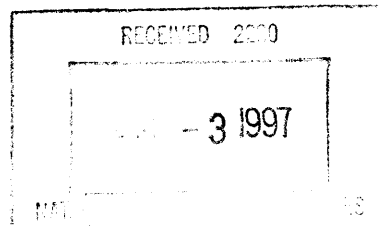


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



12 97

This form is for use in nominating or requesting determinations for individual properties and districts. See instruction in How to Complete 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, 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 Sims - Brown House

other names/site number Sunnyside

2. Location

street & number 324 9th Street North

N/A not for publication

city or town Columbus

vicinity

state Mississippi code MS county Lowndes code 087 zip code 39701

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. Park
Signature of certifying official/Title

SEPT. 29, 1997
Date

Deputy State Historic Preservation Officer

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

for
Signature of the Keeper

Date of Action

- 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

10/30/97

Sims/Brown House
Name of Property

Lowndes, Mississippi
County and State

5. Classification

Ownership of Property

- private
- public-private
- public-State
- public-Federal

Category of Property

- buildings(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing
1	buildings
	sites
	structures
	objects
1	Total

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

Number of contributing resources previously listed
in the National Register
0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: single dwelling

multiple dwelling

Current Functions
(Enter categories from instructions)

Domestic: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Italianate, Greek Revival, Gothic Revival

Materials
(Enter categories from instructions)

foundation brick
walls clapboard
roof asphalt
other tin, glass

Narrative Description

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Sims-Brown House
Name of Property

Columbus, MS
County, State

Section number 7

Page 1

NARRATIVE DESCRIPTION

The Sims-Brown House, a two story, frame, clapboard house, is located at the south east corner of North 4th Avenue and North 9th Street in Columbus, Mississippi. The house faces west (North 9th Street) and is set back from the street approximately 30 feet. A brick privacy wall surrounds the backyard on the north, east, and south sides. Shrubs line the main facade and walkway and a few trees are located near the front and rear of the house. A kitchen and smokehouse in the backyard which are present on the 1900 Sanborn Map have since been demolished (see map).

The building, originally constructed in 1834 as a one story building with a porch, two front rooms and a one room rear ell behind the left front room, was remodeled with a combination of the Italianate, Greek and Gothic Revival Styles in 1855. At that time, a two story addition was added at the front of the porch, which was enclosed to form a cross hall between the 1834 and 1855 construction. A dining room with pantry and closet was added to the north ell on the east side of the building. The foundation, constructed in 1855, is a brick pier system with brick infill which was recently stabilized. In 1910, the building was again modified by the shortening of the northeast wing, construction of a bay window on the north side, elimination of the cross hall by moving the building west approximately seven feet, addition of a bathroom to the past side of the 1834 south room, construction of a rear porch between the bathroom and dining room, and addition of a new roof. The changes may have been prompted by the sale of a lot at the east end of the property. In 1976, the rear porch was replaced by a den that extends to the south of the kitchen. The house, which has not been adversely affected by the newer additions, retains a high degree of it's 1855 integrity.

The west facade exhibits the interesting combination of styles characteristic of architect William O'Neal in his design of Columbus Eclectic Style architecture. This portion of the house is the 1855 addition to the original building. The two story addition at the west facade consists of four rooms 20' x 22' in size constructed on a central hall plan with entrances at both levels flanked on either side by jib windows. The Greek Revival entrances have four-panel oak doors with diamond mullioned side lights and pilasters. The entrances have denticulation in a simple entablature over the door; the first floor has a transom while the second floor does not. The shuttered jib windows stamped "1849", are designed to be flush with the wall and appear to be concealed from the interior yet opened onto the gallery. They are 6/6 double-hung window over a single panel oak door. The most noted feature is the two-tiered arched gallery supported by coupled octagonal colonnettes and surmounted by arches with dentiled gallery cornices. The roofs of the gallery are covered in metal; the first floor roof is curved to aid in shedding water. Archivolts at both tiers rise from the impostes which are articulated by keystones and tracery filled spandrels. Italianate brackets are located at the cornice of the overhanging main roof and are continuous around all four elevations of the second story. Decorative jigsaw balustrades are located at both levels of the gallery.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Sims-Brown House
Name of Property

Columbus, MS
County, State

Section number 7

Page 2

The southern elevation of the 1855 addition has original 6/6 double-hung windows located at both stories and an 1855 interior corbelled chimney and fireplace. A 1976 bathroom addition to the first story has a 6/6 double-hung window that may have been utilized from another first floor original window opening which is now an interior door. A pair of 9/9 double-hung windows are located on the south elevation of the 1834 building near the junction of the two older structures, and are original to 1834. The roofline here is hipped and is connected to the hipped-roofed, 1910 bathroom addition that has one six light fixed window facing east.

The south half of the eastern elevation at the first story has two 6/6 double-hung windows that flank an exterior chimney on either side. A six-panel door is located next to the north side window with a set of five steps leading to the entrance. This portion of the building was constructed in 1976. It connects the north half of the east elevation, constructed in 1834, which has a 6/6 double-hung window with panel and hipped roof. The second story, east elevation of the 1855 addition has a 6/6 double-hung window at the south end, an air conditioning duct, and six-light inoperable casement windows on the north end.

The north elevation has a 6/6 double-hung; shuttered window on the east end flanked to the west by a 1/1 double-hung window and a bay window which was added in 1910 replaced an 1834 9/9 double-hung window. The bay has a central 8/8 double-hung window with 6/6 double-hung window on either side. The two-story 1855 addition has a pair of 6/6 double-hung, shuttered windows on the west end at the first story and one 6/6 double-hung window at the second story. There is an interior corbelled chimney and fireplace in the two story addition.

The interior is characterized by pine tongue and groove flooring, and plaster walls and ceiling. The door and window casings in the 1834 building are plain 1 x 6. In the 1855 addition, door and window casings have beaded 1 x 6 trim with applied quirk-ovolo-bead moldings. Similar panel moldings are used in the doors and window jibs. The 1910 bay window on the north elevation has 1x6 casing with plain 1x2 molding. The front entrance has a shouldered architrave and the dining room has a paneled wainscot. All fireplaces have been converted from wood burning to coal burning with cast-iron frames and inserts. Fireplace surrounds and mantels are simple Greek Revival design except in the front parlor which has a late Victorian mantel with paired Doric columns and incised decorative patterns. The main staircase has a simple, oval rail with turned balusters and turned newel post.

Sims-Brown House
Name of Property

Lowndes, Mississippi
County and State

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.

Areas of Significance
(Enter categories from instructions)

Architecture

Period of Significance
1834-1910

Significant Dates
dates of construction

1834 original building

1855 Italianate/ Gothic appearance
1910 additions, modifications

Significant Person
(Complete if Criterion B is marked above)
N/A

Cultural Affiliation
N/A

Architect/Builder
William O'Neal / Architect

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 # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

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

Name of repository:

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Sims-Brown House
Name of Property

Columbus, MS
County, State

Section number 8

Page 3

STATEMENT OF SIGNIFICANCE

The Sims-Brown House, originally built as an "L" shaped, two room, one story, building on block #60 in 1834, was extensively modified in 1855 and in 1910-a period from which it derives its significance from architectural character pursuant to Criterion C. It is an excellent example of the Columbus Eclectic Style of architecture partly attributed to architect William O'Neal (also spelled O'Neil) and constructed in Columbus using a combination of Italianate, Greek Revival, and Gothic Revival.

William Sims, a gin maker and carpenter, first came to Columbus in 1834, purchased part of lots 9 and 10, block #60, and constructed the home the same year. The earliest map available, the 1849 O.T. Keeler map of Columbus, indicates a dwelling on the property by that time occupied by Sims(see map). The building is also recognizable on the 1871 C. Drie map (see map).

The original floor plan of the Sims 1834 house is partly intact and evident from the interior. It is evidenced by an original 9/9 double-hung window, two large rooms, now a bedroom and dining room, and part of the kitchen. An interior wall was added in 1855 to the dining room forming a central hall. The dwelling exemplified those of modest construction built in Columbus during the 1830's replacing the older log cabins of the 1810's. A local 1830 ordinance to enhance Columbus's "public image" in fact prohibited the further continuation of log construction.

In 1854, the property was purchased by Stephen A. Brown, landowner and later Probate Judge, upon the death of his relative, William Sims. He described the property in his journals as "dilapidated" and "not very comfortable" with the kitchen "nearly rotted down". According to the journal, Brown purchased the lot which was located on the northwest corner of the town square for \$800.00, selling the south half for \$1,200.00 to William O'Neal in order to pay for planned improvements. O'Neal partly financed the design and construction of the building thorough a mortgage with Brown.

On June 12, 1855, they moved the house from its 20 ft setback to its present location. In the following months, the smokehouse and kitchen were demolished and replaced. The dining room lengthened, a pantry and dish closet added, and a two story addition with four 20'x22' rooms added to the front facade. Brown noted his construction expenses in his accounting records and indicated that on September 19, 1855, \$9.66 was paid to R.L. Littleton for 12932 shingles. Late in September, the family moved their belongings into the remodeled home on October 1, Brown paid the "Malone boy" \$2.50 for the use of a wagon used in the move.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Sims-Brown House
Name of Property

Columbus, MS
County, State

Section number 8

Page 4

During the next few years, the Sims-Brown House served as a boarding house to students and professors from the nearby Columbus Female Institute. To accommodate their needs, bathrooms were added to both stories of the northwest corner of the home. The bathrooms have since been removed.

With the coming of the Civil War, the Institute temporarily closed and the house was converted into a hospital for the wounded. Several men from the Battle of Shiloh received care at the Sims-Brown House in 1862. That same year, Brown's wife Mary Owen died of typhoid fever contracted from soldiers under her care. In later years, Brown married Mary Shaffer, William O'Neal's sister-in-law.

Over the years, the property changed hands several times and in 1910, the property was deeded to Lucy W. Mathews. Her husband, Beverely, was a prominent lawyer in Columbus who later became a justice of the peace and judge. Under their ownership, the building was extensively modified and utilized as rental property.

The Sims-Brown House architect, William O'Neal came to Columbus in the 1850's from North Carolina making an enormous impact on the style of Columbus's constructed landscape. He popularized the transitional style of architecture in the mid-19th century that combined the Greek Revival form with the Italianate and Gothic Styles' ornamentation. The Columbus Eclectic Style is apparent in the Sims-Brown House and O'Neal-Beard House 1856 (destroyed), both designed by O'Neal. These two buildings are the only two in the area that have been documented as being designed by O'Neal. However, it is a general consensus that the unique style of the Columbus architecture has been directly or indirectly influenced by O'Neal.

Other houses associated with the Columbus Eclectic Style are Flynnwood ca 1850 (destroyed), Fort House ca 1850, Richards-William Cottage ca 1850, the ca 1850 addition to Weaver Place, (NRHP 1978), Errolton 1854, the Harris-Banks House 1857 (NRHP 1978), Perkins-Cayce 1858 (destroyed), and Shadowlawn 1860 (South Columbus Historic District, 1982). The amalgamated style of Gothic Revival and Italianate is characterized by octagonal columns often paired and surmounted by Gothic arches, denticulated porches and cornices, and elaborate Italianate brackets. The houses usually are on a central hall plan with Greek Revival Style window, door surrounds, and side lights. The arches almost always are infilled with Gothic Revival tracery and/or lattice spandrels giving the building a delicately refined appearance.

The Sims-Brown House is significant as the only extant residence that can be directly attributed to architect William O'Neal. The Columbus Eclectic Style, that combines Italianate, Greek Revival, and Gothic Revival, is well represented by this house which retains original integrity and is an exemplary style of dwelling constructed by the professional class of Columbus citizens of the 1850s.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Sims-Brown House
Name of Property

Columbus, MS
County, State

Section number 9-10

Page 5

MAJOR BIBLIOGRAPHICAL REFERENCES

Brown, Stephen A., Personal Accounting Book #5, September 1855-1856.

Columbus City Directories. Columbus: 1906, 1912.

Drie, Camile Map, 1871, photographic copy, Sam Kaye.

Evans, Jim and Helen, present owners. Interview November, 13, 1996.

Kaye, Samuel. "The Eclectic Architectural Style of Columbus Mississippi". n.p., n.d.

Keeler, O.T., Map, 1849, Lowndes County Public Library.

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McAlester, Virginia and Lee. A Field Guide to American Houses. New York:
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O'Neal, William file. Lowndes County Public Library.

P'Pool, Kenneth. "The Unique Eclecticism-the Greco, Gothics in Columbus, Mississippi".
n.p., n.d.

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Vaughn, Estelle Rogers. Southern Born and Bred, A Genealogical History of the Family of Judge
Stephen A. and Mary Owen Brown, Vol. 1 and 2. Chicago: Adams Press, 1972.

VERBAL BOUNDARY DESCRIPTION

The Sims-Brown House is located at the northwest corner of block #60, runs east along the northern boundary of block 60 for 131 ft., then south for 82½ ft., then west 131 ft., to the western boundary, then north 82½ ft. to the point of the beginning.

BOUNDARY JUSTIFICATION

The boundaries of the property are the historical boundaries since ca. 1910.

10. Geographical Data

Acree of Property - 0.25 Acres

UTM References
(Place additional UTM references on a continuation sheet.)

1	1	6	3	6	7	7	5	9	3	7	0	7	3	2	4	3																								
	Zone		Easting					Northing					Easting						Northing																					
2																																								

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 Candi Helms
organization ADEPPT 5-20-1997
street & number 114 5th St. South, P.O. Box 48, Columbus, MS 39703 telephone 601/327-6241

Additional Documentation

Submit the following 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)

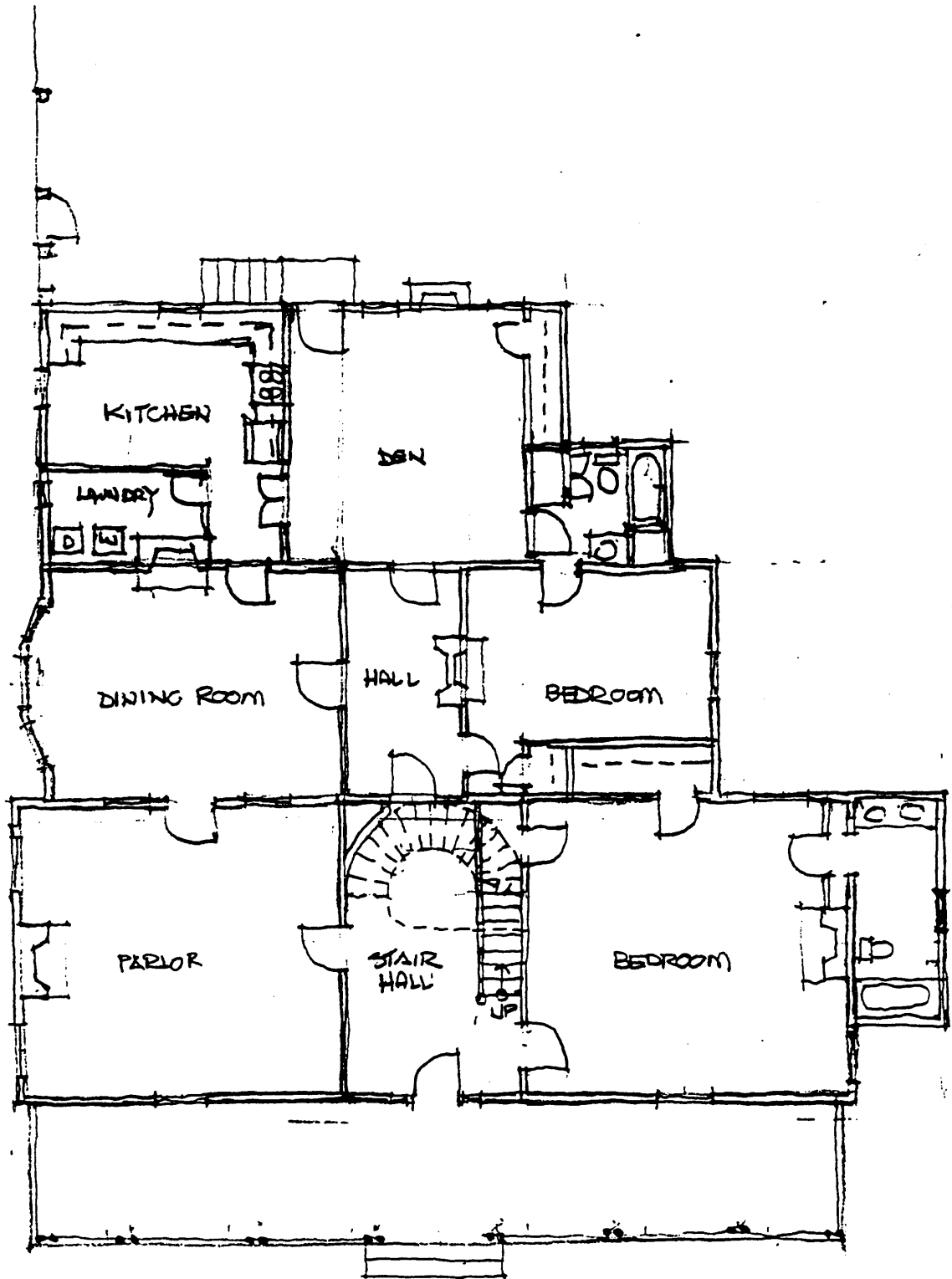
Property Owner

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

name Jim and Helen Evans
street & number 324 9th Street North telephone 601/328-5115
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.



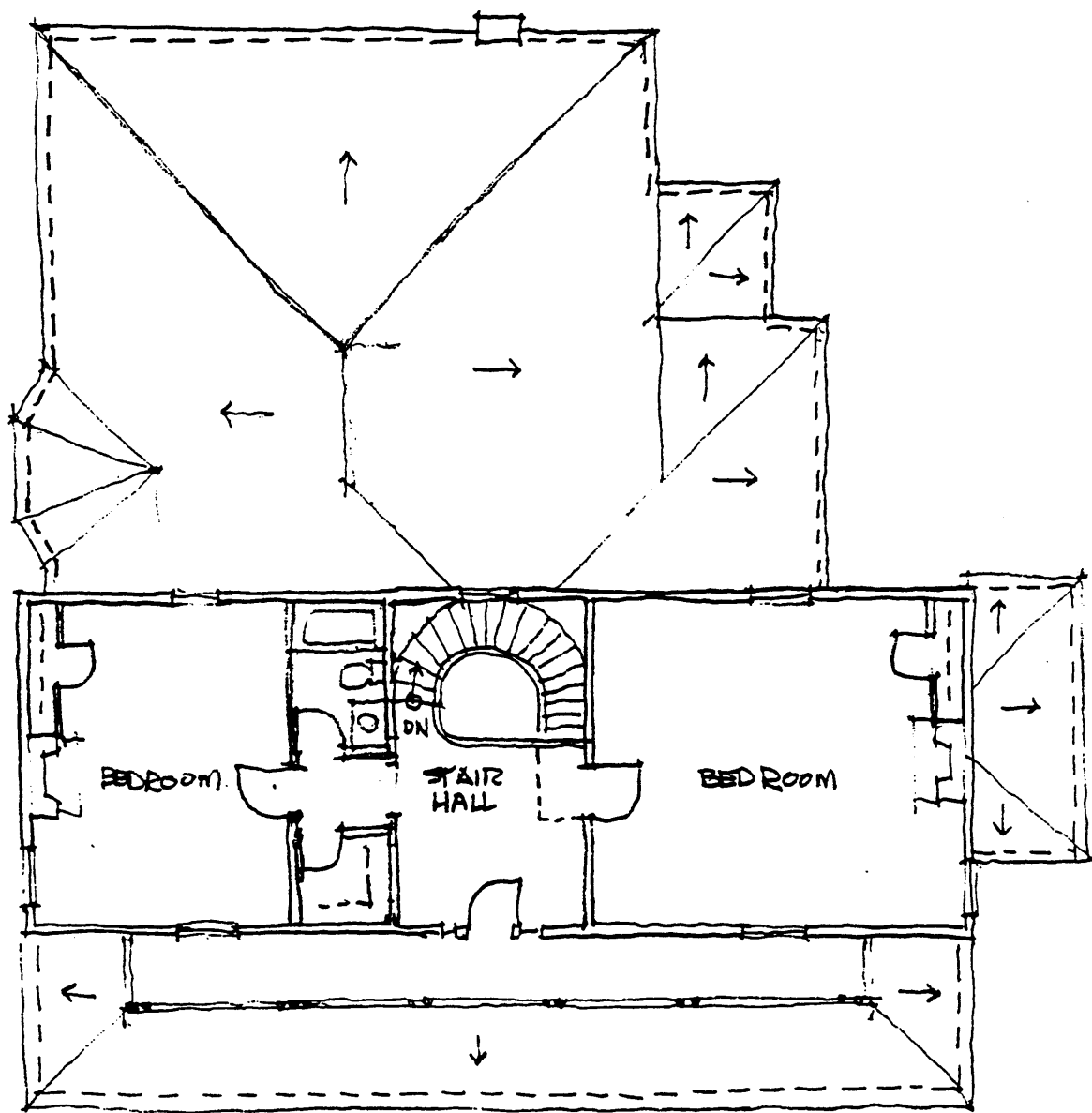
SIMS - BROWN HOUSE

FIRST FLOOR PLAN

$\frac{3}{32}'' = 1'.0''$

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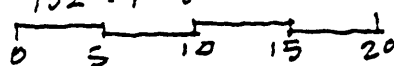




SIMS-BROWN HOUSE

SECOND FLOOR PLAN

$\frac{3}{32}'' = 1' - 0''$





O. T. Keeler Map, 1849.

702

DH

1397

1308

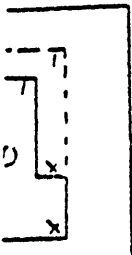
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1100

8" W. Pipe

N. 10TH

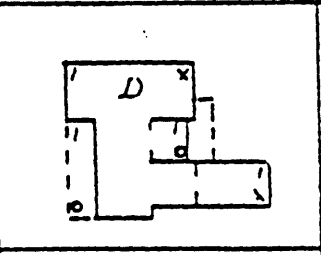
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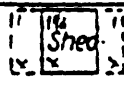
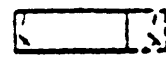
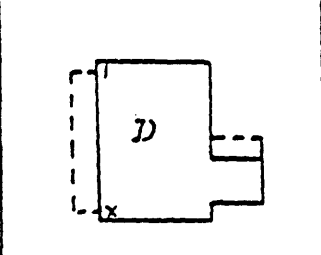
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AVE.
N. 4TH

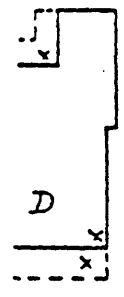
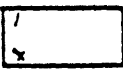
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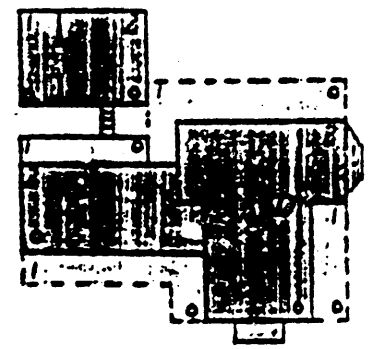
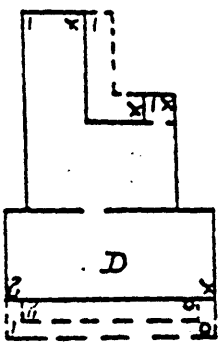
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60
N.M.



N. 4TH



104

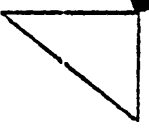
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8" W. Pipe

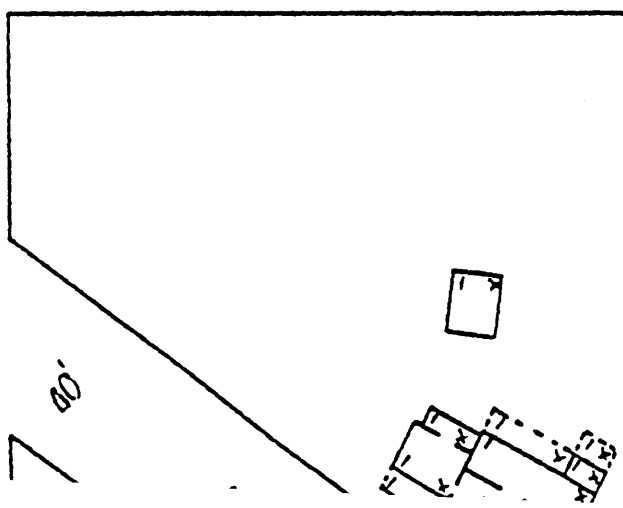
N. 9TH

SANBORN FIRE INSURANCE MAP, 1905

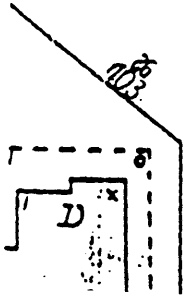
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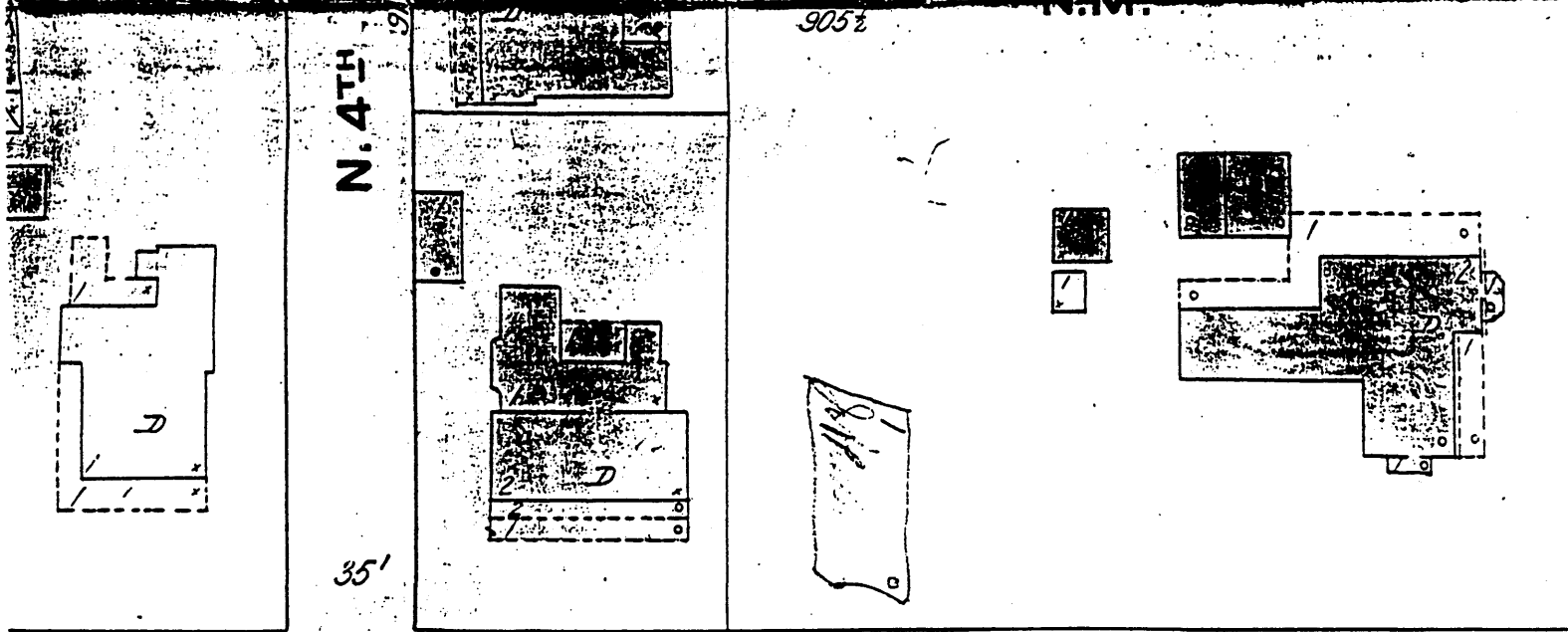
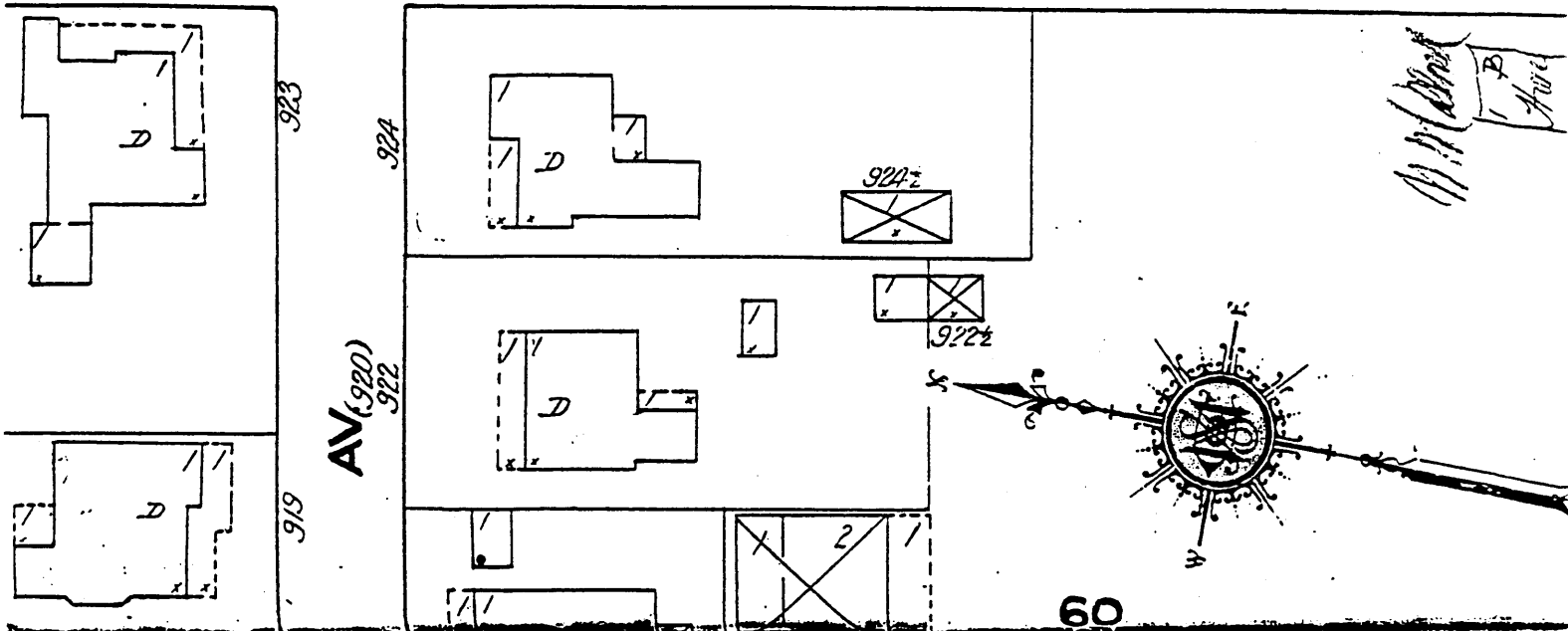
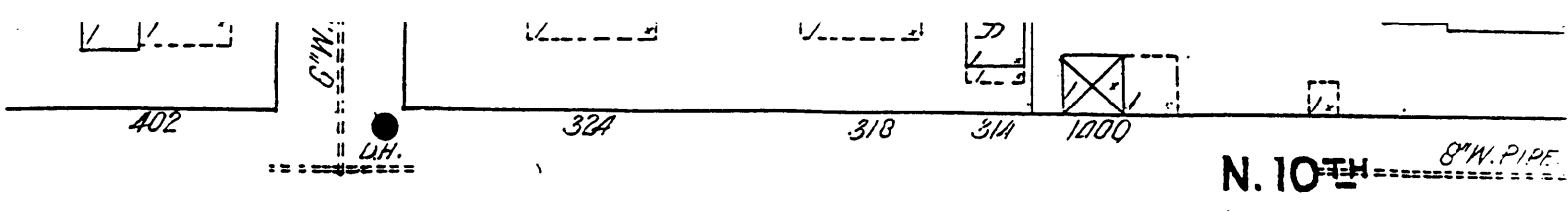


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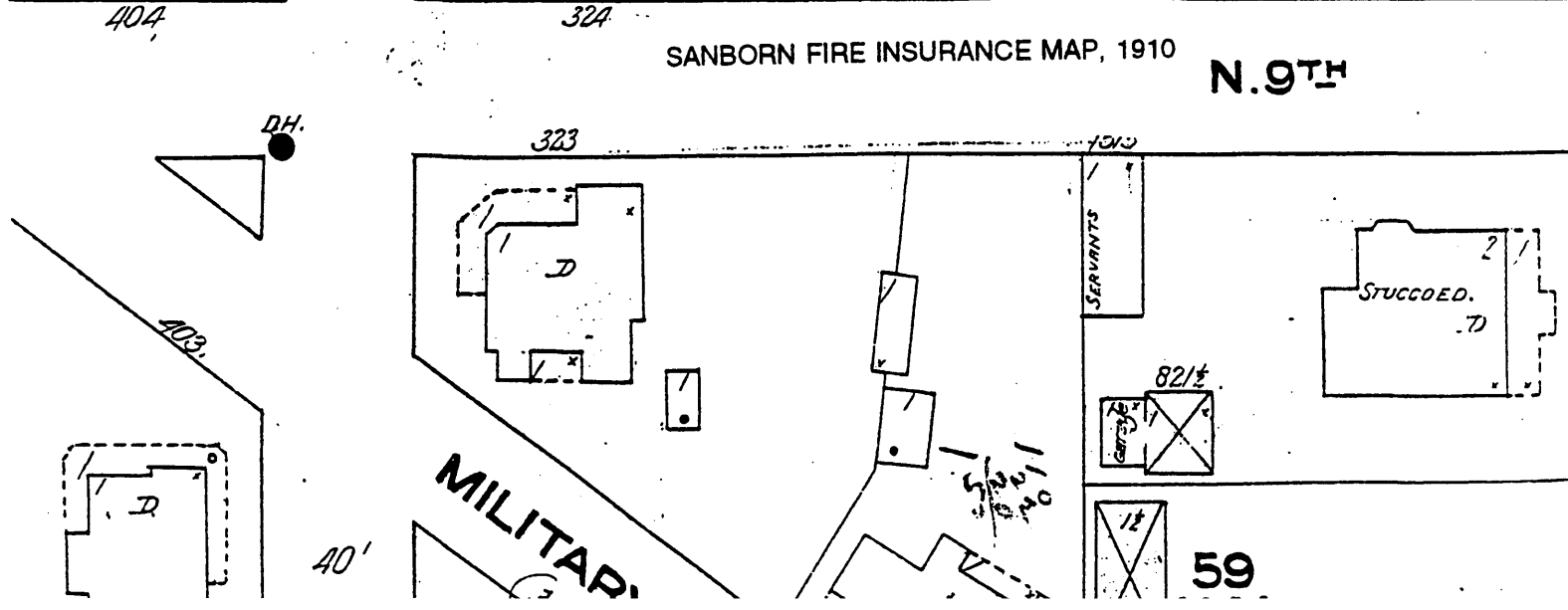


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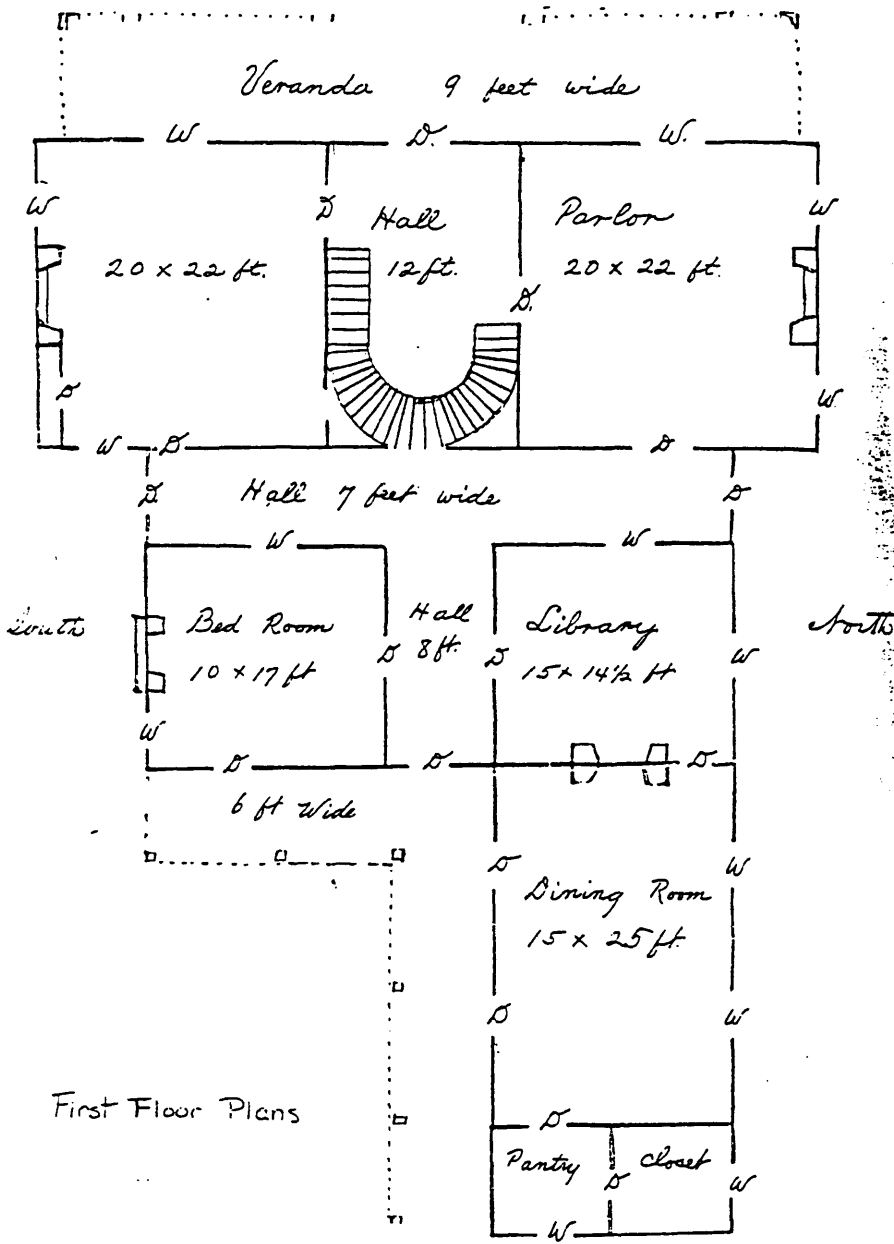




SANBORN FIRE INSURANCE MAP, 1910



West



First Floor Plans

East

Southern Born and Bred... E. R. Vaughn.

House plans drawn by Stephen A. Brown

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Sims-Brown House
Name of Property

Columbus, MS
County, State

Section number Photos

Page 6

PHOTOGRAPHS

The following information is the same for all photographs:

- (1) Sims-Brown House
- (2) Columbus, Lowndes County, Mississippi
- (3) Samuel H. Kaye
- (4) March 1997
- (5) Mississippi Department of Archives & History

EXTERIOR

1. Exterior Looking South
2. Exterior Looking South East
3. Exterior Looking East
4. Exterior Looking North East
5. Exterior Looking West
6. Exterior Looking North West

INTERIOR - FIRST FLOOR

7. Entrance Hall Looking West
8. Entrance Hall Looking South East
9. Front Parlor Looking North East
10. Dining Room Looking North East
11. Front Bedroom Looking South West

INTERIOR - SECOND FLOOR

12. Hall Looking West
13. North Bedroom Looking North West
14. Hall Looking East
15. South Bedroom Looking South
16. South - Center Bedroom Looking North
17. Dining Room Looking North West

DETAILS

18. Front Porch looking South
19. North Window & Shutters Looking South
20. West Window, Jib Doors & Shutters Looking South East
21. Front Entrance Looking East
22. Second Floor Porch Looking North East
23. First Floor Porch Looking North East
24. Eave & Brackets Looking South East
25. Chimney Looking South