

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1. Name of Property

historic name: Owen-Richardson-Owen House

other names/site number:

2. Location

street & number: 1700 9th Street South

not for publication n/a

city or town: Columbus

vicinity n/a

state: Mississippi

code MS

county: Lowndes

code zip code 39701

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. D. P. [Signature] JAN. 19, 2007
Signature of certifying official Date

Deputy State Historic Preservation Officer
State or 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 or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this 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): _____

[Signature]
Signature of the Keeper
Edson H. Beall
Date of Action
3-7-07

5. Classification

Ownership of Property: Private

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

Category of Property: Building

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 4 | 1 | buildings |
| | | sites |
| | | structures |
| | | objects |
| 4 | 1 | Total |

Name of related multiple property listing: n/a

Number of contributing resources previously listed in the National Register: n/a

6. Function or Use

Historic Functions: Domestic/single dwelling

Current Functions: Domestic/hotel

7. Description

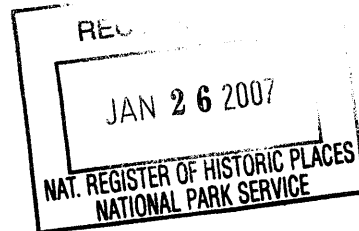
Architectural Classification(s): Neo-Classical Revival

Materials:

foundation: Stucco
roof: Asphalt
walls: Brick
other

Narrative Description:

See Continuation Sheets



Owen - Richardson - Owen House
Name of Property

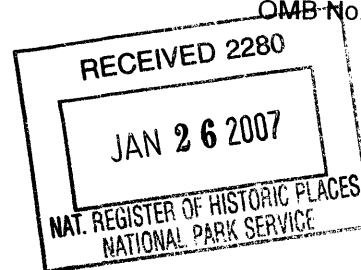
Lowndes County, Mississippi
County and State

NPS Form 10-900-a
(Oct. 1990)

OMB No. 10024-0018

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**



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Owen - Richardson - Owen House
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Description

The Owen - Richardson- Owen House is a three bay, two story, wood frame, brick veneer building with a three bay, two story front porch with square paneled wood columns. The front entrance steps are concrete with concrete capped stepped brick ends. The roof is hipped with asphalt shingles. Each side of the roof has a hipped roof dormer with 3 1/1 double hung windows.

The front entrance is a full glass stile and rail wood door with applied wood ornamentation above and below the glass. Sidelights and transom panels have leaded glass panes with geometric patterns. The front porch is tongue and groove 1x4 boards. The cornice of the house and front porch is dented with a wood skirt board. Windows flanking the front entrance are single light and have 21 light transoms. Shutters were originally hinged but have been detached and attached to the walls. Most hinges are still in place on the window frames.

There is a windowed one story sun porch on the left side of the house with an exterior door. The brick columned porte-cochere on the right side has a windowed sun porch above. Both sun porches are accessed from the interior through windows with lowered sills

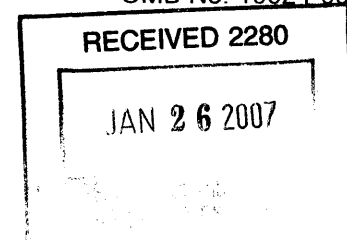
In the rear is a wood framed kitchen wing with clapboard siding and 6/6 double hung wood windows.

Most windows at both floors are 1/1 double hung wood. Where windows open to sun porches, the sills are lowered to just above the floor. In these windows, a horizontal muntin is located in the lower sash to correspond to the location of the bottom rail of the adjacent windows with the normal sill height. The two windows at the second floor above the front entrance have lowered sills and repairs to brick below the sills suggest the existence of a second level balcony at that location, although it is no longer extant. The absence of paint on the brick wall at each end of the porch shows the location and pattern of a two foot high railing that was in place when the wall was painted. There are art-glass leaded windows in the rear hall at both levels.

The interior first floor plan is a central hall with stair and two rooms on each side. A kitchen and service hall is located at the rear. The second floor plan consists of a central hall and stair with three rooms on each side.

The interior main stair rises from the front and rear of the hall, meeting at a landing and rising to the second floor. The first floor newel posts are square paneled wood, painted white with an ornamental urn motif wood cap that is varnished. The second floor newel posts are square chamfered wood posts with band and cap moulding painted white with a simple varnished cap. Turned spindles and bottom

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Description *(continued)*

rails are painted white and the top (hand) rail is varnished. All wood is pine. At the second floor, a concealed stairway connects from the left rear bedroom to the attic.

Interior floors are tongue and groove pine, varnished, except in the east sun room, kitchen and rear service area which are one-inch hexagonal ceramic tile. Base boards are 1x8 with a cap mould. Door casings throughout are 1x6 with a moulded base and with a horizontal bead mould at the bottom of the head and a small cap mould at the top. Doors are 5 panel stile and rail wood except for the taller sliding pocket doors leading from the hall to the two front rooms which are 7-panel. Doors to the bedrooms have operable transoms.

The fireplace in the front left upstairs bedroom is coal burning with a cast iron surround, ceramic tile front and a wood mantle with mirror and colonettes between the mantle and upper shelf. The downstairs fireplace in the living room is coal burning with a plastered front and Ionic colonettes supporting the mantle shelf.

The conference room has built in cabinets and book shelves extending across the rear wall.

There are four original ceiling light fixtures in the house. On the first floor there is one in the front hallway, one in the conference room, and one in the dining room. On the second floor, the hall has an original ceiling light fixture.

The historic heating system has ornamental cast iron hot water radiators. The radiator in the dining room has a built in warming cabinet.

The house has recently been converted to a bed and breakfast inn and bathrooms have been added in three upstairs bedrooms.

Contributing outbuildings on the property include a two story barn with corrugated metal siding and side sheds; an outdoor privy; and a children's playhouse which is reported to have been relocated from the earlier family home on Second Street South. Also on the property is a small storage building which likely dates to a later period.

8. Statement of Significance

Applicable National Register Criteria

Areas of Significance
Architecture

Period of Significance
1907

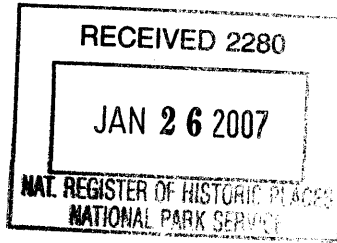
Significant Dates
1907

Significant Person(s)
n/a

Cultural Affiliation(s)
n/a

Architect/Builder
Unknown

- 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:

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a 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:

See continuation sheets.

9. Major Bibliographical References

Bibliography

See continuation sheet.

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

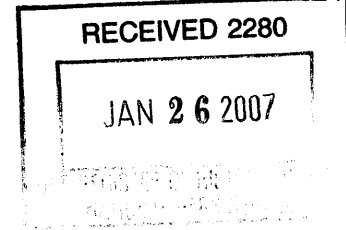
- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Owen - Richardson - Owen House
Name of Property

Lowndes County, Mississippi
County and State

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(Oct. 1990)

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Statement of Significance

The Owen - Richardson - Owen House is eligible for inclusion in the National Register on the basis of Criteria C as an excellent example of a late Neo-Classical residential design. The square columns point to a late design in this period (A Field Guide to American Houses, Virginia and Lee McAlester, 1984, p. 351, photo 7). Details, such as an inserted muntin in the lower sash of windows with lowered sills that open to porches at both floor levels show a high level of sophistication in the design.

Although there are several Neo-Classical public buildings in Columbus that date from this time period, the only other Neo-Classical residences are the Lindamood House which was built in 1902 after the original ante-bellum Greek Revival structure was destroyed by fire and the Henry House, built in 1904. Of the two residences, the Henry house is more similar to the Owen - Richardson - Owen house and has a second floor balcony supported by the entrance entablature on the front façade, a detail that is suggested by the lowered window sills and brick pattern at the Owen house's second floor center window front façade.

The architect has not been identified, but two likely candidates are: James Polk Stansel, a local architect with numerous house designs to his credit; or Ruben Harrison Hunt, who was designing at least eleven public buildings in Columbus about this same time, although Hunt is rarely credited with residential design. The newel posts and spindles at the first floor stair are virtually identical to the courtroom railing in the Columbus City Hall which was designed by R. H. Hunt and constructed in 1905.

Columbus experienced a period of prosperity starting in the mid-1890s through the 1920s. The first decade of the twentieth century was an especially prosperous time with numerous public, commercial, and residential structures being constructed. R.H. Hunt was the architect for buildings such as Columbus City Hall, the First Baptist Church, and Poindexter Hall on the campus of Mississippi University for Women. Hunt also designed major renovations of the Masonic Building, and the Odd Fellows building on Main Street in Columbus as well as the addition of a clock tower and Neo-Classical portico on the Lowndes County Courthouse. James Stansel was the architect for the Searcy House, a Colonial Revival, built in 1902. Colonial Revival seemed to be the style most favored by Columbians for their houses at that time since there are many surviving examples.

The property for the Owen Richardson Owen house was purchased from C.F. Sherrod on April 8, 1904 by Pauline M. Owen, wife of Thomas G. Owen (Lowndes County Deed Book 84, Page 442).

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Statement of Significance *(continued)*

Thomas Goronwy Owen moved to Columbus from Mobile, Alabama with his wife, Pauline, and their three children sometime in the 1890s. The 1900 U.S. Census - Lowndes County, MS shows that all in the family were born in Alabama, including the youngest child, Herman, born in 1890. The 1900 census also shows two men listed in the household both as "gardener and florist". A later newspaper account stated that T. G. Owen "...came to Columbus as a cotton buyer. A great lover of flowers, his spare time was spent in the cultivation and propagation of flowers in his home yard... [from this] little beginning grew the mammoth greenhouse industry which he established in South Columbus, said to be the largest floral establishment in the south." (Commercial Dispatch, Columbus, October 21, 1935).

Newspaper accounts from the January 7, 1907 Columbus Commercial and the January 8, 1907 Columbus Dispatch announced: "Mr. T.G. Owen and family have taken possession of their new home in the southern suburbs of the city. This home is an elegant three-story brick building with all the modern conveniences and is truly one of the handsomest homes in the county." By 1936, the home was called "Myrtle Terrace" for the beautiful variety of crape myrtle trees on the property (WPA Source Material for Mississippi History - Lowndes County, 1936-1938, Volume XLIV, part One, page 309).

On July 15, 1908, Susie, the second daughter of Owen, was married to Henry Johns in an "impressive ceremony" held in the Owen's home (Columbus Commercial July 19, 1908). The service was performed by The Rev. Walter E. Dakin, who was the rector of St Paul's Episcopal Church from July 1905 to December 1913 and the grandfather of playwright Tennessee Williams.

In the August 6, 1908 edition of the Columbus Dispatch it was reported that T.G. Owen owned and operated the largest floral nurseries in the South. He had several acres of greenhouses and the plant was equipped with steam heating apparatus and a private water system. The article also mentioned that there was no street car line running to the nursery and the only way to reach it was by private conveyance. (The nursery operation was located on the adjacent property west of the house.)

In 1933, the property was conveyed to the family business, T.G. Owen & Son, Inc. (Lowndes County Deed Book 149, Page 450). According to the WPA "Source Material...", "T.G. Owen and Son operate the largest floral and nursery business south of the Ohio River. It was established in 1900 and has continued to grow. At present, cut flowers are shipped everyday in the year to all parts of the American continent. The area is very extensive...at least 200,000 square feet under glass...where all varieties of cut flowers, potted plants, ornamental evergreens, and roses are grown.

"They specialize in chrysanthemums and poinsettias in winter; Easter lilies in the spring; and roses gladiolas and dahlias in the summer. Of the ornamental evergreens, there is practically every variety of

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Statement of Significance *(continued)*

arbor-vitae, junipers, etc. So extensive is the ground planted in shrubs that an additional farm near Caledonia was purchased a few years ago where one sees rows of shrubs of many kinds which are marketed to practically every city in the country. Out in the open on this farm during Christmas of 1931, hundreds of roses were blooming as though it were summer.”

The WPA article went on to state that T.G. Owen and Son were certified in every state so they could ship their products to anywhere in the U.S., and that they had a branch office and grounds in Memphis, Tennessee.

Thomas Goronwy Owen died October 19, 1935 and his wife, Pauline Mohr Owen, died September 21, 1938. Both are buried at Friendship Cemetery in Columbus. Their son, Herman Mohr Owen, continued to run the nursery business until he sold it sometime around 1960. He died on December 11, 1976. There is presently a “T.G. Owen & Son Memorial Scholarship” program at the College of Agriculture and Life Sciences at Mississippi State University.

On May 6, 1939, daughters, Pauline Owen Carr and Susie Owen Jones sold the “Old Owen House” to Clayton H. Richardson (Lowndes County Deed Book 166, Page 515). A wholesale grocer, Richardson and his family lived in the house until he retired to Florida in the late 1950s.

Ben Owen purchased the house on April 11, 1961 (Lowndes County Deed Book 309, Page 400) and moved into it with his wife and four children. Benjamin Ligon Owen, the son of Franklin Caleb Owen and Mary Sharp Askew Owen, was born in Columbus on July 12, 1921. He served in the infantry in the Pacific Theater during WWII. He was a graduate of Ole Miss Law School and for over 50 years, practiced law in the same building as his father had practiced. In 1964, he was elected to his first of three terms to the state legislature. He died September 10, 2003, almost a year after closing his law practice (Commercial Dispatch September 11, 2003). [David Owen, son of Ben Owen, told the current owner that he knew of no family relationship to the T.G. Owen family.]

On December 23, 2005, the property was purchased by 1700 9th Street South, LLC (Lowndes County Deed Book 2005, Page 336), and converted to a Bed & Breakfast Inn.

There have been remarkably few alterations to the building since its completion in 1907. At one time the building exterior was painted white and some time in the distant past, some brick was damaged in an attempt to remove the paint. The one-story front porch was raised to the roof level and the brick columns were replaced with wood columns. No date has been established for this alteration. The interior original finishes and details have been retained. New bathrooms have been installed in the upstairs bedrooms.

10. Geographical Data

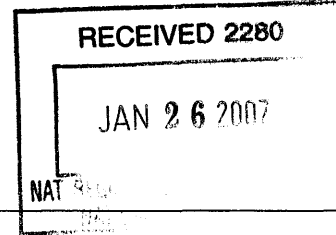
Acreage of Property: 3.7 acres

| UTM References: | Zone | Easting | Northing | Zone | Easting | Northing |
|-----------------|------|---------|----------|------|---------|----------|
| A | 16 | 367862 | 3704879 | C | | |
| B | | | | D | | |

___ See continuation sheet.

Verbal Boundary Description See continuation sheet.

Boundary Justification: See continuation sheet.



11. Form Prepared By

| | | | |
|------------------|--------------------------|---------------|-------------------|
| name/title: | Samuel H. Kaye, AIA | date: | November 16, 2006 |
| organization: | Luke Peterson Kaye, P.A. | telephone: | (662) 327-6241 |
| street & number: | P.O. Box 48 | city or town: | Columbus |
| city or town: | Columbus | state: | MS |
| | | zip code: | 39703 |

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.

Photographs

Representative black and white photographs of the property.

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

Property Owner(s)

| | | | |
|------------------|---|---------------|---------------|
| name: | 1700 9 th Street South, LLC. | telephone: | 662-327-5100 |
| street & number: | P.O. Box 266 | city or town: | Fall River |
| city or town: | Fall River | state: | Massachusetts |
| | | zip code: | 27240 |

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 the 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 Project (1024-0018), Washington, DC 20503.

Owen - Richardson - Owen House
Name of Property

Lowndes County, Mississippi
County and State

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Bibliography

A Field Guide to American Houses, Virginia and Lee McAlester, 1984

WPA Source Material for Mississippi History - Lowndes County, Volume XLIV, Part One, 1936-1938

Friendship Cemetery Records, Billups Garth Archives, Columbus Public Library, Columbus, MS

Columbus, Mississippi Newspapers:

Columbus Commercial; Columbus Dispatch; and Commercial Dispatch

Lowndes County Land Records, Lowndes County Courthouse, Columbus, Mississippi

U.S. Census - 1900 - Lowndes County, MS

Interview with Clayton Richardson, Jr., Starkville, MS

Interview with David Owen, Columbus, MS

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Columbus, Lowndes County
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Verbal Boundary Description

The nominated property consists of 3.7 acres situated in Section 28, Township 18, Range 18 West, in the Town of Columbus, Lowndes County, Mississippi, and being more particularly described as follows:

“Beginning on the South side of 17th Avenue South (formerly Hamilton Street – which street lies adjacent to the South side of Block 9 of Topp’s Addition as shown on Plat Book 1A at page 56 in the Chancery Clerk’s Office of said county) at a point 183.5 feet South 05 degrees 10 minutes East from a point on the North boundary of Lot 15, Block 9, Topp’s Addition, which last said point in 104.5 feet West of a stone post at the Northeast corner of said Lot 15, and running thence South 05 degrees 10 minutes East along a crepe myrtle hedge (as located May 6, 1939) 440 feet, more or less, to its intersection with a bois d’ arc hedge; thence North 82 degrees 30 minutes East along said bois d’ arc hedge 96.5 feet; thence South 05 degrees 10 minutes East 120 feet; thence North 82 degrees 30 minutes East 287 feet to a (North-South) bois d’ arc hedge; thence North 07 degrees 20 minutes West along said latter hedge to the South boundary of the public roar (Lake Norris Road); thence Northwest long said public road and West along the South side of 17th Avenue South (Hamilton Street) to said beginning point, and containing 3.7 acres, more or less, and lying in the Northeast Quarter of Section 28, Township 18 South, Range 18 West, Lowndes County, Mississippi.”

[Lowndes County Deed Book 2005, Page 337]

Boundary Justification:

Extent of property nominated, being the historic boundaries of the site.

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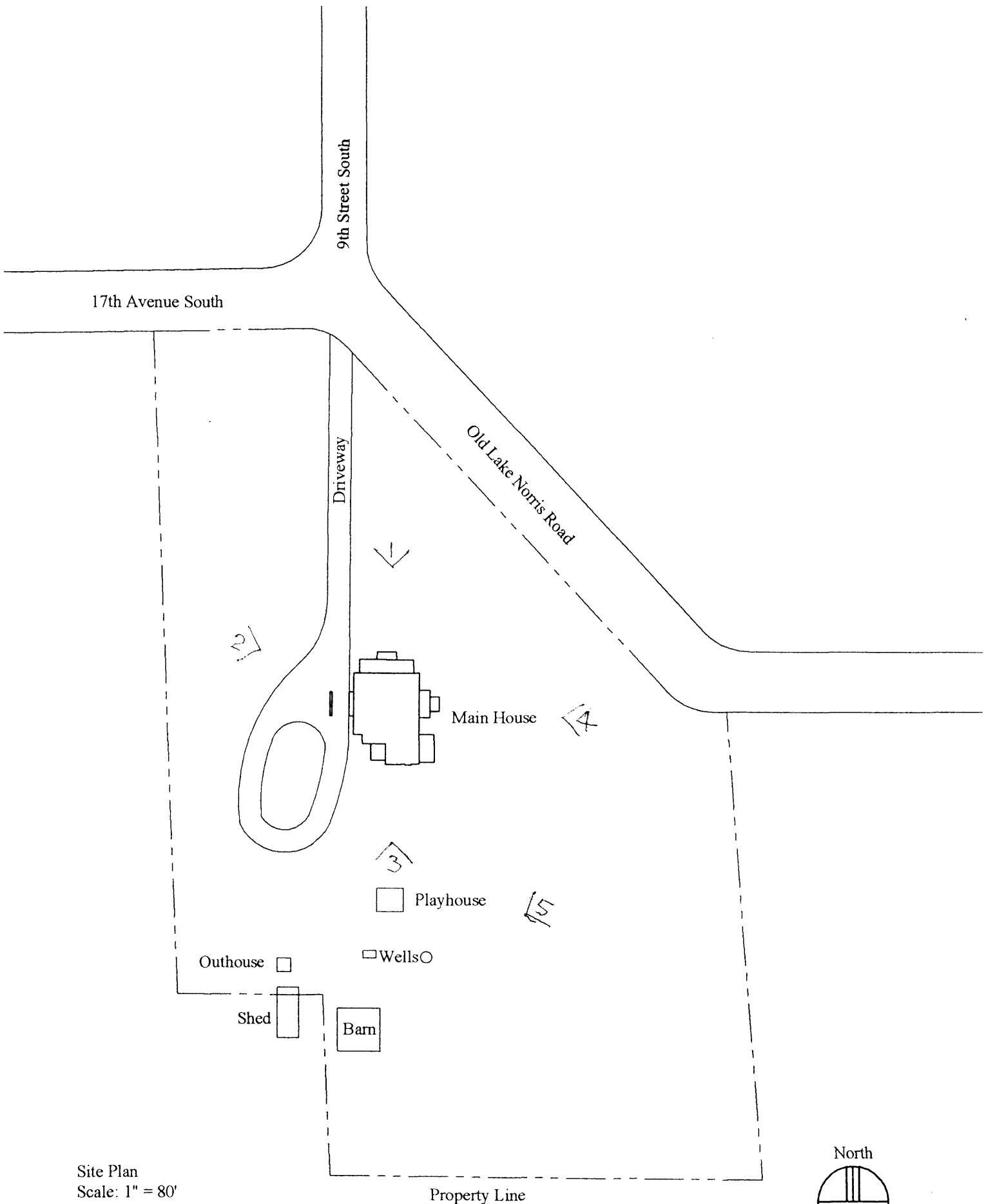
Owen – Richardson – Owen House
Columbus, Lowndes County
Mississippi

Photographic Documentation

All photographs were taken November 21, 2006 by Kathy Griffith.

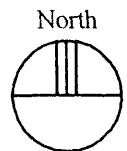
1. Exterior View – Looking South - Front façade/north side of house
2. Exterior View – Looking East - West façade showing Porte Cochere
3. Exterior View – Looking North - South façade
4. Exterior View – Looking West - East façade
5. Exterior View – Looking West South West at outbuildings
6. Exterior View – Looking South – Showing Front Entrance Door with Leaded Glass Sidelights and Transom
7. Interior – Second Floor – Hall – Looking South – Showing Window with Stained Glass upper section.
8. Interior – First Floor – Hallway – Looking South – Showing Front Staircase and Upper Landing
9. Interior – First Floor – Dining Room – Northeast Corner – Looking North at Original Radiator with Warming Cabinet
10. Interior – First Floor – Dining Room – Looking Southeast – Showing Original Light Fixture and Ceiling Medallion.
11. Interior – First Floor – Entrance Hallway – Looking Northwest Showing Original Light Fixture
12. Interior – First Floor – Living Room – Looking East at Fireplace and Mantle
13. Interior – Second Floor – North East Bedroom – Looking Southeast at Fireplace and Mantle.

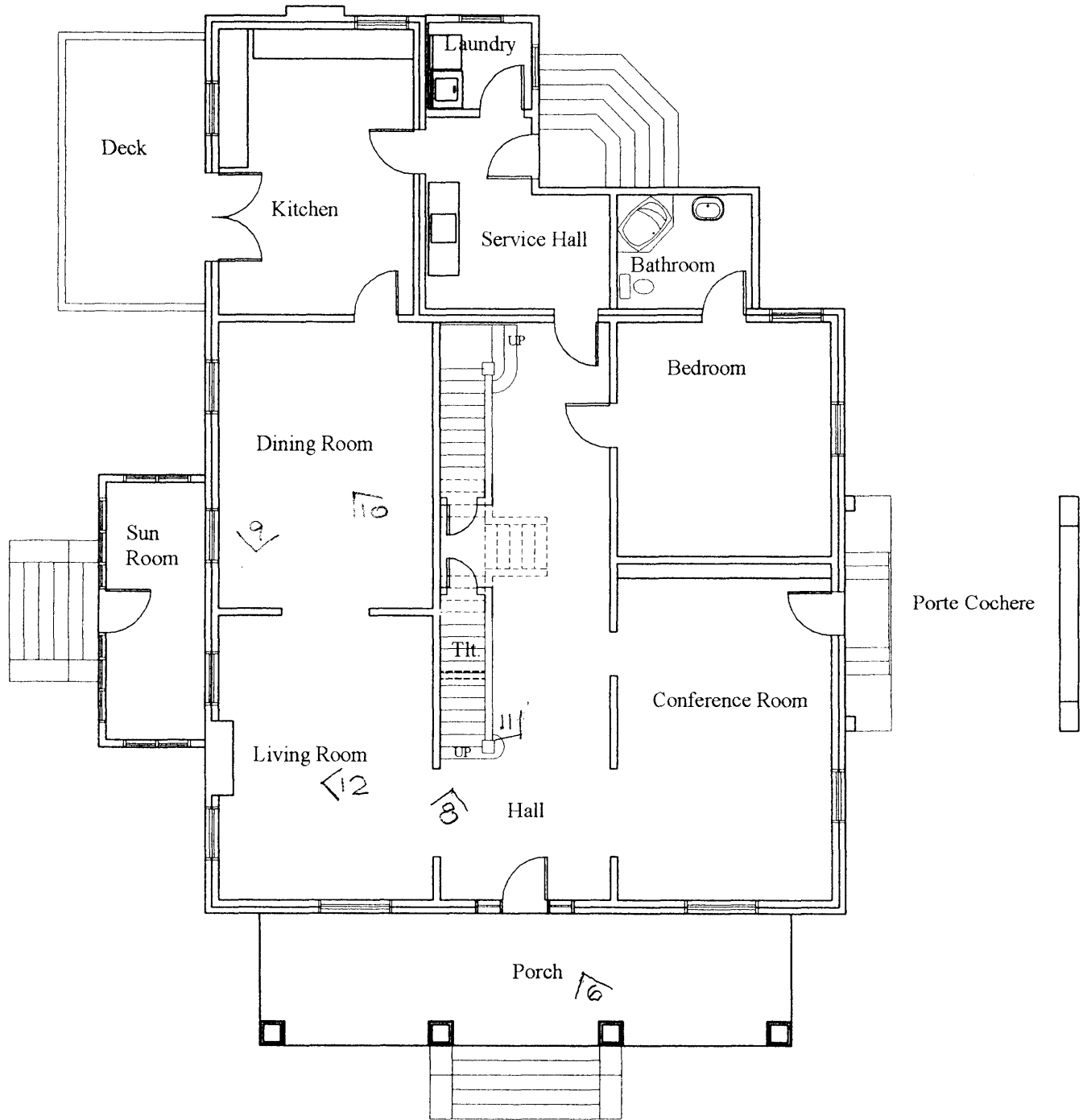
Site and Floor Plans attached with references to locations of the photographs.



Site Plan
 Scale: 1" = 80'

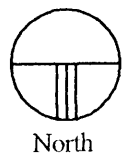
Owen - Richardson - Owen House
 Columbus, Lowndes County,
 Mississippi

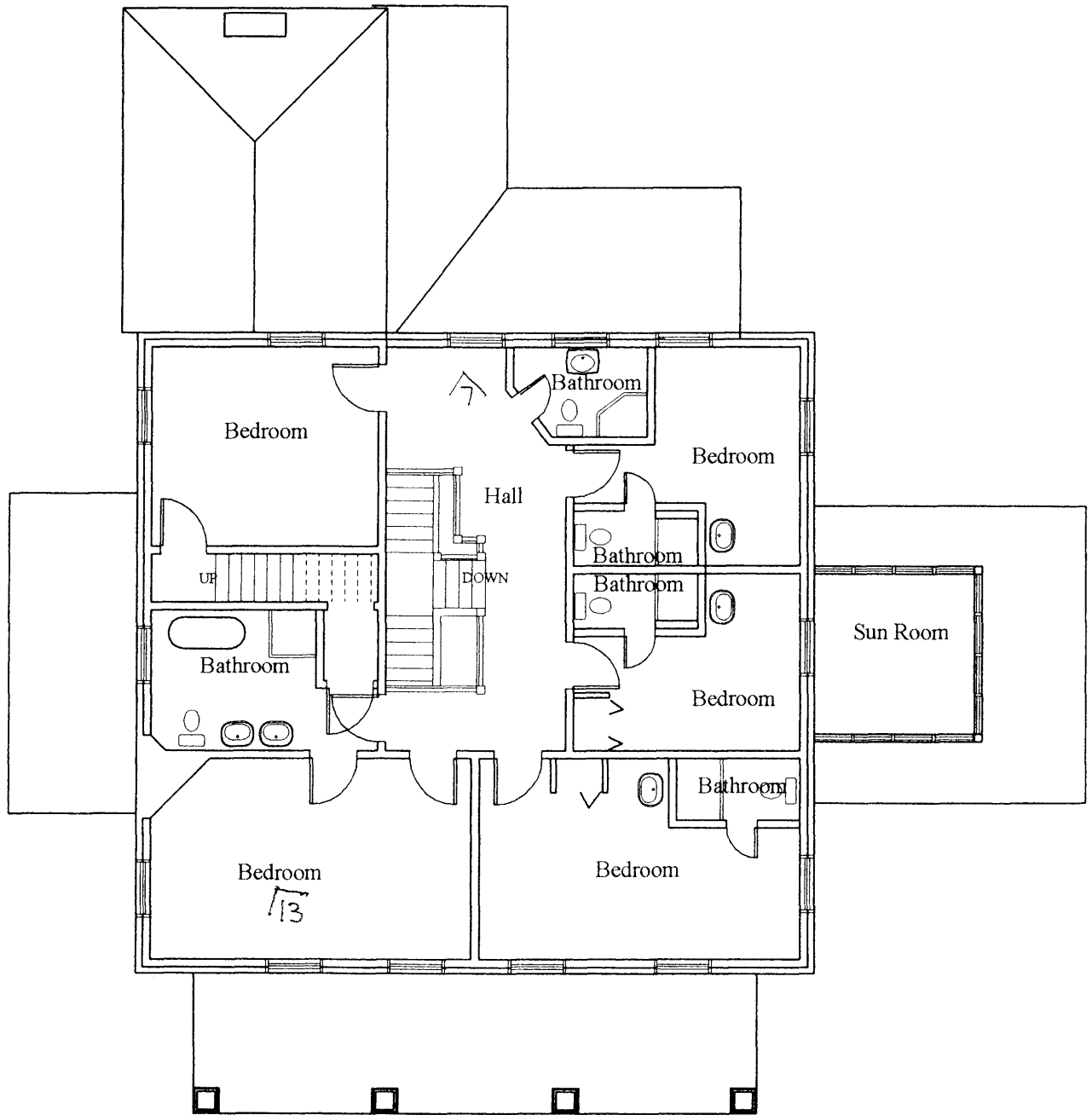




FIRST FLOOR PLAN
 Scale: 3/32" = 1'-0"

Owen - Richardson - Owen House
 Columbus, Lowndes County,
 Mississippi





SECOND FLOOR PLAN
 Scale: 3/32" = 1'-0"

Owen - Richardson - Owen House
 Columbus, Lowndes County,
 Mississippi

