

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 on the back of the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Rosedale
other names/site number Topp, W.W., House

2. Location

street & number 1523 Ninth Street South N/A not for publication
city or town Columbus vicinity
state Mississippi code MS county Lowndes code 87 zip code 39701

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
Kenneth H. P. Paul May 20, 1994
Signature of certifying official/Title Date
Deputy State Historic Preservation Officer
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
 entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain.) _____

Edson H. Beall 6/24/94
Signature of the Keeper Entered in the National Register Date of Action

Rosedale

Name of Property

Lowndes County, Mississippi

County and State

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	Noncontributing	
1	3	buildings
		sites
	1	structures
		objects
1	4	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic: single dwelling

Current Functions

(Enter categories from instructions)

Work in progress

7. Description

Architectural Classification

(Enter categories from instructions)

Italianate

Materials

(Enter categories from instructions)

foundation stucco

walls stucco

roof metal

other wooden porch

cast iron ventilation grills

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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Continuation Sheet

Rosedale
Columbus vicinity, Lowndes Co., MS

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7. DESCRIPTION

Rosedale is a two-story, stuccoed-brick, Italian Villa with an extremely low hip roof and a three-story square tower projecting from the central bay of its five-bay facade. Facing west on the south end of South 9th Street on the outskirts of Columbus, the solid masonry house, with its scored stucco exterior, is located well back from the road in a meadow, behind large trees and a curving drive. The house rests on a high stuccoed foundation scored to resemble blocks of stone. Rectangular cast iron ventilators pierce the foundation, and a stuccoed water table encircles the house.

The main facade is symmetrical, with two windows at each side flanking a central opening at both levels (see photo No. 1). On the first floor, the round-arched windows are six-over-six, double-hung above paneled jib doors. The central single-leaf entrance is framed by sidelights over paneled aprons and a round-arched fanlight (see photo No. 2). The glazed oak door with applied carving is a late Victorian replacement. The entry surround is round-arched with a carved, paneled keystone and edge molding. The arch springs from paneled pilasters with molded capitals and plank bases. A one-story, canopy-roofed verandah supported by slender octagonal colonnettes with foliated brackets and jigsaw cutwork balustrade spans the full-width of the facade. The roof of the verandah is trimmed with brackets with incised carving.

On the second floor of the main facade, six-over-six double-hung windows in round-arched openings with louvered wooden infill flank the tower, which contains a canopied balcony enclosed by an intricate cast iron balustrade. Paired, hinged, six-light casement windows topped by fixed four-light sash fold inward to allow access onto the balcony. The bracketed frieze under the low hipped roof's boxed eaves is pierced with elliptical cast iron ventilation grills. The third story of the tower is defined by a stuccoed belt course above which a pair of round-arched windows are set within a round-arched opening with plate tracery similar to the doorway design of Samuel Sloan's Design VI for "An Italian Villa." A low pyramidal roof, also trimmed with a broad frieze and cornice brackets, crowns the tower. Coupled chimneys with chamfered corners and corbeled caps are placed symmetrically on either side. Brickwork in the 18-inch thick house walls is common bond, visible in the basement although the exterior of the house is stuccoed and scored to resemble quarried stone (see photo Nos. 3, 4, and 5).

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On the interior, a deep semicircular, heavily-molded arch with plastered keystone separates the entry vestibule from the central hall, where there is a winding open-string stairway with wall niche (see photo Nos. 6 and 7). The stairway has an octagonal mahogany newel with bead-edged pointed arches and a flattened, round top. The stair rail is mahogany and the turned balusters have been painted white. The 14-foot wide hall has plastered walls and deep molded baseboards, as do interior walls in the remainder of the house. The double-pile plan allows for two rooms on either side of the hall on both principal floors. Door and window surrounds in the hall and throughout the house are multiple layered, with edge moldings. Exterior door surrounds and doors into the rear stair hall have three-light transoms. All original interior doors are four-panel, single-leaf wooden doors, many of which show evidence of faux bois finishes. Much original door hardware survives.

North and south parlors, adjacent to the main hall, retain their deep plaster ceiling and cornice moldings and white Carrara marble mantels (see photo Nos. 8 and 9). Moldings and mantels throughout the remainder of the house have been altered or removed. Both parlor fireplaces have been altered, first for coal and subsequently for gas space heaters. Side windows in both parlors have wooden paneled aprons beneath to match the wooden jib doors on the facade. Fireplace mantels in the rear (east) rooms on the ground floor and in all four main rooms on the second floor are identical wooden classical forms (see photo No. 10). Some of the fireboxes have been extended out from the original firebox openings. All of these new fireboxes (circa 1940) have terra-cotta tile surrounds and are extremely shallow, with gas fixtures installed in front of them.

The massing of the house is re-emphasized on the second floor, where the curving staircase lands in a wide central hall with two rooms to each side (see photo Nos. 11 and 12). The rear stair hall and landing is located in a brick wing on the rear. Upstairs, closets and bathrooms are also located in this space. Downstairs, a kitchen fills the north end of the rear wing. A one-story brick addition adjacent to the rear stair hall houses the downstairs bathroom (see plan).

The tower space at the second floor is accessed through a paneled and glazed door opening onto a short flight of enclosed steps leading to a raised floor, from where a winding open-string stairway springs from the south side. The stair has an octagonal

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newel and turned balusters, simpler than those of the main stairway. The tower room on the third floor has paired, round-arched, double-hung six-over-six windows on each elevation, the same wide heart pine tongue-and-groove floor as the rest of the house, and deep, molded baseboards and window trim. The staircase lands at the east side of the room, allowing about two-thirds of the space to be floored (see photo No. 14).

Located behind the house are a deteriorated stable, a smoke-house, and a metal-sided storage barn. An altered and deteriorated brick kitchen building has been removed. Because none of these out-buildings date to the period of significance (circa 1855), they are all considered to be noncontributing. To the north of the house is a noncontributing in-ground swimming pool.

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.)

Property is:

- 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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # MS-82
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

circa 1855

Significant Dates

circa 1855

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Columbus Public Library

Rosedale
Name of Property

Lowndes County, Mississippi
County and State

10. Geographical Data

Acreeage of Property 11.1 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	6
---	---

3	6	7	8	6	0
---	---	---	---	---	---

3	7	0	5	3	5	0
---	---	---	---	---	---	---

Zone Easting Northing

2

1	6
---	---

3	6	8	1	0	0
---	---	---	---	---	---

3	7	0	5	3	5	0
---	---	---	---	---	---	---

3

1	6
---	---

3	6	8	1	0	0
---	---	---	---	---	---

3	7	0	5	1	4	0
---	---	---	---	---	---	---

Zone Easting Northing

4

1	6
---	---

3	6	7	8	6	0
---	---	---	---	---	---

3	7	0	5	1	4	0
---	---	---	---	---	---	---

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Joan Embree (edited by Brenda R. Crook, Miss. Dept. of Archives & History)

organization Preservation Consultant date February 14, 1994

street & number 1364 Lake Valley Drive telephone (601) 324-0410

city or town Starkville state MS zip code 39759

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Dr. and Mrs. Terry Stubblefield

street & number 1523 Ninth Street South telephone _____

city or town Columbus state MS zip code 39701

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. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Rosedale
Columbus vicinity, Lowndes Co., MS

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8. STATEMENT OF SIGNIFICANCE

Rosedale is significant as one of the best extant examples of antebellum pattern book Italianate architecture in the state of Mississippi. It is one of only about two dozen known substantial Italianate residences in Mississippi to survive from the period when the style was at the peak of its popularity, c. 1850-1880. Post-bellum houses predominate among these survivors (Mississippi Department of Archives and History, Statewide Survey of Historic Sites). Rosedale was built by W.W. Topp soon after he acquired the land where the house stands from Emily H. Craven on March 10, 1853. Situated in a suburban area rather than in town and still including a large meadow, Rosedale expresses a perfect mingling of town and country life (P'Pool).

Rosedale was recorded in the Historic American Buildings Survey in 1936 (see accompanying photocopies) and has been noted as one of the grand houses of Columbus in several books and many magazine articles over a number of years. Book references include Mary Wallace Crocker's Historic Architecture in Mississippi, Helen Kerr Kempe's Pelican Guide to Old Homes in Mississippi, Vol. 2, and Mills Lane's Architecture of the Old South: Mississippi and Alabama (see Bibliography).

The house bears a striking resemblance to Design VI, "An Italian Villa," in Samuel Sloan's 1852 pattern book, The Model Architect. Although no direct connection to Sloan has been proven, the house closely follows Sloan's plan for massing, materials, and certain architectural details (Sloan, pp. 31-32, plates 21-24). Mills Lane, in his book Architecture of the Old South: Mississippi and Alabama, lists Rosedale among Mississippi houses based on plan books available at the time and directly attributes it as a copy of Sloan's Design VI (pp. 176-178). Sloan enjoyed great popularity in Mississippi and Alabama and received several commissions in the two states, including Longwood in Natchez (NHL 1969), the Ventress House (LaGrange Plantation, destroyed by fire 1908) near Woodville, and the Alabama Insane Hospital at Tuscaloosa (Lane, pp. 186-188, 192-195). Columbus's First Methodist Church (located in the Columbus Central Commercial Historic District, NR 1980) offers evidence that The Model Architect and other Sloan publications were being used by local designers and builders during this time (P'Pool).

The closest similarities between Rosedale and Sloan's Design VI occur in the thick-walled brick construction, scored stucco exterior finish, the central three-story square tower, the second floor tower

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balcony, window detail, eave bracketing, and the floor plan (see accompanying photocopies of Plates XXI, XXII, and XXIII of Design VI). If Sloan's Design VI was the pattern for the house, Rosedale is also notable for its deviations from that plan. Among its deviations are several with traditional Southern character: the addition of jib doors under the windows of the main facade, the apparent raising of the house on a higher basement, the addition of cast iron ventilation grates at basement and eave level, and the separation of the kitchen (no longer extant) from the main body of the house. Other major variations include the substitution of a facade-width wooden porch with jigsaw balustrade, octagonal colonnettes, and foliated brackets for the wraparound porch with chamfered posts in Design VI; alterations in window spacing; and the substitution of a curving stair for a two-flight, two-run stair.

Regardless of its connection with Samuel Sloan, Rosedale is one of four known surviving "town villa," two-story Italianate houses with central towers, the others being the Harris-Banks House, also in Columbus (NR 1978); the Rucker House in Canton; and the John Boddie House at Tougaloo (NR 1982). Other two-story Italianate forms noted in the Mississippi Department of Archives and History files are symmetrically massed houses without towers and asymmetrically massed houses with and without towers. Known surviving "Grand Villas" in Mississippi--those located on large landscaped grounds--include Edgewood, near Pine Ridge (NR 1975); the Towers, located in the Upriver Residential District in Natchez (NR 1983); Mt. Holly, near Lake Washington, south of Greenville (NR 1978); and Ammadelle, in Oxford (NHL 1974).

Rosedale's builder, W.W. Topp, was a mid-19th century speculator who appeared in circuit court records in 1835 and 1837 in civil suits for the recovery of money and property and who subsequently bought land and became a planter of substance (Lowndes County, Mississippi, Circuit Court Records, pp. 50-51, 1835; p. 643, 1837). He first appears in a census of Columbus in 1850 at the age of 50, with his wife Otezia (listed as Kezia in later census), 40, and four children: Ann Lacy, 20; Bettie, 18; Hugh C., 15; and Ozella, 11. The latter two children are listed as having been born in Mississippi, the parents and older children in Tennessee. Deed records at the Lowndes County Courthouse show that W.W. Topp bought the SE 1/4 of Section 21, Township 18, Range 18, in 1853.

Topp's place among established Columbus citizens can be inferred from references in newspapers and minutes of boards. He was one of a committee of 25 appointed in 1853 to attend a meeting

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Columbus vicinity, Lowndes Co., MS

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in Tuscaloosa to bring the Mobile and Ohio Railroad to Tuscaloosa by way of Columbus ("Railroad Committee Selected," Southern Standard [Columbus, MS], Sept. 10, 1853, page 3). He was listed as a member of St. Paul's Episcopal Church and a trustee of the Columbus Female Institute in the years 1849-51 and 1861 (Columbus Public Library, "A Survey of Biographical Information," Samuel H. Kaye). His son, Hugh, and his daughter, Ozella, are referred to in autograph books and diaries of private school students from the 1850s and 1860s. But Topp does not appear to have been a public figure. Few references to him are found in the admittedly few surviving newspapers of his time.

One interesting observation is that Topp served on both the college board and the railway-soliciting committee with James S. Lull, a well-trained designer/builder whose career spanned the most prosperous and productive period of Columbus' antebellum history. Lull was undoubtedly responsible for introducing the correct, formal use of the Greek Revival style to the city and may have introduced other architectural revival movements to the area as well. Among Lull's commissions were the Columbus City Hall (1846, demolished 1902); the Lowndes County Courthouse (1847, substantially altered 1901); Camellia Place, Lull's own residence; the Charles McLaran House (Riverview, NR 1977); and Calloway Hall at the Columbus Female Institute (located in the South Columbus Historic District, NR 1982). Many substantial mid-19th century houses in Columbus have also been attributed to Lull.

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9. BIBLIOGRAPHICAL REFERENCES

- Columbus Public Library. Local History Collection. "A Survey of Biographical Information of the Seventy-Five Trustees Who Served on the Board of the Columbus Female Institute," by Samuel H. Kaye, AIA, August 1986. (pp. 3,5, alphabetical listing of board members - n.p.)
- Crocker, Mary Wallace. Historic Architecture in Mississippi. Jackson, MS: University Press of Mississippi, 1973, pp. 128-129.
- Kempe, Helen Kerr. Pelican Guide to Old Homes of Mississippi: Columbus and the North, Vol. II. Gretna, LA: Pelican Publishing Co., Inc., 1977, p. 29.
- Lane, Mills. Architecture of the Old South: Mississippi and Alabama. New York: Abbeville Press, 1989.
- Mississippi Department of Archives and History, Jackson. Statewide Survey of Historic Sites files.
- P'Pool, Kenneth H. Historic Columbus: The Architecture of an Antebellum Mississippi Town. Unpublished manuscript.
- Sloan, Samuel. The Model Architect. Reprinted as part of the DeCapo Press Series on Architecture and Decorative Art. New York: DeCapo Press, 1975, pp. 29-33, plates 19-24.
- United States. Bureau of the Census. Population Schedules, Lowndes County, Mississippi, 1850, 1860, 1870, 1880, 1900, 1910.
- Vertical file on Rosedale in Local History Room of the Columbus Public Library. (Numerous newspaper clippings, photos of house as part of pilgrimages over the years, as separate feature story.)
- _____. "Railroad Committee Selected." Southern Standard (Columbus, Mississippi), September 10, 1853, p. 3, col. 6.

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Rosedale
Columbus vicinity, Lowndes Co., MS

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10. GEOGRAPHICAL DATA

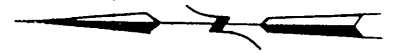
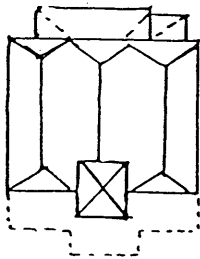
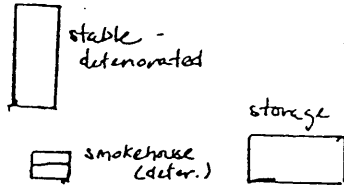
Verbal Boundary Description:

The boundaries being nominated are shown on the accompanying scale map copied from the Lowndes County Tax Map No. 61W 18. The property is located in the SW 1/4 SE 1/4 of Section 21, Township 19 North, Range 18 East.

Boundary Justification:

The boundary includes 11.1 acres of gardens, pastures, and landscaped yard that are visually and historically important in understanding the character of the house as a suburban landed estate. The north and west boundaries follow the property line, while the southern boundary was drawn to follow the historic fence line and to exclude four noncontributing out-buildings and two noncontributing silos. The eastern boundary was drawn so as to exclude the remainder of the 17.46 acres associated with the house at the time of its construction because this acreage is not visually associated with the house and contains gravel pits.

ROSEDALE
COLUMBUS, LOWNDES CTY, MISSISSIPPI



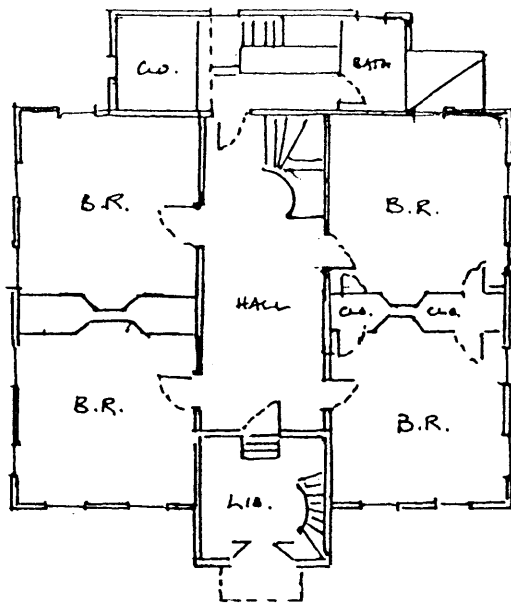
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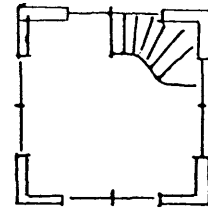
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Scale - Approx. 13 ft / 1/4"

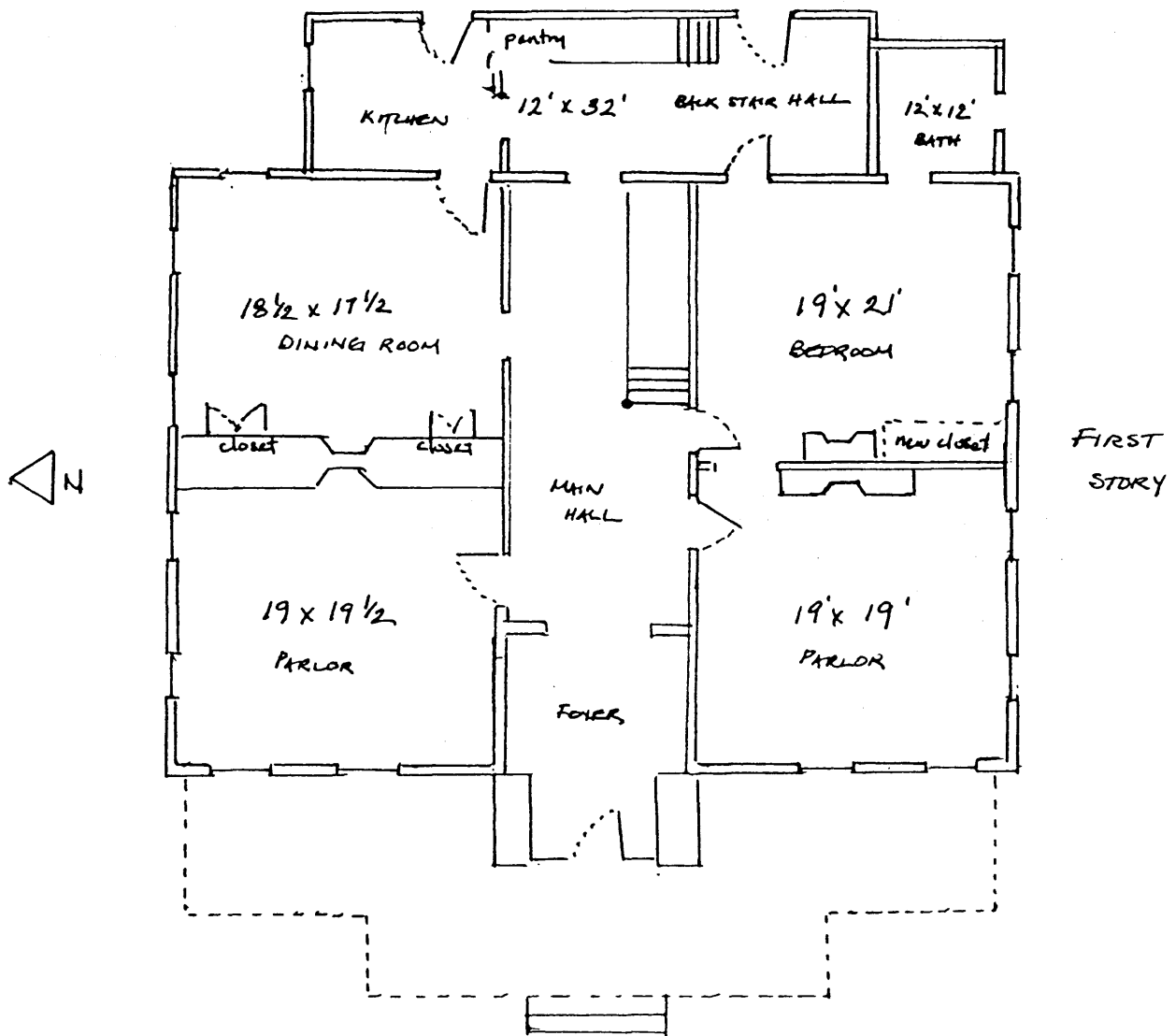
ROSEDALE
COLUMBUS, LOWNOES CTY, MS



SECOND STORY



TOWER
THIRD STORY



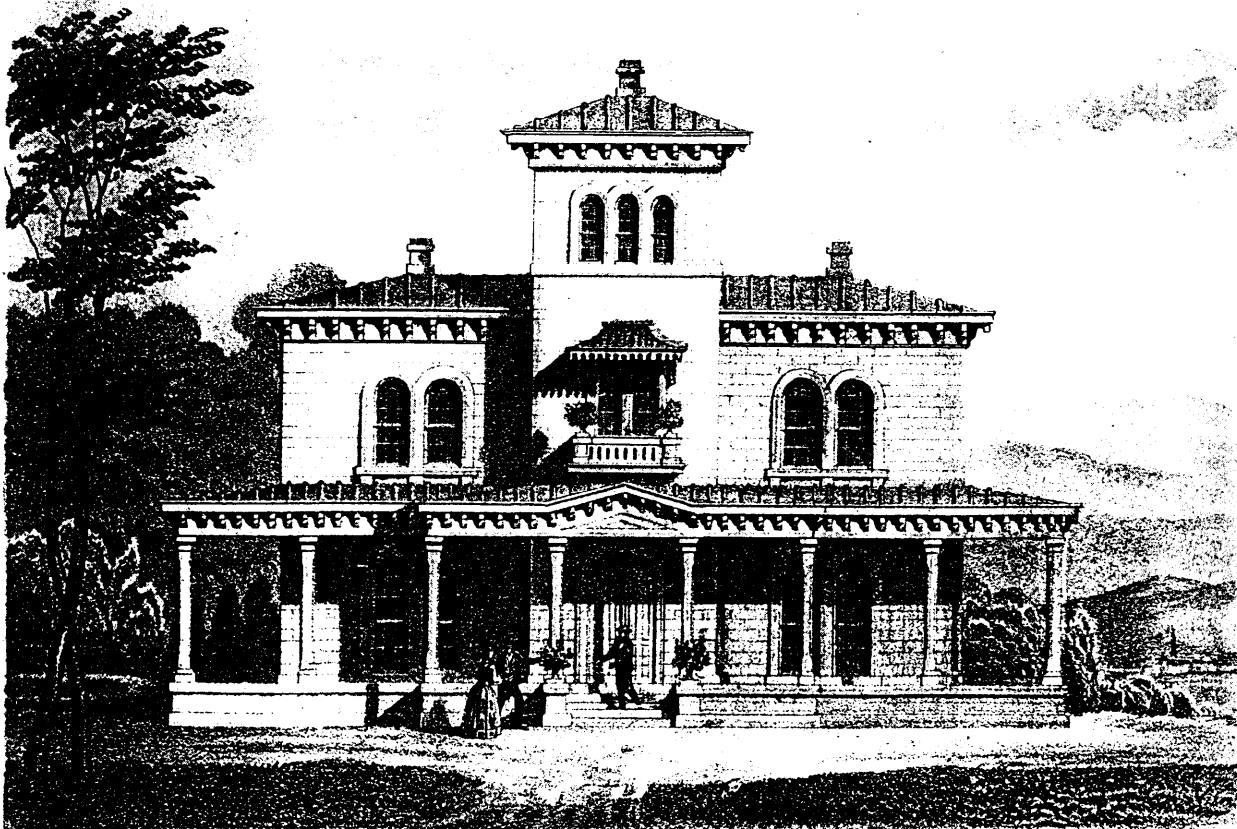
FIRST
STORY



Saml Sloan, Archt

P.S. Duvals Steam Lith Press Philad

PERSPECTIVE VIEW.



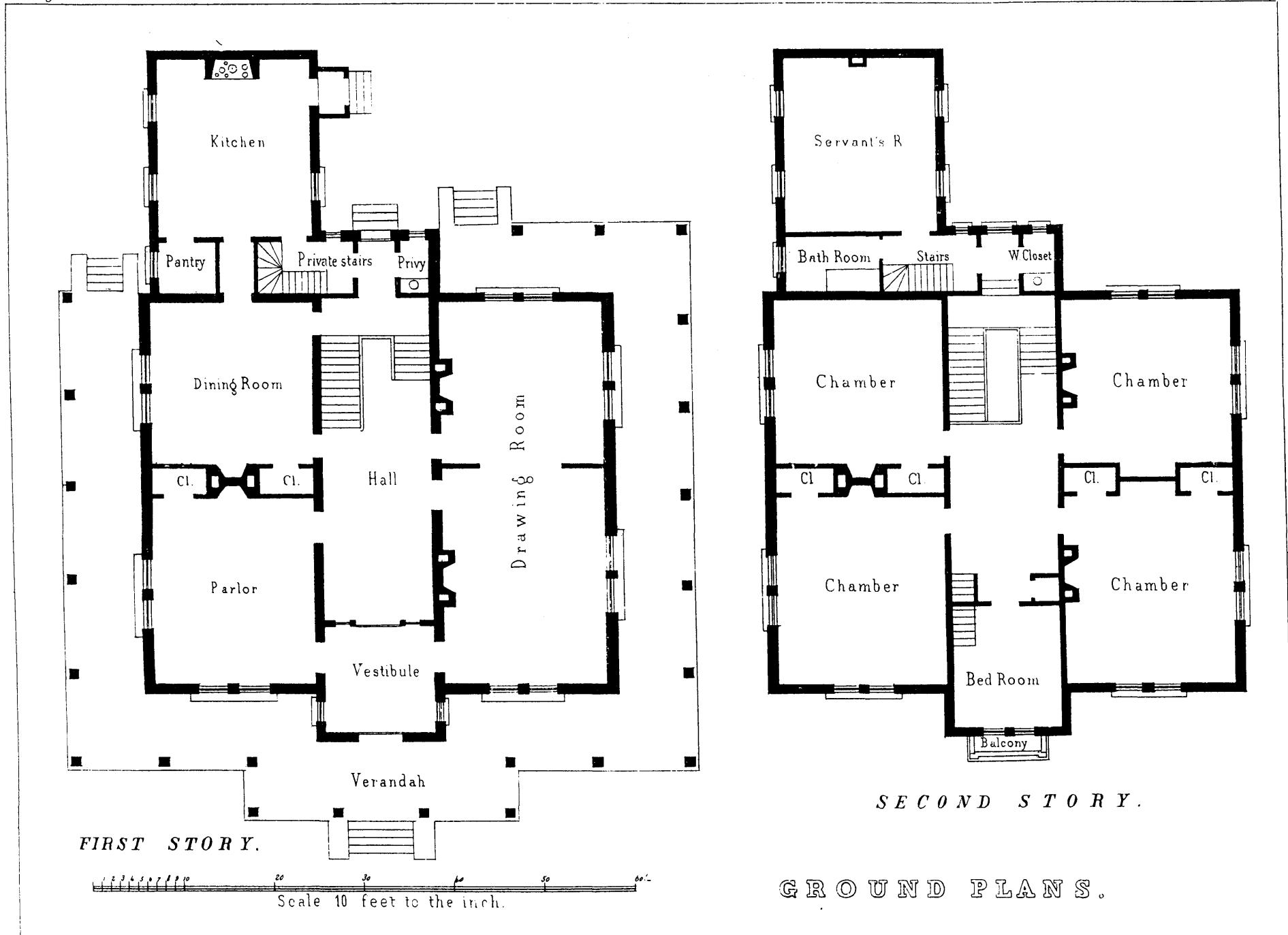
Saml Sloan, Archt

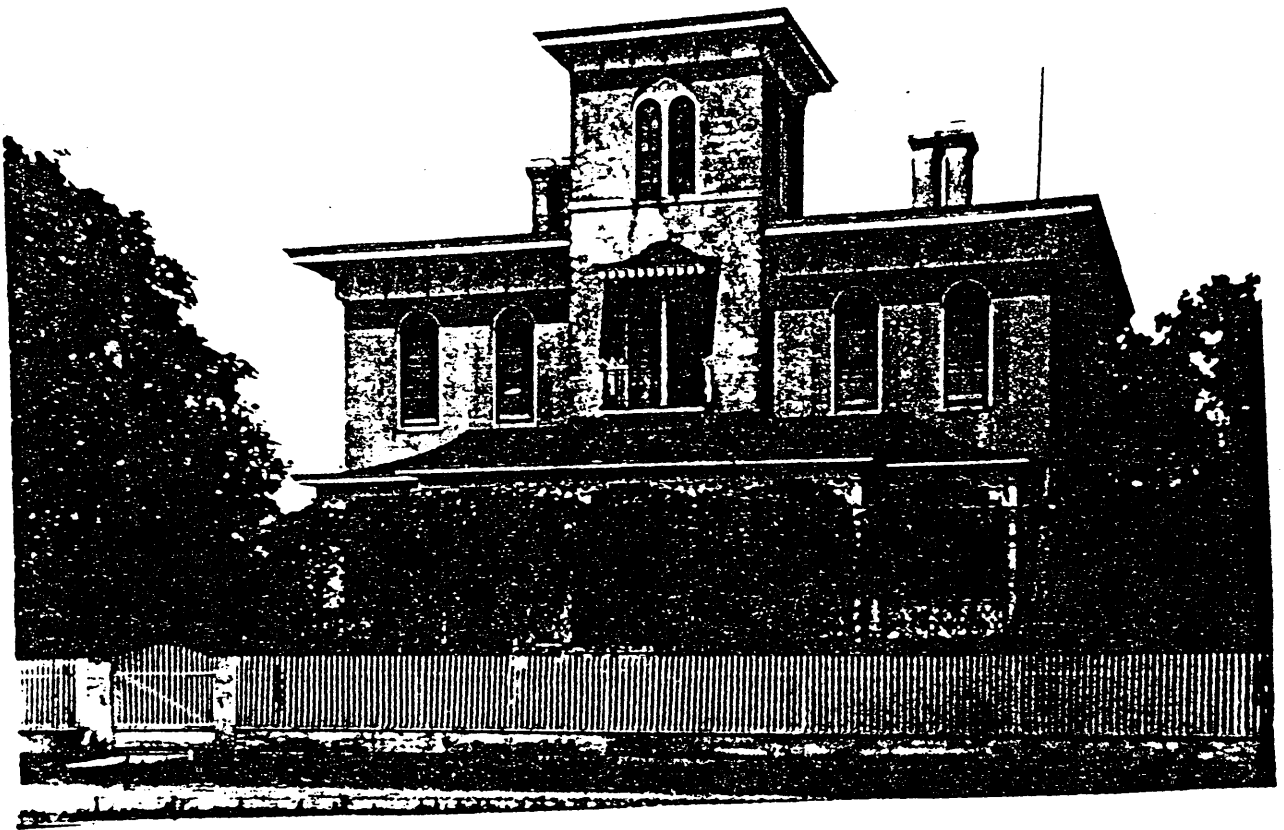
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ITALIAN VILLA.

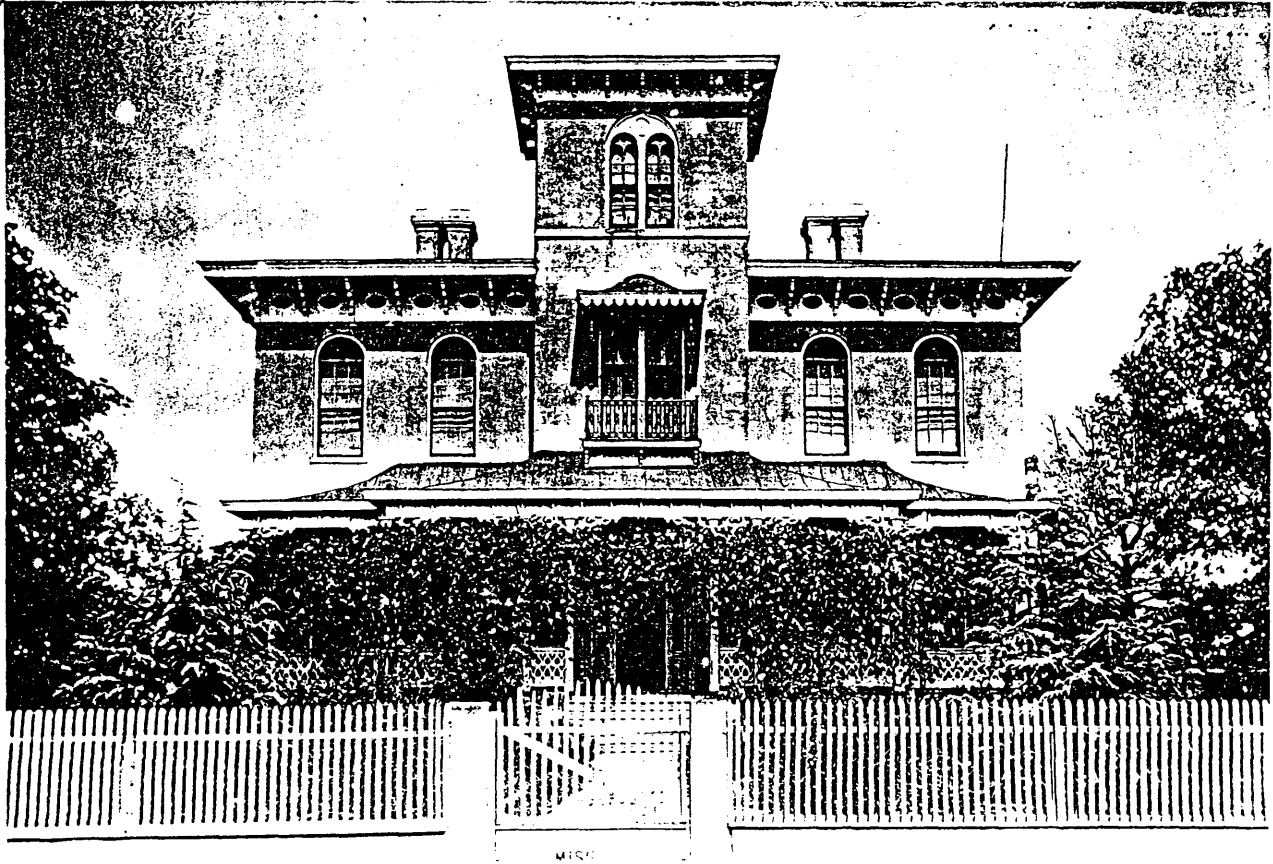
Design VI.

Pl. XXIII.





Rosedale
Columbus, Lowndes County, Mississippi
As recorded by the Historic American Buildings Survey in 1936



Rosedale, Columbus, Lowndes County
front elevation
HABS: James Butters, June 10, 1936

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Columbus vicinity, Lowndes Co., MS

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PHOTOGRAPHS:

The following information is the same for all photographs:

- (1) Rosedale
- (2) Columbus vicinity, Lowndes County, Mississippi
- (3) Joan Embree
- (4) November 1993
- (5) Mississippi Department of Archives and History, Jackson

Photo 1--(6) Main (west) facade, view to east

Photo 2--(6) Main entrance, view to east

Photo 3--(6) North elevation, view to south

Photo 4--(6) Rear (east) elevation, view to west

Photo 5--(6) South elevation, view to northeast

Photo 6--(6) View of arched entry into main central hall from
entry vestibule, view to east

Photo 7--(6) Main stairway in central hall, view to southeast

Photo 8--(6) Marble mantel in parlor, view to east

Photo 9--(6) View of plaster moldings, windows, and jib doors in
southwest parlor, view to southwest

Photo 10--(6) Dining room (note original built-in closets), view
to northwest

Photo 11--(6) View of niche and second floor stair landing, view
to southeast

Photo 12--(6) Second floor hall (door on right opens into the
tower), view to west

Photo 13--(6) View of stairway leading from second to third floor
of tower and folding casement windows that open
onto second-floor balcony, view to west

Photo 14--(6) Third-floor room of tower, view to southeast