



554

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1. Name of Property

historic name: Robertson - Yates House
other names/site number:

2. Location

street & number: 5000 Robertson Gin Road
city or town: Hernando vicinity X
state: Mississippi code: MS county: DeSoto code: 033 zip code: 38632

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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 ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

Kenneth H. P. Paul Date MAY 6, 2003
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, for certify that this property is:
X entered in the National Register, Daniel J. Vica Signature of the Keeper Date of Action June 13, 2003
___ 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): _____

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

1

buildings
sites
structures
objects
Total

1

Name of related multiple property listing listed

Number of contributing resources previously in the National Register

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

N/A

0

6. Function or Use

Historic Functions:

Domestic/ Single Dwelling

Current Functions:

Domestic/ Single Dwelling

7. Description

Architectural Classification(s):

Mid-19th Century

Late Victorian

Materials:

foundation: Brick

roof: Asphalt Shingle

walls: Wood - weatherboard

other:

Narrative Description:

See Continuation Sheet

8. Statement of Significance

Applicable National Register Criteria

- 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.

Areas of Significance

Architecture

Period of Significance

circa 1850

circa 1897

Significant Dates

circa 1850, circa 1897

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.

Significant Person(s)

Cultural Affiliation(s)

Architect/Builder

Unknown

Narrative Statement of Significance:

See continuation sheet

9. Major Bibliographical References

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:

10. Geographical Data

Acreage of Property: less than one acre

UTM References:	Zone	Easting	Northing
	15	772395	3853180

Verbal Boundary Description

See continuation sheet

Boundary Justification:

See continuation sheet

11. Form Prepared By

name/title:	Robert L. Barber, Sr., AICP	date:	October 30, 2001
organization:	Robert L. Barber and Associates	telephone:	662-895-4555
street & number:	5895 Southridge Drive	zip code:	38654
city or town:	Olive Branch	state:	MS

This document was edited and revised by Richard J. Cawthon, Chief Architectural Historian, Mississippi Department of Archives and History, in December 2002 and January 2003.

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.

A sketch map for historic districts and properties having large acreage or numerous resources.

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:	Mr. Eddie Burkes	telephone:	901-553-3878
street & number:	5000 Robertson Gin Road	zip code:	38632
city or town:	Hernando	state:	MS

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 Projects (1024-0018), Washington, DC 20503.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

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Robertson-Yates House
DeSoto County, Mississippi

Narrative Description

The Robertson-Yates house, constructed circa 1849-50, is one of the very few extant antebellum homes in DeSoto County. It is located about four miles south-southwest of Hernando on Robertson Gin Road. Robertson Gin Road follows the approximate alignment of the old DeSoto - Panola Plank Road. Remnants of the old plank road are evident on the site. The home is situated on a ten acre site that was once a part of the Robertson Plantation. The immediate setting of the house is a grassy lawn shaded by large deciduous trees, primarily oaks, located on the east side of the road. The house faces westward toward the road.

The house is a two-story, side-gabled dwelling of wood-frame construction, with a one-story rear wing. It has Greek Revival features from its original period of construction along with some Queen Anne Style features dating from a remodeling about 1897. The roof is gabled to the north and south and is pierced by two chimneys at the north end. The exterior walls of the house are clad in weatherboards. A shed-roofed one-story porch, dating from about 1897, extends across the front façade and partially wraps both north and south sides. The porch is supported by pairs of lathe-turned posts, and it is ornamented by a spindle-work frieze and a simple wood balustrade. The porch ceiling is finished in beaded board. The part of the porch that wraps around the south wall of the house is screened. The original porch configuration is not known.

The front façade of the house has three bays. Each bay of the upper story contains a six-over-six double-hung window covered by louvered shutters. On the lower story, each of the two northern bays contains a floor-length, six-over-nine double-hung window with louvered shutters. The southern bay contains the entrance, consisting of a single-leaf door framed by triple-light sidelights and surmounted by a single-pane transom. The corners of the façade are ornamented with paneled pilasters which support an entablature of unusual form: it has a complete cornice and denticulated frieze, but the architrave has been omitted except for two curving sections atop each pilaster. The entire entablature, including the partial architrave, wraps around the corners to extend a short distance on the north and south walls.

The north wall of the house has four windows on each story. On the lower story are three six-over-nine windows, with louvered shutters, within the area enclosed by the porch, and a six-over-six window to the east beyond the porch, with three six-over-six windows on the one-story rear wing. On the upper story of the north wall are four six-over-six double hung windows with shutters. In the gable are two smaller six-over-six windows with shutters. The gable is trimmed with a raking cornice with a wide, simple frieze. At either side are the partial entablature sections that have wrapped the corners from the front and rear walls.

The south wall is somewhat similar in composition to the north wall, but it has fewer windows – only two on each story and two in the gable.

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Robertson-Yates House
DeSoto County, Mississippi

The rear (east) wall of the house has an entablature matching that on the front wall, and has two six-over-six double-hung windows on the second story, above the irregularly-shaped one-story rear wing.

The interior of the house has a double-pile, side-hall plan. There is a family tradition that the house originally had a symmetrical, center hall plan, but was altered in 1897 when the southernmost two bays of the house were removed to be used as part of another house. Whether this was the case is unclear from examination of the visible features of the house, but if the house were shortened by the removal of the southernmost end, the subsequent remodeling was so skillful as to convey the impression that the house has always had a side-hall plan, as is evident by the placement of the pilasters and the configuration of the entablature on the exterior. In any case, the house as currently configured has a side-hall plan.

The front door opens into a stair hall that extends the full depth of the south side of the house. Within this hall is a straight-run staircase with newel-post and balusters of mid-nineteenth century design. On the north side of the hall are doors opening into the two main first-story rooms. The ceiling height is 12 feet. The floor is made of six-inch wide yellow poplar boards.

Immediately to the left of the stair hall, upon entry, is the front parlor. It features a round-arched Italianate marble mantel on its north wall. On the east side of the front parlor is a wide set of sliding doors that open to the second parlor, which contains a simple pilastered Greek Revival mantel, above which is an ornate Late Victorian mirrored overmantel.

At the east side of the second parlor is a door opening to the dining room, beyond which is the kitchen. These two rooms are located in the rear wing, which was probably added to the house during the circa 1897 remodeling.

The second story contains two bedrooms opening off of the upper stair hall. Each bedroom has a fireplace with a wooden mantel.

The house retains a surprisingly high degree of integrity from the 1850s, despite alterations about 1897, and very high degree of integrity from the 1897 period. Regardless of whether or not the house was reconfigured by the removal rooms on the south end about 1897, it survives today as a very rare surviving antebellum building in DeSoto County.

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Robertson-Yates House
DeSoto County, Mississippi

Narrative Statement of Significance

The Robertson-Yates house is locally significant under Criterion C in the area of Architecture as a rare surviving example of antebellum architecture in DeSoto County. As it stands today it is an unusual example in Mississippi of a double-pile, side-hall plan house in a rural setting. The house is also a good example of the application of Queen Anne style features to an earlier house in the 1890s. It therefore has two periods of significance – the period of its original construction, around 1850, and the period of its remodeling, about 1897.

Family history places the construction of the house about 1849-50 for the original owner John Robertson (1823-1879) and his wife Susan. The house was built on a plantation which had been established by John Robertson along the DeSoto-Panola Plank Road. Remnants of the old road alignment are visible on the site.

John and Susan Robertson had a daughter, Annie Eliza Robertson, who was born in 1850. In 1867, she married George Yates, and they later became the owners of her parents' house. The house remained in the Yates family for many years.

There is an oral tradition in the Yates family that the house originally had a symmetrical, center hall plan, but was altered about 1897 when the southernmost two bays of the house were removed to be used as part of another house erected nearby as a wedding gift for John Robertson's grandson, Robertson Yates, son of George Yates and Annie Eliza Robertson Yates. That house reportedly burned shortly after its completion. Whether the original house was actually changed in this manner is unclear from examination of the visible features of the house, but if the house were shortened by the removal of the southernmost end, the subsequent remodeling was so skillful as to convey the impression that the house has always had a side-hall plan, as is evident by the placement of the pilasters and the configuration of the entablature on the exterior. It is evident, however, that the house was remodeled about this time, for the front porch, the door at the back of the stair hall, and some other features clearly date from this later period.

Although the Robertson-Yates House may have been changed from its original form by the removal of rooms on the southern side about 1897, the house (or the remainder of the house) retains a surprisingly high degree of integrity from the 1850s, and in its present form the house retains a very high degree of integrity from the 1897 period. Regardless of the extent of its late Victorian alterations, it survives today as a very rare surviving antebellum building in DeSoto County.

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Robertson-Yates House
DeSoto County, Mississippi

Bibliography

DeSoto County, Mississippi. Chancery Clerk. Deed Book 49, Page 88. , DeSoto County Court House, Hernando, Mississippi.

"Yates Recalls History," *North Mississippi Times*, March 29, 1979

Verbal Boundary Description

The nominated property consists of the Robertson-Yates House itself, located at UTM reference 15 – 772395 – 3853180, and a square of land, 200 by 200 feet, centered on the roof ridge of the building and parallel to the sides of the building. It is part of a larger tract of land located in the southwest quarter of section 26 and part of the northwest quarter of Section 35, Township 3, Range 8 in DeSoto County, Mississippi.

Boundary Justification

The nominated property consists of the house itself and its immediate setting.

