

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

PHO 689 963

FOR NPS USE ONLY  
RECEIVED NOV 27 1978  
DATE ENTERED JAN 11 1979

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC  
Warren-Guild-Simmons House  
AND/OR COMMON  
Fairview

**2 LOCATION**

STREET & NUMBER  
734 Fairview Street  
CITY, TOWN  
Jackson  
STATE  
Mississippi  
VICINITY OF  
Fourth  
COUNTY  
Hinds  
CODE  
28  
CODE  
49  
NOT FOR PUBLICATION  
CONGRESSIONAL DISTRICT

**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"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> PARK
			<input checked="" type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME  
William James Simmons  
STREET & NUMBER  
734 Fairview Street  
CITY, TOWN  
Jackson  
VICINITY OF  
Mississippi  
STATE  
Mississippi  
39202

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.  
Office of the Chancery Clerk  
Hinds County Courthouse  
STREET & NUMBER  
P. O. Box 686  
CITY, TOWN  
Jackson  
STATE  
Mississippi  
39205

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE  
Statewide Survey of Historic Sites  
DATE  
1977  
DEPOSITORY FOR SURVEY RECORDS  
Mississippi Department of Archives and History  
CITY, TOWN  
Jackson  
STATE  
Mississippi  
39205  
FEDERAL  STATE  COUNTY  LOCAL

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Warren-Guild-Simmons House is a large Colonial Revival frame dwelling constructed on a two-room center-hall plan with two-story side wings and a rear ell. The main block is seven bays across (excluding wings), two bays deep, and two-and-one-half-stories high. The roof is gabled and the foundation, which encloses a full basement, is concrete. A five-bay portico supported by "Temple-of-the-Wind" columns projects from the main block and three symmetrically placed dormer windows light the attic story of the front (south) elevation.

Several changes occurred in 1921: the present west wing replaced a glazed conservatory; the east wing, originally a one-story screened porch, was enclosed and raised; and the north wing was changed from one to two stories. Later alterations included the removal of an original balustrade and the replacement in 1973 of the porte-cochère with a modern carport.

The central entrance, articulated in the Italian Renaissance mode, consists of Tuscan columns, foliated console brackets, and a balcony with a turned balustrade. The door surround is paneled to resemble pilasters and the door is natural wood with an ornate leaded panel of clear glass.

Flanking the entrance are two small windows with cap-molded lintels and molded surrounds, crossetted at the bottom. Other bays of the front facade contain French doors, and French doors also open onto the balcony. These balcony doors are flanked by two smaller windows forming a Palladian ensemble. All windows contain either six-over-one or eight-over-one sash. The single-pane lower sash were added in 1921, replacing six-pane, eight-pane, and casement sash.

Much of the exterior decorative treatment is concentrated around the windows. Windows in two gables contain semi-circular transoms with a paneled surround. Horizontal molding marks the spring line and produces a pilastered effect. A chimney window embellishes the west chimney. Recessed in the chimney, it is accented by a rounded arch, the spring line of which corresponds to the window lintel. Additional exterior enrichment includes pedimented gables, corner pilasters, and denticulated cornices.

Noteworthy features of the interior are: the living room chimney piece, which utilizes "Temple-of-the-Wind" capitals and scrolled brackets to repeat the decorative motif of the central entrance; egg-and-dart cornice molding; Mission style built-in benches; and the vaulted ceiling of the center hall (added in 1921).

Located behind the house is the original carriage house, the exterior of which is unchanged with the exception of the side porch addition. Its most outstanding architectural features are its projecting central bay with a recessed arch containing entrances to the main and upper levels, and its domed ventilator topped with a finial. The interior, which originally functioned as a barn, was remodeled into a garage and servants' quarters in 1921 and again into a residence in recent years.

Although the pergola is gone and the fish pool has been covered, paths, some shrubbery, and the foundation of the pergola remain from elaborate landscape work done in 1921.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input checked="" type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES      1909                                      BUILDER/ARCHITECT      Spencer and Powers, Chicago

## STATEMENT OF SIGNIFICANCE

The Warren-Guild-Simmons House, built by Cyrus C. Warren in 1909, is significant for its historic associations with the lumber industry, which flourished in Jackson while other enterprises recovered from an economic decline brought on by the national financial panic of 1907. Designed by the Chicago architectural firm of Spencer and Powers, it is one of a small number of architecturally designed homes remaining in Jackson and is distinguished by its Colonial Revival-style exterior and interior. The latter features the unusual combination of Colonial Revival moldings and mantels and Mission-style built-in benches. The carriage barn, also articulated in the Colonial Revival style, is an apparently rare survivor of what was once a common adjunct to the turn-of-the-century home in Jackson. Noteworthy also are the remains of landscaping designed in 1922 by the St. Louis firm of Mushopf and Irish.

The opening of new rail lines in Mississippi in 1900 and 1909 spurred the growth of lumber manufacturing until by 1911 it was considered one of Jackson's most important industries. "Plants are up-to-date in every respect and men at their heads are regarded among the best businessmen in the city," stated the Clarion-Ledger (Jackson, Mississippi, Clarion-Ledger, October 11, 1911, p. 57).

Cyrus C. Warren, vice-president of the Warren-Goodwin Lumber Company, was one of those men, and the Colonial Revival style of his home, characteristically substantial and ordered, expressed his prominent position. However, Mission-style benches and plain wooden posts in the center hall provide an interesting contrast to the stately exterior and to the Colonial Revival-style of other interior features, attesting to the fact that the architect of the house was from Chicago, an important center of the arts and crafts movement.

The property was purchased in 1913 by Felix Gunter, president of the Jackson Board of Trade (Deed Book 82:548), and then by W. E. Guild, treasurer of the Finkbine Lumber Company, in 1921 (Deed Book 117:449). Guild remodeled the house, employing the original architectural firm, by then enlarged to Spencer, Powers and Martin. He also employed landscape architects Muskopf and Irish of St. Louis to develop the grounds. The result combined the formally planned gardens of the French landscape tradition with the park-like atmosphere more typical of the English taste in landscape design. In 1930, D. C. Simmons, president of both the Bank of Utica and the Utica Lumber and Gin Company, bought the house (Deed Book 237: 81). He lived in the house until his death in 1964, and his widow continued to live there until her death in 1972. The present owners, William L. Simmons, son of D. C. Simmons, and his wife, purchased the house from his parents' estate in 1972 (Deed Book 2044:33).

Despite the loss of the balustrade, the porte-cochère, the pergola, and some of the original plantings, the house and grounds retain much of their original integrity. The original appearance of and changes to the residence have been extremely well documented,

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Brinson, Carroll. Jackson/A Special Kind of Place. Jackson, Mississippi: The City of Jackson, 1977.

Clark, Robert Judson. The Arts and Crafts Movement in America 1876-1916. Princeton, New Jersey: Princeton University, 1972.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 2.8 acres

QUADRANGLE NAME Jackson, Mississippi

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 1, 5 | 7, 6, 5, 8, 1, 0 | 3, 5, 7, 9 <sup>270</sup> | 2, 5, 0  
 ZONE EASTING NORTHING

B [ ] | [ ] | [ ]  
 ZONE EASTING NORTHING

C [ ] | [ ] | [ ]

D [ ] | [ ] | [ ]

E [ ] | [ ] | [ ]

F [ ] | [ ] | [ ]

G [ ] | [ ] | [ ]

H [ ] | [ ] | [ ]

## VERBAL BOUNDARY DESCRIPTION

Twenty (20) feet off the East side of Lots 5 & 6 and all of Lots 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 5, Glenwood Place, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Hinds County at

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Adele Cramer, Architectural Historian

ORGANIZATION

Mississippi Department of Archives and History

DATE

November 17, 1978

STREET & NUMBER

P. O. Box 571

TELEPHONE

601-354-7326

CITY OR TOWN

Jackson

STATE

Mississippi 39205

# 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

*Elmer R. Hilliard*

TITLE

State Historic Preservation Officer

DATE

November 17, 1978

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

1-11-79

ATTEST:

*Janet H. Gilmore*  
 KEEPER OF THE NATIONAL REGISTER

DATE

1/11/79

CHIEF OF REGISTRATION

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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CONTINUATION SHEET

ITEM NUMBER 8 & 9 PAGE 1

8 - SIGNIFICANCE

with plans and specifications existing for the house when it was built and when it was altered in 1922. A landscape plan, list of plantings, and old photographs also remain, so that accurate restoration of lost features is possible.

9 - MAJOR BIBLIOGRAPHICAL REFERENCES

Cramer, Adele, architectural historian. Personal inspection, June 19, 1978.

Cramer, Adele, architectural historian. Personal interview with William James Simmons, Jackson, June 19, 1978.

Hinds County, Mississippi. Chancery Clerk. Deed Books 82:548; 117:449; 237:81; 2044:33. Mississippi Department of Archives and History. Microfilm.

The Jackson, Mississippi, City Directory, 1910, 1916. Asheville, North Carolina: Piedmont Press.

Jackson, Mississippi. Clarion-Ledger, October 11, 1911.

Jackson. Mississippi Department of Archives and History. Plans and Specifications for "A Residence for Mr. C. C. Warren to be Built at Jackson, Mississippi." June 23, 1978. Spencer and Powers, architects, 1200 Steinway Hall, Chicago.

Jackson. Mississippi Department of Archives and History. Plans and Specifications for "Alterations and Additions for Mr. W. E. Guild." June 8, 1921, Spencer, Powers and Martin, architects, 5 North LaSalle Street, Chicago.

Jackson. Mississippi Department of Archives and History. Planting Plan and General Conditions for "Landscape Plating on the Grounds of Mr. W. E. Guild." December 4, 1922, Muskopf and Irish, landscape architects, St. Louis, Missouri.

Jackson. Mississippi Department of Archives and History. Statewide Survey File. Hinds County. Warren-Guild-Simmons House.

McCain, William D. The Story of Jackson. Jackson, Mississippi: J. F. Hyer Publishing Company, 1953.

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CONTINUATION SHEET

ITEM NUMBER 9 & 10 PAGE 2

9 - MAJOR BIBLIOGRAPHICAL REFERENCES

Marquis, Albert, ed. Who's Who in America, Vol. 22. Chicago, Illinois: A. N. Marquis Company, 1942.

Rowland, Dunbar, ed. The Official and Statistical Register of the State of Mississippi, 1904. Memphis, Tennessee: Brandon Publishing Company, 1904.

10 - GEOGRAPHICAL DATA

Jackson, Mississippi, in Plat Book 1, Page 85, reference to which is hereby made in aid of and as a part of this description.



WARREN-GUILD-SIMMONS HOUSE

Jackson, Hinds County, Mississippi

Adele Cramer

June, 1978

Mississippi Department of Archives and History

Front (south) elevation, looking northwest.

Photo 1 of 6

NOV 27 1978

JAN 11 1979





WARREN-GUILD-SIMMONS HOUSE

Jackson, Hinds County, Mississippi

Adele Cramer

June, 1978

Mississippi Department of Archives and History

Chimney with window on west elevation,

looking east.

Photo 2 of 6

NOV 27 1978

JAN 11 1979



WARREN-GUILD-SIMMONS HOUSE

Jackson, Hinds County, Mississippi

Adele Cramer

June, 1978

Mississippi Department of Archives and History

Front (south) elevation of carriage house,

looking northwest.

Photo 3 of 6

NOV 27 1978

JAN 11 1979



WARREN-GUILD-SIMMONS HOUSE

Jackson, Hinds County, Mississippi

Adele Cramer

June, 1978

Mississippi Department of Archives and History

Interior: vaulted ceiling of center hall,

looking west into west parlor and enclosed  
porch of west wing.

Photo 4 of 6

JAN 11 1979

NOV 27 1978



WARREN-GUILD-SIMMONS HOUSE

Jackson, Hinds County, Mississippi

Adele Cramer

June, 1978

Mississippi Department of Archives and History

Interior: southeast corner of entrance area  
of center hall, showing Mission-style bench  
and leaded-glass front door; looking  
southeast.

Photo 5 of 6

JAN 11 1979

NOV 27 1978





WARREN-GUILD-SIMMONS HOUSE

Jackson, Hinds County, Mississippi

Adele Cramer

June, 1978

Mississippi Department of Archives and History

Interior: chimney piece in west parlor,  
looking west.

Photo 6 of 6

JAN 11 1979

NOV 27 1978