

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received **MAR 2 1983**
date entered

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

1. Name

historic Sims House

and/or common same as above

2. Location

street & number 513 North State Street

N/A not for publication

city, town Jackson

N/A vicinity of

state Mississippi

code 28

county Hinds

code 49

3. Classification

Category

- district
- building(s)
- structure
- site
- object

Ownership

- public
- private
- both

Public Acquisition

- in process
- being considered

Status

- occupied
- unoccupied
- work in progress

Accessible

- yes: restricted
- yes: unrestricted
- no

Present Use

- agriculture
- commercial
- educational
- entertainment
- government
- industrial
- military
- museum
- park
- private residence
- religious
- scientific
- transportation
- other:

4. Owner of Property

Mrs. Dean Morris Alexander,
name Misses Ellen and Elizabeth P. Morris, Mrs. Hayden J. Silver and Hebron Morris

street & number 505 North State Street

city, town Jackson

N/A vicinity of

state Mississippi

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of the Chancery Clerk

street & number Chancery Court Building, 316 South President Street

city, town Jackson

state Mississippi

6. Representation in Existing Surveys

title Jackson Landmarks

has this property been determined eligible? yes no

date 1982

federal state county local

depository for survey records Junior League of Jackson

city, town Jackson

state Mississippi

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Sims House, built in 1905, is a commanding two-and-a-half story, hipped-roof, frame dwelling distinguished by the irregular profile of its gable front porch and round corner tower. Set on a low brick foundation, the deep and narrow configuration of the house was dictated by the dimension of its lot. In contrast to the simple side and rear elevations, the facade displays the exuberance of the Queen Anne Style refined by elegant Colonial Revival details. Graceful Ionic columns support the first- and second-story porches. The hipped-roof porch on the ground floor extends across the facade northward from the tower. A small pediment and clusters of Ionic columns mark the off-center entrance. On the second story, the tympanum of the three-bay, pedimented, front porch is finished with imbricated wood shingles and a large round-arch vent with a keystone. The distinctive facade is further enhanced by a two-and-a-half story shingled tower with curved glass windows and a conical roof capped with a finial.

The richly detailed interior displays asymmetrical composition and variety of design. The basic interior plan is double-pile hall running front to back along the south wall. Beginning with a spacious reception foyer, the hall narrows behind the main staircase, then widens into an enclosed porch, which originally was open. The rear hall is pierced by an enclosed second staircase under which is a modern bath. On the north side of the house are five rooms of gracious proportions opening into each other and into the central hall by transomed, six paneled doors. The middle room is distinguished by a very large three-light bay window.

The spacious entrance hall (or reception foyer) has a rounded tower area, a massive mantelpiece of Ionic columns, egg-and-dart enrichment and beveled mirror in the handsome overmantel. A paneled and molded face fronts the well of the main stair which is of half-turn configuration with two landings. Handsome rectangular newel posts with recessed panels and dentil molding enhance the stair. To the north of the entrance hall double, seven-paneled, sliding doors open into the front room. An identical set of doors separates the adjoining room. Pairs of horizontal panels formed by raised moldings ornament the lintels of the double doorways. Single-light double-hung sash windows, picture molding, and molded baseboards are used throughout the house.

Upstairs are seven rooms and a hall bath. The upstairs follows the same long, narrow configuration which achieves openness and spaciousness by the fourteen-foot ceilings and size of the rooms. Interestingly varied room shapes are achieved through the use of bay windows, the rounded tower, and angled corner fireplaces. Each of the eight tall mantelpieces is different, some having swag and festoon ornamentation; one employing perpendicular tracery in the doors of an unusual overmantel cabinet. The tile hearths and breast plates are original as are the heart pine floors and the curved glass windows of the tower. Although the original structure has undergone minor alteration through the years, it remains in a generally well preserved state. The present owners plan to rehabilitate the property according to the Secretary of the Interior's Standards in order to take advantage of tax benefits.

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. 1905 **Builder/Architect** N/A

Statement of Significance (in one paragraph)

The Sims House is significant as one of the last Queen Anne residences on Jackson's State Street, once the Capitol City's premiere residential address (Criteria C). The residence is also significant for its association with Dr. Walter Scott Sims, a pioneering physician.

During the first four decades of the twentieth century North State Street, one of Jackson's two major thoroughfares, was a tree-shaded avenue lined with the homes of outstanding leaders in the financial, civic, social, political, religious, and medical life of the city and state. Development of the "Grand Boulevard" was spurred by construction of Mississippi's Beaux Arts Capitol in 1903. Theodore Link, architect of the Capitol, enhanced State Street with his Colonial Revival residences. Two Colonial Revival residences along State Street which are listed in the National Register are the Merrill-Maley House (ca. 1907, NR 1982) and the Will Watkins House (ca. 1908, NR 1978). Queen Anne residences held a prominent place on State Street, as evinced by the Sims House (ca. 1905), the Smith-Crowder-Capers House (ca. 1894) and the Millsaps-Buie House (ca. 1888, remodeled ca. 1928 with a monumental Greek Revival portico, NR 1973). Today the Sims House is the best preserved Queen Anne residence on State Street, and despite the encroaching commercial and institutional development, the house maintains its integrity and impact on the area.

Dr. Walter Scott Sims, who bought the property in 1905 and started construction of his residence soon after, was a pioneer in the field of cataract surgery (Biographical and Historical Memoirs of Mississippi. 2 vols. [Chicago: Goodspeed Publishing Co., 1891], 2:782). Dr. Sims, a native Mississippian, schooled in Mobile, New York City, and New Orleans, was the state's first eye, ear, nose, and throat specialist. He was instrumental in establishing the Mississippi Blind Institute and was one of its superintendents (Junior League of Jackson, Jackson Landmarks. [Jackson: Calvin Hales Advertising, Inc., 1982], pp. 98-99).

The Sims House is owned by the descendants of Joseph Henry Morris, who sold the original State Street tract to Sims in 1905. The house has always been well maintained and is now undergoing restoration.

9. Major Bibliographical References

Biographical and Historical Memoirs of Mississippi. 2 vols. Chicago: Goodspeed Publishing Co., 1891, 2:782.

Hinds County, Mississippi. Chancery Clerk. Deed Book 45.

10. Geographical Data

Acreage of nominated property less than one

Quadrangle name Jackson, Miss.

Quadrangle scale 1:24000

UTM References

A

1	5	7	6	5	5	9	0	3	5	7	7	4	4	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

North one-half of Lot 2, plus two feet of the South side of Lot 3, in Square 5, of the North Jackson survey. Lot dimensions are 42 feet by 160 feet, tax assessor map 35, parcel 12.

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

state	code	county	code
N/A			

state	code	county	code
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11. Form Prepared By

name/title Mrs. Dean Morris Alexander, Co-owner

organization N/A

date December 10, 1982

street & number 505 North State Street

telephone (601) 352-0800

city or town Jackson

state Mississippi

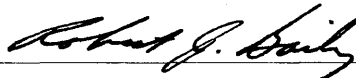
12. State Historic Preservation Officer Certification

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



title Deputy State Historic Preservation Officer

date February 22, 1983

For NPS use only

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

Entered in the
National Register

date

3/31/83


Keeper of the National Register

Attest:

date

Chief of Registration

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

**National Register of Historic Places
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Continuation sheet

Item number 9

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9 - MAJOR BIBLIOGRAPHICAL REFERENCES

Junior League of Jackson, Jackson Landmarks. Jackson: Calvin Hales Advertising, Inc. 1982.

Power, Anabel. "Recalling the Homes on Old North State." Jackson (Miss.) Daily News, Nov. 17, 1957.



Sims House, 513 North State Street, view to
the west

Jackson, Hinds County, Mississippi
Mississippi Department of Archives
and History

Dean Morris Alexander

December, 1982

Photo 1 of 6



Sims House, 513 North State Street, view
to the northwest

Jackson, Hinds County, Mississippi
Mississippi Department of Archives
and History

Dean Morris Alexander

December, 1982

Photo 2 of 6



Sims House, 513 North State Street, view to
the northeast

Jackson, Hinds County, Mississippi
Mississippi Department of Archives
and History

Dean Morris Alexander

December, 1982

Photo 3 of 6



Sims House, 513 North State Street, central
hall stairway

Jackson, Hinds County, Mississippi
Mississippi Department of Archives
and History

Dean Morris Alexander

December, 1982

Photo 4 of 6



Sims House, 513 North State Street, mantel,
dining room

Jackson, Hinds County, Mississippi
Mississippi Department of Archives
and History

Dean Morris Alexander

December, 1982

Photo 5 of 6



Sims House, 513 North State Street, mantel,
north parlor

Jackson, Hinds County, Mississippi
Mississippi Department of Archives
and History

Dean Morris Alexander

December, 1982

Photo 6 of 6