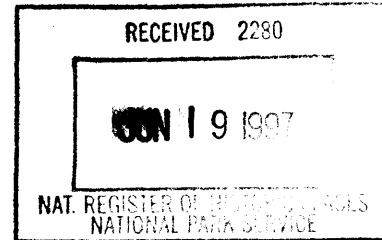


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



799

1. Name of Property

historic name: Cocke-Martin-Jackson House

other name/site number: Allen House

2. Location

street & number: 107 Pleasant Street

N/A not for publication

city or town: Brandon

N/A vicinity

state Mississippi

code MS

county Rankin

code 121

zip code 39042

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ 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 ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Kenneth H. P. Park

JUNE 12, 1997

Signature of certifying official

Date

Deputy State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

☒ entered in the National Register
☐ See continuation sheet.

☐ determined eligible for the
National Register

☐ See continuation sheet.

☐ determined not eligible for the
National Register

☐ removed from the National
Register

☐ other (explain): _____

Signature of the Keeper

MaG M. King

Date of Action

8/11/97

Cocke-Martin-Jackson House

Name of Property

Rankin, MS

County and State

5. Classification

Ownership of Property: private

Number of Resources within Property:

(Do not include previously listed resources in the count)

Category of Property: building

Contributing

Noncontributing

2

2

buildings

0

0

sites

0

0

structures

0

0

objects

2

2

Total

Name of related multiple

property listing: Architectural & Historic

Resources in Brandon, MS

Number of contributing resources previously

listed in the National Register: 0

6. Function or Use

Historic Functions: DOMESTIC

Sub: single dwelling

Current Functions: DOMESTIC

Sub: single dwelling

7. Description

Architectural Classification:

Greek Revival

Colonial Revival

Other Description:

Materials

foundation

BRICK

roof

COMPOSITION SHINGLES

walls

WEATHERBOARD

other

Narrative Description

See Continuation Sheet 7-1.

8. Statement of Significance**___ Applicable National Register Criteria****Areas of Significance**

___ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

ARCHITECTURE

___ **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.

Period of Significance

ca. 1840-45 to ca. 1930-35

D Property has yielded, or is likely to yield, information important in prehistory or history.

Significant Dates

ca. 1840-45; ca. 1910-15; ca. 1930-35

Criteria Considerations

Property is:

___ **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 of age or achieved significance within the past 50 years.

Significant Persons

N/A

Cultural Affiliation

N/A

Architect/Builder

Cocke, Thomas Baytop, builder

Narrative Statement of Significance

See Continuation Sheet 8 - 1.

9. MAJOR BIBLIOGRAPHICAL REFERENCES**Bibliography**

See Continuation Sheet 9 - 1.

Previous Documentation on File (NPS): N/A

___ 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
 # _____

Primary Location of Additional Data:

___ State Historic Preservation Office
 ___ Other State agency
 ___ Federal agency
 ___ Local government
 ___ University
 ___ Other
 Name of repository:

Cocke-Martin-Jackson House

Name of Property

Rankin, MS

County and State

10. Geographical Data

Acreage of Property: Approximately seven acres

USGS Quad Map Name:

UTM References:	Zone	Easting	Northing	Zone	Easting	Northing
1	16	219210	3574268	3	_____	_____
2	_____	_____	_____	4	_____	_____

____ See continuation sheet.

Verbal Boundary Description: See Continuation Sheet 10-1.

Boundary Justification: See continuation sheet.

11. Form Prepared By

name/title:	John Linn Hopkins & Marsha R. Oates		
organization:	Hopkins & Associates	date:	March 1997
street & number:	974 Philadelphia Street	telephone:	(901) 278-5186
city or town:	Memphis	state:	TN zip code: 38104

Property Owner

name:	Albert E. and Joan Allen		
street & number:	107 Pleasant Street	telephone:	(601) 825-5195
city or town:	Brandon	state:	MS zip code: 39042

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Cocke-Martin-Jackson House
Brandon, Rankin County, MS

Section number 7 Page 1

7. Narrative Description

The Cocke-Martin-Jackson House is a standard I-house plan with Greek Revival and Colonial Revival influence, built ca. 1840-45 with modifications made ca. 1910-15 and in ca. 1930-35. It is located near the northwestern corner of an approximately one acre parcel of land bounded by Government Street (Highway 80) on the north and Pleasant Street on the west. The house is situated on the top of a low hill, in acreage that is evocative of the site's former use as a working farm. The site has several large oaks and shrubs but no formal landscaping. A dense stand of trees to the rear provides a dark screen which accentuates the mass of the large white house.

The main elevation of the house faces west and is shaded by a central, two story, three bay, pedimented portico with colossal Doric columns. An asymmetrical, eight bay gallery extends across the full width of the first floor. The southern end bay of the gallery has been enclosed. The front entrance is a broad, single leaf door surrounded by a 3-light transom and flanking 2-light sidelights. A similar door, also with sidelights and a transom, opens to the second story of the portico. The original multi-light windows on the first floor were replaced with wooden sash, double hung 1/1 windows. The second floor has wooden sash, double hung 6/6 windows.

As built in 1840-45, the house was a two story, five bay, gable roofed, wood framed structure, sheathed in clapboards, with two rooms and a central hall on each of the floors and exterior brick chimneys on the north and south end walls. A central, one-bay wide, two story portico is believed to have been built as an original feature of the house, though there is no direct evidence of this feature. The only known outbuildings on the property were the detached kitchen. The doors were Greek Revival two-panel doors; surviving evidence in the house reveals that the doors, and perhaps all of the trim, were grained in imitation of mahogany.

In ca. 1910-15, the house underwent a major renovation. At this time, the original (indicated) portico was removed, and the present central portico with flanking two story galleries were added. The current front door and the door on the second floor landing replaced the originals. On the interior, some of the plaster surfaces in rooms were stripped and replaced with bead board and simple tongue and groove board surfaces in all rooms. The upstairs bedrooms are the rooms that retain these treatments. The stair was likely altered at this time, perhaps changing it from a two-run stair facing the front door to the reverse single-run stair in evidence today. Other modifications include the enclosure of the back porch for a dining room and bathroom, and the attachment of the former detached kitchen to form a kitchen wing.

Another period of alteration occurred in ca. 1930-35, when the house upgraded for more modern service. Closets and bathrooms were added, and many of the rooms including the upstairs and downstairs hallway were finished with bevel-edge tongue and groove board finishes, stained a dark brown. As a sign of its times, the closets were built with curved walls near the passageways, in reflection of the Art Moderne styling of the times.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Cocke-Martin-Jackson House
Brandon, Rankin County, MS

Section number 7 Page 2

Narrative Description, continued

The house remained relatively unchanged until 1993 when the rear of the house was brushed by a tornado. The tornado damaged the rear additions to the house, leading to a rebuilding of the rear ell. Changes in materials and finishes clearly delineate the new portions of the structure.

Included with the main house are three outbuildings, only one of which supports the period of the property's significance. They are:

- a. Tenant House, ca. 1910-15. One-story, frame, three-bay, gable roof with sheet metal, weatherboard siding, 4/4 double-hung sashes. (C)
- b. Shed, ca. 1950-55. One-story, frame, one-bay, shed roof covered with sheet metal, board siding. (NC)
- c. Prefabricated Shed, ca. 1995. One-story, frame, one-bay, sheet metal roof and siding. (NC)

In sum, the Cocke-Martin-Jackson House stands as a fine example of an Antebellum residence that has evolved over time to fit the needs of its owners over time, and the changing standards of each era. Each of these periods also correspond to periods of prosperity in Brandon, and thus, the house serves not only as a reflection of its occupants, but also of the community as a whole.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Cocke-Martin-Jackson House
Brandon, Rankin County, MS

Section number 8 Page 3

8. Narrative Statement of Significance

The Cocke-Martin-Jackson House is nominated for listing on the National Register under Criterion C for Architecture. The house is a good local example of Antebellum plantation domestic architecture and is one of the few remaining Antebellum structures in Brandon. The house has a somewhat additive character which reflects the changes made by successive generations of the families who lived there, but the alterations have been stylistically appropriate for the periods in which they were made and do not undermine the original architectural integrity of the house. Indeed, these alterations to the property reflect significant periods of the families that occupied the house and Brandon as a whole, and thus provide it with added meaning.

The original portion of the house was in the I-house configuration, with two large rooms and a central hallway on each of its two floors. The quality of the original trim, doors and other elements demonstrate that the house was not without sophistication, as further evidenced by the mahogany-grained doors of the house. The early twentieth century addition of the two story pedimented portico is both a continuation of the Greek Revival style long popular in the South and an example of the Colonial Revival style which was popular from the last quarter of the nineteenth century through the first thirty years of the twentieth century. Further additions in the 1930s reflect the onset of Modernist design trends, which is surprising for a somewhat remote residence in the vicinity of a small Mississippi town.

Unfortunately, the historical research conducted for this nomination did not reveal information about the building's original owner, Thomas Baytop Cocke. The Cockes operated the property as a large farm, but little else has been recorded. Local histories suggest that the house was constructed at least a decade before 1858, when a letter by Mary Elizabeth Jones Jackson noted her attendance at a quilting party at the house, during a time when the plaster walls were under repair. The budget and time available for this project did not allow the opportunity to carry out detailed original research that could provide further information on the Cocke family or its place in the Brandon community.

In 1891 Charles Lyman Martin and his wife Annette Henderson Martin purchased the house and 87 acres from Thomas Baytop Cocke and his wife Harriet. The Martin's daughter, Ella May, married Eugene Edgar Jackson in 1894. They lived in the house and acquired adjoining land to form a 1500 acre plantation. It was during their ownership of the house that modifications to the interior and exterior were carried out in the period of 1910-15. The Jackson's son, Eugene Anselum Jackson, took over the homestead in 1931, upon the death of his father. Eugene Jackson was responsible for carrying out the modifications of the house during the early 1930s. The Depression probably caused Jackson to dispose of all but ten acres of the property. In 1942, Henry Allen and his wife Lida White Allen purchased the house and its remaining 10 acres. Their son, Albert, is the present owner and occupant of the house and land.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Cocke-Martin-Jackson House
Brandon, Rankin County, MS

Section number 9 Page 4

9. Major Bibliographical References

Allen, Joan (Mrs. Albert E.). Owner and resident of Allen House. Interviews, March and September, 1993.

Bearss, Margie Riddle. *Sherman's Forgotten Campaign - The Meridian Expedition*. Jackson Civil War Roundtable, Inc. Baltimore: Gateway Press, Inc., 1987:89.

History of Rankin County. 2 vols. Brandon, MS: Rankin County Historical Society, Inc., 1988. Vol. 2: 93-5.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Cocke-Martin-Jackson House
Brandon, Rankin County, MS

Section number 10 Page 5

10. Geographical Data

Verbal Boundary Description

See accompanying scale map.

Boundary Justification

The boundary follows the lot line of the 9.4 acre tract on which the Cocke-Martin-Jackson (Allen) house is located.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Cocke-Martin-Jackson House
Brandon, Rankin County, MS

Section number photo Page 6

Photograph List

Cocke-Martin-Jackson House
107 Pleasant Street
Brandon, Rankin County, MS

Photos by: John Linn Hopkins

Date: March, 1997

Negatives: Mississippi Department of Archives and History

Photo 1 of 13 View of the front (west) facade of the Cocke-Martin-Jackson House, looking generally east.

Photo 2 of 13 View of the side (south) facade, looking north.

Photo 3 of 13 View of the side (north), looking generally south.

Photo 4 of 13 View of the front entrance.

Photo 5 of 13 View of the entrance and stair hall.

Photo 6 of 13 View of the stair.

Photo 7 of 13 View of the parlor.

Photo 8 of 13 View of the first floor bedroom.

Photo 9 of 13 View of the dining room.

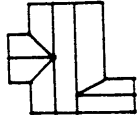
Photo 10 of 13 View of the new kitchen and family room added to the rear of the house.

Photo 11 of 13 View of the upstairs hall.

Photo 12 of 13 View of a typical upstairs bedroom.

Photo 13 of 13 View of the outbuildings on the property, looking southeast, with the tenant house at left; the new, prefabricated shed at center; and shed at right.

0000100-7801



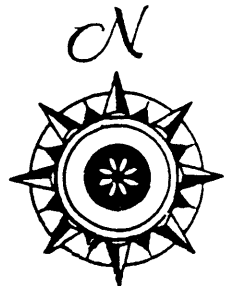
PLEASANT STREET

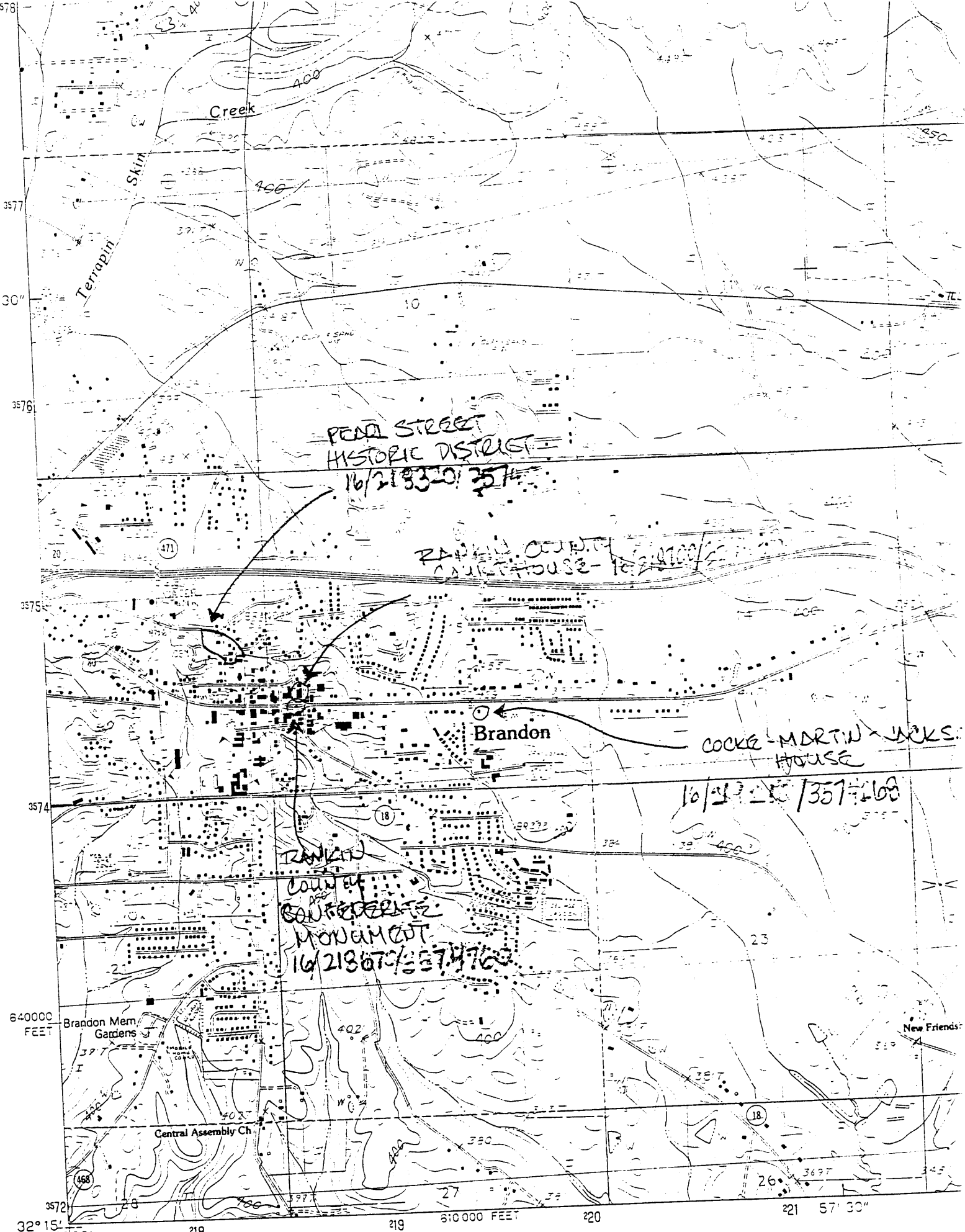
107

107 Pleasant Street

Scale 1"=100'-0"

City of Brandon
Rankin County, Mississippi







COCKE - MARTIN - JACKSON HOUSE
107 PLEASANT STREET
BRANDON, RAWLIN CO., MS
PHOTO 1 of 13



COCKE - MARTIN JACKSON HOUSE

107 PLEASANT ST.

BRANDON, RANKIN CO., MS

PHOTO 2 OF 13



COCKE - MARTIN - JACKSON HOUSE

107 PLEASANT ST.

BRANDON, RANKIN CO., MS

PHOTO 3 OF 13



COCKE - MARTIN - JACKSON HOUSE
107 PLEASANT ST.
BRANDON, RANKIN CO., MS
PHOTO 4 OF 13



COULT - MARTIN JACKSON HOUSE

107 PLEASANT ST.

BRANDON, RANKIN CO., MS

PHOTO 5 OF 13



COOLE - MARTIN - JACKSON HOUSE

107 PLEASANT ST.

BROWDOW, RANKIN CO., MS

PHOTO 6 OF 13



COCKE-MARTIN-JACKSON HOUSE

107 PLEASANT ST.

BRANDON, RANKIN CO., MS

PHOTO 7 OF 13



COCKE - MARTIN - JACKSON HOUSE
107 PLEASANT ST.
BRANDON, RANKIN CO., MS
PHOTO 85F 13



COCKE-MARTIN-JACKSON HOUSE
107 PLEASANT ST.
BRANDON, RANKIN CO., MS
PHOTO 9 OF 13



COCKE - MARTIN - JACKSON HOUSE
107 Pleasant St.
BRANDON, RANKIN CO., MS
PACO 10 OF 13



COCKE - MARSH - JACKSON HOUSE

107 PLEASANT St.

BRANDON, RANKIN CO., MS

PHOTO 11 OF 13



COCKE-MARTIN-JACKSON HOUSE

107 PLEASANT ST.

BRANDON, RANKIN CO., MS

PHOTO 12 OF 13



COCKE - MARTIN - JACKSON HOUSE
107 PLEASANT ST.
BRANDON, RANKIN CO., MS
PHOTO 13 OF 13