh air, private lawn spaces, circle drives, and the inclusion of community amenities that were found in subdivisions and planned communities such as Levittown. With the physical design and path to ownership included in the financing, Rolling Acres exemplifies the evolving social expectations of government subsidized housing for lower income families and the elderly.

<sup>48</sup> Records of the Vicksburg Housing Authority (Vicksburg, MS), 1968-70

<sup>52</sup> "Housing projects planned in Warren County", *Clarion-Ledger*, Friday, March 2, 1979.

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The design of the buildings expresses that of the housing form that became dominant in the mid-century: the Ranch house. Through the varied setbacks, porch details and dividers, the use of multiple colors of brick, the units more closely resemble a neighborhood of single-family houses. Additionally, the buildings contain minimal architectural elements as is commonly seen in mid-century homes, such as steeply-pitched roofs over porches, low planting beds near entrances, and siding, eaves, and windows, all of which are elements that convey a mid-century Ranch aesthetic while retaining economic efficiency as set forth by the *Standards*. The site layout and green spaces speak to the design standards reaching what are typically considered middle class elements.

The interior plans also adhere to the *Minimum Physical Standards and Criteria for the Planning and Design of FPHA-Aided Urban Low-Rent Housing (MPS)*, published in 1955, which dictated that each unit must contain a living room and kitchen, that bedrooms should be separated and equipped with closets, and that each unit must contain full bathroom, linen closet, coat closet, and one general storage space.<sup>53</sup> Each building type contains linen closets near the bathrooms and clothes closets in each bedroom.

The Vicksburg Housing Authority (VHA) today owns 460 units of public housing in six communities throughout the city. Rolling Acres was the first public housing owned by the agency and today continues to represent 35% of the agency's inventory. As a cultural resource, it is the first and largest physical manifestation of the VHA's mission to provide affordable quality housing, and illustrates the mechanism and manner by which the City would tackle the public policy issue. Rolling Acres also illustrates how federal housing policy influenced local public housing solutions.

## Criterion G

Rolling Acres was completed in 1971. The resource is today 48 years old.

The National Register program provides for the designation of properties less than 50 years old through the application of Criteria Consideration G. Guidance is provided in National Register Bulletin 15, "How to Apply the National Register Criteria for Evaluation." Specific to Criteria Consideration G, "Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest . . ."

Bulletin 15 notes that Criteria Consideration G does not apply for properties "whose construction began over fifty years ago, but the completion overlaps the fifty year period by a few years more or less." In the case of Rolling Acres, final construction planning began in 1969, though physical work did not begin until 1970. Such being the case, while Rolling Acres is on the cusp, Criteria Consideration G does attach.

In applying Criteria Consideration G, the fundamental question is whether sufficient time has passed to develop a historical perspective. Rolling Acres is locally significant as the first public housing project built and operated in the City of Vicksburg. As discussed earlier in the nomination, the historic context specific to this project is rooted in pre-World War II public housing, specifically the Housing Act of 1937. This context is detailed in the National Park Service's study, "Public Housing in the United States, 1933-1949." The current nomination then provides a thorough discussion of the post-World War II development of public housing policies through the 1950s and 1960s as relates to this project. Despite this development of public housing

<sup>53</sup> Ibid.

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policies, federal funding for construction was not authorized in significant amounts until the Johnson Administration in the mid-1960s. Thus public housing construction began to spike in the late-1960s, carrying forward to the mid-1970s as HUD grappled with a backlog of applications. Within this framework, the significance of Rolling Acres today is understood as a local manifestation of federal policies well over fifty years old.

Within the framework of Criteria Consideration G, sufficient time has passed to develop a historic perspective on the place of Rolling Acres in the Vicksburg community. Rolling Acres meets Criterion Consideration G.

### **Conclusion**

Rolling Acres is eligible for the National Register as a locally significant resource under Criterion A in the categories of Politics/Government. Federal public housing policy had a marked effect on the development of Rolling Acres in Vicksburg. The inclusion of senior housing units in planning was a clear reflection of how changing post-war policies impacted the local community, as was the fact that public housing in Vicksburg was often used by those who were dislocated due to urban renewal downtown. The design of the project shows that the policy goals of this program went beyond simply warehousing low-income or senior residents, and attempted to provide affordable yet quality housing with a path to ownership.

Although completed in 1971, Rolling Acres is associated with trends and events that began with the passage of the Housing Act of 1937 and subsequently the policies, programs and funding of President Lyndon Johnson's War on Poverty. There is abundant scholarship on public housing both pre- and post-war that provides context to evaluate Rolling Acres as a cultural resource. Given that fact and the exceptional local importance of public and senior housing in various communities around the US, there are several examples of 1970s era developments already listed on the National Register of Historic Places, such as Cumberland Towers in Little Rock, Arkansas. Thus, while the date of the construction of Rolling Acres is less than 50 years old, the property is associated with a historic trend that began more than 50 years ago and it fully represents the historic values embodied in that trend, thereby satisfying Criteria Consideration G.



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## 9. Major Bibliographical References

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**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** 149-VKS-4320

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**10. Geographical Data**

**Acreage of Property** 65 acres

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1	<u>32.358895</u>	<u>-90.850556</u>	2	<u>32.357490</u>	<u>-90.850799</u>
	Latitude	Longitude		Latitude	Longitude
3	<u>32.357435</u>	<u>-90.851123</u>	4	<u>32.356841</u>	<u>-90.851014</u>
	Latitude	Longitude		Latitude	Longitude
5	<u>32.354299</u>	<u>-90.852041</u>	6	<u>32.353876</u>	<u>-90.852813</u>
	Latitude	Longitude		Latitude	Longitude
7	<u>32.352744</u>	<u>-90.853631</u>	8	<u>32.353863</u>	<u>-90.855326</u>
	Latitude	Longitude		Latitude	Longitude
9	<u>32.356065</u>	<u>-90.854764</u>	10	<u>32.356809</u>	<u>-90.853113</u>
	Latitude	Longitude		Latitude	Longitude
11	<u>32.359231</u>	<u>-90.852080</u>	12	<u>32.358667</u>	<u>-90.851470</u>
	Latitude	Longitude		Latitude	Longitude

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

That part of Sections 19 and 21, Township 16 North, Range 4 East, Vicksburg, Warren County, Mississippi, described as follows, to wit:

Commencing at a point on the West boundary of the Vicksburg National Military Park property where same intersects along the South line of Section 19, Township 16 North, Range 3 East,, and the North line of Section 21, Township 16 North, Range 3 East, and running thence North 1 Degree 51 Minutes East 28.4 feet, said point being marked by Park Stone Market No., 249; running thence North 24 Degrees 38 Minutes East 73.12 feet, said point being the point of beginning of the tract or parcel of land herein to be conveyed, running thence south 88 Degrees 30 Minutes West 856.5 feet; thence 2 Degrees 43 Minutes West 790 feet; thence North 11 Degrees 5 Minutes East 462.6 feet; thence North 35 Degrees 00 Minutes East 200 feet; thence East 430 feet; thence North 52 Degrees 5 Minutes East 252.6 feet; thence North 47 Degrees 32 Minutes East 85 feet; thence North 19 degrees 18 minutes East 226.4 feet; thence North 12 Degrees 30 Minutes East 200 feet; thence North 12 degrees 30 Minutes East 200 feet; thence North 16 Degrees 40

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Minutes East 232.5 feet; thence North 13 Degrees 35 Minutes West 120 feet; thence North 117.5 feet; thence North 34 Degrees 15 Minutes West 120 feet; thence North 68 Degrees 15 Minutes West 45.5 feet, thence North 82 Degrees 30 Minutes West 42 feet; thence North 62 Degrees 00 Minutes East 150.0 feet; thence south 1 Degree 00 Minutes West 60 feet; thence South 34 Degrees 15 Minutes East 135 feet; thence South 32.5 feet thence South 55 Degrees 00 Minutes East 348.0 feet; thence North 75 Degrees 15 Minutes East 440.4 feet; thence South 5 Degrees 30 Minutes East 100 Feet; thence south 74 degrees 00 Minutes East 94 feet; thence South 24 Degrees 38 Minutes West 2459.8 feet, said point being the point of beginning.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary is both the original and legally recorded boundary lines for the property for which National Register status is being requested and includes the entirety of the property historically associated with the complex.

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**11. Form Prepared By**

name/title Cindy Hamilton/ Heritage Consulting Group date March 13, 2019  
organization Heritage Consulting Group telephone (215) 248-4260  
street & number 15 W. Highland Avenue, Suite D email chamilton@heritage-consulting.com  
city or town Philadelphia state PA zip code 19118

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**Additional Documentation**

Submit the following items with the completed form:


- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Key all photographs to this map and insert immediately after the photo log and before the list of figures).

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GIS Location Map: 




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Warren, Mississippi

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Local Location Map: 





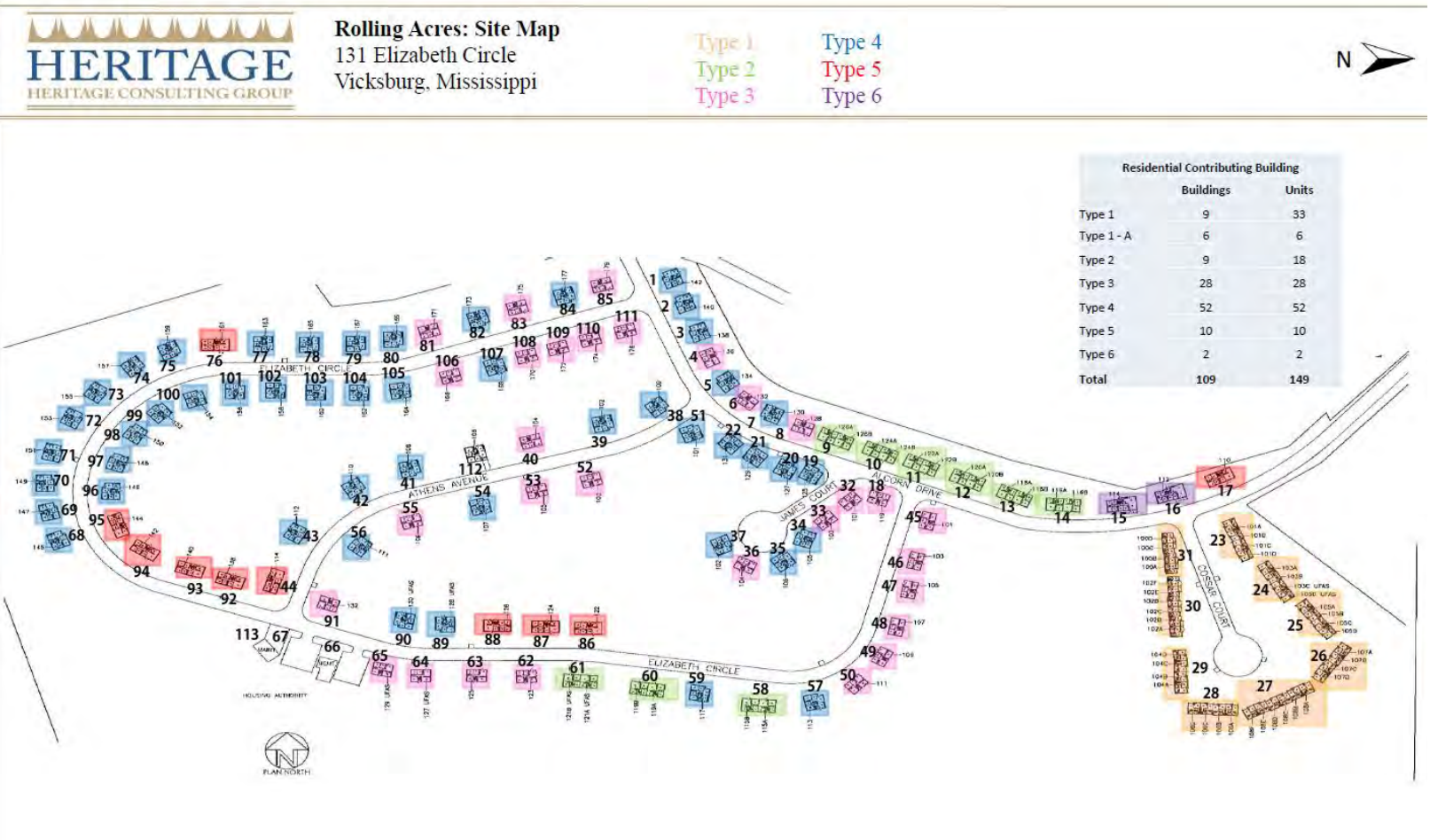
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Name of Property

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Site Map:





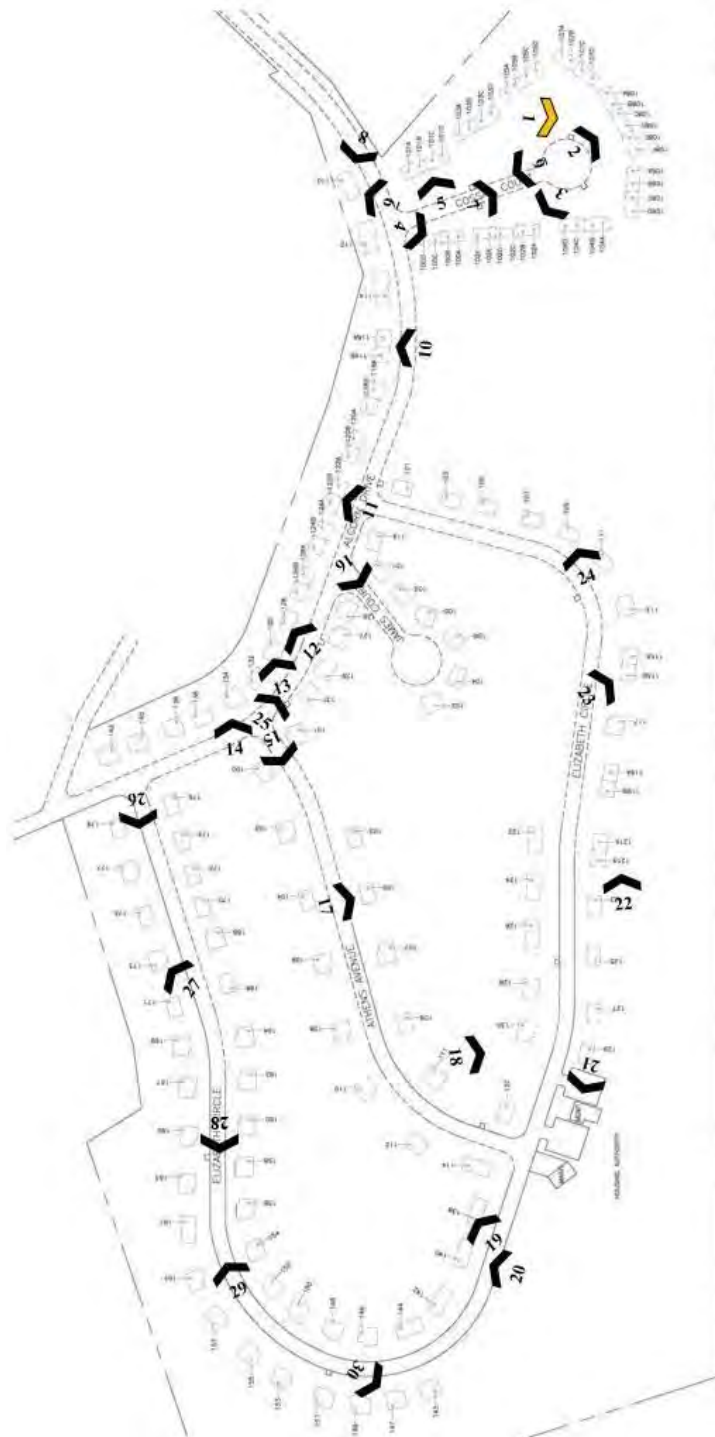
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Name of Property

County and State

Photo Key:

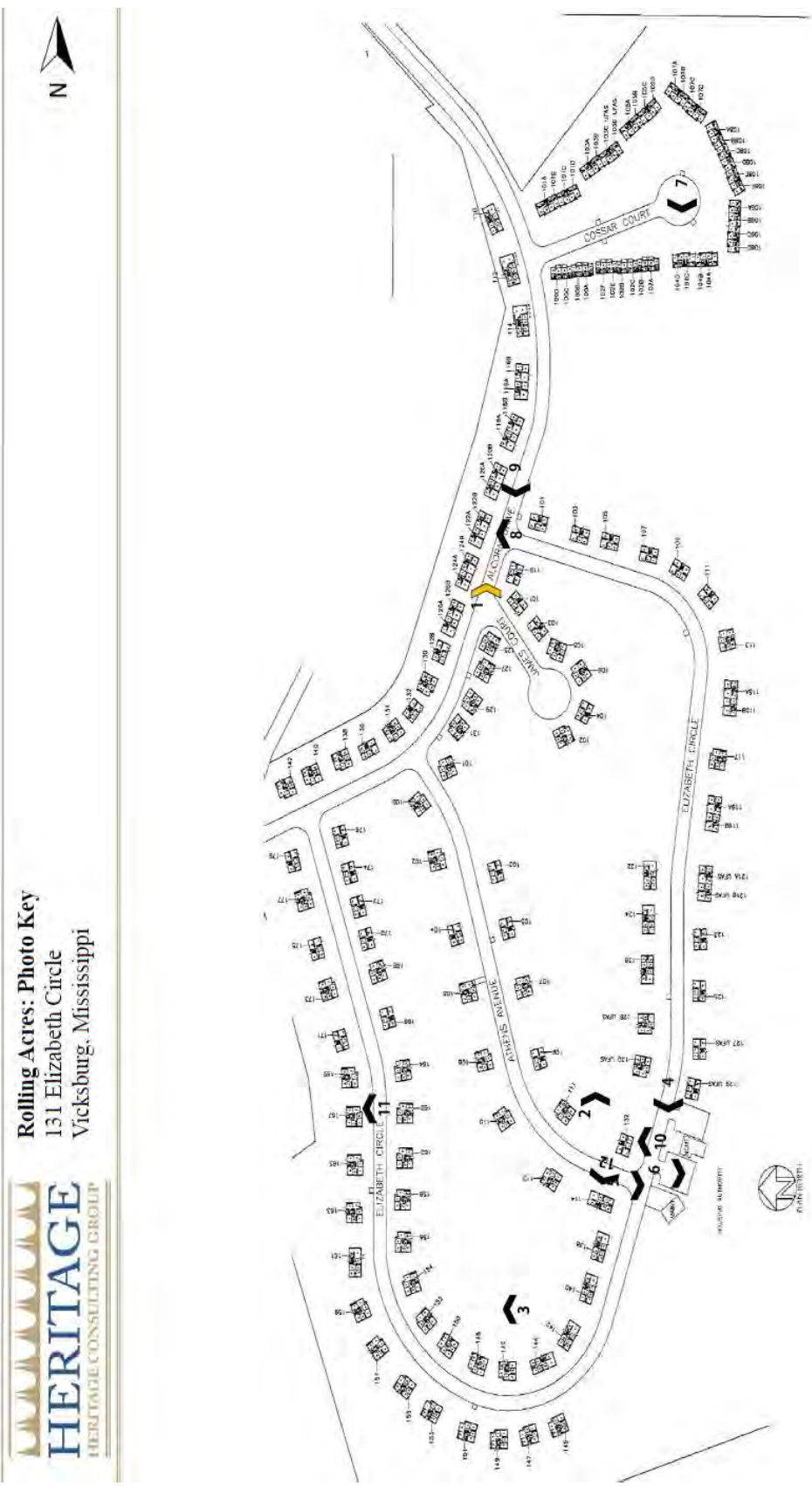


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Rolling Acres: Photo Key  
131 Elizabeth Circle  
Vicksburg, Mississippi



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**Photographs:**

Submit clear and descriptive photographs under separate cover. The size of each image must be 3000x2000 pixels, 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 does not need to be labeled on every photograph.

**Photo Log**

**Name of Property:** Rolling Acres  
**City or Vicinity:** Vicksburg  
**County:** Warren **State:** Mississippi  
**Photographer:** Heritage Consulting Group  
**Date Photographed:** March 2019

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

Photo 1 of 22: MS\_Warren County\_Rolling Acres\_0001  
Site View, Alcorn Drive, Looking Northeast

Photo 2 of 22: MS\_Warren County\_Rolling Acres\_0002  
Site View, Elizabeth Circle, Looking Northeast

Photo 3 of 22: MS\_Warren County\_Rolling Acres\_0003  
Site View, Elizabeth Circle, Looking Northwest

Photo 4 of 22: MS\_Warren County\_Rolling Acres\_0004  
Exterior View, Elizabeth Circle, Management Building, West and North Elevations, Looking Southeast

Photo 5 of 22: MS\_Warren County\_Rolling Acres\_0005  
Exterior View, Elizabeth Circle, Maintenance Building, West Elevation, Looking Southeast

Photo 6 of 22: MS\_Warren County\_Rolling Acres\_0006  
Exterior View, Elizabeth Circle, Maintenance Shed, Looking Southeast

Photo 7 of 22: MS\_Warren County\_Rolling Acres\_0007  
Exterior View, Cossar Court, Building Type 1, Looking South.

Photo 8 of 22: MS\_Warren County\_Rolling Acres\_0008  
Exterior View, Alcorn Drive, Building Type 2, Looking West.

Photo 9 of 22: MS\_Warren County\_Rolling Acres\_0009  
Exterior View, Alcorn Drive, Building Type 2, Looking Southwest.

Photo 10 of 22: MS\_Warren County\_Rolling Acres\_0010  
Exterior View, Building Type 3, Looking West.

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Photo 11 of 22: MS\_Warren County\_Rolling Acres\_0011  
Exterior View, Building Type 4, Looking West.

Photo 12 of 22: MS\_Warren County\_Rolling Acres\_0012  
Exterior View, Building Type 5, Looking South.

Photo 13 of 22: MS\_Warren County\_Rolling Acres\_0013  
Interior View, Building Type 5 Unit, Kitchen, Typical

Photo 14 of 22: MS\_Warren County\_Rolling Acres\_0014  
Interior View, Building Type 5 Unit, Kitchen, Typical

Photo 15 of 22: MS\_Warren County\_Rolling Acres\_0015  
Interior View, Building Type 5 Unit, Living Room, Typical

Photo 16 of 22: MS\_Warren County\_Rolling Acres\_0016  
Interior View, Building Type 5 Unit, Living Room, Typical

Photo 17 of 22: MS\_Warren County\_Rolling Acres\_0017  
Interior View, Building Type 3 Unit, Living/Dining Room, Typical

Photo 18 of 22: MS\_Warren County\_Rolling Acres\_0018  
Interior View, Building Type 3 Unit, Living/Dining Room, Typical

Photo 19 of 22: MS\_Warren County\_Rolling Acres\_0019  
Interior View, Building Type 3 Unit, Living/Dining Room, Typical

Photo 20 of 22: MS\_Warren County\_Rolling Acres\_0020  
Interior View, Building Type 3 Unit, Kitchen, Typical

Photo 21 of 22: MS\_Warren County\_Rolling Acres\_0021  
Interior View, Building Type 3 Unit, Kitchen, Typical

Photo 22 of 22: MS\_Warren County\_Rolling Acres\_0022  
Interior View, Building Type 3 Unit, Bathroom, Typical

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



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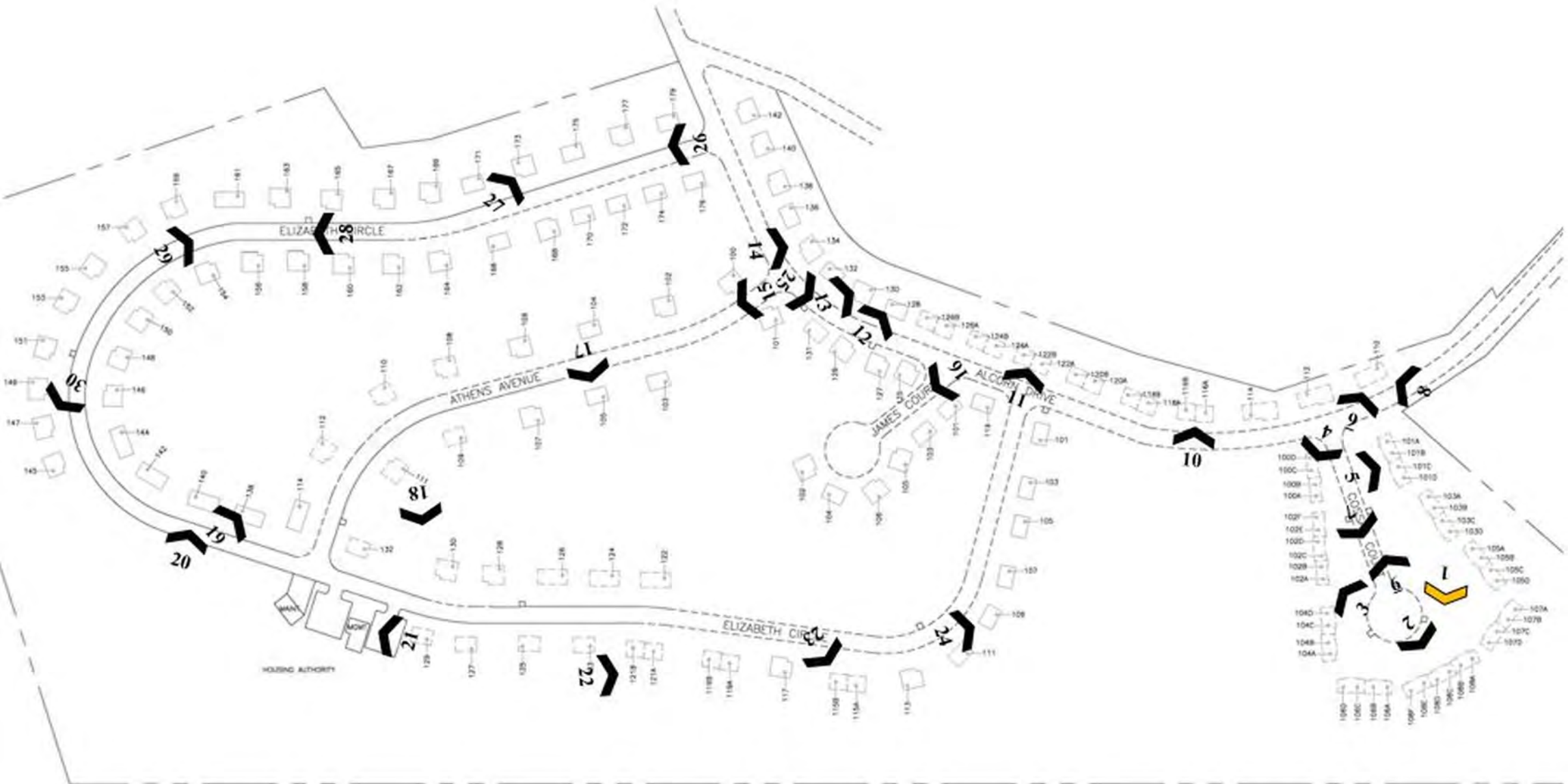
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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Rolling Acres Historic District

Multiple Name: \_\_\_\_\_

State & County: MISSISSIPPI, Warren

Date Received: 8/27/2019      Date of Pending List: 9/18/2019      Date of 16th Day: 10/3/2019      Date of 45th Day: 10/11/2019      Date of Weekly List: \_\_\_\_\_

Reference number: SG100004505

Nominator: SHPO

Reason For Review:

- |                                       |  |  |
|---------------------------------------|--|--|
| <input type="checkbox"/> Appeal       | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue               |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo                         |
| <input type="checkbox"/> Waiver       | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary                  |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period                        |
| <input type="checkbox"/> Other        | <input type="checkbox"/> TCP             | <input checked="" type="checkbox"/> Less than 50 years |
|                                       | <input type="checkbox"/> CLG             |  |

Accept       Return       Reject      10/8/2019 Date

Abstract/Summary Comments: Locally significant example of a new, national public housing program, including new accomodations for seniors. The mechanism for constructing and eventual disposal of the property was based on new HUD guidance and guidelines. The design of the complex differed radically from other public housing project; its has a more suburban feel with larger yards and attractive setting.

Recommendation/ Criteria: Accept / A

Reviewer Jim Gabbert      Discipline Historian

Telephone (202)354-2275      Date \_\_\_\_\_

DOCUMENTATION:    see attached comments : No    see attached SLR : **Yes**

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



HISTORIC PRESERVATION  
Marlin King Jr., director  
PO Box 571, Jackson, MS 39205-0571  
601-576-6850 • Fax 601-576-6955  
mdah.ms.gov

August 9, 2019

Joy Beasley  
Keeper of the National Register  
National Park Service  
Mail Stop 7228  
1849 C St, NW  
Washington, D.C. 20240



Dear Keeper Beasley:

We are pleased to enclose the nomination form and supporting documents to nominate the following property to the National Register of Historic Places:

Rolling Acres Historic District, Vicksburg, Warren County

The property was approved for nomination by the Mississippi National Register Review Board at its meeting on July 18, 2019

We trust you will find the enclosed materials in order and will let us hear from you at your convenience.

Sincerely,

A handwritten signature in black ink that reads "James Bridgforth". The signature is written in a cursive style.

Katie Blount  
State Historic Preservation Officer

By: James Bridgforth  
Architectural Historian