

United States Department of the Interior
National Park Service

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1 Name of Property

historic name Simmons House

other names/site number _____

Name of Multiple Property Listing N/A

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

2. Location

street & number 120 McLarty Circle not for publication

city or town Water Valley vicinity

state MS county Yalobusha zip code 38965

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
hereby certify that this X 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 X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: ___ national ___ statewide X local

Applicable National Register Criteria. ___ A ___ B X C ___ D

Kate Blount Director 12-16-19
Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

State or Federal agency/bureau or Tribal Government _____

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper _____ Date of Action _____

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

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

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
3		buildings
		site
		structure
		object
3	0	Total

Number of contributing resources previously listed in the National Register: 0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

Domestic: Single Dwelling

Domestic: Hotel (inn)

Domestic: Secondary Structure

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

Greek Revival

foundation: brick

Italianate

walls: wood

stucco over brick (kitchen)

roof: asphalt

other: _____

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Narrative Description

Summary Paragraph (Briefly describe the current, general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The Simmons House is a two-story, clapboard I-house, facing west, constructed in a combination of the Greek Revival and Italianate styles popular in mid-19th century Mississippi, referred to as the Greco-Italianate Style. It is situated on a large lot located south-east of downtown Water Valley, Mississippi. The three-by-one bay, side-gabled I-house has a two-story gable roofed rear wing which is attached to the original one-story brick kitchen. The house retains a high degree of architectural integrity and exhibits significant features such as a two-story pedimented portico of octagonal columns, incomplete cornice returns, a bracketed frieze, and a balcony enclosed by a jigsaw balustrade. The interior retains the majority of its original features with the exception of two fireplace mantles, replaced c. 1910, in two parlors and replacement one-over-one windows in the front part of the house. All of these changes are minor.

Narrative Description (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

The Simmons House is a two-story, clapboard I-house, facing west, constructed in a combination of the Greek Revival and Italianate styles popular in mid-19th century Mississippi, referred to as the Greco-Italianate Style. It is situated on a large lot located south-east of downtown Water Valley, Mississippi. The three-by-one bay, side-gabled I-house has a two-story gable roofed rear wing which is attached to the original one-story brick kitchen. The house rests on brick piers with concrete block infill. The asphalt shingle roof is trimmed with a bracketed frieze and molded cornice with incomplete returns. The rear wing does not have a bracketed frieze. The interior chimneys have been removed above the roof.

The façade is dominated by a centrally located tetra-style portico composed of paneled, octagonal columns, which are not equally spaced. The columns have molded capitals, and the bases have been altered from their original design. The effect of column capitals is produced by the use of a simple band of molding a short distance below the top of the each of the columns. The tympanum of the portico is clad in lap siding with a centrally located jigsaw ventilator. The porch is accessed by set of concrete steps which replaced the original wooden porch steps in the 1940s or 50s. The original porch deck has been replaced with modern wood porch flooring. The ceiling of the portico is plaster, painted a light blue. There are three bays on the façade: the entrance flanked by paired, floor-length, one-over-one double-hung wood sash, dating to 1910. The center entrance features a single-leaf four-paneled door with a two-light transom and four-light sidelights set above molded panels. The transom is centered over the door while the sidelights continue to the top of the door surround. The upper level of the main elevation features the same fenestration and door and surround treatment, but without a transom. The upper level door opens onto a one-bay cantilevered balcony with drop pendants enclosed with an elaborate jigsaw balustrade. The gable ends of the front part of the house have floor length paired one-over-one windows. These windows were probably installed circa 1910 to replace earlier multi-paned sash such as the six-over-six sash found in the rear ell. Each gable of the front part of the house has a jigsaw ventilator similar to that in the portico.

The rear two-story wing does not have the bracketed cornice of the front part of the house and has six-over-six double-hung windows and single-leaf semi-glazed doors. The north elevation of the rear wing has a recessed double-tiered porch supported with simple wood tapered box columns and a jigsaw balustrade similar to that

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of the front balcony. This wing has an interior gable end chimney that has been removed and roofed over. The one-story original brick kitchen is attached to the eastern end of the rear wing and has a large multi-light "picture window" on the north end and a modern double-leaf multi-light door on the east end sheltered by a non-historic pent roof and accessed by a handicap ramp. An enclosed porch, added circa 1950, stretches along the southern side of the rear wing.

The interior of the house is arranged in typical I-house fashion, with a center hall single pile plan with a one room rear ell. The front door opens into a small vestibule which in turn opens into two parlors on the north and south as well into the stair hall, to the east. The stair hall is accessed via a rectangular cased opening accented by a decorated wooden inset semicircular arch supported by modillion brackets; the open corners between the arch and the cased opening are infilled with jigsaw ornament. The staircase, with a balustrade of turned balusters, newel post, and a molded handrail, rises against the southern wall of the stair hall to the second floor. Straight ahead a single-leaf four-panel Italianate door opens onto the side porch that shelters the south side of the rear ell. The north parlor has robust Italianate door and window trim with an early dark varnish and a later circa 1910 fireplace mantel in the Colonial Revival style. The mantel retains its original finish and is composed of slender colonnettes set on pedestals; over the mantel shelf is an inset beveled oval mirror. The hearth is covered in its original ceramic tiles. The firebox has been altered for the insertion of a gas heater. The south parlor has identical woodwork but without the dark finish. The mantel here was also replaced circa 1910 with a Colonial Revival style mantel with a square mirror. It retains its original coal grate but a gas heater has been installed in front of it.

A four panel Italianate door located in the eastern wall of the south parlor leads into the original cross hall, originally containing the rear stairs but now divided equally into a non-historic bathroom and a small vestibule from which the glassed in circa 1950 side porch (possibly a replacement for an early side porch) is accessed via an original exterior four panel Italianate door with a two-light transom. From this vestibule access is gained through a four panel Italianate door, on the east, from this room to the dining room. The door and window trim in the dining room is similar to that in the parlor but this room retains its original mantelpiece, a typical form for this period composed of pilasters supporting a simple frieze and mantel shelf. The windows here are the original six-over-six double-hung sash. Beyond the dining room and accessed by a four panel Italianate door to the right of the fireplace is the original brick kitchen. The kitchen is composed of two roughly equal spaces separated by an original brick wall with a single door opening. All of the finishes in the kitchen are non-historic. The dining room opens via a non-historic multi-light single leaf door to the side porch, on the north.

The second-floor plan mirrors that of the first with similar doors, door and window trim, and original pilaster and frieze mantelpieces. Each of the three second floor bedrooms contains original closets next to the fireplaces, with the bedroom over the dining room having two, one on each side of the fireplace. Leading onto the second floor of the side double tiered porch are two original partially glazed single leaf doors composed of four lights over three vertical panels; one door from the rear bedroom and one from the former cross stair hall which now contains a bathroom. The windows throughout the second floor are notable for how close their sills are to the floor.

The original wood flooring is intact throughout the house except for the two front bedrooms where the flooring has been overlaid with new wooden flooring in the 1950s. Most of the interior doors retain their original rim locks.

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Also located on the property are two surviving outbuildings. One, a single pen outbuilding of unknown use to the rear- east- of the house is in poor condition. The other, located closer to the house on the south side, is a single pen, gable roofed, clapboarded structure, in good condition but also of unknown use.

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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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

Circa 1870

Significant Dates

Circa 1870

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation (if applicable)

Architect/Builder

unknown

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Statement of Significance

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Simmons House derives its significance from its architectural character (Criterion C). The house is one of the oldest houses surviving in Water Valley and one of three with features of the Greek Revival and Italianate Styles (Greco-Italianate). The other two are "The Cedars" at 211 Wood Street, built circa 1864, and 311 Wood Street, constructed circa 1870. The house was built circa 1870 by William Simmons (1816 – 1873) and his wife Charlotte Virginia Collins Simmons (1833-1923) on property he purchased in 1856. The house retains a high degree of integrity from its construction date and compares favorably with other houses from this period in this style located in the State of Mississippi. The Simmons House is therefore eligible for listing on the National Register of Historic Places as a locally significant example of the Greco-Italianate Style as found throughout the State of Mississippi in the post-Civil War/Reconstruction era. Other houses listed on the National Register that are significant for this architectural style include the James C. Purnell House, Winona, individually listed on July 12, 1990, and the L.M. New House, 715 N. Madison Street in Corinth, listed as a contributing element to the Midtown Corinth National Register Historic District on December 23, 1993.

Narrative Statement of Significance

 (Provide at least one paragraph for each area of significance.)

The Simmons House retains a high degree of architectural integrity and has such significant features as a two story pedimented portico of octagonal wooden columns, incomplete cornice returns and bracketed frieze, a balcony enclosed by a jigsaw balustrade, and a largely intact interior. Later alterations include a remodeling c. 1910 which replaced original fireplace mantels in the two parlors with Colonial Revival types and replaced original windows (probably six-over-six double-hung sash) with one-over-one sash in the front part of the house. All changes are minor.

The Greco-Italianate style is an example of a fusion of two popular architectural styles prevalent throughout mid-19th century Mississippi. The slightly earlier Greek Revival style first appeared in Mississippi in the 1830s in Natchez and is, as the name implies, a "revival" of the architecture of ancient Greece but using modern materials and for modern uses. The style was popularized first in Europe in the 1760s, finally making its way to the young United States in the early 19th century. It spread west from the old East Coast communities as settlers brought the style with them. Many popular pattern books and magazines helped spread the style, which is marked by symmetrical box-like structures incorporating classical columns and other classically derived elements.

The Italianate style, the other half of the Greco-Italianate style, became popular slightly later. The Italianate was inspired by the rural vernacular architecture of Italy and is more informal than the Greek Revival, characterized by lower pitched roofs, heavily bracketed cornices, paired windows and round arches. Very often houses built in the Italianate style use asymmetrical floor plans and towers. However, the Greco-Italianate style fuses the bracketed cornice and paired windows with the symmetry and columned porticos or galleries of the Greek Revival Style. Another feature usually found on the Greco-Italianate house is jigsaw woodwork. While not derived from either architectural precedent, jigsaw woodwork, while clearly reflecting the picturesque quality of the Italianate, is primarily the result of the spread after the Civil War of the newly developed jigsaw that for the first time made such elaborate woodwork quickly and easily accessible. Architectural historian, Richard Cawthon, documented forty-one extant buildings and eighteen demolished buildings in Mississippi combining Greek Revival and Italianate stylistic characteristics.¹ He classifies Greco-

¹ Cawthon, Richard. "Buildings Combining Greek Revival and Italianate Stylistic Characteristics, and "Bracketed Greek Revival" Buildings" identified as of 14 April 2008. Mississippi Departments of Archives and History, np.

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Italianate houses in Mississippi primarily in five forms: two-story porticoes, two-story colonnaded, two-story double-galleried, one-story porticoed, and one-story galleried. The Simmons House is an example of the two-story porticoed design and is very similar to two other wood-framed two-story porticoed Greco-Italianate houses in Corinth and Winona. The L. M. New House (1875) in Corinth is an I-house with three bays, a tetrastyle portico, bracketed cornice, and a Greek Revival entrance with sidelights and transom. Likewise, the J. C. Purnell House (1873) in Winona is an I-house with three bays (paired windows like Simmons), a tetrastyle portico, bracketed cornice, jigsaw balustrade, and a Greek Revival entrance with sidelights and transom. Other two-story porticoed houses in Mississippi are brick or wood and double-pile with hipped roofs, but maintain the other Greco-Italianate characteristics. The Simmons House clearly exemplifies the hallmarks of this style with its Greek Revival symmetry, paired windows, tetrastyle portico, bracketed cornice, and jigsaw woodwork.

The Simmons house was built about 1870 by William and Charlotte Virginia Collins Simmons. They had purchased a large tract of land from the New York and Mississippi Land Company in 1852 for \$1900. In the 1870s, William Simmons was a dry goods merchant with real estate valuing \$13,000 and personal property valued at \$1,000, as reported in the census. At the time, four children- William, 21 years of age; Kate, 10 years old; Robert, 7 years old; and Joseph, 5 years old- lived in the house.² William Sr. was born in Connecticut and died in Water Valley in 1873. Charlotte was from Tennessee and passed away in 1923 in Water Valley.³ The house had many owners until it was purchased in 2015 by Dr. Gil and Jerri Anne Davis who are now (2019) rehabilitating it for use as an inn and event venue.

History of Water Valley

Water Valley is located in Yalobusha County, in north Mississippi. Established on December 23rd, 1833, most of Yalobusha County is located in territory acquired from the Choctaw Indians, in the Treaty of Dancing Rabbit in 1830. Yalobusha is an Indian word meaning "tadpole place."⁴ Emigration into the county was rapid during the 1830s and 1840s from eastern and northern states as well as from older settled parts of Mississippi. On March 27, 1834, Coffeerville was named the county seat in honor of General John Coffee.⁵ The first white settlement in the area that was to become Water Valley was a house erected by George W. Humphreys in February of 1834. Humphreys was soon followed by John Falkner and others who built small cabins in the area. In 1839 the Humphreys land, which would eventually become the northern portion of Water Valley, was purchased by Rasha Robinson. That same year Henry Carr bought out Falkner and part of the Robinson land that would later become the commercial center of Water Valley.⁶

In 1837, G.B. Ragsdale, one of the early settlers in the northeastern portion of the county, established a stagecoach stand near Water Valley, and a post office was opened in 1844. In 1847 the post office and stagecoach stand were moved to land owned by Carr, and the name was changed from Ragsdale's Stand to Water Valley. The settlement grew slowly with the establishment of a blacksmith shop in 1841, a Presbyterian church in 1843, and a Methodist church and doctor's office of Dr. P. G. Woods in 1845. Capt. P. D. Woods, brother of P.G. Woods, opened an extensive dry goods and grocery business in 1850 in Water Valley, the post

² United States Federal Census, 1870, listing for William Simmons, Yalobusha County, MS.

³ Findagrave.com. Records for William and Charlotte Simmons.

⁴ Rowland, Dunbar. Mississippi Volume 1 L-Z. Spartanburg, South Carolina: The Reprint Company, 1976 reprint of the 1907 edition, p. 994.

⁵ *Ibid*, p. 995.

⁶ "Early Years of Water Valley," Watermelon Carnival Souvenir Program (1985).

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office was moved to his store, and Capt. Woods was named postmaster. Additional stores continued to open in Water Valley, mostly selling dry goods and groceries.⁷

In 1852, the Mississippi Central Railroad was chartered to build a line from Canton, Mississippi to Jackson, Tennessee in order to provide rail service to the northern towns in the state, including Water Valley.⁸ Construction on the line began at both ends working toward the middle. By March of 1858 the New Orleans, Jackson and Great Northern Railroad, was completed from New Orleans to Canton. The rail road changed names north of Canton Mississippi and was called the Mississippi Central Railroad. The line to Jackson Tennessee was completed on January 31, 1860, when the last spike on the Mississippi Central Railroad was driven in Winona.⁹ With the building of the railroad and the selection of Water Valley as the railroad headquarters, the town quickly became the largest settlement in the county. In 1857, a hotel and drug store opened and a year later, on April 28, 1858, the town was chartered with 300 residents.¹⁰

In the winter of 1862, Major General Ulysses S. Grant's first overland approach to capture Vicksburg was down the line of the Mississippi Central Railroad, and Water Valley was occupied by Federal troops on December 4, 1862, as Grant moved south toward Grenada. The Confederate cavalry raid on Holly Springs on December 20, 1862, however, forced Grant to abandon his campaign and withdraw from the line of the Mississippi Central Railroad.

The railroad was partially destroyed during the Civil War, but was rebuilt by 1866, and a new two-story railroad office building was constructed in Water Valley. Before the war, the first repair shop for the railroad was located in Holly Springs; after the war, the repair shop was moved to Water Valley and a large well-equipped shop facility was set up north of the division offices. As the railroad business continued to grow, so did the shops.¹¹

By 1871, around the time that the Simmons House was built, there were ninety-five businesses in Water Valley, including saloons, merchandise businesses, hotels, meat markets, confectionery, horse and wagon services, stables, billiards, restaurants, and drug stores.¹² The railroad shops and Yocona twine mill helped to spur additional growth that supported these businesses.

In the late summer of 1878, a Yellow Fever epidemic struck the South, and the first case in Yalobusha County was reported in Water Valley. As the cases of Yellow Fever spread many people left town and others that stayed were quarantined. All business in Water Valley was interrupted and stores closed leaving Water Valley a ghost town for a short period of time. There were 300 cases of Yellow Fever in the town, resulting in at least 75 deaths.¹³ Nevertheless, by 1880, the population of Water Valley had grown to 2,200. In 1882, the Illinois Central Railroad company took over the Mississippi Central line which gave the Illinois Central a route from Chicago to New Orleans.¹⁴ The headquarters for the Mississippi Division of Illinois Central was located at Water Valley, and the new owners expanded the shops there. The first Sanborn Map of the town was printed in 1885 and shows a well-developed commercial area along Main Street with many of the buildings that appear

⁷ Ibid.

⁸ Yalobusha Historical Society. *Yalobusha County History*. Dallas, Texas: National Share Graphics, Inc., 1982., p. C-10.

⁹ *Oxford American Eagle* (Oxford, Mississippi), 17 September 1986.

¹⁰ "Water Valley Sesquicentennial 1858-2008," *North Mississippi Herald* (Water Valley, Mississippi), 2008. p. 29.

¹¹ Yalobusha Historical Society. *Yalobusha County History*. Dallas, Texas: National Share Graphics, Inc., 1982., p. C-12.

¹² Ibid, p. C-21.

¹³ "The Yellow Fever Epidemic," Watermelon Carnival Souvenir Program (1985).

¹⁴ *Oxford American Eagle* (Oxford, Mississippi), 17 September 1986.

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on that map surviving to this day. At that time there were four railroad lines that ran parallel to Main Street next to the depot that narrowed down to three then two lines to cross the railroad bridge north of Wood Street. The lines then expanded to five north of Martin Street with an additional two branching off to the railroad yard and round house.

By 1890, the population of Water Valley had increased to 2,832, likely due to the expansion of the railroad shops.¹⁵ In that same year, a vegetable canning plant located at the south end of Main Street, and in 1894 an early ice plant in Mississippi opened in Water Valley.¹⁶ The two-story Yalobusha County Courthouse was completed in 1896, Water Valley having been named the county seat in 1873. By 1898, the Sanborn Map shows Main Street with the majority of the lots built out all the way from the intersection with Dupuy Street on the south and Martin Street on the north.

By 1900, the population of Water Valley had increased to 3,813, and two passenger trains and 28 freight trains passed through the town every day.¹⁷ Around 800 people were employed by the railroad in the various departments during this time. The 1903 Sanborn Map shows a fully built out Main Street with only a couple of vacant lots north of Dupuy Street. In 1910, the population of Water Valley had jumped again to 4,275. On the 1910 Sanborn Map the same number of commercial buildings appear; however, there is an increase in structures associated with the railroad, including several seed houses, a coal bin, large cotton platform, cattle pen, and several lumber piles. A new spur line also appears west of the railroad depot while the other lines remain east of the depot. The number of lines branching off at the line for the railroad yard also increases substantially. The Yalobusha County Courthouse burned in 1912 and was rebuilt in 1913.

Water Valley reached its highest population in 1920 with 4,315 inhabitants.¹⁸ In 1923 a Coca-Cola bottling plant opened, operating until 1972. Main Street, as well as other streets in Water Valley, was paved in 1925 and became Highway 51. The 1925 Sanborn Map shows a substantial change in the railroad with only two lines running through town, a decrease in the number of lines running to the rail yard, and the majority of the buildings that appeared on the 1915 map in conjunction with the railroad now gone. The Yocona Mill, the largest twine mill at the time, burned in 1926 and was not rebuilt. The decline of the importance of the railroad in Water Valley accelerated in 1927 when a system-wide consolidation of heavy repair facilities moved most of the men and equipment to Paducah, Kentucky.¹⁹ Water Valley lost 500 families who moved to Kentucky to work in the new facility.²⁰ In 1928, the Stave Mill and Kraft Cheese Plant opened and a new city power plant opened south of the commercial center of town, replacing the earlier steam plant with a new diesel plant to generate electricity. It was established by the Rotary Club whose members bought stock in the Plant.²¹

By 1930 all of the railroad shops and the switching yards had been removed, resulting in a decrease of population to 3,738. Despite the opening of a broom factory and an axe-handle factory in 1932, the population continued to decrease and by 1940, hit the 3,340 mark. In 1945, the railroad dealt Water Valley another blow by moving the Mississippi Division headquarters to Jackson, Tennessee. After World War II, the freight business along the rail line declined steadily. A small glimmer of hope for Water Valley came on February 28, 1946 when the dry goods wholesaler Rice Stix opened a factory. The building would see a number of uses

¹⁵ "Facts About Mississippi and Yalobusha County," Watermelon Carnival Souvenir Program (1985).

¹⁶ "A Capsule History of Yalobusha County," Watermelon Carnival Souvenir Program (1980).

¹⁷ *Oxford American Eagle* (Oxford, Mississippi), 17 September 1986.

¹⁸ "Facts About Mississippi and Yalobusha County," Watermelon Carnival Souvenir Program (1985).

¹⁹ Yalobusha Historical Society. *Yalobusha County History*. Dallas, Texas: National Share Graphics, Inc., 1982.

p. C-12.

²⁰ *Oxford American Eagle* (Oxford, Mississippi), 17 September 1986.

²¹ "A Capsule History of Yalobusha County," Watermelon Carnival Souvenir Program (1980).

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including the Big Yank Corporation which operated the factory until the 1980 producing jeans, jackets, knits, and work clothes. Water Valley's population in 1950 had dropped to 3,213 and in 1960 to 3,206. A small gain to the population occurred in 1970 rising to 3,285 and in 1980 rose to 4,147. The last train that ran through Water Valley was in February of 1982. Two years later the rails and ties were taken up and sold.²² In 1990, Water Valley's population was 3,613 with only 64 people added to the town by 2000.

Nineteen years later, the population is 3,392, but the community benefits economically from being only a short drive from Oxford, Mississippi, home of the University of Mississippi. Water Valley Main Street Association has played a strong role in preserving the town's historic buildings, especially in revitalizing the commercial blocks along Highway 51, and in having Water Valley Main Street Historic District listed on the National Register in 2012.

²² *Oxford American Eagle* (Oxford, Mississippi), 17 September 1986.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

“A Bicentennial Look at American Progress Found in Yalobusha County and the City of Water Valley,” *North Mississippi Herald* (Water Valley, Mississippi). 1 July 1976.

Cawthon, Richard. “Buildings Combining Greek Revival and Italianate Stylistic Characteristics, and ‘Bracketed Greek Revival’ Buildings” identified as of 14 April 2008. Mississippi Departments of Archives and History, np.

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Rowland, Dunbar. Mississippi Volume 1 L-Z. Spartanburg, South Carolina: The Reprint Company, 1976 reprint of the 1907 edition.

Sanborn Fire Insurance Maps for Water Valley, Mississippi: 1885, 1890, 1893, 1896, 1903, 1910, 1925, 1932, 1929, 1932, 1940.

United States Federal Census, 1870, listing for William Simmons, Yalobusha County, MS.

Water Valley Historic District, National Register of Historic Places nomination form.

Water Valley Post Office, National Register of Historic Places nomination form.

“Water Valley Sesquicentennial 1858-2008,” *North Mississippi Herald* (Water Valley, Mississippi), 2008.

“Water Valley Watermelon Carnival Souvenir Program,” *North Mississippi Herald* (Water Valley, Mississippi). Issue: 1980, 1985, & 2000.

Yalobusha Historical Society. *Yalobusha County History*. Dallas, Texas: National Share Graphics, Inc., 1982.

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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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): 161-WTR-0219

10. Geographical Data

Acreage of Property approx. 2 acres
(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1	<u>Latitude 34,147530</u>	<u>Longitude -89,631552</u>	3	<u>Latitude 34,147063</u>	<u>Longitude -89,630704</u>
2	<u>Latitude 34,147521</u>	<u>Longitude -89,630691</u>	4	<u>Latitude 34,147060</u>	<u>Longitude -89,631635</u>

Verbal Boundary Description (Describe the boundaries of the property.)

The Simmons House sits in the middle of Yalobusha County parcel 00057 of Map 503K and is pt E pt Lot 323 (C-E). The lot is a rectangular one fronting on McLarty Circle that is 168' x 268' as described in Deed Book 20162/page 561.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries follow property lines of the parcel of land upon which the nominated resource is located.

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Yalobusha, MS
County and State

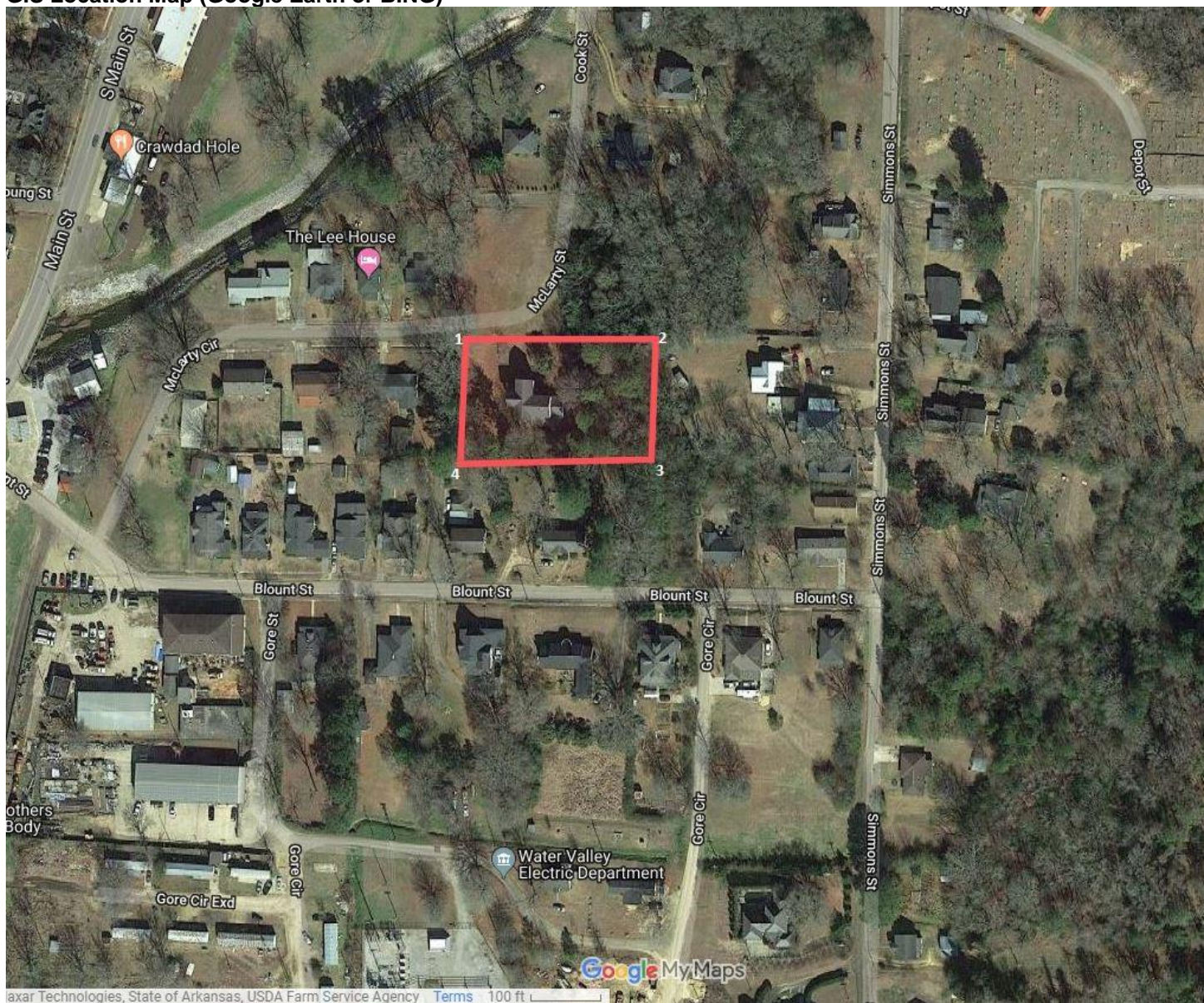
11. Form Prepared By

name/title Nancy Bell date 4/20/19
organization Vicksburg Foundation for Historic Preservation telephone 601-636-5010
street & number 1107 Washington Street email yburgfoundation@aol.com
city or town Vicksburg state MS zip code 39183

Additional Documentation

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**

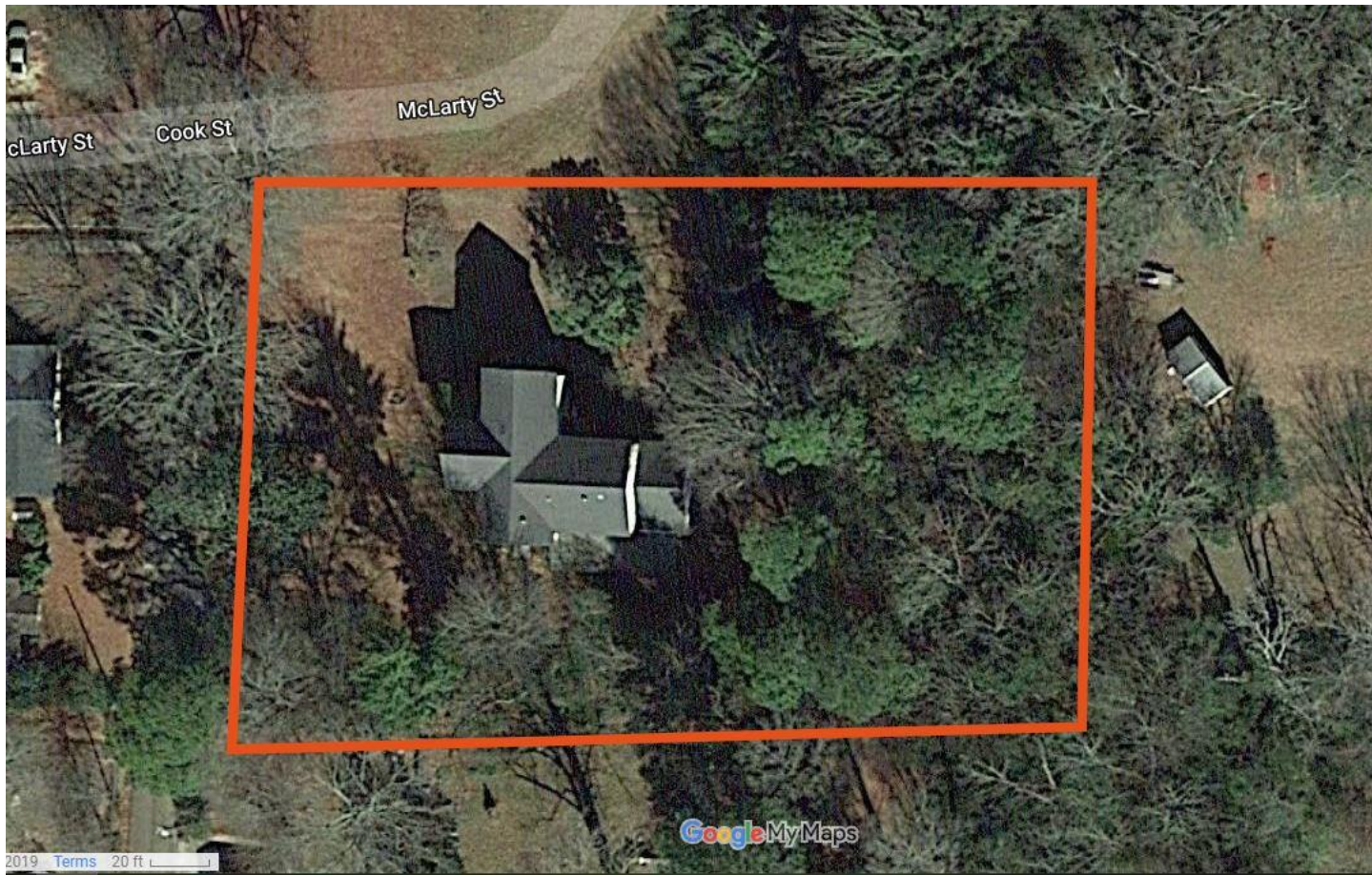


Simmons House

Yalobusha, MS

Name of Property

County and State



Simmons House

Yalobusha, MS

Name of Property

County and State

• Local Location

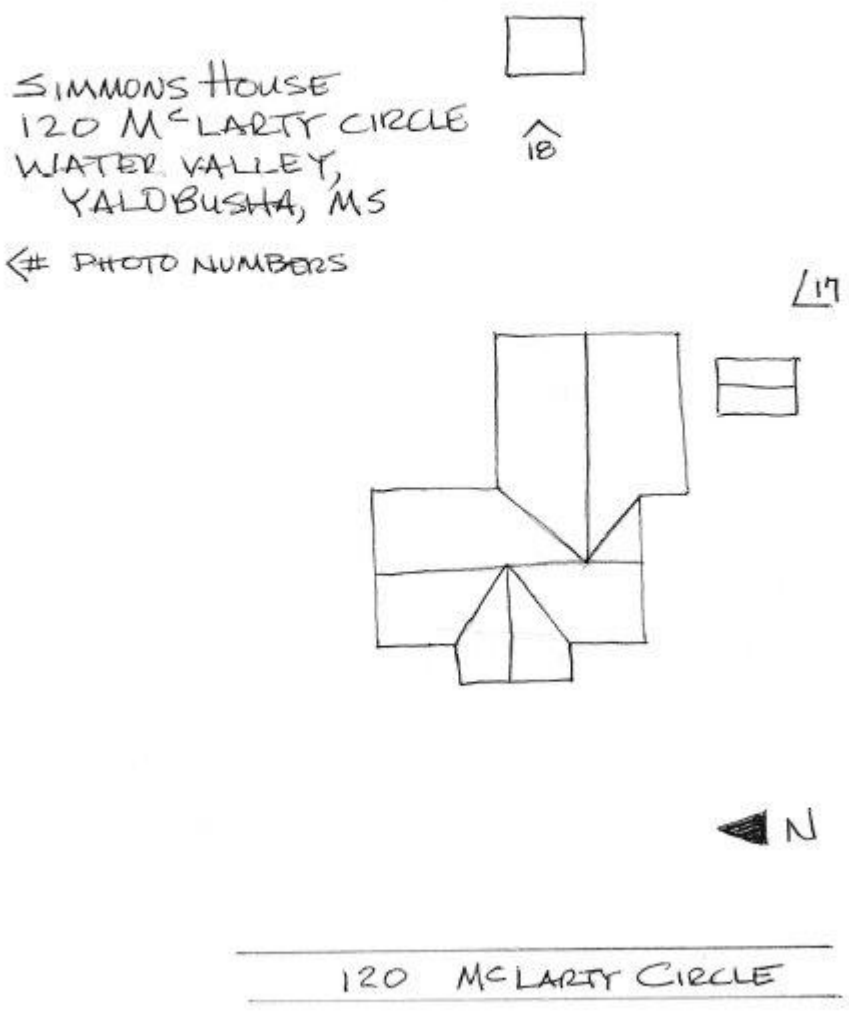


Map

Simmons House
Name of Property

Yalobusha, MS
County and State

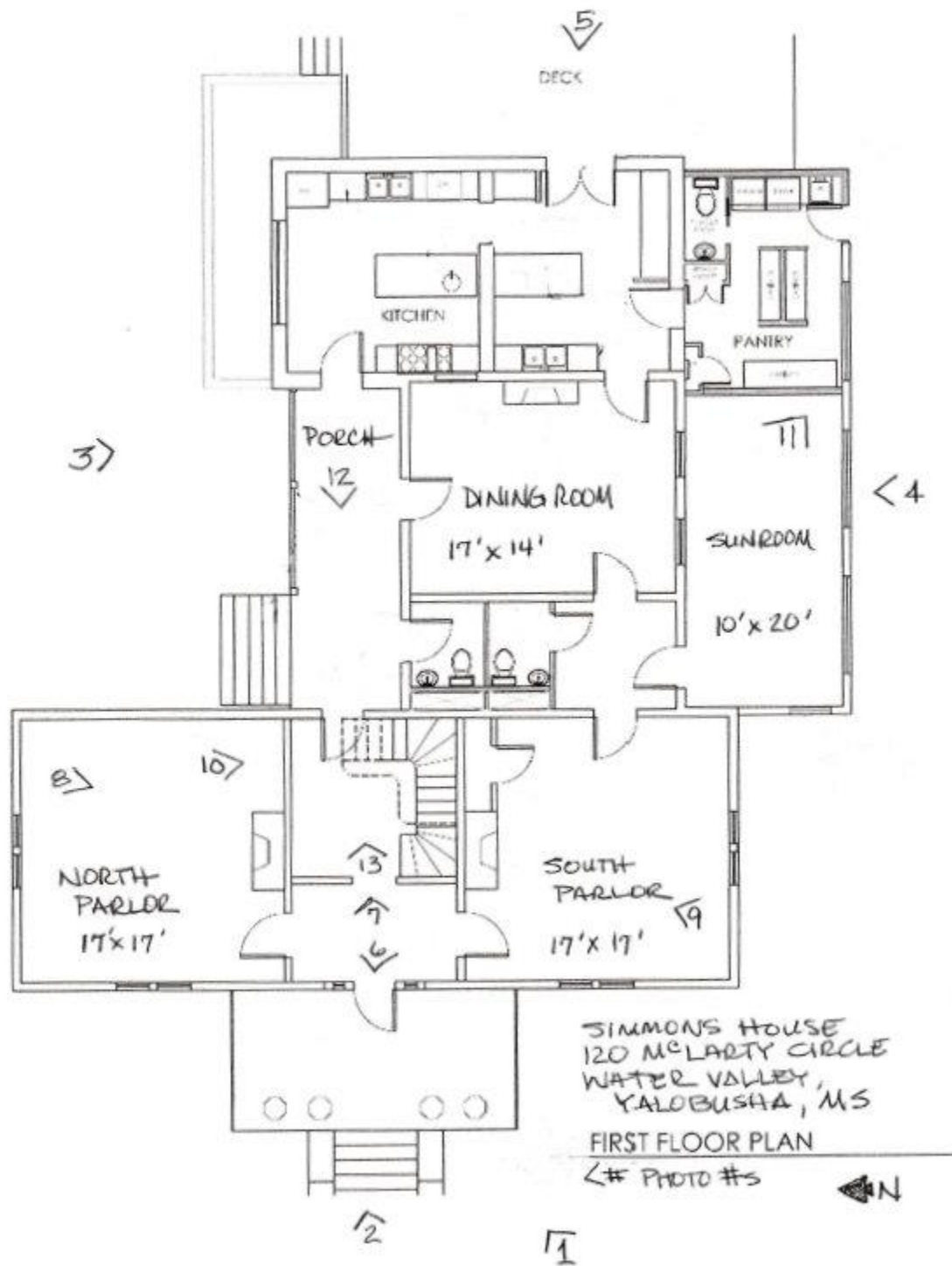
- Site Plan



- Floor Plans (As Applicable)

Simmons House
Name of Property

Yalobusha, MS
County and State

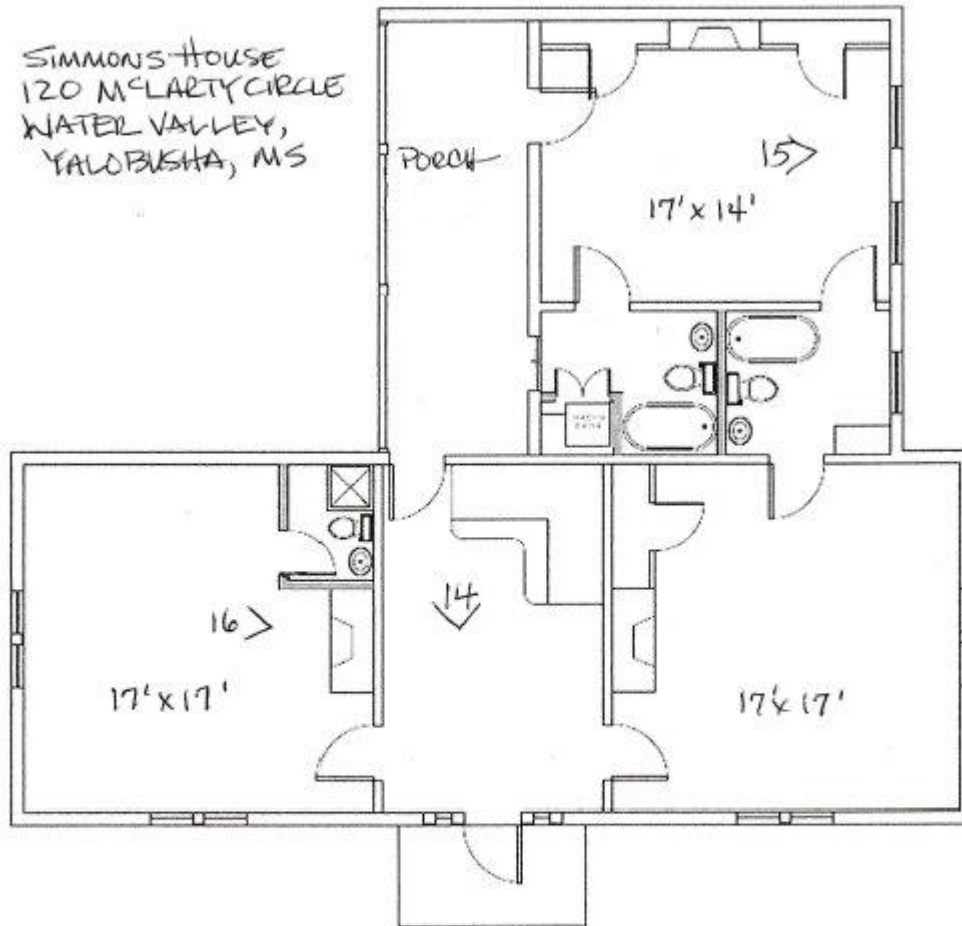


Simmons House

Yalobusha, MS

Name of Property

County and State



SECOND FLOOR PLAN

<# PHOTO #S



- **Photo Location Map** (Key all photographs to this map and insert immediately after the photo log and before the list of figures).

Photo locations are found on the site map and on the floor plans.

Simmons House
Name of Property

Yalobusha, MS
County and State

Photographs:

Submit clear and descriptive photographs under separate cover. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and does not need to be labeled on every photograph.

Photo Log

Name of Property: Simmons House
City or Vicinity: Water Valley
County: Yalobusha **State:** MS
Photographer: Nancy Bell
Date Photographed: February 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 façade (west elevation)
- Photo 2 front porch, view to east
- Photo 3 north elevation, view to south
- Photo 4 south elevation, view to north
- Photo 5 rear (east) elevation
- Photo 6 front door
- Photo 7 first floor, front hall, view to east
- Photo 8 first floor, north parlor, view to sw
- Photo 9 first floor, south parlor, view to ne
- Photo 10 first floor, north parlor, picture molding
- Photo 11 sunroom, south side
- Photo 12 first floor porch, north side, view to west
- Photo 13 staircase, view to east
- Photo 14 stair hall, second floor, view to west
- Photo 15 second floor, typical room
- Photo 16 second floor, typical mantel
- Photo 17 outbuilding on the south side
- Photo 18 outbuilding on the rear

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



MS_Yalobusha County_Simmons House_0001



MS_Yalobusha County_Simmons House_0002



OF

MS_Yalobusha County_Simmons House_0003



MS_Yalobusha County_Simmons House_0004



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MS_Yalobusha County_Simmons House_0007



MASSIE
INSURANCE
AGENCY

MS_Yalobusha County_Simmons House_0008



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