

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: 88001584

Date Listed: 9/26/88

Home Place

Yazoo

MS

Property Name

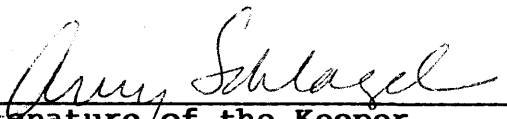
County

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

9/26/88
Date of Action

=====

Amended Items in Nomination:

Section #8 notes the local significance of the property, and therefore the box for "local" significance should be checked.

Discussed and concurred in by Mississippi SHPO on September 25,

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

RECEIVED

AUG 16 1988

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Home Place

other names/site number Champagne

2. Location

street & number S. side of Midway to Ebenezer Road, 2 mi. E of N/not for publication

city, town Benton

State Hwy. 433 X vicinity

state Mississippi

code MS

county Yazoo

code 163

zip code 39039

3. Classification

Ownership of Property

☒ private☐ public-local☐ public-State☐ public-Federal

Category of Property

☒ building(s)☐ district☐ site☐ structure☐ object

Number of Resources within Property

Contributing

2

1

3

Noncontributing

buildings

sites

structures

objects

0 Total

Name of related multiple property listing:

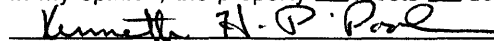
N/A

Number of contributing resources previously
listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.



Aug. 12, 1988

Signature of certifying official

Date

Deputy State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

☒ entered in the National Register.☐ See continuation sheet.☐ determined eligible for the National
Register. ☐ See continuation sheet.☐ determined not eligible for the
National Register.☐ removed from the National Register.☐ other, (explain:)

9/26/88

Signature of the Keeper

Date of Action

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)

Materials (enter categories from instructions)

Greek Revival

foundation brick

walls weatherboard

roof asphalt shingle

other N/A

Describe present and historic physical appearance.

Home Place Plantation is located on the southern side of the road leading from Midway to Ebenezer about two miles east of its intersection with State Highway #433 approximately six miles northeast of Benton, Mississippi. The plantation was established by Richard Swayze in 1832 as a 300-acre plantation and has increased to over a thousand acres - during five generations of Swayze ownership. The original plantation house is the nucleus of the plantation and is being nominated with the thirteen acres included in a deed to its present owner, John Swayze, great-great-grandson of Richard Swayze.

Home Place is a one-and-a-half story, frame, Greek Revival plantation house. The gable roof is flanked by outside-end brick chimneys (rebuilt) and is pierced on the front slope by three gabled dormers added during the mid-20th century. Originally a single, narrow gabled dormer was centered on both the front and rear slopes of the roof. An undercut gallery extends the full-width of the facade and is supported by molded box columns supporting a full molded entablature. The five-bay northwesterly facade is a symmetrical composition and is finished in horizontal tongue and groove boards with an early twentieth-century baseboard. An open passage, or dog-trot, originally occupied the center bay but was enclosed later in the nineteenth century by the installation of double-leaf doors with glazed upper panels in a narrowed opening. The doors are set beneath transoms on both the front and rear elevations but are flanked by sidelights only on the facade. The center-bay doorway is flanked by windows with unmolded backbands and drip caps that are filled with six-over-six, double-hung sash and are closed with original shutter blinds. Extending across the rear elevation is a narrow, shed-roof porch that was enclosed in the mid-20th century.

The interior features a double-pile plan with wide central hallway, a floor plan that is typical of mid-19th-century Yazoo County plantation houses recorded by the Works Progress Administration. The use of the dog-trot form, massive hewn beams, and interior horizontal-board walls in a house constructed in 1858-59 reflects the frontier character of Yazoo County at that time period. However, the house exhibits some sophistication in its use of shouldered architrave surrounds, molded four-panel doors, and molded baseboards. The staircase to the upper

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half story, which dates to the early 20th century and features square newels and rectangular-sectioned balusters, is entered in a short flight on the rear wall of the central hall. It makes two quarter turns at intermediate landings before opening into the second-story hallway. The original stair was probably a steep straight-run stair in approximately the same location. The physical evidence indicates that the upper half story was originally more plainly trimmed with unpainted board-and-batten doors, one of which survives under the rear eave. The house has undergone remodeling with successive generations of the Swayze family but basically achieved its present form by about 1930. Major changes include the remodeling of the upper half story, the installation of the present two-landing staircase at the rear of the hall, and the replacement of the original mantelpieces of the first story with brick chimney breasts with bracketed mantel shelves. The original mantelpieces may have been relocated to the upper half story when it was remodeled. An L-shaped rear wing and side porch were added to the easterly side of the house around 1900, and a side gabled addition was added to the westerly side elevation in the mid-20th century.

A small brick outbuilding with gabled roof, whose original function is unknown, is the only surviving dependency. The Swayze plantation cemetery is located southwest of the house within the nominated thirteen acres.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☐ locally

Applicable National Register Criteria ☐ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1858-59

Significant Dates

1858-59

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Charlie, a slave (attributed)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Home Place is significant as a typical example of mid-19th century, Yazoo County plantation architecture and as the home of pioneer settler Richard Swayze, whose family has owned the house for five generations. The house exhibits the common form of the Mississippi planter's cottage which is expressed as a one-and-a-half story frame residence with gable roof and undercut full-width gallery. When Richard Swayze moved from Adams County to Yazoo County and received title to his 300-acre plantation in 1832, he first built a log cabin dwelling that stood until recent years. The present house was built in 1858-59 and, according to family tradition, the builder was a slave named Charlie (John Swayze, great-great grandson of Richard Swayze, interviewed by Mary Warren Miller, preservation consultant, Miller Preservation Services, Natchez, Mississippi, at Benton, Mississippi, March 20, 1988). The use of the dog-trot form, massive hewn timbers, and interior horizontal-board walls reflects the frontier character of Yazoo County on the eve of the Civil War. The double-pile, central hall plan with larger front rooms is the most common plan for mid-19th-century, Yazoo County plantation houses recorded by the Works Progress Administration.

Richard Swayze was a descendant of the New Jersey Swayze family that immigrated to Adams County, Mississippi, in the 1770's and settled in the Kingston community, also known as the Jersey Settlement. The house passed from Richard Swayze to his son Hardy Sojourner Swayze, whose biographical sketch is found in Goodspeed's BIOGRAPHICAL AND HISTORICAL MEMOIRS OF MISSISSIPPI (Vol. II, pp. 870-71). Hardy Sojourner Swayze served in the Confederate Army in Company B, Withers Artillery and fought in the Vicksburg siege. He was taken prisoner at Port Hudson, paroled and exchanged, and was later again taken prisoner at Mobile and imprisoned at Ship Island. During Hardy Sojourner Swayze's ownership, the plantation grew from 320 acres to 1220 acres. Home Place passed from Hardy Sojourner Swayze to Carl Clayton Swayze and

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through Harris Sojourner Swayze to John Swayze, the present owner. Photographs of the five Sojourner men hang in the center hall of the house. The name of the house was changed from Champagne to Home Place by Carl Clayton Swayze (John Swayze, great-great grandson of Richard Swayze, interviewed by Mary Warren Miller).

Although John Swayze's deed to the plantation house includes only thirteen acres, the integrity of setting is outstanding as the house and thirteen acres are the nucleus of a Swayze plantation encompassing over 1200 acres. The house has been remodeled by earlier generations with substantial alterations dating prior to about 1920. Later alterations are restricted to the addition of a side wing and front dormers.

9. Major Bibliographical References

BIOGRAPHICAL AND HISTORICAL MEMOIRS OF MISSISSIPPI. Chicago: The Goodspeed Publishing Company, 1891.

Mississippi Department of Archives and History, Jackson. Works Progress Administration Files. Yazoo County.

Swayze, John, great-great grandson of Richard Swayze. Interviewed by Mary Warren Miller, preservation consultant, Miller Preservation Services, Natchez, Mississippi, at Benton, Mississippi, March 20, 1988.

☐ See continuation sheet

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

Specify repository: _____

10. Geographical Data

Acreage of property 13 acres

UTM References

A

1	5
---	---

7	6	5	7	6	9
---	---	---	---	---	---

3	6	4	2	0	5	0
---	---	---	---	---	---	---

Zone Easting Northing

C

1	5
---	---

7	6	5	4	2	0
---	---	---	---	---	---

3	6	4	1	5	5	5
---	---	---	---	---	---	---

B

1	5
---	---

7	6	5	7	6	0
---	---	---	---	---	---

3	6	4	1	5	5	5
---	---	---	---	---	---	---

Zone Easting Northing

D

1	5
---	---

7	6	5	4	2	0
---	---	---	---	---	---

3	6	4	2	0	5	0
---	---	---	---	---	---	---

☐ See continuation sheet

Verbal Boundary Description

The nominated thirteen acres is located in Township 12 N, Range 1 E, Section 14 in the southeast quarter. It is delineated on Yazoo County tax map 236 as parcel 9. The boundary of the nominated property is also delineated by the polygon whose vertices are marked by the following UTM reference points: A 15/765760/3642050 B 15/765760/3641555 C 15/765420/3641555 D 15/765420/3642050

☐ See continuation sheet

Boundary Justification

The thirteen nominated acres represents that portion of Home Place that was deeded with the house to its present owner. The thirteen acres includes the one original outbuilding and the plantation cemetery.

☐ See continuation sheet

11. Form Prepared By

name/title Mary W. Miller and J. Neil Varnell, preservation consultants

organization Miller Preservation Services date March 31, 1988

street & number 506 High Street telephone (601) 442-9786

city or town Natchez state MS zip code 39120



Home Place

Benton, Yazoo Co., Miss.

Looking south ~~east~~ easterly, the
north westerly facade

Mary W. Miller, Miller Preservation
Services, March 1988

Photo 1 of 5



Home Place

Benton, Yazoo County, Miss.

Looking southeasterly, the
enclosed dogtrot and main
entrance

Mary W. Miller, Miller Preservation
Services, March 1988

Photo 2 of 5



Home Place

Benton, Yazoo County, Mississippi

Looking southwesterly, an upstairs
bed room with original mantel piece

Mary W. Miller, Miller Preservation
Services, March 1988

Photo 3 of 5



Home Place

Benton, Yazoo Co., Miss.

Looking southerly, a 19th.
century dependency (function
unknown)

Mary W. Miller, Miller Preservation
Services, March 1988

Photo 4 of 5



Home Place

Benton, Yazoo Co., Miss.

Looking southerly, the
plantation cemetery

Mary W. Miller, Miller

Preservation Services, March 1988

Photo 5 of 5