

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received JAN 5 1987

date entered

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

FEB 5 1987

1. Name

historic Jackson-Browne House

and or common N/A

2. Location

street & number 107 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N/A not for publication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

Category	Ownership	Status	Present Use
<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 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	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<input checked="" type="checkbox"/> N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Timothy Lee Thompson

street & number 107 North Wells Street

city, town Kosciusko

N/A vicinity of

state Mississippi 39090

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of the Chancery Clerk

street & number West Washington Street

city, town Kosciusko

state Mississippi 39090

6. Representation in Existing Surveys

title N/A

has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town

state

7. Description

Condition		Check one	Check one
<input 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 checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Jackson-Browne House is a two story wood frame dwelling in a vernacular Victorian style featuring Queen Anne and Italianate details. The gable-front-and-wing form, resting on a low masonry foundation, is covered with a moderately pitched, standing-seam metal roof that is pierced by two tall, interior, masonry chimneys.

Facing east, on a corner lot, the house is approached by the original herringbone pattern brick walk. Across the recessed portion of the front facade is a double-tiered gallery. On the projecting gable-fronted bay is a semi-octagonal bay window topped with a small, roofed balcony. An identical bay window and balcony adorns the south elevation. All of these features are articulated with turned posts and balustrades, friezes of flat jigsaw-cut trim, modified sunburst spandrels, paired wooden brackets and rectangular panels. Another Queen Anne characteristic is the use of fishscale shingles on all the gable ends. All fenestration is four-over-four and the windows on the galleries and balconies extend from floor to ceiling.

A single-leaf door opens into a spacious central hall. A U-shaped stairway is located to the rear and four 16'x 16' major rooms are equally divided to either side. Originally, the hall terminated at the west end onto a back porch which was located in another L formed by a kitchen wing but was enclosed ca. 1930. It is not certain whether the two bathrooms, one on the northwest corner of the house and another directly above it on the second level, are part of the original structure. However, it is likely that they were added within a few years of the original construction.

Most of the original molded woodwork, wainscoting, paneled doors and mantles still exist along with an impressive square-paneled newel post crowned with leaf appliques.

Although the house has suffered fire damage, especially in the stair hall and front parlor, inspection has revealed it to be structurally sound. Ironically, veneer panelling which had been installed in the parlor and stair hall absorbed most of the charring, smoke, and water damage, leaving the walls underneath relatively intact. Much of the wallpaper in those rooms survived the fire, albeit with extensive smoke damage. There was some surface scorching of decorative woodwork, but most was only superficial.

The new owner, who purchased the house in October, has plans to rehabilitate the house while living in two habitable rooms.

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400-1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500-1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600-1699	<input checked="" type="checkbox"/> architecture	___ education	___ military	___ social/
___ 1700-1799	___ art	___ engineering	___ music	humanitarian
<input checked="" type="checkbox"/> 1800-1899	___ commerce	___ exploration/settlement	___ philosophy	___ theater
___ 1900-	___ communications	___ industry	___ politics/government	___ transportation
		___ invention		___ other (specify)

Specific dates Circa 1882 Builder/Architect Unknown

Statement of Significance (in one paragraph)

The Jackson-Browne House, built ca. 1882, is architecturally significant within its local context, as an unusually lavish provincial expression of the Victorian Queen Anne style. From the post-Civil War era, it was one of the first to be built and is now one of the few two-story examples of this style extant in Kosciusko (pop. 7,121). This structure is also significant in its association with the Zollicoffer and Jackson families who were early, prominent pioneers of this community. Many descendents from these two families remain as eminent inhabitants of this small town.

Established in 1833, Attala County's economy has always been based primarily on agriculture (Kosciusko-Attala History, Kosciusko-Attala Historical Society. Walsworth Publishing Company, 1976, p. 55), however, Kosciusko, the county seat, has also been a thriving commercial center due to a central location and located just off the Natchez Trace, an important early nineteenth century overland route connecting Natchez, Mississippi with Nashville, Tennessee. The initial thirty years before the Civil War, the town was in its infancy and development period. Then with the war, the meager accumulation of prosperity was lost and it was not until the appearance of the Illinois Central Railroad in 1874 that the economy began to experience a revival. The major portion of the city's earliest extant architecture began at this time.

Susan Zollicoffer Jackson, believed to have been the original owner of the Jackson-Browne House, arrived in Attala County with her family as a young child in ca. 1835. Later, in 1861 after the death of her husband, John Anderson Jackson, Susan was left to manage their family and their large landholdings. A great section of this land was on the perimeter of the town square which was built around the court house but gradually, most of the Jackson property was sold for domestic and commercial use. Susan chose lots from this area, only one block from the square, to build a residence for herself, the Jackson-Browne House. At her death, she willed it to her daughter, Mary Elizabeth (Betty) Jackson Browne. (Attala County, Miss. Chancery Clerk. Wills & Accounts Book F, p. 114-115. Kosciusko, Miss.) In the next block, going north, she built, in 1884, a more elegant, mature variety of this popular Queen Anne style, the Jackson-Niles House (NR 1984) as a gift to her son, Samuel Anderson Jackson.

During this expansion period, most of the merchants and professional men began replacing the pioneer architecture with a more conscious style and by 1880, the Queen Anne was the most prominently used. Today, out of numerous two story Queen Anne houses built, only six exist of which three are in a deteriorating condition. A recent buyer intends to rehabilitate the Jackson-Browne House in a manner consistent with its historic character.

9. Major Bibliographical References

Attala County Mississippi, Chancery Clerk. Wills & Accounts Book F, p. 114-115. Chancery Court, Kosciusko, Mississippi.

Kosciusko-Attala History, Kosciusko-Attala Historical Society. Walsworth Publishing Company, 1976.

10. Geographical Data

Acreeage of nominated property Less than one acre.

Quadrangle name Kosciusko, Miss.

Quadrangle scale 1:24000

UTM References

A

1	6	2	5	7	8	5	5	3	6	6	0	4	0	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 Lot 217 located in the SE 1/4 of the NE 1/4 of Sec 20, T-14N, R-7E, Attala County, Mississippi. (See continuation sheet.)

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

state N/A code county code

state code county code

11. Form Prepared By

name/title E. Pauline Morgan

organization

date Submitted in July, 1986
Revised in December, 1986

street & number 326 East Jefferson Street

telephone 601-289-4464

city or town Kosciusko

state Mississippi 39090

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 December 30, 1986

For NPS use only

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

for Helores Byen
Keeper of the National Register

Entered in the
National Register

date 2/5/87

Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

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Continuation sheet

Item number 9 & 10

Page I

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Jackson, Chatwin M., Jr., great-grandson of Susan Z. Jackson, interviewed by E. Pauline Morgan, architectural consultant, at Kosciusko, Miss., March 12, 1986.

Newell, Zaida Woodward, great-granddaughter of Susan Z. Jackson, interviewed by E. Pauline Morgan, architectural consultant, at Kosciusko, Miss., March 20, 1986.

10. GEOGRAPHICAL DATA, Verbal Boundary Description and Justification

That certain tract or parcel of land being part of Lot 217 in the City of Kosciusko, Mississippi, according to Mercer's Map of 1900 of said City and more particularly described as follows: Beginning at the point of intersection of the Western boundary line of Wells Street with the North boundary line of Goodman Street and from thence run North on Wells Street 111 feet to the property owned by L.F. Gregory; run thence West with the South line of Gregory property a distance of 150 feet to the Eastern boundary line of the property conveyed by J. Will Owen to H.D. Williams as shown in Attala County Land Deed Book 123, page 352; thence run South with the East line of the property formerly conveyed to H.D. Williams a distance of 111 feet to the Northern boundary line of Goodman Street; run thence East with the Northern boundary line of Goodman Street, more or less, to the point of beginning and being situated in the SE 1/4 of the NE 1/4 of section 20, township 14 north, range 7 east, and being a part of Lot No. 217 according to Mercer's Map of the City of Kosciusko, Mississippi.