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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name: South College Street Historic District

other name/site number: N/A

2. Location

street & number: 625-713 S. College St. N/A not for publication

city or town: Brandon N/A vicinity

state Mississippi code MS county Rankin code 121 zip code 39042

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 nationally statewide locally. (See continuation sheet for additional comments.)

Kenneth H. P. Paul JAN. 23, 1998
Signature of certifying official Date
Deputy State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

- I, hereby certify that this property is:
- entered in the National Register
- See continuation sheet.
- determined eligible for the National Register
- See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Edson W. Boal Signature of the Keeper Date of Action 3/5/98

South College Street Historic District
Name of Property

Brandon, Rankin Co., MS
County and State

5. Classification

Ownership of Property: private

Category of Property: district

Number of Resources within Property:

(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 9 | 0 | buildings |
| 0 | 0 | sites |
| 0 | 0 | structures |
| 0 | 0 | objects |
| 9 | 0 | Total |

Name of related multiple property listing: Architectural & Historic Resources in Brandon, MS

Number of contributing resources previously listed in the National Register: 0

6. Function or Use

Historic Functions: DOMESTIC
DOMESTIC

Sub: single dwelling
secondary structure

Current Functions: DOMESTIC
DOMESTIC

Sub: single dwelling
secondary structure

7. Description

Architectural Classification:

Greek Revival
Queen Anne
Colonial Revival
Bungalow/Craftsman
Tudor Revival

Other Description: N/A

Materials

foundation BRICK
walls WEATHERBOARD
BRICK
roof COMPOSITION SHINGLES
other TIN

Narrative Description

See continuation sheets.

8. Statement of Significance

Applicable National Register Criteria

Areas of Significance

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

ARCHITECTURE

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.

Period of Significance

ca. 1850-ca. 1935

D Property has yielded, or is likely to yield, information important in prehistory or history.

Significant Dates

N/A

Criteria Considerations N/A

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 of age or achieved significance within the past 50 years.

Significant Persons

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

See continuation sheets.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Bibliography

See continuation sheet.

Previous Documentation on File (NPS): N/A

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering

Record # _____

Primary Location of Additional Data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository:

MS. Dept. of Archives and History

10. Geographical Data

Acreege of Property: approximately 9.5 acres

USGS Quad Map Name: Brandon, Mississippi

| UTM References: | | Zone | Easting | Northing | Zone | Easting | Northing |
|-----------------|-------|-------|---------|----------|------|---------|----------|
| 1 | 16 | | 218385 | 3572600 | 3 | _____ | _____ |
| 2 | _____ | _____ | _____ | _____ | 4 | _____ | _____ |

N/A See continuation sheet.

Verbal Boundary Description: See continuation sheet.

Boundary Justification: See continuation sheet.

11. Form Prepared By

name/title: John Linn Hopkins & Marsha R. Oates
organization: Hopkins & Associates date: June 1997
street & number: 974 Philadelphia Street telephone: (901) 278-5186
city or town: Memphis state: TN zip code: 38104

Property Owner

name: See Continuation Sheet for list of property owners.
street & number: telephone:
city or town: state: zip code:

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

South College Street Historic District
Brandon, Rankin County, MS

Section number 7 Page 1

Narrative Description

The proposed South College Street Historic District is a residential neighborhood located along both sides of South College Street, to the north and south of its intersection with Sunset Drive. Several blocks to the north, South College intersects Government Street, which was once Brandon's main commercial street. Stevens Elementary School, Brandon Presbyterian Church and First Baptist Church are on South College Street between Government Street and Sunset Drive, but they are not eligible for the National Register either because they are nonhistoric buildings or they have been substantially altered. To the east and south of this district are residential areas developed from the 1950s through the 1980s.

The district has a dense covering of hardwood trees and the yards have mature shrubbery and specimen trees. The one and one and a half story houses are situated near the fronts of their lots, with setbacks varying from approximately twenty to one hundred feet. Most of the lots are large by modern standards, ranging from approximately 150 to 300 feet wide and approximately 400 feet deep.

This district consists of five principal residences built between 1850 and ca. 1935. Four of the houses are of frame construction with weatherboard siding; the fifth is brick veneer with stucco and half timber details. The houses illustrate the architectural styles which were popular during those years: there is one Greek Revival house, a Queen Anne cottage, a Colonial Revival house, a Craftsman bungalow, and a Tudor Revival house. All are contributing elements in the district. All of the houses have had minor façade changes over time, none of which impair their design integrity as individuals or as a group. The South College Street Historic District is a good example of a middle class, Southern neighborhood which evolved over a period of almost a hundred years.

An inventory follows of properties contained in the district. All of the buildings contained in the inventory contribute to the significance of the district and are identified with the notation (C) for ease of future reference.

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National Park ServiceNational Register of Historic Places
Continuation SheetSouth College Street Historic District
Brandon, Rankin County, MSSection number 7 Page 2

Narrative Description, continued

CONTRIBUTING AND NONCONTRIBUTING PROPERTIES

1. 625 S. College St. (C) A one and one half story, 5 bay, post and timber frame cottage with Greek Revival influence, built ca.1850. Side gable roof covered with asphalt shingles, with end wall chimneys and box cornice. Three gable front dormers contain 6/6 double hung sashes. Exterior wall surfaces are covered with weatherboard siding. Windows are 9/9 double hung sashes. Full-width, shed-roof gallery is supported by paneled boxed piers. Entrance is an eight-panel, double-leaf door topped by a multilight transom and flanked by three-quarter length sidelights. The house was built by W. D. Bibb.

Servant's Quarters, ca. 1890-1900. One and one-half story, frame, three-bay center hall cottage with Craftsman influence; gable roof with asphalt shingles, exterior plywood siding, 4/4 double hung windows, one-over-one panel doors. (C)

2. 632 S. College St. (C) A one story, 3 bay frame bungalow with Craftsman influence, built ca. 1915-20. Gable front roof covered with asphalt shingles, with exposed rafter tails and purlin brackets. Exterior wall surfaces covered with shiplap siding. Windows are 12/1 double-hung sashes in pairs; some in singles and triplets. Partial-width, side-gable front porch is supported by simple posts on closed brick balustrade with concrete cap, perhaps evidence of a pergola, now removed. Entrance is single light slab replacement door.

Garage, ca. 1920. One story, one-bay, frame, gable roof, exterior plywood siding. (C)

3. 708 S. College St. (C) A one story, four bay, frame cottage with Queen Anne influence, built ca. 1890-1900. Complex gable roofs covered with composite shingles, with tile ridge cap and boxed cornice; closed front gable, side gable with cornice returns, and gable ornament. Beneath front facing gable end is an undercut bay window. Exterior wall surfaces are covered with weatherboard siding. Windows are 4/4 double hung sash, some in pairs. Partial width hip-roofed porch is supported by boxed piers. Entrance contains a single light Eastlake cottage door topped by a three-light transom and flanked by three-light, half-length sidelights.

a. Garage, ca. 1930, one story, 1 bay, frame, gable roof covered with tin. Exterior wall surfaces covered with galvanized metal siding. (C)

b. Barn, ca. 1890-1900, one and one-half story, three bay, frame, gambrel roof covered with tin, exterior wall surfaces covered with weatherboard siding. (C)

4. 711 S. College St. (C) A one story, four bay, brick veneered English cottage with Tudor Revival influence, built ca. 1930-35. Cross gable roof covered with asphalt shingles, with jerkinheads, boxed cornice and flush eaves. Front facing gable end contains stucco and half timbering. Windows are 1/1 double hung sashes in pairs, and ten-light, side hinged casements in fours; one front window reveal has stepped quoin surround. Entrance is contained in a gable front, projecting vestibule with half timbering and herringbone brick nogging; door is a multi-light over 2 panel wood door. Side, one-bay, undercut porch enclosed with single light fixed sashes ca. 1970. Rear attached garage added ca. 1997.

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South College Street Historic District
Brandon, Rankin County, MS

Section number 7 Page 3

Narrative Description, continued

5. 713 S. College St. (C) A one and one half story, 7 bay, frame cottage with Colonial Revival and Queen Anne influences, built ca. 1900. Complex hip and gable roof covered with sheet metal roofing and with closed gable ends. Gable front dormer contains a pair of 1/1 double hung sash. Exterior wall surfaces covered with weatherboard siding. Windows are 1/1 double hung sash; a multi-light/1 cottage window is beside main front entrance. Full width, L-plan, hip roofed porch is supported by Doric columns on pedestals. Entrance has a single light over single panel with cottage door and a multilight transom above. A five-panel door is located on the south end of the porch.

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**National Register of Historic Places
Continuation Sheet**

South College Street Historic District
Brandon, Rankin County, MS

Section number 8 Page 4

Narrative Statement of Significance

The South College Street Historic District is nominated for the National Register under Criterion C for its architectural significance within the context of Brandon, Rankin County, Mississippi. The residences which comprise the district are good local interpretations of their respective styles and reflect the general patterns of economic development in the town between the 1850 and ca. 1935. The district remains as one of only two such concentrations existing in the town today.

South College Street was once one of the finest residential areas in Brandon, encompassing a much larger area than what remains intact today. South College Street intersects Government Street, which was the main commercial street in Brandon and which runs to the west through the Town Square. In 1907, the Brandon Sanatorium, a large, two story frame building with a two story, full width gallery, was built at the northwest corner of the intersection of South College and Government Street. The building was used as a hotel in the 1920, but it was later demolished. Over the years, some of the houses on South College have been demolished or have burned. Several houses on the street, north of the proposed district, have been altered so that their original character defining elements have been lost. Several new houses have been built between those in the proposed district and an 1860s Greek Revival house known as the Magnolias (505 S. College St.), which is individually listed on the National Register. The buildings which comprise this district are the largest contiguous residential group which still exhibit their major design characteristics and their association with the original South College Street neighborhood that existed before WWII.

Though few in number, each of the houses in the district retains a high degree of architectural integrity. The range of styles (Greek Revival, Queen Anne, Colonial Revival, Craftsman, Tudor Revival) and house types (center hall, bungalow, etc.) demonstrate the changing modes of construction, residential planning and aesthetic preferences that occurred over the period from 1850 through ca. 1935. Though small in size, the district is one of the two most significant concentrations of pre-World War II residences in Brandon, the other being the Pearl Street Historic District (NRHP 8/01/97), also nominated under the multiple properties submission of "The Historic and Architectural Resources in Brandon, Rankin County, Mississippi" and its related contexts.

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South College Street Historic District
Brandon, Rankin County, MS

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9. Major Bibliographical References Bibliography

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

Lane, Mills. *Architecture of the Old South: Mississippi and Alabama.*
New York: Abbeville Press, 1989.

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

Rankin County, a Historical Sketch. Brandon, MS: Rankin County Board of Supervisors and Rankin County Chamber of Commerce, 1979.

"Rankin County Historical Calendar, " 1980-4. Brandon, MS: Rankin County Historical Society, 1980-4.

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South College Street Historic District
Brandon, Rankin County, MS

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10. Geographical Data

Verbal Boundary Description

See accompanying scale map.

Boundary Justification

The boundaries of the South College Street Historic District have been drawn to include the lots associated with the largest contiguous concentration of residential structures and their associated outbuildings that exist in this area today which date from the period of ca. 1850 to ca. 1935; the boundaries have been drawn to include the significant properties of this concentration and to exclude properties that do not support the significance of the district.

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Continuation Sheet**

South College Street Historic District
Brandon, Rankin County, MS

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11. Property Owners

1. 625 S. College St.
Terry Williams Guest
2. 632 S. College St.
Howard and Jan S. Boykin
3. 708 S. College St.
Robin Eric and Brenda Gay Church
4. 711 S. College St.
Mr. Lane G. Busick, Jr.
P. O. Box 15
5. 713 S. College St.
Mr. James Emmett Collier, who lives at
715 S. College St.

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Continuation Sheet**

South College Street Historic District
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PHOTOGRAPH LIST

South College Street Historic District
Brandon, Rankin County, Mississippi
Photographed by: John Linn Hopkins

Date:

Negatives: Mississippi Department of Archives and History

Photo 1 of 5: 625 South College St., front view looking east.

Photo 2 of 5: 632 South College St., front view looking southwest.

Photo 3 of 5: 708 South College St., Front view looking southwest.

Photo 4 of 5: 711 South College St., front view looking east.

Photo 5 of 5: 713 South College St., front view looking east.

SUNSET DRIVE

380'

220'

160'

632

708

711

713

785.6'

SOUTH COLLEGE STREET

VACANT

625

South College Street District

625 South College Street

632 South College Street

708 South College Street

711 South College Street

713 South College Street

City of Brandon

Rankin County, Mississippi

Scale 1"=100'-0"

