

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic N/A

and/or common Southtown Historic District

2. Location

Irregularly shaped area on Bay, Cherry, Clark, East  
street & number Laurel, West Laurel Streets and Lampton Lane N/A not for publication

city, town Magnolia N/A vicinity of

state Mississippi code 28 county Pike code 113

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of the Chancery Clerk  
Pike County Courthouse

street & number Bay Street

city, town Magnolia state Mississippi

6. Representation in Existing Surveys

title Statewide Survey of Historic Sites has this property been determined eligible?  yes  no

date November, 1981  federal  state  county  local

depository for survey records Mississippi Department of Archives and History

city, town Jackson state Mississippi

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>      N/A      </u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

### Describe the present and original (if known) physical appearance

The Southtown Historic District is an eclectic blend of a small county seat's representative architecture. The district contains the city's major Queen Anne mansions; an assortment of smaller, embellished Queen Anne inspired residences; a group of substantial, square, late-nineteenth-century houses; the red brick, one-story buildings of Magnolia's city government; the two-story Pike County Courthouse; and one antebellum Greek Revival cottage.

The district's boundaries are roughly the I.C.R.R. tracks to the east; Minnehaha Creek to the south; Prewitt Street to the west, and Bay Street to the north. Boundaries were drawn around a cohesive historic core, omitting as much recent residential and commercial development as possible. For this reason, Magnolia Hall, 223/225 Bay Street and 235 Bay Street, north of Bay Street, were included in the district because of their historic and architectural relation to the Pike County Courthouse.

The five pivotal buildings are outstanding both within Mississippi's architectural context and within Magnolia's local references. The eighteen contributing structures, most of which are residential buildings constructed around the turn-of-the-century, define the harmonious sense of place of the district. The eleven marginal buildings include one architecturally important building which has been altered only by the addition of artificial siding, and one primarily historic building which has been significantly altered visually. Other marginal buildings have bungalow influences and were constructed after the district's primary period of significance. The one non-contributing building has no architectural, historic, or design link with the historic nature of the district.

Streets in the district are broad and sloping and shaded by a proliferation of trees. Throughout the district, as throughout the city, meticulous care is taken in the cultivation of bushes, shrubs, and flowering plants, creating very attractive streetscapes.

### Inventory

The inventory of buildings included in the Southtown Historic District is arranged alphabetically according to street with buildings cited by street address in ascending numerical order (west to east; north to south). Commonly used or historic names are given parenthetically. Individual resources are evaluated according to the following rating:

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- P - Pivotal buildings appear to qualify for listing in the National Register of Historic Places by reasons of individual architectural or historical significance.
- C - Contributing buildings are essential to the district's sense of place and sustain the architectural and historical significance of the district.
- M - Marginal buildings do not contribute to the architectural significance of the district, but by their scale, material, or setting do not overtly compromise the integrity of the district. Marginal buildings include those historic buildings which are covered with non-historic fabrics.
- NC - Non-contributing buildings detract from the architectural significance of the historic district and interrupt the cohesion of the historic environment.
- I - Intrusive structures by their scale, materials, condition, or setting severely disrupt the cohesion of the historic environment.

Bay Street

1. (Pike County Courthouse). Constructed in 1883 and thoroughly remodeled in 1917, the Pike County Courthouse was originally a two-story, five-bay structure with an asymmetrically-placed two-story tower which contained the entrance. The tower had four, four-over-four evenly arranged windows with segmental arches. During the remodeling, the tower was removed and the entrance moved to the center. Present building is rectangular, two-story, nine-bay with a prominent three-bay center pavilion, surmounted by a massive paneled parapet. The transomed, double-leaf main entrance, crowned by a pedimented head, is recessed. Fenestration on first story is regular twelve-by-twelve casement with a six-light transom. Four round, battered Tuscan pilasters in antis define the three center bays. A dentiled Ionic entablature unifies the central pavilion with the flanking wings. Pike County Sheriff's Complex, encompassing two trailers and the Pike County/Magnolia Jail, are located in the courthouse parking lot, to the rear of the building. 1883, major alteration 1917. (P).
2. 215. (Magnolia Hall). Located on a corner lot facing the courthouse, Magnolia Hall is a two-story, five-bay, double-pile, central-hall, frame residence and florist shop with a one-story rear and side addition.

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Entrance is a single upper glass paneled door with upper sidelights and transom. Original windows flanking entrance were altered ca. 1970 to shed-roofed, twenty-light bay windows. Outer bays are four-over-four. Second-story fenestration is one single center door and two pairs of four-over-four windows. A two-tier verandah with slender columns extends over three central bays. Ca. 1879. (C).

3. 223/225. One of the oldest buildings in Magnolia, occupied by A. L. Lazar, mayor of Magnolia, during construction of 215 Bay Street (Magnolia Hall). Original facade unknown. Present building is one-story, irregularly-massed and roofed commercial duplex. Entrances are two centered separate single doors both flanked by large multi-pane casement windows. Side addition has two, eight-light casement windows on front facade. Building faces courthouse. Ca. 1870, altered ca. 1950s. (M).
4. 235. (Simmons House). Greek Revival. Frame, one-story, three-bay, central-hall elevated Greek Revival cottage with five-bay front gallery facing courthouse. Main entrance is a centered four-paneled door contained within a battered-and-eared tripartite frontispiece. Two floor-to-ceiling six-over-nine windows, also with battered-and-eared surrounds, complete fenestration. Cross-stick baluster, square columns with capital delineation. Ca. 1860. (C).

Cherry Street

5. 140. (Pittman House). One-and-a-half-story, irregularly-massed, turn-of-the-century, frame residence facing Courthouse Square. Hipped roof with irregularly-introduced gables, with bargeboards, and gable dormer at center of facade. Roof flares to embrace L-shaped porch which is carried by slender posts accented by spindles in the frieze and balustrade. Main entrance is a centered single door with transom which is accompanied by a single floor-to-ceiling one-over-two window. Two interior chimneys. Ca. 1900. (C).
6. 160. Two-story, L-shaped, gable-roofed, turn-of-the-century residence facing Courthouse Square. Gable fronted facade (east elevation) has single door with fanlight panel and rectangular transom. Polygonal three-bay window south of door. Porch extends around entire front facade and is carried on slender posts accented by delicate brackets and balusters. Secondary entrance on recessed main facade is single door with transom accompanied by one-over-one window. Second-story fenestration is two-bay on projecting pavilion, one on recessed facade, all one-over-one. Ca. 1900. (C).

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7. 180. (Magnolia City Hall). Showing the vernacular Art Deco influence, the City Hall is a one-story, rectangular red brick building located on a corner lot facing east. The low, truncated hipped roof is interrupted on both the primary and secondary facades by stepped frontispieces. Both entrances are single doors with transoms and upper sidelights. Fenestration on the primary facade is three bay; on the secondary facade, five bay. Windows are a uniform nine-over-nine. Ca. 1933. (C).
8. 230. (Magnolia Public Library). Ragland Watkins, architect. One-story, seven-bay, hipped-roof, front-colonnaded red brick library. Steeply-pitched hipped roof, wide front gallery supported by round, plain columns. Off-center entrance is single door contained within a cornice-capped tripartite frontispiece. Fenestration is regular nine-over-nine floor-to-ceiling windows. On corner lot facing both Chamber of Commerce and City Hall. Built 1974. (M).
9. 235. (Pike County Chamber of Commerce). One-story, L-shaped building with hipped roof located on corner lot. Main entrance is through three semi-circular arched openings to undercut porch. Main facade is three bay with central entrance of double doors topped by a fanlight with radiating muntins. Secondary facade on Laurel Street is three bay with central double doors with transom and gabled overdoor. Ca. 1930s. (C).
10. 265. One-story, cross gable-roofed, red brick bungalow with enclosed front gable. Front facade has single glass door with transom, upper level sidelights and casement windows. Ca. 1940s. (M).
11. 266. One-story, yellow brick, U-shaped, flat-roofed house with carport. Ca. 1960s. (NC).
12. 275. One-story, L-shaped, gabled-roofed, red brick residence. Flat-roofed porch with simple columns. Entrance is single door. Ca. 1960s. (M).
13. 277. Charles Armstrong, architect. One-story, irregularly-massed, New England style house. Main entrance, facing north, is a recessed single-paneled door, with upper sidelights and a broad fanlight with radiating muntins. Fenestration is irregular, composed of single and paired four-over-four windows. Outbuildings include a one-story, gable-roofed combined garage and servants' quarters. Area is meticulous landscaped. Ca. 1929. (C).

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14. 304. One-story, irregularly-fenestrated, picturesquely-massed, Bungalow dwelling. Gabled facade composed of single off-center door with gable overdoor and one six-over-six window. Remaining fenestration is irregular and composed of multi-paned windows. Exposed struts, purlins, and rafter ends. Attached hip-roof garage with small shed-roof porch supported on trellis piers on brick pedestals. Ca. 1930s. (C).
15. 310. One-story, irregularly-massed, picturesque dwelling with gable roof facing east. Off-center entrance is single door under gable-roofed porch; single six-over-six window on northeast side. Major focus on the front is on centered gable pavilion with outstanding window composed of four, eight-light casement windows topped by a fanlight with radiating muntins. Facade is complete with a circular patio opening at the southeast corner. Gable-roofed, post-supported carport. Ca. 1940s. (C).
16. 315. (Hiatt House). One-story, irregularly-massed, turn-of-the-century residence with varied roofline facing west. Moderately-pitched, stepped-hipped roof with a gable projection and a three-bay, clipped-corner pavilion on the northwest corner. Gallery with battered columns, Ionic capitals and iron balustrade runs along facade from pavilion to portecochere on the southern facade. Main entrance composed of paired, three-quarter, glass-paneled doors with transom. Two small rectangular one-light windows flank entrance. Remaining fenestration is irregular. Ca. 1895. (P).
17. 320. One-and-a-half-story, irregularly-massed, turn-of-the-century frame residence. Steeply-pitched hipped roof interrupted by prominent gables and single front center gable dormer. Roof flares to embrace an L-shaped porch along the front (eastern) and secondary (northern) facade. Porch is carried on slender posts with curved brackets and delicate turned balusters. Main entrance is single door with transom. Secondary entrance off of northern porch is also a single door with transom. Remaining fenestration is irregular. Outbuildings include a two-car open garage. Ca. 1895. (C).
18. 325. One-story, four-bay clapboard residence with side-gable roof. Main entrance is single door with a gable overdoor. Flat-roofed portecochere with exposed rafters and battered columns. Ca. 1940s. (M).
19. 335. One-story, brick ranch house. Single entrance, irregular fenestration, one exterior chimney, carport. Ca. 1970s. (M).

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Clark Street

20. 204. (Coney House). Queen Anne. Two-and-a-half-story, hip-roofed, frame rectangular Queen Anne residence on corner lot facing east. Three-story octagonal seamed tower with tent roof and finial on northeast corner. Main facade has a two-story gabled pavilion and a one-story porch supported by round posts on brick pedestals with a slight gable over the entrance. Entrance is off-center double doors with multi-light transom. Fenestration throughout building is usually one-over-one. Secondary (northern) entrance through enclosed porch is double doors with stained-glass transom and sidelights. Two interior chimneys. One-story, two-car brick garage with hipped roof and iron doorways. One of the three excellent Queen Anne residences in Southtown, the Coney House has the best collection of stained-glass windows in the city. Ca. 1890s. (P).
21. 245. (Allen House). Frame, two-story, three-bay, central-hall, double-pile, gable-roofed residence with a one-story, shed-roof, rear addition. Main entrance is single door with transom flanked by a pair of six-over-nine floor-to-ceiling windows. Second-story fenestration is one single door with transom leading to an iron balconet and flanked by two four-over-four windows. Four monumental columns with vernacular Ionic capitals support front porch. Two interior chimneys. One large storage outbuilding. Ca. 1890. (C).
22. 295. (Fridge House). Artificially-sided, one-story, gable-roofed, L-shaped, turn-of-the-century cottage located on a residential corner lot facing west. Front pedimented gable pavilion with chamfered corners at southwest corner; porch across facade. Facade has a central single door, two paired four-over-four windows and a similar pair on the pavilion. Outbuildings include a carport and storage room. An unusually modest cottage for Southtown. Ca. 1905. (M).
23. 308. One-story house with gable-roof and flat-roofed porch and enclosed garage. Wooden slat door; fenestration irregular. Ca. 1940s. (M).
24. 310. (Cutrer House). C. H. Lindsey, architect. One-story, rectangular, irregularly-fenestrated residence. Facade faces west and entrance is recessed in an undercut porch which is marked by a gabled foyer and articulated by four substantial Tuscan columns within three brick pillars. Main entrance is a single twelve-light door with eight-pane sidelights and eight-light transom. Fenestration is irregular throughout facade. One interior chimney. One storage shed. Ca. 1924. (C).

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25. 320. One-story, hipped-roof cottage with rear shed-roof addition. Entrance is one of trio of single doors; one interior chimney. Ca. 1960s. (M).

Lampton Lane

26. 10. (Hedge Hill). Queen Anne. Two-and-a-half-story, frame, multi-gabled-on-double-hip-roof, Queen Anne residence on corner lot. Facade has one-story porch supported by paired half columns on pedestals with a pediment over the porch entrance and a balustraded balcony. Entrance is double doors with transom both with stained-glass diamond motif. Fenestration is irregular, and a single large diamond motif appears through window decoration. Three chimneys. Outbuildings include a period guest house and a barn. Hedge Hill is one of the most significant Queen Anne mansions in the state. Ca. 1880. (P).
27. 195. One-story, L-shaped house with enclosed end gable, single-door entrance, irregular fenestration. Ca. 1950s. (M).

East Laurel Street

28. (Magnolia Police Headquarters). One-story, L-shaped, former residence with end gables. Fenestration is five bay with a central single door. Metal awning over porch supported by ornamental iron piers. One-story, porte-cochere with metal awning and piers. One cement-block outbuilding. (C).
29. 104. (Buie House). Originally constructed as the Magnolia School, is now a two-and-a-half-story, three-bay, central-hall, clipped-gable roofed frame residence. Main entrance is a new pair of doors, with transom, flanked by a pair of four-over-four windows. A one-story, three-bay unpedimented Tuscan-columned portico frames the door. Fenestration on the second story composed of three regularly placed four-over-four windows. Two balanced hip-roofed tripartite dormers on roof. Two interior chimneys. Ca. 1890. (C).
30. 135. One-story, rectangular duplex cottage with extended porch, gable roof with hip-roofed, four-bay porch supported by bracketed columns. Four-bay with central pair of single doors flanked by irregular windows. Ca. 1900. (C).



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31. 167. (Magnolia Fire Station). One-story, three-bay rectangular building. Gable roof hidden behind a horizontally-stepped facade. Central bay is single door with three-light transom. Flanking bays are openings for fire trucks. Outbuilding is a one-story, two-bay brick shed with gable roof. Ca. 1920. (C).
32. 290. (Lenoir House). Queen Anne. Three-story, irregularly-massed, Queen Anne residence. Highly-ornate gables, three-and-a-half-story tower, one-story porch and flat- and rounded-arch windows. Main entrance is paired doors with transom. Original southern porches enclosed during World War II. Outbuildings include 292 Railroad, an L-shaped, one-story washhouse cum residence, and 288 Laurel, a one-story, square building with single entrance bay with gable overdoor, a former dollhouse. Lenoir House is one of the most significant Queen Anne mansions in the state. Ca. 1885. (P).
33. 296. Built as barn to Lenoir House (290 Laurel); partially converted to offices/residence. Two-story, irregularly-fenestrated, rectangular building with a jerkinhead tin roof. Porch, with partial brick infill, constructed along facade. One interior chimney. Ca. 1900; alterations, 1980. (M).

West Laurel Street

34. 115. (Savitts House). Originally constructed as a barn for still extant 192 West Laurel; converted to residence. One-and-a-half-story, six-bay, irregularly-massed, gable-roofed residence and beauty salon. Entrance is single off-center door flanked by three single windows and two single windows. A moderately-pitched gable portico frames the entrance and one window. Centered gable with patterned shingles on second floor over single one-over-one window. Visible addition is one-story, moderately-pitched gable-roofed room with three paired casement windows. Storage Shed. Ca. 1900. (C).
35. 192. One-and-a-half-story, central-hall, side-gable roofed, five-bay frame dwelling. Gable roof has large centered three-bay gable dormer with posts and balustrade. Facade is three bay and has central entrance composed of single door with four upper sidelights and transoms and paired six-over-one double windows. Porch posts are slender and have decorative brackets and balusters. Entire porch and gable dormer are screened. One exterior chimney; one interior chimney. Ca. 1900. (C).

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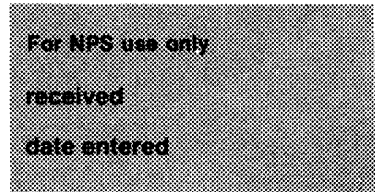
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10 - GEOGRAPHICAL DATA

UTM REFERENCES:

Zone 15

E	Easting	742180	F	Easting	742240
	Northing	3448160		Northing	3448140
G	Easting	742235	H	Easting	742120
	Northing	3447945		Northing	3447680
I	Easting	741845	J	Easting	741785
	Northing	3447790		Northing	3448030
K	Easting	741840			
	Northing	3448145			

Verbal Boundary Description:

The Southtown Historic District boundary begins at the southwest corner of the district at the point of intersection of the east right-of-way of South Prewitt Street and the northern bank of the Minnehaha Creek. The southern boundary line runs approximately 1,540 feet from the starting point in an east-southeast line following the north bank of the Minnehaha Creek to meet the western right-of-way for the Illinois Central Railroad tracks. At this point the boundary line proceeds northward 1,100 feet where it meets the southern right-of-way for East Laurel Street, and then proceeds westward 350 feet to a point on East Laurel Street thence northward 712 feet, and thence westward again 1,220 feet where the boundary line meets the eastern right-of-way of Cherry Street. At this point the boundary line runs southward with the eastern right-of-way of South Cherry Street, crossing Bay Street and continuing for 400 feet. The line then turns westward across Cherry Street for 275 feet, then southward for 200 feet, then westward again for 50 feet, and then southward again for 100 feet where it meets the northern right-of-way of East Laurel Street. From thence the boundary runs westward 410 feet along the northern right-of-way of East Laurel Street. From there the boundary line runs northward 200 feet, and then westward 200 feet to a point on the eastern right-of-way of South Prewitt Street. From thence the line turns southward along South Prewitt Street 1,200 feet until it meets the point of beginning.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
<input type="checkbox"/> invention				

**Specific dates** N/A **Builder/Architect** N/A

### Statement of Significance (in one paragraph)

Within the Historic Resources of Magnolia, the Southtown Historic District is significant as the largest concentration of a variety of late-nineteenth-century residential architecture. The focus of the district is upon the Lenoir House (#32), the Coney House (#20), and Hedge Hill (#26), three of Mississippi's premiere Queen Anne residences. Besides these mansions, Southtown has a collection of smaller-scale (but equally ambitious) Queen Anne residences, a group of substantial (but unembellished) late-nineteenth-century residences, one antebellum Greek Revival cottage that predates the neighborhood, the solid, formal Pike County Courthouse, and a variety of one-story municipal buildings. Significant twentieth-century residences include the Cutrer House, a Neo-Classical bungalow designed by noted Mississippi architect C. H. Lindsey (#24), and the Watkins House, a New England Period Revival structure, designed by Charles Armstrong (#13).

Originally, Magnolia was first settled north of Bay Street, (Southtown's northern border) and west of Railroad Avenue. The city's early residences consisted of one-story, five-bay, Greek Revival houses, and one-story, irregularly massed cottages. Settlement was confined to this northern area until the 1870s, when Magnolia became the county seat, and the Pike County Courthouse was constructed facing north on Bay Street. In addition to the political advantage of being the county seat, Magnolia also received economic impetus in the 1870s, with the acceleration of railroad traffic into the city. New fortunes begat new buildings, and the grandest of these residences were built on the ample acres south of Bay Street, and north of the Minnehaha Creek during the last two decades of the nineteenth century. The Southtown Historic District, therefore, represents the late-nineteenth-century affluence of Magnolia's upper classes.

Southtown remained primarily residential until the 1930s when the city constructed several public buildings near the courthouse complex.

The Southtown Historic District is an interesting and significant composition of high-style Queen Anne mansions, substantial late-nineteenth and early-twentieth-century residences, formal public buildings, and one Greek Revival cottage. The district enjoys a quiet setting and a gracious neighborhood ambiance.



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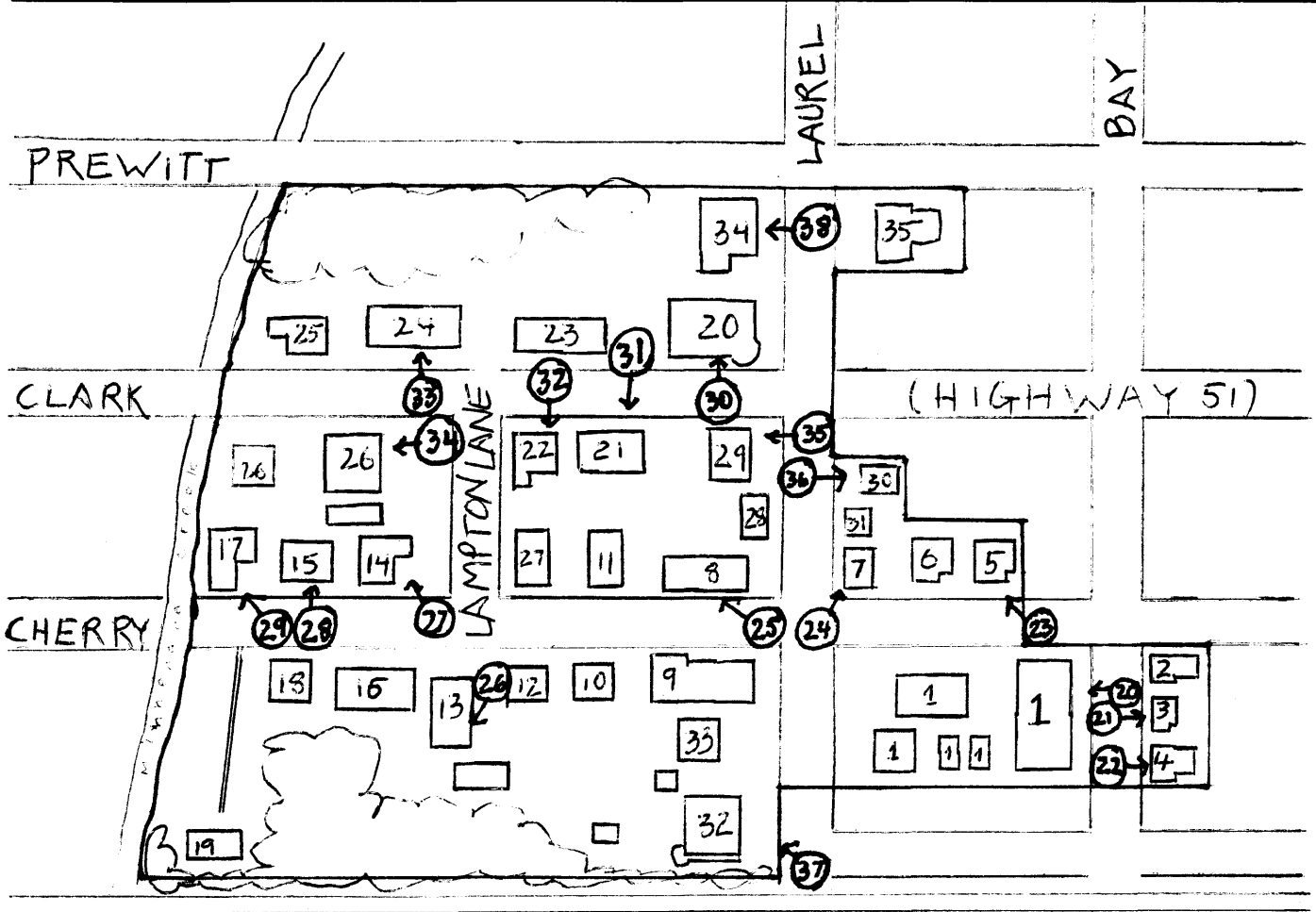
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HISTORIC RESOURCES OF MAGNOLIA  
SOUTHTOWN HISTORIC DISTRICT

0 → reflect angle of photo views

