

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

For NPS use only

received SEP 12 1985

date entered

OCT 10 1985

**1. Name**

historic Hollyknowe

and/or common same as above

**2. Location**

8/10 of a mile southeast of the intersection of  
street & number County Road 299 and U.S. Highway 82

N/A not for publication

city, town N/A ☒ vicinity of Leland

state Mississippi code 28 county Washington code 151

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name Mrs. Virginia Witte Swain

Hollyknowe Plantation

street & number Route 2, Box 41

city, town Leland ☒ N/A vicinity of state Mississippi

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Office of the Chancery Clerk  
Washington County Courthouse

street & number 900 Washington Avenue

city, town Greenville state Mississippi

**6. Representation in Existing Surveys**

title Statewide Survey of Historic Sites has this property been determined eligible? ☐ yes ☒ no

date 1973 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Mississippi Department of Archives and History

city, town Jackson state Mississippi

## 7. Description

### Condition

☒ excellent  
☐ good  
☐ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☒ unaltered  
☐ altered

### Check one

☒ original site  
☐ moved date N/A

### Describe the present and original (if known) physical appearance

Hollyknowe is a two-and-a-half story brick house built about 1922. It is irregular and asymmetrical in composition, with numerous wings and projections around an essentially square core. Its multi-hipped roof of red tiles projects widely at the eaves and is broken by three hipped dormers and several brick chimneys.

At each corner of the house are one-story wings, which contain screened porches, a sun room and the kitchen. On the rear of the house a one-story screened porch connects the kitchen, on the southwest corner, with the wing on the southeast.

The walls of the house are of tan brick. A concrete water table defines the base of the design. Other elements giving unity and horizontality to the composition are a string course surrounding the house at the level of the second-story window sills, and the wide cornices of the main block and the lower wings. Each window consists of a single-pane lower sash and an upper sash containing a large pane bordered by smaller, narrow panes.

The main entrance to the house is a glass-and-wood door of eighteen panes, flanked by ten-pane sidelights and surmounted by a multipaned transom that arches in a shallow ogee curve. The doorway is protected by a low, segmental-arched canopy which projects from the eave of the adjacent one-story wing.

The interior of the house is finished with classically-derived wood trim that is generally Georgian in character, especially the door and window surrounds and the main staircase, with its slender turned wood balusters. The mantels, however, are not classical, being faced with glazed ceramic square tiles.

The house contains ten bedrooms and six bathrooms. All of the original lighting and plumbing fixtures remain intact.

The area of land included in this nomination is 8.43 acres in extent and includes the house and several outbuildings. East of the house is a two-story garage which reflects the design of the main house. To the southwest of the house are tennis courts and an octagonal, screened summerhouse. A pavilion supported by embellished Ionic columns covers part of the driveway directly in front of the entrance to the house.

## 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 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/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** ca. 1922 **Builder/Architect** Raymond B. Spencer, Memphis, Tennessee

### Statement of Significance (in one paragraph)

The Hollyknowe Plantation house is significant locally for its distinctive architectural character. Built about 1922, it is a rare instance for its time of the use of the "modern" stylistic traits of the 1920s for a plantation residence in the architecturally conservative rural areas of the Mississippi Delta. Although houses displaying a similar architectural character were not uncommon in urban areas of the Deep South at that time, Hollyknowe was unique in rural Washington County, where its contemporaries were either substantially less elaborate or were built in much more conservative styles.

Elements derived from the Prairie Style, the Italian Renaissance Revival, and perhaps other sources were combined with a loosely-interpreted free classicism in this very eclectic design by Raymond B. Spencer, an architect from Memphis, Tennessee. Among its Prairie-derived features are its broad hipped roof with wide eaves, its hipped dormers, the string course connecting the sills of the second-story windows, and the patterned upper sashes of the windows. Italian Renaissance Revival features include the tile roof, tan brick walls, and Tuscan columns on the porch. Many of the interior features, especially the main staircase and the door moldings, exhibit a Free Classical character that recalls the Georgian Revival as much as any other source. This combination of features clearly identifies the house as a product of the stylistic movements of the 1920s, suggesting that the design was a deliberate attempt to look modern and up-to-date in contrast to the mid- and late-nineteenth-century architecture of the plantation homes of the surrounding area.

Hollyknowe Plantation house was built during a brief boom in the cotton market, after a long slump, but the market fell again soon thereafter, leaving this house as one of the few testaments to the short period of prosperity in the region. It was built for William Beauregard Swain, (1861–1934) a prominent and successful local planter who created Hollyknowe Plantation from undeveloped woodlands.

This statement reflects current knowledge and is subject to amendment.

## 9. Major Bibliographical References

Bagley, Clinton, private consultant. Inspection of Hollyknowe Plantation, January 15 and 24, 1985.

Ethridge, George. Mississippi: A History. Jackson, Miss.: The Historical Record Association, n.d.

## 10. Geographical Data

Acreage of nominated property 8.43 acres

Quadrangle name Holly Ridge, Miss.

Quadrangle scale 1:24000

### UTM References

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7	0	1	5	2	5
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Zone Easting Northing

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Zone Easting Northing

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### Verbal boundary description and justification

See attached continuation sheet

### List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
state	N/A	code	county	code

state	N/A	code	county	code
state	N/A	code	county	code

## 11. Form Prepared By

name/title Richard J. Cawthon, Architectural Historian

Mississippi Department of Archives

organization and History

date August 22, 1985

street & number P. O. Box 571

telephone (601) 354-7326

city or town Jackson

state Mississippi

## 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

Kenneth H. P. Pool

title Deputy State Historic Preservation Officer

date August 23, 1985

### For NPS use only

I hereby certify that this property is included in the National Register.

Entered in the  
National Register

date 10-20-85

for Keeper of the National Register

Attest:

date

Chief of Registration

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

**National Register of Historic Places  
Inventory—Nomination Form**

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received
date entered

Hollyknowe, Washington County,  
Continuation sheet Mississippi

Item number 9, 10

Page 1

**9 - MAJOR BIBLIOGRAPHICAL REFERENCES**

This nomination was prepared from a draft submitted by Clinton I. Bagley,  
P. O. Box 1332, Greenville, Mississippi 38702-1332.

Washington Co., Miss. Chancery Clerk. Deed Book 232:325.

**10 - GEOGRAPHICAL DATA (Verbal Boundary Description and Justification)**

Commencing at an iron post, which is the Section corner common to Sections 16, 17, 20, and 21, Township 18, Range 6 West, Washington County, Mississippi; thence running South 88 degrees 5 minutes East 274.5 feet to an iron corner, which is the point of beginning; thence South 34 degrees 58 minutes West 574.5 feet to an iron corner; thence South 42 degrees 52 minutes East 172.5 feet to an iron corner; thence South 80 degrees 12 minutes East 298.6 feet to an iron corner; thence South 89 degrees 56 feet East 308.5 feet to an iron corner; thence North 450.6 feet to an iron corner; thence North 85 degrees 41 minutes West 80.6 feet to an iron corner; thence North 6 degrees 35 minutes East 198 feet to an iron corner; thence North 76 degrees .04 minutes West 254 feet to an iron corner; thence South 65 degrees 35 feet West 47.5 feet to an iron corner; thence South 43 degrees 50 minutes West 64.2 feet, to an iron corner, which is the point of beginning; located in the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 21, Township 18, Range 6 West; and in the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 16, Township 18, Range 6 West; and in the Northeast Quarter of the Northeast Quarter of the Northeast Quarter, Section 21, Township 18, Range 6 West, Holmes County, Mississippi.



Hollyknowe, County Road 299, front elevation  
(north) and pergola, view to south  
Leland vicinity, Washington County,  
Mississippi  
Mississippi Department of Archives  
and History  
Clinton I. Bagley  
January, 1985  
Photo 1 of 6







Hollyknowe, County Road 299, east and north  
elevations, view to southeast

Leland vicinity, Washington County,  
Mississippi

Mississippi Department of Archives  
and History

Clinton I. Bagley

January, 1985

Photo 2 of 6



Hollyknowe, County Road 299, stair hall,  
view to east

Leland vicinity, Washington County,  
Mississippi

Mississippi Department of Archives  
and History

Clinton I. Bagley

January, 1985

Photo 3 of 6



Hollyknowe, County Road 299, mantel, stair  
hall, view to east

Leland vicinity, Washington County,  
Mississippi

Mississippi Department of Archives  
and History

Clinton I. Bagley

January, 1985

Photo 4 of 6





Hollyknowe, County Road 299, west elevation  
and rear elevation (south), looking  
northeast

Leland vicinity, Washington County,  
Mississippi

Mississippi Department of Archives  
and History

Clinton I. Bagley

January, 1985

Photo 5 of 6





Hollyknowe, County Road 299, front elevation  
(north) and east elevations, view to south-  
west

Leland vicinity, Washington County,  
Mississippi

Mississippi Department of Archives  
and History

Clinton I. Bagley

January, 1985

Photo 6 of 6