



OFFICIAL AGENDA OF THE

**HISTORIC PRESERVATION COMMISSION OF THE CITY OF STARKVILLE,
MISSISSIPPI**

SPECIAL CALL MEETING OF TUESDAY, JUNE 27, 2017

**AT STARKVILLE CITY HALL, SECOND FLOOR CONFERENCE ROOM,
LOCATED AT 110 WEST MAIN ST, STARKVILLE, MS 39759 CONVENING AT
5:30 PM**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CONSIDERATION OF MINUTES
 - A. MARCH 28, 2017
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. Oktibbeha Gardens National District Nomination
- VIII. PLANNER REPORT
- IX. ADJOURNMENT

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City's ADA Coordinator at least 48 hours in advance of the meeting at (662) 323-8012, ext. 132.

**UNAPPROVED MINUTES OF THE HISTORIC PRESERVATION
COMMISSION MEETING OF TUESDAY, MARCH 28, 2017
THE CITY OF STARKVILLE, MISSISSIPPI**

The Historic Preservation Commission of the City of Starkville, Mississippi held their regularly scheduled meeting on March 28, 2017, in the Large Conference Room in City Hall, located at 110 West Main Street. Present were Commissioners Michael Fazio, Debbie Nettles, Hamp Beatty, and Robert McMillen; absent from the meeting were Commissioners Ryan Ashford, Jason Barrett, and Cindi Sullivan due to work conflicts. Attending the Commissioners were Assistant City Planner Emily Corban and Community Development Director Buddy Sanders. After Chair Fazio called the meeting to order, the Commissioners recited the Pledge of Allegiance, followed by a moment of silence.

1. AN ORDER APPROVING THE WRITTEN AGENDA

There came for consideration the matter of the approval of the official agenda of March 28, 2017 as presented.

**OFFICIAL AGENDA
HISTORIC PRESERVATION COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, MARCH 28, 2017
CITY HALL – SECOND FLOOR CONFERENCE ROOM, 110 WEST MAIN STREET, 5:30 PM**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CONSIDERATION OF MINUTES
 - A. FEBRUARY 28, 2017
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. CA 17-02: 508 GREENSBORO ST
- VIII. PLANNER REPORT
- IX. ADJOURNMENT

After discussion, and upon the motion of Commissioner Beatty duly seconded by Commissioner McMillen the official agenda was unanimously approved, as amended with Chairman Fazio also voting.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE
MEETING OF FEBRUARY 28, 2017**

After discussion and upon the motion of Commissioner McMillen, duly seconded by Commissioner Nettles, the motion to approve the Minutes as amended of the February 28, 2017 Historic Preservation Commission meeting received unanimous approval.

A. CONSIDERATION OF THE CA 17-01 CERTIFICATE OF APPROPRIATENESS REQUEST BY DEBBIE NETTLES FOR 111 N. NASH ST

Assistant City Planner Emily Corban introduced the case, presenting the two requests made in the application:

1. Construct an addition to their second bathroom by closing off a small porch which would square off the northeast corner of the house
2. Use the same siding and roofing materials currently on the home and re-use the original window

The applicant, Alexandra Hui, detailed her reasoning behind the requests. She explained that she would like to expand their second bathroom to square off the northeast corner of the house. This would eliminate the rear entrance and small porch and extend the roofline down, eliminating a window on the second floor. They intend to use the same siding and roofing materials existing on the house and will re-use the original bathroom window.

Dr. Fazio asked the applicant about specific materials for the siding. He offered a condition that the replacement siding be wood lap-siding and of the same width as the existing siding and that the roofing materials match what is existing.

There came for discussion the matter of the approval of the Certificate of Appropriateness Request from Ms. Alexandra Hui regarding 508 Greensboro Street. After discussion and upon the motion of Commissioner Beatty duly seconded by Commissioner Nettles, the motion to approve the Certificate of Appropriateness Request from Alexandra Hui regarding 508 Greensboro Street was unanimously approved with the following conditions:

1. That the siding be wood lap-siding of the same width as the existing siding and that the roofing materials be of the same size and color of the existing roofing materials

ADJOURNMENT

Upon conclusion of the discussion of the official business of the Historic Preservation Commission, Commissioner McMillen moved the meeting adjourn until April 25, 2017 at 5:30 p.m. at the New City Hall Courtroom located at 110 West Main Street, Starkville, MS. 39759. Being duly seconded by Commissioner Beatty and receiving a unanimous vote, the motion for adjournment was approved and the meeting was adjourned.

Dr. Michael Fazio, Chairman

Buddy Sanders, Community Development Director

DRAFT

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 for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Oktibbeha Gardens Subdivision Historic District

Other names/site number:

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Roughly bounded by N. Montgomery St., Critz St., Old West Point Rd. & Dr. Martin Luther King Jr. Dr. E.

City or town: Starkville State: MS County: Oktibbeha

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B X C D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

Oktibbeha Gardens Subdivision Historic District
Name of Property

Oktibbeha County, MS

County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

**State or Federal agency/bureau
or Tribal Government**

Oktibbeha Gardens Subdivision Historic District
Name of Property

Oktibbeha County, MS

County and State

4. 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

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☒

Public – State

☐

Public – Federal

☐

Category of Property(Check only **one** box.)

Building(s)

☐

District

☒

Site

☐

Structure

☐

Object

☐**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing

138

Noncontributing

24

buildings

sites

structures

objects

Total

113924Number of contributing resources previously listed in the National Register N/A

6. Function or Use**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/Single DwellingDOMESTIC/Multiple DwellingGOVERNMENT/Public Works

Current Functions

(Enter categories from instructions.)

DOMESTIC/Single DwellingDOMESTIC/Multiple DwellingGOVERNMENT/Public Works

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19th AND EARLY 20TH CENTURY REVIVALS/Colonial Revival

LATE 19th AND EARLY 20TH CENTURY REVIVALS/Tudor Revival

MODERN MOVEMENT/Ranch Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK, WOOD, STUCCO, ASPHALT

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Oktibbeha Gardens Subdivision Historic District is located to the northeast of downtown Starkville in a primarily residential area that is bounded to the south by residential and commercial development lining Dr. Martin Luther King Jr. Dr. W. (Mississippi Highway 182). Platted in 1937, the district represents the first major planned subdivision constructed in the city. The district includes a total of 163 resources, of which 139 (85%) are contributing and 24 (15%) are non-contributing. Of the contributing resources, all but one are residential in use and include 129 dwellings, five duplexes (Resources #98, #100, #102, #310, and #148), two garage apartments (Resources #11 and #78), and one apartment building (Resource #128). The remaining contributing resource is a drainage system for the subdivision (Resource #184). The district generally is bounded to the west by the rear property lines of the properties along N. Montgomery St., to the north by the rear property lines of the properties along Critz St., to the east by Old West Point Rd. (formerly Glenn St.), and to the south by the rear property lines of properties fronting along Dr. Martin Luther King Jr. Dr. W, and Broad St.

Narrative Description

The boundary streets of N. Montgomery St., Critz St., and Old West Point Rd. are part of the traditional street grid of Starkville, with N. Montgomery St. running north- south, Critz Street east-west, and Old West Point Rd. from southeast to northeast. The streets within the subdivision are characterized by curvilinear shapes set into the natural topography of the site. The site itself is typified by gentle rolling hills with large mature trees. Deed restrictions originally required at least a forty-foot setback from the street, although variances were later granted for shorter setbacks. Properties typically have landscaped yards with mature trees and shrubs.

The majority of the contributing residential resources, 125 (91%), are one story in height, with 4 (3%) being one and one-half stories, 6 (5%) being two stories, and 2 (1%) being split level. Frame construction accounts for 79% of the contributing residential resources (109 resources), with 26 (19%) being brick veneer and 2 (2%) being stone veneer. Stylistically, 73 (54%) contributing resources were classified as Minimal Traditional, 32 (54%) as Ranch, 32 (24%), Cape Cod (4%), Colonial Revival (4%), Contemporary (3%), Craftsman (3%), Tudor Revival (4%), and the remainder (5%) having no style. There is only one nonresidential contributing resource in the district (Resource #163). Thirty-three (23%) of the contributing resources were constructed prior to the start of World War II in 1941, 8 (6%) were constructed toward the end of the war in 1945, 72 (52%) were constructed in the post-war period of 1946 to 1955, and the remainder, 26 (19%), were constructed between 1956 and 1967.

The district contains the following street numbers:

Broad St.	401 – 501
Critz St.	235 – 606
Montgomery St. N	201 – 211
Myrtle St.	400 – 411
Oktibbeha Dr.	095 – 418

bay with an aluminum canopy and cut stone surround, flanked to the east by a single 6/6 window and to the west by two similar double windows; similar single and double windows at the side elevations; exposed stone veneer exterior walls; continuous brick foundation.

- 4 C Broad St., 404 House 1960 ca.
One-story brick veneer Ranch style dwelling with a side gable composition shingle roof; faces north, rectangular 7x2 bay core; no porch; central entrance at the facade flanked to the west by three single horizontal 2/2 windows and to the east by a triple and a double picture window with tall fixed upper panels over lower awning panels, similar single windows at the side elevations; exposed brick veneer exterior walls and foundation.

 - 5 NC Broad St., 405 Kleban, Joseph, House 1940 ca.
Much-altered one-story brick and stucco Ranch style house with a hipped composition shingle roof; faces south, 5x3 bay core with a 1-bay wide hipped addition to the east, a 3x3 bay addition to the west, and a frame addition along the rear elevation; the site slopes to the rear to expose a full basement level; entrance bay gable porch with replacement wood columns; central entrance at the core with sidelights flanked to either side by two single six-light casement windows, similar window at the east extension with similar triple windows at the addition, similar single and double windows at the side elevations, three garage door openings at the lower level of the west elevation of the addition; applied stucco at the core with exposed brick veneer at the flanking additions; continuous stucco foundation at the core with brick veneer at the additions.

 - 6 C Broad St., 407 House 1964 ca.
One-story frame Minimal Traditional style dwelling with a hipped composition shingle roof; faces south, rectangular 3x4 bay core with a front facing wing at the east bay of the facade; entrance bay shed porch wood posts, rear shed porch with insect screening; central entrance at the facade flanked to the east by a single 6/6 window and to the west by a multi-light box bay window, similar single and double 6/6 windows of the side elevations; plain weatherboard siding; continuous concrete block foundation; contributing frame garage to the northwest.

 - 7 C Broad St., 408 Oakley, Belle, House 1962
One-story brick veneer Ranch style dwelling with a side gable composition shingle roof; faces north, rectangular 2x2 bay core with a slightly projecting western bay and a 2-bay wide side gable extension to the east; recessed porch to the east of the projecting bay; entrance at the east elevation of the projecting bay within the porch; three double 6/6 windows at the western bays and an open carport to the east, similar single windows at the side elevations, modern decorative shutters applied at some windows; exposed brick veneer exterior walls and foundation.

 - 8 C Broad St., 409 House 1950 ca.
One-story frame Minimal Traditional style dwelling with a cross gable composition shingle roof; faces south, rectangular 3x3 bay core with a front facing gable wing at the west bay of the facade and a rear gable extension; less than full facade shed porch with decorative metal supports; central entrance at the facade flanked to the west by a single 6/6 window and to the east by a multi-light picture window, similar single and double 6/6 windows of the side elevations; cementitious shingle siding; continuous concrete block foundation; contributing frame garage to the northwest.

- 9 C Broad St., 410 Smith, Harry, House 1946
One-story frame Ranch style dwelling with a cross gable composition shingle roof; faces north, rectangular 5x2 bay core with a front-facing gable projection at the eastern bay of the facade, 2-bay extension to the west angles slightly to the street; no porch; off-center entrance at the facade flanked to the west by a triple and a single horizontal 2/2 window, an entrance, and a garage, and to the east by two single horizontal 2/2 windows, similar single windows at the side elevations; cementitious shingle siding with stone veneer at the two interior bays and a stone veneer planter at the center bays of the facade; continuous brick foundation.
- 10 C Broad St., 412 Smith, Stokes, House 1960 ca.
One-story frame Minimal Traditional style dwelling with a cross gable industrial metal roof; faces north, rectangular 4x3 bay core with a front-facing gable projection at the two center bays of the facade, a side gable wing to the east, and a shed extension to the west; entrance bay recessed porch with wood post; off-center entrance at the facade flanked to the east by a polygonal bay window with a central triple 6/6 window with flanking side single windows, a double 6/6 window, and a similar single window at the wing, and to the west a similar single window; cementitious shingle siding; continuous brick veneer foundation; contributing garage apartment to the southwest (Resource #11).
- 11 C Broad St., 412 rear Smith, Stokes, House Garage 1960 ca.
Two story frame garage with the apartment above; front-facing gable composition shingle roof; faces south, 2x3 bay rectangular core; less than full façade shed porch at the east elevation with wood posts and railing; double garage opening at the first floor have the facade, two single 6/6 windows at the second level, similar windows at the side elevations; applied composition board siding (ca. 2000); concrete slab foundation. This garage is located to the rear of Resource #10.
- 12 C Broad St., 414 House 1950 ca.
One-story brick veneer Minimal Traditional style dwelling with a cross gable composition shingle roof; faces north, rectangular 3x3 bay core with a front-facing gable wing at the west bay of the facade and a rear gable extension; entrance bay engaged shed porch with replacement wood posts; central entrance at the facade flanked to the west by a single 8/8 window and to the east by a 28-light fixed picture window, similar single and double windows at the side elevations, modern decorative board and batten shutters at the facade windows; exposed brick veneer exterior walls and foundation; carport addition at the east elevation and 3 non-contributing utility buildings to the rear.
- 13 NC Broad St., 416 Easterling, W R, House 1970 ca.
One-story brick veneer Ranch style dwelling with a side gable composition shingle roof; faces north, rectangular 4x2 bay core with a carport extension to the east; extended roofline at the eastern bays of the facade; no porch; recessed carport at the eastern bay; off-center entrance at the facade flanked to the west by two single horizontal 2/2 windows and to the east by a similar double window, similar single and double windows at the side elevations; exposed brick veneer exterior walls and foundation.
- 14 C Broad St., 501 House 1953
One-story frame Ranch style dwelling with a cross gable composition shingle roof; faces south, rectangular 4x2 bay core with a front facing gable wing at the eastern bay of the facade, rear gable wings at either side form U-shaped overall plan, east wing contains an open carport; less than full facade shed porch with a wood post; off-center entrance at

the facade flanked to the east by a tripartite sliding aluminum window (ca. 1975) and to the west by a tripartite picture window and a similar sliding window, similar windows at the side elevations; cementitious shingle siding; continuous brick foundation.

Critz Street

- | | | | | | |
|----|----|----------------|-------|------|---|
| 15 | C | Critz St., 235 | House | 1910 | One-story frame pyramidal form dwelling; hipped composition shingle roof; faces south, 3x3 bay rectangular core with a full-width rear hipped extension; less than full facade hipped porch with columns on stucco pedestals and a wood picket railing; central entrance at the facade with transom and sidelights flanked to either side by single 9/9 synthetic replacement windows (ca. 2000), similar paired windows at the side elevations; applied aluminum siding (ca. 1970); continuous stucco foundation; noncontributing modern carport to the east. |
| 16 | C | Critz St., 237 | House | 1954 | One-story frame Minimal Traditional style dwelling; side gable composition shingle roof; faces south, 3x2 bay rectangular core with a 1x2 bay extension to the east that projects 1/2 bay forward from the core and has a 1x2-bay extension recessed to its east; entrance bay recessed porch with wood posts at a secondary entrance at the wing; central entrance at the facade of the core flanked to either side by single 8/8 windows, with single 6/6 windows at the facade of the projecting bay of the wing with an entrance and an 8/8 window at the receding wing to the east, similar windows at the side elevations; cementitious shingle siding; continuous stucco foundation. |
| 17 | C | Critz St., 238 | House | 1938 | One-story frame Colonial Revival style dwelling with a side gable composition shingle roof; faces north, 4x2 bay core with a 3x1 bay side gable wing to the east with a rear shed extension and a carport addition to the east; full facade recessed porch with chamfered wood posts; off-center entrance at the facade flanked to either side by single 6/6 windows, single replacement windows and an entrance at the facade of the east wing, similar 6/6 windows at the side elevations; applied aluminum siding (ca. 1985); continuous stucco foundation. |
| 18 | NC | Critz St., 239 | House | 1991 | Modern one-story frame dwelling with a hipped composition shingle roof with a front cross gable; faces south, 4x3 bay core with a 1x1 bay front-facing gable projection at the west bay of its facade; entrance bay gable porch with wood columns; off center entrance at the facade with a fanlight and sidelights flanked to the west by a triple 9/6 aluminum window with transoms and to the east by a similar single window and a similar triple window, similar windows without transoms at the side elevations, garage door at the front bay of the east elevation; vinyl siding at the facade with brick veneer at the side elevations; continuous brick veneer foundation. |
| 19 | C | Critz St., 241 | House | 1952 | One-story frame Minimal Traditional style dwelling; cross gable composition shingle roof; faces south, 3x3 bay rectangular core with a 1x1-bay front-facing gable wing at the west bay of the facade and a side gable 1x2 bay wing at the east elevation; entrance bay engaged shed porch with decorative metal supports and railing; entrance at the center bay of the facade flanked to either side by single Craftsman geometric windows, similar windows at the wing and side elevations; cementitious shingle siding; continuous brick foundation; modern utility shed to the rear. |

- 20 C Critz St., 242 House 1947
One-story frame Minimal Traditional style dwelling; cross gable composition shingle roof; faces north, 3x3 bay rectangular core with a front facing gable projection at the west bay of its facade and a rear shed extension; recessed porch at the eastern bays of the façade with paired wood posts; central entrance at the facade flanked to either side by single 6/6 windows, similar windows at the side elevations; applied vinyl siding (ca. 1990); continuous brick foundation.
- 21 C Critz St., 243 House 1946
One and one-half-story frame Minimal Traditional style dwelling; side gable composition shingle roof with two gable dormers (ca. 1990) and a brick exterior end chimney to the east; faces south, 3x3 bay rectangular core with a rear shed extension, a side gable 1x2-bay wing at the front of the east elevation, a side gable wing to the west and a rear gable addition to the northwest; full-facade shed porch with wood posts; off-center entrance at the facade flanked to the north by two single 8/8 windows with modern decorative shutters and to the south by a similar single window, similar windows at the side elevations; applied vinyl siding with fishscale shingles at the dormers (ca. 1990); continuous stucco foundation; modern utility shed to the rear.
- 22 C Critz St., 244 House 1940 ca.
One-story frame Minimal Traditional style dwelling; side gable composition shingle roof; faces north, 3x2 bay rectangular core with a rear shed extension; former recessed porch at the west bays of the façade is now glassed in with single 1/1 synthetic windows (ca. 1990); off-center entrance at the facade flanked either side by 6/6 windows, similar windows at the side elevations; cementitious shingle siding; continuous brick foundation.
- 23 NC Critz St., 245 House 1985
Modern one-story frame and brick veneer dwelling with a side gable composition shingle roof; faces south, 2x2 bay core with a carport extension to the east; less than full façade recessed porch with wood posts and railing; entrance at the west elevation within the porch, 6/6 aluminum windows at the two eastern bays with a facade, similar windows of the side elevations; brick veneer at the east and west bays of the façade and side elevations, vinyl siding at the center bay; continuous brick veneer foundation.
- 24 C Critz St., 246 House 1950 ca.
One-story frame Minimal Traditional style dwelling; side gable composition shingle roof with a secondary front facing gable at its west side; faces north, 4x2 bay rectangular core, 3x1 bay wing at the western bays of the façade and a rear gable extension; no porch; off-center entrance at the facade flanked to either side by 6/6 windows, similar windows at the side elevations; replacement pressed board siding (ca. 1980); continuous brick foundation.
- 25 C Critz St., 247 Halsell, Willie D., House 1955 ca.
One-story frame Minimal Traditional style dwelling; side gable industrial metal roof; faces south, 4x1 bay rectangular core; entrance bay engaged door hood; off-center entrance at the facade flanked to the east by two horizontal 2/2 windows and to the south by a similar window, similar window at the west elevation, entrance at the east elevation; cementitious shingle siding; continuous brick foundation.
- 26 C Critz St., 411 House 1966 ca.
Two-story frame Colonial Revival style dwelling; hipped composition shingle roof with exterior end brick chimneys at either side; faces south, 4x2 bay rectangular core; less than

full facade one story flat-roofed porch with wood columns; two entrances at the center bays of the facade flanked to either side by single 6/6 synthetic replacement windows (2017), similar windows at the 2nd floor and side elevations; plain weatherboard siding; continuous concrete or stucco foundation.

- 27 C Critz St., 501 House 1950 ca.
One-story frame Minimal Traditional style dwelling; side gable composition shingle roof; faces south, 4x2 bay rectangular core with a side gable garage at the rear bay of the north elevation; less than full facade shed extended eave; entrance at the north bay of the facade flanked to the south by a tripartite picture window and single and double synthetic replacement windows (ca. 1990), similar windows at the side elevations; applied vinyl siding (ca. 1990); continuous brick veneer foundation.
- 28 C Critz St., 502 House 1960 ca.
One-story frame Ranch style dwelling with a side gable composition shingle roof; faces north, rectangular 5x2 bay core; extended eave at the entrance bay; off-center entrance at the façade flanked to the west by a triple 6/6 synthetic replacement window (ca. 1990), a similar single window, a box bay window with a similar double window, and to the east by a similar double window, similar single windows at the side elevations; applied vinyl siding (ca. 1990); continuous brick foundation extends as knee wall along the facade; period frame utility shed to the rear.
- 29 C Critz St., 503 House 1949
One-story frame Minimal Traditional style dwelling; cross gable composition shingle roof; faces south, 3x2 bay core with a 1-bay wide front gable wing at the east side of the facade, a 1x1 bay shed wing at the east elevation, and a full-width rear gable and shed extension; less than full facade shed porch with replacement wood posts and railing; central entrance at the façade flanked to either side by single 6/6 windows, similar windows at the side elevations; applied vinyl siding (ca. 1990) with applied stone veneer within the porch; continuous brick foundation; noncontributing utility building to the northeast.
- 30 C Critz St., 504 House 1956
One-story frame Ranch style dwelling with a cross gable composition shingle roof; faces north, rectangular 4x2 bay core with a front facing gable wing at the eastern bay of the facade; less than full facade shed porch with wood posts and a modern picket railing; central entrance at the façade flanked to the west by a single and a double 6/6 synthetic replacement window (ca. 1990) and to the east by similar double and single windows, similar windows at the side elevations; applied plywood siding (ca. 1975); continuous brick foundation.
- 31 C Critz St., 506 House 1954
One-story frame Ranch style dwelling with a hipped composition shingle roof; faces north, rectangular 4x2 bay core with a side hipped wing at the rear bay of its west elevation with rear extension; recessed entrance bay porch with a decorative metal support; entrance at the west bay of the facade flanked to the east by a box bay window with a tripartite picture window with a central two-light panel flanked to either side by narrow 2 horizontal 2/2 windows, a single horizontal 2/2 window, and a similar double window, similar windows at the side elevations; cementitious shingle siding; continuous brick foundation.
- 32 C Critz St., 508 House 1948
One-story frame Minimal Traditional style dwelling with a side gable industrial metal roof; faces north, rectangular 4x2 bay core with a side gable extension to the west; extended

roof at the entrance bay; off-center entrance at the facade flanked to either side by single 1/1 synthetic replacement windows (ca. 2000), similar windows at the side elevations; applied aluminum siding (ca. 1970); continuous concrete block foundation.

- 33 NC Critz St., 510 House 1996
Modern one-story frame dwelling with a front-facing gable composition shingle roof, 1 exterior brick chimney; faces south, 3x3 bay rectangular core with telescoping gable projections at the east bays of the facade; less than full façade shed porch extends to the west as a side gable porte cochere with a cross hip; off-center angled entrance at the facade flanked to the west by a single 9/6 synthetic window and to the east by a double synthetic 6/4 window with a fanlight, similar 9/6 windows at the dormers, similar windows at the side elevations; wood weather board siding; continuous brick veneer foundation.
- 34 NC Critz St., 512 House 1993
Modern two-story frame dwelling with a cross gable composition shingle roof; faces north, 3x2 bay core with a 1-bay wide front gable extension to the east; less than full façade recessed porch with wood posts and railing; entrance at the west bay of the façade flanked to the east by a single 6/6 synthetic window and a single 9/6 synthetic window in a decorative surround with decorative shutters, similar window at the second level, similar windows at the side elevations; composition board siding; continuous brick veneer foundation.
- 35 NC Critz St., 602 House 1980
Modern one-story frame dwelling with a side gable industrial metal roof; faces north, 5x1 bay core; entrance bay gable porch with paired wood posts, carport at the west bay; off-center entrance at the facade flanked to the east bay a double 1/1 synthetic replacement window and to the north by a tripartite picture window, with a central fixed panel flanked to either side by narrow 1/1 light windows, and a single synthetic replacement window, similar windows at the side elevations; vinyl siding; continuous concrete clock foundation.
- 36 C Critz St., 606 House 1960 ca.
One-story brick veneer Minimal Traditional style dwelling with a front gable composition shingle roof; faces east, rectangular 2x4 bay core; recessed porch at the southern bay of the façade with wood posts; entrance at the south elevation within the porch with a secondary entrance at the north elevation, single horizontal 6/6 synthetic replacement windows (ca. 2000) at each bay of the facade, similar windows at the side elevations; painted brick veneer exterior walls and foundation, plywood siding at the gable end.

Montgomery Street

- 37 C Montgomery St. N, 201 House 1936
One-story frame Craftsman style dwelling; front-facing gable industrial metal roof; faces east, 3x4 bay rectangular core with a less than full width rear shed extension; less than full facade gable porch with brick pillars and insect screening; central entrance at the facade flanked to either side by double Craftsman geometric windows, similar single and double windows at the side elevations; plain weatherboard siding; continuous brick veneer foundation; noncontributing industrial metal ancillary apartment building to the rear; modern garage to the northwest.
- 38 C Montgomery St. N, 202 House 1954
One-story frame Minimal Traditional style dwelling with a side gable composition shingle roof with a front-facing gable projection; faces west, rectangular 4x4 bay core with

the 2 center bays projecting slightly under the gable projection, carport extension at the south elevation; entrance bay gable door hood with decorative brackets; off-center entrance at the facade flanked to the south by a triple and a single horizontal 2/2 window and to the north by two similar windows, similar windows at the side elevations; applied aluminum siding; continuous brick foundation.

- 39 C Montgomery St. N, 203 House 1929
One-story brick veneer Tudor Revival style dwelling; side gable composition shingle roof with cross gables, 1 exterior front brick chimney with a shouldered top with double flues and a decorative raised arched panel with herringbone inset; faces east, 3x4 bay rectangular core with side and rear gable projections; recessed porch with polygonal bay at the south bay of the facade now glassed in (ca. 1980); entrance at the north bay of the facade flanked to the south by a triple 9/1 window and the porch, similar single and double windows at the side elevations; exposed brick veneer exterior walls with a herringbone panel at the chimney; continuous brick veneer foundation; modern prefabricated garage to the northwest
- 40 C Montgomery St. N, 204 Taylor, Coleman, House 1954
One-story brick Ranch style dwelling with a hipped composition shingle roof with an exterior end brick chimney; faces west, rectangular 2x2 bay core with a 1x1 bay hipped wing at the western bay of its facade and a projecting rear wing at the northeast corner; no porch; off-center entrance at the facade flanked to the south by two 15-light steel casement windows and to the north by a double 10-light casement window, similar single windows at the side elevations; painted brick exterior walls and foundation.
- 41 C Montgomery St. N 205 House 1930
One-story brick veneer Craftsman style dwelling; side jerkin head gable composition shingle roof with bracketed eaves; faces east, 4x3 bay rectangular core with a side gable wing at the rear bay of the north elevation, rear shed extension; less than full facade gable porch with brick pillars; off-center entrance at the facade flanked to either side by double Craftsman geometric windows and to the north by a similar double window and a similar single window, similar single and double windows at the side elevations; exposed brick veneer exterior walls; continuous brick veneer foundation; 2 modern utility sheds to the rear.
- 42 C Montgomery St. N, 206 Haddock, Ernest H. House 1940 ca.
One-story frame Minimal Traditional style dwelling with a cross composition shingle roof; faces west, rectangular 2x3 bay core with a front facing gable roof with flanking 1x2 bay side gable wings, rear gable extension; less than full façade engaged porch with wood posts; entrance at the north elevation of the core within the porch, single 6/6 windows at the three southern bays of the façade with a single diamond window to the north, similar single 6/6 windows at side elevations; composition board siding; continuous stucco or concrete foundation; non-contributing utility shed to the southwest.
- 43 C Montgomery St. N, 207 House 1940 ca.
One-story brick veneer dwelling with Tudor Revival style architectural details; side gable industrial metal roof with a rear cross gable, off-center exterior front stone chimney; faces east, 4x2 bay rectangular core with a secondary 1x1 bay wing to the south and a less than full width rear gable wing; entrance bay shed porch with decorative metal supports; entrance at the south bay of facade at the core flanked to the north by three single 6/6 windows and to the south by a similar window at the wing, similar single and double windows at the side elevations; exposed brick veneer exterior walls; continuous brick veneer foundation; contributing carport/shed to northwest.

- 44 C Montgomery St. N, 208 Ashford House 1926
One-story brick veneer Tudor Revival style dwelling with a cross composition shingle roof with an exterior end brick chimney; faces west, rectangular 3x1 bay core with a gable projection at the north side of the facade flanked by a projecting gable entrance bay, rear gable extension; less than full façade recessed porch with brick pillars connected by stucco arches; central entrance at the façade within a round arched opening, flanked to the north by a triple 9/1 window, similar single and double windows at side elevations; exposed brick veneer exterior walls and foundation; non-contributing garage to the rear
- 45 NC Montgomery St. N, 208-1/2 House 2010
Modern two-story frame dwelling with a side gable composition shingle; faces west, 3x1 bay core; entrance bay shed door hood; central entrance at the facade flanked to either side by single 4/4 synthetic windows, similar windows at the upper level, small single windows at the side elevations; painted composition board exterior siding; continuous concrete block foundation.
- 46 C Montgomery St. N, 209 House 1940 ca.
Two-story brick veneer dwelling with Colonial Revival style architectural details; side gable industrial metal roof, exterior end brick chimney to the south; faces east, 3x2 bay rectangular core with secondary 1x1 bay one-story wings to the north and south; entrance bay flat-roofed entablature porch with columns; central entrance at the façade flanked to either side by single 6/6 windows, similar windows at the 2nd floor and side elevations; exposed brick veneer exterior walls; continuous brick veneer foundation; contributing shed to northwest.
- 47 C Montgomery St. N, 210 Hines, Wirt, House 1940 ca.
One-story frame Colonial Revival style dwelling with a cross composition shingle roof, site slopes to the rear to expose a full basement; faces west, rectangular 3x3 bay core with a 1x2 bay front-facing gable wing at the south bay of the facade; less than full façade engaged porch with wood posts; entrance at the north elevation within the porch; five-unit 4/4 window in the center bay of the facade flanked to the north by a similar double window, similar 6/6 windows at side elevations; applied aluminum siding (ca. 1980) with stone veneer at the façade of the wing; continuous brick foundation.
- 48 C Montgomery St. N, 211 House 1935
One-story brick veneer dwelling with Tudor Revival style architectural details; side gable composition shingle roof with a rear hipped extension, front-facing multiple gables; faces east, 4x2 bay rectangular core with rear extension; recessed porch at northeast corner of core now glassed in (ca. 1980); entrance bay gable stoop; off-center entrance at the facade of the core flanked to the south by a double wood 6/6 window and to the north by a similar triple window and the glassed in porch, similar single and double windows at the side elevations; exposed brick veneer exterior walls; continuous brick veneer foundation; contributing frame apartment over garage to the rear (Resource #49).
- 49 C Montgomery St. N, 211 rear Garage 1935
Two story frame garage with an apartment above; front-facing gable composition shingle roof; faces south, 2x1 bay rectangular core; no porch; double garage opening at the first floor with an intermediate wood post, off-center single 6/6 window at the second level with a similar smaller window to the east, similar windows at the side elevations; applied aluminum siding (ca. 1975); concrete slab foundation; note: surveyor had no access to the

rear of the property and could not fully evaluate the rear elevation nor the north end of the east elevation. This garage is located to the rear of Resource #48.

- 50 C Montgomery St. N, 213 House 1941
One-story stone veneer dwelling with Tudor Revival style architectural details; side gable composition shingle roof with a rear gable extension; interior end chimney to the south; faces east, 3x3 bay rectangular core with a front-facing gable projecting bay at the south bay of the facade and rear gable extensions; entrance bay aluminum canopy with decorative spear supports; entrance at the north elevation of the gable projection; central double 6/6 window at the facade flanked to the north by a similar single window and to the south by a boxed bay window centered at the gable projection, single and double 6/6 windows at the side elevations; exposed stone veneer exterior walls; continuous stone veneer foundation.
- 51 C Montgomery St. N, 214 House 1948
One-story frame Minimal Traditional style dwelling with a side gable composition shingle roof; faces west, rectangular 5x3 bay core with a 1x2 bay wing and its north elevation and rear extensions; full façade shed porch with decorative metal supports; central entrance at the facade within an entablature surround flanked to either side by two single 6/6 windows, similar windows at the wing and side elevations; wood novelty siding; continuous stucco foundation; period garage to the northeast.
- 52 C Montgomery St. N, 215 House 1952
One-story brick veneer dwelling with Minimal Traditional style architectural details; hipped composition shingle roof with round metal vents at its side slopes; faces east, 4x5 bay rectangular core with a with a hipped 1x1 bay addition at the west bay of the north elevation and a secondary rear gable wing; less than full facade partially recessed polygonal hipped porch with pipe columns and a decorative metal railing; entrance at the northern bay within the porch flanked to the south by a 4-unit grouped 6/6 window, similar single windows at the outer bays with aluminum awnings and modern decorative shutters, similar single and double 6/6 windows at the side elevations; exposed brick veneer exterior walls, plywood siding at the edition; continuous brick veneer foundation.
- 53 NC Montgomery St. N, 221? House 1917
One-story brick veneer pyramidal form dwelling; hipped composition shingle roof with rear hipped extension; faces east, 3x2 bay rectangular core with a rear 3-bay deep hipped extension; recessed carport at northern bay of the facade, less than full facade hipped porch with decorative metal supports; central entrance at the core flanked to either side by 6/6 windows with modern decorative shutters, similar windows at the side elevations; exposed brick veneer exterior walls; continuous brick veneer foundation; appears to have been altered with brick veneer and extended roof over carport (ca. 1975).
- 54 NC Montgomery St. N, 223 House 1986
Modern one-story frame pyramidal form dwelling; hipped composition shingle roof with front facing cross gable, exterior front chimney centered at the facade; faces east, 3x2 bay rectangular core with a 1x1 bay hipped extension at the rear bay of its north elevation and 1x1 bay front gable addition; no porch; entrance at the north elevation at the addition, no openings at the façade of the addition, single 9/9 window at the exposed northern bay of the north extension, similar 9/9 and 6/6 windows at the side elevations; wood weatherboard siding with board and batten at the addition; continuous brick foundation.

- 55 C Montgomery St. N, 225 House 1907
One-story frame pyramidal form dwelling with Neo-Colonial Revival style architectural details; hipped composition shingle roof with a decorative central vent; faces east, 3x2 bay rectangular core with a full-width rear shed extension; full facade hipped porch with decorative metal supports; central entrance at the facade flanked to either side by oversized wood 12/12 windows, replacement 1-1 sliding windows at the side elevations; wood weatherboard siding; continuous concrete block foundation.
- 56 NC Montgomery St. N, 227 House 1945 ca.
Extensively altered 2-story frame dwelling with Colonial Revival style details; side gable composition shingle roof; faces east, 3x1 bay core; no porch; central entrance at the facade flanked to either side by single 9/9 synthetic replacement windows (ca. 2010), similar windows at the upper level and side elevations; applied composition board siding (ca. 2010); continuous patterned concrete block foundation.
- 57 C Montgomery St. N, 405 House 1945 ca.
One-story frame pyramidal form dwelling; hipped composition shingle roof; faces east, 3x2 bay rectangular core with a full-width rear shed extension; full facade hipped porch with wood posts; central entrance at the facade flanked to either side by single 6/6 windows, replacement double 1/1 windows at the side elevations; cementitious shingle siding; continuous concrete block foundation.
- 58 C Montgomery St. N, 406 House 1949
One-story frame Ranch style dwelling with a hipped composition shingle roof; faces west, 4x2 bay rectangular core with a 1x2 bay hipped wing to the south and a 1x1 bay rear wing; no porch; off-center entrance at the facade flanked to the north by a tripartite 3-light/6-light/3 light picture window and two single steel casement windows and to the south by two replacement sliding windows (ca. 1970), steel casement corner windows at the rear and rear wing; wood shake siding; continuous brick foundation.
- 59 C Montgomery St. N, 407 House 1945 ca.
One-story frame Minimal Traditional style dwelling; side gable composition shingle roof with front-facing cross gable; faces east, 3x2 bay rectangular core with a central front-facing gable projection, a secondary side gable wing at the rear bay of the south elevation; central entrance at the facade with a gable hood flanked to either side by single 8/8 windows, 6/6 window at the south wing, similar windows at the side elevations; cementitious shingle siding; continuous patterned concrete block foundation.
- 60 C Montgomery St. N, 408 Goodman, Arthur, House 1955 ca. ca.
One-story brick veneer Ranch style dwelling with a side gable composition shingle roof; faces west, 5x2 bay rectangular core with 2 rear gable wings; less than full façade engaged porch with decorative metal supports; off-center entrance at the facade flanked to the south by a triple horizontal 3/3 window and to the north by a similar triple and two single windows, similar single windows at the side elevations; exposed brick veneer exterior walls; continuous brick veneer foundation.
- 61 C Montgomery St. N, 409 House 1945 ca.
One-story frame Minimal Traditional style dwelling; side gable composition shingle roof with a front-facing cross gable at the north bay of the facade; faces east, 3x2 bay rectangular core with a front-facing gable projection the north bay of the facade; less than full facade shed porch with wood posts; central entrance at the façade flanked to either side by double

3/1 windows, similar single and double windows at the side elevations; cementitious shingle siding; continuous patterned concrete block foundation; modern frame garage to the southwest.

- 62 C Montgomery St. N, 410 House 1940 ca.
One-story frame Minimal Traditional style dwelling with a side gable composition shingle roof; faces west, 4x2 bay rectangular core with a side gable wing at the north elevation and a secondary side gable wing at the rear bay of the north elevation; no porch; off-center entrance at the façade within a gable surround with wood posts flanked to the south by a single 8/12 window and to the north by a similar 8/12 window and a single 6/6 window, 24-light fixed window at the wing, similar 6/6 windows at the side elevations; cementitious shingle siding; continuous brick foundation.
- 63 NC Montgomery St. N, 411 House 1943
One-story frame dwelling; front-facing gable composition shingle roof with half gable; faces east, 3x3 bay rectangular core with a front-facing gable projection at the south bay of the facade; entrance bay recessed porch with wood post; central entrance at the facade flanked to the north by a single 6/6 synthetic replacement window (ca. 2000) and to the south by a double Craftsman geometric window, similar single and double windows at the side elevations; applied vinyl siding (ca. 2000); continuous concrete block foundation.
- 64 C Montgomery St. N, 412 House 1940 ca.
One-story frame Minimal Traditional style dwelling with a cross gable composition shingle roof; faces west, 3x2 bay rectangular core with a 1-bay wide front-facing gable wing at the north bay on the façade and a secondary side gable wing at the rear bay of the south elevation, shed entrance bay at the center bay of the facade; no porch; central entrance at the facade flanked to the north by a 12-light fixed replacement window (ca. 2000) and to the south by a similar 24-light window and a similar 12-light window at the side wing, synthetic replacement 6/6 windows at the side elevations; cementitious shingle siding with stone veneer at the entrance bay; continuous brick foundation.
- 65 C Montgomery St. N, 413 Weddle, Earl M., Sr., House 1945 ca.
One and one-half-story frame Minimal Traditional style dwelling; side gable composition shingle roof with 3 gable dormers; faces east, 3x2 bay rectangular core with side gable wing to the south; entrance bay gable porch with wood posts; off-center entrance at the facade flanked to the north by two single 6/6 windows and to the south by a similar window, short 6/6 window at the wing, similar 6/6 windows at the dormers and side elevations; plain weatherboard siding; continuous patterned concrete block foundation; noncontributing industrial metal storage building to the rear.
- 66 C Montgomery St. N, 414 House 1945 ca.
One-story frame Minimal Traditional style dwelling with a cross gable composition shingle roof; faces west, 4x3 bay rectangular core with a 1-bay wide front-facing gable wing at the third bay of the façade (from the north), less than full façade flat-roofed porch with paired wood posts, recessed carport at west bay; off-center entrance at the facade flanked to the south by a single 8/8 window and to the north by a single 6/6 window, similar single and double 6/6 window at the side elevations; cementitious shingle siding at the east bay and side elevations; continuous brick foundation.
- 67 C Montgomery St. N, 415 House 1960 ca.
One-story frame dwelling; side gable industrial metal roof; faces east, 4x2 bay

rectangular core with a less than full width rear shed extension; less than full facade shed porch with wood posts; off-center entrance at the facade flanked to the north by two single 6/6 synthetic replacement windows (ca. 2000) and to the south by a similar window, similar windows at the dormers and side elevations; wood novelty siding; continuous concrete block foundation; modern utility shed to the rear.

- 68 NC Montgomery St. N, 417 House 1978
Modern one-story and one half story brick veneer dwelling; side gable composition shingle roof with a continuous rear shed dormer, 1 exterior brick chimney; faces east, 5x2 bay rectangular core with a side gable extension at the rear bay of the south elevation; no porch; recessed central entrance at the facade below a narrow roof extension flanked to either side by 2 single 1/1 synthetic windows, similar single and double windows at the side elevations; exposed brick veneer exterior walls; continuous brick veneer foundation.
- 69 C Montgomery St. N, 419 Hentz, T. B., House 1920
One-story frame Craftsman style dwelling; front-facing gable composition shingle roof with angle bracketed eaves; faces east, 5x3 bay rectangular core with a full-width rear shed extension; less than full facade gable porch with outer brick pillars and inner replacement wood columns, wood picket railing; central entrance at the facade flanked to either side by two single Craftsman 4/1 windows, modern arched fanlight at the gable end of the porch with modern eyebrow windows at the gable of the core, modern arched window at the porch gable, similar paired 4/1 windows at the side elevations; plain weatherboard siding; continuous stucco foundation.
- 70 C Montgomery St. N, 500 Scott, Edward, House 1937 ca.
One story frame dwelling with Minimal Traditional style architectural details; side gable composition shingle roof with a front cross gable; faces west, 4x2 bay rectangular core with secondary 1x1 bay wings to the north and south, rear gable wing; entrance bay shed porch with wood posts; off-center entrance at the facade flanked to the north by a triple 6/6 window and to the south by a polygonal bay window with single 6/6 sash and a double 6/6 window, similar single and double windows at the side elevations; applied aluminum siding (ca. 1980); continuous brick foundation
- 71 C Montgomery St. N, 502 Hutchins, Dr. & Mrs. Ross E., House 1938
Neocolonial style split level dwelling with a side gable composition shingle roof; faces west, 3x3 bay rectangular one and one-half story core with half story over the northern bay, slightly projecting entrance bay to the south, rear shed extension to the north, and a one-story round patio addition to the rear (ca. 1955); less than full façade shed porch with wood posts; central entrance with double leaf multi-light doors at the facade opens to the porch, principal entrance with glazed and paneled door at the southern bay, single 6/6 window at the northern bay with a 6-light window at the raised basement level, similar windows at the side elevations; applied vinyl siding (ca. 2000) with stone veneer at the projecting entrance bay; continuous stucco foundation.

Myrtle Street

- 72 C Myrtle St., 400 House 1940 ca.
One-story frame Ranch style dwelling with a hipped composition shingle roof with cross

gables; faces north, rectangular 3x3 bay core with a 2-bay wide front gable wing at the eastern bays of the façade and an irregular-shaped addition to the west and south (ca. 1975); entrance bay hipped porch with wood posts; central entrance at the facade flanked to the east by a double 6/6 window and to the west by a similar triple window, similar single and grouped windows at the east elevation and east side of the addition with a polygonal bay window and single and triple windows at the remainder of the addition; applied board and batten siding at the facade and west addition with cementitious shingles at the east elevation; continuous brick foundation.

- 73 C Myrtle St., 402 Jones, Thomas Shelton, House 1947
One-story frame Minimal Traditional style dwelling with a side gable composition shingle roof; faces north, rectangular 3x3 bay core with a 1 bay wide extension to the west; less than full facade recessed porch with paired wood posts; entrance at the west elevation within the porch, three 6/6 windows at the core with a double 6/6 window at the wing, similar 6/6 windows at the side elevations, windows at the three western bays the façade have modern decorative shutters; applied aluminum siding (ca. 1980); continuous stucco or concrete foundation; modern utility shed to the southwest.
- 74 C Myrtle St., 403 House 1937 ca.
One-story frame Minimal Traditional style dwelling with a cross gable industrial metal roof; faces south, 3x1 bay rectangular core with a 1-bay wide gable projection at the west bay of the facade flanked by a swept shed entrance bay, rear 5-bay deep hipped and gable extension; central entrance at the facade with a shed hood flanked to the west by a single 8/8 window and to the east by a double 6/6 window, similar single and double windows at the side elevation; wood shake siding; continuous brick foundation; period frame shed to the northwest.
- 75 C Myrtle St., 404 House 1949
One-story frame Cape Cod style dwelling with a side gable composition shingle roof with an interior brick chimney; faces north, rectangular 3x2 bay core with a 2 bay wide addition to the west (ca. 1965) and a rear gable wing at its east side; entrance bay shed porch with wood posts, shed porch along the east elevation with a modern deck; central entrance at the facade flanked to either side by single 12/12 windows with wood shutters, entrance and multi-unit fixed windows at the addition, similar 6/6 windows at the side elevations; cementitious shingle siding; continuous brick foundation.
- 76 C Myrtle St., 405 House 1937 ca.
One-story frame Minimal Traditional style dwelling with a cross gable composition shingle roof; faces south, 4x3 bay rectangular core with a slightly projecting gable bay at the eastern side of the facade, a 1x1 bay wing at the front of the east elevation, and a rear gable wing to the east; off-center entrance at the facade with a flared metal hood flanked to the west by a single 6/6 synthetic replacement window (ca. 2000) and to the east by 2 similar windows, similar single and double windows at the wing and side elevations; cementitious shingle siding; continuous brick foundation; modern frame garage to the northeast.
- 77 C Myrtle St., 407 House 1937
One-story frame Minimal Traditional style dwelling with a cross gable industrial metal roof; faces south, 4x2 bay rectangular core with a projecting gable wing at the western bay of the facade, a 1x1 bay wing at the front of the east elevation, and a rear gable extension; less than full façade shed porch with decorative metal supports; entrance at the east elevation of the front wing within the porch, box bay window at the west bay of the façade

with a triple 6/6-8/8-6/6 window, 8/8 window at the east bay, single and double 6/6 windows at the wing and side elevations; cementitious shingle siding; continuous brick foundation; period frame garage to the northwest.

- 78 C Myrtle St., 409 VonSeutter, Dr. Armin, House 1949
One-story frame Ranch style dwelling with a cross gable composition shingle roof; faces south, 4x2 bay rectangular core with a projecting gable wing at the western bay of the facade and an L-shaped former garage wing to the east, garage has now been enclosed with a polygonal bay window centered its facade; less than full façade shed porch with wood posts; off-center entrance at the facade flanked to the west by two single 8/8 windows and to the east by a multi-light picture window, polygonal bay window at the façade of the side wing, single and double 6/6 windows at the wing and side elevations; cementitious shingle siding; continuous brick foundation; period frame utility shed to the northwest.
- 79 C Myrtle St. , 411 House 1950 ca.
One-story frame Ranch style dwelling with a side gable composition shingle roof, site slopes to the east to expose full basement level; faces south, 4x3 bay rectangular core with the west bay of the facade projecting slightly, a 2-bay garage addition to the west, and a rear gable wing to the west; entrance bay recessed porch with a wood post; central entrance at the facade flanked to the west by a triple horizontal 2/2 window and to the east by similar single and double windows, similar windows at the side elevations; applied vinyl siding (ca. 2000); continuous brick foundation.

Oktibbeha Drive

- 80 NC Oktibbeha Dr., 95 House 2012
Modern two-story frame dwelling with a hipped composition shingle; faces south, 3x2 bay core; less than full facade 1-story gable projection at the central bay of the facade; entrance at the west elevation of the projection, double 4/4 synthetic windows at the outer bays of the first floor of the façade with a single 9-light fixed window at the center bay, similar double windows at the outer bays upper level flank a round window, single and double 4/4 synthetic windows at the side elevations; painted composition board exterior siding; continuous concrete block foundation.
- 81 NC Oktibbeha Dr., 97 House 1999
Modern two-story frame dwelling with a side gable industrial metal roof; faces south, 5x2 bay core; less than full façade pedimented gable porch with paired wood posts; central entrance at the façade with transom flanked to either side by two single 4/4 synthetic windows, similar windows at the upper level and side elevations; painted composition board exterior siding; continuous concrete block foundation.
- 82 C Oktibbeha Dr., 101 House 1955 ca.
One-story brick veneer Contemporary style dwelling with a hipped composition shingle roof; faces south, 3x3 bay rectangular core with a garage extension at the rear bay of its west elevation, the site slopes to the east to reveal a full basement level; less than full façade recessed entrance bay at the facade with flanking side windows flanked to either side by 2x2 sliding windows, similar windows at the side elevations; exposed brick veneer exterior walls with weatherboard at the entrance bay; continuous brick veneer foundation.
- 83 C Oktibbeha Dr., 102 House 1957
One-story frame Contemporary style dwelling with a hipped composition shingle roof;

faces southeast, V-shaped core with 2-bays at each leg, a hipped secondary extension to the west, and an engaged carport to the east; off-center recessed entrance at the facade flanked to the east by a five-unit fixed display window and to the west by double and triple horizontal 2/2 windows, single windows at the side elevations; board and batten siding; continuous brick veneer foundation.

- 84 C Oktibbeha Dr., 103 Solomon, Country, House 1945 ca.
One-story frame Ranch style dwelling with a side cross composition shingle roof; faces northwest, rectangular 6x2 bay core with an extension to the south, the center bays of the façade project slightly; slightly projecting pedimented gable entrance bay porch with turned posts at the west bay of the projection, single bay shed porch with turned posts to the east of the projection; entrances at the second and fourth base of the facade flanked by single 8/8 and 6/6 windows, similar windows at the side elevations; exposed brick veneer exterior walls and foundation with some areas planned with composition board siding; modern frame detached garage to the south.
- 85 C Oktibbeha Dr., 104 McCain, Dewey, House 1955 ca.
One and one-half-story frame Minimal Traditional style dwelling with a side gable composition shingle roof with two gable dormers and an exterior end brick chimney; faces southeast, rectangular 2x4 bay core with a 1x2 bay one-story wing to the north with an attached garage wing, rear extensions; no porch; off-center entrance at the facade with an entablature surround flanked to the south by two 6/6 windows and to the north by a single 8/8 window at the wing, similar 6/6 windows at the side elevations; wood weatherboard siding; continuous brick foundation.
- 86 NC Oktibbeha Dr., 106 House 1983
Modern one-story brick veneer dwelling with a side gable composition shingle roof; faces east, 5x2 bay core with a side gable garage extension to the south; less than full façade gable porch with wood posts; central entrance at the facade flanked to either side by a double and a single aluminum 6/6 window; exposed brick veneer exterior walls; continuous brick veneer foundation.
- 87 NC Oktibbeha Dr., 410 House 1950 ca.
Extensively altered one-and one-half story brick veneer and frame dwelling with a cross gable composition shingle roof, off-center shed dormer; faces west, brick veneer portion appears to be the original 4x2 bay side gable core with a large cross gable frame addition to the north (ca. 2010); off-center entrance at the core flanked to the north by a single 8/8 window and to the south by two single 6/6 windows, similar windows at the south elevation; brick veneer exterior walls and foundation; less than full facade recessed porch at the south bay of the addition, entrance at the porch with sidelights is now the principal entrance to the house, three 10-light casement windows at the 3 northern bays, similar windows at the gable end, tripartite 3/12/3 window at the dormer, all windows at the addition are synthetic, composition board siding at the edition with the continuous brick veneer foundation.
- 88 C Oktibbeha Dr., 411 House 1950 ca.
One-story brick veneer Ranch style dwelling; hipped composition shingle roof; faces east, 5x2 bay core with a secondary rear shed extension; less than full facade shed porch with wood posts, recessed to carport at south bay with wood supports and apron wall at its south side; off-center entrance at the facade flanked to the east by a steel 6-light casement window and a 9-light casement window and to the west by a multi light steel picture window

and a 9-light windows, similar windows at the side elevations, modern decorative shutters at some windows; brick veneer exterior walls and foundation.

- 89 C Oktibbeha Dr., 412 House 1950 ca.
One-story frame Minimal Traditional style dwelling with a cross gable composition shingle roof; faces west, rectangular 3x2 bay core with a 1-bay wide gable projection at the north bay of the facade and a carport extension to the north; no porch, recessed carport at the north bay of the façade with decorative metal supports; central entrance at the façade of the core flanked to the south by a tripartite picture window and to the north by a double 6/6 synthetic replacement window, secondary entrance within the carport, similar windows and older horizontal 2/2 windows at the side elevations; cementitious shingle siding; continuous brick foundation.
- 90 C Oktibbeha Dr., 413 House 1955 ca.
One-story brick veneer Minimal Traditional style dwelling; cross gable composition shingle roof; faces east, 5x2 bay core with a central 2-bay wide front gable projection and 1x1 bay wings at either side elevation, rear extensions; entrance bay recessed porch with decorative metal supports, west wing appears to be a former porch or sunroom that has now been glassed in (ca. 1990); off-center entrance at the facade flanked to the north by a single 8/8 window, a 6/6 window, and an 8/8 window and to the south by a triple 6/6-8/8-6/6 window, similar single and double windows at the wings and side elevations; painted brick veneer exterior walls; continuous brick veneer foundation; non-contributing utility building/garage to the northeast.
- 91 C Oktibbeha Dr., 414 House 1950 ca.
One-story frame Cape Cod style dwelling with a side gable composition shingle roof; faces west, rectangular 3x3 bay core with a 1-bay wide side gable extension at the north elevation with a rear gable wing; recessed entrance bay, recessed porch at the north bay of the façade with paired wood posts; central entrance at the façade of the core with a decorative entablature surround, modern replacement door, at the porch flanked to either side by single 8/8 synthetic replacement windows (ca. 2000), similar windows at the side elevations; cementitious single siding; continuous patterned concrete block foundation.
- 92 C Oktibbeha Dr., 415 House 1945 ca.
Two-story brick veneer Colonial Revival style dwelling; side gable composition shingle roof; faces east, 3x2 bay core with 1-bay side gable extension to the north, attached garage to the north; entrance bay flat-roofed porch with replacement aluminum columns; central entrance at the façade within a decorative surround with fanlight flanked to either side by 6/6 windows, similar windows at the upper floor and side elevations; painted brick veneer exterior walls; continuous brick veneer foundation.
- 93 C Oktibbeha Dr., 416 House 1940 ca.
One-story frame Minimal Traditional style dwelling with a side gable composition shingle roof; faces west, rectangular 3x2 bay core with a 1-bay wide side gable extension at the front bay of the north elevation, slightly projecting center bays at the facade; recessed entrance bay; off-center entrance at the façade of the core flanked to the south by a multi-light bay window and to the north by two single 6/6 synthetic replacement windows (ca. 2000), similar wood 6/6 and 8/8 windows at the side elevations; cementitious single siding; continuous patterned concrete block foundation.

- 94 C Oktibbeha Dr., 418 House 1950 ca.
One-story frame Minimal Traditional style dwelling with a side gable composition shingle roof; faces west, rectangular 3x2 bay core with a 1-bay wide side gable extension to the south; recessed entrance bay; central entrance at the façade of the core flanked to either side by single 8/8 windows, similar windows at the wing and similar single 6/6 windows at the side elevations; cementitious single siding; continuous patterned concrete block foundation.

Old West Point Road

- 95 C Old West Point Rd., 301 House 1959
One-story brick veneer Minimal Traditional style dwelling with a hipped composition shingle roof; faces east, rectangular 4x4 bay core; no porch; off-center entrance at the facade flanked to the north by a two single horizontal 2/2 windows and to the south by a similar double window, similar windows at the side elevations; exposed brick for near exterior walls and foundation.
- 96 C Old West Point Rd., 302 House 1958
One-story frame Ranch style dwelling with a side gable composition shingle roof; faces west, rectangular 5x2 bay core; less than full facade recessed porch with a recessed carport at the northern bay; off-center entrance at the facade flanked to the south by a single and a double horizontal 2/2 window and to the south by a similar 4-unit window and a similar double window, similar single windows at the side elevations; wood shake siding over a raised stone veneer foundation at the facade continuous brick foundation at the side elevations.
- 97 C Old West Point Rd., 303 Duplex 1959
One-story frame Minimal Traditional style duplex with a hipped composition shingle roof; faces east, rectangular 4x4 bay core; no porch; paired central entrances at the facade flanked to either side by single horizontal 2/2 windows, similar windows at the side elevations; applied plywood siding (ca. 1980); continuous concrete block foundation.
- 98 C Old West Point Rd., 304 House 1955 ca.
One-story frame Ranch style dwelling with a side gable composition shingle roof, exterior end brick chimney; faces west, rectangular 5x2 bay core with a slightly projecting center bay and a recessed carport at the southern bay; entrance bay recessed porch; off-center entrance at the facade flanked to the north by a steel multi light casement window and a single horizontal 2/2 window and to the south by a similar horizontal 2/2 window, secondary entrance at the carport with a six light door, similar windows at the side elevations; applied vinyl siding (ca. 2000); continuous brick foundation.
- 99 C Old West Point Rd., 305 Duplex 1960 ca.
One-story frame Minimal Traditional style duplex with a hipped composition shingle roof; faces east, rectangular 4x4 bay core; no porch; paired central entrances at the façade with aluminum canopies flanked to either side by single horizontal 2/2 windows, similar windows at the side elevations; applied plywood siding (ca. 1980); continuous concrete block foundation.
- 100 C Old West Point Rd., 306 House 1958
One-story brick veneer Ranch style dwelling with a side gable composition shingle roof, off-center front brick chimney; faces west, rectangular 7x2 bay core with a rear gable extension at its northern end, side gable carport extension to the north; entrance bay

recessed porch; off-center entrance at the facade flanked to the south by a single and a double horizontal 2/2 window and to the north by a similar double and single window and two fixed sheet glazed windows with Queen Anne block glass transoms, similar horizontal 2/2 windows at the side elevations; exposed brick veneer exterior walls and foundation.

- 101 C Old West Point Rd., 307 Duplex 1960 ca.
One-story frame Minimal Traditional style duplex with a hipped composition shingle roof; faces east, rectangular 3x2 bay core with a secondary 2-bay wide hipped wing at the front bay of the north elevation; no porch; entrances at the second and fourth bays of the façade with aluminum canopies flanked to either side by single horizontal 2/2 windows, similar windows at the side elevations; applied aluminum siding (ca. 1970); continuous concrete block foundation.
- 102 C Old West Point Rd. 309 Duplex 1960 ca.
One-story frame Minimal Traditional style duplex with a hipped composition shingle roof; faces east, rectangular 4x2 bay core; no porch; paired central entrances at the façade with aluminum canopies flanked to either side by single horizontal 2/2 windows, similar windows at the side elevations; applied aluminum siding (ca. 1970); continuous concrete block foundation.
- 103 NC Old West Point Rd., 405 House 1992
Modern one-story frame dwelling with a side gable composition shingle roof; faces east, 5x1 bay core; cantilevered shed entrance hood, recessed carport at the north bay; off center entrance at the facade flanked to the south by a single synthetic 6/6 window and to the north by similar double and single window, similar windows at the side elevations; vinyl siding; continuous brick veneer foundation.
- 104 C Old West Point Rd., 407 House 1950 ca.
One-story frame Minimal Traditional style dwelling with a side gable composition shingle roof; faces east, rectangular 3x4 bay core; less than full façade recessed porch with decorative metal supports; off-center entrance at the facade flanked to either side by single Craftsman geometric synthetic replacement windows, similar windows at the side elevations; cementitious shingle siding; continuous brick foundation.
- 105 C Old West Point Rd., 408 House 1951
One-story frame Ranch style dwelling with a side gable composition shingle roof, exterior front brick chimney; faces west, rectangular 6x2 bay core with a rear extension to the north; entrance bay recessed porch with a recessed carport at the northern bays has now been enclosed (ca. 1975); off-center entrance at the facade flanked to either side by a small 6-light steel casement window and a single 12-light steel casement window, secondary entrance at the garage enclosure flanked either side by single aluminum horizontal 2/2 windows, similar windows at the side elevations; exposed brick veneer exterior walls and foundation.
- 106 C Old West Point Rd., 409 House 1950 ca.
One-story frame Minimal Traditional style dwelling with a side gable composition shingle roof; faces east, rectangular 3x4 bay core; less than full façade recessed porch with paired wood posts; off-center entrance at the facade flanked to either side by single 1/1 synthetic replacement windows, similar windows at the side elevations with one historic 6/6 window remaining at the rear bay of the south elevation; cementitious shingle siding; continuous brick foundation.

- 107 C Old West Point Rd., 411 House 1950 ca.
One-story frame Minimal Traditional style dwelling with a side gable composition shingle roof; faces east, rectangular 5x2 bay core with a slightly projecting gable bay at the south end of the façade and a rear gable extension; less than full façade shed porch with decorative metal supports; off-center entrance at the facade flanked to the north by a single 6/6 window and to the south by two similar windows and an 8/8 window, similar windows at the side elevations; applied aluminum siding (ca. 1975); continuous brick foundation.
- 108 C Old West Point Rd., 413 House 1947
One-story frame Minimal Traditional style dwelling with a side gable composition shingle roof; faces east, rectangular 3x3 bay core with a rear shed extension; less than full façade recessed porch with decorative metal supports, open carport along the south elevation; off-center entrance at the facade flanked to either side by single 6/6 windows, similar windows at the side elevations; cementitious shingle siding; continuous brick foundation.
- 109 C Old West Point Rd., 415 House 1950 ca.
One-story frame Minimal Traditional style dwelling with a side gable composition shingle roof; faces east, rectangular 5x2 bay core with a rear shed extension; less than full facade shed porch with paired wood posts; off-center entrance at the facade flanked to either side by single horizontal 2/2 windows, similar windows at the side elevations; applied aluminum siding (ca. 1975); continuous brick foundation; non-contributing garage to the northwest.
- 110 C Old West Point Rd., 417 House 1950 ca.
One-story frame Minimal Traditional style dwelling with a side gable composition shingle roof; faces east, rectangular 3x3 bay core with a rear shed extension; less than full façade partially recessed gable porch with decorative metal supports; off-center entrance at the facade flanked to either side by single 6/6 windows, similar windows at the side elevations; cementitious shingle siding; continuous brick foundation.
- 111 C Old West Point Rd., 419 House 1950 ca.
One-story frame Minimal Traditional style dwelling with a side gable composition shingle roof; faces east, rectangular 5x2 bay core with a rear shed extension; less than full façade shed porch with wood posts and a replacement wood railing; off-center entrance at the facade flanked to the north by a single 6/6 window and to the south by two similar windows and an 8/8 window, similar windows at the side elevations; applied vinyl siding (ca. 1990); continuous brick foundation.
- 112 C Old West Point Rd., 421 House 1950 ca.
One-story frame Contemporary style dwelling with a front-facing gable composition shingle roof with an extended eave to the east over a carport; faces east, rectangular 3x3 bay core; full façade recessed porch with wood posts; off-center entrance at the facade flanked to the north by a single horizontal 2/2 window and to the south by a tripartite picture window, similar single and double windows at the side elevations; applied aluminum siding (ca. 1970); continuous brick foundation.
- 113 C Old West Point Rd., 423 House 1951
One-story frame Minimal Traditional style dwelling with a side gable composition shingle roof; faces east, rectangular 4x2 bay core with a carport extension to the north;

projecting eave at the entrance bay; off-center entrance at the facade flanked to the south by a single horizontal 2/2 window and to the north by a tripartite picture window with a fixed central panel flanked to either side by narrow horizontal 2/2 windows and a similar single window, similar windows at the side elevations; cementitious single siding above a raised brick veneer foundation.

- 114 C Old West Point Rd., 425 House 1960 ca.
One-story brick veneer Minimal Traditional style dwelling with a front gable composition shingle roof; faces east, rectangular 2x4 bay core; recessed porch at the northern bay of the façade with a wood post; entrance at the north elevation within the porch, single horizontal 2/2 windows at each bay of the facade, similar windows at the side elevations; painted brick veneer exterior walls and foundation, plywood siding at the gable end

Overstreet Drive

- 115 C Overstreet Dr., 501 House 1955 ca.
One-story frame Minimal Traditional style dwelling; cross gable composition shingle roof; faces southeast, 3x2 bay core with a 2-bay wide front gable projection at the west side of the facade and 1x1 bay wing at the west elevation; slightly recessed off-center entrance with entablature surround flanked to either side by single 8/8 windows, double synthetic replacement 9/9 window at the west wing, similar triple window at the west elevation of the west wing; cementitious shingle siding; continuous brick and concrete block foundation; noncontributing carport/utility shed to the north.

- 116 C Overstreet Dr., 502 House 1955 ca.
One-story brick veneer and frame Minimal Traditional style dwelling; cross gable composition shingle roof; faces west, 3x2 bay rectangular brick veneer core with a 2-story 1-bay wide front-facing gable extension or addition to the north; less than full facade shed porch with decorative metal supports wraps to the north elevation as a carport; off-center entrance at the core flanked to the south by a single horizontal 2/2 window and to the north by 2 similar windows and a similar double window at the extension, modern decorative shutters at the windows; brick veneer exterior walls at the core, cementitious shingle siding at the extension/addition, triangular louvered vent at the gable end; continuous brick veneer foundation; noncontributing utility shed to the south.

- 117 C Overstreet Dr., 503 House 1959
One-story frame Minimal Traditional style dwelling; side gable composition shingle roof; faces east, 3x2 bay core with the 2 northern bays projecting slightly; recessed entrance stoop with decorative metal support; central entrance at the facade flanked to either side by single 8/8 windows, similar 6/6 windows at the side elevations; cementitious shingle siding; continuous brick foundation; noncontributing utility shed to the northwest.

St. Charles Avenue

- 118 NC St. Charles Ave., 101 House 1950 ca.
Much altered Minimal Traditional style one story dwelling originally with a side gable composition shingle roof, modern exterior front chimney between the two western bays of the facade; a full width addition across the facade with front facing gables was constructed across the façade in 1987; modern double one over one windows at the far side, modern fixed gable end windows, historic 6/6 sash at the side elevations; cementitious shingle siding; continuous brick foundation.

- 119 C St. Charles Ave., 103 House 1950 ca.
One-story frame Minimal Traditional style dwelling; side gable composition shingle roof; faces south, 3x2 bay rectangular core, 2x1 bay wing at the rear bay of the west elevation with a rear gable extension; no porch; recessed off-center entrance at the facade flanked to the east by a single and a double 6/6 window and to the west by similar window, similar windows at the side elevations; cementitious shingle siding with brick veneer surround and stair at the entrance; continuous brick veneer foundation.
- 120 C St. Charles Ave., 104 House 1948
One-story frame Cape Cod style dwelling with a side gable composition shingle roof; faces north, 3x1 bay rectangular core with a 1x3 bay extension to the west; entrance bay slightly projecting pedimented gable entrance surround with paired wood posts; central entrance at the core flanked to either side by single 8/8 windows, similar 6/6 window at the extension and side elevations, windows typically have decorative shutters; cementitious shingle siding at the east bay and side elevations; continuous brick foundation.
- 121 C St. Charles Ave., 105 House 1950 ca.
Split level frame Ranch style dwelling; cross gable composition shingle roof; faces south, 1x2 bay rectangular core with a 2x3 bay 2-story front-facing gable wing to the west with a 1-story rear extension and a side gable 2-bay wide carport wing to the east; the two story section is architecturally inconsistent with the one story section, suggesting that it might be a later alteration; 2-tier recessed porch at the two-story wing with wood posts and railing; entrance at the east bay within the porch flanked to the west by a single 1/1 window, box bay window centered at the core with triple 1/1 windows, entrance centered the upper floor of the porch; applied aluminum siding (ca. 1985); continuous brick veneer foundation.
- 122 C St. Charles Ave., 106 House 1948
One-story frame Minimal Traditional style dwelling with a cross gable composition shingle roof; faces northeast, 4x2 bay rectangular core with a 2-bay wide central gable projection; entrance bay recessed porch; off-center entrance at the facade flanked to either side by single 8/8 windows, similar windows at the side elevations; cementitious shingle siding at the east bay and side elevations; continuous brick foundation.
- 123 C St. Charles Ave., 108 House 1958
One-story frame and brick veneer Ranch style dwelling with a side gable composition shingle roof, 1 exterior brick chimney; faces northeast, 5x2 bay rectangular core; entrance bay recessed porch with wood posts; off-center entrance at the facade flanked to the east by a single 6/6 window and to the west by a tripartite picture window, a 6/6 window, and a polygonal bay window, similar single and double windows at the side elevations; exposed brick veneer at most of the facade with cementitious shingle siding at the east bay and side elevations; continuous brick veneer foundation; non-contributing utility shed to the northwest
- 124 C St. Charles Ave., 109 Bell, Harry, House 1940 ca.
One-story frame Minimal Traditional style dwelling; cross gable composition shingle roof; faces south, 3x2 bay core with a 2-bay wide front gable projection at the west bays of the facade of the core and 1x1 bay wings at either side elevation; entrance bay shed porch with wood posts; off-center entrance at the facade flanked to the west by a double 6/6 window and to the east by a multi light picture window, similar 6/6 single windows at the wings; wood shake siding; continuous brick foundation; non-contributing utility building/garage to the northeast.

- 125 C St. Charles Ave., 111 House 1950 ca.
One-story frame Ranch style dwelling; cross gable industrial metal roof; faces south, 6x2 bay core with a 2-bay wide front gable wing at the west bays of the facade of the core and 1x2 bay rear wing to the east; less than full facade shed porch with wood posts; off-center entrance at the facade flanked to the east by a single 8/8 window and to the west by a multi-light picture window and an 8/8 window, 2 similar windows at the facade of the wing, similar single and double windows at the side elevations; stone veneer at the facade with composition board siding at the side elevations; continuous brick foundation; non-contributing utility building to the rear.
- 126 C St. Charles Ave., 112 House 1935
One and one-half-story frame Dutch Colonial Revival style dwelling with a side gambrel composition shingle roof with continuous front and rear shed dormers; faces northeast, 3x2 bay rectangular core with a one-story side gable 1x2 bay wing to the south and a one and one-half-story garage wing to the north, rear gable wing at the north side; no porch; central entrance at the facade flanked to the south by a polygonal bay window with a central double 6/6 window with flanking angled single windows and to the north by a double 6/6 window, similar single windows at the outer bays of the 2nd level with a central low-height double 6/6 window, similar single and double windows at the side elevations; cementitious shingle siding; continuous brick foundation.

White Drive

- 127 C White Dr., 101 Duplex 1950 ca.
Two-story frame Minimal Traditional style duplex building with a hipped composition shingle roof; faces east, two 2x2 bay blocks separated by a breezeway under a continuous roof; the northern block has two former garage openings at its first level with a double and a single 6/6 window at the second level, the south block has a single garage opening at its northern bay, each of the garage openings has been modified, pedestrian entrances with shed hoods are located at the rear bays of the second floor of each side elevation and are accessed by wooden staircases, single 6/6 windows flank each of these entrances; cementitious shingle siding; continuous brick foundation.
- 128 C White Dr., 102 House 1950 ca.
One-story frame Minimal Traditional style dwelling with a gable and hipped composition shingle roof with an exterior end brick chimney; faces west, rectangular 3x3 bay core with a 1-bay wide hipped extension at the north bay of the facade and a rear shed extension; entrance bay shed porch with a wood post; central entrance at the facade flanked to the north by a single 6/6 aluminum replacement window and to the south by a similar double window, similar windows at the side elevations; cementitious shingle siding; continuous stucco foundation; contributing frame garage building to the southeast.
- 129 C White Dr., 103 House 1946
One-story frame Cape Cod style dwelling with a side gable composition shingle roof; faces east, rectangular 3x3 bay core with flanking secondary 1x2 bay gable wings; entrance bay gable porch with decorative metal supports and railings; central entrance at the core flanked to either side by single 6/6 windows, similar windows at the wings and side elevations; applied vinyl siding (ca. 2000); continuous brick foundation.

- Section 8 page 30

bay wide side gable extension to the north and a rear gable extension; entrance bay shed porch with wood posts; central entrance at the facade flanked to the south by a single 6/6 window and to the north by similar double and single windows, similar windows at the side elevations; applied board and batten siding; continuous brick foundation; contributing frame garage to the northeast.

- 136 NC White Dr., 112 House 1956
 Much altered contemporary style dwelling with a hipped composition shingle roof with cross gables; faces north, 6x2 bay core with side gable extensions to the east and west and a rear gable addition; less than full façade modern replacement porch with wood posts; off center entrance at the facade flanked to either side by single and double synthetic 1/1 windows with a polygonal bay window at the west bay of the facade, similar windows of the side elevations; modern board and batten siding; continuous brick foundation.
- 137 NC White Dr., 200 House 1975
 Modern two and one-half-story frame dwelling with a side gable composition shingle roof with three gable dormers, exterior end brick chimneys at either side elevation; faces north, 4x2 bay core; widely spaced entrances at the two center bays of the facade flanked at the outer bays by single synthetic 6/6 windows, similar windows at the upper levels & elevations; aluminum siding; foundation not visible.
- 138 C White Dr., 205 House 1954
 One-story frame Ranch style dwelling with a side gable composition shingle roof; faces southeast, rectangular 5x2 bay core; extended eave over the three northern bays of the facade extends to the east as a porte cochere; central entrance at the facade flanked to the north by two single 1/1 replacement windows (ca. 2000) and to the south by two double single-light clerestory windows, similar windows at the side elevations; board & batten siding with stone veneer at a portion of the southern bays of the facade; continuous brick foundation.
- 139 NC White Dr., 207 House 1985
 Modern one-story and one-half story brick veneer dwelling; side gable composition shingle roof with 2 gable dormers; faces south, 3x2 bay rectangular core; entrance bay partially engaged shed porch with paired wood posts; central entrance at the facade flanked to the either side by single 9/6 synthetic windows, similar 6/6 windows at the dormers, similar windows at the side elevations; exposed brick veneer exterior walls; continuous brick veneer foundation.
- 140 C White Dr., 211 House 1958
 One-story frame Ranch style dwelling with a side gable industrial metal roof; faces south, rectangular 5x2 bay core with a rear shed extension at its west side; no porch; off-center entrance at the facade flanked to the east by a single horizontal 2/2 window and to the west by a tripartite picture window, a single horizontal 2/2 window and a 2-light clerestory window, similar windows at the east elevation; applied vinyl siding (ca. 1990); continuous brick foundation.
- 141 NC White Dr., 213 House 1975 ca.
 Modern one-story frame dwelling with a side gable composition shingle roof, 1 exterior front brick chimney; 4x2 bay core with a 1x3 bay side gable garage extension to the east with a raised roofline; open pergola at the west bays of the façade; off center entrance at the facade flanked to the west by a triple 6/6 synthetic window and to the east by a similar single

window and a similar five-unit similar grouped window, similar windows of the side elevations; board and batten siding; foundation not visible.

White Drive, East (Note: The use of the term “East” is for the benefit of the reader and is not part of the official street address).

- 142 C White Dr. East, 303 House 1961
One-story frame Minimal Traditional style dwelling with a cross gable composition shingle roof; faces east, rectangular 4x3 bay core with a slightly projecting off-center gable bay; less than full façade shed porch with wood posts; off-center entrance at the facade flanked to the north by a single 8/8 window and to the south by a single 8/8 and a single 6/6 window, similar 6/6 windows at the side elevations; applied vinyl siding (ca. 2000); continuous brick foundation.
- 143 C White Dr. East, 304 House 1964
One-story frame Ranch style dwelling with a side gable composition shingle roof; faces west, rectangular 6x3 bay core; recessed porch with wood columns at the center bays with a 2-bay wide recessed carport at the southern bays; off-center entrance at the facade flanked to the south by a 3-unit horizontal 2/2 window and to the north by two similar single windows, similar single and double windows at the side elevations; cementitious single siding; raised brick veneer foundation.
- 144 C White Dr. East, 305 House 1946
One-story frame Cape Cod style dwelling with a side gable composition shingle roof; faces east, rectangular 3x3 bay core with secondary rear wing to the south; entrance bay gable door hood with decorative brackets, shed carport the north elevation; central entrance at the facade flanked to the either side by single 6/6 windows, similar 6/6 windows at the side elevations; cementitious shingle siding; continuous brick foundation.
- 145 C White Dr. East, 306 House 1946
One-story frame Ranch style dwelling with a side gable composition shingle roof; faces west, rectangular 4x3 bay core with a side gable extension to the north with a rear shed extension; recessed porch at the center bays; off-center entrance at the facade flanked to the south by a 4-unit horizontal 2/2 window and to the north by similar single and double windows, similar single and double windows at the side elevations; cementitious single siding; continuous brick foundation.
- 146 C White Dr. East, 307 Cleburne, Warren, Duplex 1950 ca.
One-story frame Minimal Traditional style duplex with a cross gable composition shingle roof; faces east, rectangular 5x3 bay core with front-facing gable wings at its outer bays; less than full façade partially engaged porch with wood posts; central entrance at the facade flanked to either side by double Craftsman geometric windows, similar single windows at the wings and side elevations; cementitious shingle siding; continuous concrete block foundation.
- 147 C White Dr. East, 308 Duplex 1940 ca.
One-story frame Ranch style duplex with a hipped composition shingle roof; faces west, rectangular 6x3 bay core; no porch; entrances at the 2nd and 5th bays of the facade with tripartite picture windows in the two center bays with fixed central lights flanked to either side by narrow single horizontal 2/2 windows, double horizontal 2/2 windows in the outer bays, similar single and double windows at the side elevations; exposed brick veneer at the center

bays and foundation of the outer bays with cementitious single siding above at the outer bays and at the side elevations; continuous brick foundation at the side elevations.

- 148 C White Dr. East., 310 House 1960 ca.
One-story frame Contemporary style dwelling with a front-facing gable composition shingle roof; faces west, rectangular 2x3 bay core with a carport extension to the south; less than full façade gable porch with wood posts; central entrance at the facade flanked to the south by a double sliding window, similar single and double windows at the side elevations with a large picture window at the west bay of the north elevation; wood shake siding over a raised brick veneer foundation.
- 149 C White Dr. East., 311 Meyer, Henry F., House 1940 ca.
One-story frame Ranch style dwelling with a cross gable industrial metal roof, one interior brick chimney; faces east, rectangular 3x2 bay core with a front-facing gable wing at the northern bay of its facade, a cross gable addition to the south, and attached garage to the north; entrance bay shed porch with a wood posts now partially enclosed; entrance is located at the south elevation of the porch enclosure and is flanked to the north by a bay window with a double 1/1 replacement window and the south by similar double window, similar single windows at the wings and side elevations; wood weatherboard siding with stone veneer highlights; continuous brick foundation.
- 150 C White Dr. East, 312 House 1960 ca.
One-story brick veneer Ranch style dwelling with a side gable composition shingle roof; faces west, rectangular 5x1 bay core; less than full façade engaged porch with wood posts; off-center entrance at the facade flanked to the north by a single 2/2 synthetic replacement window (ca. 2010) and to the south by two similar single windows and a similar double window, similar windows at the side elevations; painted brick exterior walls and foundation.
- 151 C White Dr. East, 313 House 1950 ca.
One-story brick veneer Ranch style dwelling with a side gable industrial metal roof, one exterior end brick chimney; faces east, rectangular 4x2 bay core; entrance bay shed porch with narrow wood posts on wood pedestals; off-center entrance at the facade flanked to the north by 6-light picture window, to the south side a small single window, a double clerestory window, and an open carport, similar single windows at the wings and side elevations; painted brick veneer exterior walls and foundation.
- 152 NC White Dr. East, 314 Apartment Building 1970 ca.
Modern 2-story brick veneer apartment building with a side gable composition shingle roof; faces southwest, 6x1 bay core; full façade recessed two-tier porch with decorative metal supports and railing, exterior metal staircase; entrances at the second and fifth bays at each level flanked to either side by single 6/6 synthetic windows, no windows of the side elevations; brick veneer exterior walls at the side elevations and lower level of the façade with plywood siding at the upper level of the facade; concrete slab foundation.
- 153 C White Dr. East, 406 House 1950 ca.
One-story frame Minimal Traditional style dwelling with a side gable composition shingle roof with a front facing gable projection; faces west, rectangular 3x3 bay core with a rear shed extension; less than full façade partially recessed gable porch with decorative paired wood posts; off-center entrance at the facade flanked to either side by single 6/6 windows, similar windows at the side elevations; cementitious shingle siding; continuous brick foundation.

- 154 C White Dr. East, 407 House 1944
 One-story frame Minimal Traditional style dwelling with a side gable industrial metal roof with a front facing gable projection; faces east, rectangular 3x2 bay core with a 1-bay wide side gable wing and a rear gable extension at the north end; entrance bay shed porch with a wood posts and exposed rafter ends; central entrance at the facade flanked to either side by 1/1 synthetic replacement windows (ca. 2000), similar 3-unit grouped windows at the side wing, similar single windows at the side elevations; cementitious shingle siding; continuous brick foundation.
- 155 C White Dr. East, 408 House 1949
 One-story frame Minimal Traditional style dwelling with a cross gable composition shingle roof; faces west, rectangular 3x3 bay core with a front facing gable wing at the south bay of the facade; less than full façade partially recessed shed porch with decorative metal supports; off-center entrance at the facade flanked to either side by single 6/6 windows, similar windows at the side elevations; cementitious shingle siding; continuous brick foundation; contributing frame shed to the rear.
- 156 C White Dr. East, 409 House 1950 ca.
 One-story frame Minimal Traditional style dwelling with a side gable composition shingle roof; faces east, rectangular 3x2 bay core with the two northern bays of the core projecting slightly; entrance bay partially engaged shed porch with wood posts, open carport at the north elevation; central entrance at the facade flanked to either side by 8/8 windows, similar 6/6 windows at the side elevations; cementitious shingle siding; continuous brick foundation.
- 157 C White Dr. East, 410 Easley, Oby W. House 1949
 One-story frame Minimal Traditional style dwelling with a side gable composition shingle roof; faces west, rectangular 3x2 bay core with a secondary side gable wing at the south elevation with a rear extension and a rear gable wing at its north end; entrance bay gable porch with a decorative metal supports; central entrance at the facade flanked to either side by 8/8 windows, similar windows at the wing with similar single and double 6/6 windows at the side elevations; applied vinyl siding (ca. 1990); continuous brick foundation. A 1950 photograph of this house shows that it originally had cementitious shingle siding, that the south wing was originally an open carport, and that the porch was supported by wood posts.
- 158 C White Dr. East, 411 House 1949
 One-story frame Minimal Traditional style dwelling with a side gable composition shingle roof; faces east, rectangular 3x2 bay core with a front-facing gable projection at the two northern bays of the facade; entrance bay recessed porch with a wood post, open carport at the north elevation; central entrance at the facade flanked to either side by 8/8 windows, similar 6/6 windows at the side elevations; cementitious shingle siding; continuous brick foundation; 2 frame utility sheds at the rear, the northernmost of which appears to be contemporary with the house.
- 159 C White Dr. East, 412 House 1950 ca.
 One-story frame Minimal Traditional style dwelling with a cross gable composition shingle roof; faces west, rectangular 3x2 bay core with a front-facing gable wing at the two southern bays of the facade and a side gable wing to the south with a recessed carport; entrance bay recessed porch with a wood post and modern railing; central entrance at the

facade flanked to either side by 8/8 windows, similar windows at the side elevations; cementitious shingle siding; continuous brick foundation.

- 160 C White Dr. East, 414 House 1950 ca. ca.
One-story frame Minimal Traditional style dwelling with a side gable composition shingle roof; faces west, rectangular 3x3 bay core with a rear shed extension; less than full façade partially recessed gable porch with wood posts; off-center entrance at the facade flanked to the north by a single 6/6 window, similar windows at the side elevations; cementitious shingle siding; continuous brick foundation.
- 161 C White Dr. East, 416 House 1950 ca.
One-story frame Minimal Traditional style dwelling with a side gable composition shingle roof; faces west, rectangular 3x1 bay core with a secondary rear wing to the east and an addition at the west side of the rear elevation that extends to the west (1986), southern bay of the core projects slightly; entrance bay engaged shed porch with wood posts; central entrance at the facade flanked to either side by single 8/8 windows, narrow single clerestory windows at the side elevations; plain weatherboard siding; continuous brick foundation.
- 162 C White Dr. East., 418 House 1950 ca.
One-story frame Minimal Traditional style dwelling with a side gable composition shingle roof; faces west, rectangular 3x4 bay core; recessed porch at the northern bay of the façade with paired wood posts, insect screening and an aluminum canopy; off-center entrance at the facade flanked to either side by single 6/6 windows, similar windows at the side elevations; cementitious shingle siding; continuous brick foundation.
- 163 C Oktibbeha Gardens Drainage System 1937 ca.
System of concrete drainage culverts and bridges that carry water through the subdivision.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

☐

A. Owned by a religious institution or used for religious purposes

☐

B. Removed from its original location

☐

C. A birthplace or grave

☐

D. A cemetery

☐

E. A reconstructed building, object, or structure

☐

F. A commemorative property

☒

G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Architecture

Period of Significance

ca. 1937-ca. 1967

Significant Dates

1937

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Johnson, Jones & Reynolds Architects

Thomas Shelton Jones & Associates, AIA

Period of Significance (Justification)

The period of significance for the Oktibbeha Gardens Subdivision Historic District extends from 1937, the year the subdivision was platted and its earliest resources were constructed, through 1967, when its most recent contributing resource was completed.

Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Oktibbeha Gardens Subdivision Historic District is locally significant under National Register Criterion A in the area of Community Planning and Development for its role as the center of the city's first planned residential subdivision. The district is also locally significant under Criterion C for its excellent examples of early to mid-20th century residential architecture.

Narrative Statement of Significance

(Provide at least **one** paragraph for each area of significance.)

Community Planning and Development

The Oktibbeha Gardens Subdivision Historic District is eligible for listing in the National Register of Historic Places under Criterion A in the area of Community Planning and Development for its role as one of the city's first modern suburban residential subdivisions. While bordered by the city's traditional street grid, the subdivision itself utilized a pattern of curvilinear streets and uniform house setbacks that contrasted with the city's traditional building pattern. The neighborhood was developed in the years immediately preceding World War II, but the majority of its resources were constructed after the war, making it also significant for its role in responding to the city's post-war housing shortage.

Architecture

The contributing buildings in the Oktibbeha Gardens Subdivision Historic District are architecturally significant as being representative of the modest-size residential architectural styles popular in the immediate pre- and post-World-War II periods. Of the houses within or adjacent to the subdivision constructed in or after 1937, several are representative of styles that became popular in the early to mid- 20th century. These include Colonial Revival style houses and Tudor Revival style houses. The remaining houses are typical of styles that became popular in the immediate pre-World War II period and in the post-war years through 1967. The post-war housing consists predominantly of Minimal Traditional and Ranch style houses. The district is also representative of a typical mid-20th century suburban development plan, typified by the use of curvilinear streets and uniform house setbacks and represents the first such subdivision plan in the city.

Narrative History

The *Official Map of the City of Starkville Miss.* dated July 2, 1935, shows the property on which the Oktibbeha Gardens subdivision would later be developed as the farm of John McKinstry White (1862-1937).¹ Several houses are shown along N. Montgomery Street, outside the boundaries of the eventual subdivision, one house is shown along Old West Point Road, and another house

¹ Arthur L. Goodman, Civil Engineer, *Official Map of the City of Starkville Miss.*, July 2, 1935.

that still stands along Chapin Street just south of the subdivision is depicted.² The latter appears to have been White's farmhouse that he transferred to his sisters Mabel (1859-1948) and Lucy White (1865-1946) in 1914.³ John White sold the remainder of the farm, the site of the subdivision, to Mabel and Lucy on March 16, 1937, just prior to his death on July 4th of that year.⁴ J. P. Broadstreet and the Oktibbeha Development Corporation purchased the property from the White sisters between May and July 1937.⁵

The front page of *The Starkville News* of April 2, 1937 announced: "New City Subdivision Planned; Recognize District as Solution to Residential Shortage Here."

The completion of plans for a new and exclusive residential district was announced Wednesday by a group of men composed of Messrs. J. P. Broadstreet, Grady Imes, R. P. Colmer, J. B. VanLandingham, D. M. McCain and others. The new subdivision, located between N. Montgomery St. and W. Point Rd., bordered on the north by Critz Street, is seen as a solution to the cramped housing conditions. It is said that it is the last desirable exclusive site for a subdivision within the city limits.⁶

The article continues:

A thought that has long been entertained by leading Starkville and college citizens, the land represents a beautiful district such as can be only found in some of the largest cities. Winding hard surface roads will be constructed, interceded by many parks with all grounds landscaped. Restrictions will be made as to the type of houses that can be constructed, thus ensuring any person against devaluation of property by the construction of cheap houses. The property is close to the business district, only one block off of Lee street, which will soon be U.S. 82 highway. Roads will be located in such a way that outlets are convenient to all other sections of town and the college.

Oktibbeha Gardens was announced as the name of the subdivision in an article in *The Starkville News* on June 25, 1937:

Seen as the solution to the "drastic" housing situation now existing here, those in charge of the new project announce that five homes will be started as soon as construction contracts can be let. As the realization of a long dream, the area will be made as modern and convenient as present-day utilities will permit. Flowering shrubs will be placed over the division. Roadways have been surveyed and partially completed. They will be hard surface with concrete gutters. One of the most outstanding features of the lots is the fact that they will be exclusive, yet being served with all public utilities. Lots are available at a minimal cost. Besides the five

² The properties along Chapin Street were not included in the acreage that was acquired for the Oktibbeha Gardens subdivision.

³ Deed Book 136, p. 584.

⁴ Deed Book 197, p. 352.

⁵ Deed Book 208, p. 422; Deed Book 191, p. 356; the mortgage appears to satisfied in 1939 and the property was transferred from the Whites to the Oktibbeha Development Corporation a deed recorded in Deed Book 208 on page 422

⁶ "New City Subdivision Planned; Recognize District as Solution to Residential Shortage Here," *The Starkville News*, April 2, 1937, p. 1.

already sold, 38 more are offered. These are of different sizes and anyone can have any type of lot desired. Home owners will be protected against the devaluation of property by an amendment providing for a minimum cost of the homes to be constructed. That is, the person who builds a five thousand dollar home need not have any fear that the value of that home will be lowered by a cheaper house on the next lot.⁷

An advertisement in the same issue refers to the development as “Starkville’s most beautiful residential section” and states that many lots had been sold but that a limited number still available at \$300: “Large lots, many with beautiful shade trees. Winding drives have been graded are to be graveled. Erection of several homes costing \$3000 and above will begin within two or three weeks. Price of lots will advance when construction work is underway. Select your lot today before the price advances. Deeds can be delivered immediately. Oktibbeha Gardens - restricted exclusively to homes and apartments cost \$3,000.00 and more. J.P. Broadstreet, Sales Agent.”⁸

In the early 20th-century, landscape architects such as the Olmstead brothers and Warren Manning developed strategies for laying out picturesque residential suburbs. They accommodated curving roadways to irregular topography and left creek beds and flood-prone areas in a natural state, often dedicating them to recreational use. Though smaller in area than the developments typically designed by these men, the original Oktibbeha Gardens plan is consistent with their design philosophies, suggesting that the designer was familiar with their work.

A plat for Oktibbeha Gardens phase 1 prepared by “D. M. McCain, Civil Engineer”, was recorded on June 21, 1937.⁹ Grady Imes and J. P. Broadstreet are listed on the deeds as the “Proprietors of the Oktibbeha Development Corporation”. A subsequent plat for phase 2 of Oktibbeha Gardens, also prepared by “D. M. McCain, Surveyor”, was recorded on December 11, 1937 with Fred M. Smith and W. W. McClanahan as owners.¹⁰

As the country was trying to lift itself out of the Great Depression, home ownership was established as a priority for the U.S. government as it responded to the economic challenges to the home-building industry with both new ideas for mortgage financing and plans for quality affordable housing, all with the desire to stimulate the economy through construction activity. The National Housing Act of 1934 was passed with these goals in mind:

Signed into law on June 27, 1934, the National Housing Act began a new chapter for American single-family housing and government involvement in the housing market. The objective of the Act was to make funds available for home repair and construction while providing jobs and improving the country’s economic conditions resulting from the Great Depression. Longer range objectives were “to reform mortgage lending practices, to broaden opportunities for home ownership, and to raise housing standards.” It was these policies that influenced home ownership and residential development patterns well beyond the 1930s, especially during the housing boom following World War II.¹¹

⁷ “New Subdivision Of City Is Named “Oktibbeha Gardens,” *The Starkville News*, June 25, 1937, p. 1.

⁸ “You Are Invited...,” *The Starkville News*, June 25, 1937, p. 8.

⁹ Deed book 197, p. 456.

¹⁰ Deed book 197, p. 578.

¹¹ Pettis, Emily, et al. *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing* (Washington, DC: Transportation Research Board, 2012), p. 49.

Sales of home sites in Oktibbeha Gardens were spurred in 1938 by amendments to the National Housing Act that reduced mortgage rates by removing a one-half per cent mortgage insurance charge that had previously been tacked on to five percent fixed FHA mortgages. The amendments also changed the way the FHA charged for mortgage insurance premiums, by basing the premiums on the outstanding balance rather than the original face value alone. This typically resulted in a savings of approximately one percentage point. In addition, the rules reduced the required down payment from twenty percent to ten percent, making it much easier for buyers to afford the down payments.¹²

An advertisement in the March 24, 1939 issue of *The Starkville News* by the Starkville Lumber and Coal Company, J.B. VanLandingham manager, general contractors, announced that the 90% FHA loan program would expire on June 30, 1939.¹³ In a subsequent advertisement in the April 9th edition, the company stated: "Never in the history of America has it been so easy to build a home. Anyone can build one, and most people are. Why don't you look into this business of homebuilding... a home in which you can relax in security... a place to rest for your old age."¹⁴ VanLandingham was active in building houses in Oktibbeha Gardens and served for a time as a member of the Board of Directors of the Oktibbeha Development Corporation.

Only limited information has been found to document the earliest residents of the neighborhood, as city directories are not available for Starkville until 1961. Original deed records provide names of the early owners and research indicates that the residents were typically businessmen, professionals, and people associated with the Agricultural and Mechanical College of the State of Mississippi (later Mississippi State College, 1932, and Mississippi State University, 1958) and its associated Agricultural Experiment Station. Jack D. and Vermelle Mullen acquired lot #32 and twenty-foot strips off the adjacent parcels for \$500 on October 9, 1939. Mullen (1898-1964) graduated from the Agricultural and Mechanical College in 1927 and worked for the U.S. Post Office. He later served as a Lieutenant Colonel in the U.S. Air Force during World War II.

The 1940 census records Charles R. Ashford, Soil Conservationist, Mississippi State College living at 208 N. Montgomery Street and Ernest H. Haddock, a teacher at the college living at 206 N. Montgomery Street. Both houses are in the survey area for this project but are outside but adjacent to the limits of the actual Oktibbeha Gardens subdivision. No other listings have been located in these records for addresses within the subdivision.

Deeds for properties in the neighborhood carried the follow restrictive covenants:

- 1) The property above described shall be used for residential purposes only and no dwelling that this construction thereon shall cost less than \$3000.
- 2) The property above described shall at no time be conveyed by the owner to any person of any race other than the Caucasian race.
- 3) No structure shall be built closer than 40 feet from the street on which it is located and the front of such structure shall be as nearly as practicable parallel to such street.¹⁵

¹² "Home Financing Cost is Reduces," *The Starkville News*, February 11, 1938, p. 3.

¹³ "The Home is the Heart of the Nation," *The Starkville News*, March 4, 1939, p. 3.

¹⁴ "In the Spring, A Family's Fancy Turns to Thoughts of Building a Home," *The Starkville News*, April 7, 1939, p. 3.

¹⁵ Deed book 197, p. 242.

New housing construction came to a virtual halt during World War II. After the war, the demand for housing mushroomed, both due to rising general prosperity and the large number of veterans who had access to the benefits of the G.I. Bill. Between 1945 and 1954, more than 13 million houses were built in the U.S. In anticipation that the war would eventually come to an end and recognizing the increased demand that would result, a plat for phase 3 of Oktibbeha Gardens was recorded on June 3, 1942, listing R. J. Goodman, President, and Mrs. Robert Brannin, Secretary of the Oktibbeha Development Corporation and D. M. McCain as the Surveyor.¹⁶

A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing published by the Transport Research Board describes the changed Post-War housing circumstance:

Postwar suburban growth can be attributed to new prosperity, housing demand, government and private encouragement of home ownership, a shift in standards of living, and the readily available suburban land that was suitable for residential development. In addition, the growing automobile age and improved infrastructure, through new roads and the Interstate Highway System, contributed to suburban development further from cities' central cores by improving access to available land for development. It is this combination of social, economic, and political factors that shaped the development of the postwar residential suburbs, resulting in 60 percent of individuals owning their own single-family home by the 1960s.¹⁷

The majority of the houses constructed in Oktibbeha Gardens, almost fifty percent, date from the post-war period that lasted from 1945 until 1954, with an additional twenty-two percent built between 1955 and 1967.

Pre 1941	23.1%
1941-1944	5.8%
1945-1954	52.2%
1955-1967	18.8%

By 1947, the Oktibbeha Development Corporation was comprised of R. J. Goodman, President, Mrs. Robert Brannin, Secretary, J. B. VanLandingham, Jr., H. W. Raines, Norma W. Raines, Mrs. Henry F. Meyer, John A. Long, Henry F. Meyer, and George S. Shepherd.

¹⁶ Plat book 1, p. 2.

¹⁷ Pettis, p. 50.

John K. Bettersworth, a professor at the college, purchased a lot in February 1947 and engaged Johnson & Jones Architects (later Johnson, Jones & Reynolds) to design his house in the neighborhood which was constructed in 1946 (Resource #88). Born in 1909 in Jackson, MS, Bettersworth attended Millsaps College and graduated magna cum laude in 1929. He taught high school in Jackson for 5 years and then went on to obtain a Ph.D. in history from Duke University in 1937. He was a professor at Mississippi State College (Mississippi State University) for over 40 years. He became the Associate Dean of Liberal Arts in 1956 and Vice President for Academic Affairs in 1961. He was editor of the Mississippi Historical Commission from 1948 to 1968 and Director of the Mississippi Historical Society for over 50 years."¹⁸ Bettersworth wrote *Mississippi, a History* in 1959.

An example of the use of an FHA loan guarantee is found in the original construction, deed, and loan papers for the purchase of 410 White Drive (resource #151) by Oby Easley in late 1949 into early 1950. Mid-South Builders & Decorators, Inc. acquired the property in July 1949 with the intent of building a speculative house on the site.¹⁹ They obtained a waiver to reduce the thirty-foot setback to twenty-five feet.²⁰ Easley purchased the property subject to a \$6,000 mortgage with W. B. Leedy and Company with a term of twenty-five years at four and on-half percent. The loan was guaranteed by FHA as indicated by a title insurance policy that names both the Leedy Company and the Federal Housing Commissioner and or assigns as beneficiaries.²¹

Starkville architect Thomas Shelton Jones (1913-2007) designed and built a house at 402 Myrtle Street (Resource #69) in about 1949. Jones was born in Corinth, MS in 1913 and received his Masters in Architecture from Columbia University in New York in 1940. He worked in architectural firms in Memphis and Mobile before enlisting in the U.S. Army during World War II. He returned to Starkville in 1946 and joined local architect Thomas Henry Johnson, Jr. to form Johnston & Jones Architects (1946-1955, later Johnston, Jones & Reynolds, 1950-1953) and worked with that firm until he established his own firm, Thomas Shelton Jones & Associates, AIA, Architects and Engineers, in 1956.²² Thomas Henry Johnson, Jr. (1906-1979) was also born in Corinth and received a civil engineering degree from Mississippi State University in 1926 and a degree in architecture from the University of Pennsylvania in 1931.

A limited amount of additional construction and rebuilding has occurred in the neighborhood since 1967.

Architecture

Architecturally, Oktibbeha Gardens is typified by modest size houses that are typically frame and one story in height and that represent the styles popular in the immediate pre- and post-World-War II periods. For descriptive purposes, this study has utilized guidance contained within the following publications: Virginia and Lee McAlester's *Field Guide to American Houses* (New York: Alfred A. Knopf, 1986), Georgia State University's *Atlanta Housing 1944-1965* (Atlanta, GA: Georgia State University, 2001), Mead and Hunt, Inc.'s *A Model for Identifying and Evaluating the*

¹⁸ Deed Book 233, p. 311; Starkville, MS, archives of the architectural Firm of Johnston and Jones, in possession of Thomas Shelton Jones, AIA; <https://www.mswritersandmusicians.com/mississippi-writers/john-knox-bettersworth>

¹⁹ Deed book 249, p. 49.

²⁰ Deed book 249, p. 348.

²¹ Miscellaneous transfer papers in the possession of Christina Lusk, Starkville, MS.

²² "Thomas Shelton Jones," *The Clarion Ledger* (Jackson, MS), January 25, 2007; The AIA Historical Directory of American Architects, 1956, 1962, & 1970.

Historic Significance of Post-World War II Housing (Washington, DC: Transportation Research Board, 2012) and *The Ranch House in Georgia: Guidelines for Evaluation* prepared for the Georgia Transmission Corporation by New South Associates in 2010.

The nominated district includes 46 resources that are outside the boundaries of the Oktibbeha Gardens subdivision. Nine of these resources pre-date the subdivision and include one pyramidal-form house (Resource #53), one house thought to date from circa 1907 that appears to have been remodeled in the Colonial Revival style circa 1945 (Resource #78), one in the Classic Re-Revival style (Resource #15, ca. 1910),²³ three that are representative of the Craftsman style (Resources #2, #18, and #20), and three that are representative of the Tudor Revival style (Resources #1, #5, and #86).

Of the houses within or adjacent to the subdivision constructed after 1937, several are representative of styles that became popular in the early to mid-20th century. These include Colonial Revival-style houses (Resources #1, #17, #45, #46, #56, and #92) and the Tudor Revival-style houses (Resources #3, #39, #43, #44, #48, and #50).

The remaining houses are typical of styles that became popular in the immediate pre-World War II period and in the post-war years through 1970. For descriptive purposes, this survey identified and classified resources in this period using the following styles.

In *A Field Guide to American Houses*, Virginia and Lee McAlester define Minimal Traditional as follows:

With the economic Depression of the 1930s came to this compromise style which reflects the form of traditional Eclectic houses, but lacks their decorative detailing. Roof pitches are low or intermediate, rather than steep as in the preceding Tudor style. Eaves and rake are close, rather than overhanging as in the succeeding Ranch style. Usually, but not always, there is a large chimney and at least one front-facing gable, both echoing Tudor features. In fact, many examples suggest Tudor cottages with the roofline lowered and detailing removed.²⁴

The earliest and plainest of these (Resources #24, #25, #27, #32, #73, #95, #97, #99, #101, #102, #117, #120, #127, #128, #130, and #132) typically have small footprints, are one story in height, and typically lack historical details. Slightly larger and more complex houses that sometimes feature stylized historical details include: Resources #2, #6, #8, #10, #12, #16, #19, #20, #21, #22, #29, #36, #38, #42, #51, #52, #59, #61, #62, #64, #65, #66, #70, #74, #76, #77, #85, #89, #90, #93, #94, #104, #106-111, #113-115, #118, #119, #122, #124, #123, #134, #135, #142, #146, #154-163. As defined in this survey, Cape Cod houses (Resources #75, #91, #120, #129, and #144) are similar to Minimal Traditional houses but are typically differentiated by their symmetry, typical central entrance, and use of Colonial Revival details.

A Field Guide to American Houses defines Ranch as follows:

This style was originated in the mid-1930s by several creative California architects. It gained popularity during the 1940s to become the dominant style throughout the country during the decades of the '50s and '60s...The style is loosely based on

²³ The Classic Re-Revival style was described in John Linley's *Architecture of Middle Georgia: The Oconee Area* (Athens, GA: University of Georgia Press, 1972). The style is something of a catch-all for classically inspired post-Civil War buildings that do not fit into other architectural style categories or that may be more vernacular in character.

²⁴ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York, Alfred A. Knopf, 1986), p. 478.

early Spanish Colonial precedents of the American southwest, modified by influences borrowed from Craftsman and Prairie modernism of the early 20th century. Asymmetrical one-story shapes with low-pitched roofs dominate. Three common roof forms are used: the hipped version is probably the most common, followed by the cross-gabled, and, finally, side-gabled examples. There is usually a moderate or wide overhang. This may be either boxed or open, with the rafters exposed as in Craftsman houses. Both wooden and brick wall cladding are used, sometimes in combination. Builders frequently add modest bits of traditional detailing, usually loosely based on Spanish or English Colonial precedents. Decorative iron or wooden porch supports and decorative shutters are the most common. Ribbon windows are frequent as are large picture windows in living areas. Partially enclosed courtyards or patios, borrowed from Spanish houses, are a common feature. These private outdoor living areas to the rear of the house are a direct contrast to the large front and side porches of most late 19th- and early 20th-century styles.²⁵

Ranch style houses in the survey include: Resources #7, #14, #30, #31, #28, #40, #57, #59, #72, #78, #79, #84, #88, #96, #98, #100, #105, #121, #123, #125, #131, #133, #138, #140, #143, #145, #147, #149, #150, and #151.

Architects began to abandon historical precedents and the resulting houses are referred to as Contemporary (Resources #82, #83, #113, and #149). A substyle of this style, Contemporary Gable Front, is represented by Resources #112, #136 and #148.

Context

In addition to the commercial Downtown Starkville Historic District (NR, 2012), there are three other residential districts in the City of Starkville. According to its nomination, the Greensboro Street Avenue Historic District (NR, 1982, expanded, 2008) “possesses fine examples of vernacular architecture dating from the 1860s to the 1920s and preserves the scale and ambience of its historical appearance better than any similar Street in Starkville.” The Overstreet School Historic District (NR, 1992) nomination describes its significance as: “an important physical expression of the growth and development of Starkville during the period 1870 to 1940, when Starkville changed from a small courthouse village with an agricultural economy to one of Mississippi’s major educational and industrial centers.” Of these districts, the Nash Street Historic District (NR, 1993) is the only other district that is representative of the city’s 20th century suburban development. However, the period of the significance for the district ends at 1940 and its architectural character is more related to pre-World War II than postwar development. Oktibbeha Gardens reflects the transition from one to the other.

Integrity

The Oktibbeha Gardens Historic District retains integrity of location, design, setting, materials, workmanship, feeling, and association. The resources within the district typically remain in their original location. The basic designs of the resources within the district are largely unaltered from the district’s period of significance and 85% of the

²⁵Ibid. p. 479.

resources in the inventory are classified as contributing. Only 8 resources (5% of the total) that were constructed prior to 1967 have been altered to the degree where they no longer retain integrity and have been classified as noncontributing. Only 17 additional resources (10% of the total) were constructed after 1967. The district's setting is largely unchanged from 1966. Resources within the district typically retain their historic materials and workmanship. Given the overall retention of its historic appearance and character, the district also retains integrity of feeling and association.

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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 # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 70 ac.

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: Longitude:

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

1. Zone: 16 Easting: 331641 Northing: 3704849

2. Zone: 16 Easting: 332560 Northing: 3704845

3. Zone: 16 Easting: 332286 Northing: 3704444

4. Zone: 16 Easting : 331652 Northing: 3704141

5. Zone: Easting : Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the Oktibbeha Gardens Historic District is shown on the accompanying map, entitled "Oktibbeha Gardens Historic District." The scale is 1" equals 200'.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property contains properties that are historically associated with Oktibbeha Gardens Subdivision. In addition, boundaries include adjacent properties that face the perimeters of the district and help define the perimeter streetscapes and the overall setting of the district. The boundary of the nominated property follows historic boundaries as determined by the re-survey of the district.

11. Form Prepared By

name/title: David B. Schneider
organization: Schneider Historic Preservation, LLC
street & number: 411 E. 6th Street
city or town: Anniston state: AL zip code: 36207
e-mail: dbschneider@bellsouth.net
telephone: 256-310-6320
date: April 3, 2017 ; revised April 28, 2017

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Oktibbeha Gardens Subdivision Historic District
City or Vicinity: Starkville
County: Oktibbeha State: MS
Photographer: David B. Schneider
Date Photographed: January 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo #1 (MS_OktibbehaCo_OktibbehaGardensHD_0001.tif)
N. Montgomery Street, Streetscape, 200 Block, East Side, Camera Facing Northeast

Photo #2 (MS_OktibbehaCo_OktibbehaGardensHD_0002.tif)
N. Montgomery Street, Streetscape, 200 Block, West Side, Camera Facing Southwest

Photo #3 (MS_OktibbehaCo_OktibbehaGardensHD_0003.tif)
N. Montgomery Street, Streetscape, 400 Block, East Side, Camera Facing Northeast

Photo #4 (MS_OktibbehaCo_OktibbehaGardensHD_0004.tif)
N. Montgomery Street, Streetscape, 500 Block, East Side, Camera Facing Northeast

Photo #5 (MS_OktibbehaCo_OktibbehaGardensHD_0005.tif)
N. Montgomery Street, 208, Ashford House (Resource #44), Camera Facing Northeast

Photo #6 (MS_OktibbehaCo_OktibbehaGardensHD_0006.tif)
N. Montgomery Street, 215 (Resource #52), Camera Facing Northwest

Photo #7 (MS_OktibbehaCo_OktibbehaGardensHD_0007.tif)
N. Montgomery Street, 223 (Resource #52), Camera Facing Southwest

Photo #8 (MS_OktibbehaCo_OktibbehaGardensHD_0008.tif)
N. Montgomery Street, 406 (Resource #58), Camera Facing Northeast

Photo #9 (MS_OktibbehaCo_OktibbehaGardensHD_0009.tif)
N. Montgomery Street, 408, Goodman, Arthur, House (Resource #60), Camera Facing East

Photo #10 (MS_OktibbehaCo_OktibbehaGardensHD_0010.tif)
N. Montgomery Street, 409 (Resource #52), Camera Facing West

Photo #11 (MS_OktibbehaCo_OktibbehaGardensHD_0011.tif)
N. Montgomery Street, 413 (Resource #52), Camera Facing Northwest

Photo #12 (MS_OktibbehaCo_OktibbehaGardensHD_0012.tif)
N. Montgomery Street, 419 (Resource #69), Camera Facing Northwest

Photo #13 (MS_OktibbehaCo_OktibbehaGardensHD_0013.tif)
Oktibbeha Street, Streetscape, 100 Block, Both Sides, Camera Facing Northeast

Photo #14 (MS_OktibbehaCo_OktibbehaGardensHD_0014.tif)
Oktibbeha Street, 102 (Resource #83), Camera Facing North

Photo #15 (MS_OktibbehaCo_OktibbehaGardensHD_0015.tif)
Broad Street, Streetscape, 400 Block, North Side, Camera Facing West

Photo #16 (MS_OktibbehaCo_OktibbehaGardensHD_0016.tif)
Oktibbeha Street, 401, Bettersworth, John, House (Resource #1), Camera Facing Northeast

Photo #17 (MS_OktibbehaCo_OktibbehaGardensHD_0017.tif)
Broad Street, Streetscape, 400 Block, South Side, Camera Facing Southeast

Photo #18 (MS_OktibbehaCo_OktibbehaGardensHD_0018.tif)
Broad Street, 410 (Resource #9), Camera Facing Northeast

Photo #19 (MS_OktibbehaCo_OktibbehaGardensHD_0019.tif)
Myrtle Street, Streetscape, 400 Block, North Side, Camera Facing Northeast

Photo #20 (MS_OktibbehaCo_OktibbehaGardensHD_0020.tif)
Myrtle Street, 402, Jones, Thomas Shelton, House (Resource #73), Camera Facing South

Photo #21 (MS_OktibbehaCo_OktibbehaGardensHD_0021.tif)
St. Charles Street, 112 (Resource #126), Camera Facing West

Photo #22 (MS_OktibbehaCo_OktibbehaGardensHD_0022.tif)
St. Charles Street, Streetscape, 100 Block, North Side, Camera Facing Northwest

Photo #23 (MS_OktibbehaCo_OktibbehaGardensHD_0023.tif)
St. Charles Street, 106 (Resource #122), Camera Facing South

Photo #24 (MS_OktibbehaCo_OktibbehaGardensHD_0022.tif)
Oktibbeha Street, 411 (Resource #88), Camera Facing Northwest

Photo #25 (MS_OktibbehaCo_OktibbehaGardensHD_0025.tif)
Oktibbeha Street, Streetscape, 400 Block, East Side, Camera Facing Northeast

Photo #26 (MS_OktibbehaCo_OktibbehaGardensHD_0026.tif)
Oktibbeha Street, 415 (Resource #92), Camera Facing West

Photo #27 (MS_OktibbehaCo_OktibbehaGardensHD_0027.tif)
Critz Street, Streetscape, 200 Block, North Side, Camera Facing Northeast

Photo #28 (MS_OktibbehaCo_OktibbehaGardensHD_0028.tif)
Critz Street, 247 (Resource #25), Camera Facing North

Photo #29 (MS_OktibbehaCo_OktibbehaGardensHD_0029.tif)
Overstreet Dr., 503 (Resource #117), Camera Facing North

Photo #30 (MS_OktibbehaCo_OktibbehaGardensHD_0030.tif)
White Drive, Streetscape, 100 Block, West Side, Camera Facing North

Photo #31 (MS_OktibbehaCo_OktibbehaGardensHD_0031.tif)
White Drive, 102 (Resource #128), Camera Facing East

Photo #32 (MS_OktibbehaCo_OktibbehaGardensHD_0032.tif)
White Drive, Streetscape, 100 Block, East Side, Camera Facing South

Photo #33 (MS_OktibbehaCo_OktibbehaGardensHD_0033.tif)
White Drive, 207 (Resource #139), Camera Facing North

Photo #34 (MS_OktibbehaCo_OktibbehaGardensHD_0034.tif)
White Drive, Streetscape, 300 Block, West Side, Camera Facing North

Photo #35 (MS_OktibbehaCo_OktibbehaGardensHD_0035.tif)
White Drive, Streetscape, 400 Block, East Side, Camera Facing Northeast

Photo #36 (MS_OktibbehaCo_OktibbehaGardensHD_0036.tif)
White Drive, Streetscape, 400 Block, East Side, Camera Facing South

Photo #37 (MS_OktibbehaCo_OktibbehaGardensHD_0037.tif)
White Drive, Streetscape, 400 Block, West Side, Camera Facing Southwest

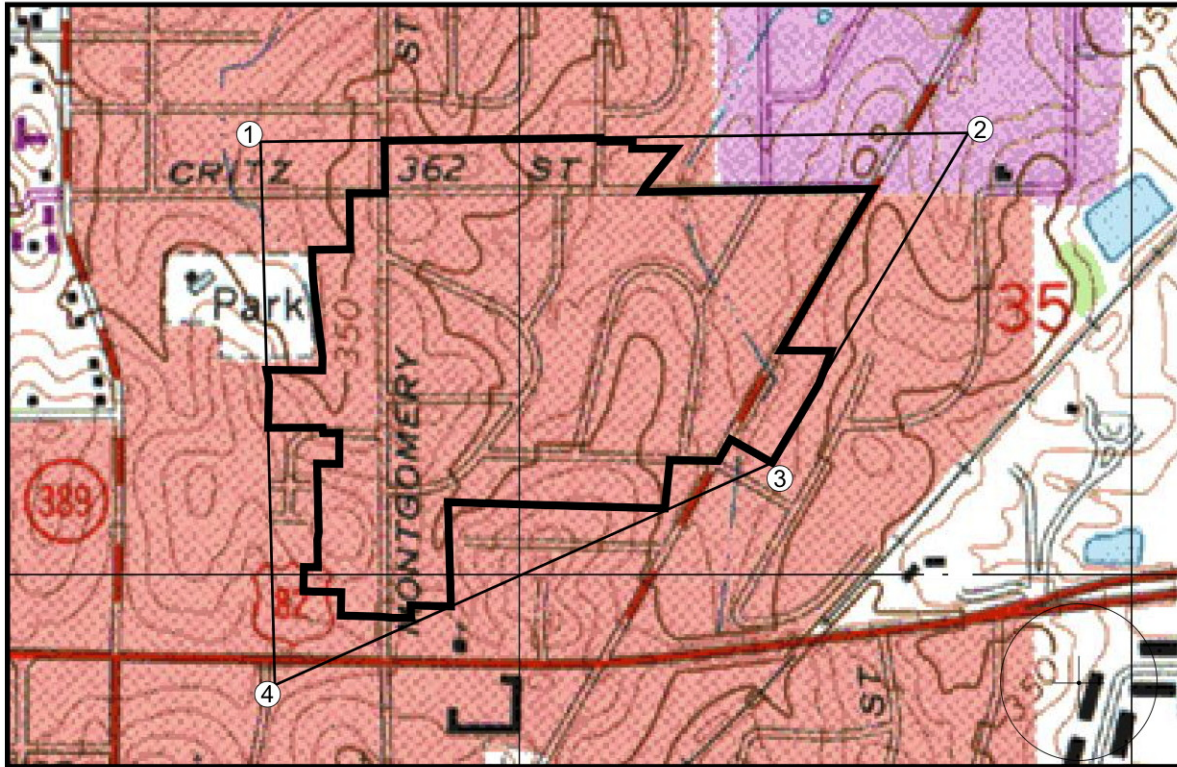
Photo #38 (MS_OktibbehaCo_OktibbehaGardensHD_0038.tif)
Old West Point Rd., Streetscape, 400 Block, West Side, Camera Facing Southwest

Photo #39 (MS_OktibbehaCo_OktibbehaGardensHD_0039.tif)
Old West Point Rd., 309 (Resource #102), Camera Facing North

Photo #40 (MS_OktibbehaCo_OktibbehaGardensHD_0040.tif)
Old West Point Rd., Streetscape, 300 Block, East Side, Camera Facing Northeast

Photo #41 (MS_OktibbehaCo_OktibbehaGardensHD_0041.tif)
Oktibbeha Gardens Drainage System, Resource #163, Camera Facing Northwest

Photo #42 (MS_OktibbehaCo_OktibbehaGardensHD_0042.tif)
Oktibbeha Gardens Drainage System, Resource #163, Camera Facing South



U.S.G.S. Topographic Map
Starkville Quadrangle

- 1: 16 / 331641E / 3704849N
- 2: 16 / 332560E / 3704845N
- 3: 16 / 332286E / 3704444N
- 4: 16 / 331652E / 3704141N

