

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY  
RECEIVED **JUL 02 1975**  
DATE ENTERED **AUG 2 2 1975**

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC  
Hope Farm  
AND/OR COMMON

**2 LOCATION**

STREET & NUMBER  
147 Homochitto Street

\_\_ NOT FOR PUBLICATION

CITY, TOWN  
Natchez

CONGRESSIONAL DISTRICT  
Fourth

\_\_ VICINITY OF

STATE  
Mississippi

CODE  
28

COUNTY  
Adams

CODE  
001

**3 CLASSIFICATION**

**CATEGORY**

**OWNERSHIP**

**STATUS**

**PRESENT USE**

\_\_DISTRICT

\_\_PUBLIC

OCCUPIED

\_\_AGRICULTURE

\_\_MUSEUM

BUILDING(S)

PRIVATE

\_\_UNOCCUPIED

\_\_COMMERCIAL

\_\_PARK

\_\_STRUCTURE

\_\_BOTH

\_\_WORK IN PROGRESS

\_\_EDUCATIONAL

PRIVATE RESIDENCE

\_\_SITE

**PUBLIC ACQUISITION**

**ACCESSIBLE**

\_\_ENTERTAINMENT

\_\_RELIGIOUS

\_\_OBJECT

\_\_IN PROCESS

YES: RESTRICTED

\_\_GOVERNMENT

\_\_SCIENTIFIC

\_\_BEING CONSIDERED

\_\_YES: UNRESTRICTED

\_\_INDUSTRIAL

\_\_TRANSPORTATION

\_\_NO

\_\_MILITARY

\_\_OTHER:

**4 OWNER OF PROPERTY**

NAME

Mr. and Mrs. J. Balfour Miller

STREET & NUMBER

147 Homochitto Street

CITY, TOWN

Natchez

\_\_ VICINITY OF

STATE

Mississippi 39120

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Office of Chancery Clerk, Adams County Courthouse

STREET & NUMBER

Market Street

CITY, TOWN

Natchez

STATE

Mississippi 39120

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Historic American Buildings Survey

DATE

1936

FEDERAL \_\_STATE \_\_COUNTY \_\_LOCAL

DEPOSITORY FOR

SURVEY RECORDS

Division of Prints & Photographs, Library of Congress

CITY, TOWN

Washington

STATE

D.C.

## 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Surrounded by a series of terraced gardens, Hope Farm faces west on approximately ten acres of land bounded on the west by Homochitto Street, on the north by Duncan Avenue, on the east by Harding's Bayou and Duncan Park, and on the south by lands which were once also a part of the Hope Farm estate.

The main portion of the house is a raised cottage with a low-pitched roof that is hipped at the north end, gabled at the south end, and which extends out over full front and rear galleries. The site slopes to the east so that the house is a full two stories in the rear, with the ground floor constructed of brick and the main floor of wood. A broad flight of steps leads up to the front gallery at the off-center main entrance bay, and the stair railing of tapered square wooden balusters continues across the front of the gallery between tapered square wooden columns with molded capitals. The stuccoed and scored surface of the eight-bay facade is broken by three doors of diminishing height north to south, four identical full-length windows, and a smaller window at the extreme southern end.

The rear gallery is lined with columns and railing similar in design to those on the front, and an exterior stairway at the north end of the gallery reaches ground level near a latticed octagonal cistern enclosure which is the only extant separate dependency on the Hope Farm property. As on the side elevations, the wall surface sheltered by the rear gallery is sheathed with weatherboards. A vertical board which appears to have been an end-post prior to a structural addition now separates two different types of weatherboarding which cover the northernmost room segment and the remainder of the rear gallery wall, respectively. In contrast to this noticeable differentiating feature, however, all doors and windows which open onto the rear gallery have identical beaded casings.

On the interior, the main floor of the house now follows a six-room plan, the three front rooms each having access both to the front gallery and to a smaller room behind. The southernmost pair of rooms originally comprised one chamber which extended the full depth of the house, but the space was divided by the current owners in order to create a modern bathroom and an additional bedroom. The two principal rooms--dining room and parlor--are joined by large sliding doors and are apparently the product of a major remodeling and possible addition some time during the 1840s, their black-and-gold marble mantels and battered and eared window architraves (with molded cornices in the dining room) representing the restrained Greek Revival style. Ceiling cornices in keeping with the simple, almost flat casings of the doors and windows, were added to these two rooms by the current owners. Two narrower rooms behind the dining room and parlor are now used as kitchen and den, with fireplaces back to back. The marble mantel in the den was salvaged from another house to replace a simple wooden one similar to the Greek Revival example still in place in the room at the southwest corner of the house.

Like the main portion of Hope Farm, the two-story rear wing which extends eastward from the south end of the house bears evidence of having been constructed in two sections. The one-room-deep frame structure, its full-length galleries supported by chamfered column is divided into two obvious segments at the first floor level by an open passage separating the westernmost room from the two-room length of the east section. The level of the first floor of the west portion is higher than that of the east section, the roof is hipped on the west end and gabled on the east, the weatherboarding of the west section does not match that of the east section, and the plans of the two wing segments differ substantially. The brick floor and large open fireplace in the easternmost room on the first floor indicate its probable use as a kitchen at one time. The single window in this room is glazed in a twelve-over-twelve pattern which may have originally been used throughout the east portion of the wing structure, indicating that it may predate the west section.

(con'd)

# 8. SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) (historic preservation)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES ca. 1789-1794; ca. 1835-45 BUILDER/ARCHITECT unknown

## STATEMENT OF SIGNIFICANCE

Originally a suburban plantation dwelling located about one mile from the Natchez fort, Hope Farm is today a rare and well-preserved example of the domestic architecture which characterized the settled portions of the Lower Mississippi Valley during pre-territorial times. Although the original Hope Farm structure was altered and extended at various times during the early part of the nineteenth century, the form and general character of the house--its low-pitched roof, irregular fenestration, and remaining original details--still attest to its construction during the Spanish provincial period of the late eighteenth century, and documentary sources support the architectural evidence. Few eighteenth century Mississippi structures have survived to the present, and few of the extant examples possess the additional historical significance which is associated with Hope Farm.

The first written reference to Hope Farm by its now historic name appears in a deed recorded March 9, 1805 (Deed book, L:302), conveying from Lewis Evans to George Overaker, for \$3,500, "all that messuage or tenement plantation and trace of land situate lying and being in the city of Natchez normally called 'Hope Farm.'" It is more than likely that the "tenement plantation" was already well developed when Lewis Evans purchased the "240 1/2 acres with all houses, outhouses, barns, stables and buildings" from Daniel Clark for \$4,200 on March 25, 1800 (Deed book, B:16), Clark having only recently acquired the property from Ebenezer Reese.

Local tradition maintains that the major portion of the current Hope Farm house was constructed by Don Carlos de Grand Pré, Spanish Commandant of the Natchez District from 1780 to 1792, and available records support this theory, although it is possible that some part of the structure predates the period of Grand Pré's ownership. Commandant Grand Pré amassed the property surrounding and including the site of Hope Farm through purchases in 1789 and 1790, but an item recorded prior to either transaction, on March 19, 1789, indicates that at least part of the Hope Farm property was already improved to some degree when the commandant acquired it:

Estate of Marcus Hailer - by declaration before Don Carlos Grand Pré Lt. Colonel of the Royal Armies and Civil and Military Commandant of the Fort and District of Natchez having received notice from Jonas Hailer of the death of his father, Marcus Hailer at his plantation distant one mile from this Fort, having repaired to said plantation with intent to take an inventory of the estate and effects left behind by said deceased, Marcus Hailer. . . (Spanish Record book, B:247).

The Hailer plantation, whatever the extent of its improvement, became the nucleus of the Hope Farm estate just two days later when, on March 21, 1789, Jonas Hailer conveyed to Don Carlos de Grand Pré, for \$100, "a piece or parcel of land formerly belonging to John Row and afterwards to John Forney from whom my deceased father Marcus Hailer, purchased

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Claiborne, J. F. H. Mississippi as a Province, Territory, and State. Jackson, Miss.: Power & Barksdale, 1880.

Mississippi Department of Archives and History. Statewide Survey File. Adams County. Hope Farm.

(continued)

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approximately 10.02

UTM REFERENCES

A	1,5	6,5,2,3,8,0	3,4,9,0,9,8,0	B	1,5	6,5,2,3,4,0	3,4,9,0,8,0,0
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C	1,5	6,5,2,0,2,0	3,4,9,0,8,7,0	D	1,5	6,5,2,0,4,0	3,4,9,1,0,3,0

VERBAL BOUNDARY DESCRIPTION

The northern boundary of the Hope Farm property begins at the intersection of Homochitto Street and Duncan Avenue and follows Duncan Avenue eastward to the point where it passes over Harding's Bayou (also called Auburn Bayou). The bayou forms the eastern boundary of the Hope Farm property, terminating approximately 475' south of Duncan Avenue at its intersection with a line drawn N87 1/2°E from Homochitto Street. This line forms the southern boundary of the Hope Farm property for approximately 635' at which point it turns north for 100', turns west for 232', turns north again for 112', and turns west again for (cont) LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Elizabeth P. Reynolds, Architectural Historian

ORGANIZATION

Mississippi Department of Archives and History

DATE

June 5, 1975

STREET & NUMBER

P. O. Box 571

TELEPHONE

(601) 354-6218

CITY OR TOWN

Jackson,

STATE

Mississippi 39205

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Robert J. Bailey*

TITLE *Acting* State Historic Preservation Officer

DATE June 27, 1975

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

*Robert J. Bailey*

DATE

*8/22/75*

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION  
ATTEST:

DATE

AUG 20 1975

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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CONTINUATION SHEET

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7. PHYSICAL DESCRIPTION (continued)

As a whole, the two-story wing at Hope Farm has traditionally been thought to ante-date what is now the main portion of the house, but its character and detail (most embellishments apparently dating from the early Greek Revival period of the 1820s and 1830s) do not unequivocally support this contention.

8. STATEMENT OF SIGNIFICANCE (continued)

the same" (Spanish Record book, B:249). Grand Pré added to this property on April 28, 1790 by purchasing from Matthew White, for \$50, "fifty-two arpents of land distant one mile from this Fort" and contiguous with his other acreage (Spanish Record book, B:437). By May 28, 1794, when Grand Pré sold his Natchez plantation to Ebenezer Reese for \$2,500, the property consisted of 625 arpents as well as "buildings, gates, fences" that must have represented substantial improvements judging from the sale price, which was about \$1,900 above the then current land cost of one dollar per arpent (Spanish Record book, C:130). Complemented by subsequent additions and interior remodellings which have lent a nineteenth century character to the structure, Hope Farm is still substantially the same house where, in 1791, "Hospitality and Urbanity presided" when Commandant Grand Pré regaled his visitor John Pope "with different Kinds of Fruits, Wines and Parmesan Cheese, which were succedent to a very good substantial Dinner" (Pope, p. 31).

By May 27, 1835, when Thomas G. Ellis conveyed Hope Farm to Eli Montgomery and wife (Deed book, Z:353), the property had assumed the fifteen-acre size that it carried into the twentieth century. The house and ground remained in the possession of the Montgomery family until December 14, 1926, when the Misses Elizabeth M. and Mary B. Montgomery, joint owners, sold Hope Farm to J. Balfour Miller and Katherine Grafton Miller (Deed book, 4-L:101). Between 1929 and 1946, Mr. and Mrs. Miller sold several parcels of land at the southwest corner of the estate, thereby reducing the Hope Farm property to its present ten-acre size. During the years of their ownership, the Millers have sensitively restored, furnished, and maintained Hope Farm with careful attention to its historical and architectural significance both to the Natchez community and the state of Mississippi. Katherine Grafton Miller founded the well-known Natchez Pilgrimage in 1935, and she continues to be active in the Natchez Pilgrimage Association which plans and administers the annual event that has served since its inception as a major force for historic preservation in Natchez and throughout Mississippi. As the Miller home, Hope Farm has retained its integrity of setting in the midst of encroaching commercialism along Homochitto Street and it has served as an example of careful preservation for a generation of Natchezians increasingly interested in their community's cultural heritage. Hope Farm has served continuously as a private residence, and it is appropriate that the current owners have continued the tradition of community concern and leadership begun by an earlier resident, Commandant Grand Pré, when he initiated a town plan for Natchez in order to promote further settlement of the area.

on Aug. 22, 1975



STATE OF MISSISSIPPI  
DEPARTMENT OF ARCHIVES AND HISTORY

P. O. BOX 571  
JACKSON, MISSISSIPPI 39205

August 14, 1975

BOARD OF TRUSTEES

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DIRECTOR



Mr. Charles Herrington  
Chief of Registration  
National Register of Historic Places  
National Park Service  
Department of the Interior  
18th & C Streets, N.W.  
Washington, D. C. 20240

Dear Mr. Herrington:

I call your attention to the enclosed amended copy of the continuation sheet for the Statement of Significance on Hope Farm, Adams County, Mississippi. The original nomination form received by your office on July 2, 1975, stated, in the middle of the last paragraph, that "Katherine Grafton Miller founded the well-known Natchez Pilgrimage in 1935." We have corrected that sentence to read, ". . . in 1932." Please note this correction in your Hope Farm file, and please accept my apologies for the oversight which necessitated it.

Sincerely,

Lisa Reynolds  
Architectural Historian

LR/gj

enclosure

cc: Mr. and Mrs. J. Balfour Miller

AUG 18 1975



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ITEM NUMBER

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9. MAJOR BIBLIOGRAPHICAL REFERENCES (continued)

Pope, John. A Tour through the Southern and Western Territories of the United States of North-America; the Spanish Dominions on the River Mississippi, and the Floridas; the Countries of the Creek Nations; and Many Uninhabited Parts. Richmond: John Dixon, 1792.

Verbois, Greg. "Don Carlos de Grandpré." Unpublished paper, Baton Rouge, La., May 1, 1972.

Wilson, Samuel, Jr., and Arch R. Winter. Adams County Landmark Inventory. "Hope Farm." Compiled for Natchez Metropolitan Planning Commission, 1974.

10. VERBAL BOUNDARY DESCRIPTION (continued)

for 159.7' until its intersection with Homochitto Street. The Hope Farm boundaries are completed by following Homochitto Street north to the point of its intersection with Duncan Avenue.