

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received AUG 27 1984

date entered SEP 27 1984

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Jackson-Niles House

and/or common Same as above

**2. Location**

street & number 121 North Wells Street N/A not for publication

city, town Kosciusko N/A vicinity of

state Mississippi code 28 county Attala code 7

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name Rose Mary Burge

street & number 209 North Huntington Street

city, town Kosciusko N/A vicinity of state Mississippi

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Chancery Court Building

street & number West Washington Street

city, town Kosciusko state Mississippi

**6. Representation in Existing Surveys**

title Statewide Survey of Historic Sites has this property been determined eligible?  yes  no

date 1984  federal  state  county  local

depository for survey records Mississippi Department of Archives and History

city, town Jackson state Mississippi

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## 7. Description

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<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date <u>      N/A      </u>

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### **Describe the present and original (if known) physical appearance**

The Jackson-Niles House, an elegant two-story frame structure in the Queen Anne style, faces east on highway 43 (North Wells Street), one of Kosciusko's main thoroughfares. Prominently placed on a spacious, terraced lawn, shaded by magnolia, pine and dogwood trees, this place looks out on a fast encroaching commercial neighborhood. The Jackson-Niles House is a prime example of "bric-a-brac" style in spite of its basically symmetrical floor plan of ten principal rooms and its restraint in the use of textural variety. This old residence states its characteristics quietly but firmly while remaining today, restored with little change, as it was on the date of construction in 1884. Painted in the multi-color fashion of the last quarter of the 19th century, there is a certain irregularity in its over-all shape and fenestration. This point is emphasized by an octagonal tower rising three stories on the northeast corner to match the steep gables on a hip roof.

Above the three foot brick base, layed with interrupted courses to provide ventilation, the horozonal clapboard on the body of the house is accentuated with a gallery. Extending across the entire front elevation, the gallery continues by curving around the tower bay and partially down the north elevation. This striking feature is enriched with substancial, turned post and balusters supporting the railing of the balustrade that encircles the entire gallery. As the uppermost decorative feature of the gallery, carved bracketts branch out on each side of the post to introduce a spindle frieze which is terminated by pendants. Two balconies on the second story, front and rear elevations, contain the same ornamentation. The gables feature trademarks of this style with combinations of fish scale shingles and wooden appliques of decorative patterns, including the popular stylized sunrise motif. On the north elevation, where the gallery terminates, there is a three bay projection and directly above, an oriel protruding from the second story. There is a duplicate oriel on the south elevation, also on the second level, supported by heavy carved bracketts.

The main entrance and the corresponding door on the second level, are single leaf glass doors with transoms set on a center axis. Both doors are flanked by a one over one double hung sash on either side which reappears throughout the house. The square staircase, set to the rear, dominates the entrance hall and sets the stage for the handsomely finished interior. Beautifully turned post, balusters and spindles are repeated with the addition of a double segmental arch of spindles that spreads across the eleven-foot-wide hall. In front of and beneath the stairs, a built-in bench is

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input 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 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 type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1884

**Builder/Architect** Unknown

### Statement of Significance (in one paragraph)

The Jackson-Niles House stands out architecturally as one of the earliest and as the most picturesque Queen Anne style extant in Kosciusko. This time-honored landmark has been preserved in its original state, exterior and interior, encompassing beauty as well as quality.

At the time of the construction of this house in 1884, the population for Attala County in which Kosciusko is the county seat, was 1,126. Due to its location on the Natchez Trace with good springs of water, Kosciusko was from its beginning, in 1833, a thriving farm and commercial center. On June 2, 1874, the Illinois Central Railroad arrived in Kosciusko. Then in August, 1884, the 88 mile extension of the ICRR from Kosciusko, then its eastern terminus, was completed to Aberdeen. This was an indication that this community had grown beyond its pioneer status, recovered from the devastation of a civil war and was experiencing a period of prosperity.

The vernacular or "folk" architecture was characteristic of earlier nineteenth century styles in Kosciusko with a modest display of Greek Revival. Most of these styles have been destroyed or remodelled and stripped of their integrity. However, in the post-civil war era, the Queen Ann style in Kosciusko dominated and reflects the growth and economy during this period. There are numerous examples of this style radiating from the business district which formed a square around the court house. The Jackson-Niles House was erected by a leading merchant, Samuel Anderson Jackson, on North Wells Street, two blocks from the court square. Other business, professional and social leaders followed S.A. Jackson by building this domestic style with slight variations on this main thoroughfare. Now all but five have been replaced mostly with commercial architecture. Of these five, four are in various stages of deterioration, three are unoccupied. Today, the Jackson-Niles House stands alone in all its glory to remind the town of its Victorian heritage and continues to contribute to the community by opening its doors as an antique shop/tearoom.

## 9. Major Bibliographical References

Kosciusko-Attala Historical Society, Kosciusko-Attala History.

Mid-Mississippi Regional Library, Kosciusko. Niles (Jason) Deary, vol. 3. Microfilm.

## 10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Kosciusko

Quadrangle scale 1:24,000

### UTM References

A 

1	6	2	5	7	8	4	0	3	6	6	0	6	3	0
Zone				Easting				Northing						

B 

Zone				Easting				Northing						

C 

Zone				Easting				Northing						

D 

Zone				Easting				Northing						

E 

Zone				Easting				Northing						

F 

Zone				Easting				Northing						

G 

Zone				Easting				Northing						

H 

Zone				Easting				Northing						

**Verbal boundary description and justification** Part of lots 231 and 228 of the city of Kosciusko Mercers Survey, described as: Beginning at the Southeast corner of the A.H. Crowder lot, at a point on the West side of Wells Street, running thence due West 258 feet to the East side of what is known as the Alice Flanagan lot, thence South 69 feet, thence West 00

### List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code
N/A			

## 11. Form Prepared By

name/title E. Pauline Morgan, private consultant

organization N/A date April 1, 1984

street & number 326 East Jefferson Street telephone 601-289-4464

city or town Kosciusko state Mississippi

## 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 Kenneth H. P'Pool

title Deputy State Historic Preservation Officer date August 21, 1984

### For NPS use only

I hereby certify that this property is included in the National Register

Entered in the  
National Register

date 9-27-84

Joyce M. Sammons  
for Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

**United States Department of the Interior  
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Jackson-Niles House, Attala

Continuation sheet County, Mississippi

Item number 7, 8, 10

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7 - DESCRIPTION

another impressive addition. This center hall narrows behind the stairs, opening into an enclosed porch, which originally was open. This southwest porch served the original bathroom, kitchen, butler's pantry and a back stairway which leads to the bedrooms on the second story.

There are many smaller details of equal value such as heart-pine wainscoting, doors and woodwork, ornate mantels with beveled mirrors and tongue-in-groove pine flooring. Preservation of the rich detailing is illustrated by louvered interior shutters, still in use on every window of the house - even the third story of the tower.

The second story floor-plan, echoing the ground floor, consist of two large rooms on each side of the wide center hall. A modern bath is a recent addition set in a gable over the kitchen wing. The present owners are utilizing the spacious attic and cellar area without altering the fabric of the building. Although this property is now considered commercial, the same conscientious concern and care is practiced as it was when a residence, to maintain the integrity of this establishment.

8 - SIGNIFICANCE

In 1911, S.A. Jackson's heirs sold the property and there after, decedents of Kosciusko's first and only Federal Judge Henry Clay Niles, 1889-1917, occupied this house until it was sold the second time as commercial property in March, 1981. The Niles name plays an important role in the history of Kosciusko. Judge H.C, Niles' father Circuit Judge Jason Adams Niles was a prominent settler and political figure. The site he chose for a homestead was later given to his daughter as a wedding gift and on that same property she built the David L. Brown House, 1900, which is listed on the National Register.

10 - VERBAL BOUNDARY DESCRIPTION

feet, thence South 75 feet 6 inches, thence due East 358 feet to the West side of said Wells Street, thence North along said Wells Street 144½ feet to the POINT OF BEGINNING. Section 20 - TWP 14N - R 7E