

3952

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: McElroy-Hoye House

Other names/site number: _____

Name of related multiple property listing: _____

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

2. Location

Street & number: 400 East Church Street

City or town: Newton State: MS County: Newton

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide X local

Applicable National Register Criteria:

A B X C D

<u>Katie Blunt</u>	<u>3-21-18</u>
Signature of certifying official/Title:	Date
State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

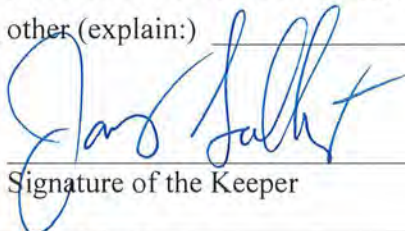
McElroy-Hoye House
Name of Property

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain: _____)


Signature of the Keeper

5-14-2019
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic: Single Family Dwelling

Current Functions

(Enter categories from instructions.)

Recreational and Cultural: Museum

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7. Description

Architectural Classification

(Enter categories from instructions.)

Greek Revival/ Italianate

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Wood, Brick Pier Foundation

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The McElroy-Hoye House located in the town of Newton in Newton County, Mississippi is a one-story planter's cottage with Greek Revival and Italianate details. The house plan is a double-pile center hall with a side-gabled roof and a full-width undercut front gallery. The front gallery is supported by six reproduction columns. The columns are boxed over boxed pedestals topped with molded capitals and a turned balustrade. A transverse gabled kitchen wing with an undercut porch extends off the back northeast side of the house giving the building an L form. The late Greek Revival and Italianate details indicate that the house was most likely constructed in the 1870s; the exact date of construction, however, is unknown and local historians maintain the house dates to 1861.

The house underwent a remodeling in 1921 that replaced the porch and extended the eaves in the Craftsman style. During the same remodeling, Colonial Revival mantels were installed on the four fireplaces. In February of 2009 in order to save it from demolition, the house was moved across Church Street and a restoration process began.¹ The restoration, which was completed in 2018, removed the Craftsman style porch but retained other details from the 1921 remodeling.

Narrative Description

¹ Dorothy, Turnage. Newton Historical and Cultural Commission, Notes. July 2018

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The McElroy-Hoye House, located in the town of Newton, Mississippi, is a one-story side-gabled planter's cottage with Greek Revival and Italianate details. Built circa 1870 it is believed to be one of the earliest houses in the town of Newton, which was incorporated in 1860. Although the building retains its original scale, setbacks and massing, some architectural details have been altered over time, notably the front porch columns and railings, which were changed in a 1921 Colonial Revival and Craftsman style remodeling. Due to imminent destruction, the Newton Historical Cultural Commission moved the house a short distance down Church Street and across the street from its original location. Moving the house required the structure to be rotated 180 degrees, changing the façade's direction from north to south. Despite these changes, the main portion of the house retains a great deal of integrity. In 2009 when the building was moved across the street the Craftsman porch was removed. The new porch employs details reconstructed from pre-1921 photos. Additionally, the rear porch and kitchen wing had been altered over the years and have been restored to the original configuration in a decade-long rehabilitation. A 2006 historic structures report conducted by architecture firm Burriss & Wagon concluded that timber dimensions in the foundations, nail, flooring, and roofing are consistent throughout the house, indicating that the house was built in one single phase rather than over the course of several decades or phases.²

Typology and Date

The McElroy-Hoye house is a double-pile center hall planter's cottage with a full-width front gallery, a typical form built throughout Mississippi from the early 1800s through the 1880s. The late Greek Revival and Italianate details indicate that the house was most likely constructed in the 1870s; the exact date of construction, however, is unknown. Local history, including a WPA report from the 1930s, indicates the house dates to 1861.³ Architectural historians and staff at the Mississippi Department of Archives and History maintain that the house most likely dates to the early 1870s. The architecture firm Burriss Wagon, P.A. concurred that the "house is typical of an early postbellum house."⁴

Façade

The façade is divided into a five-bay symmetrical pattern with two windows on either side of the center entrance, which boasts an elaborate doorway surround. The front windows are floor length and are two over four double-hung sash. The large window panes indicate the Italianate style and typically a post bellum date. The casing and molding around the windows is rounded. The entablature and cornice above the window casing are particularly heavy and laden with decorative crowns, featuring ears and Greek Revival dentils. All the wood trim is rounded which is also an Italianate treatment and in Mississippi is more common to the Reconstruction era of the late 1860s through the 1880s.

Roof

² Burriss Wagon. Hoye House, Historic Structures Report. Jackson MS. April 10, 2006.

³ WPA Statewide Historical Research Project. Series 447/Newton County: Source Material for Mississippi History MDAH

⁴ Burriss Wagon. Hoye House, Historic Structures Report. Jackson MS. April 10, 2006.

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The house is capped by an asphalt shingle side-gabled roof. A transverse gable extends north from the primary gable over the back kitchen wing, giving the house an L form. The roof overhang extends dramatically out from the façade and side elevations and features exposed bracketed beams, rafters, and curved eaves, giving the 19th century planter's cottage a Craftsman appearance, which indicates that the roof was most likely altered in the 1921 remodeling.

Porches

The gable roof protects an undercut façade porch and the L-shaped back porch which extends halfway across the back elevation and wraps underneath the transverse gable on the kitchen wing. The façade porch is supported by six wooden boxed columns with molded capitols sitting atop boxed pedestals. The front columns along with the turned balustrade between are all c. 2010 reproductions based on a pre-1921 photo of the Hoye family seated in front of the house. The front porch ceiling is 1920s era double breadboard.

The L-shaped back porch is supported by seven chamfered wooden posts with no capitals or bases. The two thinner posts on the northwest side of the back porch are original, while the remaining four are c. 2010 reproductions. The later reproduction posts are wider. The ceiling treatment on the back porch is also 1920s double breadboard. A wheelchair ramp added during the 2009-2018 rehabilitation extends from the west end of the back porch.

Entrances

The front entrance detail around the doorway features a heavy entablature with a tripartite transom which includes a 4-light transom centered over the door and matching corner transom lights. Flanking the door are 3-light/1-panel side lights. Molded pilasters and decorative brackets support a deep cornice. A 1921 1-light/2-panel wood door was recently removed and replaced with a modern reproduction of the original 2/4 panel wood door.

The back doorway is also flanked by side lights and has a seven-light transom above. The molding on the back doorway is simple and light compared to the front entrance surround and is more typical of regional building traditions. The back doorway had been moved in the 1920s to the east elevation (now west elevation) where it was used as a side entrance into the dining room. In 2009 the doorway was moved back in its original location at the rear entrance of the center hall. The back door is 2/2 wood panel and is most likely original to the house.

Foundation

The house originally rested on a brick pier foundation. The open areas between these piers were later infilled probably in the 1921 remodeling, creating a brick perimeter wall. Sitting atop the piers, the frame house is supported by 4x12" beams.⁵ The house frame is further strengthened by secondary floor joists every 16 inches.⁶ The house now sits on new brick piers on the exterior and concrete block piers in the interior of the foundation.

Secondary and Elevations

⁵ Burris Wagnon. Hoye House, Historic Structures Report. Jackson MS. April 10, 2006.

⁶ -ibid

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The east side elevation and west side elevation of the side-gabled portion of the house are matching. Each elevation has two brick exterior chimneys and four windows. Each chimney serves one interior room and is flanked by a single six over six double hung sash window on either side. The chimneys were reconstructed after the house was moved in the 2009-2018 rehab. The exterior wall is clapboard and extends up to the top of the gable. There is a square vent on center in the gable, just below the ridge line.

The rear elevation of the house has undergone the most alteration throughout the house's history. The north elevation features two six over six double hung sash wooden windows overlooking the back porch from the northwest corner room and the rear center hall entrance. Originally the kitchen may have been separated from the main house by a breezeway which was possibly boarded in to create more interior space during the 1921 remodeling. What had been the side entrance to the breezeway and back porch was cut off and a tripartite window was inserted in 1921. The 2009-2018 rehabilitation removed the 1921-era windows but did not reopen the breezeway. The rear L's east elevation wall continues from the main portion of the house to the gable end of the kitchen wing with three six over six double hung sash windows. Both the kitchen and pantry rooms have porch access doors, and each room has a window on the porch side, which is the west elevation. The back gable end wall or north elevation of the service wing has a single six over six window.

Interior

Center Hall

The McElroy-Hoye House, like most planter's cottages, is designed around a center hall which runs from the front to the back entrance, with two rooms on either side. When entering through the front door into the center hall, the visitor notices that the center hall is divided by a transom, which is used to separate the front hall from the back. The hallway transom borrows from the front entrance detail around the doorway, repeating the Italianate entablature and tripartite transom which includes a 4-light transom on center and matching corner transom lights. Flanking the doorway are 3-light side lights. The interior entablature can be closed by a set or interior French doors which date from the 1921 remodeling. The formal treatment of a center hall is unexpected in an otherwise common planter's cottage plan. The back foyer is slightly wider than the front hall. The treatment around the back door simpler than the front hall, clearly indicating to the visitor that the back door leads to the less formal service area. The woodwork on the wall in the center hall features a waist-high 1870s era wainscot with diagonal bead boarding and horizontal 1870s beadboard treatment in the upper walls above the wainscot.

The two front rooms (S), both receive natural light and air from two full-length, two over four double hung sash windows that open onto the front porch. Additional light is provided to both front rooms by two, six over six double hung sash windows on either side of a gable end chimney. The interior side of each chimney is adorned with reproduction Colonial Revival style mantels with a mirror set into an overmantel. The 1921 mantels were recently moved to the two rear rooms.

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The front, right (SE) room, believed to be the parlor, can be accessed from the center hall through a large opening trimmed with simple Italianate molding. On the north hall of the parlor another opening with similar treatment leads to the dining room. The large open entrances on the west and north sides of the parlor rather than doors leading to and from the parlor reinforce that the space was designed for social occasions. Wall treatment in the parlor is horizontal bead boarding. The ceilings though out the houses are rough plank boards which originally were covered in wallpaper. The floors throughout the houses are largely the original 4- 8" heart pine floors.

Across the hall from the parlor, a door opens into the front left room (SW) which is used as a library today. The wall treatment in the library is diagonal 1870s era wainscot below and reproduction wall paper above the wainscot. One exception to the wall paper treatment is the library which has an original 1870s era breadboard. The north wall of the library is uninterrupted by openings; it had been altered over the many decades and was rebuilt during the 2009-2018 rehabilitation.

The two back rooms opening onto the center hall are equal in size. The left (NW) room was originally a bedroom, and the right (NE) room originally a dining room. During the 2009-2018 rehabilitation these spaces were reconfigured to their original circa 1870 appearance. The back bedroom side (W) wall features a chimney with a Colonial Revival mantel flanked by six over six double hung sash windows. Two, six over six windows on the north wall overlook the back porch.

The dining room space was altered in the 1921 remodeling, and its chimney and fireplace were removed. The original back center hall entrance doorway was removed and placed on the east elevation where it was used as a side entrance to the dining room. In 2009, this doorway was moved back to its original location at the rear entrance of the center hall and the dining room wall and chimney were rebuilt. The 1920s mantelpiece was originally in the front parlor but has been relocated to the dining room.

The back (N) wall of the dining room has a doorway which, originally lead onto the breezeway dividing the main house from the kitchen; during the recent rehabilitation, the breezeway was made into an interior transition space into the back wing. The kitchen wing has a separate room on the north end which is believed to have been a pantry but may have originally served as a servant's quarters. This space, including the breezeway which once separated the service space from the main house, was altered several times over the course of the last 150 years. Around 1950 the kitchen wing was converted into a separate apartment.⁸ During the latest rehabilitation the kitchen wing was gutted and retrofitted with modern appliances including bathrooms and a food prep and kitchen area.

⁸ Dorothy, Turnage. Newton Historical and Cultural Commission, Notes. July 2018.

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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. The property has yielded or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- 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 old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture _____

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Period of Significance
c1870-c1921

Significant Dates
circa 1870

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The McElroy-Hoye House is eligible for listing on the National Register of Historic Places for significance on the local level under Criterion C for Architecture. The house was moved in 2009 but is still eligible under Criteria Consideration B: Moved Properties, as it retains enough historic features to convey its architectural values and integrity. The House is most likely the earliest extant house in the town of Newton, Mississippi and a good example of a late vernacular planter's cottage with some Greek Revival and Italianate detail. Believed to be erected during the Reconstruction period, it is the only remaining planter's cottage in the town of Newton and a rare late example of the long lived vernacular form. The planter's cottage form is usually characterized by a side-gabled roof over a full undercut gallery and typically features a center hall double-pile plan. Most planter's cottages are one or one and a half story and slightly raised on a brick pier foundation. Despite the house undergoing a 1921 remodeling and a 2009 reversal of some of those changes, much of the original craftsmanship is intact, and the building's integrity is good.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The McElroy-Hoye House is believed to have been built around 1870 by prominent Newton businessman Marine Watkins and sold to a Dr. J.C. McElroy in 1871; however, existing documentation is sparse and conflicting. The McElroy-Hoye house is significant under Criterion C for architecture as a fine example of a planter's cottage with Greek Revival and Italianate features. The late period Greek Revival and Italianate features can clearly be seen in the intricate woodwork applied to the windows and doorways. Typical of planter cottages, the McElroy-Hoye house has a full-length undercut gallery and is designed around a center hall flanked by two rooms on either side. The kitchen wing originally connected by a service porch extends off the back forming a L.

Located in the City of Newton, the house is in an area east of downtown which is and was traditionally a residential neighborhood. The McElroy-Hoye House originally faced north on Church Street on the corner of Doolittle Street and East Church but in 2009 had to be moved 100 yards east on the corner of Wood Street and Church Street and now faces south. Despite the house being moved it is still eligible for listing under Criterion C for Architecture as it satisfies the requirements of Criteria Consideration B: Moved Properties, which requires a moved property to retain enough historic features to convey its architectural values and integrity.

Newton is located in east central Mississippi in the County of Newton, which was created in 1836 out of the southern portion of the original Neshoba County.⁹ This area had previously been a part of the Choctaw Territory until it was opened for settlement following the treaty of Dancing Rabbit Creek in 1830.¹⁰ After the expulsion of the Choctaw, Anglo American settlers searching for fertile land for farming poured into central Mississippi from the eastern United States with African slaves in tow. In 1835, the county seat Decatur was founded in anticipation of Newton County being formally created.

The Town of Newton was founded in 1860 on the east-west **Southern Railroad of Mississippi**, later called **Alabama and Vicksburg Railroad**, which originally connected the cities of Vicksburg, Jackson and Meridian.¹¹ During the Civil War, the young town was damaged in the spring of 1863 when it was targeted by a Union Cavalry raid under the command of Colonel Benjamin H. Grierson. As a part of the broader campaign to take the City of Vicksburg and control the Mississippi River, General Ulysses S. Grant sent Colonel Grierson and his estimated fifteen hundred mounted troops through east Mississippi from the Tennessee state line down to the Louisiana border with the goal of confusing and distracting Confederate forces by destroying railroad infrastructure and the vital telegraph lines which ran along the railroads. On April 24,

⁹ Rose Publishing Company. *Newton County a Pictorial History*. Humboldt Tenn. 2000.

¹⁰ Melvin, Tingle. *Newton County a Pictorial History*. Humboldt Tenn. Rose Publishing Company, 2000.

¹¹ Richard J. Cawthon. *Railroads in Mississippi*. MDAH, Historic Preservation Division, November 2005.

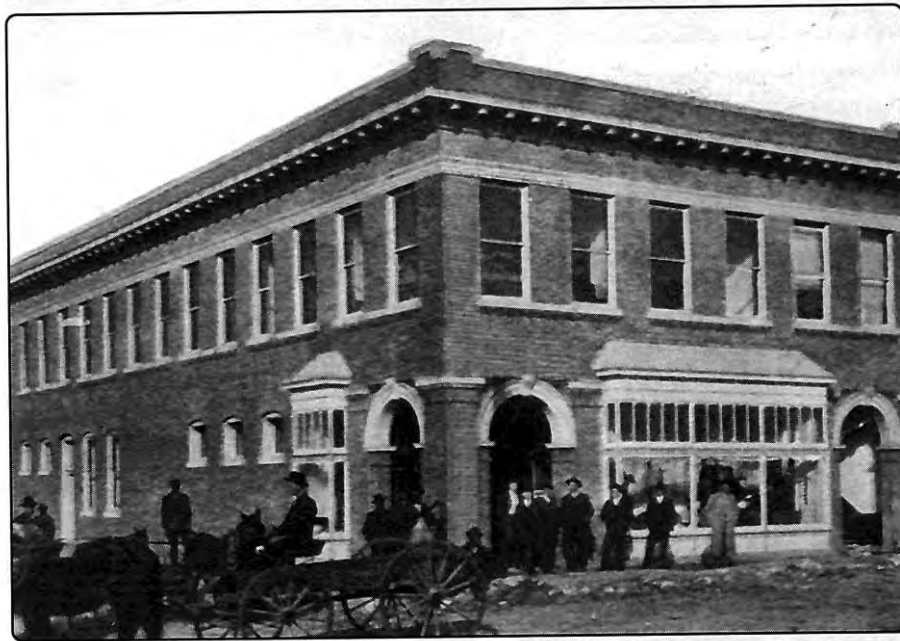
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1863, the Union Cavalry struck the railroad at Newton, cutting the telegraph line, destroying two trains as well as the depot and tearing up large segments of the track itself. The raiders then continued their disruptive journey south eventually rejoining Union forces at Baton Rouge.¹²

Despite damage sustained during the Civil War, Newton was rebuilt and became a thriving railroad town and center of commerce. In 1920, the town became a railroad junction, when a north-south railroad the **Gulf, Mobile and Northern Railroad** was constructed, intersecting the existing east-west **Alabama and Vicksburg Railroad** line. The railroad junction spurred further growth making Newton the largest town in Newton County.¹³ Cotton, grain, lumber, and livestock left Newton's depot, and essential goods and hardware were brought in from the outside world. Newton's importance as a railroad town began to diminish as the automobile became more prominent for American traveling and shipping. Eventually, U.S. Highway 80 and later Interstate 20 would replace passenger train use. Passenger train service was discontinued in Newton in October of 1967.¹⁴

Capitalizing on the area's thriving commerce were the two families whose names have come to be most associated with the McElroy-Hoye House. The McElroys and the Hoyes were both prominent families in Newton and instrumental in its development. The Hoyes particularly became prominent merchants.



Hoye Store in Newton. (Rose Publishing Company.
Newton County a Pictorial History. Humboldt, Tenn. 2000.

¹² Samuel, Carter. *The Final Fortress: The Campaign for Vicksburg, 1862-1863*. 164-170

¹³ -ibid

¹⁴ "Passing of Passenger Trains, The Second Time Around." *The Union Appeal*, May 29, 1996.

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In 1876, the Newton County Courthouse burned and all of the county's deeds and records were lost, however, local historians and residents of Newton have long insisted that the McElroy-Hoye House was constructed in 1861 by a prominent merchant named Marian Watkins. A WPA record collected in the 1930s does back up the theory that the house was constructed in 1861 but no further evidence has been found of this early date. It is clear that a Dr. McElroy and his family either lived in or purchased the McElroy-Hoye house or land to build a house in 1871. Dr. McElroy, born in 1825, was a veteran of both the Civil War and the Mexican American War.¹⁵ During the Civil War, Dr. McElroy was elected Captain of the local Confederate unit called Newton Hornets, a post which he resigned before the war's end.¹⁶ He was elected to three terms representing Newton County in the State Legislature, 1861-1866. From 1875-1879 he served as the Newton County Health Officer. Dr. McElroy continued to practice medicine visiting his patients on horseback until he died in 1913.¹⁷



One of the Hoyes far left buying Cotton in Newton County 1920s.
(*Newton County Mississippi. A Pictorial History*)

Newton County businessman from Decatur, Mathew John Lucas Hoye purchased a mercantile business in the town of Newton in 1876.¹⁸ The Hoye store operated in a circa 1866 wooden frame building on the corner of North Main Street and West Church Street. Mathew Hoye and his family chose to reside in Decatur the county seat and had his brother I.M. Hoye manage the Newton business. Mathew Hoye died in 1890 and his wife, Mrs. Bettie Russel Hoye, took over

¹⁵ "Another Citizen Called to Final Home. Dr. J.C. McElroy Succumbs Sunday to Illness." *Newton Record*. December 11, 1913.

¹⁶ *Newton Record*. March 2, 1994

¹⁷ "Another Citizen Called to Final Home. *Newton Record*. December 11, 1913.

¹⁸ "Yesterday in Newton, Newton Families (Hoye)" *Newton Record*. October 4th 2006

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her late husband's business and moved her family to Newton. In Newton, she purchased and moved her family into the McElroy House. She is believed to have been the areas first significant businesswoman in the Newton community. Bettie Hoye's sons Clarence R. Hoye and Albert Hoye grew up learning to manage the business.¹⁹ Bettie Russel Hoye died in 1895. Clarence purchased the family business and Albert moved to the town of Lake in Scott County. Newton's and the Hoye's family success allowed Clarence to rear down his family's 1866 wooden commercial building in 1905 and erect a two-story brick structure which was known as the Tracey Galaspy Building. Only a few years later, however, Clarence had to sell his new buildings to the bank and move to a less prestigious structure. In 1912, Clarence Hoye moved to the country and began farming but the house and the business remained in the family. As Newton prospered as a railroad town and agricultural center so did the Hoyes, a fact that was reflected in the house by the 1921 renovation they conducted. The house would stay in the Hoye family until 1972 when it was purchased by the First Baptist Church of Newton.



An early photograph of the Hoye Family. Newton Historical and Cultural Commission

Members of the local Newton Historic Commission, led by local preservationist Dorothy Turnage, began working on the preservation and rehabilitation of the McElroy-Hoye House in 2002.²⁰ In 2006, the Newton Historic Commission was given the title the house by the First Baptist Church which had plans to demolish the building in order to create more parking space.

¹⁹ Ibid

²⁰ "Groups try to save antebellum home." *Greenwood Commonwealth*, December 30th 2002.

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In 2009, the house was moved down and across Church Street only a few hundred feet from its original lot. The work was completed in 2018.²¹

Architecture

The McElroy-Hoye house is significant under Criterion C for architecture as a fine example of a planter's cottage with Greek Revival and Italianate features. The late period Greek Revival and Italianate features can clearly be seen in the intricate woodwork applied to the windows and doorways. Typical of planter's cottages, the McElroy-Hoye house has a full-length undercut gallery and is designed around a center hall flanked by two rooms on either side. A kitchen wing connected by a service porch extends off the back forming an L.

The Planter's Cottage typology

By the 1870s, the planter's cottage type had been firmly established as the most common form of single-family dwelling for the planter and merchant class in Mississippi. The house type was used throughout the state in both urban and rural settings from the early 1800s through the 1870s. The development of the house form can be traced back to the influence of earlier Anglo-American architecture from the Tidewater Region of Virginia and the Carolinas where many Mississippians had emigrated from after the Choctaw and Chickasaw Territories were opened for settlement in the 1830s. The house type was also influenced to a lesser extent by the French Creole architecture traditions of Louisiana and the Old Natchez District in southwest Mississippi.²² Both French Creole and Tidewater architectural forms had connections with the Caribbean, which is probably where the full length front gallery originates.²³

The planter's cottage type can vary from one story to one and a half stories over a raised basement and its most common building material is wood. It is distinguished by a side-gabled (or rarely a side-hipped) roof and a full-length undercut front gallery, but in north Mississippi, the type was often given a central portico.²⁴ The typical planter's cottage in central Mississippi is slightly raised on a brick pier foundation, with a central hall and a single pile or double pile plan and a full-length front gallery. The McElroy-Hoye House is no exception to the common planter's cottage type, but the intricate Greek Revival and Italianate wood trim make the house stand out in a region of the state where the most common residential dwellings for this time period was the log dogtrot.²⁵ Few nineteenth century houses of any typology remain in Newton County or even in adjacent counties.

The fact that architectural historians believe the house was constructed in the early 1870s makes the McElroy-Hoye house particularly interesting. The period following the Civil War, known as Reconstruction, was one of economic hardship as well as an uncertain violent time in Mississippi. It was rare not only in Newton County, but all over the Deep South for citizens to

²¹ "Restoration Complete." *Newton County Appeal*, June 27, 2018

²² Michael, Fazio. Georgianna National Register Nomination. MDAH Historic Preservation Division. December 7, 2018

²³ Ibid.

²⁴ Michael, Fazio. Georgianna National Register Nomination. MDAH Historic Preservation Division. December 7, 2018

²⁵ Newton County A Pictorial History.

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have the means to build such a substantial house with such high style detailing in the woodwork. The McElroy-Hoye House was built and occupied by prominent medical professionals and merchants who were perhaps the only citizens in Newton who had the stable sources of income necessary construct new homes.

There are many pre Civil War examples of the planter's cottage in Mississippi but only a few dating from the Reconstruction period are documented. A few examples from central Mississippi include the Issac Bonham house in Vicksburg, the Ligon Hale House in Jackson and the Brown-Holmes House in Attala County.

Constructed in 1873, the Issac Bonham House in Vicksburg, also known as "The Corners," is a much larger and grander example of a Reconstruction-era planter's cottage. Like the McElroy-Hoye House, the Issac Bonham House is also a center hall with Greek Revival and Italianate elements and a full length undercut gallery. Despite their size difference and the fact that the Issac Bonham boasts much more ornate detail on the interior and exterior, the two houses clearly come from the same time period. Interestingly, the McElroy-Hoye House façade window panes are larger than those of the Issac Bonham House windows indicating that that the McElroy-Hoye house may be even later than 1870 or that the window panes were especially ordered or designed.

Another example of a Reconstruction era planter's cottage is The Ligon-Gale House or Municipal Art Gallery in Jackson. The Ligon-Gale House was built circa 1869 and is capped with a pyramidal roof with a large central dormer. It rests on an imported stone porch. The Ligon-Gale House is a more complicated and higher style building than the McElroy-Hoye House but like the McElroy-Hoye house, Lion-Gale has Greek Revival and Italianate influences and was altered in the 1920s.²⁶

North and west of Newton in Attala County is the Brown-Holmes House. The Brown-Holmes House is a c. 1875 Greek Revival/Italianate, planter cottage. This small hipped roof planter's cottage does not have the typical full length gallery but a smaller entrance portico with heavy Italianate woodwork. Although the two houses are from the same time period and are in similar settings in central Mississippi, the roof structure and porch differences make them noticeably different.

There are several other known examples of Reconstruction era planter's cottages outside of Central Mississippi including both rural and urban examples as well as high style and vernacular types. Locally, however, the McElroy-Hoye House stands alone as the only planter's cottage in the town of Newton, the earliest house left in the town of Newton and a rare example of the Reconstruction era planter's cottage in the region.

²⁶ Barry, White. Municipal Art Gallery National Register Nomination.

McElroy-Hoye House
Name of Property

Newton, Mississippi
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

“Another Citizen Called to Final Home. Dr. J.C. McElroy Succumbs Sunday to Illness.”
Newton Record, December 11, 1913.

Brown, A.J. *History of Newton*. Jackson Mississippi: Clarion Ledger Company 1894,
Decatur, 1964.

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Carter, Samuel. *The Final Fortress: The Campaign for Vicksburg, 1862-1863*. New
York, NY: Saint Martin’s Press, 1980

Cawthon, Richard. “Railroads in Mississippi.” MDAH, Historic Preservation Division,
November 2005.

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“Newton Families, Hoye Yesterday in Newton.” Newton *Record*. October, 4, 2002.

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Tingle, Melvin. *Newton County a Pictorial History*. Humboldt Tenn. Rose Publishing
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Turnage, Dorothy. Newton Historical and Cultural Commission, Notes. July 2018

White, Barry. Municipal Art Gallery, National Register Nomination. MDAH, Historic
Resources Database. February 2, 2012

Williams Nancy. Newton *Record*. December 6, 1989.

Works Progress Administration. Statewide Historical Research Project. Series
447/Newton County File: Source Materials for Mississippi Department of Archives and
History.

McElroy-Hoye House
Name of Property

Newton, Mississippi
County and State

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Name of repository: _____

Historic Resources Survey Number (if assigned): 101-NEW-0092-ML

10. Geographical Data

Acreeage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 32.321240

Longitude: -89.158971

Verbal Boundary Description (Describe the boundaries of the property.) Boundaries are consistent with property lines provided by Newton County Land Roll. The property is situated in and a part of Lot 7 & and Lot 4, Northeast addition, Town of Newton, being in and a part of SW1/4 of the NE/4 of said Section 34, Townshp 6, Range 11 East, City of Newton, Newton County, Mississippi.

Boundary Justification (Explain why the boundaries were selected.) boundaries were selected that mirror official government Plat map .

McElroy-Hoye House
Name of Property

Newton, Mississippi
County and State

11. Form Prepared By

name/title: Mae Helen Clark/James Bridgforth

organization: Newton Historical Commission, Inc.
Mississippi Department of Archives and History

street & number: 100 South State Street

city or town: Jackson state: MS zip 39201

code: _____

e-mail _____

telephone: _____

date: March 13, 2019

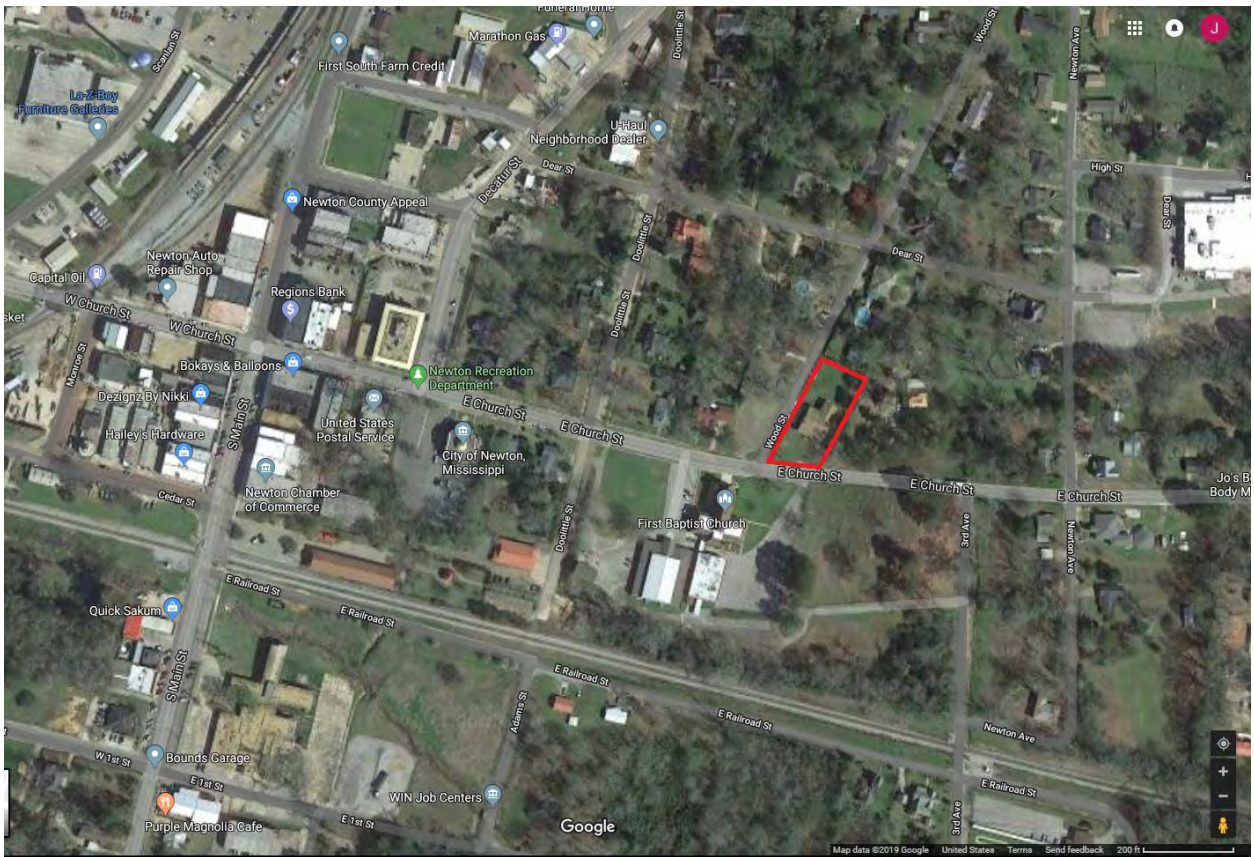
Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

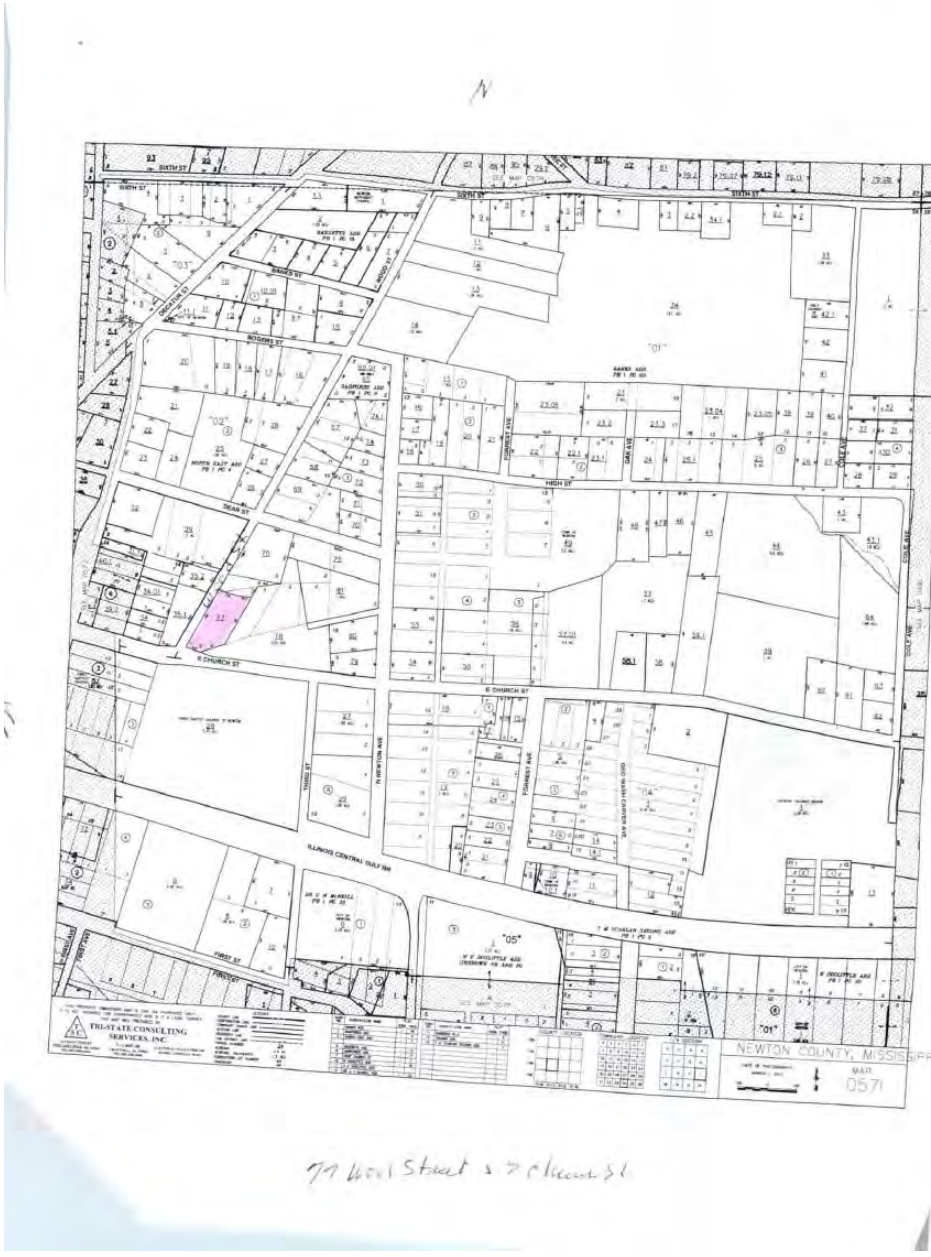
McElroy-Hoye House
Name of Property

Newton, Mississippi
County and State



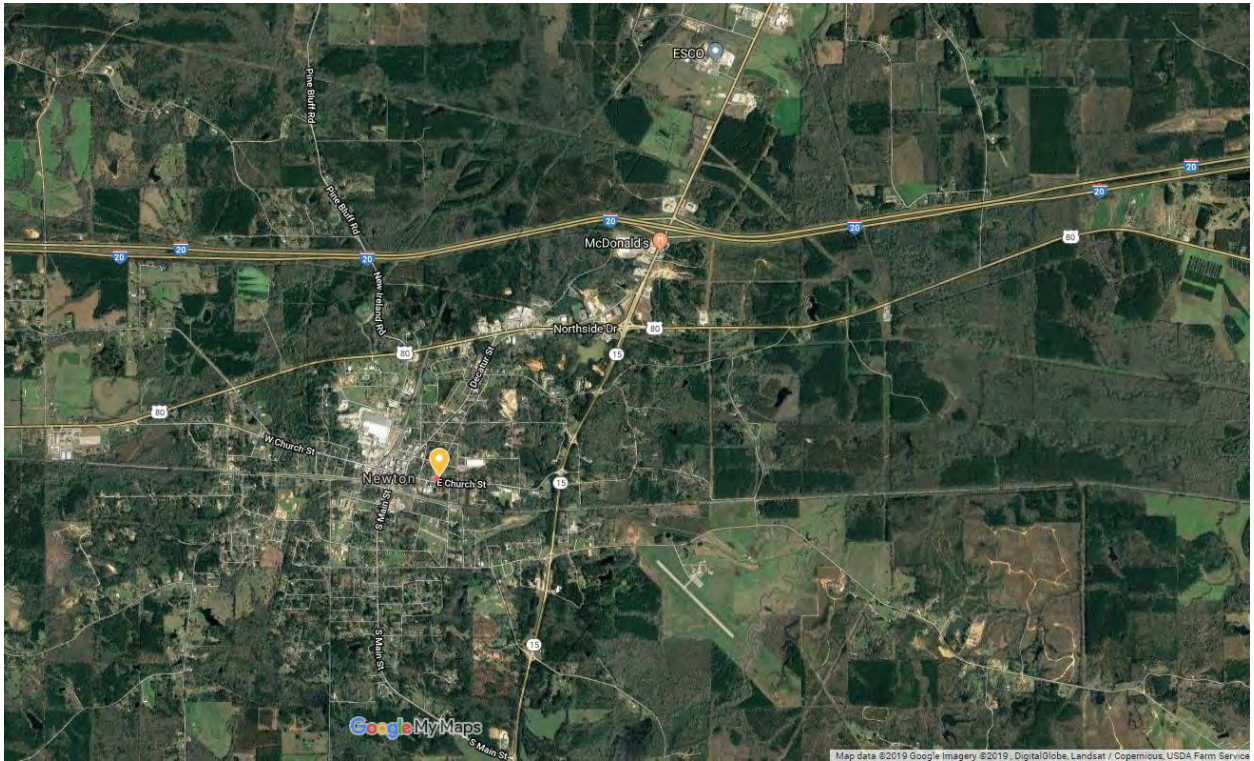
McElroy-Hoye House
Name of Property

Newton, Mississippi
County and State



McElroy-Hoye House
Name of Property

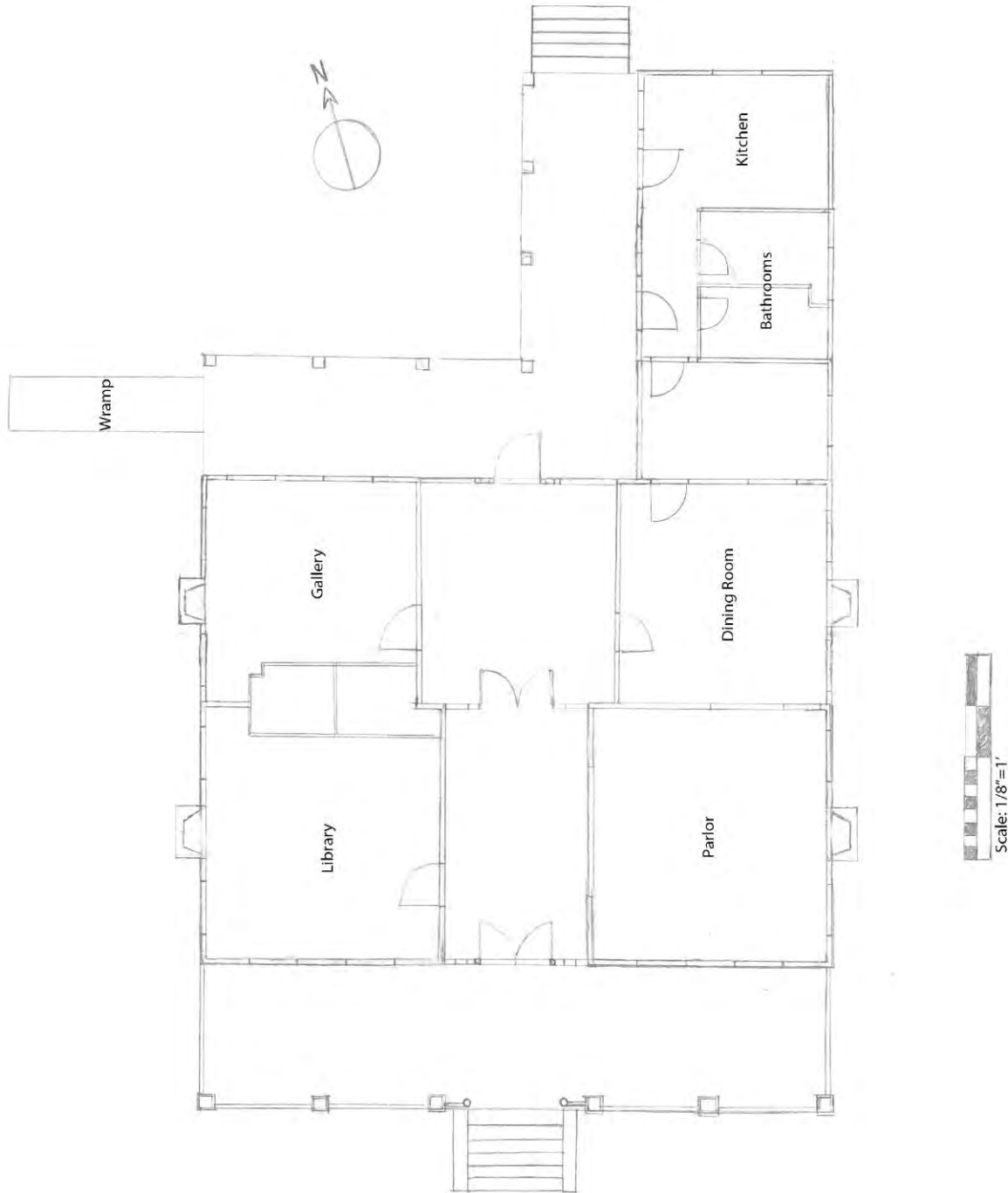
Newton, Mississippi
County and State



- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

McElroy-Hoye House
Name of Property

Newton, Mississippi
County and State



McElroy-Hoye House
Name of Property

Newton, Mississippi
County and State

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

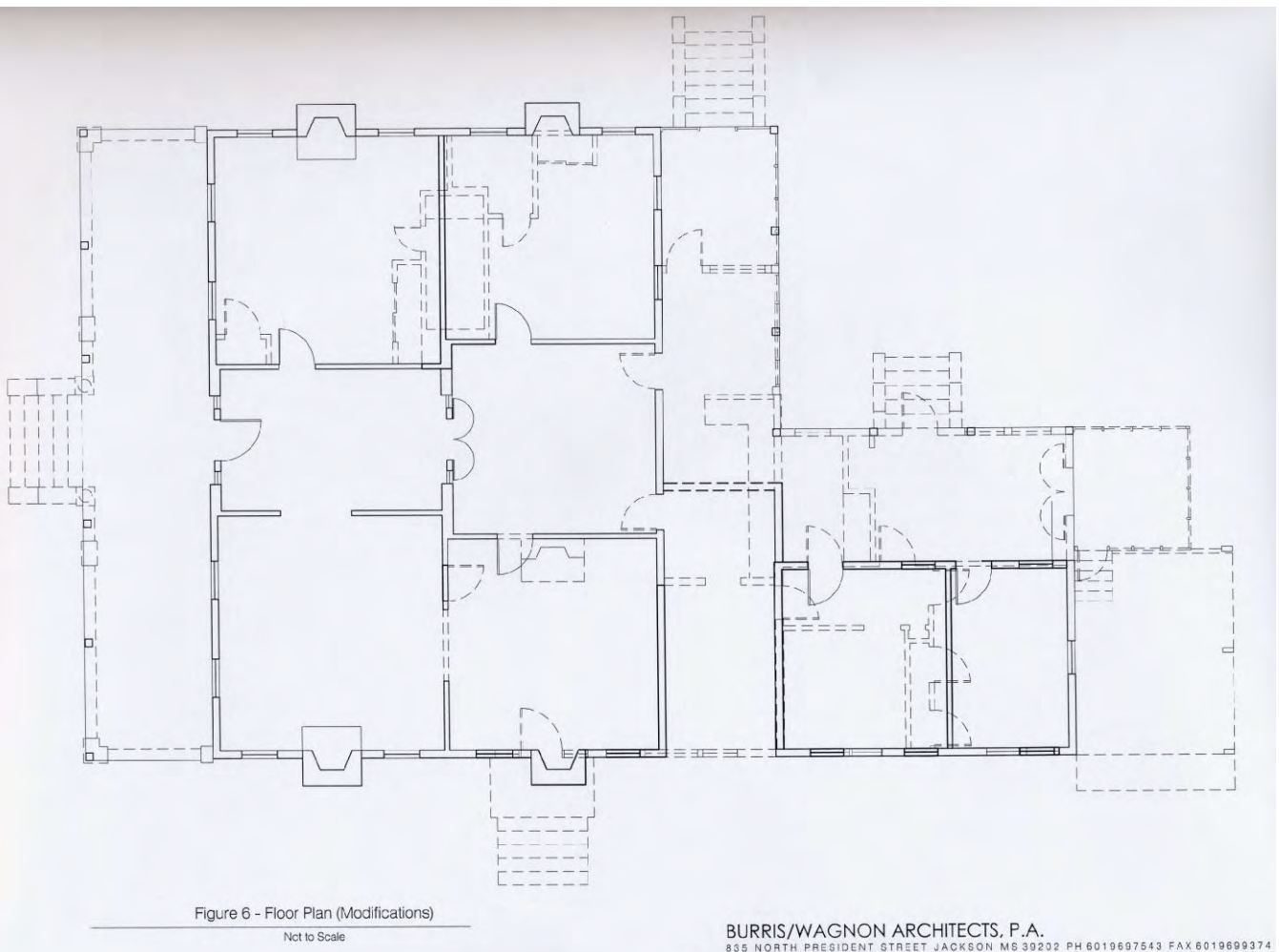


Figure 1: Floor Plan in 2006, before move and rehabilitation, with dotted lines indicating non-original walls and alterations that were removed in the 2008-2018 renovation.

McElroy-Hoye House
Name of Property

Newton, Mississippi
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: McElroy-Hoye House
City or Vicinity: Newton
County: Newton State: Mississippi
Photographer: Jennifer Baughn, MDAH
Date Photographed: February 26, 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 17: S façade and W elevation, view to NE
- 2 of 17: S façade, view to N
- 3 of 17: S façade porch, view to W
- 4 of 17: S façade entrance, view to NNE
- 5 of 17: S façade and E elevation, view to NW
- 6 of 17: E and N (rear) elevations, view to SSW
- 7 of 17: N (rear) and W elevations, view to SSE
- 8 of 17: N (rear) porch, view to SSW
- 9 of 17: N (rear) entrance, view to S
- 10 of 17: Front center hall, view from front entrance to rear (to N)
- 11 of 17: Detail of typical diagonal beadboard wainscot in center hall and front left room
- 12 of 17: View from center hall into front right room (parlor), view to ENE
- 13 of 17: Front left room into center hall and parlor, view to ENE
- 14 of 17: Rear right room (parlor), view to N into rear el
- 15 of 17: Rear center hall, view to front entrance (to S) with 1920s built-in shelves and French doors
- 16 of 17: Rear left room (bedroom), view to W
- 17 of 17: Hallway into rear el, view from enclosed breezeway, view to N

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



E CHURCH ST

McELROY HOUSE
1890

























GREEN PACE LIBRARY









EXIT



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: McElroy-Hove House

Multiple Name: _____

State & County: MISSISSIPPI, Newton

Date Received: 4/5/2019 Date of Pending List: 4/22/2019 Date of 16th Day: 5/7/2019 Date of 45th Day: 5/20/2019 Date of Weekly List: _____

Reference number: SG100003952

Nominator: SHPO

Reason For Review: _____

X Accept Return Reject 5/14/2019 Date

Abstract/Summary Comments: Architecturally significant house with Greek Revival detailing in a vernacular "planter's cottage" form. The house was moved to an appropriate location, with similar setting, setback, and orientation. The move precipitated a restoration, wherein later changes (craftsman period porch, enclosed rear gallery) were removed and evidence-based replacement of some missing parts occurred.

Recommendation/ Criteria: Accept / C

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



HISTORIC PRESERVATION
Marlin King Jr., director
PO Box 571, Jackson, MS 39205-0571
601-576-6850 • Fax 601-576-6955
mdah.ms.gov

April 1, 2018

Joy Beasley
Keeper of the National Register
National Park Service
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

Dear Keeper Beasley:

We are pleased to enclose the nomination form and supporting documents to nominate the following property to the National Register of Historic Places:

McElroy-Hoye House, Newton, Newton County

The property was approved for nomination by the Mississippi National Register Review Board at its meeting on March 21, 2019

We trust you will find the enclosed materials in order and will let us hear from you at your convenience.

Sincerely,

Katie Blount
State Historic Preservation Officer

By: James Bridgforth
Architectural Historian