

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:
Mississippi
COUNTY:
Hinds
FOR NPS USE ONLY
ENTRY DATE
OCT 3 1973

1. NAME

COMMON:

Peyton House

AND/OR HISTORIC:

Waverly

2. LOCATION

STREET AND NUMBER:

Clinton Road

CITY OR TOWN:

Raymond

CONGRESSIONAL DISTRICT:

Third

STATE

Mississippi 39154

CODE

28

COUNTY:

Hinds

CODE

049

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☒ Building ☐ Site ☐ Structure ☐ Object	☐ Public ☒ Private ☐ Both	Public Acquisition: ☐ In Process ☐ Being Considered	☐ Occupied ☐ Unoccupied ☒ Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
☐ Agricultural ☐ Commercial ☐ Educational ☐ Entertainment	☐ Government ☐ Industrial ☐ Military ☐ Museum	☐ Park ☒ Private Residence ☐ Religious ☐ Scientific	☐ Transportation ☐ Other (Specify) _____ _____ _____ ☐ Comments _____ _____ _____

4. OWNER OF PROPERTY

OWNER'S NAME:

Erwin H. Peyton

STREET AND NUMBER:

Clinton Road

CITY OR TOWN:

Raymond

STATE:

Mississippi 39154

CODE

28

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:

Chancery Clerk's Office

STREET AND NUMBER:

Hinds' County Courthouse

CITY OR TOWN:

Raymond

STATE:

Mississippi 39154

CODE

28

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

Historic American Buildings Survey

DATE OF SURVEY:

1936

☒ Federal☐ State☐ County☐ Local

DEPOSITORY FOR SURVEY RECORDS:

Division of Prints and Photographs

STREET AND NUMBER:

Library of Congress

CITY OR TOWN:

Washington

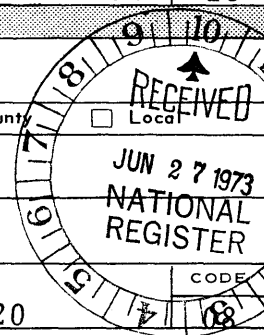
STATE:

D. C. 20420

CODE

049

SEE INSTRUCTIONS



STATE:
Mississippi
COUNTY:
Hinds
ENTRY NUMBER:
1000
DATE:

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION

(Check One)

☒ Excellent ☐ Good ☐ Fair ☐ Deteriorated ☐ Ruins ☐ Unexposed

(Check One)

☒ Altered ☐ Unaltered

(Check One)

☐ Moved ☒ Original Site

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Peyton House is a one and one-half story, wood frame building with clapboard siding. Beneath a gable roof with pedimented dormers, is a five bay facade. A sixth bay is formed by a recessed porch at the southeast gable end.

The house is presently undergoing a remodeling so thorough that it is difficult to determine the original character of the structure. Walls have been moved, doors, windows and mantel-pieces have been repositioned or deleted, and dormers have been rebuilt, moved or added.

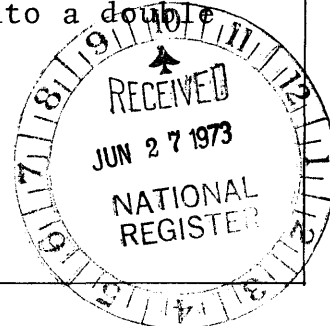
The original exterior appearance is revealed; however, through earlier photographs and a mid-nineteenth century sketch. The southeast gable end had a false front with a less steep slope than that of the roof behind it. The raking edges of the pediment broke near the eaves to become horizontal, giving an eared effect somewhat like that of a storefront. These ears have been removed, and the slope has been made the same as the roof.

The tympanum of the pediment contains a palladian window, which until recently lacked a center opening, being composed only of the two flanking windows and the semicircular opening above them. Beneath the pediment are six columns with paneled sides. The five bays of the wall behind these columns are now symmetrically arranged with a door in the center flanked by floor length windows. Originally there were two doors and three windows. The original openings, unlike the present ones, were not placed in the center of each bay.

The main entrance to the building still occupies the center bay on the northwest (front) elevation, but it and the bay towards the east corner are now obscured by a one story flat-roofed addition. The windows visible on the facade match those on the porticoed end. The roof now bears five dormers. Two of the dormers have been added, and the others have been moved or rebuilt.

The dormers on the southwest (rear) slope of the roof have been similarly treated. An addition like that on the front of the house has been added to the back, obscuring the second bay from the south corner. A new doorway in the center bay has replaced an earlier, but not original one. The window in the second bay from the west corner has been made into a double window.

SEE INSTRUCTIONS



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4.

Vogel, Charles F., private, Co. E, 29th Regiment, Missouri Infantry, U. S. A., Unpublished diary housed in the Mississippi Department of Archives and History, Jackson, Mississippi.



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The interior arrangement of rooms, somewhat altered by slight repositioning of some walls, is basically as it was. The front rooms consist of a center hall with a room on each side. Across the rear are three rooms, the center one containing the stairway and having a brick floor on ground level. The interior woodwork, in a late and heavy federal style, is elaborate for the area. Though similar in motifs, the woodwork of each room is different.



8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

☐ Pre-Columbian☐ 16th Century☐ 18th Century☐ 20th Century☐ 15th Century☐ 17th Century☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1831-1834

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

☐ Aboriginal☐ Education☒ Political☐ Urban Planning☐ Prehistoric☐ Engineering☐ Religion/Phi-☐ Other (Specify)☐ Historic☐ Industry

losophy

☒ Agriculture☐ Invention☐ Science☐ Architecture☐ Landscape☐ Sculpture☐ Art

Architecture

☐ Social/Human-☐ Commerce☐ Literature

itarian

☐ Communications☒ Military☐ Theater☐ Conservation☐ Music☐ Transportation

STATEMENT OF SIGNIFICANCE

The Peyton House was built near the town of Raymond during the years 1831-1834, by one of the early settlers of central Mississippi, John B. Peyton. Peyton was born, 1797, in Fauquier County, Virginia, and migrated to Mississippi in 1819, settling first in Natchez. After settling in Mississippi, his initial employment was that of a Federal surveyor and he is reputed to have been on the team, supervised by Henry Washington, U. S. Deputy Surveyor, that surveyed the land acquired from the Choctaw Indians in the Treaty of Doak's Stand in 1820. Peyton worked as a surveyor for many years; and in 1825 settled in Hinds County near Edwards' Station. In 1827, he was elected major of the 18th regiment Mississippi Militia, but resigned the commission a year later after being elected to the Mississippi Legislature. In 1829, Peyton cast the deciding vote that kept the state capital from being moved to the town of Clinton and was challenged to a duel by Judge Isaac Caldwell of that community. Peyton, having the choice of weapons, selected rifles. No real damage resulted in the exchange of fire, but Caldwell was grazed by the ball from Peyton's rifle.

In 1831, Peyton purchased the land occupying the center of Hinds County and began building a fine home, which he named Waverly. Waverly was an adaptation of a certain 18th century Virginia style home to the Mississippi climate. It was noted for its elaborate woodwork, the odd shape of the gable end, and the unusual inclusion of a ground level room within the house.

The basic shape of the house is a simple one and one-half story, dormered house. This house reflects the origins of John B. Peyton, who updated the shape by adding an unusually pedimented portico and by adapting the house to Mississippi's warm climate by using a floor plan that allows for maximum ventilation. After Peyton built the house, he devoted most of his time to business interests, raising stock and building the town of Raymond. In 1838, Peyton was instrumental in the building of a railroad between Raymond and Bolton, intersecting

9. MAJOR BIBLIOGRAPHICAL REFERENCES

"Adjutant General's Records, Elections and Appointments, Mississippi Militia 1827-29." December 24, 1827, and December 22, 1828. State Archives.

Dollar Democrat (Coffeeville, Mississippi), July 4, 1844, 2.

Hinds County Gazette (Raymond, Mississippi), July 12, 1868, 4.

Laws of the State of Mississippi, 1838, 197.

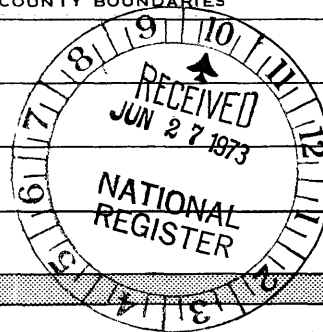
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		32° 16' 01"	90° 25' 12"	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 9.5

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



11. FORM PREPARED BY

NAME AND TITLE: William C. Wright, Historian	
ORGANIZATION Mississippi Department of Archives and History	DATE 6/20/73
STREET AND NUMBER: Post Office Box 571	
CITY OR TOWN: Jackson	STATE Mississippi 39205
	CODE 28

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National ☐ State ☒ Local ☒

Name Charlotte Capers
Charlotte Capers

Title Acting Director, Miss. Dept of Archives and History

Date June 20, 1973

NATIONAL REGISTER VERIFICATION

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

Robert M. Utley
Director, Office of Archeology and Historic Preservation

Date 10/3/73

ATTEST:
for
Keeper of The National Register

Date 9/20/73

SEE INSTRUCTIONS

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8.

the line running from Vicksburg to Jackson. The rails of this line were used after the Civil War to restore the line running from Vicksburg to Meridian, which had suffered badly during the Federal invasions of 1863-64.

After the Battle of Raymond, on May 12, 1863, the Peyton property became the scene of much Union activity. Peyton's son, John W., owned a drugstore in Raymond which was demolished. Peyton's well fed stock were impressed by the Federals, but they were released on an order from Major General Ulysses S. Grant. Peyton was a strong Union man and perhaps this is why his stock were returned.

John B. Peyton died June 6, 1868, at his home in Raymond. His obituary credits him with being the father of the town of Raymond and the oldest resident of the town at that time. The Peyton House, although substantially altered, stands today as the only known extant structure associated with the life of this significant pioneer of Hinds County.





Name: Peyton House

Location: Raymond, Mississippi

Photo Credit: Mississippi Dept. of Archives and History

Date of Photo: August, 1972

Description of View: Southeast corner of the
house taken during restoration.



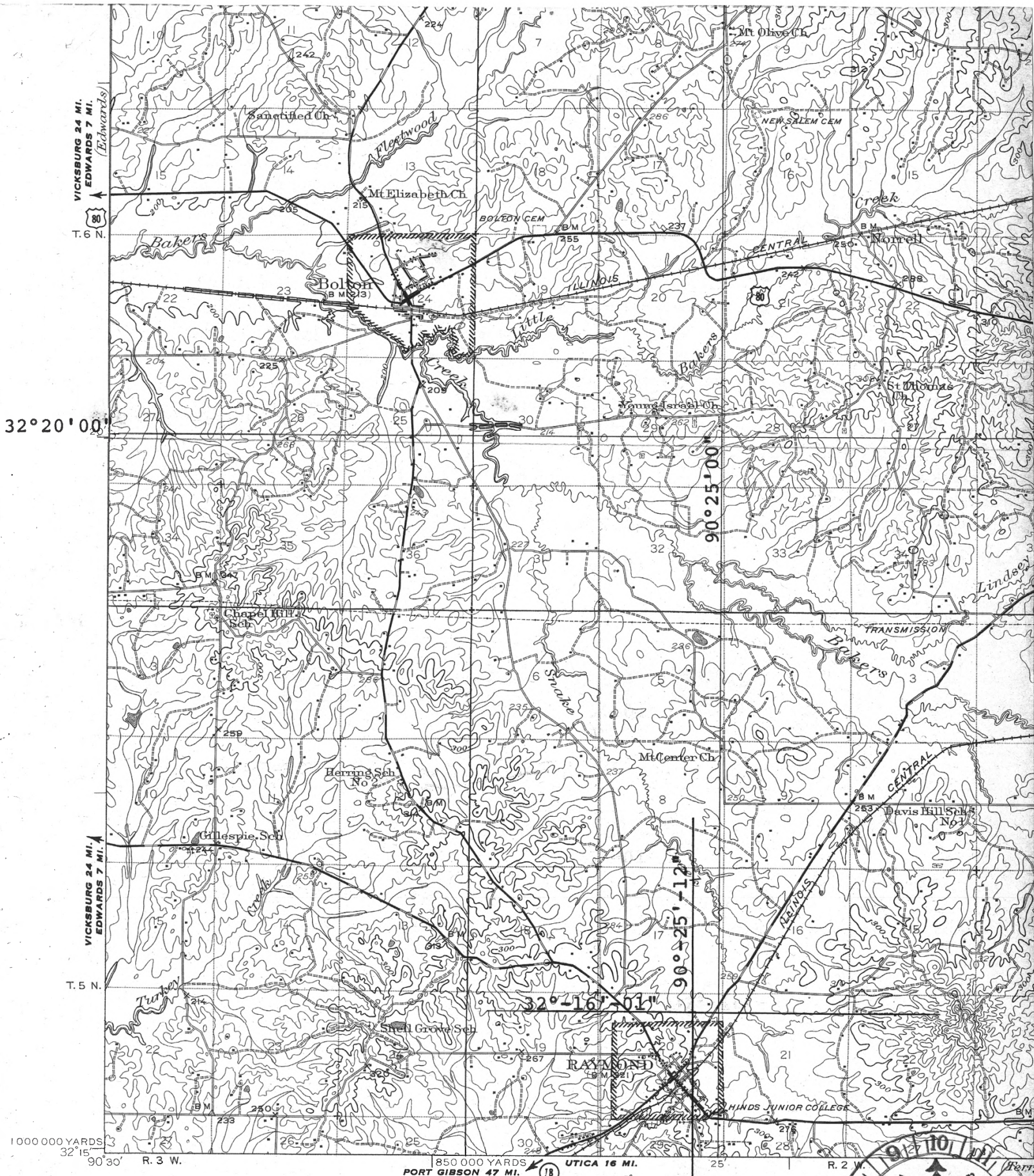
Payton House

SE corner of the house taken during
restoration

Mississippi Dept of Archives and
History

Aug 72

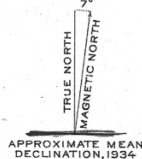
WRPA 7



Topography by W.C. Thompson, Shirley Waggener, and C.W. Birdseye
 Surveyed in 1933-1934

RAYMOND, MISS.
 Edition of 1937, reprinted 1942
 N3215-W9015/15

Scale 1:62500



1
 50000

1



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

1. NAME		
COMMON	AND/OR HISTORIC	NUMERIC CODE (Assigned by NPS)
Peyton House	Waverly	OCT 3 1973
2. LOCATION		
STATE	COUNTY	TOWN
Mississippi	Hinds	Raymond
STREET AND NUMBER		
Clinton Road		
3. MAP REFERENCE		
SOURCE	DATE	SCALE
RAYMOND, MISS. U. S. G. S.	Edition of 1937 Reprinted 1942	1:62500

REQUIREMENTS: PROPERTY BOUNDARIES, WHERE REQUIRED, AND NORTH ARROW

