

# DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

PH0699349  
FOR NPS USE ONLY

RECEIVED FEB 12 1979

DATE ENTERED MAR 29 1979

## NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

### 1 NAME

HISTORIC

Koontz House

AND/OR COMMON

Green Leaves

### 2 LOCATION

STREET &amp; NUMBER

303 South Rankin Street

— NOT FOR PUBLICATION

CITY, TOWN

Natchez

CONGRESSIONAL DISTRICT

Fourth

— VICINITY OF

STATE

Mississippi

CODE

28

COUNTY

Adams

CODE

1

### 3 CLASSIFICATION

## CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

## OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

## PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

## STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

## ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

## PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:

### 4 OWNER OF PROPERTY

NAME Mrs. R. A. W. Beltzhoover, Melchior R. Beltzhoover, Jr.,  
Mrs. Richard E. Conner, Mrs. George Morrison, Jr. ✓

STREET &amp; NUMBER

303 South Rankin Street

CITY, TOWN

Natchez

— VICINITY OF

STATE

Mississippi 39120

### 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.Office of the Chancery Clerk  
Adams County Courthouse

STREET &amp; NUMBER

Courthouse Square

CITY, TOWN

Natchez

STATE

Mississippi 39120

### 6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic American Buildings Survey

DATE

1936

☒ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR  
SURVEY RECORDS

Library of Congress

CITY, TOWN

Washington

STATE

D. C. 20002

## 7 DESCRIPTION

### CONDITION

☐ EXCELLENT  
☒ GOOD  
☐ FAIR

☐ DETERIORATED  
☐ RUINS  
☐ UNEXPOSED

### CHECK ONE

☐ UNALTERED  
☒ ALTERED

### CHECK ONE

☒ ORIGINAL SITE  
☐ MOVED      DATE \_\_\_\_\_

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### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located on a high terrace at the southeast corner of the intersection of Rankin and Washington streets in Natchez, the Koontz House is a frame one-story Greek Revival residence raised on a tall brick foundation. The principal block, nearly square, is five bays wide, designed with a center-passage double-pile plan. A low hip roof covers the block, terminating at a lantern which admits light to the attic through narrow clerestory windows. Wings flank the center section and extend beyond the east elevation to form a spacious three-sided rear courtyard. The facade (west elevation) is faced with flush siding and further enriched by a Doric frieze with triglyphs, guttae, mutules, and metopes, which breaks out in the center bay to form a small entrance portico supported by fluted columns. A two-panel entrance door bordered by side lights and transom is contained in an elegant frontispiece designed with fluted engaged Ionic columns, antae, and entablature, richly carved in egg-and-dart, enriched talon, and waterleaf motifs. The pair of double-hung six-over-six windows flank the portico. Jibs below double-hung sash allow access to the iron galleries fronting each wing.

Although the double-pile plan of the Koontz House provides a somewhat static setting, the interior design of the house is notable for both its excellence and integrity. Door and window openings in the central passage and double parlors are framed by elaborate frontispieces designed with symmetrically molded pilasters with caps carved in egg-and-dart motif, wide friezes, and overhanging cornices with enriched-talon bed molds. In other, less formal, areas, only symmetrically molded trim and corner blocks are used. Five-panel doors are fitted with silver-plated hardware and were originally grained to imitate oak, a treatment that survives on the doors between the double parlors. Battered-and-eared marble chimney pieces, probably inspired by Lefever's The Beauties of Modern Architecture (1835), plate 46, are used in the parlors, while later-addition arched marble mantels with Rococo Revival cartouches furnish the two chambers opposite. A canvas-covered punkah that formerly hung in the dining room was seasonally exchanged for a cast-bronze chandelier, now permanently in place.

A service wing, situated north and east of the main house, is a multilevel assembly of galleries, a frame hyphen, and a two-story kitchen of seven-course common-bond brick. Although the wing has served principally as an outbuilding since the mid-nineteenth century, the kitchen was probably used as a residence prior to construction of the mansion house, its former use suggested by the presence of a fine pilastered chimney piece with fielded panels, five-part frieze, and returned cornice which remains in a second-floor chamber. Opposite the service wing is a one-story bedroom wing fronted by a large gallery extending from the main house. Added ca. 1850, the wing is artfully matched to the existing structure by use of identical moldings and similar chimney pieces, and by a faithful duplication of exterior materials, proportion, and architectural features.

## 6 SIGNIFICANCE

| PERIOD  | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW |   |   |  |
|---|--|---|---|--|
| <input type="checkbox"/> PREHISTORIC          | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC  | <input type="checkbox"/> COMMUNITY PLANNING     | <input type="checkbox"/> LANDSCAPE ARCHITECTURE | <input type="checkbox"/> RELIGION                                      |
| <input type="checkbox"/> 1400-1499            | <input type="checkbox"/> ARCHEOLOGY-HISTORIC     | <input type="checkbox"/> CONSERVATION           | <input type="checkbox"/> LAW                    | <input type="checkbox"/> SCIENCE                                       |
| <input type="checkbox"/> 1500-1599            | <input type="checkbox"/> AGRICULTURE             | <input type="checkbox"/> ECONOMICS              | <input type="checkbox"/> LITERATURE             | <input type="checkbox"/> SCULPTURE                                     |
| <input type="checkbox"/> 1600-1699            | <input checked="" type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION              | <input type="checkbox"/> MILITARY               | <input type="checkbox"/> SOCIAL/HUMANITARIAN                           |
| <input type="checkbox"/> 1700-1799            | <input checked="" type="checkbox"/> ART          | <input type="checkbox"/> ENGINEERING            | <input type="checkbox"/> MUSIC                  | <input type="checkbox"/> THEATER                                       |
| <input checked="" type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> COMMERCE     | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY             | <input type="checkbox"/> TRANSPORTATION                                |
| <input type="checkbox"/> 1900-                | <input type="checkbox"/> COMMUNICATIONS          | <input type="checkbox"/> INDUSTRY               | <input type="checkbox"/> POLITICS/GOVERNMENT    | <input checked="" type="checkbox"/> OTHER (SPECIFY)<br>Decorative Arts |
|   |  | <input type="checkbox"/> INVENTION              |   |  |

SPECIFIC DATES

BUILDER/ARCHITECT

### STATEMENT OF SIGNIFICANCE

Built ca. 1836, during the initial popularity of the Greek Revival style in Natchez during the 1830s, the Koontz House is significant for architectural excellence and integrity of interior design, which have, along with the grounds and the house contents, been carefully preserved by the family occupying it since 1849. The rich architectural detailing lavished on both interior and exterior transform the relatively simple structure into an encyclopaedic array of stylish motifs and correct re-creations of various Greek orders. In addition to its main architectural significance, the house retains an impressive collection of period decorative treatments and objects, which makes it one of the most valuable national documents of mid-nineteenth-century taste.

The Koontz House has long been associated with the Koontz family, residents of the house since 1849. Legal records and stylistic analysis indicate that the house was constructed for Edward P. Fourniquet, who had purchased the property in 1836 for \$4,400 (Adams Co., Miss. Deed Book Y:328). Three years later the property was appraised at \$20,000 (Tax Rolls, Adams Co., Miss., 1839). In 1849, it was acquired by George Washington Koontz, who had arrived in Natchez from Washington, Pennsylvania, in 1836. He became associated with locally prominent bankers, William and Audley Britton, brothers with whom he became a full partner in 1847. Since 1867, the partnership has been styled Britton and Koontz Bank, and continues in operation as one of the major financial institutions in the Natchez area.

Between 1849 and 1860, Koontz added a large bedroom wing to the main house to accommodate his eight children, and fitted the interior of his residence with the elegant appointments for which it is much admired. Gilded window cornices, for example, remain in the parlors, as does much of the Empire and Rococo Revival furniture placed there by an early resident. Floors are still covered with nineteenth-century wall-to-wall carpet.

## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Adams County, Mississippi. Chancery Clerk. Deed Books C, L, O, V, Y, GG, LL. Mississippi Department of Archives and History, Jackson. Microfilm.

James, D. Clayton. Antebellum Natchez. Baton Rouge: Louisiana State University Press, 1968.

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre

QUADRANGLE NAME Natchez, Miss.-La.

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 115 651680 3492140

B         

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C         

D         

E         

F         

G         

H         

VERBAL BOUNDARY DESCRIPTION

A 318.6' by 168.3' city lot located on the southeast corner of Rankin and Washington streets.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE | CODE | COUNTY | CODE |
|-------|------|--------|------|
|-------|------|--------|------|

| STATE | CODE | COUNTY | CODE |
|-------|------|--------|------|
|-------|------|--------|------|

## 11 FORM PREPARED BY

NAME / TITLE William C. Allen, Architectural Historian  
Mary Elizabeth McCahon, Architectural Historian

ORGANIZATION Mississippi Department of Archives and History DATE December, 1978

STREET & NUMBER P. O. Box 571 TELEPHONE 601-354-7326

CITY OR TOWN Jackson STATE Mississippi 39205

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL X STATE    LOCAL   

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Elmer R. Hillman

TITLE State Historic Preservation Officer DATE February 7, 1979

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

ATTEST: Charles A. Allen DATE 3-29-79  
KEEPER OF THE NATIONAL REGISTER  
Charles A. Allen DATE 3/20/79  
CHIEF OF REGISTRATION

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

|                         |             |
|-------------------------|-------------|
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9 - MAJOR BIBLIOGRAPHICAL REFERENCES

Mississippi. Auditor. Real and Personal Tax Rolls, Adams Co. 1820, 1831, 1834, 1836, 1839, 1840, 1841, 1843, 1846, 1847, 1848, 1852.

United States. Bureau of the Census. Population Schedules, Adams Co., Miss., 1830, 1840.



KOONTZ HOUSE

MAR 29 1979

Natchez, Adams County, Mississippi

William C. Allen

May, 1978

Mississippi Department of Archives and History

Facade or northwesterly elevation from the  
northwest.

Photo 1 of 3

FEB 12 1979





KOONTZ HOUSE

Natchez, Adams County, Mississippi

William C. Allen

MAR 29 1979

May, 1978

Mississippi Department of Archives and History

Interior of double parlors looking southwest.

Photo 2 of 3

FEB 12 1979



KOONTZ HOUSE

Natchez, Adams County, Mississippi

William C. Allen

MAR 29 1979

May, 1978

Mississippi Department of Archives and History

Interior of northeasterly wing that serves as  
dining room; looking southwest.

Photo 3 of 3

FEB 12 1979