

United States Department of the Interior  
National Park Service

# 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: Perkins 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: 2709 Townsend Road \_\_\_\_\_

City or town: DeKalb \_\_\_\_\_ State: Mississippi \_\_\_\_\_ County: Kemper \_\_\_\_\_

Not For Publication:  Vicinity: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:

X A \_\_\_ B X C \_\_\_ D

<p style="font-size: 1.2em; margin: 0;"><u>Katie Blount</u></p> <p><b>Signature of certifying official/Title:</b></p> <p style="margin: 0;"><u>SHPO</u></p> <p><b>State or Federal agency/bureau or Tribal Government</b></p>	<p style="font-size: 1.2em; margin: 0;"><u>3-31-16</u></p> <p><b>Date</b></p>
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<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p style="font-size: 1.2em; margin: 0;">_____</p> <p><b>Signature of commenting official:</b></p> <p style="margin: 0;">_____</p> <p><b>Title :</b></p>	<p style="font-size: 1.2em; margin: 0;">_____</p> <p><b>Date</b></p> <p style="margin: 0;">_____</p> <p><b>State or Federal agency/bureau or Tribal Government</b></p>

Perkins House

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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

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	
_____	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
_____	_____	Total

Number of contributing resources previously listed in the National Register 1

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Mid-19<sup>TH</sup> Century/Other \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Wood, Tin, Brick \_\_\_\_\_

### 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.)

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#### Summary Paragraph

The Perkins House is a transverse-gabled, wood frame, one-story house, with unfinished attic. The roof is tin, the exterior walls are clad in weatherboard and each end wall has a central exterior brick chimney. Shed roof porches extend across the front and rear facades and cover cabinet rooms with loggias between them. The rear porch is enclosed. The house was moved from its original location near the Kemper County community of Moscow in 2012. However, the current setting is similar to the original setting, also a rural setting.

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### **Narrative Description**

The Perkins House is located on a slight rise on the east side of Townsend Road in rural Kemper County, Mississippi, roughly five miles east of DeKalb, the county seat. The vicinity is dominated by woodland, with some fields cleared for agriculture.

The Perkins House is a transverse-gabled, wood-frame structure. The building's form is suggestive of an I-house but contains only one story of livable space; two six-light single-hung windows in each endwall light an unfinished attic. Shed roof porches extend across the full extent of the front and rear facades. Each endwall has a central brick chimney.

The first floor plan under the gable roof consists of single 15' by 17' rooms astride a central passage. The porches cover cabinet rooms at the four corners with loggias between them.

The house sits on concrete block piers with a metal chain wall covered with lattice extending around the house. The timber frame is covered with weatherboards. External wood trim includes a plain fascia board and drip mould at the sill extending around the perimeter, except below the loggias, and plain fascia board at the cornice of the porches. Cornerpost trim with a vertical bead appears both at the corners of the main block and the porches. The front loggia has turned posts and jig-sawn trim at the head of the opening; these members are faithful reproductions of the originals. The rear loggia was enclosed and now has four 4/4 double-hung sash windows and a four-panel door, possibly relocated from the original rear center hall entrance. Simple wood steps with handrails, not original but sympathetic in form to the existing building, provide access to the loggias.

Other than on the enclosed rear loggia, all of the first floor windows are double hung with nine lights over six and once had exterior shutters for which some of the hardware remains. The attic windows consist of a single, fixed, six-light sash. The front door and rear center hall entry at the loggias have sidelights; the front door has four recessed panels while the rear door has been moved, probably as the door in the enclosed loggia. Most interior doors have four recessed panels. The door into the northern rear cabinet room is five panels, while the door from that room to the loggia is a modern six-panel door in a non-historic opening.

At the loggias, the floor consists of plain matched pine boards. On the interior, the floors, walls and ceilings consist of plain, matched pine boards. Both fireplaces have wooden mantles with simple pilasters at their jambs and ogee curves at the bases of their lintels.

The two principal rooms are distinguished by ornamental painting on their walls and ceilings. The wall painting in the southern room includes a twisted rope motif at the picture-rail level and a wainscot. The ceiling painting consists of a large square with a circle inside it and a central painted rosette from which tendrils extend symmetrically. Tendrils also appear within the corners of the outside square. The ornament in the north room consists of the wainscot and central painted rosette with a floral motif and four corner pieces.

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The southwest cabinet room is a parson's room, with the door opening from the front loggia but no entrance from the interior of the house. The north cabinet room is entered from the north principal room and has no exterior entrance.. The northeast cabinet room is a bathroom of modern construction. The southeast cabinet room is a kitchen, also of modern construction. A ship's ladder in the corner of the enclosed rear loggia, installed after 2012, provides access to the unfinished attic.

The Perkins House retains a moderately high degree of integrity of design, workmanship, materials, setting and feeling. The most significant alteration since the house was originally listed on the National Register is the location. The house was moved from its original location near the Kemper County community of Moscow in 2012. However, the current setting is similar to the original setting, also a rural setting. The chimneys were rebuilt after the move, employing as much of the original brick as could be salvaged. The other significant change since the original nomination is the enclosure of the rear loggia, completed sometime after 1994. With some minor changes to the interior, the significant interior details, including the mantels and decorative painting remain in place.

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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. 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

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**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

ART

**Period of Significance**

c. 1870

c. 1890

**Significant Dates**

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

**Architect/Builder**

Mr. Mayer, Painter



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**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 Perkins House is eligible for listing on the National Register of Historic Places for local significance under Criteria C for Architecture and Art. The Perkins House is a local example of a rural I-house form and contains a well-executed decorative paint scheme. The Period of Significance is c. 1870 based on the estimated date of construction and c. 1890 for the paintwork, based on the estimated date the painter was active in Kemper County. The house was moved to its current location in 2012 but the setting is similar to its original location in the same county.

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

Kemper County is located in east-central Mississippi, on the border with Alabama. Kemper County was created by the state legislature in 1833 from lands ceded by the Choctaw in the Treaty of Dancing Rabbit Creek.

The Perkins House is significant as an intact and relatively rare example of a mid-nineteenth century middle class farmhouse in Kemper County similar to but smaller than the typical I-house found in the region. As such, it illustrates the diversity of form displayed by the region's domestic buildings of this period. Stylistic evidence suggests it was constructed c. 1870. It is also particularly significant for the well-preserved, late nineteenth century, ornamental painting which it contains. Oral tradition dates the painting to c. 1890.

Identifiable 19<sup>th</sup>-Century house types in east-central Mississippi included Greek Revival mansion houses and I-houses as well as smaller structures with dog-trot and planter cottage forms. While the Perkins House's form is suggestive of an I-house in its proportions, it defies exact stylistic classification. Rather it represents a modest, local, architectural solution to the needs of a middle-class agrarian family in central Kemper County. A large portion of Kemper County, including the southwest area where the house was originally built and the central part of the county where the house is currently located never supported large-scale agriculture (as did the Black Prairie land in northeast Kemper County) but rather was typified by the cultivation of row crops and truck farms. The origins of the Perkins House are not clear. Burel Wilson (Wilse) Perkins and Sarah Elizabeth (Sally) Darnel Perkins purchased the home in late 1800s from the Dees family and occupied the home until both died. Sheldon Perkins, a son, and his wife, Beatrice Perkins Koostra acquired the house after the death of his mother and lived there until the 1940s. George Cole, who grew up on the Perkins place, lived in the home from 1955 until his death in 1991.<sup>1</sup> No one lived in the house regularly after that.

<sup>1</sup> "Historic Kemper house has Noxubee ties." *Macon (MS) Beacon*, June 8, 1998.

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The I-house form has a long history, but the term was coined by Dr. Fred Kniffen of Louisiana State University in 1936. Kniffen used the term to identify a core form composed of two main rooms set side-by-side on the first floor and a matching pair on the upper floors. In the South, most I-houses have a central passage separating the main rooms. Richard Cawthon, formerly MDAH Chief Architectural Historian, noted that the I-house was a popular house form in Mississippi throughout the 19<sup>th</sup>-century, but declined after about 1875. According to Cawthon, most Mississippi I-houses are wood-frame with weatherboard siding, generally the central passage is enclosed, typically the facades are symmetrical and virtually all Mississippi I-houses of wood construction have external gable-end brick chimneys.<sup>2</sup>

With the notable exception of the second floor, the Perkins House meets the essential definition of the I-house as the form developed in Mississippi. The MDAH inventory of historic resources identifies two other I-houses in Kemper County. The McElvaine House in the Oak Grove community is single galleried I-house. It was abandoned and deteriorated when surveyed in 1991 but appears to still exist based on satellite views. The Young House, also in the Oak Grove vicinity, is described as a Carolina I-house. Although the exact construction date is not known, it is thought to be antebellum. The floor plan is believed to be altered.

The Perkins House is significant for its interior paint scheme. Stylistic comparisons with other similar painting in houses in the Moscow where the house originally stood vicinity suggests that all the painting was produced by the same artist. The houses are the Oliver House (NR, 1985), the nearby Shotts House,<sup>3</sup> and the Cole House, no longer standing but with much of its ornamental painting preserved in the Mississippi Department of Archives and History museum collection.<sup>4</sup> While no documentary evidence remains, oral tradition attributes the paintings to an itinerant German artist named Mayer.<sup>5</sup> Neither the records of the Museum Division or the Historic Preservation Division of the Mississippi Department of Archives contain evidence of a comparable concentration of ornamental wall paintings anywhere else in Mississippi.

The Perkins House was listed on the National Register of Historic Places in June 1994. However, the current owner acquired the house in 2012. The terms of sale required the owners to move the house. In the belief they were acting in the best interest of the preservation of the house, the owners moved the house with no prior notice to the Keeper of the National Register of Historic Places or MDAH. Although the move does separate the house from others with similar interior paint schemes, the move did save the house from abandonment, and did not significantly affect

<sup>2</sup> Richard Cawthon. "The I-House and Expanded I-House in Mississippi, 1880-1875: Variations of a Traditional Form." (unpublished essay), Historic Preservation Division, Mississippi Department of Archives and History, January, 1992.

<sup>3</sup> Oliver House. National Register of Historic Places. Kemper County, Mississippi, #85003439.

<sup>4</sup> Documentary material on the Cole House can be found in Documentation File #80.12, Mississippi Department of Archives and History Museum collection.

<sup>5</sup> Oliver House, NRHP nomination.

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the integrity of the property. Further, the rural setting is similar to its original setting and appropriate to the history of the house.

The Perkins House remains locally significant under Criteria C as a local example of a rural I-house and for the well-executed decorative paint scheme.

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## 9. Major Bibliographical References

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

Brieger, James F. Hometown, Mississippi Published privately by the author, 1980.

Cawthon, Richard J. "The I-House and Expanded I-House in Mississippi, 1800-1875: Variations of a Traditional Form." (unpublished essay), Historic Preservation Division, Mississippi Department of Archives and History.

Kniffen, Fred. "Folk Housing: Key to Diffusion." *Annals of the Association of American Geographers*. Vol. 55, No. 4 (December 1965), p 549-77.

*Macon (MS) Beacon*

"Made by Hand: Mississippi Folk Art," exhibition catalog, Mississippi State Historical Museum, Old Capitol Restoration, 22 Jan-25 May, 1980.

Sledge, Brook. "A Postal History of Kemper County, 1834-1964." Unpublished manuscript dated February, 1974.

"WPA Source Material for Mississippi History: Kemper County." WPA Writers Project, 1934.

### 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

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Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** 069-DKB-5504\_\_\_\_\_

**10. Geographical Data**

**Acreeage of Property** Less than 1 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: 32.765688 Longitude: -88.561280

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

See Continuation Sheet

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting: Northing:

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**Verbal Boundary Description** (Describe the boundaries of the property.)

The nominated property is a 100' by 100' rectangle centered on the center of the house and aligned perpendicular and parallel to the house. The property lies in the SE ¼ of the NW ¼ of the NW ¼ of the NE ¼ of Section 33, Township 11 North, Range 17 East.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary encompasses the house and the immediate vicinity of the house.

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**11. Form Prepared By**

name/title: Michael W. Fazio \_\_\_\_\_  
organization: architectural preservation consultant \_\_\_\_\_  
street & number: P.O. Box 2870 \_\_\_\_\_  
city or town: Mississippi State \_\_\_\_\_ state: Mississippi\_ zip code: 39759 \_\_\_\_\_  
e-mail\_mfazio@caad.msstate.edu \_\_\_\_\_  
telephone: 662-312-3039. \_\_\_\_\_  
date: January 28, 2016 \_\_\_\_\_

Additional text: William M. Gatlin, MDAH

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**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.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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## 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: Perkins House

City or Vicinity: DeKalb vicinity

County: Kemper State: Mississippi

Photographer: Jennifer Baughn, MDAH Chief Architectural Historian

Date Photographed December 16, 2015

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

- 1 of 14. Exterior. North and west elevations. Camera facing southeast.
- 2 of 14. Exterior. South and east elevations. Camera facing northwest.
- 3 of 14. Exterior. Front door. Camera facing northeast.
- 4 of 14. Interior. Parson's Room. Camera facing south.
- 5 of 16. Interior. Center hall. Camera facing west.
- 6 of 14. Interior. Center hall. Camera facing east.
- 7 of 14. Interior. Parlor. Camera facing south.
- 8 of 14. Interior. Parlor. Camera facing northwest.
- 9 of 14. Interior. Parlor Ceiling detail. Camera facing south.
- 10 of 14. Interior. Parlor. Ceiling detail. Camera facing northwest.
- 11 of 14. Interior. Bedroom. Camera facing northeast.
- 12 of 14. Interior. Bedroom. Ceiling detail. Camera facing northeast.
- 13 of 14. Interior. Rear loggia. Camera facing north.
- 14 of 14. Interior. Kitchen. Camera facing south.

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**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.



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

**National Register of Historic Places**  
**Continuation Sheet**

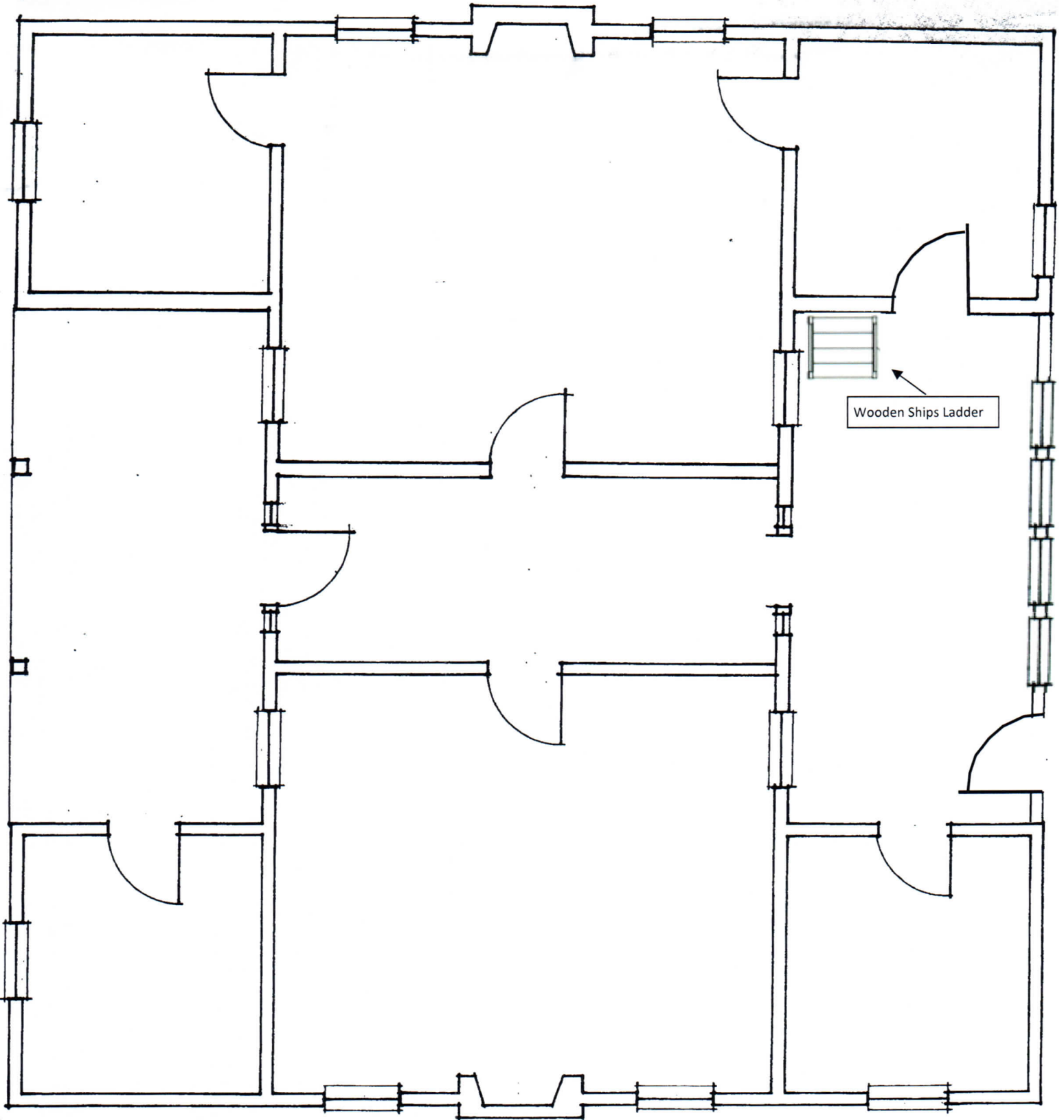
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-----
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Name of multiple listing (if applicable)

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PERKINS HOUSE  
KEMPER COUNTY, MS



Wooden Ships Ladder





MS - Kemper County - Perkins House - 0001



MS - Kemper County - Perkins House - 0002

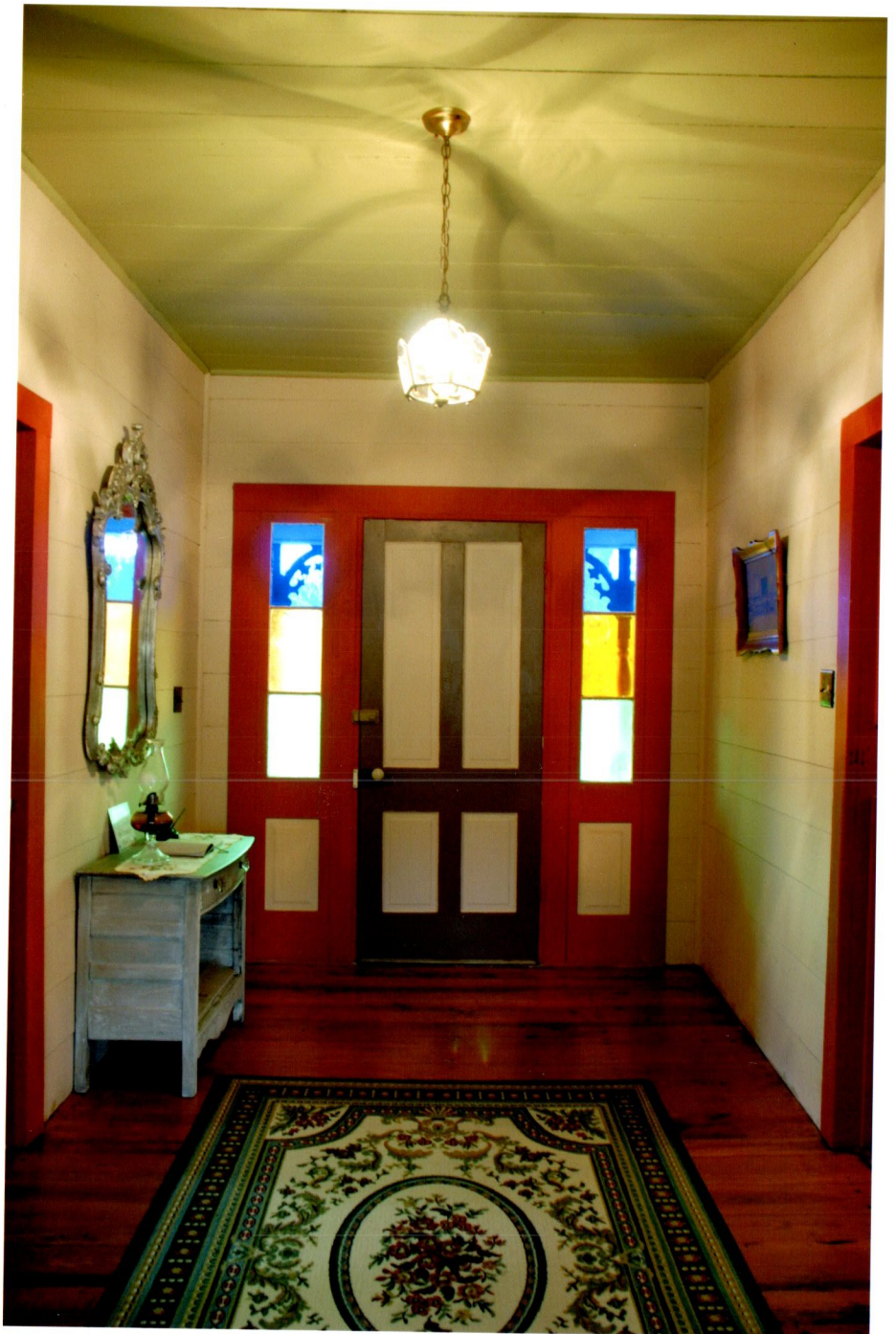


MS - Kemper County - Perkins House - 0003

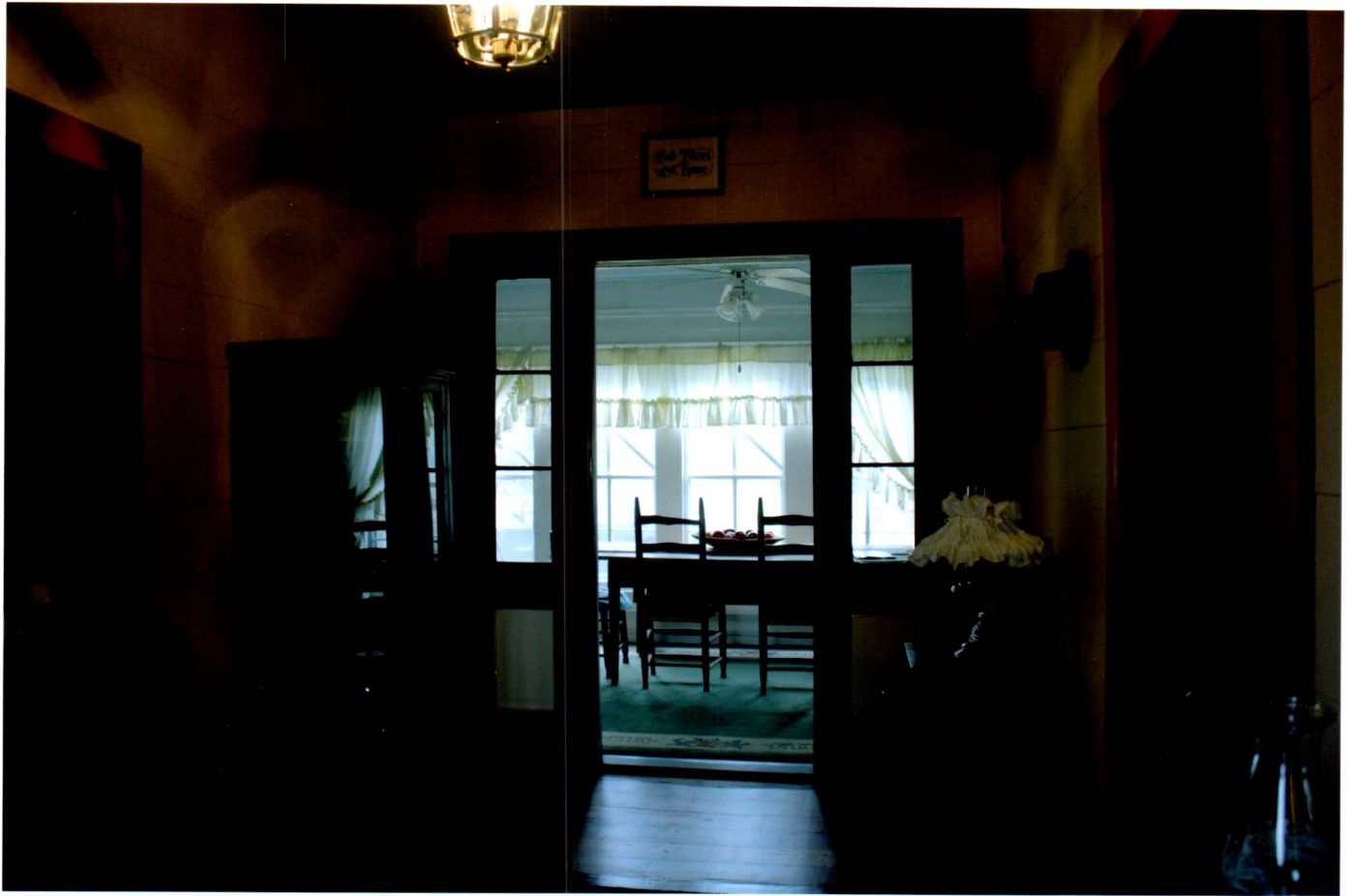




MS - Kemper County - Perkins House - 0004



MS - Kemper County - Perkins House - 0005



MS - Kemper County - Perkins House - 0006



MS - Kemper County - Perkins House - 0007





MS - Kemper County - Perkins House - 0008



MS - Kemper County - Perkins House - 0009



MS - Kemper County - Perkins House - 2010



MS - Kemper County - Perkins House - 0011





MS - Kemper County - Perkins House - 0012



MS - Kemper County - Perkins House - 0013



MS - Kemper County - Perkins House - 0014