

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: Waterhouse-Simmons House

Other names/site number: _____

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 646 Seneca Avenue

City or town: Jackson State: MS County: Hinds

Not For Publication: ☐ Vicinity: ☐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:

 A B X C D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title : State or Federal agency/bureau or Tribal Government

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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	
<u>2</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>2</u>	<u>0</u>	Total

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

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY REVIVAL/ Colonial Revival

Materials:(enter categories from instructions.)

Principal exterior materials of the property: Brick, wood

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.)

Summary Paragraph

The Waterhouse-Simmons House is located in the Cherokee Heights subdivision within the Fondren area of the city of Jackson. The colonial revival home was built in 1929 for Clifford and Celeste Waterhouse. Clifford Waterhouse owned Waterhouse Equipment Company, which sold road construction equipment. The brick residence and detached garage are located on a quiet residential street. The property is comprised of three lots, 14 – 16, in Block A. . A paved driveway separates the house from the garage.

Narrative Description

Facing south on Seneca Avenue, at the intersection with Galloway Avenue, the Waterhouse-Simmons house is a fine example of a Colonial Revival residence built in the early 20th century (Photo 1). It was built in 1929 by Clifford and Celeste Waterhouse. Clifford worked in road construction and equipment and owned Clifford Waterhouse Co. of Jackson. The property consists of lots 14 – 16 of Block A in the Cherokee Heights subdivision in the Fondren area of Jackson, Hinds Co. Waterhouse bought the site in 1929 and began building the house. It is situated along Seneca Avenue on a picturesque street with mature trees and other older homes

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(Photo 2). From the street, three brick steps lead to a brick walkway which meanders from the street to the front porch of the home. Near the street, beside the walkway, is a gas lamp. A winding, paved, drive separates the main house from a detached garage. The large lot has numerous trees, flower beds, and foundation plantings. A row of boxwoods lines the path from the street to the entrance. Several of the landscape specimens were in existence when the Simmons bought the house in 1968. One such flowerbed is the daylily garden in which many of the prize daylilies of the second homeowner, Mrs. Graham, still bloom.

Exterior

The Waterhouse-Simmons House is two stories with an attached one story sunroom on the east side. It has a painted brick veneer and approximately 3,700 square feet of living space. The home sits on its original brick foundation. It has a side-gable, clay tile roof and two gabled dormers with nine-light wood windows. A central gable pierces the roofline and contains a small semi-circular window. One interior brick chimney pierces the roof. The primary elevation faces south and has a brick porch with brick steps (Photo 3). The house has gutters.

The front central entry is a single, six-panelled wood door with a fanlight and eight pane sidelights. To either side of the entrance is a set of double 9/9 wood windows. All windows on the front of the house have a set of decorative wood louvered shutters. All of the windows on the front facade are double-hung, wood, 9/9 with the exception of the sunroom windows which is a set of three stationary ten-light wood windows, the dormer windows which are nine-light, and the single 9/9 window on the second floor above the entry (Photo 4).

The windows on the east side of the house on the first floor are a set of five fixed, ten-light wood windows. In the den are two 1/1 wood double-hung windows with a working set of wood louvered shutters on the top sash and another set on the bottom sash (Photo 5). The two small basement windows underneath are covered with stationary louvers. The door on the east side is six-panelled and to the right is one wood window, 1/1 double-hung, covered with a set of working, louvered shutters (Photo 6).

The windows on the east side on the second floor are varied. The east bedroom has a 1/1 double-hung wood window toward the front of the house and a 9/9 double-hung wood window. There is a set of four stationary 6 light wood windows in the garden room. The attic window is wood, double-hung, 4/1 with a set of stationary louvers on each side (Photo 7).

On the east side of the house is a sunroom, used as a guest room, projecting from the main portion of the house. It has a flat asphalt roof with a wood railing around the perimeter. The balustrade has simple square balusters with an intermediate "X" pattern in the design. The corner posts have ball finials (Photo 8).

There is a basement under the back of the house and a one-car garage. The garage interior is brick. There is a five-paneled wood door leading to the basement from the interior of the garage. These features are original to the house (Photo 9).

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On the first floor of the north facade, a porch was enclosed to make room for an office. Also, on the west side of the first floor, a small addition off the kitchen provides a back entry. The back entry has brick steps and a newer iron railing leading to the six-panelled door surrounded by a fluted casing and corner blocks with a circular pattern. A replacement colonial style lantern is situated to the right of the entry (Photo 10).

On the second floor of the north facade, at the back of the house, a sleeping porch was enclosed on the east side. Four 6-light antique wood windows were installed on the north side and four were installed on the on the east side. This area is now referred to as the garden room. Another sleeping porch on the northwest corner was enclosed to make room for an additional bedroom. Double-hung, wood 6/6 windows were used on the north and west facades, matching the pattern of the existing original windows. Vertical wood siding was used to encase the area (Photo 11).

Interior

The interior of the house features a large central hall with flat-panelled wood wainscoting, added by the owners when they bought the home in 1968. All of the panelling was created from salvaged panelling and doors obtained from two buildings being demolished at the time they were restoring the house – the Green mansion (built c.1837) which had housed the St. Andrew's Episcopal Day School until a fire in 1966, and the Beth Israel Congregation on Woodrow Wilson Avenue. The hall has a set of stairs leading to the second floor. The only wainscoting that was not made from historic woodwork is that going up the stairs; these panels were added to match the other wainscoting. The curved railing has turned, tapered balusters and culminates in a circular pattern at the bottom of the stairs (Photo 12).

The front room on the east side of the hallway is a sitting room with flat-panelled wood wainscoting matching that in the hallway. Two sets of double, French, ten-light doors lead to the sunroom now used as a bedroom. The windows have modern interior shutters (Photo 13).

The wall in the sitting room with the fireplace has flat wood panelling matching that in the hallway. This is not original to the house. One small spotlight has been added to the ceiling in front of the fireplace. The mantel and surround were added in the 1970s. They are made of wood in the likeness of a colonial revival mantel with the addition of wood moldings to finalize the look. Each side of the fireplace surround, top and sides, has a recessed panel. The corners have round moldings. The mantel has a graduated stepped top with accentuated features to each side, given the impression of columns (Photo 14).

A second door on the east side of the hallway leads to a den which is behind the sitting room. The den and the sitting room have fireplaces with brick surround which share a flue. The mantel in the den was added by the owners in the 1970s. The mantel and surround are made of wood in the likeness of a colonial revival fireplace. The surround has moldings that give the impression of columns on each side, culminating in a stepped-top mantel. The fireplace wall has cabinets and flat wood panelling that match that added in other rooms. One small spotlight has been added to the ceiling in front of the fireplace. The bottom half of the windows in the den have interior wood shutters (Photo 15).

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Off the den is a small, full bath with a ceramic tile floor and modern fixtures. The wall is papered on the top and the bottom has flat-panelled wood wainscoting, matching that used in the sitting room and den (Photo 16).

To the back of the den is a doorway leading to a room used as an office. The room is thought to have been a porch at one point, converted before the owners took possession. A six-panelled wood door on the east side of the room leads to the exterior. The floor is wood and there is built-in cabinetry added by the owners. The windows have modern interior wood shutters. The horizontal cedar panelling matches that used in the breakfast room and the kitchen (Photo 17).

To the west of the central hall is a dining room with more flat-panelled wood wainscoting. Above the wainscoting is a border with a thin strip of wood molding on top. The border is a hand-painted colonial pineapple pattern. There is a modern brass chandelier for lighting (Photo 18).

A door at the back of the dining room leads to a breakfast room with vertical cedar wood panelling, added by the owners. The windows have modern wood interior shutters and built-in cabinetry and shelving has been installed on the east wall, not original to the house (Photo 19).

Another doorway leads to the kitchen which has the same vertical cedar panelling as the breakfast room. The kitchen has been updated with modern appliances. Brick has been added to the wall containing the oven. The back wall of the kitchen is the original brick exterior (Photo 20). The wood floor was professionally painted in a Scalmandre pattern by locally renowned artist Mark Millet. A small addition in the form of a back entry has been added to the back of the kitchen. It leads to the back yard. Small spot light have been added to the ceiling in the kitchen.

At the back of the house, on the first floor behind the stairs, is a hallway running from the east side of the house to the west side. There is a doorway from the hallway leading to a half bath. It has carpet over wood flooring and white ceramic tile base molding (Photo 21).

On the second floor, directly at the top of the stairs is a modern full bath. It has a ceramic tile floor and the walls have wood flat-panelled wainscoting (Photo 22). To either side of the hall are bedrooms.

The main bedroom is on the east side (Bedroom 2). It has an original wood floor. The wall with the fireplace and electric logs has wood panelling and shares a flue with the fireplaces below. The mantel was added by the present owner. There are closets to each side of the fireplace (Photo 23). There is a fan with a light in the center of the room.

Behind the main bedroom, the hallway leads to the garden room, once a sleeping porch. The floor is wide pine flooring and the ceiling and walls are original wood tongue and groove except for the west wall (Photo 24).

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Another bedroom is on the west side of the front of the house (Bedroom 3). It has cedar board and batten walls, added by the owners (Photo 25). The floor is wood, and the room has a closet.

A small walkthrough hallway leads to another bedroom (Bedroom 4). This bedroom, along with an adjacent bath, was created from an area which was once believed to have been a sleeping porch (Photo 26). The floor is wood. A modern bathroom and closet have been added (Photo 27). The bathroom has modern fixtures, a ceramic tile floor, and ceramic wainscoting. The closet has a two-panelled wood door. A six-panelled wood door leads from the bathroom to a hallway. In the hallway, a doorway behind the stairs leads to the attic.

All of the interior doors in the house are six-panelled and wood with the exception of those leading to the first floor guest room (Bedroom 1) which are French doors previously described. All doors have brass hardware and knobs. The ceilings are ten feet tall and all of them have crown molding at the ceiling except for the bathrooms. Doors and window moldings are original and made of wood in a simple graduated, squared style. Baseboards are wood, 8" in height.

The floors throughout the home are wood except for the full baths which are ceramic tile and the half bath which is carpet over wood. The home has central air and heat.

Garage

On the north side of the property is a building facing south with a concrete foundation that has two covered bays on the left side and enclosed storage on the right (Photo 28). The building has a metal roof with the original soffit being retained. The building has board and batten wood siding. On the south side is one 8/8 aluminum window and on the west side of the storage area are two aluminum 8/8 windows. On the east side, there are two aluminum sliding windows. There is a set of wood, British braced, double barn doors hinged at the sides, on the west side of the storage area. The building has electricity and fluorescent lighting under each bay. The date of construction is not known; however, the building was extant when the owners bought the property in December 1968.

Landscaping

The house is set back from the street, creating a lush environment for several trees and flower beds. There are numerous azalea bushes and foundation plantings, including boxwoods lining the sidewalk leading from the street to the entrance. The brick patio on the east side of the house was installed by the current owner. The bricks are from an old dorm building at Millsaps College, made available during a renovation. The owners installed a working concrete foundation and the bird bath next to the patio was Mrs. Graham's, the second homeowner. Several of the landscape features were in existence when the Simmons bought the house in 1968. Many of Mrs. Graham's prize daylilies still bloom in the large flowerbed at the back of the property.

The Waterhouse-Simmons house is a good example of colonial revival architecture. Many of its historical features have been retained such as the original doors, hardware, and moldings, original windows and moldings, floors, and overall floorplan. The brick exterior remains the

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same including its clay tile roof and entry with sidelights and fanlight. The house retains its original location in the historic Fondren area and its setting. The landscaping includes several trees and flowerbeds original to the house.

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

Period of Significance

1929

Significant Dates

1929

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

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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 Waterhouse-Simmons House is eligible for listing on the National Register of Historic Places under Criterion C for association with Architecture. The house is significant as a good example of Colonial Revival style during the style's more academic phase in the 1920s and 1930s.

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

The Waterhouse-Simmons House at 646 Seneca Avenue is eligible for listing on the National Register of Historic Places under Criterion C as a local example of Colonial Revival architecture in the 1920s. Built in 1929, the house has undergone some changes; however, most are in keeping with the original Colonial Revival style.

Located in the city of Jackson, the Waterhouse-Simmons House faces a residential, tree-lined street, in the Fondren community, which was formed by a wish-bone shaped street pattern created by the intersection of North State Street and Old Canton Road. The house is located within this area, in the Cherokee Heights subdivision. The Downtown Fondren Historic District (NR 2014) comprised of 67 buildings, 40 of which are listed as contributing, is a few blocks from the subject property.¹

The Fondren historic area is located about three miles north of downtown Jackson where North State Street and Old Canton Road intersect. In 1893, David Fondren, the son of a Hinds County pioneer, moved to the area and built a grocery store between Old Canton Road and North State Street. In 1894, part of the grocery store became a post office in a community at that time called "Asylum Heights," and David Fondren became the postmaster. The area held the Mississippi Lunatic Asylum, hence the name. In 1906, he and his nephew, Elmore Greaves, formed a land company and began selling local lots, which attracted buyers, who by then were able to reach the area by the North State Street trolley line from downtown Jackson. Dissatisfied with the Asylum Heights name, the new residents petitioned the postal service for a change, and so the community became "Fondren."²

The area was largely residential when it was annexed in 1925 by the City of Jackson and Lorena Duling School was opened in 1927.³ The area has an eclectic range of buildings of various architectural styles and periods. The Cherokee Heights subdivision where the Waterhouse-Simmons property is located was created when the City of Jackson approved H.V. Watkins' plat

¹ "Downtown Fondren Historic District", Jackson, Hinds County, Mississippi, National Register of Historic Places Nomination Form, April 2014.

² "Find It in Fondren, History of Fondren." www.finditinfondren.com/history/

³ "Lorena Duling School," Jackson, Hinds County, Mississippi, National Register of Historic Places Nomination Form

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in 1926.⁴ The subdivision was bounded by Choctaw Road, Sequoyan Way, Kings Highway, and State Street. Soon thereafter he began selling plots in this new prestigious neighborhood. The Waterhouse-Simmons House is surrounded by many older residences, built in the late 1920's to 1940's. The Waterhouse-Simmons house, built in 1929, was one of the first houses to be built in the new subdivision.

In 1929 Clifford Waterhouse and his wife Celeste had the home built and secured three mortgages to do so. Although there is significant documentation at the Hinds County Courthouse regarding the property, no specific builder or architect is mentioned. Clifford Waterhouse owned Waterhouse Equipment Company, which sold road construction equipment. A native of Georgia, he attended Georgia Tech but did not graduate, leaving in 1906 to work in railroad construction. He later worked for a road construction firm and founded his own business in Jackson in 1923.⁵ In 1932, with his business apparently struggling in the Depression, the Waterhouses' primary mortgage was foreclosed by Lamar Life Insurance Company. H. G. Graham bought the property and lived in it with his wife until 1939 when Graham and Lamar Life brought suit against Waterhouse to correct the description of the original deed to include Lot 16.⁶ The lawsuit preserved valuable information such as the chain of title of the property and original loan documents which provide proof as to when the house was built.

Mrs. Graham was a renowned gardener who won many ribbons from the Hermerocallis Society for her specimen daylilies, and her gardens were frequently on tour during the spring.⁷ Many of her daylilies still bloom each year in the flower bed at the back of the property. The Grahams lived in the home until they both passed away and the estate was bought three years later in December 1968 by the current owners, Heber and Jean "Sister" Simmons.

Fondren's commercial corridor continued to develop, stopping briefly during World War II and then continuing after the war, with most development taking place during the 1930s and 40s. By the 1980s, the Fondren area began to decline. This trend was reversed after 2000 when the Fondren Renaissance Foundation was formed and redevelopment began. Today Fondren is a thriving mixture of commercial and residential buildings.⁸

Colonial Revival architecture had its beginning in Mississippi around 1890 and remained a popular style until the 1950s.⁹ The Philadelphia Centennial of 1876 is usually credited as the starting point for a rebirth of interest in the colonial architectural heritage of this country and the

⁴ Chancery Land Records. Hinds County Courthouse, Jackson, Mississippi.

⁵ "Clifford Waterhouse New Building is Attracting General Attention Among the People of the Capital," *Daily Clarion-Ledger*, February 20, 1927.

⁶ Chancery Land Records. Hinds County Courthouse, Jackson, Mississippi.

⁷ Brandon, Lea Anne. "The Garden Club of Jackson: Annual Garden Tour". *Northside Sun*, March 2008: Vol. 3 No. 1.

⁸ Fazio, Michael W. Downtown Fondren Historic District National Register Nomination, April 2014, p. 30.

⁹ Crocker, Mary Wallace. *Historic Architecture of Mississippi*. Jackson, Miss.: University Press of Mississippi, 1973.

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early English and Dutch houses of the Atlantic seaboard. The simplicity of colonial designs and honest use of materials with more economical plans than the popular Picturesque homes also contributed to the growing popularity of the style. The style reflected American patriotism, and was based on an idealized version of the colonial architecture of the 17th and 18th centuries. It was popular for houses as well as public and institutional buildings.¹⁰ The John Dicks House in Natchez, constructed 1888-1889, is the earliest example of the Colonial Revival style in Mississippi. It was designed by Sidney Stratton of McKim, Mead and White, one of the nation's most prominent architectural firms, and is based on wood-shingled New England colonial precedents.

Early Colonial Revival examples were rarely historically accurate, with exaggerated forms and elements that took inspiration from the details of colonial precedents. Georgian and Federal examples had the largest influence on the revival with elements such as colonial door surrounds, multi-pane sash windows, and cornice dentils on a symmetrical façade. Secondary influences came from Post-Medieval English and Dutch Colonial examples, evident in gambrel-roofed examples or later Colonial Revival examples with second-story overhangs. Better researched and accurate examples appeared between 1915 and 1935, aided by the publication of a large number of books and periodicals on the subject of colonial architecture. However, the economic depression of the 1930s followed by World War II led to a simplification of the style in later examples with stylized door surrounds, cornices, or windows merely suggesting a colonial precedent. Domestic construction during the first half of the twentieth century was dominated by Colonial Revival examples in a multitude of various sub-types. Well-suited for domestic architecture, examples can be found throughout the country. Later examples are most often of the side-gabled type, with simple stylized door surround, cornices, and other details that merely suggest their colonial precedents rather than closely mirroring them.¹¹

The popularity of the Colonial Revival style in the early twentieth century coincided with an era of unprecedented prosperity in Jackson which was developing into Mississippi's most important commercial center. Large and impressive Colonial Revival mansions characterized the architecture of State Street and surrounding areas. It reflected the wealth, taste and nostalgia of those who flourished in the pre-Depression economy.¹²

After World War II the Colonial Revival in Mississippi evolved into a style that emulated the great Greek Revival houses of the antebellum period. Most of Mississippi's welcome centers and interstate rest stops are constructed in this style, as are many courthouses.¹³ In the 1950s and 1960s, however, many of these expensive and old-fashioned dwellings gave way to an expanding business district and were destroyed at an alarming rate.¹⁴

¹⁰ McAlester, Virginia, and A. Lee McAlester. *A Field Guide to American Houses*. New York: Knopf, 1984.

¹¹ Ibid.

¹² Merrill-Maley House. MDAH Historic Resources Inventory.

<http://www.apps.mdah.ms.gov/Public/prop.aspx?id=11941&view=facts&y=728>

¹³ Sanders, Todd. *Jackson's North State Street*. Arcadia Publishing, 2009.

¹⁴ Merrill-Maley House. MDAH Historic Resources Inventory.

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Typical features of the colonial revival include an accentuated front door with decorative pediment supported by pilasters or extended forward and supported by slender columns to form entry porch, fanlights and sidelights, Palladian windows, a symmetrical façade, centered door, and aligned windows. Also, double-hung sash windows usually with multi-pane glazing are common and usually they are in adjacent pairs. There may be a multi-pane upper sash with a single pane lower sash and bay windows (not historically accurate) are popular. Wings are usually one story with a flat roof and commonly embellished with a balustrade. Although broken pediments are rare on original colonial structures, they are popular in Colonial Revival examples. They often have dormers, often with exaggerated, eclectic pediments. Masonry cladding grew in popularity as technology for using brick or stone veneer improved after 1920. They may have gable, hipped, or gambrel roofs. The details of Colonial Revival architecture tend to be exaggerated with larger proportions than original elements. Details from two or more types of Colonial styles often combined so pure replicas of a particular style are far less common than eclectic mixtures. Interior floor plans are not symmetrical and are more open than historic examples.

Because the style was so popular for so many years, there are still excellent examples in Jackson. One example located within the Belhaven Heights Historic District (NR 1998) in Jackson which closely resembles the Waterhouse-Simmons House is the Davis-Sykes House located at 942 Bellevue Place, listed as a contributing property¹⁵. Built in 1915, the Davis-Sykes house has features typical of Colonial Revival architecture. It features a symmetrical façade, gabled dormers, a small portico, elliptical fanlight transom with sidelights, and clay tile roof. The Waterhouse-Simmons House also has a symmetrical façade, gabled dormers, elliptical fanlight transom, and clay tile roof. It also has a semicircular window, an additional feature sometimes found in Colonial Revival architecture.

Another good example of Colonial Revival architecture in the local area is located in the Belhaven Historic District (NR 1996) in Jackson. The B.F. Johns House is located at 917 Arlington Street. It was built in 1939 and is listed as a contributing property.¹⁶ It has a symmetrical façade with a centered front entry, sidelights and transom. It also has double-hung windows and a gabled roof. The Waterhouse-Simmons House has similar features. It, too, has a centered entry with sidelights and transom, a symmetrical façade, double-hung windows, and a gabled roof.

The Waterhouse-Simmons House has several other exterior features typical of the Colonial Revival style such as a gable roof, one of the several styles of roofs found in Colonial Revival architecture, a winged addition, double-hung windows, Palladian windows, and a small entry with sidelights and fanlight. It also features a symmetrical brick façade. Brick became a popular choice of material in the 1920s with advances in technology of brick and stone veneers. The

¹⁵ Davis-Sykes House. MDAH Historic Resources Inventory.
<https://www.apps.mdah.ms.gov/Public/prop.aspx?view=facts>

¹⁶ B.F. Johns House. MDAH Historic Resources Inventory.
<http://www.apps.mdah.ms.gov/Public/prop.aspx?id=13747&view=facts&y=728>

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builders of the Waterhouse-Simmons House took advantage of this brick-veneer technology when the house was built in 1929.

The interior of Colonial Revival houses typically have a centered entry hall, fireplaces, and classical detailing. The Waterhouse-Simmons House has these features. Room are accessed to each side of the centered entry hall. There is a double fire place on the first floor and another fireplace on the second which accesses the same flue as the one below. There is classical detailing throughout as evidenced by such as moldings, paneled doors, and simple but classical stair balustrades.

The Waterhouse-Simmons House is architecturally significant for its Colonial Revival features both on the interior and exterior. It has features of other houses of this architectural style in the area which are already listed on the National Register and should be listed as well.

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9. Major Bibliographical References

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

"A Delightful History: Meet Jean 'Sister' Simmons", *Find it in Fondren*.

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Crocker, Mary Wallace. *Historic Architecture of Mississippi*. Jackson, Miss.: University Press of Mississippi, 1973.

Davis-Sykes House. MDAH Historic Resources Inventory.

<https://www.apps.mdah.ms.gov/Public/prop.aspx?view=facts>

"Downtown Fondren Historic District", Jackson, Hinds County, Mississippi, National Register of Historic Places Nomination Form.

"Find It in Fondren, History of Fondren". www.finditinfondren.com/history/

"Jackson's Fondren Neighborhood: Historic and Hip" in "Preservation in Mississippi" by "EL Malvaney," www.misspreservation.com/2010/09/15/jacksons-fondren-neighborhood-and-hip/

"Lorena Duling School," Jackson, Hinds County, Mississippi, National Register of Historic Places Nomination Form.

McAlester, Virginia, and A. Lee McAlester. *A Field Guide to American Houses*. New York: Knopf, 1984.

Merrill-Maley House. MDAH Historic Resources Inventory.

<http://www.apps.mdah.ms.gov/Public/prop.aspx?id=11941&view=facts&y=728>

Sanders, Todd. *Jackson's North State Street*. Arcadia Publishing, 2009.

Waterhouse-Simmons House

Name of Property

Hinds Co., MS

County and State

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

Name of repository: _____

Historic Resources Survey Number (if assigned): 049-JAC-7146

10. Geographical Data

Acreage of Property 2 acres

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 32.341546°

Longitude: -90.172774°

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

The Waterhouse-Simmons House is located on lots 14, 15, and 16 in Block A, Cherokee Heights Subdivision.

Boundary Justification (Explain why the boundaries were selected.)

The nominated boundaries encompass approximately 2 acres, comprising lots 14 - 16 in the Cherokee Heights subdivision, according to Plat book 3, Page 48, Hinds County Chancery Land Records, Hinds County Courthouse, Jackson, Mississippi. The boundaries include the home and one garage.

Waterhouse-Simmons House
Name of Property

Hinds Co., MS
County and State

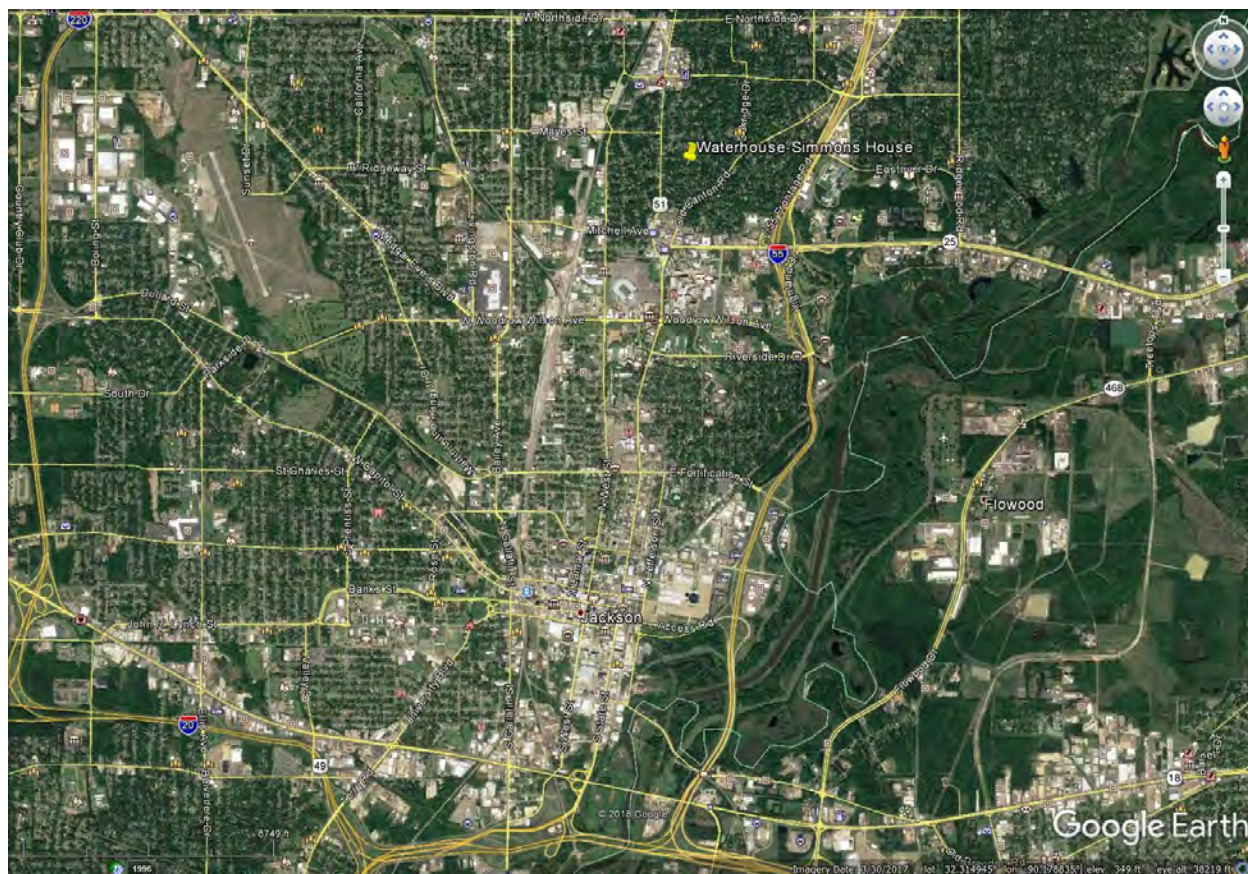
11. Form Prepared By

name/title: Tricia Nelson
organization: Preservation Solutions of MS
street& number: P.O. Box 995
city or town: Crystal Springs state: MS zip code: 39059
e-mail LMNelson10@aol.com
telephone: _____
date: 12-21-2017

Additional Documentation

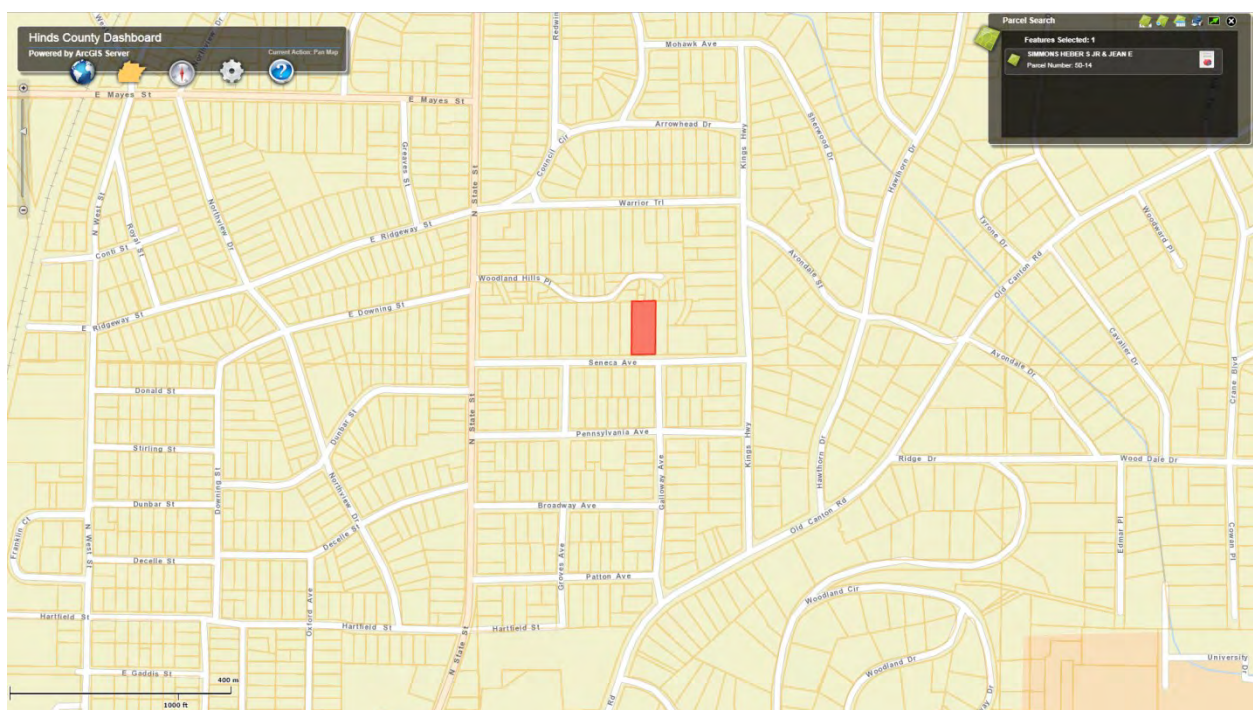
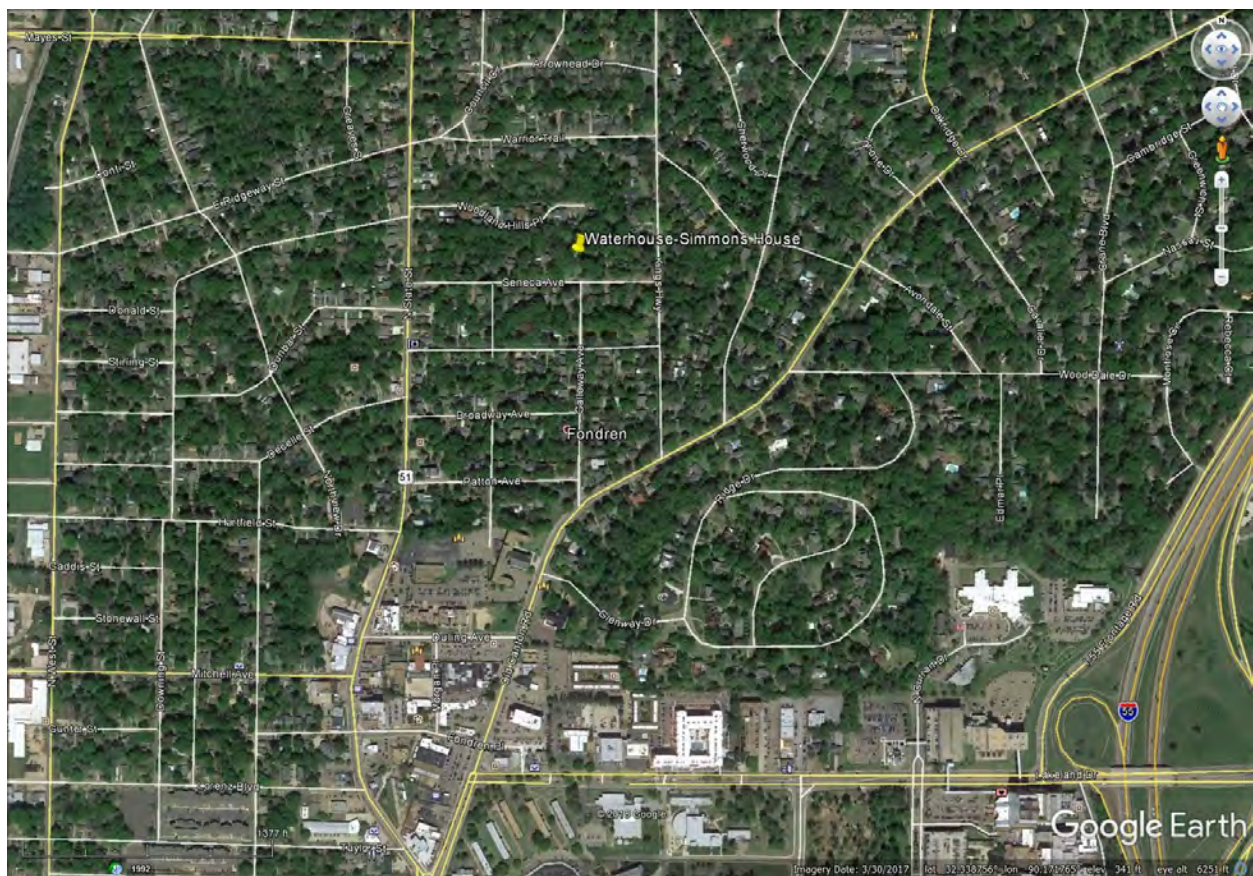
Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.



Waterhouse-Simmons House
Name of Property

Hinds Co., MS
County and State



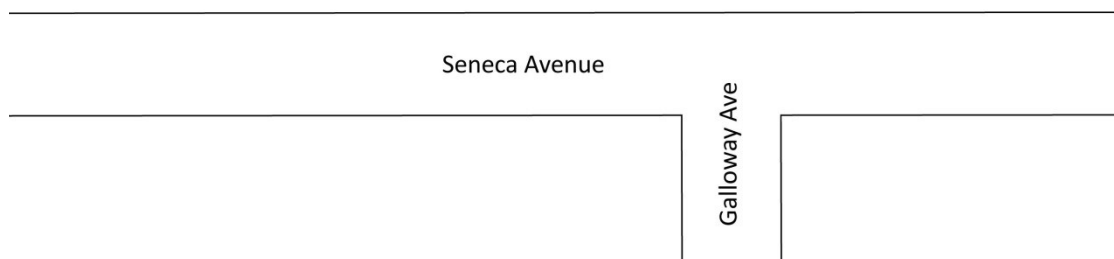
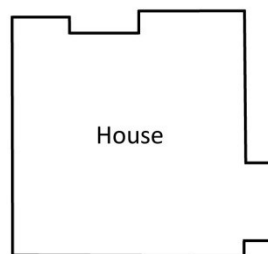
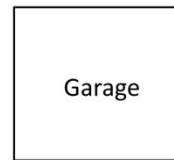
Waterhouse-Simmons House
Name of Property

Hinds Co., MS
County and State

- **Sketch map** for historic districts and properties having large acreage or numerous resources.
Key all photographs to this map.

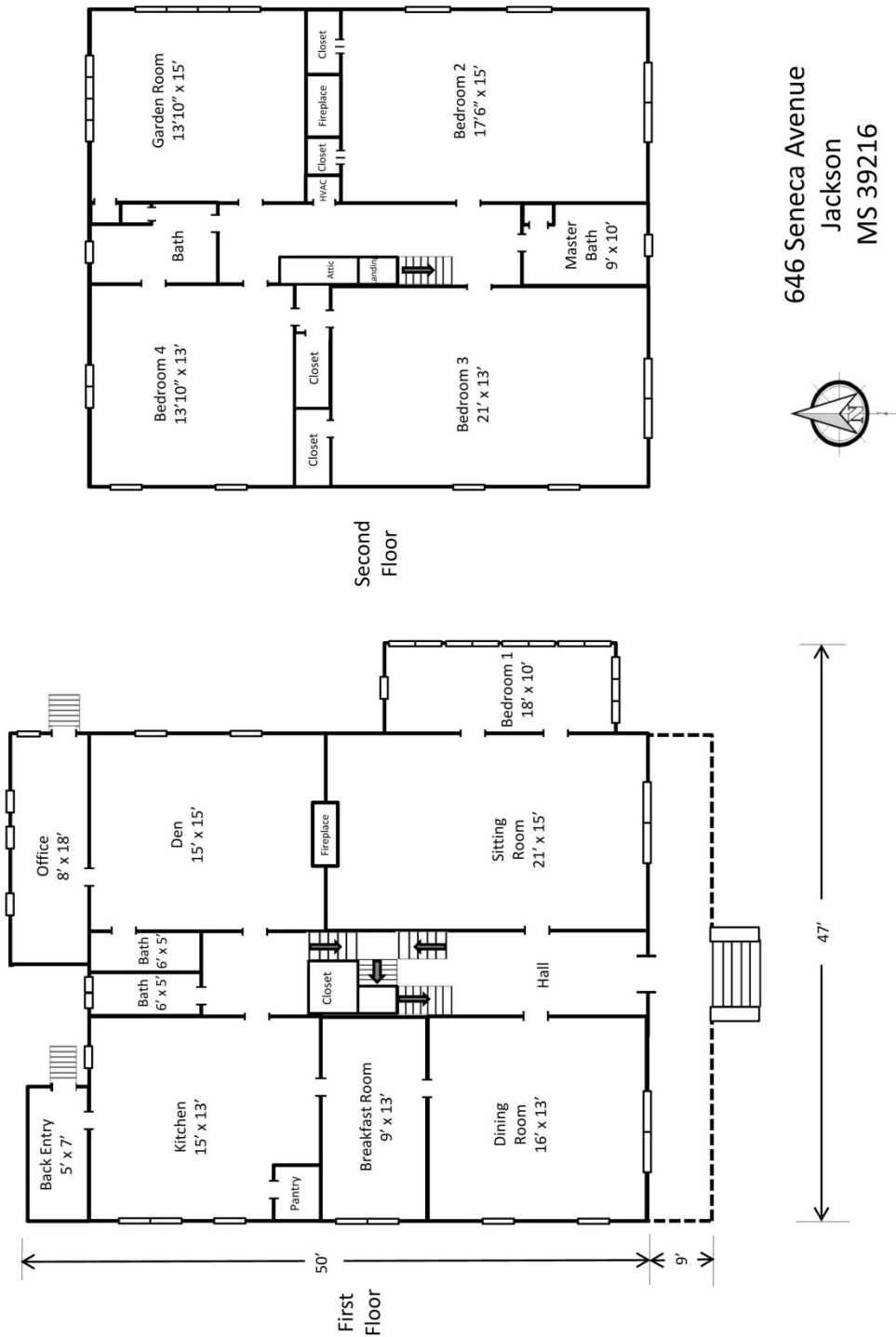


646 Seneca Avenue
Jackson
MS 39216
Site Plan



Waterhouse-Simmons House
Name of Property

Hinds Co., MS
County and State



646 Seneca Avenue
Jackson
MS 39216

Waterhouse-Simmons House

Name of Property

Hinds Co., MS

County and State

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: Waterhouse-Simmons House

City or Vicinity: Jackson

County: Hinds

State: Mississippi

Photographer: Tricia Nelson, Preservation Consultant

Date Photographed: October 2016

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

- 1 of 28: MS_ Hinds County_ Waterhouse-Simmons House_001
Lawn and front of house (south facade)
- 2 of 28: MS_ Hinds County_ Waterhouse-Simmons House_002
View to Seneca Avenue from house
- 3 of 28: MS_ Hinds County_ Waterhouse-Simmons House_003
Close up of front facade (facing south)
- 4 of 28: MS_ Hinds County_ Waterhouse-Simmons House_004
Northeast view of house
- 5 of 28: MS_ Hinds County_ Waterhouse-Simmons House_005
Windows, east facade
- 6 of 28: MS_ Hinds County_ Waterhouse-Simmons House_006
Office door and window, east facade
- 7 of 28: MS_ Hinds County_ Waterhouse-Simmons House_007
Garden room windows, east facade
- 8 of 28: MS_ Hinds County_ Waterhouse-Simmons House_008
Railing on roof of guest room/sunroom
- 9 of 28: MS_ Hinds County_ Waterhouse-Simmons House_009
North side of house including garage
- 10 of 28: MS_ Hinds County_ Waterhouse-Simmons House_010
North side with back entry on right
- 11 of 28: MS_ Hinds County_ Waterhouse-Simmons House_011
West side of house
- 12 of 28: MS_ Hinds County_ Waterhouse-Simmons House_012
Front hallway
- 13 of 28: MS_ Hinds County_ Waterhouse-Simmons House_013
Sitting from facing guest room

Waterhouse-Simmons House

Name of Property

Hinds Co., MS

County and State

- 14 of 28: MS_ Hinds County_ Waterhouse-Simmons House_014
Wall with fireplace in sitting room
- 15 of 28: MS_ Hinds County_ Waterhouse-Simmons House_015
Den with windows
- 16 of 28: MS_ Hinds County_ Waterhouse-Simmons House_016
Full bath off of den
- 17 of 28: MS_ Hinds County_ Waterhouse-Simmons House_017
Office
- 18 of 28: MS_ Hinds County_ Waterhouse-Simmons House_018
Dining room
- 19 of 28: MS_ Hinds County_ Waterhouse-Simmons House_019
Breakfast room
- 20 of 28: MS_ Hinds County_ Waterhouse-Simmons House_020
Kitchen
- 21 of 28: MS_ Hinds County_ Waterhouse-Simmons House_021
Half bath first floor
- 22 of 28: MS_ Hinds County_ Waterhouse-Simmons House_022
Master bath, second floor
- 23 of 28: MS_ Hinds County_ Waterhouse-Simmons House_023
Bedroom 2, master bedroom
- 24 of 28: MS_ Hinds County_ Waterhouse-Simmons House_024
Garden room
- 25 of 28: MS_ Hinds County_ Waterhouse-Simmons House_025
Bedroom 3
- 26 of 28: MS_ Hinds County_ Waterhouse-Simmons House_026
Bedroom 4
- 27 of 28: MS_ Hinds County_ Waterhouse-Simmons House_027
Bath for bedroom 4
- 28 of 28: MS_ Hinds County_ Waterhouse-Simmons House_029
Garage 1

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.



MS - Hinds Co. - Waterhouse - Simmons House - 001



MS - Hinds Co. - Waterhouse - Simmons House - 002



MS. Hinds Co - Waterhouse - Simmons House - 003



MS - Hinds Co. - Waterhouse Simmons House - 004



MS - Hinds Co. - Waterhouse - Simmons House - 005



MS - Hinds Co. - Waterhouse Simmens House - 006



MS - Hinds Co. - Waterhouse - Simmons House - 007



MS - Hinds Co. - Waterhouse - Simmons House - 008



MS-Hinds CO. - Waterhouse-Simmons House - 009



MS - Hinds Co. - Waterhouse - Simmons House - 010



MS - Hinds Co. - Waterhouse - Simmons House - 011



ms - Hinds Co. - Waterhouse - Simmons House - Old



ms - Hinds Co. - Waterhouse - Simmons House - 013



MS - Hinds Co. - Waterhouse-Simmons House - 014



MS. Hinds Co. - Waterhouse - Simmens House - 015



MS. ~~100~~ Hinds Co. - Waterhouse-Simmons House - 016



MS. Hinds Co. - Waterhouse - Simmons House - 017



MS - Hinds Co. - Waterhouse-Simmons House - 018



MS-Hinds Co. - Waterhouse-Simmons House - 019



ms. Hinds Co. - Waterhouse-Simmons House - 020



MS - Hinds Co. - Waterhouse - Simmons House - 021



ms-Hinds Co. - Waterhouse-Simmons House - 022



MS. Hinds Co. - Waterhouse - Simmons House 023



MS_Hinds Co. - Waterhouse-Simmons House - 024



MS - Hinds Co. - Waterhouse - Simmons House 025



MS. Hinds Co. Waterhouse-Simmons House - 026p



MS_Hinds Co.-Waterhouse-SimmonsHouse-027



MS_Hinds Co. - Waterhouse-Simmons House - 028