NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 98000186 Date Listed: 3/11/98

Niles House — Lincoln — MISSISSIPPI
Property Name — County — State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Signature of the Keeper — Date of Action: 3/12/98

==========

Amended Items in Nomination:

Section No. 8

This nomination is amended to delete 1936 and 1996 as significant dates. No claim is made for the architectural significance of the 1936 addition or of the 1996 restoration work. Both the addition and the restoration have had only minor effects on the integrity of the original house.

This change has been confirmed with the Mississippi SHPO.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

(Oct. 1990)

United States Department of the Interior
National Park Service

RECEIVED 2280
FEB 6 1998
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

184

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name _____

other names/site number Niles House

2. Location

street & number 401 North Huntington Street ☐ not for publication

city or town Kosciusko ☐ vicinity

state MS code ____ county Attala code 007 zip code 39090

3. State/Federal Agency Certification

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

Kenneth H. O'Donnell JAN. 23, 1998

Deputy State Historic Preservation Officer

Signature of certifying official/Title Date

State of 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 official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- [X] 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:) _____

for Signature of the Keeper Date of Action

[signature] 3/11/98

Niles House
Name of Property

Attala, MS
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [X] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [X] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
one	0	buildings
		sites
		structures
		objects
one	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

domestic: single dwelling

Current Functions
(Enter categories from instructions)

domestic: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Vernacular: extended hall-and-parlor plan

Materials
(Enter categories from instructions)

foundation stone rubble
walls weatherboard
roof asbestos
other glass, wood

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

Niles House
Name of Property

Attala, MS
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ 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.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

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.

Areas of Significance
(Enter categories from instructions)

Architecture

Period of Significance

c. 1850

Significant Dates

c. 1850

c. 1936

1996

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ 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:

Niles House
Name of Property

Attala, MS
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1			
2			
3			
4			

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title C.W. Adams Architectural Historian

organization N/A date July 21, 1997

street & number 626 Mohawk Street telephone (601) 981-2640

city or town Jackson state MS zip code 39216

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Dr. and Mrs. Lawrence Routt

street & number P.O. Box 460 telephone (601) 289-4131

city or town Kosciusko state MS zip code 39090

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

NARRATIVE DESCRIPTION

The Niles House faces east at 401 North Huntington Street in Kosciusko, a small central Mississippi town that is the seat of Attala County. Built circa 1850, and enlarged circa 1936, this galleried cottage retains a high degree of architectural integrity. The Niles House is eligible for the National Register of Historic Places listing under Criterion C as a locally significant example of a mid-nineteenth century vernacular extended hall-and-parlor plan cottage.

The Niles House was originally a circa 1850 four room cottage, which was expanded circa 1936 with the addition of two-room, frame side-gabled rear structure. The present owner completed a restoration in 1996. The house is a frame, galleried-front cottage thirty feet wide by forty-five feet deep. It rests on a rubble foundation, and has side gables with stuccoed end chimneys, and a moderate pitch asbestos roof. The facade (east) features a six-bay undercut gallery with board ceiling and four simple box columns (photo 1, 2). At either end of the gallery facade is a small scroll bracket. The wooden gallery deck is accessed by shallow brick steps on the east and south. A pair of single-leaf vertical-panel wood entrance doors are located in the central two bays of the flushboard facade. Each door is surmounted by a three-light transom and has an Eastlake Victorian style screen door. All glass in the circa 1850 cottage is original. There are two pairs of nine-over-nine double-hung windows flanking the doors. All gallery openings are trimmed with plain surrounds and cornerblocks.

The side elevation (north) of the circa 1850 cottage has three nine-over-nine double-hung windows and a stuccoed chimney (photo 3). All windows have very modest wood surrounds. The window on the northeast corner, flanked by the chimney, corresponds with the front parlor (north). The other two windows correspond with the bedroom. The north elevation of the circa 1936 addition to the cottage features a simple porch with shed roof, exposed rafter ends, six porch posts, and wood steps (photo 4). This porch provides access to the kitchen through a contemporary glass-and-panel door with nine lights. The kitchen door is flanked by an original six-over-six double-hung window to the east. The addition to the porch projects slightly at the northwest corner to accommodate an interior utility room.

The rear (west) elevation has two pairs of contemporary six-over-six double-hung windows, which correspond to the kitchen and dining room (photo 5). The dining room bay projects slightly.

On the side elevation (south), a compatibly designed frame porte cochere was added in 1996 (photo 6). This side-gabled structure rests on two posts with a roof line that matches the historic circa 1936 addition. Beneath the porte cochere is a contemporary six-over-six double-hung window and a glass-and-panel door with nine-lights, which provides access into the dining room. The side (south) elevation of the circa 1850 cottage has three nine-over-nine double-hung windows and a stuccoed chimney. The bathroom window, which flanks the dining room door, is slightly smaller than the other two windows. The latter are located on either side of the chimney and correspond to the front parlor (south).

The interior of the Niles House is very simple and almost devoid of detail. The extended hall-and-parlor plan has six rooms, four in the original cottage and two in the rear addition. The rooms are symmetrically arranged on either side of an east-west bearing wall; the hall begins at the west end of the south parlor. All interior walls and ceilings are gypsum-board. Each of the front gallery doors (east) leads to a double parlor, each fifteen feet by seventeen feet (photo 7, 10). Both of these principal rooms have a handmade post-and-lintel mantel, restored eight-inch wide heart-pine floors, and twelve-foot ceilings. Both mantels have circa 1936 black tile inserts and contemporary decorative firebox covers (photo 8, 11). The parlors feature an unusual rectangular base panel which is continuous on all interior walls (photo 12). The twenty-four inch tall panel is divided into approximately four foot sections and is composed of a plain eight-inch baseboard with a four-inch top "rail". The four foot sections are delineated by a four-inch vertical board. The parlors are connected by a single-leaf, vertical-panel door with a rimlock (photo 9). All interior door frames and window surrounds are plain boards with a slightly projecting rectangular molding.

The south parlor leads to a hallway (thirteen feet long by four feet wide), which is flanked by a bathroom (ten feet by eleven feet) to the south, and a bedroom (twelve feet by sixteen feet) to the north (photo 12, 13). All original wood flooring in these

spaces was damaged by roof leaks and wear, and was therefore covered with carpet in the hall and bedroom, and tile in the bathroom. The ceilings in this section are nine feet tall. Both rooms are accessed by a single-leaf, vertical-panel door with plain moldings and rimlocks. The bathroom has modern fixtures, except for the original clawfoot tub. A former bathroom closet now houses mechanicals and ductwork. The bedroom has a built-in closet; both closet doors are cross-paneled with rimlocks. In-between the closets is a handmade post-and-lintel mantel with a black tile insert and decorative metal firebox cover (photo 14). The same rectangular base panel which appears in the parlors is continuous on all interior bedroom walls. The original door between the front parlor (east) and this room has been removed, and the opening infilled with gypsum-board.

The west end of the hallway leads to the circa 1936 addition containing the dining room (south) and kitchen (north). This section is two steps down from the main level. The original six inch thick rear wall of the circa 1850 cottage is visible at the west end of the hall. The dining room was enlarged in 1996 with the removal of an interior demising wall which ran north-south and formed a short lateral hallway leading to the exterior door on the south elevation. The dining room (fifteen feet by seventeen feet) has nine-foot ceilings and contemporary, compatible base and chair rail moldings (photo 15). The kitchen (fifteen feet by thirteen feet) has ten-foot ceilings, new counters and appliances, and a vertical-panel utility closet door (photo 16).

The Niles House is sited on a small lot that slopes gently from east to west in the residential section of Kosciusko. There is compatible contemporary landscaping, but no evidence of historic plantings or features, except for a mature oak in the front yard (northeast). A picket fence has been added in the north side yard, as well as a paved semi-circular drive in the south side yard. There are no outbuildings.

STATEMENT OF SIGNIFICANCE

The Niles House is locally significant under Criterion C as one of the oldest and best-preserved examples of mid-nineteenth century residential architecture in Kosciusko. Built circa 1850, and enlarged circa 1936, the Niles House is a rare surviving example of an early vernacular galleried cottage with an extended hall-and-parlor plan.

The property's simple form, materials, and plan are indicative of the type of dwelling built by early southern settlers in the antebellum period. Although archival research has not yielded an exact date of construction, the Niles House is a classic example of an early hall-and-parlor house. This pre-railroad era housing type was prevalent in the American south and Tidewater states from approximately 1750 to 1850. These simple vernacular houses were characteristically side-gabled, two rooms wide and one or two rooms deep, with a hall connecting the front and rear rooms, and a front porch. The early extended hall-and-parlor plan differs from the center hall-and-double-parlor plan by the placement of the hall, and from the double-pen plan by the hall and level of refinement and finishes. This is certainly true of the Niles House, where the physical evidence supports a circa 1850 date for an early hall-and-parlor plan house: the separate front doors leading to the two principal rooms, side gables, end chimneys, nine-over-nine windows, undercut gallery, flushboard facade, and roof pitch. Moreover, the Niles House's handmade mantels, and very simple interior details and craftsmanship are evidence of a modest dwelling which was, of necessity, constructed of local materials without stylistic embellishment. Thus, the Niles House is a rare surviving and well-preserved example of its type and period in the context of Kosciusko.

The Niles House is closely linked to Judge Jason Adams Niles, an early settler and respected citizen of Kosciusko. Niles, an attorney, settled in Kosciusko in July 1848 with his wife and first born child and six dollars in his pocket.[1] Niles soon rose to prominence and held numerous elected positions, including that of mayor, circuit judge, state legislator, and Congressman. He owned a significant amount of

[1] Jason Adams Niles Diary. (Mississippi Department of Archives and History, Jackson).

property in Kosciusko as well as farmland in the surrounding countryside, and "gave each of his six children a lot upon which to build a house, all within a block of his own home."[2] The house at 401 North Huntington was acquired by Jason Adams Niles in 1873, and inherited by his eldest daughter Alice Niles Boyd in 1891. Alice deeded the property to her nephew, James Swanson Niles, in 1936.[3] His daughter, Sarah Swanson Niles, a spinster, lived in the house until her death in 1995. Thus, the cottage remained in Niles ownership for nearly 125 years, and is locally significant as the only property associated with the family to maintain this remarkable continuity.

There are other properties in Kosciusko associated with the Niles family; the majority of these were built by Judge Niles's descendants. None of them are intact vernacular mid-nineteenth century hall-and-parlor plan houses. The earliest, the Niles-Thornton House, became Judge Niles's home when he moved to Kosciusko in 1848. After his death in 1894, his children inherited the property and moved the house first to the north end of the lot to make room for a new residence, and then to Huntington Street for use as a law office by the Judge's son Henry Clay Niles, before it was finally moved to its present location on North Huntington. The home was heavily remodeled inside and out in the early twentieth century to reflect the Neo-Classical Revival style. Judge Niles's daughter Gennie (Mrs. D. L. Brown), built a Victorian style home on the foundation of Judge Niles's home in 1894; until recently, the date 1848 could be seen carved in the cellar wall.[4] Another Niles property, the 1890 Judge Henry Clay Niles House, is listed on the National Register of Historic Places (1993) as a locally significant example of the Queen Anne style. Built by Judge Jason Niles's son, this imposing two-and-one-half story house is an intact and rare surviving example of a style which once flourished in Kosciusko. A third Niles property is Jackson-Niles House, a Queen Anne style home built in 1884, which was once the home of Jason Adams Niles II, Henry Clay Niles's son. It is listed on the National Register of Historic Places (1984).

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[2] Kosciusko-Attala Historical Society. Kosciusko-Attala History. (Marceline, Missouri: Walsworth Publishing, 1976), page 293.

[3] Attala County, Mississippi, Deed Books L: pg. 516; JJ: pg. 453; 100; pg. 60.

[4] Polly Brown, great granddaughter of Judge Niles. Interviewed by C.W. Adams, Kosciusko, Mississippi, July 3, 1997.

There are three other one-story mid-nineteenth century galleried cottages in Kosciusko, however they are not comparable to the Niles House in terms of style, plan, or integrity. None of these circa 1850 cottages are listed on the National Register of Historic Places, nor have they been determined to be potentially eligible for listing. They include the Runnels-Prewitt House, an intact Greek Revival style residence with a center hall plan, the Clark-Hayes House, an intact center hall plan vernacular cottage, and the Hammond-Routt House, a Greek Revival style center hall plan house, which has been sided in aluminum and has several rear additions.

The Niles House remained virtually intact during Alice Niles Boyd's residence. After the property was deeded to her nephew in 1936, the two room side-gabled rear addition was added. Other interior changes coincided with this period. The house was modernized with gas heat, and tile inserts and heaters were installed in each fireplace.

The present owner completed a restoration in 1996, which was sensitive to the building's historic materials and features, while modernizing it for energy efficiency, security, and comfort. The only exterior alteration was the addition of a simply designed porte cochere on the south elevation, which is attached to the circa 1936 addition. This frame structure is compatible in form, materials, massing, and scale, and does not obscure any original historic features. New metal storm windows were installed on all windows, however the original sash and glazing are intact. Two pairs of replacement six-over-six double-hung windows were installed on the west elevation of the circa 1936 addition. Two new compatible glass-and-panel doors were also added to the addition on the south and north elevations. The roofing was replaced with asphalt shingles. The deteriorated chimney on the north elevation (corresponding with the rear bedroom mantel in the circa 1850 cottage) had been removed many years ago. Taken together, these changes do not significantly detract from the property's integrity or architectural character.

On the interior, the 1996 restoration work included installation of new wiring, plumbing, HVAC system, mechanicals, and appliances. New gypsum-board was carefully installed to maintain the historic molding reveals. The heart-pine floors in the front parlors were restored. Decorative metal fire box covers replaced the gas heaters in all three fireplaces. The ceilings in the hallway, bathroom, and rear bedroom had been lowered sometime prior to 1996. The dining room was enlarged with the removal of a lateral demising wall, and the original door between the north parlor and rear bedroom was removed and infilled with gypsum-board. All interior alterations have been handled sensitively and do not detract from the property's integrity or architectural character.

Originally known as Redbud Springs, Kosciusko is one of the oldest remaining settlements on the Natchez Trace. The site was first a Choctaw camp, and by the early 1800s, was established as a travelers stop on the post road. In 1830, the Choctaw signed the Treaty of Dancing Rabbit Creek, relinquishing their lands in central and eastern Mississippi. Attala County was subsequently established in 1833. An early pioneer, Chafian Smith, received a federal land grant there in 1834.[5] The same year, Smith donated forty acres to the county as a site for local government, and Kosciusko was named as the county seat. The town's name was chosen to honor Tadeusz Kosciuszko, a Polish Patriot who fought in the Revolutionary War. The Board of Commissioners subsequently laid out a grid and lot system in 1848, which consisted of the courthouse square, six streets (Adams, Washington, and Jefferson ran east-west, while Madison, Jackson, and Natchez ran north-south), and one hundred building lots. Most of the early houses were rude log huts, and the town grew little until 1847, when it was incorporated.

By the 1850's Attala County was populated primarily by yeoman farmers. In addition to agriculture, there were over forty industries including tanners, smithys, steam mills, and lumber mills. By 1853, Kosciusko had three churches, three schools, two hotels, fourteen stores, three printing shops, a weekly newspaper, five doctors and

[5] Attala County, Mississippi, Deed Book A; pg. 168.

eight lawyers. The flourishing antebellum economy was disrupted by the Civil War. However, when the railroad came through Kosciusko in 1874, the town expanded as a business center. Along with increased prosperity came the first styled houses radiating out from the courthouse square.

The following information has been included in this nomination because it is pertinent to the significance of the Niles family in Kosciusko history, and because it attempts to correct local myths about the subject property. Judge Jason Adams Niles was born in Quebec, Canada in December 1814, and educated at the University of Vermont. He migrated south, and taught school in Tennessee before coming to Mississippi. Harriet McRee, a first cousin of Sam Houston, became his wife in 1847. All of their six children were born in Kosciusko, except for Alice, the eldest child. Niles was admitted to the Mississippi Bar in 1849 and established a law practice on the courthouse square. Niles soon rose to prominence, and served as mayor of Kosciusko, State Legislator, Judge of the 13th Judicial District, Attala County circuit judge, and Representative to the United States Congress.

Judge Niles lived in a house at the northeast corner of Washington and Natchez Streets, across the street from the Methodist Church.[6] This site was inside the town's original 1848 grid: the Methodist Church was located on lot twenty-five, facing Washington.[7] Niles purchased property in the northeast quarter of Kosciusko in 1858, which was then outside the city limits, in the vicinity of what is today North Huntington Street.[8] By the time of his death in 1894, Judge Niles's children owned and/or inherited contiguous lots on Huntington Street, north of Washington Street and west of Natchez Street, as well as the property on northeast corner of Washington and Natchez Streets. The Niles descendants remained influential and prominent citizens in Kosciusko throughout the nineteenth and twentieth centuries; so much so that even today, a number of great grandchildren still live in town.

[6] Wallace, J.H. "Kosciusko in the Early 1900s." Kosciusko Weekly News. Compiled 1916.
[7] McMillan, Edward. "Religion in Kosciusko." Mississippi History Journal, vol. 13, July 1951.
[8] Wiltshire, Betty Couch. Attala County Pioneers. (Bower, MD: Heritage Books, 1991).

Local accounts concerning the history of the Niles House have proven to be somewhat inconsistent and anecdotal. For example, it was believed that the Judge moved the Niles House to its present site as a home for Alice after Jack's death. However, there is no evidence that the house was ever moved, and it is clear that this account confused Alice's house with Judge Niles's house, which was moved numerous times after his death. It was also believed that Judge Niles himself lived at 401 North Huntington, however, this cannot be substantiated. Family history holds that he always lived in the Washington Street house.[9]

Judge Niles kept a diary from 1831 to 1890, in which he recorded observations on the weather, his children and friends, books, and travel. It described his daily activities; trips to the countryside and discussions of political affairs and literary matters featured prominently. While Judge Niles did make note of county legal cases and current events, he rarely described either his home or property transactions. One exception occurred in February 1880, when he noted that he had acquired 160 acres as settlement for an outstanding personal loan.

A central figure in Judge Niles's diary was his eldest daughter Alice, to whom he was devoted. Alice married an attorney, Andrew Jackson (Jack) Boyd, who became very ill beginning in 1875. Before and after Jack's death in August 1878, Judge Niles's diary recounted his long daily trips to Jack's sizable farm in the country, where he spent considerable time helping Alice oversee the crops, animals, and workers. The Judge acquired 401 North Huntington in 1873 from William W. Baccus, naming his son-in-law Jack as trustee. In 1877, Niles foreclosed on that deed of trust and became the sole owner, no doubt due to Jack's deteriorating physical condition.[10] In October 1878, Judge Niles noted in his diary that Alice and her four children had moved to the Baccus house. Very little is known about Baccus; William Baccus does appear in

[9] Fenwick, Mary. "Attala County History 1865-1875," Kosciusko-Attala History. (Marceline, Missouri: Walsworth Publishing, 1976), page 104.
[10] Attala County, Mississippi, Deed Book Q, pg. 457.

Attala County cemetery records with the dates 1836 to 1885, as well as Kittie Comfort Baccus, presumably his wife, with the dates 1836 to 1883.[11]

Gaps in archival materials make it impossible to definitively establish a precise date of construction for the Niles House: most records were destroyed when the courthouse burned in 1858 and 1896; the earliest extant Sanborn map of Kosciusko dates from 1932; and Judge Niles's diary does not describe family dwellings or property transactions. Despite this, re-recorded Attala County deeds establish that the Niles House was extant prior to 1858. William Baccus acquired the property in 1869 from Shelmon Durham. In two deeds dated 1858 and 1861, Durham acquired adjoining tracts from the heirs of Chafian Smith and another individual. The 1858 deed conveyed "a one acre lot in the town of Kosciusko on which Shelmon Durham now lives."[12] This is the earliest known reference to a dwelling on this lot and leads to the conclusion that the present house was extant on the lot purchased by William Baccus. Judge Niles's holdings in town have also been documented using manuscripts, publications, deeds, and family interviews, and it has been established that he created a family compound in the northeast section of Kosciusko with land purchased in 1858, followed by acquisition of 401 North Huntington in 1873. Moreover, the physical evidence at 401 North Huntington supports a circa 1850 date: the extended hall-and-parlor plan with two front doors leading to two parlors, side gables with end chimneys, nine-over-nine windows, handmade mantels, and very simple interior details and craftsmanship.

Today, the Niles House is worthy of individual listing on the National Register of Historic Places as a rare surviving, vernacular galleried, extended hall-and-parlor plan cottage of the antebellum period. It is the oldest and best-preserved examples of its type and period in Kosciusko. It retains a very high degree of architectural integrity and workmanship, as well as integrity of location, setting, feeling, and association.

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[11] Fenwick, Mary. Attala County Cemetery Records. Unpublished manuscript by Jason Adams Niles's great granddaughter.

[12] Attala County, Mississippi, Deed Book A, pg. 168.

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Kosciusko, Mississippi. Mary Fenwick papers, great granddaughter of Jason Adams Niles. "Attala County Cemetery Records."

McMillan, Edward. "Religion in Kosciusko." Journal of Mississippi History. Volume 13, July 1951.

MS Department of Archives and History, Jackson. Attala County File.

MS Department of Archives and History, Jackson. Judge Jason Adams Niles Diary, microfilm.

Wallace, J. H. "Kosciusko in the Early 1900s." Kosciusko Weekly News. 1916.

Wiltshire, Betty Couch. Attala County Pioneers. Bower, MD: Heritage Books. 1991.

BOUNDARY DESCRIPTION

The house and lot formerly owned and occupied by Sarah S. Niles, now deceased, and commonly known as Number 401 North Huntington Street in the City of Kosciusko.

This property is located in the Southeast corner of Lot 181, according to Mercer's Map and Survey of the City of Kosciusko, dated 1900, and according to W.L. Caldwell's Official Map of the City of Kosciusko, Mississippi, dated 1938.

This is part of the same property conveyed by Mrs. Alice R. Boyd to J.S. Niles by a Deed dated July 13, 1936, recorded in Attala County, Mississippi Land Deed Book 100, at page 60, and constitutes all of said Deed by the said J.S. Niles and his successors in title. The property conveyed is bounded on the South by an alley connecting Huntington Street and Natchez Street, bounded on the East by Huntington Street, bounded on the North by property conveyed by J. S. Niles and wife, to W. L. Jordan dated April 23, 1937, recorded in Attala County, Mississippi Land Deed Book 100, at page 439, and property conveyed by J. S. Niles and wife, to L. F. Peacock by Deed dated October 15, 1937, recorded in Attala County, Mississippi land Deed Book 103, at page 234, and bounded on the West by property conveyed by Mrs. Sarah C. Niles and Miss Sarah S. Niles to Mrs. Leslie B. Crosby by Deed dated April 16, 1945, recorded in Attala County, Mississippi Land Deed book 120, at page 108.

This is the same property described in Deed from Henry C. Niles III, to Mark Brown Jordan and wife, Rochelle R. Jordan, dated July 26, 1996, and recorded in Attala County, Mississippi Land Deed Book 553, at page 17.
Dated October 16, 1996

BOUNDARY JUSTIFICATION

The boundaries recorded in the Attala County, Mississippi Land Deed Records, at the Attala County Courthouse in Kosciusko, for 401 North Huntington comprise the entire nominated property.

PHOTOGRAPHS

For all photos:
Niles House
Kosciusko, Attala County, Mississippi
C.W. Adams
June 1997
MS Department of Archives and History

EXTERIOR

Photo #	
1	Facade, view to west
2	Front gallery, view to southwest
3	Side elevation (north), view to southwest
4	Side elevation (north), side porch, view to south
5	Rear elevation (west); porte cochere, side elevation (south), view to northeast
6	Side elevation (south), view to northwest

INTERIOR

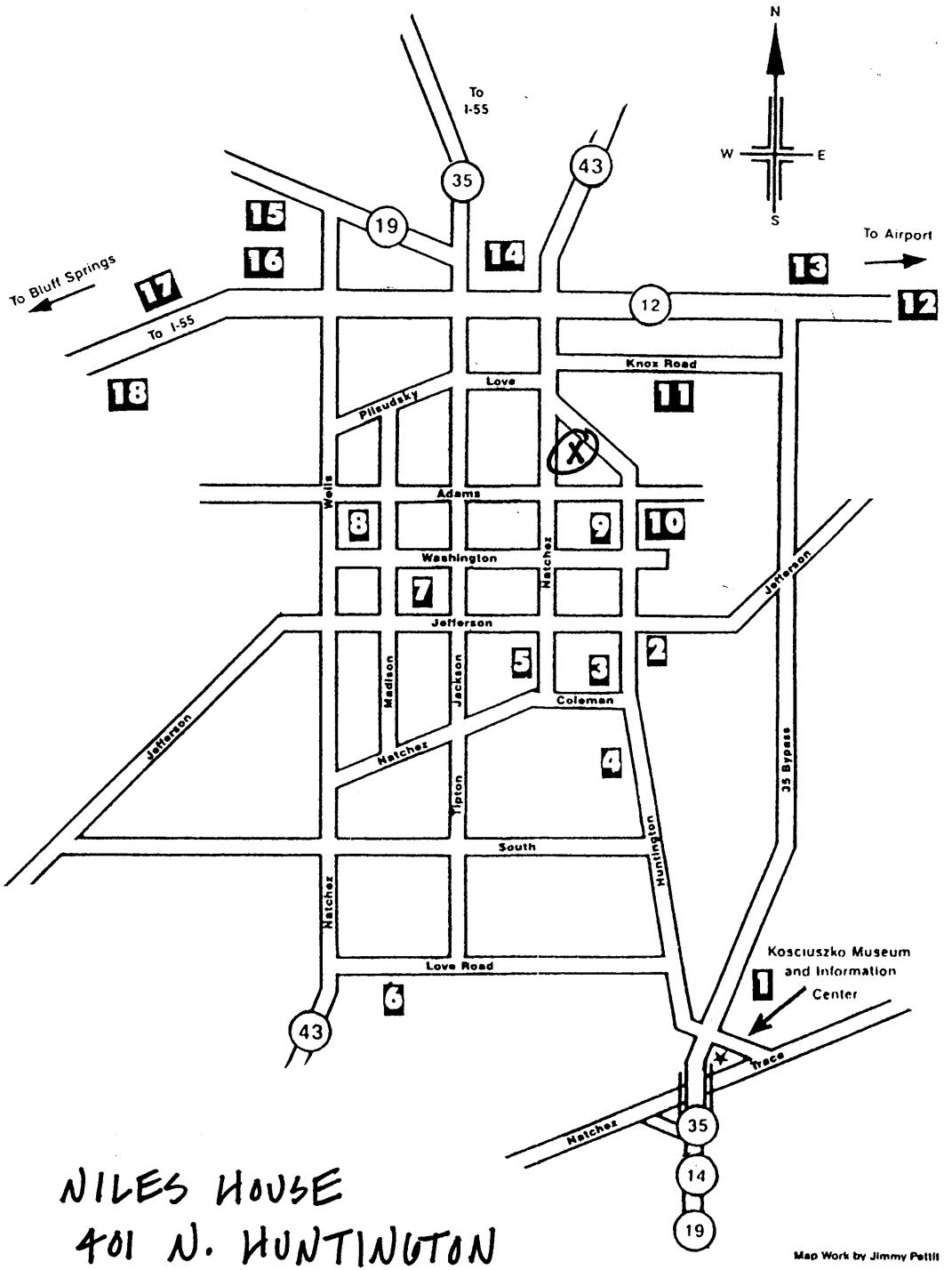
Photo #	
7	North parlor, view to northeast
8	Mantel, north parlor, view to north
9	Door between parlors, view to south
10	South parlor, view to southeast
11	Mantel, south parlor, view to southwest
12	Base panel in south parlor and hallway, view to west
13	Bathroom, view to southwest
14	Mantel, rear bedroom, view to west
15	Dining room, view to northwest
16	Kitchen, view to north

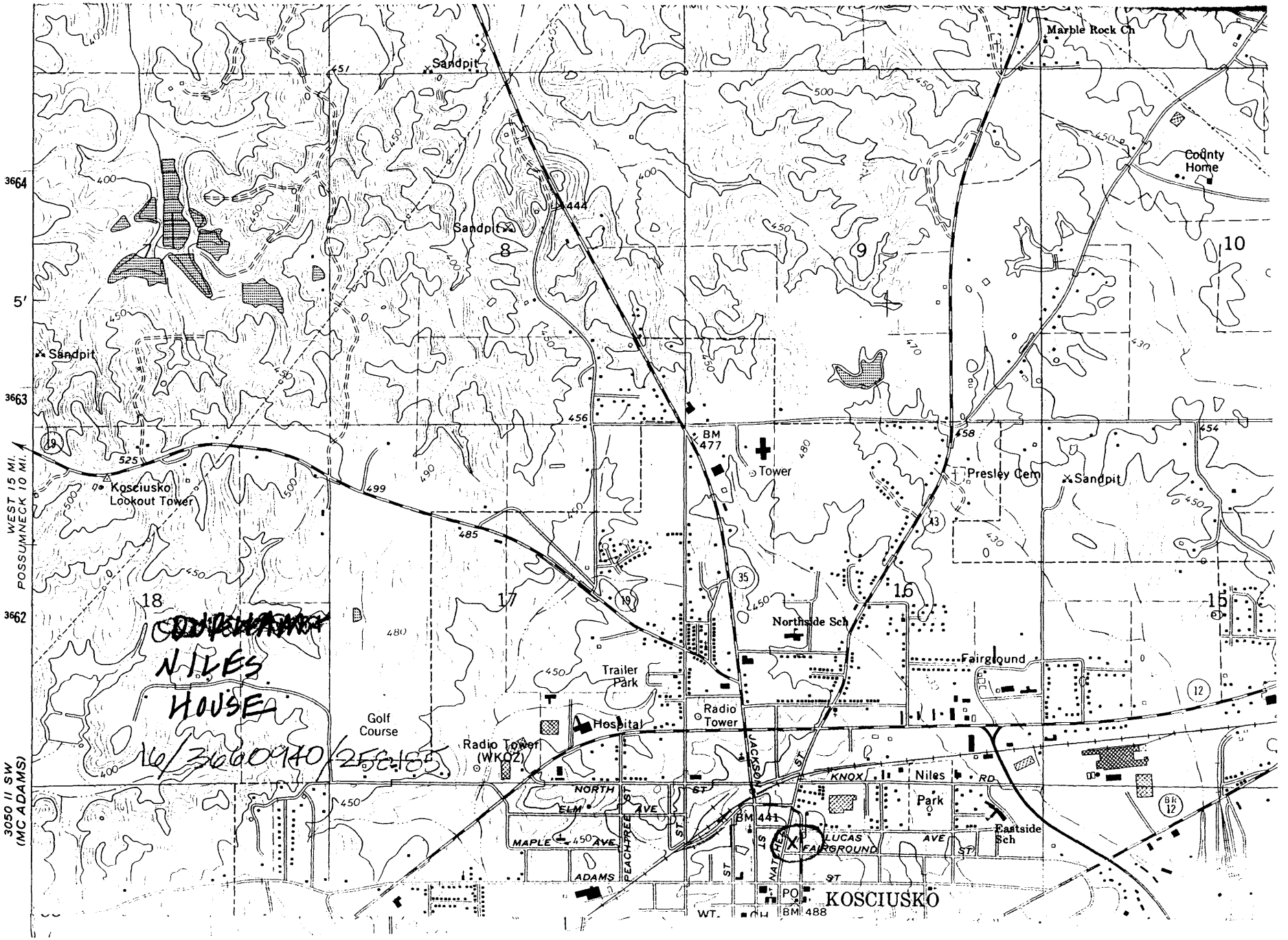
KOSCIUSKO

Points of Interest

1. Information Center
2. Chamber of Commerce
3. Library
4. Kelly Statue
5. Redbud Springs Bicentennial Park
6. Hugh Ellard Park
7. Downtown Courthouse Square
8. City Hall
9. Post Office
10. Cultural Center
11. Jason Niles Park
12. Oprah Winfrey Road, Church
13. Coliseum
14. Northside Park
15. State Veteran's Home
16. Hospital
17. Parkway Plaza Shopping Center
18. Lawrin Lighting Outlet Store

KOSCIUSKO • ATTALA CHAMBER OF COMMERCE
ESTABLISHED 1935





Marble Rock Ch
Sandpit
County Home
Sandpit
Sandpit
Kosciusko Lookout Tower
WEST 15 MI.
POSSUMNECK 10 MI.
3664
5′
3663
3662
3050 II SW
(MC ADAMS)
BM 477
Tower
Presley Cem
Sandpit
Northside Sch
Fairground
Trailer Park
Radio Tower
Hospital
Golf Course
Radio Tower (WKOZ)
NILES HOUSE
16/3660940/258185
NORTH ST
ELM AVE
MAPLE AVE
ADAMS ST
PEACHTREE ST
JACKSON ST
NATCHEZ ST
KNOX RD
Niles Park
LUCAS AVE
FAIRGROUND ST
Eastside Sch
BM 441
PO
BM 488
KOSCIUSKO

photo 5

photo 4

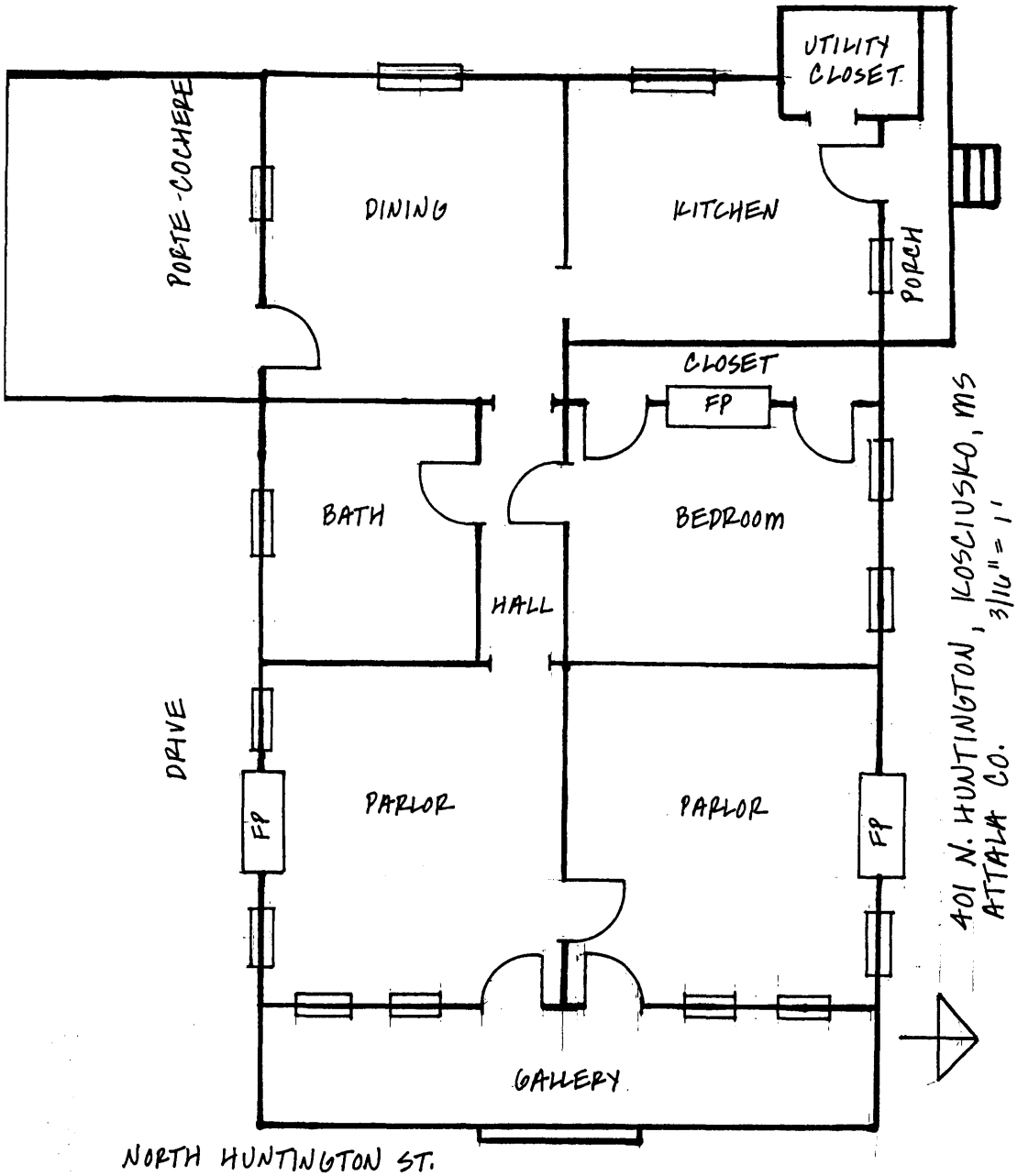


photo 2

NILES HOUSE

photo 6

photo 1

photo 3



~~Duckham~~ - Nills House

Kosciusko, Attala Co, MS

Facade

view to west

Photo 1/16



~~Durham~~ - Nills House

Kosciusko, Attala Co, MS

Gallery

view to SW

Photo 2/16



~~Duckum~~ - Nills House
Kosciusko, Attala Co., MS
side elevation
view to sw
Photo 3/14



~~Duckworth~~ - Nilis House
Kosciusko, Attala Co, MS
side elevation, side porch
view to south
photo 4/14



~~Portman~~ - Nilis House
Kosciusko, Attala Co., MS
rear elevation, porte cochere
view to NE
photo 5/16



~~[illegible]~~ = Nills House

Kosciusko, Attala Co, MS

side elevation

view to NW

photo 4/16



~~Durham~~ Nilis House
Kosciusko, Attala Co, MS
north parlor
view to NE
photo 7/16



~~Duncan~~ Nills House
Kosciusko, Attala Co, MS
mantel, north parlor
view to north
photo 8/14



~~Duff Hom~~ Nills House
Kosciusko, Attala Co. MS
door between parlors
view to south
photo 9/14



~~Dirham~~ - Nills House

Kosciusko, Attala Co. MS

South parlor

view to SE

photo 10/16



~~Duckett~~ - Nilus House

Kosciusko, Attala Co. MS

mantel, south parlor

view to SW

photo 11/16



~~Oxford~~ - Nilis House
Kosciusko, Attala Co. MS
base panel ; hallway
view to West
photo 12/16



~~Durham~~ - Nilus House

Kosciusko, Attala Co. MS

bathroom

view to SW

photo 13/16



~~Duchamp~~ - Nills House
Kosciusko, Attala Co. MS
mantel, rear bedroom
view to West
photo 14/16



~~Durham~~ Nils House
Kosciusko, Attala Co. MS
dining room
view to NW
photo 15/16



~~Oklahoma~~ Nilus House
Kosciusko, Attala Co. MS
kitchen
view to north
photo 14/16