

APR 5 REC'D

**United States Department of the Interior  
Heritage Conservation and Recreation 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 HCPS use only

received MAY 11 1982

date entered

## 1. Name

historic Keys Hill Historic District

and/or common NA

## 2. Location

street & number Broad Street

NA not for publication

city, town Columbia

NA vicinity of

congressional district

Third

state Mississippi

code 28

county Marion

code 91

## 3. Classification

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

## 4. Owner of Property

name See continuation sheet.

street & number

city, town

   vicinity of

state

## 5. Location of Legal Description

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

street & number Courthouse Square

city, town Columbia

state Mississippi 39429

## 6. Representation in Existing Surveys

title NA

has this property been determined eligible?    yes    ☒ no

date

   federal    state    county    local

depository for survey records

city, town

state

## 7. Description

### Condition

☒ excellent  
☒ good  
☐ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☒ unaltered  
☐ altered

### Check one

☒ original site  
☐ moved date NA

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

Located north of Broad Street, about one mile east of the courthouse square in downtown Columbia, the Keys Hill Historic District character is primarily defined by the common location of the houses on Keys Hill, by the early twentieth-century character of its architecture and landscaping, and by the park-like setting which includes broad expanses of lawn and landscaped gardens set among woodlands. The three houses constructed by the Lampton family that are located at 1301, 1305, and 1405 Broad Street, face southerly and front Broad Street with large expanses of lawn serving as a buffer from the street traffic. The Hugh White Mansion and the residences at 1303 and 1311 Broad Street are not visible from the street and are reached only by a brick-paved drive whose entrance off Broad Street is defined by white pillars. This brick-paved drive links four elements of the district, including the westernmost Lampton house.

### Element 1--Pivotal

1 Hugh White Drive. Hugh White Mansion. 1925. Architect: C. H. Lindsley.

Situated in the midst of a 13.7 acre landscaped and wooded park-like setting, the Hugh White Mansion is a two-story, stuccoed-brick, Spanish Colonial Revival residence with red-tiled, hipped roof and side, flat-roofed, one-story wing. The arcaded entrance loggia is located in a gabled projection of the central bay of the nearly symmetrical, hipped-roof facade. This central projection is flanked on the first story by a pair of arched openings with terra cotta ornamentation that are filled with double-leaf, glazed doors set beneath fanlights. On the second-story level, the projection is flanked by an irregular arrangement of two openings on one side and one opening on the other, each filled with casement windows opening onto a cast-iron railed balconet. The flat-roofed side wing contains a secondary entrance which is sheltered by a red-tile shed roof. This entrance consists of a transomed, single-leaf, glazed door flanked by transomed casement windows that function as sidelights. On the second-story level is an arrangement of three arched windows filled with casement windows.

The interior finishes of the house are outstanding. Painted canvases adorn the walls of the dining room; the conservatory features tiled floors and a tiled wainscoting; the 1920's kitchen is intact except for the wood-burning stove; all bathrooms retain their original fixtures and finishes; all original light fixtures survive; and even the in-house telephone system installed by Governor White is preserved. Many of the original furnishings, which were supplied by Marshall Field and Company of Chicago, are in the possession of the present owner.

Two outbuildings in the Spanish Colonial Revival Style are located within the grounds of the mansion. To the rear, or north, of the main house is a one-story, stuccoed servant's house that features a red-tile gable roof and an arcaded gabled-roof entrance porch. To the northeast is the flat-roofed stuccoed garage. West of the main house, on a lower level of ground and accessed by a pair of curved steps, is a large reflecting pool and columned arbor. Northwest of the house is a large swimming pool. The grounds of the house were once famous throughout Mississippi for their formal gardens and landscaped park area. The house, which is in good condition and whose integrity is outstanding, is currently undergoing restoration.

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

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## NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Keys Hill Historic District, Marion County, Mississippi

CONTINUATION SHEET

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### Element 2--Contributing

1311 Broad Street. Ca. 1930. Architect: C. H. Lindsley.

Built for an executive of Governor White's lumber company, 1311 is a one-story, stuccoed, Spanish Colonial Revival residence with red-tile gabled roof. A three-bay, gabled projection features window openings with shaped heads that are filled with casement windows. Other windows of the house have round or straight heads, are filled with casement windows, and are fronted on the facade by metal grilles. The entrance doorway, which features splayed reveals and tall, stepped, radiating voussoirs, has a single-leaf molded door with transom. The house is in good condition.

### Element 3--Neither contributes nor intrudes

1303 Broad Street. Mid-twentieth century.

1303 Broad Street is a one-story, ranch-style, frame house with nearly flat roof and large, side carport. The house is in excellent condition.

### Element 4--Contributing

1301 Broad Street. Ca. 1925.

1301 Broad Street is a one-story, brick residence of indeterminate style with Colonial Revival and Bungalow overtones. The house features a clipped-gable roof and undercut front gallery supported by turned wooden columns. The central three bays of the five-bay facade are recessed and defined by a clipped-gable roof portico supported by brick piers and turned columns. The entrance doorway is surrounded by a keystone, elliptical arched opening and is filled with a single-leaf, glazed door set within side-lights and fanlight. The gallery extends at the western end to form a porte-cochere supported by brick piers. The house is in excellent condition.

### Element 5--Contributing

1305 Broad Street. Ca. 1910.

1305 Broad Street is a one-and-a-half story frame residence of indeterminate style with Colonial Revival and Bungalow overtones. The house features a large, steep, pavilion-type, gable-on-hip roof pierced by hipped and shed dormers with paired windows. Recessed under this roof is a broad front gallery supported by wooden box columns linked

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Keys Hill Historic District, Marion County, Mississippi

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

### Element 5 (continued)

by a cast-iron railing. The eastern side gallery has been enclosed for a sun porch. On the western side, the gallery posts, set upon brick piers, support a hipped-roof extension of the roof to form a porte-cochere. The house is raised on brick piers linked by brick lattice. The three-bay facade features a center-bay entrance with single-leaf glazed door and sidelights decorated by mullioned grilles. The doorway arrangement is additionally flanked by large adjacent windows. The house is in excellent condition.

### Element 6--Contributing

1405 Broad Street. Chimneys. Ca. 1910.

Chimneys is a two-story frame residence with hipped roof and tall end chimneys. The three-bay facade is fronted by a giant-order gallery with full entablature supported by turned columns with scamozzi caps. The center-bay doorway features a single-leaf door set within sidelights and transom. On the second-story level, the center bay is filled with double-leaf doors that open onto a balcony railed with turned wooden balusters. A porte-cochere supported by turned columns extends from the western elevation of the house, and a mid-twentieth century one-story addition extends from the eastern elevation. The house is in excellent condition.

### Element 7--Neither contributes nor intrudes

Keys Hill or Benjamin Street. Ca. 1960

Element 7, which faces Benjamin Street, is a one-story, frame residence with central chimney, hipped roof, and six-over-six, double-hung windows.

## 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 checked="" type="checkbox"/> politics/government | <input type="checkbox"/> transportation  |
|                                           |                                                  | <input type="checkbox"/> invention              |                                                         | <input type="checkbox"/> other (specify) |

**Specific dates** 1925--Hugh White **Builder/Architect** C. H. Lindsley--Hugh White Mansion and  
Mansion 1311 Broad Street

**Statement of Significance (in one paragraph)**

The Keys Hill Historic District is composed of the most architecturally significant collection of early twentieth-century residences in Columbia, Mississippi. The three easternmost houses were built for members of the locally prominent Lampton family, and the two Spanish Colonial Revival residences are associated with former Mississippi governor Hugh White. However, the district is primarily defined by the common location of the houses on Keys Hill, located east of downtown Columbia. The centerpiece, or pivotal building, of the Keys Hill Historic District is the Hugh White Mansion, which has state significance both architecturally and historically. Designed by C. H. Lindsley of Jackson, Mississippi, and furnished by Marshall Field and Company of Chicago, the house is probably Mississippi's finest residential essay in the Spanish Colonial Revival Style. Its architectural significance is further enhanced by its outstanding integrity, which includes the survival of the original interior decorative scheme and most of the furnishings, two outbuildings, and the historic landscaping which includes the remnants of the formal gardens, an arbor, and reflecting pool. The house was constructed in 1925 as the residence of Mr. and Mrs. Hugh White. A lumbering magnate and philanthropist, Hugh White was elected governor of Mississippi in 1936 and again in 1952. Between terms as governor, White served as a state representative and was defeated by Theodore Bilbo in a 1942 campaign for the United States Senate. The house immediately east of the White Mansion was constructed by White as a residence for an executive of his lumber business. Also designed by Lindsley, the house is a good example of the Spanish Colonial Revival Style, and it also gains added significance from its good integrity. The three Lampton houses, although not individually important, form a significant collection of family related, early twentieth-century residences. One of the houses is a good example of the Colonial Revival Style, and the other two are unique expressions of eclectic blending of early twentieth-century architectural styles. The integrity of the three Lampton houses is also good.

## 9. Major Bibliographical References

History of Marion County, Mississippi. Marion County Historical Society. Marceline, Missouri: Walsworth Printing Company, 1976.

Mississippi Department of Archives and History, Jackson. Statewide Survey of Historic Sites. Marion County. Columbia.

## 10. Geographical Data

Acreage of nominated property 29 acres + or -

Quadrangle name Columbia North and Columbia South, Miss.

Quadrangle scale 1:24000

### UMT References

A 

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Zone Easting Northing

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**Verbal boundary description and justification** See attached xerox of Columbia city tax map with the nominated property outlined in red. The nominated property represents all property owned within the area by owners of the buildings nominated as part of the Keys Hill Historic District

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

| state | code | county | code |
|-------|------|--------|------|
| NA    |      |        |      |

| state | code | county | code |
|-------|------|--------|------|
|       |      |        |      |

## 11. Form Prepared By

name/title Mary Warren Miller/Research Consultant

organization Historic Natchez Foundation

date October 31, 1981

street & number P. O. Box 1761

telephone (601) 442-2500

city or town Natchez

state Mississippi 39120

## 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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

*Robert J. Bailey*

title Deputy State Historic Preservation Officer

date April 29, 1982

For HCRS use only

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

Entered in the  
National Register

date

6/14/82

Keeper of the National Register

Attest:

date

Chief of Registration

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

## NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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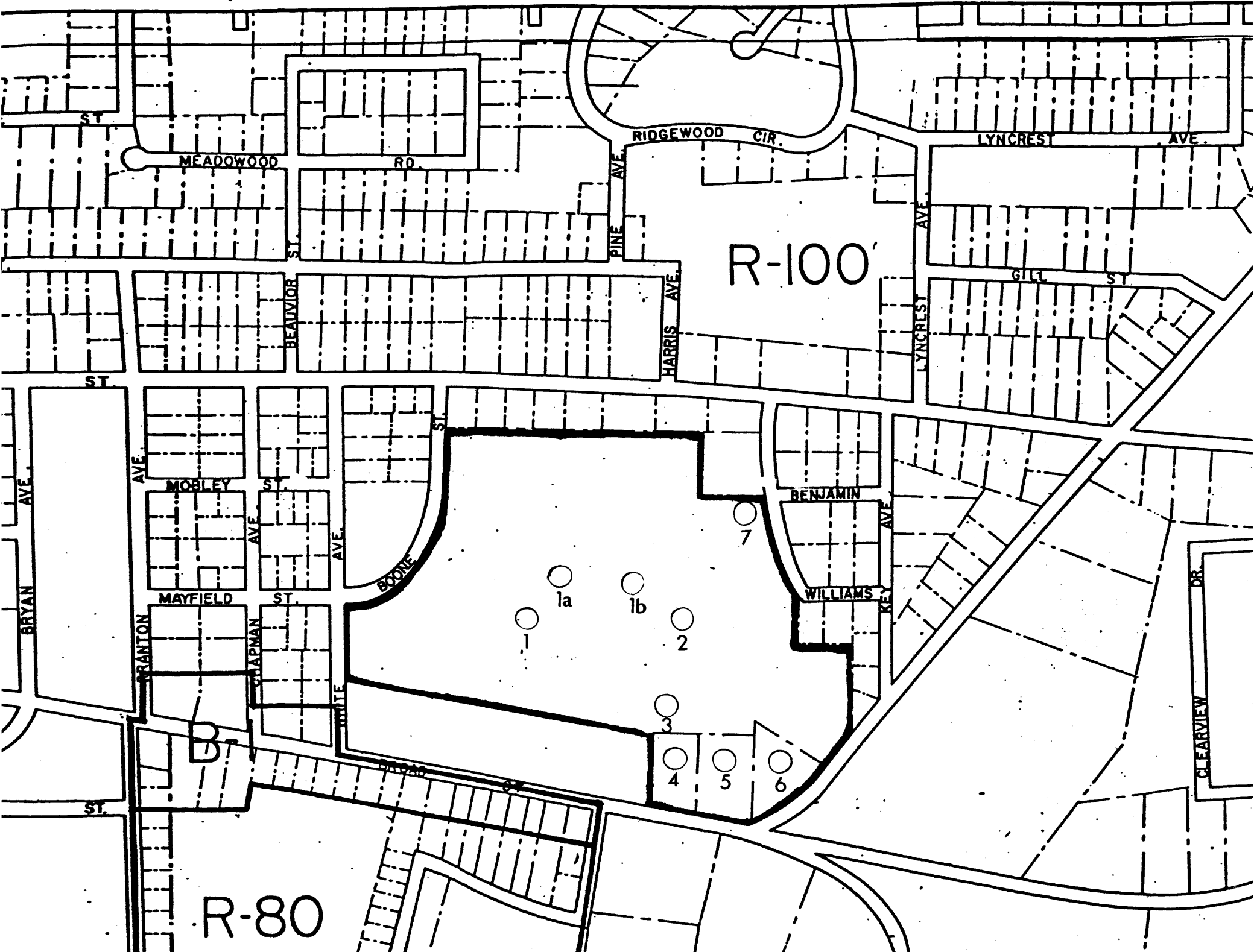
DATE ENTERED

Keys Hill Historic District  
Columbia, Marion County, Mississippi

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 1

1. Mr. and Mrs. Earl Robert Brown  
1301 Broad Street  
Columbia, Mississippi 39429
2. Mrs. Gladys Lowery  
Keys Hill  
Columbia, Mississippi 39429
3. Mr. Howard Lowery  
P. O. Box 684  
Columbia, Mississippi 39429
4. Mr. and Mrs. Tom Myers  
1303 Broad Street  
Columbia, Mississippi 39429
5. Mr. and Mrs. R. R. Newsom  
1405 Broad Street  
Columbia, Mississippi 39429
6. Mr. and Mrs. R. R. Newsom, Jr.  
1305 Broad Street  
Columbia, Mississippi 39429
7. Mrs. Howard Rankin  
1311 Broad Street  
Columbia, Mississippi 39429
8. Mr. William Simmons  
5336 Balmoral Drive  
Jackson, Mississippi 39211



R-100

R-80

MEADOWWOOD RD.

RIDGEWOOD CIR.

LYNCREST AVE.

GILT ST.

BENJAMIN AVE.

WILLIAMS AVE.

BOONE ST.

MAYFIELD ST.

MOBLEY ST.

CHAPMAN ST.

CHAPMAN ST.

BEAUVIOR ST.

HARRIS AVE.

PINE AVE.

LYNCREST AVE.

CLEARVIEW DR.

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B



KEYS HILL HISTORIC DISTRICT  
Columbia, Marion County, Mississippi

Looking northerly, the facade of 1405 Broad Street (element #6) .

Mary W. Miller, Historic Natchez Foundation,  
January 1982.

Photo 1 of 12



KEYS HILL HISTORIC DISTRICT

Columbia, Marion County, Mississippi

Looking northerly, the facade of 1305 Broad  
Street (element 5).

Mary W. Miller, Historic Natchez Foundation,  
January 1982

Photo 2 of 12



KEYS HILL HISTORIC DISTRICT

Columbia, Marion County, Mississippi

Looking northerly, the facade of 1301  
Broad Street (element 4).

Mary W. Miller, Historic Natchez Foundation,  
January 1982.

Photo 3 of 12



KEYS HILL HISTORIC DISTRICT  
Columbia, Marion County, Mississippi  
Looking easterly, the facade of 1303  
Broad Street. Element 3.

Mary W. Miller, Historic Natchez Foundation,  
January 1982

Photo 4 of 12



# KEYS HILL HISTORIC DISTRICT

Columbia, Marion County, Mississippi

Looking northeasterly, the facade of  
1311 Broad Street (element 2).

Mary W. Miller, Historic Natchez Foundation,  
January 1982.

Photo 5 of 12

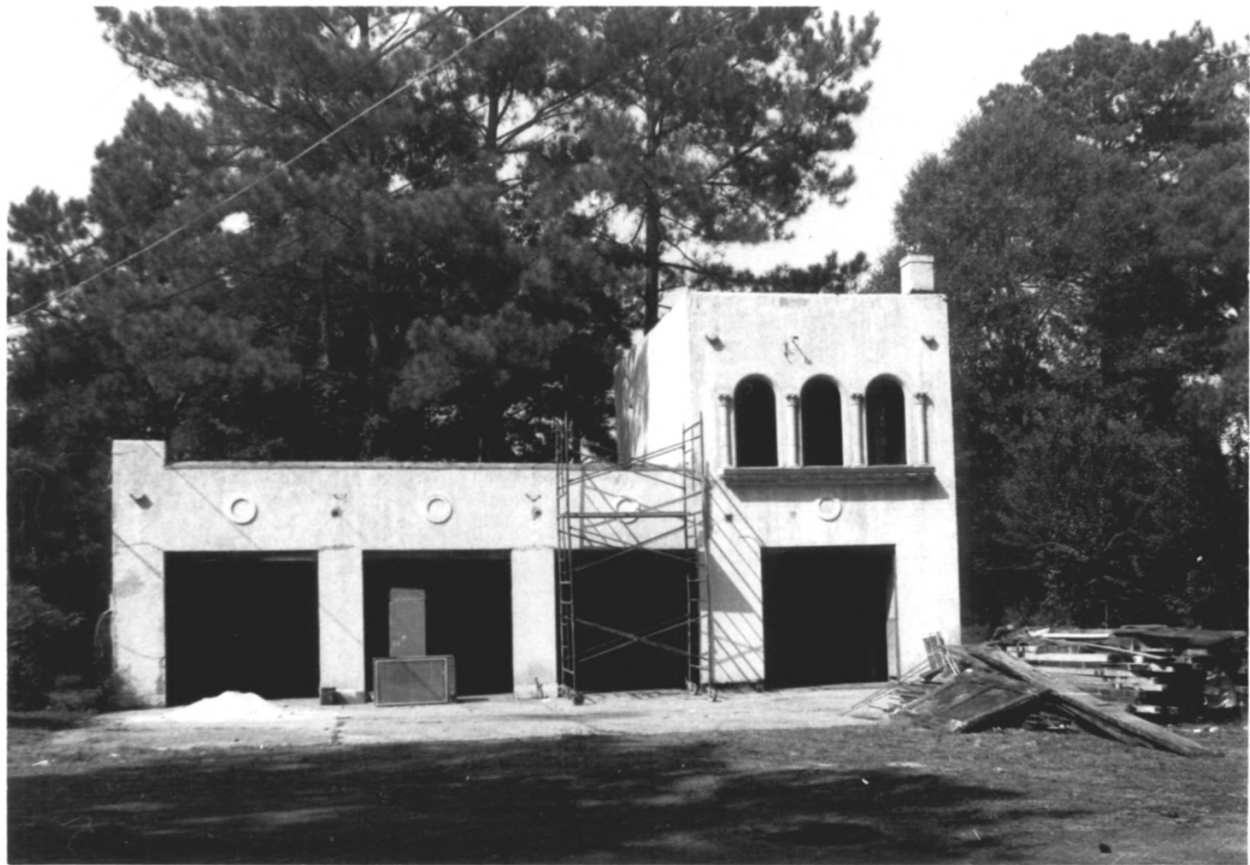


KEYS HILL HISTORIC DISTRICT  
Columbia, Marion County, Mississippi

Looking northwesterly, the facade of  
1 Hugh White Drive (element 1).

Mary W. Miller, Historic Natchez Foundation,  
January 1982.

Photo 6 of 12.



KEYS HILL HISTORIC DISTRICT  
Columbia, Marion County, Mississippi

Looking northerly, the facade of the garage  
of 1 Hugh White Drive (element 1).

Mary W. Miller, Historic Natchez Foundation,  
January 1982.

Photo 7 of 12



KEYS HILL HISTORIC DISTRICT  
Columbia, Marion County, Mississippi

Looking northwesterly, the facade of the  
Cook's House for 1 Hugh White Drive  
(element 1).

Mary W. Miller, Historic Natchez Foundation,  
January 1982.

Photo 8 of 12



# KEYS HILL HISTORIC DISTRICT

Columbia, Marion County, Mississippi

Looking northwesterly, the wooded park like surroundings of 1 Hugh White Drive showing the swimming pool.

Mary W. Miller, Historic Natchez Foundation,  
January 1982.

Photo 9 of 12



# KEYS HILL HISTORIC DISTRICT

Columbia, Marion County, Mississippi

Looking westerly, the reflecting pool and arbor of 1 Hugh White Drive (element 1).

Mary W. Miller, Historic Natchez Foundation,  
January 1982.

Photo 10 of 12



# KEYS HILL HISTORIC DISTRICT

Columbia, Marion County, Mississippi

Looking northeasterly, the reflecting pool and steps leading to the lower garden from the circular drive of 1 Hugh White Drive (element 1).

Mary W. Miller, Historic Natchez Foundation,  
January 1982.

Photo 11 of 12



KEYS HILL HISTORIC DISTRICT

Columbia, Marion County, Mississippi

Looking northwesterly, the facade of  
element 7 on Benjamin Street.

Mary W. Miller, Historic Natchez Foundation,  
January 1982

Photo 12 of 12