

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Multiple Property Documentation Form

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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 West Point, Mississippi

**B. Associated Historic Contexts**

Historical Development of West Point 1836-1930

**C. Geographical Data**

The corporate limits of West Point, 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. Pool*

July 2, 1990

Signature of certifying official Deputy State Historic Preservation Officer

Date

MS Department of Archives and History

State or Federal agency and bureau

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.

*Amy P. Federman*

8/31/90

Signature of the Keeper of the National Register

Date

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## E. Statement of Historic Contexts

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Discuss each historic context listed in Section B.

### INTRODUCTION AND ORGANIZATION

The multiple property nomination for West Point is organized with relation to the historic contexts of the town's earliest settlement, 1836-1857, and its railroad-related growth, 1857-1930, and in reference to one property type -- residential resources. The periods of most significance for West Point are those of pre-railroad preparation and of the development which followed completion of the first line. In the period following the Civil War, the county (then called Colfax,) was created, the Mobile & Ohio Railroad was completed through to Illinois, and the Gulf Western Railway, now Illinois Central, was built through the city. The railroads brought prosperity and prosperity brought building construction.

### GEOGRAPHICAL INFORMATION

West Point is the county seat of Clay County, a political unit formed from pieces of several neighboring counties (Lowndes, Oktibbeha, Chickasaw, and Monroe) in 1872, during the railroading heyday of Reconstruction. (WPA, Chap. II, p. 1) Originally named Colfax County after an abolitionist Indiana Republican Senator, Schuyler Colfax, the county was renamed in keeping with local sentiment (for Southern statesman Henry Clay) when Reconstruction ended. (Christian, WP Centennial, pp. 19-21)

West Point is a centrally located railroad junction in the northeastern prairie belt and the flatwoods. It is west of the Tombigbee River and north of Tibbee Creek, with drainage generally south-easterly toward the Tombigbee. The county is mostly rolling plain, though there is a hilly section in the northeast and there are some upland swamps in the west. (WPA, Chap. II, P.1)

Early West Point was developed around the extending railroad lines of the north-south Mobile & Ohio (now Illinois Central) Railway and the intersecting east-west Georgia Pacific (now the Columbus-Greenville) Railway. The current traffic routes of the city include these rail lines and two highways: U.S. 45 Alternate (north-south) and State Route 50 (east-west). Present day Highway 50 follows an early road between Columbus, to the east, and Houston, to the west.

### PREHISTORIC WEST POINT

No official archeological explorations have been recorded within the city limits of West Point. The townsite lies on a terrace formation adjacent to the flood plain of the Tombigbee River, where extensive excavations have been completed in conjunction with the development of the Tennessee-Tombigbee Waterway. Numerous Woodland and Mississippian sites were recorded in this area east of West Point. South of the city limits about 1.5 miles are the remains of a Middle Woodland burial mound, the Brogan Mound. The border between the Chickasaw and Choctaw Nations ran along Tibbee Creek, south of the Brogan Mound and the city limits.

State archeologists say that evidence of pre-historic occupation within the present city limits is unlikely, considering the distance from a permanent supply of water. The absence of recorded sites for the city supports this assertion. (Elliott Interview)

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Section number   E   Page   1  THE EARLIEST SETTLEMENT OF WEST POINT, 1836-1865

North Mississippi became part of the Mississippi Territory in 1804. Statehood was granted in 1817. But it was not until after the Treaty of Dancing Rabbit Creek in 1830 and the Treaty of Pontotoc in 1832 that lands formerly belonging to the Choctaw and Chickasaw tribes were opened to the first non-Indian settlers.

The first concentrated settlement in the area of the present city was in the southeastern corner of the contemporary boundaries, where the Church Hill community grew up around the Union Church established about 1841. The church, no longer extant, also served as meeting house and school. Another early neighborhood, northeast of the present town on what is now called Old White Road, is recorded in early voting records. (Ward Interview) In 1846, there were enough settlers to warrant the request for a U.S. Post Office. Mail was delivered on the Columbus to Houston Road (now State Highway 50); the first post office was installed in a general merchandise store run by Ben Robertson at the crossroads of Highway 50 Old White Road.

The site of today's West Point was prairie land until after the Mobile and Ohio Railroad arrived on Christmas day of 1857. A depot was the first building within the present city limits. Freight and passenger service were initiated in 1858, and once the railroad was established, settlers and businesses began moving from the crossroads and Church Hill communities to the depot area. The depot was built on the northwest corner of land owned by Moses Jordan, near the present crossing of Commerce and Main streets. Oral history says several rough buildings were moved in from nearby plantations for the first "downtown," (WPA, Chap. I, p. 9) but Ruth White Williams's research shows that Jordan sold newly platted lots and that new wooden commercial buildings were constructed. (Williams Interview)

West Point's first officials were elected in 1859, shortly after the town was incorporated, Nov. 20, 1858. Cotton grown on the surrounding rich prairie land was shipped from West Point until the Civil War claimed the planters and shut down the cotton markets. (Christian, p. 19) West Point's brief involvement with the war is documented in the nomination for the Central City Historic District.

Surviving residential buildings from the earliest days of West Point through the Civil War include: the White House, 730 East Main St. ( c. 1858); the Moss Ivy House, 628 East Main St. (1858) ; the William Jordan House, 432 North Eshman (1858); the Moses Jordan House, 940 East Broad (1852); Elmview, 100 East Brame (1853); 616 South Division (1860); and 640 South Division, (1852). The last, much altered house, is unaccounted for in deed research, but is ante-bellum - a two room cottage and separate kitchen - in oral tradition.

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Section number   E   Page   2  RECONSTRUCTION TO 1900 -- RAILROADS ON THE RISE

In 1865, following the war, West Point's Charter of Incorporation was amended to increase the town's limits to two square miles, the center remaining at the railroad depot. Local landowners successfully fought for the development of a new county with West Point as the county seat. In 1872, an election was held which formed the new county unit. As partial payment for support of the change, Reconstruction politicians named the county Colfax, for Schuyler Colfax, an abolitionist Senator from Indiana. At the next election, 1876, the name was changed to Clay County to honor Southern statesman Henry Clay. This period from the end of the Civil War to the beginning of West Point's "Gay Nineties," when the town's second railroad arrived, is the earliest period from which numbers of houses in proposed districts survive.

By the 1880's, civic improvements and stylish architecture were concerns of the more sophisticated citizens. Using the physical evidence provided by surviving houses and neighborhoods, and early Sanborn Insurance Company Maps, it is reasonable to say that beginning in the late 1860's and continuing through the first decades of the 20th century, the community's housing reflected the growing prosperity of the commercial sections of town.

When the town's second railroad -- the Georgia Pacific -- (now the Columbus & Greenville) arrived in 1889 new impetus was given to town development. More schools were built, streets and sidewalks were improved, and telephones and electric lights arrived. (Christian, p. 24) The improved rail accessibility and public amenities attracted the Southern Female College, in 1895. In 1897, a co-educational school for blacks was organized as Mary Holmes Seminary. And the 1890's concluded with a train visit by William Jennings Bryan. Many of the houses from these palmy days survive, most in the Queen Anne style, with a small selection of 1870's late Greek Revival homes, a few Italianate samples and one Second Empire. Vernacular houses with pyramidal roofs or decorated gable-and-wing plans carried through from this period into the early 20th century.

1900-1930s, COTTON OUT, CATTLE IN

About the first 20 years of the new century, West Point went on expanding and improving its commercial, civic, and residential images. As new brick commercial buildings filled in downtown and replaced victims of the 1892 downtown fire, residences in the downtown neighborhoods were restyled or built in the styles that followed Queen Anne. Proposed districts with homes representative of this era have Bungalow/Craftsman, Neo-Classical, Colonial Revival, and even Tudor Revival and Spanish Colonial Revival styles.

Renewed civic efforts resulted in the creation of a sewerage disposal system, an improvement in street lighting, the extension of city water service to all city neighborhoods, and the building of a proper City Hall on land south of Main Street

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and just west of the tracks. (Christian, p. 26) The Governor allowed the change from "town" to "city" status in 1907, when the census topped 5,500 citizens.

By 1915, the advent of the new City Hall and improved commercial buildings encouraged the city fathers to remove the cattle-loading platforms to the south of City Hall and construct a town park along the tracks between Commerce and East streets (now Sally Kate Winters Park). Also in 1915, the city began building the Carnegie Library across the M&O tracks from the City Hall at the southeast corner of the new park. The changes encased the tracks in respectability while maintaining them as a central focus of the downtown.

During World War I, increased activity in town came from the development of Payne Field, a training facility for combat pilots. But the combined efforts of the boll weevil on the cotton crops and the beginning of the Depression took their toll. Though the Chamber of Commerce was officially organized in 1926 and continued the town-marketing efforts of the Board of Trade, "traffic fell off to such an extent (on the M & O) that a receiver was appointed on June 6, 1932," according to a 1955 letter from the Gulf, Mobile, and Ohio Railroad Co. GM&O was the company which re-established the line following its sale in 1940.

Through citizen and Chamber of Commerce efforts, milk production and milk products became major economic factors in the town's economy in the 1920s, and by 1928, Swift & Company had opened a creamery west of the converging tracks on Main Street. In the same year, the 1888 Lynch School burned to the ground and a subscription was raised to build its replacement. Oral history says that a set of bungalows at the east end of the proposed West Point School District was constructed of salvaged school bricks. (Coleman interview)

The latest architectural styles represented in the proposed Multiple Resource Area are those mentioned above, styles which were popular in Mississippi and in towns throughout the country in the inter-war era. These most recent forms of housing are found as infill houses or remodelings in older neighborhoods, and as common elements on streets which had development lots available in the 1920s and early 1930s -- generally streets continuing some distance from the older town center.

## RELATED PROPERTY TYPES

Commercial, institutional, industrial, and some residential resources in the downtown area of West Point were previously discussed in National Register nominations for the West Point Central City Historic District and the Court Street Historic District. This Multiple Resource submission covers historic resources located outside of these districts. Nearly all of the remaining resources are

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residential and all can be interpreted in the context of the historical development of West Point, 1836-1930.

The history of West Point's residential construction follows the same pattern as the histories of other mid-nineteenth century Mississippi railroad towns. Between the years of the Chickasaw and Choctaw Indian Cessions and the beginning of the Civil War, the land newly opened to white settlers was sold off and speculators and homesteaders moved in. The initial houses were largely in vernacular forms and styles -- heavy timber or log construction and dog trot, central hall, single pen, or gable and wing in layout. The few houses following architectural styles common in more settled communities were largely Greek Revival-- especially favored by wealthy and prominent early settlers -- and forms of Victorian Vernacular. A few of these early important houses, like the Moses Jordan House in West Point, were built in the chosen style with the appropriate interior and exterior details. Many more began as vernacular structures and were modified into particular styles as materials and expertise became more available. An example of this type is the Moss Ivy house, a central hall or dog trot log cabin which, by the time of the Civil War, had expanded upward to two stories and been encased in weatherboard and a combination of Greek Revival and Italianate detail.

Building nearly ceased during and immediately after the Civil War. By the time construction began again, methods and materials had changed dramatically. From around 1870 to 1900, houses with architectural "styles" became more common, particularly in towns with railroad connections. Common to West Point and other Mississippi towns in these years were more highly decorated versions of Victorian Vernacular, leading eventually to the Queen Anne styles, and such romantic revival styles as Second Empire, late Greek Revival, and Italianate. Construction changed to the lightweight and standardized methods associated with balloon framing. In addition to the modern construction techniques, house types were affected by the availability of pattern books showing popular plans and styles and of standardized "parts" accessible through catalogs and deliverable by rail.

Perhaps the most avant garde styles for a small southern town at this time were the exotic Second Empire and ornate Italianate and Queen Anne. Few Second Empire houses appear to have been built statewide, and few of those survive. West Point had at least two houses in the style, Dewitt Anderson's, built c. 1870, and Dr. Hibbler's, built in the 1880s. Both were located on West Broad Street, an east-west road paralleling Main Street and giving access to the north-south streets of the 1870s Griffin Street subdivision, an early neighborhood south of town. The surviving late 19th century Griffin area houses show some Queen Anne, Italianate, and Eastlake details indicating that the neighborhood, with the two Second Empire houses at its northern edge, may have been considered quite stylish. The best examples of Queen Anne and the only surviving example of Italianate, however, are on the northeast side of town.

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The East Main Street District, which stretches from the eastern side of the Illinois Central tracks to almost the eastern edge of town, contains many of West Point's "grand" houses. Good representatives of each era of development and local styles of building remain here because Main Street is the traditional location for "conspicuous consumption" in the city. Examples of early settlement styles are spaced out to the east of town with later styles filling what used to be open space around them.

Important houses from the turn of the century into the 1930s represent styles such as the Free Classic variations on Queen Anne, Neo-Classical responses to the Colombian Exposition, Revival styles such as Spanish and Tudor Revivals from the 1920s, and many variations on the Bungalow/Craftsman homes built from early in the century up until World War II. One local variant on the latter style was Bungalows made of hollow clay tile from a local tile and brickyard. As the century progressed construction methods were simplified and parts were standardized to the point that many of the modest Bungalows could have been ordered from Sears, Roebuck & Co., or the other purveyors of "kit" houses which became so popular.

West Point's proposed additional districts generally incorporate a mix of styles, an indication that as new areas were subdivided and old lots were split, homeowners continued to follow contemporary housing design models and practices to keep their houses "up-to-date" according to the information they were receiving from travel, books, magazines, and eventually radio. Details of the individual houses which represent the continuum of styles will be found in the district descriptions.

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**F. Associated Property Types**

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I. Name of Property Type Residential Resources

II. Description

Two historic districts have previously been designated in West Point: the Central City District (1980) and the Court Street District (1982). The Central City District includes almost all of the historic commercial and industrial resources, but the Court Street District represents only a portion of the residential housing stock of National Register quality. Additional groupings of largely residential buildings which should be considered for nomination are defined in the proposed East Main Street, West Point School, South Division Street, and South Commerce Street districts. Two outstanding examples of architectural styles are also nominated as important individual Residential Resources.

III. Significance

See page F-5

IV. Registration Requirements

See page F-8

See continuation sheet

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See continuation sheet for additional property types



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II. Description, continued

The individual resources represent both the pre-railroad era (Moses Jordan's Greek Revival Cottage), and the height of residential construction following the railroad's recovery after the Civil War (Dewitt Anderson's Second Empire house). The districts have one and two story residences primarily built from the 1870s to the 1930s. Most are wood frame construction, though there are numerous examples of brick or tile buildings in the second and third decades of the 20th century. The West Point Brick Company made these materials a common building choice.

All of the buildings, though varied in style, are representative of style-conscious local tastes and talents as interpreted in materials available locally and by means of rail transport. (Moses Jordan's House excepted.)

Individual homes nominated are outstanding examples of their respective architectural styles. Both buildings are one story frame residences with weatherboard exteriors. The Moses Jordan house is the oldest, constructed about 1852. The Dewitt Anderson House, the only remaining Second Empire house in West Point and one of the six surviving in the state, was built between 1870 and 1885. The construction methods and styles of these buildings are representative of the methods and styles in use throughout Mississippi and the nation in the mid to late 19th century. The Jordan House has a braced frame, made of heavy timber. The Anderson House has a modified, balloon frame.

The individual buildings are nominated to recognize them as outstanding architectural and/or historical specimens located in neighborhoods which are not eligible as districts. With additional historical research, other West Point homes may be found to be individually eligible for a combination of historical and architectural qualities. Several fine houses remain which are not eligible by architecture alone, but would be worthy of consideration if their history gave them a dual place in West Point's past.

Each of the individual buildings is important as a representative of a style. Each can be compared with similar resources statewide. The Jordan House is a particularly well-finished example of a one story, raised, Greek Revival Cottage, whose architectural character, interior details, and workmanship would make it individually eligible for listing in any Mississippi community. The Anderson House qualifies by being a well-executed and relatively intact example of a nationally important architectural style that is an unusual survivor in Mississippi.

Districts vary somewhat by physical location and earliest dates of construction. Thus, the Main Street District, located on a (historically) main road between Columbus and Houston, includes two houses that date from West Point's official naming as a town (White and Moss Ivy), and houses from the late 1920s and early 1930s. Houses in the area of the West Point School date primarily from the decades immediately before and after the construction of the original three-story

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brick school in 1888; farther along the main streets, they date from the late 1920s and early 30s - the period after the first school burned and the present two story Jacobethan building replaced it.

Of the four proposed districts, all but the Main Street District contain primarily modest homes, whatever the style and period. The Main Street District comprises larger scale homes on deeper lots, with deeper setbacks, out to the later-developed eastern section of Bungalows and Craftsmen.

Residential architecture in West Point from Reconstruction through the mid-1930s is similar to that in other southern towns of related size and history. The physical evidence of style indicates that the railroads brought information, materials, and people into West Point -- commodities that were not so readily available in towns less railroad-oriented. An unusual local style variation noted in the Court Street Nomination is the combination of Greek Revival massing with Italianate details. A 20th century local style uses hollow clay tile as the basic structural unit for bungalow-style 1920s houses. Both variations point to a knowledge about current style supplemented by the accessibility of local materials and imported details. Several of the houses with distinctive exteriors are plainly finished inside, perhaps an indication of rail importation of plans and pre-cut decorative parts combined with a lack of local finish carpenters to carry the details inside.

Several house types represent West Point's continuing prosperity. In the 1988 survey six Greek Revival houses, most from the 1870s, were recognized. High Victorian styles include Queen Anne, Free Classic, Italianate, and Second Empire. Good 20th century representatives of Neo-Classical, Craftsman, Tudor Revival, and Spanish Colonial Revival styles survive. The greatest numbers of surviving houses, however, are in the Vernacular styles featuring either pyramidal or gable-and-wing roofs.

By percentage, over the four proposed districts, the styles are: Vernacular (including Victorian Vernacular and simpler later styles), 33.3 per cent (50 examples); Queen Anne and Free Classic, 12 per cent (18 examples); Craftsman/Bungalow 21 per cent (32); and Tudor Revival, Spanish Colonial Revival, and Greek Revival each less than one per cent.

The Greek Revival style is best represented by the Moses Jordan House at 940 E. Broad Street, and the Smith House at 234 Tournament. The Moses Jordan House is a high-style, raised cottage with extremely fine interior and exterior detail. This house was built by Moses Jordan, a pioneer in the West Point area, and the railroad promoter who helped bring the Mobile and Ohio through the area and donated land for the first depot. The Smith House, built on a much more modest scale after the Civil War by Thomas J. Lee, is plainer in style but is largely intact. Both houses display traditional Greek Revival details: low pitched roofs, exterior chimneys, five-bay facades with central entries under centered galleries, doors framed by stylistically-correct sidelights and overlights, and central hall plans. An example of the combination Greek Revival/Italianate form noted in the Court Street District nomination is 730 E. Main (the White House), built by James Collins c. 1858. Italianate entry details and door and window surrounds are used on a two story house with Greek Revival massing and plan.

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Queen Anne style is best represented by the Lott House, at 605 East Main, the Kornegay House at 843 E. Main, and cottages such as 452 Calhoun, 544 South Division, and 551 South Commerce. The Lott House, built prior to 1885 by the White family, exhibits the typical high-style Queen Anne details: irregular massing, multiple gables and hipped roofs, a variety of exterior surfacing including weatherboarding, wood shingles, and flush boards, wrap-around porches, balconies, and ornate door and window surrounds. The Kornegay house, begun earlier, in a plainer style, became a vernacular version of Queen Anne in the 1880's with the addition of a second story, a gabled wing, and two story spindle and cutwork porches. The smaller homes on Calhoun, South Division, and South Commerce are one story cottages with similar roof and exterior details. The massing of these cottages is irregular, but massing takes a more horizontal form.

Italianate style houses are largely lost or altered, but the house at 133 Fifth Street has retained most of its massing and trim details, although it has lost its porch deck and balustrade. Built in the 1880s, the house is irregularly massed and has a chamfered-post and bracketed porch, Italianate window and door surrounds, a copper-roofed bay on the south elevation and a single-leafed entry door with Italianate detail.

The Free Classic style house is best exemplified in this survey by 713 E. Main Street, 734 E. Westbrook, and 601 Commerce Street. Details of these buildings, some of which are often identified as Colonial Revival details, include classical, particularly Roman, column and exterior woodwork details, diamond-paned windows, and simplified Queen Anne massing. Almost completely intact on East Main is # 713, built by B.M. Howorth in 1918. Its classic Corinthian columns and its diamond-paned windows combine with its irregular massing to define its style. Both 601 Commerce and 734 E. Westbrook are one story, irregularly massed but classically detailed versions of the style.

Neo-Classical, an early 20th century style favored for public buildings, is best exemplified by three homes on E. Main Street. The house at 743 was built in the early 20th century and finished in Neo-Classical style in about 1917 by C. C. Clarke, the area's first Coca-Cola distributor and bottler. Its massive two story portico, its regular massing, and its classical woodwork details (including a fanlight over the entry door) convey its Neo-Classical character. A similar house across the street at 754 E. Main, and a one story Neo-Classical house next door at 744, also represent the style. Regular massing, low-pitched roofs, dentil moldings and other classical features distinguish these houses, both built in the second decade of the 20th century.

Good representatives of the Craftsman/Bungalow styles are 613 S. Division and 1029 E. Main. These homes feature the medium pitched side-gable roofs, the exposed rafters, the shingle and stucco exteriors (respectively), and the typical porches and window and door openings for their styles.

Finally, few in number, but weighty in architectural importance are the representatives of the Tudor Revival and Spanish Colonial Revival styles. The best

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of the Tudor Revival homes is at 906 E. Main Street. Built in 1929, this house displays the steep-pitched, many gabled roof, the gabled entry, the fancy brick and stone work, the facade chimney, the round-arched door and porches, and the diamond-paned windows that describe its style. The best Spanish Colonial Revival example is 618 E. Main, a pink stucco, two story home with Spanish tile roof, battered parapets, and round-arched windows, entry porches and walls.

It must be noted that many fine homes are located outside the proposed historic district areas. Some individual examples exist of styles which are important to the built record of West Point but not architecturally eligible as individual entries to the National Register of Historic Places. Noteworthy examples include:

- 729 E. Morrow, a two story vernacular Greek Revival early post-bellum building with red flashed glass in sidelights and overlights of entry surround;
- 123 Mc Cord, a one story Gothic Revival style cottage, probably early post-bellum, with a double entry door in a tudor-arched surround and a gabled, highly decorated entry porch;
- 939 E. Westbrook, a well-crafted Tudor Revival house with round-arched door, recessed, round arched porch and exterior pattered brickwork, including front-facing multiple-stack chimney;
- 212 and 222 Calhoun, a surviving pair of spectacular Queen Anne vernacular homes with ornate, wrap-around spindlework porches, multi-gabled roofs, and good exterior door and window details;
- 537 Griffin, a good Queen Anne/Free Classic transitional house similar to 829 E. Main in massing and pattern detail; and
- 422 Clay, a well-preserved Vernacular house with gable and wing roof and Victorian Vernacular detail.

Notice must be taken here that many of West Point's surviving houses and neighborhoods have been visually diminished by the subtraction of original porches (or porch parts) and exterior details and the addition of unsympathetic materials, such as aluminum/vinyl siding and aluminum windows. Probably the worst cases of this phenomenon are two of the rare ante-bellum houses in town, the Moss Ivy House, already mentioned, and Elmview, the grand home started in 1853 by George W. and Lucy Brame, which has recently lost its wooden windows, been wrapped in vinyl siding, and had heavy glazed clay tile installed on the central two story section. Additionally, an entire block of East Broad Street is not currently listable because almost every house is swathed in vinyl.

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### III. Residential Resource Significance

Although individually nominated houses are significant primarily as representatives of an architectural style, buildings in proposed historic districts are significant for a mix of historical and architectural importance. Each building or group of buildings can be seen as a coherent record, in built form, of the efforts of local residents to portray themselves and their community as prosperous and aware of current styles.

Houses within the districts which are architecturally important are intact specimens that demonstrate the best period workmanship, design, and materials. Buildings which are primarily important for historical associations with people or events need not have the same level of architectural integrity, but retain their identity as elements in a neighborhood contemporary with and tied to the development of the town's railroading history. Additional houses may be included because of their contributions to the feeling of the district, though they are not specifically recognized as architectural or individual historic resources.

West Point has an unusually good variety of architectural styles for a town of its size. Its surviving houses are significant architecturally as belonging to three design eras: the early settlement period when roads were to only transportation routes, the 30 years after the Civil War and before the turn of the century -- the Victorian era; the thirty years after the turn -- the early 20th century era.

During the city's Victorian age, the "boomiest" of the railroad days, styles built of which good samples survive include the Greek Revival, Queen Anne, Victorian Vernacular, and Italianate. Transitional styles are Free Classic/Colonial Revival, Neo-Classical, and decorated turn-of-the-century Vernacular forms. From the early 20th century, West Point has good examples of Craftsman/Bungalow, Tudor Revival, and Spanish Colonial Revival forms.

Victorian era examples are numerous for a town that didn't reach a population of 5,500 until 1907. It can be argued that the railroad transportation of pattern books and catalog house parts was a factor in putting West Point ahead of some of its neighboring towns in the production of late Victorian styles. Additional significance may be granted these houses when it is taken into account that the earliest of these houses (1860s-1880s) have a high level of decorative detail on the exterior, but are relatively simple in plan and have interiors so plain as to indicate a lack of local talent to equate the living spaces, made of local materials, to the more ornate, possibly catalog-ordered, exteriors. From the mid 1880s to the turn of the century, the years surrounding the arrival of a second railroad, more complex plans are developed.

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Primary examples of the various styles (some with historical associations), all eligible at the local level of National Register recognition, include the following:

Greek Revival

730 E. Main  
234 Tournament  
616 S. Division  
940 E. Broad

Queen Anne

605 E. Main  
843 E. Main  
452 Calhoun (WPS)  
544 S. Division  
466 East St. (WPS)  
551 S. Commerce

Italianate

133 Fifth St. (Main St.)

Free Classic/Colonial Revival

601 S. Commerce  
713 E. Main  
829 E. Main  
861 E. Main  
549 S. Division  
734 E. Westbrook (WPS)

Neo-Classical

743 E. Main  
744 E. Main  
754 E. Main

Tudor Revival

906 E. Main

Craftsman/Bungalow

948 E. Main

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1012 E. Main  
1029 E. Main  
621 S. Division  
531 S. Division  
105 Tournament  
122 Tournament

Spanish Colonial Revival

618 E. Main  
638 E. Main

Victorian Vernacular

724 E. Westbrook (WPS)  
727 E. Westbrook ("")  
329 Calhoun ("")

Vernacular

501 East St. (WPS)

Information on these and other houses in the proposed districts comes from the 1987-88 Historic Resources Inventory, which primarily assessed architectural significance. Historic connections to events and people important in West Point's history have been made for some of these houses, but additional research would certainly increase the significance of some.

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#### IV. Registration Requirements for Residential Resources

Historic districts nominated as representative of West Point's busiest railroading days should contain elements which are either historically or architecturally important (or both) and should retain a coherent identity as a neighborhood. Some buildings in a district may be more important for architectural style than for historical associations. It will be important for these buildings to maintain a higher degree of integrity of design, materials, and workmanship than buildings with historical associations do. Building elements with primarily historical associations may have undergone alterations, but must retain their identity as contributors to the district's identity.

Buildings listed within each district are rated as contributing or non-contributing. These labels indicate each individual element's relative standing, according to National Register requirements, within the district. District boundaries are drawn to include the highest possible number of contributing buildings and eliminate the highest possible number of non-contributing buildings. Property lines are the most common boundary markers used, though railroad tracks and existing historic district boundaries figure as delineators in some of the districts.

Individual buildings which are nominated within the MRA must be either architecturally outstanding local examples of a style (or individualistic variations), or must be the best representative building associated with important historic events, individuals or groups.

Buildings nominated for architecture must be good examples of their styles with original or historic details intact. They must be the best local examples of the styles and be equal in integrity to similar buildings in the state which are already listed on the National Register. Buildings nominated as representative of historic local individuals or events need not carry the high degree of integrity required for architectural examples, but must have kept the important physical characteristics associated with their historical roles.

#### Setting and location:

These two criteria of integrity are of primary importance to historic districts. To be representative of the context of West Point's railroad era, districts must be located in areas where the city's primary residential development took place during those years. Early extant plat maps like Morrow's replatting of the city in 1867 and the Griffin plat of 1872 detail property lines of early neighborhoods, mostly south of Main Street and west of the Mobile & Ohio (Illinois



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Central) Railroad. The South Division Street and South Commerce Street districts are located within the areas described by these maps. The East Main Street and West Point School districts can be tied to this period of growth primarily through housing types similar to those in the platted neighborhoods and (to some extent) late 19th and early 20th century Sanborn Insurance Company Maps.

The settings for historic districts must retain the physical attributes of the nominated neighborhoods with regard to related architectural styles and massing of the buildings, and details such as setbacks and scale.

For resources nominated individually, location varies in importance according to resource. The Moses Jordan house retains a high degree of integrity even though it has been moved from its original location. Resources like the West Point School, for example, would need to remain in their historic location to be nominatable on historic or community development terms. Setting must be sympathetic for each of the individual nominations, at least within the property lines of the resource. It need not be original. Indeed, a change in the neighborhood resources -- the architectural diversity, massing, and setbacks -- may be a contributing factor to the building's eligibility as a rare survivor of a style or period.

## Feeling and Association:

These criteria are particularly important to historic districts. The terms are subjective, however, and must be based on the quality of the more fact-related criteria of setting, location, materials, workmanship, and design. That is, in order for a proposed district to have the qualities of feeling and association, it must show considerable integrity in all of its physical attributes. Feeling and Association are established by the quality of an individual building's setting, location, materials, workmanship, and design.

## Materials, Workmanship, and Design:

As with individual properties, buildings within a district which are primarily eligible for their architectural refinement require a higher degree of integrity of design, materials, and workmanship than do those which are primarily eligible for their historical or associative qualities. Buildings with architectural references should retain a high degree of originality in whatever the details of their style. Unlike commercial buildings, primarily residential districts should not be considered if many of the entry level details have been altered or removed. The quality of individual elements within a district should equal or exceed the quality of buildings in West Point's previously listed historic districts.

Materials, workmanship, and design are of great importance to the value of the resource as an individual architectural nomination to the National Register. As

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Materials, Workmanship & C. Continued

individual representatives of a style, these buildings must have original materials intact in an unaltered or highly sympathetic state of workmanship which articulates the design. That is, buildings individually nominated must have kept the features that make them prime examples of their periods. These features include their design elements, like floor plan, massing, roof line, and spatial distribution; their structural elements, like original framing and siding; and their decorative elements, the door and window frames, friezes, bargeboards, moldings, and exterior balconies, porches, balustrades which define their style. Properties nominated for their historical associations need to be intact to the extent that their design is not compromised by alterations. These buildings must maintain enough integrity to represent their historical periods even when their primary connection to the historic context comes from their association with events or individuals important to local history.

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**G. Summary of Identification and Evaluation Methods**

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Discuss the methods used in developing the multiple property listing.

See continuation sheet G-1

See continuation sheet

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**H. Major Bibliographical References**

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See continuation sheet H-1

See continuation sheet

Primary location of additional documentation:

State historic preservation office

Local government

Other State agency

University

Federal agency

Other

Specify repository: Mississippi Department of Archives & History

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**I. Form Prepared By**

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## G. Summary of Identification & Evaluation Methods

The West Point Multiple Resource Area nomination is based on a Cultural Resource Survey conducted in the winter of 1987-88, for the Mississippi Department of Archives and History (MDAH), by Joan Embree, a private preservation consultant from Starkville, MS. MDAH Historic Resources Inventory forms requiring detailed descriptions of the location, physical form, history, and condition of the surveyed properties, plus photographs, were completed on 500 properties. The survey covered all areas within the city limits which were not previously included in the 1980 and 1982 district nominations.

Additional archival research was done into the history of West Point, though much of the primary work of historic documentation had been completed in 1980 and 1982, with the nominations of the Court Street and Central City Historic Districts. The initial nominations and the current ones necessarily focus on the years of development and prosperity created in West Point with the arrival and expansion of the railways. Local history publications -- promotional, prosaic, and celebratory -- detail the post-Civil-War/ pre-World-War-II years as the essential era in the development of West Point.

One property type, residential, was identified to represent the historic contexts of early settlement and the flowering of the railroad era. Earlier districts have recognized commercial and industrial resources. The four districts proposed are similar in age, materials, and scale to the already-recognized Court Street District. Individual property nominations allow for the recognition of outstanding or rare examples of architectural styles which are located outside coherent district groupings.

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