

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. 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. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Mill Village; South Tupelo; Mill Town other names/site number Mill Village Historic District

2. Location

street & number roughly bounded by railroads, Chestnut & Green not for publication N/A city, town Tupelo N/A vicinity state Mississippi code MS county Lee code 081 zip code 38801

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes checkboxes for private, public-local, public-State, public-Federal, building(s), district, site, structure, object, and counts for contributing (55) and noncontributing (22) resources.

Name of related multiple property listing: Historic Resources in Tupelo, MS Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of certifying official: Kenneth H. P. Pool, Deputy State Historic Preservation Officer, Date: FEB. 11, 1992

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of commenting or other official: State or Federal agency and bureau: Date:

5. National Park Service Certification

I, hereby, certify that this property is: entered in the National Register. determined eligible for the National Register. determined not eligible for the National Register. removed from the National Register. other, (explain:). Signature of the Keeper: Patrick Andrews, Date of Action: 4/3/92

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Industry: Manufacturing FacilityDomestic: Multiple DwellingDomestic: Single Dwelling

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Current Functions (enter categories from instructions)

Domestic: Single DwellingDomestic: Multiple DwellingCommerce/Trade: WarehouseIndustry: Manufacturing Facility

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**7. Description**

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Architectural Classification

(enter categories from instructions)

Bungalow/CraftsmanOther: L-shape CottageOther: Shotgun

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Materials (enter categories from instructions)

foundation brickwalls wood: weatherboardbrickroof asbestosother asphaltconcrete

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Describe present and historic physical appearance.

### General Description

The Mill Village Historic District is a historic planned industrial community built on a former cotton field. It is located near the center of Tupelo at the intersection of two railroads. Dating from the early twentieth century, the district consists of three factory buildings, an auxiliary factory building and a mill village on approximately thirty acres. The industrial buildings, consisting of two cotton mills, a shirt factory and a crate shed, occupy the northeast corner of the district near the railroad tracks. Approximately 74 houses and community buildings fan out to the south and west of the factories in a gridlike pattern. Each house is located on a small, grassy lot with little or no landscaping. The vacant lots are generally free of trash, but overgrown with weeds. The lots range from 25 feet to 100 feet in width, with most averaging around 50 or 60 feet. They vary in depth from about 40 feet to 130 feet, but generally average about 100 feet. Several house forms are represented in the mill village. Also included in the proposed district are a church, a former school and a former clubhouse.

### The Industrial Complex

The industrial complex consists of a main mill building (Mill #1), a second mill building (Mill #2), a shirt factory known as The Tupelo Garment Company and a crate shed. All these historic buildings form a visual barrier on the northern border of the district as they divide the mill village from the industrial/commercial area to the north of it. Mill #1 is referred to as Main Mill #2 on the plat of a 1936 survey. A sketch map that was derived from this plat is included at the end of Section 7.

There is no landscaping around any of the industrial buildings. The Tupelo Garment Company is sandwiched between the railroad tracks and Bluebell Alley. Mill #2 is sited on a small triangular section of land. There is more space around Mill #1 but it merely serves as a parking lot. The crate shed is located west of this mill, directly across the parking lot from it.

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### Mill #1 of the Tupelo Cotton Mills (1901)

This former cotton mill now serves as an office and a warehouse for a wholesale company. It is a two story, 22 by 6 bay, rectangular, brick building with a 12 by 3 bay, brick addition that was built onto its south elevation in 1919. There are several historic and post-historic additions on its north elevation, but the original configuration of the mill is still readily apparent.

The original section of the mill has segmental arched, multi-light windows and, on the west elevation, a square, four story water tower displaying brick corbelling, beltcourses and triads of round-arched windows. On the north side of the water tower is a two story, block addition with a metal frame door and modern, metal sash windows which punctuate the bricked up areas where the large, original windows once were. On the east elevation of the mill, near its north end, is an original, one story wing with large, multi-light windows capped by segmental arches of corbelled brick. These windows are set in slightly recessed areas and interspaced with piers.

In 1903, Mill #1 was roughly L-shaped. The first floor of its rectangular main block was used for the spooling, warping, slashing and weaving processes while the second story housed the carding and spinning activities. Towards the southern end of the main block on the west elevation was a ten thousand gallon water tower which is still extant. On the east elevation of the main block and towards its southern end was a small, two story projection from which a wooden platform led out to a railroad spur. The platform is no longer extant. The northernmost section of the main block was the picker room. The rectangular, one story section to the east of the picker room housed at least two engines. Attached to the southeast corner of this engine room was an almost square, one story, brick section. The original office building, which was located just west of this mill, is no longer extant (Sanborn Fire Insurance Map 1903).

Mill #1 was surveyed on March 31, 1936. The sketch map at the end of Section 7, which was copied from this survey, clearly illustrates the original sections of the building and its historic additions. It is believed the machine shop (#3) was only about half as wide in 1901 as it is shown on this map, so that a small open space or courtyard existed. The 1915 mill office, which appears on this plat, is still extant. However, it has undergone a very unsympathetic rehabilitation which includes the addition of a metal warehouse and thus was not included in this proposed district.

### Crate Shed at Mill #1 (between 1914 and 1919)

The crate shed has been altered, but retains enough integrity to be considered a contributing element in this historic district.

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This one story, 3 by 2 bay, brick building has an addition on its north elevation constructed of corrugated metal. The three entrances on its east elevation consist of three garage doors. Some of the windows have new sash.

## Mill #2 (c. 1900)

This two story, 11 by 23 bay, brick building is somewhat C-shaped due to its many historic additions. The northern section of the original building has large, multi-light windows with corbelled segmental arches. On its northwest corner, the building has been "patched up" with concrete block. The southern section of the original building has large, multi-light windows. The east (side) elevation has several additions and a square, two story tower. The northernmost of these additions are badly deteriorated; their rear walls are missing. Some windows have been boarded up. The mill has a flat roof.

The development of this building which now serves as a quilting mill is difficult to ascertain because of conflicting historical data. The 1903 Sanborn Map depicts a factory known as the Topsy Hosiery Mills on this site. It is essentially an inverted U shape with the open end of the U facing south. A brick building of the same configuration appears on the 1909 Sanborn Map and is marked as Tupelo Cotton Mill #2. The long, rectangular block forming the western section of the factory is two stories. The eastern section and the small, central section of the factory are each one story. The mill, by 1924, was basically the same configuration as recorded by the 1936 survey plat. A sketch map developed from this survey appears at the end of Section 7. In comparing this map to the earlier Sanborn maps, it seems likely that #10, #11 and #12 were part of the Topsy Hosiery Mills building and actually predate 1903. Therefore, their construction date of 1906, which is recorded on the 1936 survey, is inaccurate. Section #16 may be a portion of the original eastern arm of the factory, which helped form the inverted U. The dates of construction for the additions, when compared to the available Sanborn maps, appear to be accurate (Sanborn Fire Insurance Maps 1903, 1909, 1914, 1919, 1924; Survey Plat 31 March 1936).

## Tupelo Garment Company (between 1929 and 1936)

This factory appears to be mostly vacant, but at least part of it is used for storage. This building that formerly housed a shirt factory is comprised of a long, rectangular, two story section and a somewhat shorter, three story section. Of brick construction, this 42 by 2 bay building is capped by a flat roof hidden by stepped parapets. In the northeast corner of the three story section, the roof is pierced by a small tower. The building's elevations display brick piers interspaced with openings, generally multi-light windows or boarded up windows.

The building is situated on a sliver of land located between the Burlington-Northern Railroad and Bluebell Alley. It overshadows the small houses just south of it.

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## The Mill Village

The mill village is located southwest of the mill complex and to the south and the west of the rail lines. It consists of approximately seventy houses of various styles and types on relatively small lots along streets laid out in a grid pattern. Also included within the boundaries of the proposed district are a church, a school building and a former clubhouse dating from the period of significance. The mill village is bordered by the rail lines on the north and east, by the S. Church Street Historic District on the west and by mostly undeveloped land on the south. Just outside the eastern boundary is a small park historically associated with the mill village. It was not included within the district boundaries because it has lost integrity. The original structures found in the park which included a baseball diamond and a grandstand are now nonextant. The northern section of the park is overgrown with weeds, while the larger, southern portion has been rehabilitated and now features basketball courts and a walking trail (Federal Writers Project 1938: 262).

Located in a former cotton field on the Black Prairie, the mill village is a few blocks south of the main commercial area. The village is laid out in elongated city blocks and has no sidewalks or any public landscaping. The lots are irregularly shaped and vary in size, but most are rather small. Yards are informally landscaped. They feature lawns and flowers and occasionally shrubbery and trees. Many of the properties do not have driveways so the front yards are sometimes used as parking lots.

The houses of the mill village are sited to the front of their lots and have a uniform setback from the street. Almost all are one story high and of wood-frame construction. The overwhelming majority were duplexes historically, but there were also single-family residences and at least two boardinghouses. Almost every resource in this proposed district has been altered over time and many have additions. Most of the porches have altered balustrades and posts. Some of the houses are covered in artificial siding such as composite board, aluminum and vinyl. The community buildings also have extensive alterations. For example, the church and the school are now connected by a breezeway and utilized as one building. Some residences have been lost over time and vacant lots dot the neighborhood.

Despite these changes, the former mill village maintains its character, its sense of time and place. The buildings retain their spatial relationship to each other. They still display their original proportions, scale, massing and design. Though specific architectural details may be missing or altered, primary design features such as front porches, roof configurations and window and door openings have, for the most part, been preserved.

Miss Anna B. A. Brown of Memphis, Tennessee investigated the mill village shortly after its creation. Her findings, extracted below, were printed in the September 12, 1906 issue of the Commercial-Appeal:

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*"When morning came I visited the Tupelo Cotton Mills. A modern, medium-sized mill, surrounded by groups of tidy cottages, it stands close to the edge of the town, some of the more enterprising cottages having apparently crept into the woods and fields further on. Flowers in the mill yard and in the yards of the operatives were the first proof of lives not yet submerged in the unfathomable darkness which yellow journalism would have us believe permeates all southern factory life, . . . . There are 200 operatives in the mill, and in their interest a church and Sunday school have been established under the auspices of the mill and the W. C. T. U. In the common school one teacher is furnished by the county, one by the mill, while a free kindergarten will be established by the mill this fall. The houses, each on a hundred-foot lot, have plenty of room for flower gardens, and some of them have good-sized vegetable gardens either in the back yard or on a neighboring lot" (Some Questions c. 1908: 21).*

Near the end of the period of significance, the Tupelo Cotton Mills were considered "one of the largest cotton producing units in the South", but the quality of living the company provided for its workers had declined. The authors of the WPA Guide described the mill village of the 1930s:

*"This is a small, unpaved district of standardized four- and five-room houses sheltering the mill folk. The houses, painted alternately yellow trimmed in white and white trimmed in yellow, are set in unsodded yards behind sagging picket and wire fences. They were built by the cotton mill and are rented to its employees. Biting off the northeast corner of the district is the recreational ground with a diminutive baseball diamond and grandstand. Facing South Spring Street across the ballground is the low, one-story red brick grammar school built especially for the children of cotton mill employees" (Federal Writers Project 1938: 261-262).*

Residences were being constructed in the mill village throughout the period of significance, but the greatest development occurred from 1901 to 1909 and from 1919 to 1924. The most common house type built in the earlier period was a one story, wood-frame, L-shaped, eave-oriented cottage. Most of the examples of this type now have an addition in the ell created by their rear wings, but their original configurations are still readily apparent. From 1919 to 1924, the most common house type under construction was a one story, square bungalow or cube with a hip roof. The shotgun was another popular house type in the early 1920s. After 1915, several gable-oriented and eave-

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oriented bungalows were also constructed. Four modest Queen Anne cottages located on the west side of Green Street just south of Elliot Street may predate the mill village because they differ stylistically from the known mill housing. However, they are similar in scale, massing and materials to the mill houses and do not impact negatively upon the setting of the historic district. In addition, they probably served as company housing during the period of significance judging from their proximity to the mills.

The physical integrity of the mill village became threatened in 1937 when the cotton mills closed down. This simple economic decision robbed the village of its purpose. Many of the former cotton mill workers left the neighborhood. The houses were bought by landlords for rental properties. Some of the occupants eventually became owners of their houses. The neighborhood has continued to decline. The City of Tupelo made a renewed commitment to the area, however, when in 1990 it procured grant money to rehabilitate some of the properties. Though the former mill village is an economically depressed community, many of the residents own their homes and want to revitalize their neighborhood.

## Contributing and Noncontributing Properties

In the backyards of some of the mill village houses are small, nonhistoric outbuildings, mostly storage sheds. They are not being considered in this nomination. They possess no architectural or historical significance, but also do not have a negative impact on the visual cohesiveness of this proposed district.

1. C 402 Bluebell Alley  
This one story, frame cottage is accented by corner boards and crowned by a hip roof. The front porch features a wood deck, posts and a shed roof. In the porch area are two centrally located entrances flanked by 4/4 double hung sash windows. Most of the windows are single or paired 4/4 double hung sash. Built between 1919 and 1924.
2. C North side of Bluebell Alley Tupelo Garment Co.  
Please refer to the description contained under the heading "The Industrial Complex," subheading "Tupelo Garment Company" of this section. Built between 1929 and 1936.
3. C 508 Broadway  
This one story, gable-oriented, frame cottage is clad in composite board. The gabled front porch displays pillars. In the porch area is a single-leaf, multi-light entrance flanked by 6/6 double hung sash windows. Most of the windows are of this style. On the rear elevation, a porch juts out from the shed roofed addition. Built c. 1935.
4. C 510 Broadway The Kelly House  
Clad in composite board, this one story, frame house is crowned by a pyramidal roof with an interior brick chimney. The simple front porch displays a balustrade and posts which

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support a shed roof. In the porch area, two entrances are flanked by 4/4 double hung sash windows. The side windows are paired 4/4. The rear addition or enclosed porch has a new deck extending out from it. The original owner, the Kelly family, had this house constructed in 1936.

5. NC 512 Broadway Eliza Robins Club Room  
Now serving as a residence, this one story, frame building is clad in composite board. Part of its front porch is enclosed and it also has some new windows. The building originally had a wraparound front porch and served as a clubhouse until at least 1924. By 1929, it was a dwelling and retained its wraparound porch. Since then, the building has been extensively altered. Built between 1914 and 1919.
6. C 1st building south of 512 Broadway South Tupelo Public School/Ledyard School  
Crowned by a hip roof, this one story, brick school has a front facade with a recessed porch flanked by brick wings. In the porch area is a double-leaf entrance flanked by multi-light windows. The other windows are boarded up. Now used for storage, this school was constructed between 1919 and 1924 and served as an educational facility for the first four grades until at least 1940. A breezeway connecting the rear elevation of this building to the rear elevation of the church on Maple Street was constructed after the period of significance.
7. C 518 Broadway  
Covered in composite board, this one story, eave-oriented cottage features a front porch with wood posts supporting a shed roof. In the porch area are two entrances flanked by 6/6 double hung sash windows. The house has a variety of window styles and there are several rear additions. Built c. 1905.
8. NC 520 Broadway  
This one story, eave-oriented, frame cottage is covered in both composite board and aluminum siding. Some of its windows have new aluminum sash. In its front porch area are two entrances flanked by windows. Built c. 1905.
9. NC 520 1/2 Broadway  
This one story, gable-oriented cottage has many alterations including its vertical planking wall treatment, a new front porch, new window sash and a new front door. One of its two original front entrances has been covered over by the vertical planking. Built between 1919 and 1924.
10. C 524 Broadway  
With a clapboard wall treatment, this L-shaped, one-story cottage has a front porch that has been reconstructed, but retains its original configuration. The porch is now comprised of a concrete deck and wrought iron posts which support a shed roof. In the porch area are two entrances flanked by 6/6 double hung sash windows. Most of the windows are 6/6. The rear addition does not obscure the original design of the house. Built c. 1905.

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11. C 526 Broadway  
Of wood-frame construction and covered in composite board, this one story, L-shaped cottage features a front porch with a shed roof supported by wooden posts. Two entrances flanked by 6/6 double hung sash windows are located in the porch area. Most of the windows are either 6/6 or 4/4. The rear additions do not hide the original design of the house. Built c. 1905.
12. C 312 Chestnut  
This one story, frame cube is covered in composite board and crowned by a hip roof. The front porch is comprised of a balustrade and wooden posts which support a shed roof. In the porch area are two entrances flanked by 4/4 double hung sash windows. Most of the windows are single or paired 4/4. A full-width wing spans the rear elevation and there is an addition off this wing. Built between 1919 and 1924.
13. NC 414 Chestnut  
This small, frame cottage with its gable-on-hip roof has been extensively altered. It is covered in vertical planking and composite board and also displays new sash windows. Half of its integral front porch is enclosed in siding and the open section has a wrought iron post. There is also a rear addition. Built c. 1935.
14. C 418 Chestnut  
Covered in aluminum siding, this one story, square cube is crowned by a steeply pitched hip roof. The front porch has wooden pillars supporting a shed roof. In the porch area are two entrances flanked by 4/4 double hung sash windows. Most of the windows are single or paired 4/4. On the east elevation is a new carport. There is also a rear addition. Built between 1919 and 1924.
15. NC South side of Elliot St. between Green & Broadway Beggs Furniture Company  
This one story, gable-oriented, concrete block building has a glass and aluminum sash double storefront. Built in 1966.
16. C 350 Elliot  
The front porch of this one story, frame, square house has been rebuilt but retains its original configuration. The porch consists of a concrete deck, wrought iron posts and a shed roof with exposed rafter ends. In the porch area are two entrances with new doors flanked by 4/4 double hung sash windows. The house is covered in composite board and has a steep hip roof and a rear wing. Built between 1919 and 1924.
17. C 410 Elliot  
This one story, eave-oriented house is clad in narrow clapboard and crowned by a roof displaying struts and exposed rafter ends. The front porch retains its original configuration but has a new wood deck, a new balustrade and new posts which support the porch's original gable roof. A single entrance is located in the porch area. The rear porch has been altered. Built c. 1935.

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18. C 411 Elliot  
This 1 1/2 story, eave-oriented bungalow is of wood-frame construction and covered in asbestos shingles. The integral front porch displays a clapboard parapet wall and Doric columns resting on brick piers. In the porch area is an entrance flanked by large 1/1 windows. Above the porch is a hipped dormer with a tripartite window. There are a variety of window styles. The rear addition has a carport. Built c. 1915, this building is marked as a boardinghouse on the 1929 Sanborn map.
19. C 1st house west of 410 Elliot  
Clad in narrow clapboard, this one story, eave-oriented bungalow has a roof with clipped gables, struts and exposed rafter ends. The front porch has brick pillars which support a roof set perpendicular to the main roof. It displays the same details as the main roof. In the porch area is an entrance flanked by 9/1 double hung sash windows. The most common window configurations are single, paired and tripartite 9/1. There is a rear wing and a rear addition. Built c. 1925.
20. NC 200 Elm  
This one story, square cottage is covered in vertical planking and crowned by a hip roof. The full-width, front porch features wooden pillars supporting a shed roof. One of the original two entrances located in the porch area has been covered over in planking. Most of the windows are some form of 4/4 double hung sash. Built between 1919 and 1924.
21. NC 329 Elm  
Extensive alterations on this one story, gable-oriented house include being covered in vertical planking and Brick-Tex, new window sash, an enclosed porch and the construction of a carport on the east elevation. Built between 1914 and 1919.
22. C S. Front St. at the end of S. Cockrell St. Mill #2  
Please refer to the description contained under the heading "The Industrial Complex," subheading "Mill #2." Built c. 1900.
23. NC 497 S. Green  
This one story structure is comprised of two buildings joined together. One is clad in wood shingles and has a hip roof. The other is covered in composite board and has a stepped parapet. The estimated date of construction is c. 1940.
24. C 500 S. Green  
Crowned by a low pitched hip roof, this one story bungalow has a full-width, front porch that was enclosed on its north end at an early date to create a sun porch. The porch retains its balustrade and the wooden pillars on their brick piers. There are two entrances in the porch area. There are a variety of original window styles. The sun porch has new aluminum sash windows. There are three rear additions. Built between 1919 and 1924.

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25. C 501 S. Green  
This one story, square house has a low pitched hip roof with exposed rafter ends and is clad in composite board. The front porch has turned posts (which are not original) supporting its hip roof. In the porch area are two entrances flanked by a paired 4/4 window and a large plate glass window. There are a variety of window styles with the original being paired 4/4. The rear addition has a shed roof. Built between 1924 and 1929.
26. C 501 1/2 S. Green  
This one story cube has a shiplap wall treatment and a hip roof. Its front porch displays new turned posts supporting a shed roof. There are two entrances flanked by 4/4 windows in the porch area. Most of the windows are paired 4/4. There is a rear addition. Built between 1919 and 1924.
27. C 503 S. Green  
This one story, eave-oriented cottage is covered in composite board. Its front porch displays simple posts supporting a shed roof. In the porch area are two entrances flanked by 3/1 double hung sash windows. There are a variety of window styles including 3/1, 4/4 and 6/6. There are two rear additions. Built c. 1905.
28. C 503 1/2 S. Green  
Designed as a one story cube, this house is covered in composite board and has a hip roof. The plain posts of the porch support a shed roof. The two entrances in the porch area are flanked by 2/2 double hung sash windows. The rear addition has a shed roof. Built between 1919 and 1924.
29. NC 505 S. Green  
The extensive alterations on this one story, gable-oriented building include vinyl siding, a new door, a plate glass window and a pent roof across the front facade. Built c. 1935.
30. C 600 S. Green  
This 1 1/2 story, frame, Queen Anne cottage has a front facade dominated by a polygonal, gabled bay and a porch with simple, square posts supporting a shed roof. In the porch area are a single-leaf entrance and a 6/6 window. The porch on the north elevation retains its original turned posts, but the rear porch has square posts. Alterations include new sash windows and altered porch details. There are two rear additions. Built c. 1900.

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31. C 606 S. Green  
A complex gable roof with overhanging eaves protects this one story Queen Anne cottage which is clad in composite board. Its wraparound front porch has been partially removed and a carport extends off its south side. The porch posts have also been altered. In the porch area are two entrances, a paired and a single 1/1 double hung sash window. A gabled, polygonal bay marks the north elevation. There are also rear additions. Built c. 1900.
32. NC 607 S. Green  
This one story, gable-oriented house is clad in composite board. It has gabled porches on its front and north elevations. Built c. 1950.
33. NC 607 1/2 S. Green  
This one story, gable-oriented house is clad in composite board and has a gabled front porch. Most of its windows have new aluminum sash. Built c. 1950.
34. C 609 S. Green  
This eave-oriented, one story, frame house features a front porch with wooden posts supporting a shed roof. This roof is lower than the original porch roof. Two entrances in the porch area are flanked by 4/4 windows. There is a rear addition and the rear porch is enclosed. Built c. 1905.
35. C 609 1/2 S. Green  
Crowned by a hip roof, this one story, frame shotgun has a clapboard wall treatment. Its full-width, front porch has new turned posts supporting a shed roof. In the porch area is a centrally positioned, single-leaf entrance. Most of the windows have been shortened and now have aluminum sash. There is a rear addition. Built between 1919 and 1924.
36. C 611 S. Green  
Of wood-frame construction but covered in composite board, this one story, eave-oriented cottage features a full-width front porch with plain posts that support a shed roof. In the porch area are two entrances flanked by 4/4 windows. The majority of windows are either single or paired 4/4 double hung sash. On the rear elevation is an addition with a shed roof. Built c. 1905.
37. C 613 S. Green  
This frame shotgun has a clapboard wall treatment and is capped by a hip roof. Its full-width front porch features new turned posts supporting a shed roof. Located in the porch area are a single-leaf entrance and a 4/4 window. Most of the windows are 4/4 double hung sash. There is a rear shed-roofed addition. Built between 1919 and 1924.

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38. NC 702 S. Green  
Designed in the Cape Cod style, this one story, brick house has a gabled wing on its front facade which contains an integral porch. There are a variety of window styles. Additions can be found on the rear and north (side) elevations. Built c. 1955.
39. C 704 S. Green  
Designed in the Queen Anne style, this 1 1/2 story, L-shaped, frame cottage is crowned by a steeply pitched hip roof. Its front facade is divided by a polygonal bay that is flanked by porches which have new wooden pillars. In each porch area is at least one entrance. There are a variety of window styles including 6/6, 3/1 and 2/2. Built c. 1900, the house acquired an addition on its south elevation between 1919 and 1924. This addition placed the polygonal bay in the center of the front facade and the porch extended around it. Originally, this bay had formed the south end of the front facade. In addition, there was a rear, L-shaped porch.
40. C 709 S. Green  
Eave-oriented and of frame construction, this one story house has a full-width, front porch that features a new balustrade and new posts which support a shed roof. The porch still retains its original configuration. In the porch area are two entrances flanked by 4/4 windows. Most of the other windows are either 3/1 or 4/4. There is a rear addition. Built c. 1905.
41. C 711 S. Green  
This one story, frame cube is covered in aluminum siding and is crowned by a pyramidal roof. Its full-width front porch has plain wooden pillars supporting a shed roof. Two entrances in the porch area are flanked by 2/2 windows. The majority of windows are paired 2/2. Built between 1914 and 1919.
42. NC 713 S. Green  
Covered in composite board, this gable-oriented shotgun features a gabled stoop on its front facade. Its 2/2 windows have horizontally oriented muntins. Built c. 1950.
43. NC 715 S. Green  
Designed in the ranch style, this one story, eave-oriented house has a shiplap wall treatment. On the front facade is a gabled wing set perpendicular to the main roof ridge. This wing contains an integral porch. There are a variety of window styles. Built c. 1950.
44. C 716 S. Green  
This 1 1/2 story, frame, Queen Anne cottage has a front facade dominated by a gabled, polygonal bay and a porch with an altered balustrade and brick piers supporting fluted pillars. There are two entrances in the porch area. The house has a variety of window

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styles. It also has a rear addition and an addition on the north (side) elevation. Built c. 1900, the house had a full-width rear porch as late as 1929. The addition on the north dates from post-1929.

45. C 718 S. Green  
Of wood-frame construction and clad in narrow clapboard, this one story, eave-oriented cottage has an integral front porch with a concrete deck and metal posts. However, the porch retains its original configuration. In the porch area are two entrances flanked by 4/4 windows. The rear porch is enclosed. Built c. 1935.
46. NC 805 S. Green  
Though this house is one of the early L-shaped cottages, it has been drastically altered. Now clad in board and batten, the building has a brick wall treatment on the lower section of its front facade and also an aluminum sash and glass door capped by an overdoor. Built c. 1905.
47. C 805 1/2 S. Green  
Clad in clapboard, this shotgun is crowned by a hip roof. Its full-width front porch has metal posts supporting a shed roof. In the porch area is a single-leaf entrance and a 4/4 window. The majority of windows are 4/4 double hung sash. There is a rear frame addition. Built between 1919 and 1924.
48. C 811 S. Green  
This one-story, eave-oriented, L-shaped cottage has a clapboard wall treatment. Its full-width front porch displays simple posts supporting a shed roof. In the porch area are two entrances flanked by 2/2 windows with aluminum sash. The side windows have been shortened and also have new sash. Off the rear wing is a small addition. Built c. 1905.
49. NC 813 S. Green  
Originally a shotgun, this house is covered in composite board and crowned by a hip roof. It has a full-width front porch. On its north facade is an addition. The south elevation has an addition and a carport. Built between 1919 and 1924.
50. C 815 S. Green  
L-shaped in design, this one story, eave-oriented house is clad in clapboard. Its full-width front porch has a concrete deck and wrought iron posts supporting a shed roof, but retains its original configuration. Two entrances are located in the porch area and are flanked by 4/4 windows. Most of the windows are 4/4. The rear addition located in the ell created by the wing was constructed after 1929. Built c. 1905.
51. NC 823 S. Green  
Alterations to this one story, eave-oriented house include an altered front porch which now features a brick parapet wall and wooden pillars on brick piers. Major additions on the rear elevation obscure the original configuration of the building. Built c. 1905.

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52. C 903 S. Green  
This one story, gable-oriented house which is covered in composite board features a full-width front porch displaying wooden pillars with unusual, lattice type detailing in their corners near the porch frieze. In the porch area is a centrally located entrance flanked by windows. There are a variety of window styles. The roof displays exposed rafter ends. Built between 1919 and 1924.
53. C NE corner of Maple and Elliot Crate shed at Tupelo Cotton Mills  
Please refer to the description contained in heading "The Industrial Complex," subheading "Crate Shed At Mill #1." Built between 1914 and 1919.
54. C 507 Maple  
This one story, eave-oriented cottage is now covered in aluminum siding. It may have originally been L-shaped, but rear additions have altered its configuration. The full-width front porch features a balustrade and simple posts supporting a shed roof. Two entrances flanked by 4/4 windows are located in the porch area. Built c. 1905.
55. C 507 1/2 Maple  
Of wood-frame construction and clad in composite board, this house features a full-width front porch with simple posts. In the porch area are two entrances flanked by 6/6 windows. Most of the windows are single or paired 6/6. In the rear is a frame addition with a shed roof. Built c. 1935.
56. C 508 Maple  
This eave-oriented, one story cottage is covered in composite board. Its full-width front porch has simple posts supporting a shed roof. In the porch area are two entrances flanked by 4/1 windows. The windows on the side elevations have new anodized aluminum sash. There is a rear addition with a shed roof. Built c. 1905.
57. C 509 Maple  
Wrapped in composite board, this one story, frame house has a full-width front porch with simple, wooden posts. In the porch area are two entrances flanked by 6/6 windows. Most of the windows are single or paired 6/6 double hung sash. There is a rear addition. Built c. 1935.
58. NC 509 1/2 Maple  
This one story, gable-oriented, frame cottage has a gabled porch on its front facade. A carport extends off the south elevation. There are several additions. Built c. 1943.
59. NC 510 Maple  
Originally L-shaped in design, this one story, frame cottage features an altered front porch with posts grouped in pairs and triads supporting a shed roof. In the porch area, one of the two original entrances has been boarded up. The original windows are 3/1 double hung sash. There is a large rear addition. Built c. 1905.

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60. C 510 1/2 Maple  
Covered in composite board, this one story, square bungalow is crowned by a steeply pitched hip roof. The front porch has a wooden balustrade and wooden pillars supporting a shed roof. In the porch area are two entrances flanked by windows. On the north elevation is a carport. Most of the windows are 4/4 or are shortened and have new sash. Built between 1919 and 1924.
61. C 511 Maple Second Baptist Church  
This one story, brick, gable-oriented building has a rear wing set perpendicular to the main roof ridge. A gabled porch enclosed in brick marks the front facade. The church is connected by a breezeway off its rear elevation to the former school building. Each side elevation has 4 paired 6/6 windows. Built c. 1930, this church is located on the former site of the W. C. T. U. Chapel.
62. C 512 1/2 Maple  
Crowned by a hip roof, this one story, frame cube is covered in composite board. Its front porch has a wooden balustrade and posts which support a shed roof. In the porch area are two entrances flanked by 4/4 windows. Most of the windows are either single or paired 4/4. There is a rear addition. Built between 1919 and 1924.
63. C 513 Maple  
This 1 1/2 story, square bungalow is capped by a steeply pitched hip roof and covered in composite board. Its altered front porch has a new lattice work balustrade. In the porch area are two entrances flanked by 4/4 windows. Two dormers pierce the main roof and are probably not original. There is a rear addition. Built between 1919 and 1924.
64. C 514 1/2 Maple  
This frame shotgun is crowned by a hip roof and clad in composite board. The simple posts of the front porch support a shed roof. In the porch area are an entrance and a 4/4 window. Most of the windows are either 4/4, 6/6 or new sash. Towards the rear of the north (side) elevation is a large addition which wraps around the back of the house. Built between 1919 and 1924.
65. C 515 Maple  
Designed in an L shape, this one story, eave-oriented house has a clapboard wall treatment. Its front porch has wooden posts supporting a shed roof. In the porch area are two entrances flanked by 6/6 windows. The several rear additions do not obscure the original configuration of the house. Built c. 1905.
66. NC 516 Maple  
This L-shaped, frame cottage has undergone extensive alterations. Its front porch has been altered. The front facade is now clad in board and batten which covers up one of the original two entrances. A carport has been built on the south elevation. Built c. 1905.

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67. C 517 Maple Boardinghouse for mill employees  
Gable-oriented in design, this 1 1/2 story, frame building has a full-width front porch with a balustrade and posts supporting a hip roof which has been altered. In the porch area is an entrance flanked by a paired and a single 4/4 window. There are rear additions and a rear porch. Built c. 1905.
68. C 518 Maple  
Designed in an L shape, this eave-oriented, one story cottage is covered in composite board. The front porch has been reconstructed but retains its original configuration. In the porch area are two entrances flanked by 4/4 windows. The majority of windows are either paired or single 4/4. The rear addition has a shed roof. Built c. 1905.
69. C 520 Maple  
Covered in aluminum siding, this eave-oriented, frame cottage has a front porch with posts and a shed roof. Two entrances flanked by 4/4 windows are located in the porch area. There are a variety of window styles. Built c. 1905.
70. C 520 1/2 Maple  
This one story, frame cube is crowned by a steeply pitched hip roof and clad in composite board. The simple posts of the front porch support a shed roof. In the porch area are two entrances flanked by 2/2 windows. There is a rear addition with a shed roof. Built between 1919 and 1924.
71. C 521 Maple  
Originally L-shaped in design, this eave-oriented, one story cottage is covered in composite board. Its porch has been altered but retains its original configuration. In the porch area are two entrances flanked by windows. There are two rear additions. Built c. 1905.
72. C 522 Maple  
This eave-oriented, frame cottage is one story in height. Its full-width front porch has simple posts supporting a shed roof. In the porch area are two entrances flanked by 4/4 windows. Most of the windows are in this style. There is a rear addition. Built c. 1905.
73. C 522 1/2 Maple  
This frame shotgun is crowned by a hip roof and covered in aluminum siding. Its front porch has posts and a shed roof. In the porch area is an entrance and a 4/4 window. Most of the windows are 4/4. The rear addition has a shed roof. Built between 1919 and 1924.
74. C 523 Maple  
Originally L-shaped in design, this eave-oriented, one story cottage is of wood-frame construction. Its front porch has posts and a shed roof which is accented by a fascia board and end boards with a dog tooth trim. In the porch area are two entrances flanked by windows. There is a rear addition. Built c. 1905.

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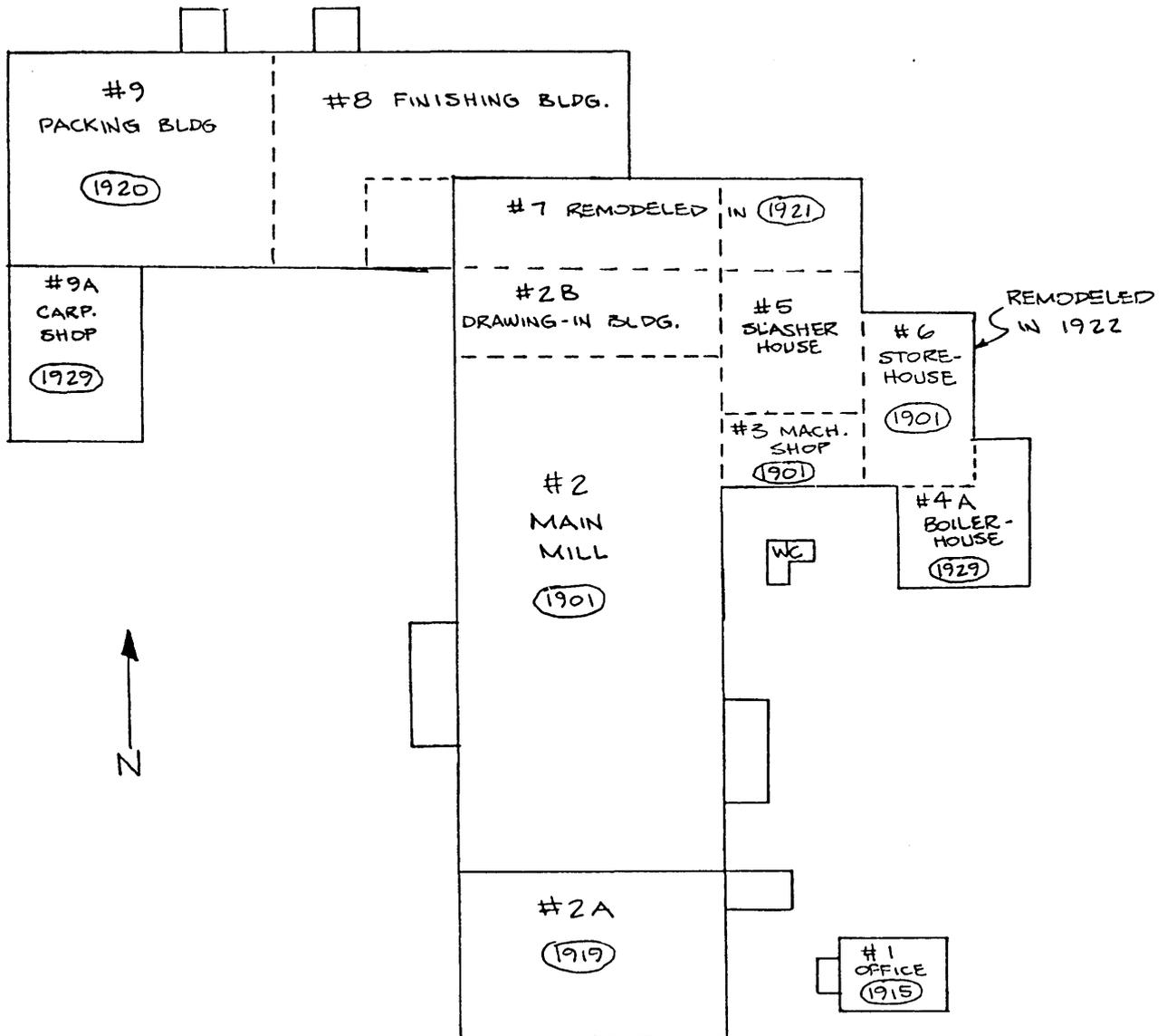
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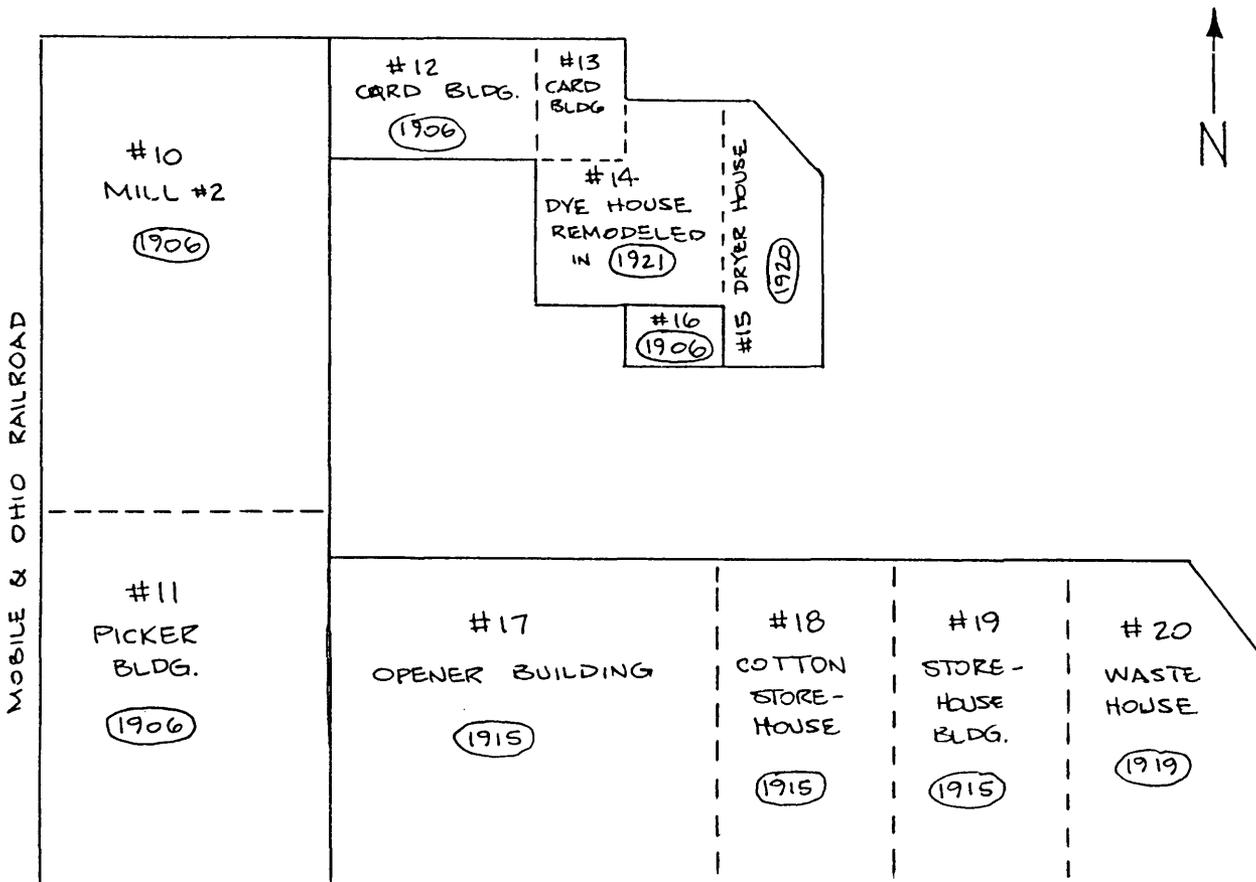
75. C 524 Maple  
This eave-oriented, one story cottage is clad in clapboard. The full-width front porch has wood posts supporting a shed roof. In the porch area are two entrances flanked by 4/4 windows. Most of the windows have this configuration. There is a rear addition with a shed roof. Built c. 1905.
76. NC 526 Maple  
This one story, eave-oriented, L-shaped cottage is covered in clapboard. Half of its front porch is enclosed by weatherboard. In the open porch area are an entrance and a window. The door is new as are some of the windows. Built c. 1905.
77. C S. Spring at Elliot St. Mill #1 of Tupelo Cotton Mills  
Please refer to the description contained in heading "The Industrial Complex," subheading "Mill #1 of the Tupelo Cotton Mills." Built 1901.

FROM PLAT SURVEYED MARCH 31, 1936



Also known as Cotton Mill #1

FROM PLAT SURVEYED MARCH 31, 1936



**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Industry  
Community Planning & Development

Period of Significance

c. 1900-1937

Significant Dates

1901

1921

1937

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

unknown

Tupelo's Mill Village Historic District is significant under Criterion A in the areas of industry and community planning and development. Cotton mills and their associated villages were established in Mississippi in the late nineteenth and early twentieth centuries in response to the New South creed of industrialization and the national trend of welfare capitalism. The mill village is representative of a typical planned industrial community in the early twentieth century South.

The development of the Tupelo Cotton Mills, the Tupelo Garment Company and the mill village epitomizes a community's local reaction to complementary national and regional trends. The major objectives of the New South creed were to urbanize the southeast region and broaden its economic base by rebuilding transportation networks, developing industries and diversifying agriculture. Under welfare capitalism, mill villages were established so that company officials could monitor and influence employees' behavior, strikes might possibly be avoided and the corporation's public image would be enhanced by, at the very least, the semblance of social responsibility (Brandes 1976: 16-18).

Around the turn of the century a group of local businessmen including John M. Allen, John Clark, J. J. Rogers, W. L. Joyner and C. P. Long planned and constructed the Tupelo Cotton Mills. Their objective was to create an industry that utilized the millions of pounds of cotton produced annually in Lee County. Mill #1 of the Tupelo Cotton Mills was built in 1901. The development of the mill village followed shortly thereafter. Mill #2 which was originally a part of the Topsy Hosiery Mills was acquired by Tupelo Cotton Mills sometime prior to 1909 (Statewide Survey File; Sanborn Fire Insurance Maps 1903, 1909).

The mills originally manufactured only sheeting. In 1906, J. H. Ledyard became the manager of the company and he began the manufacturing of colored textiles, the most popular being the internationally known "Tupelo Cheviots." This was a heavy fabric used for work clothes. By the 1920s more than 25 miles of Tupelo Cheviots were woven everyday and shipped throughout the world. Even during the early years of the Great Depression, the mills produced 10,000,000 yards of cloth annually (Statewide Survey File).

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The cotton mill workers struck for higher wages in 1937. The Board of Directors for Tupelo Cotton Mills chose to close down the plant when they could not reach an agreement with the strikers. This action threw hundreds of people out of work. Erin Dillard and M. E. Leake purchased about one hundred houses in the mill village for rental property. Later, they sold the buildings to their residents (Federal Writers Project 1938: 264; Tupelo Files in Lee County Public Library).

## INDUSTRY

In southern states where cotton was king the obvious answer to the call for industrialization was the construction of cotton mills. The establishment of companies and the construction of their plants reached an almost frenzied pitch in the last two decades of the nineteenth century. This was also true for Mississippi, although there was somewhat of a time lag and the state never really became industrialized. The Magnolia State had nine textile mills in 1890. Eight years later, Mississippi claimed ten mills, but one was idle and the other nine were described as "old" by Secretary Henry G. Hester of the New Orleans Cotton Exchange. The state witnessed renewed vigor in establishing these facilities in the early twentieth century with the Tupelo Cotton Mills being one of the very first. By circa 1908, there were seventeen cotton mills in Mississippi. The locations of thirteen of them have been identified so far in the statewide survey files and include Laurel, Kosciusko, Starkville, Stonewall, Winona, Wesson, Meridian, McComb, West Point, Columbus, Natchez (which had two cotton mill companies) and, of course, Tupelo. Research indicates that at least some of these facilities included mill villages. Perhaps the majority did, as this was customary for textile mills during the early twentieth century (Mitchell 1921: 158-159; Rogers 1973: 233-235; Hargrove 1899: 40; Some Questions c. 1908: 1; Statewide Survey File).

Of the thirteen mills identified by the statewide survey file, some are nonexistent and others are only partially extant. Historic photographs of the McComb Cotton Mill; the Tombigbee Cotton Mill, which was in Columbus but burned in 1940; and the Laurel Cotton Mill, billed as part of the largest mill complex in Mississippi, when compared with the Tupelo Cotton Mills demonstrate that Mill #1 and Mill #2 in Tupelo are representative of the textile plants that were once found throughout Mississippi. The mills were utilitarian in design, often displaying windows interspaced with piers. They were of brick construction and generally two stories tall. The most distinctive feature of any cotton mill was its water tower which was at least one story taller than the mill itself. Though the cotton mills in Tupelo have undergone alterations and additions they are among the most intact examples of these textile facilities found in Mississippi today.

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A shirt factory was established in conjunction with the cotton mill in September 1921. Within a few years, it was incorporated as the Tupelo Garment Company. It was housed in a wing of Mill #1 until at least 1929. Between 1929 and 1936, the extant factory building was constructed. The Tupelo Garment Company specialized in dress shirts and work shirts. By the early 1930s, it was the second largest employer in town. The plant's 300 hundred workers turned out 300,000 dozen shirts per year (Statewide Survey File).

Retaining a large degree of integrity, this factory illustrates Tupelo's needlecraft industry which was a significant force in the town's economy during the 1920s and 1930s. Several other garment factories existed in Tupelo during this period, but their facilities are either nonextant or extensively altered and they have lost their integrity.

Overall, the three mill buildings in conjunction with their workers' housing clearly demonstrate the prominent role of the textile industry in Tupelo's development. Described in the 1930s as "the daddy of Tupelo's textile industry and . . . the largest employer of labor in the city" the Tupelo Cotton Mills played a pivotal role in transforming the community from a simple agricultural transfer point on the railroad to a modern, industrial town (Statewide Survey File).

## COMMUNITY PLANNING AND DEVELOPMENT

The Mill Village Historic District was established in the first decade of this century and may be Mississippi's best preserved example of company housing. By 1900, company housing was commonplace in the United States and by 1916 over one thousand American firms provided shelter for approximately 600,000 employees and their families. These people accounted for about 3% of the country's population (Brandes 1976: 38).

A well-defined architecture for company housing had evolved by 1900 based on the prototype of Lowell, Massachusetts. These buildings consisted of row houses, duplexes and single-family residences. For company housing in the southern cotton textile industry, single houses and duplexes were most suitable because of the hot, humid climate and the cost. Maximum ventilation was most desirable, basements were unnecessary and land was relatively inexpensive (Brandes 1976: 38-39).

The typical southern mill house was a thirty-two foot square, wood-frame cube on brick piers with a hip roof pierced by a single chimney. Each cube had four or six rooms, but few, if any, closets. Generally, a four-room house consisted of a kitchen, two bedrooms and a living room. There is speculation that the four-room houses may have British antecedents as this type of residence was often constructed by English coal mine owners for their employees (Brandes 1976: 38-40, 42).

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An analysis of the Mill Village Historic District reveals that duplexes, followed by single-family residences, were its most common types of housing. Traditional, southern vernacular house forms such as the shotgun and the eave-oriented, L-shaped cottage were most prevalent, but the square, hip-roofed bungalow also became a prominent house form after 1919. Of the approximately seventy houses encompassed in this proposed district nineteen are L-shaped cottages, fifteen are the square, hip-roofed cubes or bungalows and seven are shotguns. Presumably in the initial development of the mill village its creators relied on a house form (the L-shaped cottage) already familiar to them but in later development were more attune to national trends in company housing. The shotgun was common throughout the South during the period of significance as low-income housing but all the mill village examples were constructed after 1919.

Only 15% of company towns in the early twentieth century were designed by planners, according to the Bureau of Labor Statistics. Tupelo Cotton Mills' village was probably not among this elite group. As with most company towns, the mill village was planned in a rather amateurish fashion, being designed in a very conservative, unimaginative manner. A large number of similar houses were laid out in long rows. Specifically, in Tupelo's case, the mill workers' housing was constructed along Broadway, Maple and Green Streets by 1909. Elliot, Elm and Chestnut Streets served solely as connectors between the three primary streets with no housing along them, except for the south side of Chestnut Street. During these early years, each house sat on a fairly large lot. The mill village continued to evolve with its greatest periods of growth occurring from 1901 to 1909 and 1919 to 1924. Infill housing was constructed throughout the period of significance until, by the 1930s, each house was sited on a relatively small lot. The monotony of this design was often reinforced by painting all the workers' housing the same color. Drab colors such as dark gray, brown, slate and a dull red were preferred.

The developers of the Mill Village Historic District followed this practice, too, but at least by the 1930s utilized the colors white and yellow. Alternate residences were painted yellow with white trim and white with yellow trim (Brandes 1976: 41; Sanborn Fire Insurance Map 1909; Federal Writers Project 1938: 261).

The Tupelo Cotton Mills, in conformance with welfare capitalism practices, also provided its workers with educational, religious, social and recreational advantages through the construction of a church, a school, at least one clubhouse and a playground. The services of a doctor and a midwife were also available to company employees. Most of Mississippi's cotton mills provided these extras to their workers. Each mill had at least one school and one church and many had an attending physician (Janelle McComb Interview, 2 April 1991; Some Questions c. 1908: 5-13, 17).

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The mill village was a distinct neighborhood within the larger context of Tupelo. The qualities which set it apart from the other neighborhoods such as its association with the mill and the socioeconomic status of its residents are readily apparent in the layout of the streets, the house forms and the overall development pattern. The mill village depicts early twentieth century attitudes towards industry, labor--management relations and welfare capitalism as they were interpreted in Mississippi. The Mill Village Historic District is an example of how contemporary ideas on industrialization in the New South and company housing combined to impact the community planning and development of Tupelo.

**9. Major Bibliographical References**

SEE CONTINUATION SHEET 9-1 FOR THE MILL VILLAGE HISTORIC DISTRICT

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

MS Dept. of Archives & History

**10. Geographical Data**

Acreage of property approximately 30 acres

UTM References

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See continuation sheet

Verbal Boundary Description

SEE CONTINUATION SHEET 10-1 FOR THE MILL VILLAGE HISTORIC DISTRICT

See continuation sheet

Boundary Justification

SEE CONTINUATION SHEET 10-1 FOR THE MILL VILLAGE HISTORIC DISTRICT

See continuation sheet

**11. Form Prepared By**

name/title Susan M. Enzweiler/Historic Preservation Consultant  
organization \_\_\_\_\_ date September 30, 1991  
street & number 1356 Seminole Ave. telephone (504) 834-9024  
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### Verbal Boundary Description

The boundary of the proposed Mill Village Historic District begins at the easternmost point of Parcel 258 which contains Mill #2. The boundary heads west down the center of Elliot Street until it meets S. Spring Street. It moves north on Spring Street approximately 180 feet then turns west for 138.7 feet and south for 200 feet following the property lines for Parcel 251. The boundary then proceeds about 80 feet in a southwesterly direction to the junction of Elliot and Broadway. The boundary heads south down the center of Broadway to Chestnut, then proceeds west down the center of this latter street for 440 feet. The boundary turns south, west and then north encompassing the property lines of 903 S. Green Street. It proceeds north along Green Street for about 560 feet, turns west following the southern property line of 718 S. Green Street and then heads north along the rear property lines of 718, 716, 704, 702 and 606 S. Green. The boundary turns west and north following the perimeter of 411 Elliot Street. Crossing Elliot Street, the boundary moves along the western, northern and eastern edges of Parcel 147 until it reaches the northwest corner of the lot for 410 Elliot. The boundary now proceeds east for 220 feet to the center of Green Street and then turns north until it meets the Burlington-Northern Railroad at which point it heads east/southeast along the tracks for about 1600 feet until it reaches the easternmost point of Parcel 258.

### Boundary Justification

The boundaries encompass the industrial buildings of the Tupelo Cotton Mills and the core of the mill village. Though in its period of significance the village was much larger, many of its buildings have been drastically altered or are nonextant. The railroad was historically the northern boundary of the industrial complex and it serves as such for this proposed district. The southern boundary runs along Chestnut Street because the company housing immediately south of this street, except for 903 S. Green Street, is no longer extant. The eastern and western boundaries were drawn to include as many contributing elements as possible and to exclude those elements, such as the park and the mill office on the east and the new housing and deteriorated housing on the west, which did not retain their integrity or have any significance to the district.

DISTRICT MAP

North: ↑ Scale: 1" = 200'

Contributing property/structure: ▲

Photograph/direction of view: ○

Boundary of historic district: ———

