

United States Department of the Interior  
National Park Service

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National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Lucas, John Copeland, House

other names/site number \_\_\_\_\_

2. Location

street & number 500 North Huntington Street N/A not for publication

city or town Kosciusko N/A vicinity

state Mississippi code MS county Attala code 007 zip code 39090

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. P. Paul MAY 25, 1993  
Signature of certifying official/Title Date

Deputy State Historic Preservation Officer  
State of 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 certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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 of the Keeper entered in the National Register Date of Action 6/24/93  
Andrew Ryan

Lucas, John Copeland, House  
Name of Property

Attala County, MS  
County and State

**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

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

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

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

Domestic/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

Domestic/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Greek Revival  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation Concrete Blocks

walls Weatherboard

roof Asphalt

other \_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**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** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations** N/A  
(Mark "x" in all the boxes that apply.)

Property is:

- 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 of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

Architecture

**Period of Significance**

c. 1866

**Significant Dates**

c. 1866

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):** N/A

- 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:

\_\_\_\_\_

Lucas, John Copeland, House  
Name of Property

Attala County, MS  
County and State

## 10. Geographical Data

Acreage of Property 1.2 Acres

### UTM References

(Place additional UTM references on a continuation sheet.)

1 

1	6
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2	5	8	4	6	0
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3	6	6	0	9	3	0
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Zone Easting Northing

3 

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Zone Easting Northing

4 

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 See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title E. Pauline Barrow, Architectural Historian

organization Private Consultant date March 8, 1993

street & number 1313 Pickett Avenue telephone 504-344-6410

city or town Baton Rouge state Louisiana zip code 70808

### 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

(Complete this item at the request of SHPO or FPO.)

name Mr. Kevin Lawrence

street & number 500 North Huntington Street telephone 601/289-7860

city or town Kosciusko state Mississippi zip code 39090

**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 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**

Lucas, John Copeland, House, Kosciusko, Attala Co., MS

Section number 7 Page 1

One of the oldest residences in Kosciusko, the Lucas House (built c.1866) is a two-story vernacular Greek Revival building. Facing west on a large lot, it has a commanding location above one of the old major thoroughfares of the small central Mississippi town. The rectangular white clapboard residence is five bays wide and has a shallow hip roof with an integral full-facade front double gallery supported by six monumental square modified Tuscan columns. As is characteristic of the vernacular Greek Revival buildings of central Mississippi, the exterior is sparsely ornamented by a modest entablature and a plain balustrade around the upper gallery. The flush-board outside front wall features a baseboard that matches the interior woodwork.

The entrance is distinguished by a single-leaf double vertical panel door topped by a transom of three panes and flanked by sidelights reaching almost to the floor. The second level gallery entrance has only the single-leaf doorway flanked by sidelights, minus the transom due to its lower ceiling height. The fenestration on the main block of the house consists of double-hung 9/9 sash on the first floor, accommodating 11' ceilings and 6/6 on the second to go with the 8' ceilings. Shutters, a later addition, are featured on the front facade only. A modified "T" kitchen extension with a porch to either side stretches to the rear. It appears that the kitchen was separate from the house originally, then later connected by adding a small dining room in between the kitchen and the house. The entire side porch to the south was enclosed at an unknown date. One interior window, which opened from the kitchen onto this porch, still exhibits a 6/9 configuration.

In the Greek Revival fashion, simplicity and symmetry rule on the interior as well as the exterior. The floor plans, first and second, are identical, displaying a central hall plan with two larger front rooms (15' x 17') and to the rear, two smaller rooms (11' x 15'). Each of these four major rooms retain the interior fireplaces although the chimneys were removed in 1965. Most of the original mantels have been replaced with turn of the century neo-classic mantels with overmantel built-in mirrors. Two upstairs mantels remain in the classic trabeated form. The interior woodwork, well executed but simple, consists of double vertical panel doors along with four panel secondary doors. In the small dining area, two doors with etched glass over wood open onto the side porches. Family oral history related that these doors were an addition from another family home, the Carnes House, which was demolished. Family history also relates that the original owner of the Lucas House, John Copeland Lucas, operated a sawmill and had stored enough heart pine to build the entire house.

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

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Lucas, John Copeland, House, Kosciusko, Attala Co., MS

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In 1911 the staircase, located in the central hall, was reversed from facing the front entrance to face the rear. The straight flight stairs are embellished with a small-scale turned balustrade and newel post. The reversal of the stair has been the only major alteration. Minor alterations include removal of an interior wall, probably in 1911, between the center hall and one of the smaller rear rooms (formal dining room) allowing more space; replacement of plaster walls with sheetrock in 1965 to eliminate cracking; and the addition of modern baths upstairs at the rear of the center hall and downstairs in the small dining room addition. The present owner has converted the other smaller room behind the first floor bedroom to a bathroom.

The Lucas House is a local interpretation of the classic design, probably planned by its builder/owner, John Copeland Lucas. Not by any means a mansion, it nevertheless has a graciousness of scale and proportion that is outstanding in Kosciusko.

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

**National Register of Historic Places  
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Lucas, John Copeland, House, Kosciusko, Attala County, MS

Section number 8 Page 1

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Believed to have been built shortly after the Civil War (c.1866), the Lucas House is architecturally significant locally because of its vernacular approach to the classic Greek Revival style. Extant houses built before 1870 are rare in this small central Mississippi town of Kosciusko. The Lucas house is the only one that can be clearly recognized as a product of the 1860's. A few central hall houses of smaller scale exist in the town but either they have been altered or they are transitional houses built around 1870 and after. Only one other extant house in Attala County, similar in type (Colonel J.K. Coffey House, also known as Bluff Springs Manor, c.1833, N.R.), can compare in age, style, size and integrity.

Kosciusko, incorporated in 1836, was being settled during the heyday of the Greek Revival period. Although a thriving business center for the county, progress was slow until after the Civil War. During the early days of development there was little leisure time to pursue contemporary ideas of style. Therefore, the pretentious Greek Revival style reached this hill town late, with conservative taste and modest proportions and details. With no sizable rivers, the only ready access to the outside world was the Natchez Trace which ran north and south through the county. Finally, the arrival of the railroad in 1874 provided an opportunity for new prosperity, allowing successful businessmen and professionals to seek an architectural identity. By 1885, the then popular Queen Anne style, easily copied from pattern books, dominated the town. On the whole, the Lucas House is unmatched tangible evidence of Kosciusko's early wood-frame architecture.

The original builder/owner of the Lucas House was John Copeland Lucas, a successful businessman and prominent citizen of Kosciusko. He bought the property on which the Lucas House stands in 1859 but according to family history the house was not built until after the Civil War. He arrived in the area early, being listed in the 1840 Federal census. He served as Attala County's sheriff from 1850 to 1874. In addition to that position, he owned a sawmill and was listed in the 1879 county census as a manufacturer of agricultural implements. In May 1866, Judge Jason Niles noted in his diary that he observed Lucas planting cotton with a machine for which Lucas obtained a patent. Lucas also was given credit for doing more than any other man in getting a railroad built to Kosciusko. When the railroad arrived, one engine was named after him and the smokestack displayed "John C. Lucas" in big brass letters.

John Copeland Lucas was obviously a leader in the community and his home also indicates a concern for progressive, contemporary ideas. Although simple and practical, this substantial house has attained elegance and provided shelter for some of Mr. Lucas' descendents for about 120 years. His great-great-grandson and his wife now occupy the residence.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Lucas, John Copeland, House, Kosciusko, Attala Co., MS

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### BIBLIOGRAPHY

Kosciusko-Attala Historical Society. Kosciusko-Attala History.

The Mississippi Society. Edited by Franklin L. Riley, Secretary. Vol.X.  
Oxford, MS. Printed for the Society 1909.



United States Department of the Interior  
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**National Register of Historic Places  
Continuation Sheet**

Lucas, John Copeland, House, Kosciusko, Attala Co., MS  
Section number 10 Page 1

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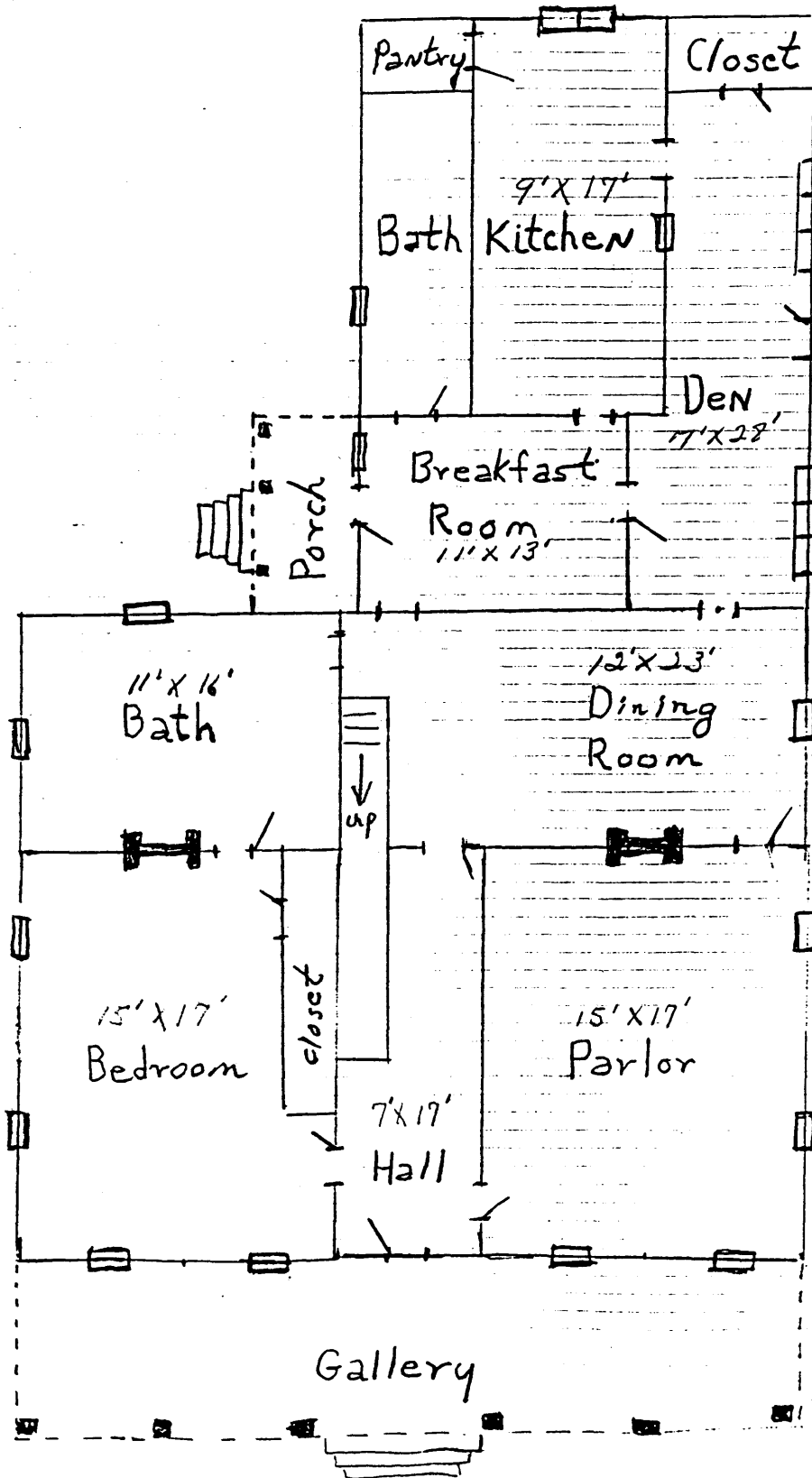
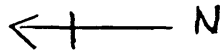
VERBAL BOUNDARY DESCRIPTION

A lot of land 260 feet wide off the west side of Lot No. 289, according to Mercer's Map and Survey of the City of Kosciusko, dated September 1, 1900, and more particularly described as follows, to-wit:  
Commencing at the intersection of the centerline of North Huntington Street and Lucas Street in the City of Kosciusko, and run east along the centerline of Lucas Street a distance of 273.5 feet, and thence run north a distance of 16.5 feet to a point on the northern boundary line of Lucas Street, and the southwest corner of a certain parcel of land conveyed by John C. Lucas, Mrs. Mabry C. Lucas, and Mrs. Lula Owen Lucas to Charles H. Pope and wife, Mrs. Jane Owen Lucas Pope, by deed dated February 27, 1950, recorded in Land Deed Book 139, at Page 37, which point marks the point of beginning of the description of the lot hereby conveyed; and from this point of beginning run north along the western boundary of the Pope lot a distance of 195 feet to a point on a wire fence and hedgerow to the northwest corner of the Pope lot; thence run west along the southern boundary of a parcel of land conveyed by Donald Rodney Tate and wife, Dorothy S. Tate, to D. Forrester and wife, Ruby R. Forrester, by deed dated October 29, 1981, recorded in Land Deed Book 373, at Page 79, a distance of 260 feet, more or less, to the eastern boundary of Huntington Street and the southwest corner of the Forrester lot; thence run south along the eastern boundary of Huntington Street a distance of 195 feet, more or less to an intersection with the northern boundary of Lucas Street; and thence run east along the northern boundary of Lucas Street a distance of 255 feet, more or less, to the point of beginning and close.

BOUNDARY JUSTIFICATION

Boundaries follow the property lines of the parcel of land occupied by the nominated building.

First Floor



LUCAS HOUSE  
Kosciusko, Attala County, MS

# Second Floor

