NPS Form 10-900 OMB No. 1024-0018

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

983

# 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.

RECEIVED 2280
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Nat. Register of Historic Places
National Park Service

**1. Name of Property**

Historic name: Brewer Place

Other names/site number: Brewer Place at Clear Creek

Name of related multiple property listing:

____ Historic Resources of Copiah County

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

**2. Location**

Street & number: 3101 Utica Road

City or town: Crystal Springs State: Mississippi County: Copiah

Not For Publication: [ ] Vicinity: [X]

**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**

Katie Blount Director 12-1-15

**Signature of certifying official/Title:** **Date**

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

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**

## 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

1-19-2016
Date of Action

## 5. Classification

**Ownership of Property**

(Check as many boxes as apply.)

| | |
|---|---|
| Private: | X |
| Public – Local | |
| Public – State | |
| Public – Federal | |

**Category of Property**

(Check only **one** box.)

| | |
|---|---|
| Building(s) | X |
| District | |
| Site | |
| Structure | |
| Object | |

**Number of Resources within Property**
(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|---|---|---|
| 4 | 0 | buildings |
| 0 | 0 | sites |
| 2 | 0 | structures |
| 0 | 0 | objects |
| 6 | 0 | Total |

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**
**Historic Functions**
(Enter categories from instructions.)

DOMESTIC/single dwelling
AGRICULTURE/SUBSISTENCE

**Current Functions**
(Enter categories from instructions.)

DOMESTIC/single dwelling

## 7. Description

**Architectural Classification**
(Enter categories from instructions.)

MID-19TH CENTURY/Greek Revival

**Materials:** (enter categories from instructions.)
Principal exterior materials of the property: __wood, brick

**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 Brewer Place is located in rural Copiah County approximately two miles west of Crystal Springs. The Greek Revival home was built about 1870 by Francis Marion Brewer, a prominent truck crop grower in Crystal Springs. Once part of a larger tract of farm land, the nominated area is approximately 9.8 acres and consists of the main house, a large barn, a small barn, an office/shop, a potato house, a silo, and a small chicken coop. A 1955 photo shows the layout of the house and outbuildings on the property (see Historic Photo 1). The main portion of the house was built in 1870. (See Historic Photo 2).

**Narrative Description**

Facing northeast on Utica Road, the Brewer Place is an excellent example of a one-story Greek Revival planter's cottage (see Photo 1 and 2). Construction on the home began in 1869, not long after the Civil War ended. The home is situated on 9.8 acres, but was once part of a larger tract of farmland owned by Francis Marion "F.M." Brewer, a noted truck crop grower in Crystal

Springs. The surrounding acreage, although sold off through the years, remains relatively unchanged with large pecan and oak trees and picturesque rural views. The house sits several hundred yards from the main road (see Photo 3). A winding dirt U-shaped drive leads to the house (see Photo 4).

Exterior

Built of cedar, the 1 ½ story wood clap house contains 2,231 square feet of living space and has four rooms and a central hall in the main portion of the house. An addition forms an ell off the main portion of the house and includes a sun porch, bathroom, dining room and kitchen. A sunroom is attached to one of the four original rooms (see Photo 5).

The home sits on its original foundation made of brick (see Photo 6). The house and ell both have side-gabled cementitious tile roofs. The primary elevation faces north and has an undercut gallery (35 ft. x 7.3 ft.) extending the front facade of the home and supported by six wood square columns. Two interior chimneys project from the tile roof.

All windows of the original portion are 6/6 double-hung wood. The addition, added in stages has a variety of windows. The dining room, which is closest to the original elevation, has 6/6 wood windows, matching the originals. The kitchen has wood bungalow 4/1 windows while the bathroom as a wood 6/6 and the sun porch has 9/9 wood windows (see Photo 7).

The front central entry is a set of two four-panelled doors framed by one rectangular light transom and three-light sidelights (see Photo 8). To either side of the entrance are two 6/6 wood windows. These are the original windows.

Interior

The interior of the house features a large central hall with two rooms on each side. The walls in the hallway and in each room are wide plank virgin heart of pine and the ceiling is made of tongue-and-groove board (see Photo 9). Each baseboard is the original heart-of-pine wood. The molding used around the windows, doors, baseboards, and mantels is plain, but also made of heart of pine.

The back door and doors to each of the four rooms are four panelled. Several of the door knobs are original porcelain (see Photo 10). Door knobs for the remainder of the doors are the original, but not porcelain, and every door is hung with original hinges and screws (see Photo 11).

The ceilings in the main portion of the house are 11 feet tall (see Photo 12). The ceilings are lower in the dining room, kitchen, sunroom, and bathroom addition. The two front rooms have back-to-back fireplaces, sharing flue space (see Photo 13). The fireboxes have been covered; however, the original Greek Revival mantles remain intact. All four mantles have rounded corners over a simple column on each side (see Photo 14). A sleeping porch is attached to the west facade and is entered from one of the bedroom. It has ten 6/6 wooden double-hung sash windows (see Photo 15).

The front rooms are 14 feet x 15 feet and the two rooms behind them are 15 feet x 15 feet. The

hallway is 7 feet 10 inches wide and 33 feet long. The floors in the entire home are wood.

Beyond the back hallway a sunroom was made from a once open back porch (see Photo 16). This may have been enclosed in the 1970s. A bathroom was added at the end of the sunroom and may have been added at the same time the porch was enclosed (see Photo 17). The floor of the sunroom has a laminated wood floor installed over the original porch flooring. A kitchen was added as well and evidence suggests it was added in the 1920s. The two windows in the kitchen on the west facade are wood bungalow double-sash 4/1 and the one kitchen window on the south facade is the same (see Photo 18). The sunroom has four 9/9 double-hung wood sash windows and one wood 15 light door which provides access to an exterior set of steps. The bathroom has a porcelain clawfoot tub; however, the other fixtures are modern as well as a hexagonal tile floor. The one window for the bathroom is on the east facade and is wood double-hung 6/6. This is the only bathroom in the home. There was an outhouse on the property for a long time but is no longer extant. There is no central heat or air in the home. Beneath the sunroom, kitchen, bathroom and dining room is an unfinished concrete basement (see Photo 19).

Outbuildings

There are four contributing outbuildings and two structures.

The office/shop is 31'x24', totaling 744 square feet. The building served as a small school and office space. Converted from an original tractor barn, at some point steel studs were added as well as a concrete floor foundation, and a metal roof over wooden boards. Electricity is supplied through a separate source than the house. It also has a gas heater and AC window unit. The gabled roof is metal.

The large wood barn is 32'x46', totaling 1,472 square feet on the ground level. It has a loft with approximately the same square footage as the ground level. There are multiple stalls with gates and ample open space along with two storage rooms. The roof is gabled and metal (see Photo 20).

The small barn is 24'x34', totaling 816 square feet on the ground level. It has a loft with approximately the same square footage as the ground level. It has two large storage rooms and a covered space. It was originally a dairy barn. It has a gabled metal roof (see Photo 21).

The potato house is 14'x16', totaling 224 square feet. It has concrete walls and floor and a metal roof. It was used to store potatoes throughout the winter (see Photo 22).

The silo is 12 feet in diameter and made of steel. The floor is concrete (see Photo 23).

There is a small chicken house with a covered area used in the past to raise chickens.

The setting around the house has changed very little except for the tree growth. The original dirt driveway is still used, leading from Utica Road and circling in front of the house. The house remains today much as it did in the 1870s and retains a high degree of integrity.

## 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.)

- [x] 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.
- [x] 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.)
Agriculture
Architecture

**Period of Significance**
1870
1870-1910

**Significant Dates**

**Significant Person**
(Complete only if Criterion B is marked above.)
n/a

**Cultural Affiliation**
n/a

**Architect/Builder**
unknown

**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 Brewer Place is eligible for listing on the National Register of Historic Places under Criterion C for association with Architecture. The building is a raised planter's cottage with vernacular Greek Revival detail built in 1870. Having retained most of its original features as well as several of the historic outbuildings, the property is an excellent example of this style of architecture as well as agricultural living.

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

The Brewer Place is eligible for listing on the National Register of Historic Places under Criterion C as an excellent local example of a rural vernacular Greek Revival raised planter's cottage with accompanying outbuildings. Construction began by F.M. Brewer a few years after the end of the Civil War. At one time, Mr. Brewer owned hundreds of acres, but through the years sold off parcels and now the property consist of 9.8 acres, including part of a lake behind the property.

F.M. Brewer was born in Montgomery (now Powell) County in Kentucky on February 14, 1829. His parents died when he was quite young. At an early age he obtained employment in an iron works near his birthplace. In 1846, while not yet 18 years of age, he became a soldier in the Mexican War, serving in an independent company commanded by Capt. John S. Williams. Through the hardships of the war his health became impaired and for years it was thought that he would not live long; however, he outlived most of the 87 men in his company. He also served the southern army in the Civil War, serving the engineer corps engaged in fortifying Vicksburg. Mr. Brewer first became a resident of Mississippi in December 1855, locating in Vicksburg. Later he moved to Issaquena (now Sharkey) County, then back to Warren County and next to Hinds County. He moved to Copiah County in 1869 and built his vernacular Greek Revival home at that time. He and his wife had nine children. [1]

F.M. Brewer played a significant role in the development of truck crops in Copiah County. He used his farmland on his property to test various crops and fertilizers. Crops he tested included melons, strawberries, and beans. For several years he specifically tested beans and afterwards approached Mr. Dampeer and Mr. Siebe and encouraged them to offer seeds to farmers in hopes of developing commercial crops county-wide. Because of his testing procedures using various fertilizers, he was asked to speak at the State Horticultural Meeting on the subject of fertilizers for fruits and vegetables. At that time the State did not have a law regulating fertilizers. Mr. Brewer called for regulation which eventually led to laws being enacted by the government for that purpose.[2]

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[1] "Crystal Springs Farmers", *The Meteor*, July 18, 1902.
[2] Ibid.

Mr. Brewer had a successful truck growing industry; however, his health began to decline and he was not able to take care of the large acreage of crops. He then turned to pecan trees. He planted large numbers of pecan trees on his property and also began propagating thousands of trees and selling them to farmers in hopes that pecan trees would eventually bring long term success. F.M. was a member of the Methodist church and a well-respected citizen of Crystal Springs and Copiah County. His contributions to the success of Copiah County's truck crop industry should not be underestimated.[3] Brewer died in 1910.

The Brewer Place takes the form of a raised planter's cottage. It is closely related to the Creole cottage found in Louisiana and the Biloxi cottage, common on the Mississippi Gulf Coast. All these forms rely in some fashion on Caribbean building traditions and were adopted across Alabama, Mississippi and Louisiana. Although there is variance in some features, the common features are mostly related to adaptations for tropical and subtropical climates.

By definition, raised planter's cottages are generally raised off the ground to allow ventilation under the structure. In Mississippi, in inland areas, these houses were generally raised only two to four feet, resting on cedar blocks or brick piers. The houses always have a center hall running the depth of the house and are often double-pile. They are generally one and one-half stories in height, and may have either hipped or side-gabled roofs. Full width galleries generally under the main roof structure shields the walls from the daytime sun and creates outdoor living space. Galleries could be found on one, two, three or four sides.[4]

Other adaptations to the climate include high ceilings, generally nine to ten feet in smaller houses but sometimes up to fourteen or sixteen feet. Windows are often large to accommodate breezes, and it is not unusual to find jib windows allowing full access to the front gallery.

The Brewer House typifies the raised planter's cottage. The house is raised two to three feet on brick piers. The house is one story with a large attic that could have served as a second story had it been needed. The house has a full-width gallery on the front facade as well as a full-length gallery on the rear sun porch ell (which actually extends the center hall the length of the building). Two rooms on either side open onto the center hall. The large windows and the eleven foot plus ceilings are common raised planter's cottage features.

The outbuildings provide context, illustrating that the house was the center of an agricultural operation. The barns, potato house, silo, and chicken coop further illustrate the economic self-reliance of rural Mississippi residents during much of the period of significance.

In form, The Brewer Place is a raised planter's cottage. However, in style it is a vernacular version of the Greek Revival style popular throughout the southern United States, including Mississippi. This "vernacular Greek Revival" persisted in rural areas of Mississippi and other

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[3] Ibid.

[4] Crocker, Mary Wallace. Historic Architecture in Mississippi. University Press of Mississippi, 1973.

southern states well into the late nineteenth century, long after the style had gone out of fashion nationally. Characteristics of this vernacular style include simpler versions of the porch columns found on the larger plantation mansions, uniformly rectilinear openings, simple but defined entablatures, and molded capitals.[5] The Brewer Place exemplifies this stylistic language in its colonnaded gallery with simple entablature, simple transom over the main entrance, and mantles featuring wide unadorned entablatures resting on pilasters with restrained capitals. The house is the centerpiece of the property and provides the architectural significance under Criterion C.

The assemblage of farm-related outbuildings exemplifies the continued and adaptive agriculture practices of the farm. Vegetable farming provided income for much of the farm's history, while subsistence farming and cattle raising kept the farm working in later years. The extant barns, potato house, silo, and chicken coop most likely served the everyday needs of the farm, providing fresh and cured meats supplemented by vegetables and fruits grown in garden patches. The outbuildings are constructed of logs most likely taken from the farm property. The buildings add to the agricultural significance of the property under Criterion A, as representative of the types of ancillary farm buildings associated with agricultural practice in Copiah County.

A similar resource, the Marchetti Farm, was listed on the National Register of Historic Places in 1996 for association with Agriculture. The Marchetti Farm was recognized as an intact example of a Copiah County truck farm of the period 1895 to 1940. The farm retains a full complement of historic buildings, and these retain a high degree of integrity. The collection of agricultural outbuildings at the Brewer Place compares well with resources at the Marchetti Farm.

With regard to the architecture of the house at Brewer Place, a comparable Greek Revival property is Mount Arista (aka Liberty Hall), built in 1859 and listed on the National Register of Historic Places.[6] This property has similar features as The Brewer Place such as an undercut gallery running the width of the house, square columns, a simple L-shape plan, and plain mantles, trim and baseboards. The |Brewer Place and Mount Arista are both set back from the main road and have additional outbuildings, typical of the agricultural farm during the period of significance.

## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Crocker, Mary Wallace. Historic Architecture in Mississippi. University Press of Mississippi, 1973.

[5] Kennedy, Roger C. Greek Revival America New York: Stewart, Tabori & Chang, Inc., 1989.

[6] Mississippi Department of Archives and History, Jackson. National Register File. Copiah County. Mount Arista.

"Crystal Springs Farmers", *The Meteor*, July 18, 1902.

Kennedy, Roger C. Greek Revival America New York: Stewart, Tabori & Chang, Inc., 1989.

Lee, Herold Danny, former owner and descendent of F.M. Brewer. 2012.

Mississippi Department of Archives and History, Jackson. National Register File. Copiah County. Mount Arista.

Shackleford, Signe, current owner. Personal Interview. July 2013.

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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:**

_X_ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other
Name of repository: _____

**Historic Resources Survey Number (if assigned):** 029-CRS-3019_____

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**10. Geographical Data**

**Acreage of Property** __9.8 acres_____

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates (decimal degrees)**
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: Longitude:

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

See continuation sheet

**Or**
**UTM References**
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

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

E ½ of SE ¼ of SE ¼ totaling 2 acres and part of the SE ¼ of SE ¼ totaling 7.8 acres for a combined total of approximately 9.8 acres in Copiah County, Mississippi near the vicinity of Crystal Springs.

**Boundary Justification** (Explain why the boundaries were selected.)

The nominated boundaries encompass approximately 9.8 acres. Although F.M. Brewer

owned hundreds of acres around the home, the property has been divided and sold through the years. The boundary around the home includes the home, large barn, small barn, office/shop, potato house, silo, and chicken coop.

## 11. Form Prepared By

name/title: Tricia Nelson
organization: Preservation Consultant
street & number: PO Box 995
city or town: Crystal Spring state: MS zip code: 39059
e-mail LMNelson10@aol.com
telephone: 601-941-3182
date: August 3, 2015

## 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: The Brewer Place

City or Vicinity: Crystal Springs

County: Copiah State: MS

Photographer: Tricia Nelson

Date Photographed: July 2014

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

1 of 23: MS_Copiah County_The Brewer Place_0001
1955 Aerial Historic Photo

2 of 23: MS_Copiah County_The Brewer Place_0002
North facade

3 of 23: MS_Copiah County_The Brewer Place_0003
View from Front Porch

4 of 23: MS_Copiah County_The Brewer Place_0004
Rural Setting

5 of 23: MS_Copiah County_The Brewer Place_0005
West Facade

6 of 23: MS_Copiah County_The Brewer Place_0006
Foundation

7 of 23: MS_Copiah County_The Brewer Place_0007
Exterior Sunroom and Bathroom Addition

8 of 23: MS_Copiah County_The Brewer Place_0008
Front Door

9 of 23: MS_Copiah County_The Brewer Place_0009
Hallway

10 of 23: MS_Copiah County_The Brewer Place_0010
Interior door with porcelain knob

11 of 23: MS_Copiah County_The Brewer Place_0011
Door Hinge

12 of 23: MS_Copiah County_The Brewer Place_0012
Walls & Ceiling

13 of 23: MS_Copiah County_The Brewer Place_0013
Mantle Example #1

14 of 23: MS_Copiah County_The Brewer Place_0014
Mantle Example #2

15 of 23: MS_Copiah County_The Brewer Place_0015
Interior View of Sunroom

16 of 23: MS_Copiah County_The Brewer Place_0016
Sunroom looking at Bathroom

17 of 23: MS_Copiah County_The Brewer Place_0017
Bathroom

18 of 23: MS_Copiah County_The Brewer Place_0018
Kitchen

19 of 23: MS_Copiah County_The Brewer Place_0019
Basement

20 of 23: MS_Copiah County_The Brewer Place_0020
Large Barn

21 of 23: MS_Copiah County_The Brewer Place_0021
Small Barn

22 of 23: MS_Copiah County_The Brewer Place_0022
Potato House

23 of 23: MS_Copiah County_The Brewer Place_0023
Silo

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
**Estimated Burden Statement**: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

## Latitude/Longitude Coordinates

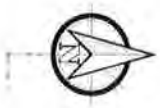
(Follow similar guidelines for entering these coordinates as for entering UTM references described on page 55, *How to Complete the National Register Registration Form*. For properties less than 10 acres, enter the lat/long coordinates for a point corresponding to the center of the property. For properties of 10 or more acres, enter three or more points that correspond to the vertices of a polygon drawn on the map. The polygon should approximately encompass the area to be registered. Add additional points below, if necessary.)

Datum: WG 84

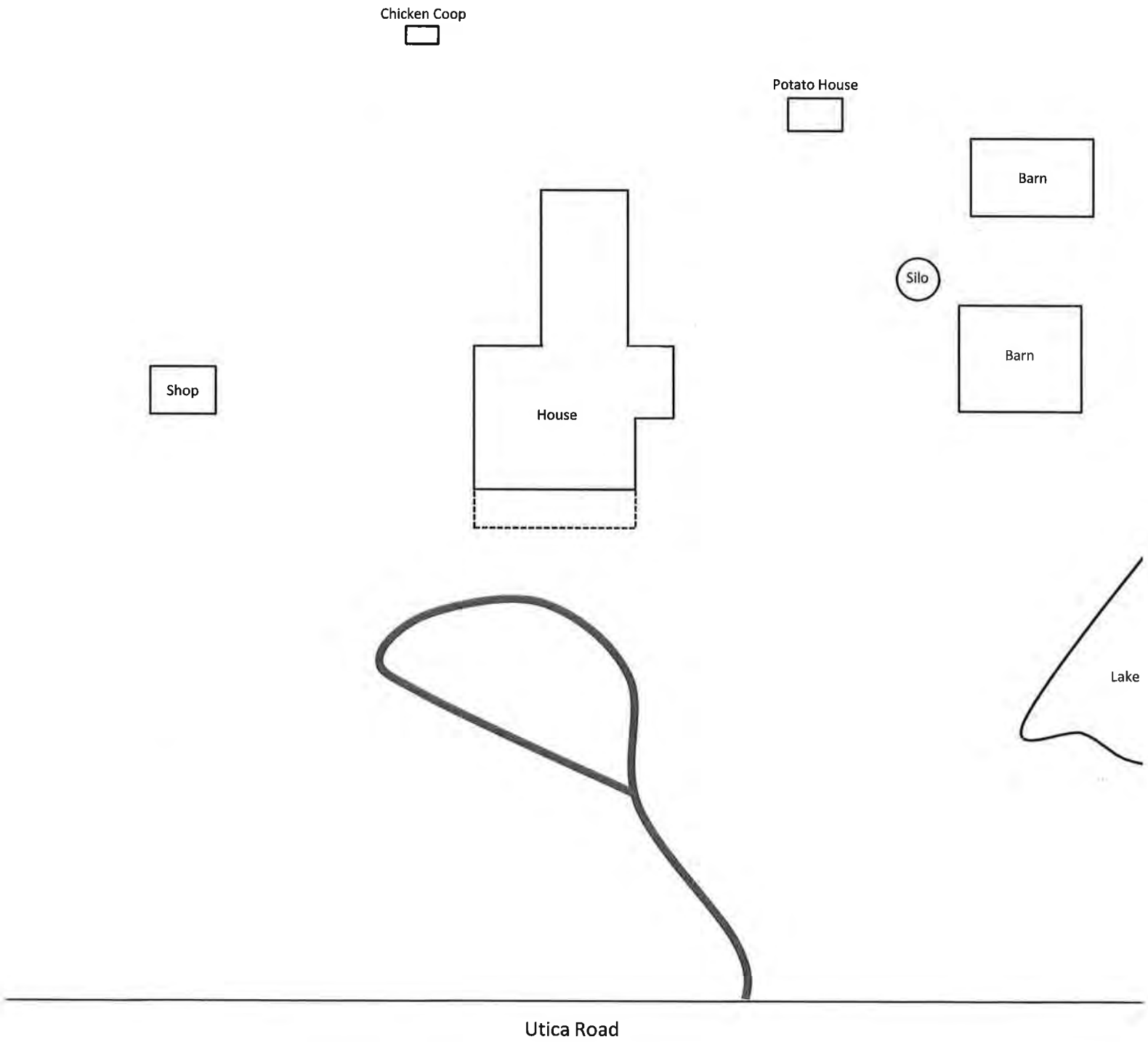
| | | | |
|---|---|---|---|
| 1. Latitude: | 32.022762 | Longitude: | -90.383956 |
| 2. Latitude: | 32.022489 | Longitude: | -90.382242 |
| 3. Latitude: | 32. 021745 | Longitude: | -90.382234 |
| 4. Latitude: | 32.021418 | Longitude: | -90.383945 |

Google earth

**Brewer Place at Clear Creek**
3101 Utica Road
Crystal Springs, Mississippi
Copiah County



## Site Plan



33250
CARTLIDGE & BROWNE

LINCOLN
ST-GERMAIN

DEAN & DELUCA
ST. HELENA