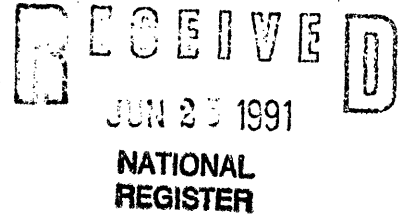


United States Department of the Interior
National Park Service

National Register of Historic Places
Multiple Property Documentation Form



This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

Historic Resources of Iuka, Mississippi

B. Associated Historic Contexts

Ante-bellum Settlement in Iuka, 1832-1861

Iuka in the Civil War, 1861-1865

Iuka as a Railroad Town and Spa, 1870-1925

C. Geographical Data

The corporate limits of Iuka, Tishomingo County, Mississippi

☐ See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Kenneth H. P. Paul

Signature of certifying official

JUNE 17, 1991

Date

Deputy State Historic Preservation Officer

State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Patrick Andrus

Signature of the Keeper of the National Register

8/7/91

Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

HISTORICAL BACKGROUND

PRE-HISTORIC IUKA

Occupation of the Tishomingo County area began as the ancestors of the modern Indians crossed the Bering Strait and wandered down into North America. The first definite evidence of occupation of North America was by the Paleo-Indians during the latter part of the Wisconsin glaciation (ca. 15,000-8,000 B.C.), although Indians might have been present millennia earlier. The Iuka area was apparently occupied continuously from the Paleo-Indian period and through the succeeding Archaic, Gulf Formational, Miller, and Mississippian periods to historic contact. The time frame, encompassing approximately three millennia, saw the Indians evolve from nomadic hunters and gatherers into sedentary agriculturalists.

Some 1550 Tishomingo County archeological sites have been recorded, most in the areas affected by the development of the Tennessee-Tombigbee Waterway or the Yellow Creek Nuclear Power Plant. Four sites have been recorded in the neighborhood of Iuka: one to the north and three in the area where highways 25 and (new) 72 intersect. As Highway 72 has been incorporated into the city limits, these three pre-historic sites are now within the city limits of Iuka. (MDAH Archeological Records) State archeologist Sam McGahey says that pre-historic and historic sites are likely in the city because of the availability of high ground, streams, and spring water. (McGahey Interview)

PRE-CESSION SETTLEMENT

For hundreds of years before the Treaty of Pontotoc (1832) handed over the last bit of traditional Indian land to white settlers, the Chickasaw Tribe inhabited the area where Iuka is now settled. Though none of the major permanent Chickasaw Villages were located there, it is likely that the Chickasaws knew and used the mineral waters of the springs. (The Chickasaws) The town is named for a minor Chickasaw chief who lived there in the early 19th century. Local history records that the regional secondary Chickasaw chief (Tishomingo,) for whom the county is named, made visits to Iuka and his community near the springs. (100 Year History, p. 5)

ANTE-BELLUM SETTLEMENT IN IUKA, 1832-1861

The site of Iuka was well established as a Chickasaw community before the Indians ceded their land. An Indian community had been established near the springs in what was later defined as Sections 18 and 19 of Range 11 East, Mississippi Township #3. Chief Iuka had settled at this location because of the health benefits from the mineral waters. (100 Year History, p. 5) Early Caucasian settlers also chose the springs site, some building houses after the original Tishomingo County was established in 1836. (State & County Boundaries, p. 44).

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Ante-bellum Settlement, continued

Indian trails and a primitive road or two were the main access to the Iuka area in the early settlement days. A stagecoach line built between Nashville and Memphis "by way of Tuscumbia, Alabama, Jacinto, and Ripley" passed through the Iuka area. The road, completed in 1841, connected Jacinto -- first county seat of Tishomingo, with Eastport, a river town northeast of the site of Iuka. (Gunboats and Cavalry, p.78) Another road ran generally north and south, from Eastport to Fulton, Mississippi.

Among the early settlers to the area near the springs were members of the Hubbard family, from South Carolina -- David, Sr. and his sons, Lemuel, and David Jr. The Hubbards's lands became the location of the new railroad town. (Chancery Clerk's Records, Alcorn County) Eastport was the main local settlement in the county's earliest days because of its location on a bend of the Tennessee River. With its stagecoach and river traffic, Eastport was a successful town as early as the late 1830s and early 1840s. (100 Year History, p.7) At the head of the state's all year river transportation, Eastport was thriving in 1846, when shares in the proposed Memphis & Charleston Railroad were chartered by R.C. Brinkley. Brinkley was a Memphis resident and entrepreneur who became a summer resident of Iuka. He began selling stock in the railroad about 1849. (Gunboats and Cavalry, p.79)

Secure in her river/road location, Eastport declined to produce the \$20,000 which would have assured the railroad's passage through town. The rail line was established to the south and the town of Iuka developed c. 1857 near the joining of the western and eastern ends of the Memphis & Charleston and the existing springs community. ("History of Iuka & Tishomingo County") The Terry Survey, done by Col. Cay Terry, covered land purchased from Lemuel Hubbard, generally the southern part of town. The Hubbard Survey was done by David Hubbard on the (primarily northern) land he owned.

Iuka businesses were expected to develop on both sides of the railroad. More than four businesses were listed on the south side of the tracks in the early days and about 10 on the north. (100 Year History, p.7) With the railroad established, the town of Iuka began prospering and Eastport merchants and residents began to change their thinking about the future of the railroad. By 1860, several Eastport businesses and homes had been moved to Iuka -- some of them quite literally, by being dismantled and transported on wagons. Even social and religious institutions like the Masonic Lodge and the Methodist and Baptist churches had moved by 1860. (Gunboats & Cavalry, p.84)

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IUKA IN THE CIVIL WAR, 1861-1865

By the time the Memphis and Charleston Railroad became a critical focus in the Civil War, Eastport was rapidly declining as a transportation center and Iuka was prospering. Iuka and its railroad facilities became fighting ground early in the conflict and were more or less constantly occupied by one side or the other as long as there was action in northeast Mississippi.

One short but bloody battle was fought on ground one mile south of the fledgling town. The Battle of Iuka was fought between the forces of Confederate General Sterling Price and those of Union General William S. Rosecrans on the afternoon of September 19, 1862. U.S. Major S.H.M. Byers of the 5th Iowa Infantry called the battle the "fiercest little conflict of the war..." and included Antietam, Gettysburg, and The Wilderness in his comparison. (Rosecrans Meets Price, p.v)

Both Shelby Foote, in The Civil War: A Narrative and Bruce Catton in Grant Moves South, describe the major plans and minor results for the battle. It might have made a bigger difference in the war if it had gone definitively to either side, but it ended with the Union forces in charge of the ground and the Confederates out of the Union's intended grasp and in possession of considerable Union equipment and food.

Gen. U.S. Grant's plan was to trap Price's troops in Iuka by attacking in a pincers movement: Rosecrans from the south and Gen. Edward O.C. Ord from the west. Grant ordered a diversionary movement near Corinth to engage the attention of Confederate Gen. S.S Van Dorn. In Iuka, Ord was to attack early September 19, and Rosecrans was to hit Price in the flank. Bruce Catton explains what happened: "As usually happen with plans of this kind, however, things did not go according to schedule. Grant got word that Rosecrans had been delayed, and told Ord to wait; they would attack when they heard the sound of Rosecrans's guns and not before." (Grant Moves South, p. 310) Price recognized the incipient trap and moved south to fight Rosecrans. Grant and Ord waited, hearing nothing of the battle. That night, after dark, Rosecrans's courier reached them with news of the fight. Grant ordered Ord to attack the following morning, but Price had packed up the captured Federal stores and left town on the Fulton Road, which had been left open. (Civil War, p. 710)

The battle occupied area on the ridge where Goyer Cemetery is located and the area below where old state Highway 25 now angles off

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Iuka in the Civil War. continued

to the northeast, toward town. Commercial and residential development have so altered the area that it is difficult to imagine it as a battlefield. The main remnants of the battle are a Confederate burial trench in Shady Grove Cemetery, a wealth of military artifacts, and several very good stories about how the soldiers and the citizens of Iuka fared during and after the event.

Of the ante-bellum buildings remaining in present day Iuka, several have oral history connections with post-battle efforts to tend the injured and bury the dead of the afternoon's "intensely savage but brief and indecisive engagement." (Rosecrans & Price, p.v) Included in the stories of the battle day are: the Methodist Church and the Coman, Davis, Hammerly, Doan, Merrill, Brinkley, and Moss Rose homes. (Iuka Heritage Day Editions, 1988 & 1989) Six of the homes mentioned are included in residential nominations in this document. The Methodist Church and the neighboring Moss Rose house have been altered to the extent that they are not presently eligible for nomination. The others have also been altered over time, but retain enough exterior detail to maintain their historic appearance.

A sketch of the southern part of Iuka appeared in the Sept. 13, 1862 Harper's Weekly. The sketch shows, looking south from approximately the location of the Brinkley House: the Memphis & Charleston Railroad with two houses to its north; the Iuka Springs Hotel -- site of the later Mineral Springs Hotel -- with what looks like an associated walkway toward the Mineral Springs Park; a few one and two story residences in the area west of the park; two two story buildings in the approximate area of the Iuka Female Institute; and a possible version of the now-dismantled McDonald house which figures prominently in battle and local history. (Rosecrans Meets Price, p.104) At least some of the homes nominated are among those represented in this detail-parched sketch.

General Ulysses S. Grant and portions of the Northern forces stayed in Iuka and environs on several occasions during the war's course. (100 Years of History, p.12) He used the Brinkley home as his headquarters at least once. His reports from Iuka and Corinth during the battle and to the District of West Tennessee Headquarters on Oct. 22 detail the events of the battle day. (War of the Rebellion, pp. 64-66) Among the Yankee outrages during their occupation were the burning of the Blythe Hotel (which stood about where City Hall is now) and the removal of building materials from the Boys' Military Academy. The frame building was dismantled and the pieces were used to build barracks for Rosecrans's soldiers at Eastport. (100 Year History, p.12)

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IUKA AS A RAILROAD TOWN AND SPA, 1870-1925

No maps are available from the close of the Civil War to describe the details of the city of Iuka. Two maps which were drawn as official descriptions of the Battle of Iuka disagree on building shapes and locations as of September, 1862. Accounts of subsequent fires indicate that most of the commercial and industrial buildings in and near downtown were of frame construction.

The first post-bellum Mayor of Iuka was John M. Stone. Stone had arrived from Eastport at the time the railroad was completed and served as the Memphis & Charleston Agent. He raised the 2nd Mississippi Battalion for the Confederate Army, and after being elected a state senator in 1869, and Senate Speaker Pro-Tem in 1876, he took over the Governorship when Adelbert Ames was impeached in 1878 and his Lieutenant Governor was ousted.

Other early post-bellum events of note included the re-opening of the Iuka Female Institute on East Quitman Street in 1865 and the destruction by fire of the Iuka Springs Hotel in 1869. During Reconstruction, Tishomingo County was one of many governmental units that were altered. The original Tishomingo County, encompassing 923,040 acres, was split into Alcorn, Prentiss, and Tishomingo counties. The new Tishomingo County was an irregular, narrow rectangle running north and south along the Alabama line. Iuka became the seat of the restructured county. (State & County Boundaries, pp. 78-79

The new County Courthouse was built at the northeast corner of South Fulton and East Quitman streets, just south of the Iuka Springs Hotel site. Other buildings known to have been built about that time include the Presbyterian Church south of town (c.1870), the Episcopal Church on Eastport Street (1873), and the new Iuka/Mineral Springs Hotel (1872). The Courthouse burned in 1886, destroying many post war records, and was rebuilt in 1889.

None of the Front and Fulton street ante-and post-bellum businesses survived a disastrous March, 1896 fire. At the edge of the business sector, survivors included the jail, the Leatherwood Hotel, the Iuka Springs Hotel and the residences and courthouse south of the railroad. (Both of the hotels and the jail have subsequently burned.)

The 1896 fire changed the face and character of the business district. In 1899, a fire that destroyed the Leatherwood Hotel also took the city office and jail, destroying any early city maps and

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Post-bellum Iuka, continued

records. (100 year History, p. 15) All of the existing downtown buildings postdate the 1896 fire. Some on the western block of Front Street postdate a 1938 fire.

Part of Iuka's recovery after the Civil War can be credited to its emergence as a health spa. In the late 1870s, a yellow fever epidemic caused much suffering and death in the South. Iuka took in people fleeing from Memphis and other locations at the hotels and boarding houses built to serve guests visiting the mineral springs. The town gave the spring water credit for the low incidence of local sickness and went about promoting its seven different mineral waters as a tourist attraction. One of the bottled waters won a first prize at the St. Louis World's Fair in 1904. Old newspaper accounts of town activities (reprinted in Heritage Day editions) tell of band concerts at local hotels starring Memphis Blues and jazz stars.

Today's downtown Iuka is an artifact of this post-bellum railroad and resort fueled economy. Commercial buildings date from 1896 (the J.C. Jourdan Hardware Co., now the Phillips Law Office), to buildings renovated after a 1938 fire (the Cutshall accounting office). An ordinance adopted in 1908 demanded the construction of brick buildings with fire resistant roofs in the commercial core. (WPA Records, Asgn. #22) A photograph in the "100 Year History" shows the west end of Front Street in 1900. The buildings in the foreground appear to be frame, false pedimented one story, gabled roof types. The building now serving as a gift shop annex of Rushing Drugs is in place as the lone two story brick building on the block. A 1925 photograph shows that a few of these buildings have been replaced by brick structures or covered by brick veneer, but several wooden buildings survive. The interiors of some of the present buildings, like the House of Fashion, indicate that some of these wooden buildings may be under the brick exteriors.

The first decade of the 20th century was an active growth period for Iuka. The town built and operated its own electric plant from 1901 to 1914, when the plant burned. (100 Year History, p. 17) Also in the early 1900s, the frame railroad depot was torn down and replaced (in 1907) by one of a brick veneered, Craftsman-influenced style. Bonds were also issued for the building of a new \$15,000 school at the site of the old Iuka Female Academy and the later Iuka Normal Institute. The school was completed in 1910. (100 Year History, p.17)

During the late 19th and early 20th centuries, Iuka was also renowned for being the location of the first southern Normal

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Post-bellum Iuka, continued

Institute. The Iuka Normal Institute opened on the grounds of the former Female Academy in 1882. The Institute was run by professors H.A. Dean and John Newhardt, among others. A Jackson newspaper account says the school had 300 students by its second year. The school prospered, and when a local "depression" occurred in the early 1890s, bought out the Iuka Springs Hotel building, added an annex for boarding students and was successful until Dean's death. The school was closed in 1901 and the Mineral Springs Hotel opened for business.

World War I and the advent of the automobile ended Iuka's days as a railroad-accessible resort destination. The town survived two depressions, one in 1921-22 and the Great Depression beginning in 1929. The power was turned back on in town in 1925, by the Mississippi Power Company, which had plans to build a hydro-electric dam on the Tennessee River. Though these plans did not work out, the Tennessee Valley Authority opened offices in Iuka about 1933 to begin work on Pickwick Dam and the local TVA system. The last historical burst of activity in the town occurred when the Works Progress Administration and the Public Works Administration did several local street paving and drainage projects in 1934-35 and the construction on Pickwick Dam began.

The Mineral Springs Hotel burned down in 1944, and with it went the County Health offices, and the offices and files of "The Vidette," the surviving local newspaper. This last major fire destroyed the early post-bellum, railroad-oriented focus of the town -- the hotel had a wooden entry walkway landing at the railroad tracks. The bulldozing of the railroad depot in 1988 completed the disappearance of buildings directly tied to the railroad.

ANTE-BELLUM RAILROAD RELATED RESIDENTIAL DEVELOPMENT

Surviving ante-bellum residences in Iuka vary in size and style but not significantly in purpose or materials. All of the remaining resources were built by entrepreneurs who came to profit by the new Memphis & Charleston Railway. They used locally available materials -- all are of wood frame construction with brick foundation piers and chimneys. Most of the houses are modest in size. It is likely that most were remarkably similar in style and detail, though subsequent changes have made differences more pronounced. Of the eight ante-bellum residences nominated, seven are best described as

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Ante-bellum Railroad Related Residential, continued

vernacular cottages, three in the Victorian and four in the Greek Revival style. The eighth ante-bellum nomination is the R.C. Brinkley House, summer home of one of the primary promoters of the M&C. This house, originally Greek Revival in style and notable for a sophisticated form incorporating massive cross halls on two stories, was altered significantly inside and out when Rococo Revival details from Brinkley's main residence in Memphis were installed here in the early 20th century.

All of these ante-bellum resources were constructed between 1840 and 1862, when most form part of the history of the Battle of Iuka. It is logical to believe that most were built between 1850 and 1862 because very few Caucasian landowners are recorded in the area until after the railroad is completed in 1857. The Greek Revival and Victorian Vernacular styles exhibited by the houses are in keeping with the types of houses being built by prospering merchants and entrepreneurs throughout Mississippi at that time.

POST-BELLUM RESIDENTIAL AND INSTITUTIONAL DEVELOPMENT

Following the Civil War, town growth and residential expansion generally occurred from the railroad outward, with some new dwellings appearing as "infill" between widely spaced older homes. Styles employed by post-bellum builders were common throughout the state of Mississippi and the South. Most common were Victorian Vernacular and Vernacular Queen Anne styles -- the latter including the simplified Free Classic variations. Early in the 20th century, these styles were overtaken by the Colonial Revival and Craftsman/Bungalow variants. Many of the houses with Victorian Vernacular massing and detail were "updated" by the alteration of the porch and/or windows into a Bungalow style. Of the total of houses surveyed, 27 percent of the post-bellum houses were Victorian Vernacular and 40 percent Bungalow/craftsman.

Two historic churches, both with Gothic Revival details, survive in the historic downtown section. One, the Methodist Church, still contains ante-bellum fabric, but has been altered both inside and out. The Episcopal Church of Our Savior, built in the Carpenter Gothic style about 1872, has been altered very little on the exterior, though the interior was nearly gutted in the mid 1980s when church officials decided to move it to Water Valley, where a church was needed. This small chapel is representative of early post-bellum local development in a style considered to be expressive of the congregation's current taste and exalted expectations.

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Post-bellum Residential and Institutional Development (Continued)

Two post-bellum residences are named in the Multiple Resource Area. Those nominated have direct ties to the development of the town into a railroad accessible resort destination. Others may be qualified for nomination through further research into their historical connections or following their physical restoration. Both residences are evocative of the period between 1870 and 1925, when the Mineral Springs and associated hotels, businesses, and boarding houses were attractive destinations for resort-bound train travelers. One of the houses was built by the most prominent late 19th and early 20th century merchant, J.C. Jourdan. The other is a Queen Anne Cottage near the Mineral Springs Park which boarded health-seeking visitors.

POST-BELLUM COMMERCIAL DEVELOPMENT

No ante-bellum remnants of Iuka's commercial enterprises survived the Civil War and subsequent fires and dismantlings. The commercial buildings in Iuka's central business district today are representative of the town's rebirth after the Civil war and after a fire which swept through the business section in 1896. Without exception, the historic commercial buildings in the proposed Central Iuka Historic District are one or two story brick or brick veneered, rectangularly massed buildings with built-up or composition roofs. These details are in keeping with a 1908 city ordinance requiring new buildings to be fire-proof.

The majority of the buildings (59 percent) are of a rather plain early to mid 20th century commercial style. Two have Gothic Revival details, and seven have at least references to the Commercial Italianate common throughout the late 19th century and up to the First World War. Buildings on South Fulton Street have basement storage areas at the rear (except a few near the northern intersection with Eastport Street). The latest stylistic example in the district is the Bungalow/Craftsman former gas station at the southeast corner of the South Main and Eastport street intersection -- built sometime after the 1925 Sanborn Insurance Company Map was drawn.

All of the buildings in Iuka's proposed central district either front the railroad (thus, Front Street) or face north/south streets intersecting with the railroad between Front and Quitman streets. The area between Front Street and the railroad was historically used for the depot and associated arrival/departure and loading activities. South of the tracks were a sawmill and associated businesses, with houses facing Quitman street at the south.

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CONCLUSION

The buildings currently eligible for nomination to the National Register are representative of the styles popular during the periods of exploration, settlement, growth and development of the town of Iuka. Iuka's resources are linked with its identity as a railroad town. The early cottages are representative of a simple, moveable, expandable form that may have formed the basis of many mid-century railroad towns. They are located along or near early roads that gave market access to the railroad depot in the newly forming town. The post-bellum resources are models of lightweight, balloon frame construction made possible by standard lumber and better nails, and of plan book and catalog-accessible parts which would have been available through the railroad, and made appealing by outside visitors bringing news of current interior and exterior details.

Associated Property Types

- a. Ante-bellum Residential Properties (p. F-1)
- b. Post-Bellum Residential & Institutional (p. F-5)
- c. Post-bellum Commercial Properties (P. F-7)

F. Associated Property Types

I. Name of Property Type Ante-bellum Residential Properties

II. Description

Ante-bellum residences in Iuka are frame, with wood siding, generally one or two stories tall. Though varying in size and style, they are similar in materials, detail, and in their places as historical records of taste.

The eight ante-bellum houses nominated represent about 50 per cent of the known ante-bellum resources in town. Several of the town's early and extravagant houses survived the Civil War, but not the 20th century drive for improvements. All of Iuka's ante-bellum resources date from the years 1840-1861. With the exception of the one remaining large house, the R.C. Brinkley home, all are vernacular

(Cont'd on p. F 2)

III. Significance

Ante-bellum residential resources in Iuka can be significant as examples of architectural style or for their historical associations. Several of these resources are notable as examples of a common local type of architecture, but equally as important for their associations with early Iuka events, primarily the "Battle of Iuka" on Sept. 19, 1862. Those which have architectural significance are prime examples of a style (or combinations of styles) which have been maintained with physical integrity intact. They are primarily object lessons in architectural taste and the materials and craftsmanship available locally to carry out that style. Vernacular buildings, though not by definition the highest examples of style in terms of cost, are often better indicators of the aspirations of builders and of the materials and construction techniques used by middle-class citizens.

(Cont'd, p. F 3)

IV. Registration Requirements

To be eligible within the historic context of this nomination, the resources must be either good physical examples of a style important in Iuka's history, or be a recognized factor in that history and have sufficient references to their construction era and methods to remain representative. When nominated primarily for style, the resources should have a high degree of integrity of form and materials. When nominated for historical associations, they must retain at least enough exterior fabric to evoke their historical associations, but may have undergone substantial interior reworking.

The neighborhoods in which the ante-bellum resources are located have altered over the course of years to include much more recent building styles, which is why a historic district cannot be established. Although the neighborhoods remain similar in residential use and scale, it is the individual residences within their lot lines which remain true to setting and location. All of the nominated resources are located in their original Iuka settings -- most on the main early east-west roads through town. (Cont'd on p. F 4)

☒ See continuation sheet

☒ See continuation sheet for additional property types

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Ante-bellum Residential, continued

versions of either the Greek Revival or the Victorian Vernacular style. The Brinkley House appears to have been vernacular Greek Revival before its Rococo Revival details were applied early this century.

All but two of the resources were built as side-gabled cottages with central halls and rear wings, or had rear wings added. (The exceptions are the Merrill-Nelson and Brinkley Houses, which appear to have always been rectangularly massed.) All but the Brinkley House are of the "cottage" type, relatively modest in size. All have brick pier foundations, though some of the cottages now rest almost on the ground at the front. Sills are generally large, hand-hewn beams. Framing, nowhere accessible to view, was most likely a combination of braced heavy timbers and heavy studs.

Vernacular Greek Revival was the initial style choice of five of the eight nominated resources: The Brinkley House, the George Hammerly House, the Davis House, the Merrill-Newhardt House, and the James Doan House. Those with Victorian Vernacular details appear to have been the John Coman House, the Stone-Reid House, and the Reid House. Both these styles are typical choices for homeowners with aspirations in the mid 19th century. They are relatively sophisticated choices, nonetheless, and represent substantial commitments by their essentially "frontiersmen" builders to push the new town being settled toward continued success.

Several of the houses, including the Brinkley House, have in common the use of tri-partite facade windows made up of a central multi-paned, double sash window and one-light-wide side windows, some of which are fixed and some double hung. Several of the cottages also have in common a central, gable front, pedimented portico with square or battered columns. Greek Revival details include heavy moldings, including dentil moldings, and milled surrounds. Victorian Vernacular details include paired chamfered colonettes with emphasized necking and molded capitals, and wooden cutwork in brackets and balusters.

Oral history says that several of the town's ante-bellum resources were disassembled in Eastport and brought in wagons to the new town, where they were reconstructed. The nominated residences which claim this origin are the Coman, Davis, and Hammerly houses. Other surviving ante-bellum houses in Iuka may have similar histories, but have been altered so that they no longer represent that history. Two important ante-bellum resources that would be eligible, if restored, are the Gothic Revival Methodist Church (c. 1858) and the Moss-Rose house, one of the group of gable and wing cottages with Greek Revival details. Both the church and the Moss-Rose house have been altered inside and out to the extent that the massing of the building and its enclosed original materials are the remaining historic references.

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Ante-bellum Residential Description, continued

The similarities in design and detail are not surprising considering the short construction period open for settlement and town development before the Civil War began. Iuka was occupied by one side or the other during much of the fighting in northeast Mississippi and southwest Tennessee. Construction was halted during the war. Not many of the ante-bellum homes seem to have been destroyed in the war, despite all the battle activity.

III. Significance

Often, architecturally significant buildings will have important historical connections as well because of the relative prominence of their builders. Historical significance in this nomination, however, is taken to mean that the nominated buildings maintain at least an exterior that describes the architectural savvy of their builders, but that also embody important bits of local written and oral history. These historically significant buildings are still representative of style and material choices, but are perhaps more important as survivors and witnesses of the history of a place.

Ante-bellum resources in Iuka were predominantly vernacular Greek Revival in style, though a few houses with similar form and materials were given Victorian Vernacular details, primarily on facades and porches. Three of the eight nominated resources are finished in Victorian Vernacular style, four are vernacular Greek Revival, and one -- the Brinkley House -- began as a vernacular Greek Revival summer house and was later overlayed with Rococo Revival details from a mansion in Memphis, Tennessee.

There is no great range in the styles because of the extremely short time between the town's founding, in 1857, and the onset of the Civil War. Local claims are made that some of the houses were built in Eastport, during the 1830s, 40s, and early 50s, when that town was flourishing, and later moved to Iuka. It seems reasonable, however, to date all of the houses within the few years the railroad was under construction and after it was completed, the railroad being the primary reason for either settlement or re-settlement in this area.

Stylistically, the Brinkley house is clearly the most sophisticated and well constructed and appointed large home remaining from before the War. Its combination style is unusual, the original Greek Revival having been superceded in several locations by Rococo details applied in the early 20th century. Of the group of Greek Revival cottages, the Davis house is probably the most important structurally because the least "redone." It is the least prepossessing of the cottages precisely because it has been cursorily

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Ante-bellum Residential Significance, continued

updated and then neglected. The Merrill-Newhardt, James Doan, and George Hammerly cottages offer better maintained facades, but in all cases have been stripped of most interior materials and finishes. Of the Victorian Vernacular cottages, the Reid house has the most integrity, both interior and exterior, in the original sections, but has been altered on the west and north elevations. The Stone-Reid house is valuable also as a style and construction document.

Ante-bellum cottages not nominated, but which are worthy of further research and which with restoration efforts could become eligible for nomination include: the Moss Rose house west of the Methodist Church, another Battle of Iuka survivor in the vernacular Greek Revival style and with an important local history, but with numerous physical alterations which prevent nomination; the Scruggs house on North Pearl, primarily for its associations with the Battle; the house at the northeast corner of the North Main and Fifth Street intersection (500 N. Main), the only house in town with jib windows, and probable associations with the old stage road between Eastport and Fulton; and the house across the road, the Stage Coach House, which has been substantially altered and added to but which is historically important. Additional research may add others to the list.

IV. Registration Requirements

On the subjects of materials, workmanship, and design, the nominated properties must still speak of their origins. Architecturally significant properties like the Brinkley house must possess the highest degree of integrity in all three areas to qualify. In the case of nominations of primarily historical character, the residences must still have sufficient references to original massing, materials, roof shape, and exterior detail (in windows and doors and their surrounds, in porches and trim) to be evocative of their age. In the case of historically important homes, each house is evaluated individually and nominated if alterations do not substantially detract from the final requirements, the feeling and association of the property.

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ASSOCIATED PROPERTY TYPES

I. Property Type: Post-bellum Residential and Institutional

II. Physical Description

Post-bellum residential and institutional development in Iuka is tied to the period of revitalization arising from the town's reputation as a train-accessible health resort.

Residential and institutional properties dating from c. 1870 to 1940 were catalogued in the Historic Resources Survey by style, materials, and age. These resources represent approximately 70 percent of all properties surveyed. A large percentage of this number are representative of the styles of the period of strongest town development, 1870-1925. The most common styles were Victorian Vernacular and plainer gable and wing styles, and pyramidal or hipped roof houses, many with Bungalow/Craftsman details. Also recorded were examples of the Queen Anne and vernacular Queen Anne styles, and one example of the Gothic Revival style. These latter were the "highest style" buildings identified.

With very few exceptions, the resources are frame buildings with wooden exteriors. Most are balloon-framed, with brick piers or foundation walls. None of the resources exceeds two and a half stories in height. These physical characteristics are common for residential structures throughout the south during this time. Both exterior and interior details from these buildings are recognized in catalogs and plan books. Many were available for delivery by rail.

Only three post-bellum resources outside of the central commercial district have been nominated in this document. They are all late 19th century representatives of the more sophisticated styles in vogue during the period of the town's greatest growth. Two of the resources are residences: the vernacular Queen Anne detailed I-House built by the town's chief period entrepreneur, J.C. Jourdan, and the Queen Anne Cottage built near the Mineral Springs Park in 1898 by the Edwards family, who rented rooms to springs visitors. The third resource is the Episcopal Church of our Savior, a relatively rare example in Mississippi of the Carpenter Gothic variant of Gothic Revival design.

III. Significance

Post-bellum residential construction in Iuka followed the same pattern of prosperity and decline as commercial construction. The majority of historic buildings in town were constructed between 1870 and 1925, years when the railroad was still a dominant factor in town life.

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Post-Bellum Residential & Institutional Significance (Continued)

During this high commercial, and residential growth period, the types of houses built in Iuka followed the same patterns as those in other sections of the state and the nation. The railroad served as a transportation network not only of materials, but of news about changing styles of residential construction. In order of their eras of importance --always with room for overlap -- the styles were Victorian Vernacular and Queen Anne, simplified styles with classical details emerging from Victorian styles, and soon after the turn of the century, Craftsman/Bungalow houses which might also have Colonial Revival details.

Though the only three buildings nominated from this period date from before the turn of the century, there are some second and third decade 20th century houses which might be nominated as examples of an additional historic context statement. The three considered to be eligible have the greatest remaining integrity and are the best examples of their particular style. They include the Episcopal Church of Our Savior, the only unaltered Iuka example of the Gothic Revival/Carpenter Gothic style; the I-House with Queen Anne porch details built by one of the town's leading merchants; and a Queen Anne Cottage which served as a boarding house for visitors to the Mineral Springs Park. The styles and historical associations of these buildings with Iuka's active days as a health resort make them particularly significant.

This description, a 20th century view of the resort days, was reported in the Memphis "Commercial Appeal," apparently in the mid-1950s:

"By 1880, Iuka had become a famous spa. Wealthy health seekers poured into the fashionable watering place. Luxury hotels and boarding houses appeared and the springs were roofed with fancy pavillions in what had become 'Mineral Springs Park.' The town was solidly booked with tourists from May until September of each year.

"During the day, visitors from the North and the east 'took the waters' or strolled under the elms and oaks of the park. In the evening they attended concerts emanating from the bird cage bandstand or danced in the gaslit ballroom of the Mineral Springs Hotel..."

The Great Depression, the Second World War, the decline in agriculture as the basis for the economy, and other mid-20th century phenomena have considerably dulled Iuka's resort reputation. All of the early post-bellum buildings connected with its revitalization and directly related to the railroad have disappeared by fire or demolition. The railroad depot, the two largest and most active

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Post-bellum Residential & Institutional Significance, Continued

hotels, and the boarding schools are all gone. The commercial core and the residential neighborhoods supplied by the railroad and dependent on its success are the physical reminders of the era.

IV. Registration Requirements

The settings and locations of the post-bellum residential resources nominated are intact within the property lines, though their neighborhoods may have changed over time. Although some alterations have undoubtedly been made, these buildings retain their original massing, setbacks, and style delineators.

The design, workmanship, and materials in the buildings speak of the common choices, the parts, and the craftsmanship available to builders before the turn of the century. The integrity of the materials and craftsmanship of the buildings is largely intact. In the case of the Episcopal Church, which was partly dismantled in the mid-1980s, the materials have been stored and are to be re-installed when the local Heritage Foundation, now the owner, has raised the necessary finances. The two residential examples retain their massing, roof lines, exterior detail, and much of the original interior detail. Because of their ages, they are examples of carpentry enhanced by pattern-book or catalog-ordered detail. This was in keeping with the spirit of the industrial age. The feeling and associations of the resources are maintained through the maintenance of all the above factors of integrity.

ASSOCIATED PROPERTY TYPES

I. Property Type: Post-Bellum Commercial Properties

II. Physical Description

Though apparently not much of the commercial fabric of Iuka was lost during the numerous Civil War activities, subsequent fires and business improvements have eliminated all of the town's ante-bellum commercial buildings. The town's existing built history is the history of the late 19th and early 20th century town.

Commercial buildings are one or two stories tall, rectangularly massed, and either of brick construction or frame with brick-veneered exteriors. Most have low pitched, non-visible roofs of built up or composition materials. The construction and roofing materials reflect a disastrous 1896 fire and a 1908 ordinance requiring the "fireproofing" of downtown commercial structures. These commercial structures are very similar to others built throughout Mississippi during the same era.

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Post-bellum Commercial Properties Description, continued

The earliest buildings in the Central Iuka Historic District appear to have been built shortly after the 1896 fire. They are not only the oldest, but the most ornately decorated buildings. J.C. Jourdan's Hardware store, from 1896, has dramatic Commercial Italianate details, including banks of segmental brick arches, decorative cast iron vents, and arched, recessed panels of tile or glass-embedded rubble on the pediment. Immediately north of the Jourdan building is a two story brick furniture store with Gothic Revival style window hood pendants and heavy brick cornice detailing. This and the similarly styled former McKnight's Grocery Store building at the corner of Main and Front streets are probably similar in age.

The majority of Iuka's commercial buildings were constructed between 1900 and 1925. Most are identifiable on a 1925 Sanborn Insurance Company Map of the city (the only year for which such a map is available). Without exception, the storefronts grow plainer as the new century progresses, so that the buildings with arched vents, brick cornice, pediment, and store front detailing and cast iron columns and cornices all date from before 1920. These buildings represent the largest group of commercial resources, (with the oldest buildings, 55 percent of the historic buildings,) a reflection of the town's greatest period of prosperity as a railroad accessible resort destination.

Extremely plain brick and brick-veneered commercial buildings, all one story, were built in the 1920 to 1940 historic period. Their exteriors reflect the streamlining of new construction, but also a drop in community financial resources brought about by World War I and the decline in rail freight and passenger service. Two buildings have distinctive styles from this period: the red brick veneered exterior of the Cutshall accounting office has inset yellow brick "window hoods" in an Art Deco style, and the former gas station at the corner of South Main and Eastport streets is built in the commercial version of the Craftsman/Bungalow style.

Nearly every storefront downtown has been altered by the addition of plate glass windows and doors in aluminum frames. Generally, the storefronts are three bay, with plate glass or shop windows flanking a central door. A few remaining storefronts with wooden framing have large shop windows and recessed entries with single or double doors under a transom. This type of storefront was common, according to a commemorative picture taken in 1925, when Iuka received electric power service (for the second time) from the Mississippi Power Company. Second story and modified false pediment treatments tend to remain largely intact above these altered storefronts, so that the sought-after effect of an open and receptive retail level within a solid and respectable commercial house is maintained.

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Post-bellum Commercial Properties Description, continued

A c.1900 photograph of Front Street taken from the South Pearl Street intersection shows the two-story brick building at the corner of Main and many frame one and two story businesses which apparently either burned or were later incorporated into new brick-veneered exteriors. This photograph, the 1925 photograph and Sanborn Map, and the remaining written records are the best evidence for the dating of the town's peak of financial and physical prosperity.

The boundaries for the Central Iuka Historic District include the best, most representative survivors of the town's historic prosperity. The district includes the commercial structures facing the railroad, those north of, but on streets intersecting with the railroad, and the open space between the railroad and the businesses which has served variously as loading/parking/marketing/ and gathering center of town. Boundary lines are established at street edges and lot lines.

III. Significance

A post-Civil War drive to re-invigorate the town appears to be the impetus for the late 19th and early 20th century commercial community. During the years between 1870 and 1925, Iuka underwent an almost total transformation from a frame "country town" to substantial, solid, and civic-image-enhancing structures.

Part of the reason for the change was the setback suffered in the 1896 downtown fire, but part seems to have been predicated on the evolution of the town into a favored resort location. The first evidence of the town's commercial prosperity from the reputation of its spring waters and "watering holes" was destroyed almost totally by the fire. The two main hotels and tourist destinations, which survived this fire, succumbed to other fires. The 1908 ordinance requiring brick construction may have been not only to promote fire safety but to upgrade the appearance of the community whose mineral water had won first place at the World's Fair in St. Louis in 1904, and whose reputation was rising.

Most of the existing commercial buildings were constructed by 1925, when a panoramic photo was taken from the top of the depot to commemorate the re-installation of town electricity by the Mississippi Power Company. (Iuka had installed and operated its own power plant from 1901 to its destruction by fire in 1914 -- a measure of the commercial community's commitment to progress.) Many other civic improvements took place after the fire and before World War I, the period of the community's greatest growth. The town limits were extended, the old frame depot at Main and Front was demolished and a

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Post-bellum Commercial Properties Significance, continued

new brick depot built just east of Fulton; and water and sewer services were improved.

With the exception of buildings on the west end of Front Street, the commercial resources of Iuka were present in recognizable form in the 1925 photo and can therefore be tied to the town's most active growth period. The most ornate buildings -- the Italianate J.C. Jourdan Hardware, the Gothic Revival detailed W.W. Harris store just north, and the similarly detailed McKinney Grocery Store at the western corner of Main and Front, were also the earliest. The majority of the buildings reflect the more classical styles of the early 19th century and the tendency toward simplification of surfaces and openings. As the second decade of the 20th century progresses, less detail is incorporated into the facades -- the main public elements of the buildings. And by the third decade, declining economics and evolving tastes have almost stripped the buildings bare of detail. The war and a depression in 1921 (followed by a brief recovery) can be seen as the upper limits of the town's greatest period of prosperity and building.

IV. Registration Requirements

The setting and location of Iuka's proposed historic commercial district is intact with respect to massing, setback, architectural style, and town plan. All of the buildings in the district originated within it, so integrity of location is assured. With very few exceptions, the buildings in the district can be said to contribute to its historical identity. Very few of the buildings, on the other hand, have escaped the modernization trends of commerce. To a greater or lesser degree, the design, workmanship, and materials at the entry levels are representative of the mid-20th century and later. Second stories and one story facade parapets have not been greatly altered, so that the feeling of the late 19th and early 20th century town remains above entry level.

Enough original materials remain so that the district can be said to convey the spirit of the age in which it was built, and to maintain the feeling and association of the group of buildings included. For the purposes of this nomination, then, the replacement of an original storefront with a newer model will not prevent the nomination of a building. In cases like the Brown Insurance Company and Dr. Gray's office, where makeovers of one story storefronts have greatly altered their appearance, buildings are labeled only marginally contributing. For these buildings, and for those where metal or other facings obscure most of the details of a storefront, the conditional inclusion is done in the hope that restoration work may be undertaken. The district designation "Non-Contributing" is reserved for those few buildings which are outside the time frame and architectural qualifications of the district.

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

This nomination is based on a city wide Historic Resources Survey conducted in October and November, 1989, in Iuka. The survey was funded by the Mississippi Department of Archives and History and the City of Iuka. Its intent was to document historic structures within the city limits so historic fabric will be preserved when the expected development pressure builds from the development of the NASA Rocket Plant at the old Yellow Creek Nuclear Power Plant site. The survey was conducted by Joan Embree, a private preservation consultant contracting with the MDAH. Information used in the nomination is based on data collected on 230 MDAH Historic Resource Inventory forms from the survey. The forms require photographs, drawings, and written descriptions that detail the location, condition, appearance/physical form, and history of each property.

A brief windshied survey of Iuka was offered by local officials, and a survey of historical materials available at the local library contributed a view of local history. Preliminary research was also done at the Archives and History Library in Jackson and in the Mississippi Collection at the Mitchell Memorial Library at Mississippi State University. This preliminary work in local history, combined with oral history gathered during the survey and post-survey study of
(Cont'd on p. G 2)

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☒ See continuation sheet H 2

Primary location of additional documentation:

- ☒ State historic preservation office
☐ Other State agency
☐ Federal agency

- ☐ Local government
☐ University
☐ Other

Specify repository: _____

I. Form Prepared By

name/title Joan Embree
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Summary of Identification & Evaluation Methods, continued

primary information sources, provided the information necessary to establish the period of significance and the property types described in this nomination.

The secondary sources available were largely promotional in nature, such as centennial or "Heritage Day" newspaper accounts and Chamber of Commerce publications for tourist or industrial recruitment purposes. The main local history book consists of two volumes of the reminiscences of a man whose family moved to town about 1900 and articles written by his friends and acquaintances on the topics of their choices. Some of this information is apocryphal. The destruction of early post-bellum county and city local records in late 19th century fires further frustrated documentation efforts. Enough solid information exists, however, on which to base a historical context statement tying the two historic periods of greatest community development to the ante-bellum opening and the post-bellum expansion of the railroad.

The two main emphasis areas in the nomination evolved as the logical categories for describing and nominating properties to the National Register of Historic Places. The best remaining historic structural resources in Iuka represent ante- and post-bellum town development fueled by the Memphis & Charleston, later the Southern Railway. All ante-bellum resources are residential. Post-bellum buildings include commercial buildings and a church, as well as residences. The emphases in the nomination are therefore derived from historic period, rather than style or building type. There is certainly room for the development of additional historic context statements.

Among the questions remaining unanswered which might produce information for additional contexts and nominations are:

1. What physical evidence remains of the strong Chickasaw Indian culture that was established for hundreds of years before the area was settled by European-Americans?
2. What part did industry, other than railroad-oriented, play in the development of the town? And who were the chief proponents and financiers of that development?

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Summary of Identification & Evaluation Methods, continued

3. How do Iuka's historic resources compare with those of other towns in the county and state?

4. Do the arrival in the mid-1930s of government-sponsored building and improvement programs and the establishment of the Tennessee Valley Authority to develop Pickwick Dam and Lake constitute a separate historic context in town development?

5. How has Iuka's traditionally small black community contributed to the settlement and historical development of the town? Virtually no written version of the history of local black participation was found. And the historical built resources of the black community have either been replaced by modern government housing or are too recent/too dilapidated to serve as nominations which would allow a historic context to be written.

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