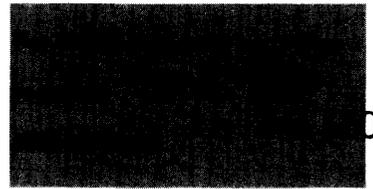


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



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

1. Name

historic Leavenworth - Wasson - Carroll House

and/or common

2. Location

street & number 623 South Washington Avenue not for publication

city, town Greenville, vicinity of congressional district 2nd.

state Mississippi code 28 county Washington code 151

3. Classification

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

4. Owner of Property

name Ms Ann Carroll Bunting

street & number 623 South Washington Avenue

city, town Greenville vicinity of state Mississippi

5. Location of Legal Description

courthouse, registry of deeds, etc. Chancery Clerk's Office

street & number Washington County Courthouse

city, town Greenville, state Mississippi 38701

6. Representation in Existing Surveys

title has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

7. Description

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

Describe the present and original (if known) physical appearance

Leavenworth - Wasson - Carroll House

The Leavenworth - Wasson - Carroll House is a two story stucco dwelling which stands on a three-foot foundation of concrete piers. The house is one of the best examples of the Mission Style in the state of Mississippi. Its architectural integrity is further enhanced by its setting among large trees at 623 Washington Avenue, Greenville, MS.

The red-tiled hip roof is pierced by three interior brick chimneys. Dormer windows are on all elevations except the facade. The roof eaves with exposed rafters extend beyond the walls. Also, dark wooden strips embedded in the stucco define the floor divisions, and are repeated in the window treatment.

The facade of the building consists of screen galleries (10 x 26) on each of the two floors which are supported by four box columns. On the lower level a flight of six cement steps lead up to the porch. The porches are flanked on either side (north and south) by two story towers that extend above the roof line. There are paired windows, double hung, twenty-five over one on each floor of the towers. Entrance to the house is made on the first floor gallery where a single door with a pair of vertical panels and transom, opens into each tower. This theme is repeated on the second floor gallery. Also, centered along the west wall of the porch is a large three-part window - a double sash, 25 over one, flanked by casement-type windows.

The flanking towers' entrance space opens into one large room, extending 57 feet (north tower wall to south tower wall) and 30 feet (front walls of towers to west wall). This large U-shape is separated by function. The area in the south tower is primarily the music area while traditionally the north tower has become the receiving area. Centered along the west wall of this large room is a projecting tiled-fireplace with benches on either side. Also, free standing box posts support the exposed boxed beams which are in a grid pattern. Large sliding doors connect this area to the dining room. Double doors connect the dining room with what was originally the library-now recreation room. This small center room connects with all the rooms on the first floor including the breakfast and kitchen on the west side of the house, and an outside door on the north wall. A flight of enclosed straight steps leads along the west wall in a northerly direction. A single door on the east wall opens into the front room where there is a public staircase. This staircase leads up to a landing where it joins the rear stairs study, and continues to the second floor in a southerly direction.

The upstairs consists of four bedrooms at each corner with a sitting room between the east rooms. A pair of bathrooms are on the south side wall. There are many outstanding features about this house. One in particularly is the way it lets in vast amounts of light in its nearly floor length windows. Another, is the six foot high paneled cottonwood wainscoting in the front room. The dining room oak chair rail and paired brackets support a plate rail.

The house has virtually remained the same since it was built. A small rear porch with lattice trim and shed roof is attached to the west elevation. A one story porte-cochere is attached to the north elevation. However, the built-in furniture was removed in the early 1920's, and the basement as well as the heating furnace were destroyed during the 1927 flood. The radiator heating system was replaced with gas space heaters.

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 checked="" type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input checked="" type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ humanitarian |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> theater |
| <input type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> transportation |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> other (specify) |
| | | <input type="checkbox"/> invention | | |

Specific dates ca. 1913

Builder/Architect

Statement of Significance (in one paragraph)

Leavenworth - Wasson - Carroll House

The Leavenworth-Wasson-Carroll House, a Mission Style house that was built Ca.1913, for George Leavenworth. Its style certainly sets it apart from any other early twentieth century residence in Greenville, and perhaps in the State of Mississippi. The Mission style which was generally confined to the Chicago area, was not popular in the south. The house is not only significant for its architecture, but for its historic association with prominent leaders in the community.

George Leavenworth operated a large lumber and saw mill, and owned extensive tracts of timber lands in Bolivar and Coahoma counties. According to the tax records of Washington County, 1914 and 1915, Mr. Leavenworth was the wealthiest lumber mill operator in Greenville. He acquired a suburban lot for his future home in 1910 (Deed Book 120, p.539). However, he did not start construction on the house until 1913. According to local tradition when the house was being built, it was considered "so modern" and a curiosity that people rode the trolley from downtown on Sunday afternoons to look at the construction of the house. After the house was completed, Mrs. Leavenworth, who had been a teacher in Michigan, opened a Montessori kindergarten in the attic of the house. This is thought to be the earliest record of a kindergarten in Greenville.

In 1919, Mr. Leavenworth sold his lumber mill to the Chicago Mills, and moved to the Gulf Coast. The house was purchased by a family friend, Mr. Ben F. Wasson, Sr. (Deed Bk. 173, p.50). Mr. Wasson served as City Attorney and later City Court Judge. His son, Ben Wasson, returned from college, and lived in the house from 1920-1925. While at the University of Mississippi, Mr. Wasson became a close friend of William Faulkner's, and is credited with having an influence in Faulkner's early career as a novelist. According to Mr. Wasson, Faulkner visited him seven times while he was in Greenville. In 1929, Mr. Wasson's only novel was published, The Devil Beats His Wife. In the 1930's Wasson worked in Hollywood as a literary agent. Before World War Two, he returned to New York to work with the designer Norman Bel Geddes and later as amusement and theater editor for "Harper's Bazaar". In the mid-1930's Judge Wasson gave up his claim to the house and the building remained vacant until 1940.

Mr. William Sergette Carroll purchased the house in 1940, (Deed Bk. 307 p.436), and the integrity of the house has been preserved by the Carroll family, and the house has continuously been in the Carroll family. In 1980, the property was transferred to Mr. Carroll's granddaughter, Miss Ann Carroll Bunting. According to a 1915 Sandbourn map, the house appears to have retained all of its exterior features which is remarkably rare.

This house is the first residential building in Greenville to be nominated to the National Register of Historic Places.

9. Major Bibliographical References

Interviews: Dr. George Archer, Greenville, MS, attended kindergarten, April 5, 1980; Mrs. George Leavenworth, Biloxi, MS, April 10, 1980; Mr. Ben F. Wasson, Greenville, MS, March 29, 1980 and April 12, 1980; Office of the Chancer Clerk, Washington County Court-house, Greenville, MS Deek Book 120, p.539; 173,p.50; 307,p.282; Tax Rolls, 1914-1915
~~Personal inspection by Clinton Bagley, Spring, 1980.~~

10. Geographical Data

Acreege of nominated property less than one acre

UTM NOT VERIFIED

Quadrangle name Greenville, Miss.-Ark.

Quadrangle scale 1:2400

UMT References

ACREAGE NOT VERIFIED

A

| | | | | | |
|------|---------|----------|----|-----|-----|
| 15 | 68 | 145 | 34 | 917 | 090 |
| 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 See attached copy of city tax map. The property is outlined in red and is located on tax map book 1, p.22, Cith Hall, Greenville, Ms, Block 4, lot 3, Wilczinski Addition.

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

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

11. Form Prepared By

name/title Clinton I. Bagley, Consultant
 organization self-employed date May 13, 1980
 street & number Box 1332 telephone 601 334-4715/ 332-7956
 city or town Greenville 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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Arthur A. Williams

title State Historic Preservation Officer date May 26, 1980

FOR HOSS USE ONLY
 I hereby certify that this property is...
 [Signature]

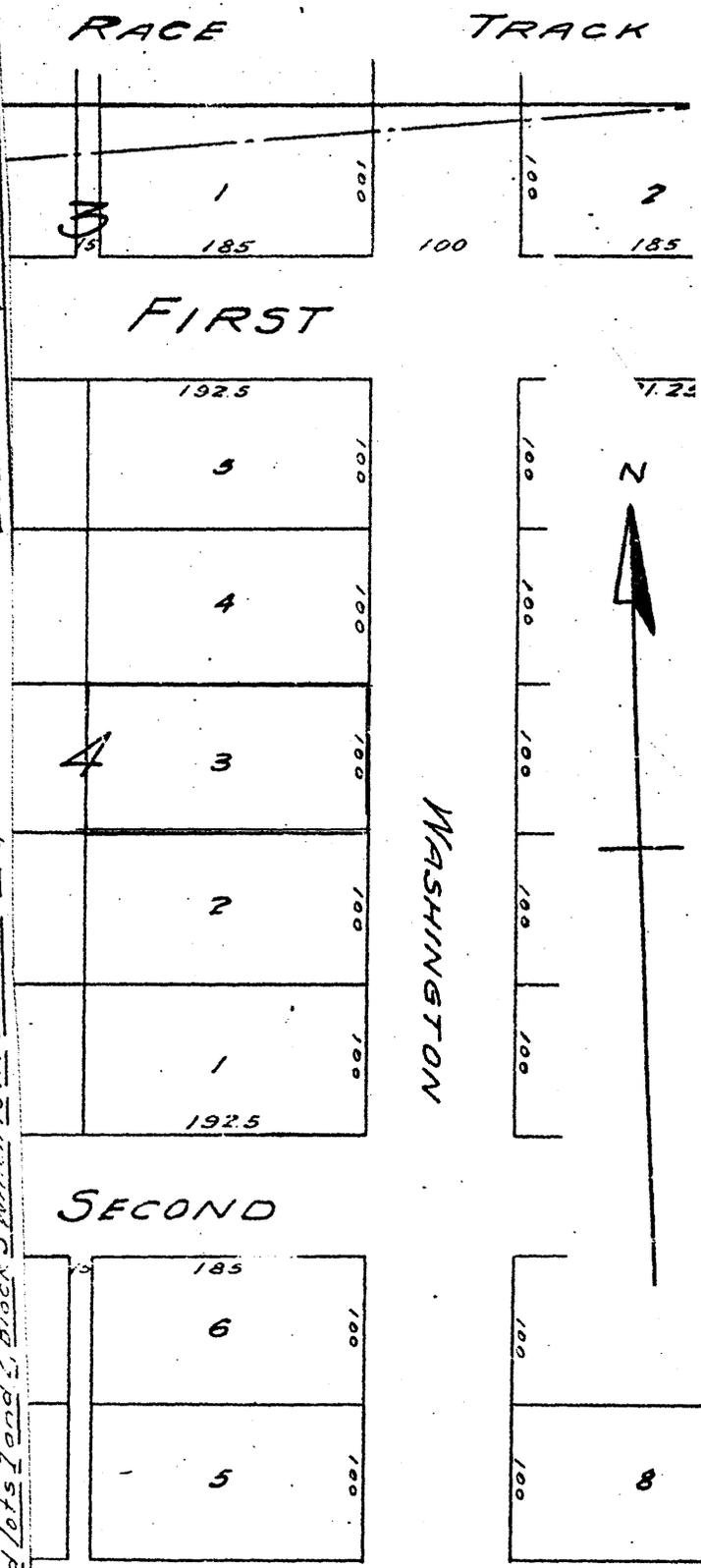
WICZINSKI ADDITION

Scale - 1 in = 100 ft Map Book 1 Page 22

DESCRIPTION

Situated in Sections 19 and 22, Township 18 North, Range 8 West and bounded on the North by Race Track Addition. On the East by McAllister Avenue extended. On the West by Main Street extended in on line of old "Roitlasnake Bayou Road"; the same being situated in E 1/2 of W 1/2 and W 1/2 of E 1/2 of Section 22, T. 18 N. R. 8 W, except part of lot 2 Block 2 and lots 1 and 3, Block 3 which is in Section 19, T. 18 N. R. 8 W.

Dedicated By Hattie Wilzin - May 31-1900





LEAVENWORTH-WASSON-CARROLL #1 of 2

623 S. Washington Ave. *CO*

Greenville, Ms. 38701

Credit: Clinton Bagley 2-14-80

Box 1332

Greenville, Ms. 38701

Looking west, facade(east) and south
elevations

JUN 5 1980

JUL 23 1980



LEAVENWORTH-WASSON-CARROLL HOUSE # 2 of 2

623 S. Washington Ave. *ca.*

Greenville, Ms. 38701

Credit: Clinton Bagley 2-14-80

Box 1332

Greenville, Ms. 38701

Looking east, rear (west) and north elevations

JUN 5 1980

JUL 23 1980