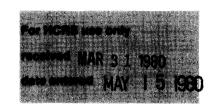
United States Department of the Interior Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form



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

1. Nam	ne						
historic							
and/or common	Cotton Row His	toric District					
2. Loca	ation						
street & number	Cotton, Front, Fu	lton, Howard, N	Main, an	d Market stree	ts	_ not for publica	ation
city, town Gree		vicinit		congressional dis		Second	
state Missis		ode 28	county	Leflore	***	code	83
	sification	20	- County	reliole		- Couc	03
Category X district building(s) structure site object	Ownership public private _X both Public Acquisition in process being considered	Status X occupied X unoccupie work in pr Accessible yes: restri X yes: unres	ogress	Present Use agriculture _X commercial educational entertainme _X government industrial military		museum park private res religious scientific transporta	
name Mu	ltiple Ownership			· · · · · · · · · · · · · · · · · · ·			
street & number city, town		vicinit	ty of		tate	,	
	ation of Le				late		· · · · · ·
	stry of deeds, etc.	Office of the Leflore County	Chancer	y Clerk			
street & number		Market and Ful	ton str	eets			
city, town		Greenwood		s	tate	Mississipp	i
6. Rep	resentatio	n in Exist	ing S	urveys			
titleStatewide	Survey of Histor	ic Sites has	s this prop	erty been determin	ed eleg	gible? X yes	no
date 1979-80				federalX	_ state	county _	loca
depository for su	urvey records Missis	sippi Departmen	it of Ar	chives and His	tory		
city, town Ja	ckson			s	tate	Mississipp	i

7. Description

Condition excellent deteriorated good ruins fair unexposed	Check one _X_ unaltered _X_ altered	Check oneX_ original site moved date	
--	-------------------------------------	--------------------------------------	--

Describe the present and original (if known) physical appearance

Greenwood (pop. 22,400) is located in northwest Mississippi approximately midway between the state capital of Jackson and Memphis. The city is on one of the highest points in the relatively flat Yazoo-Mississippi Delta, which until the late-nineteenth century was covered by dense hardwood forests, but is now primarily open farmland.

The three-block area comprising the Cotton Row Historic District has always been the center of the local cotton market. The name "Cotton Row" has long been used in the South to designate commercial streets having numerous cotton offices. One of the earliest known uses of the term in reference to the area covered by Greenwood's proposed historic district is in an 1895 article in the Greenwood Enterprise which states that a group of buildings to be constructed on West Market Street (now nos. 106-116) would be called Cotton Row.

The active commercial character of the district has not changed significantly since the turn of the century. Twenty-four of the district's fifty-seven buildings have served as cotton offices at some time in their history, and most are occupied by cotton businesses at the present time. As in the early twentieth century, there are still law offices, insurance companies, laundries, cafes, a pool hall, and a bank in the district, but the clothing and hardware stores and a hotel that formerly existed in the area have been replaced by other businesses. Historically there has been almost no residential property in the district, although a few black laborers, most of whom worked for the cotton offices, lived for a time in Ram Cat Alley between Fulton and Main streets.

Of the fifty-seven buildings in the Cotton Row Historic District, all are in good structural condition and only twelve do not contribute architecturally to the district. Because of major fires, in 1890 and 1893, most of the structures date from the turn of the century and are brick. As late as 1879, there had not been a single brick building in Greenwood, and fires were a constant threat.

Streets in the Cotton Row Historic District were paved with brick between 1914 and 1917; prior to that they were covered with oil and cinders. The brick pavement is still exposed on Main and Market streets, but unfortunately the other streets in the district have since been covered with asphalt.

The character of the area surrounding the district has remained relatively unchanged since the 1900s. There is still a white residential section to the east, to the south the town's major business area continues to be very active and relatively unaltered; to the west are county government buildings; and to the north the banks of the Yazoo River remain unchanged and undeveloped.

An architectural survey of the area covered by the Cotton Row Historic District was conducted during the fall of 1979 by Lloyd Ostby, architectural historian, Mississippi Department of Archives and History. Research was done in the Department library, the Greenwood-Leflore County Public Library, and the Leflore County Courthouse to determine the historic boundaries and significance of the district. Each building was then inspected and researched to establish its importance in the district. Interviews with property owners in the district and local historians supplemented the above-described research.

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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7 - DESCRIPTION

Inventory of Buildings in the District

A majority of the buildings are turn-of-the-century commercial vernacular structures of one-and-a-half to two stories built flush to the sidewalk. Except for corbeled brick cornices and cast-iron pilasters and columns, these typical business buildings of the period have little formal architectural detailing, but their simple proportions and clear expression of materials and function have a definite aesthetic value. Besides the vernacular buildings, there are good examples of formal architectural styles such as Victorian Romanesque, Second Renaissance Revival, and Beaux Arts.

The historical name of a building is listed in parenthesis. The current occupant of each building is listed at the end of each description.

Contributing structures (C) are significant in the historic and architectural development of the district, possess compatible design elements, and maintain the scale, use, and texture of the district. Marginal structures (M) are potentially contributing buildings of very recent historical or architectural significance or are buildings with historical facades that have been considerably, but not irreparably, altered. Non-contributing structures (N) disrupt the scale and texture of the district or have little or no historic or architectural significance.

Leflore County Courthouse. 1906, additions 1953. Second Renaissance Revival. Two-story fifteen-bay ashlar; H-plan; mansard roof with balustrade; monumental Ionic portico; two-story central clock tower with dome and lantern. (C)

- 101 W. Front. Ca. 1900. Commercial vernacular. One-story three-bay brick; cast-iron pilasters between large plate-glass windows; hip roof, dormer. Pershing L. Chassaniol, Cotton Factor. (C)
- 105, 107 W. Front. Ca. 1895. Commercial vernacular. Two-story six-bay brick; decorative brick corbeling on attic story; cast-iron pilasters; flat roof with parapet. First and second stories altered (originally identical to 113 and 115 W. Front). Pershing L. Chassaniol, Cotton Factor, V & M Cotton Co. (C)
- 111 W. Front (Opera House). Ca. 1895. Commercial vernacular. Two-and-one-half-story six-bay brick; decorative brick corbeling; cast-iron pilasters and attic vents; flat roof with parapet; large plate-glass windows on first story, later wooden louvers on second-story windows. Robertson and Walker Cotton Marketing. (C)

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- 113, 115 W. Front. Ca. 1895. Commercial vernacular. Two-story six-bay brick; decorative brick corbeling on attic story; flat roof with parapet; cast-iron pilasters between large plate-glass windows and glazed double-leaf doors on first story; recent wooden louvers on second story. Recent porch on 113. Buford Cotton Co., Kenstar Cotton Co. (C)
- 117 W. Front. Ca. 1900. Commercial vernacular. Two-story six-bay brick; flat roof with parapet; large plate-glass windows and glazed double-leaf doors on first story, one-over-one windows with concrete sills on second story. Swayze, Inc. [cotton]. (C)
- 103 Fulton. Ca. 1978. Commercial vernacular. One-story three-bay brick; flat roof; long, narrow plate-glass windows; metal entrance canopies. Fraiser and Burgoon, Attnys. (N)
- 105 Fulton. Ca. 1900. Commercial vernacular. Two-story four-bay brick, first story stuccoed; flat roof; one-over-one windows, second-story metal window awning. First story altered. Wilbur-Moor Insurance. (C)
- 109, 111 Fulton. Ca. 1900. Commercial vernacular. Two-story five-bay brick; flat roof with parapet; one-over-one windows with concrete sills; metal window awnings. W. S. Barry Insurance, Orman Kimbrough, Attny. (C)
- 113 Fulton. Ca. 1900, metal siding 1978. Commercial vernacular. One-story three-bay brick; flat roof. Odom McCain, Attny. (N)
- 117 Fulton. Ca. 1930, wooden siding 1976. Commercial vernacular. One-story six-bay brick; flat roof with very wide overhang. Little Real Estate. (N)
- 200 Fulton (Wright Building). Ca. 1930. Commercial vernacular. Two-story eight-by-six-bay brick; flat roof; one-over-one windows with concrete sills on second story. First story altered. Court Square Pharmacy. (C)
- 101 Howard. Ca. 1900. Vernacular. One-story three-bay brick; hip roof, corbeled brick cornice; chimney. Farm Bureau. (C)
- 101½ Howard. Ca. 1955. Vernacular. One-story one-bay brick; flat roof; small bay window. Greenwood Real Estate. (M)
- 107 Howard (Cotton Exchange). Ca. 1955. Commercial vernacular. One-story three-bay brick; decorative brick coursing; flat roof. Cotton Exchange. (M)

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- 110 Howard (Garrard Building). Ca. 1953. International style. Three-story eight-bay steel frame with granite veneer; flat roof; two continuous bands of windows. Staple Cotton Company/Garrard Building.
- 111 Howard. Ca. 1900. Commercial vernacular. One-story three-bay brick; decorative brick corbeling; cast-iron columns; flat roof with parapet. Frank Sistare Cotton Co. (C)
- 113 Howard. Ca. 1900. Commercial vernacular. Two-story six-bay brick; continuous row of segmentally arched windows on second story; concrete sills and voussoirs; flat roof, corbeled brick cornice. Provine, Sabin & Wiggins, Cotton Factors. (C)
- 115 Howard (formerly the Bank of Greenwood). Ca. 1890. Victorian Romanesque. Two-story three-by-five-bay brick and stone; corner tower with pyramidal roof; shed roof with balustrade. R. Cunliffe McBee, Attny. (C)
- 122 Howard (Wilson Banking Co.). Ca. 1916, enlarged 1923. Beaux Arts. Two-story four-by-five-bay brick with concrete cartouches, pilaster capitals and bases; aedicule corner entrance; flat roof, metal cornice. Deposit Guaranty Bank. (C)
- 200 Howard. Ca. 1925. Commercial vernacular. One-story five-by-six-bay brick; flat roof with parapet; large plate-glass windows. Charles Conerly's Discount Shoes. (C)
- 201, 203 Howard (Raines Building). Ca. 1900. Commercial vernacular. Two-and-one-half-story nine-by-five-bay stuccoed and scored brick; decorative brick corbeling on attic story; flat roof with parapet; one-over-one windows on second story with segmental arches and concrete sills. First story altered, recent porch with cast-iron columns. Henry Flautt. (C)
- 101 Main (Hamrick Building). Ca. 1920. Commercial vernacular. One-story nine-bay brick; terra-cotta panels; decorative brick buttresses; flat roof with parapet and concrete coping; large plate-glass windows. Hohenberg Bros. Cotton Co. (C)
- 114 Main. Ca. 1900. Commercial vernacular. One-story nine-bay stuccoed and scored brick; flat roof with parapet; segmental arches over windows and doorways. D. A. Young & Co. [cotton]. (C)
- 116 Main (including 118, 120, 122). Ca. 1900. Commercial vernacular. One-story twelve-bay stuccoed brick; cast-iron columns between large plate-glass windows and glazed double-leaf doors; flat roof with parapet. C. M. Ozier & Co. [cotton], Barnwell & Hays [cotton], and Potwin Cotton Co. (C)

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- 117 Main. Ca. 1920. Commercial vernacular. One-story three-bay brick; cast-iron pilasters; flat roof with parapet; flat sidewalk canopy. W. H. Nored & Co. [cotton], Clarke Cotton Co. (C)
- 119, 121 Main. Ca. 1950. Commercial vernacular. One-story six-bay brick; flat roof with parapet; flat sidewalk canopy. First story altered. Charles R. Harris Co. [cotton], W. B. Dunavent & Co. [cotton]. (M)
- 129 Main. Ca. 1950. Commercial vernacular. One-story eight-by-four-bay brick; flat roof with parapet. Leflore Dry Cleaners. (M)
- 201 Main (Blumenthal & Klein Store). Ca. 1900. Commercial vernacular. Two-story six-by-eight-bay brick; flat roof with parapet and skylight; one-over-one second-story windows with concrete sills; flat sidewalk canopy and shed-roof porch. First story altered. Service Auto Parts Co. (C)
- 103 E. Market (formerly the city hall). 1904. Vernacular. Two-story three-bay brick; hip roof; one-over-one double windows; brick pilaster strips. Flat sidewalk canopy and cupola later additions. Mississippi Employment Service. (C)
- 100 W. Market (including 102, 104). Ca. 1920. Commercial vernacular. One-story eight-bay stuccoed brick; flat roof with parapet; large plate-glass windows. Flat sidewalk canopy a later addition. Short Realty Co. (C)
- 101 W. Market (Golden Eagle Store). Ca. 1900. Commercial vernacular. Two-story four-by-ten-bay brick, stuccoed and scored on Main St. side; flat roof with parapet; one-over-one windows with concrete sills and lintels on second story of Market St. side. First story altered on Market St. side. Automotive Parts. (M)
- 105 W. Market. Ca. 1976. Commercial vernacular. One-story two-bay brick; standing-seam metal shed roof. Lott, Sanders and Gwin, Attnys. (N)
- 106, 108 W. Market. Ca. 1895. Commercial vernacular. One-and-one-half-story six-bay brick; decorative brick corbeling on attic story; cast-iron pilasters between large plate-glass windows; flat roof with parapet; flat sidewalk canopy. T. R. Sayle Cotton Co., T. R. Gregory, Jr., Architect. (C)
- 107 W. Market. Ca. 1900; alterations 1960s. Commercial vernacular. One-and-one-half-story three-bay brick; flat roof. Brewer, Deaton and Evans, Attnys. (N)

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- 109 W. Market. Ca. 1900. Commercial vernacular. One-and-one-half-story three-bay brick; decorative brick corbeling on attic story; cast-iron attic vents; flat roof with parapet; flat sidewalk canopy. W. A. Buford Cotton Co., R. H. French Cotton Co. (C)
- 110, 112 W. Market. Ca. 1895. Commercial vernacular. One-and-one-half-story six-bay brick; decorative brick corbeling on attic story; cast-iron pilasters between large plate-glass windows; cast-iron attic vents; flat roof with parapet. First story of 112 altered. T. R. Gregory Cotton Co., Kash and Karry Kleaners. (C)
- 111 W. Market. Ca. 1900. Commercial vernacular. One-and-one-half-story three-bay brick; decorative brick corbeling on attic story; cast-iron pilasters and attic vents; flat roof with parapet; flat sidewalk canopy. Van C. Elliott Cotton Co. (C)
- 113 W. Market. Ca. 1900; alterations 1960s. Commercial vernacular. One-and-one-half-story three-bay brick; flat roof. Walker and Middleton, Certified Public Accountants. (N)
- 114, 116 W. Market. Ca. 1895, metal siding 1978. Commercial vernacular. One-and-one-half-story six-bay brick; flat roof; large plate-glass windows. Rex Billiards Cafe. (N)
- 115 W. Market (including 117, 119, 121). Ca. 1900; alterations and enlargement 1973. Commercial vernacular. One- and two-story eight-bay brick and wood; flat roof. Arnold Building. (N)
- 120 W. Market. 1971. Commercial vernacular. One-story seven-bay brick; mansard roof; large plate-glass windows. Fraiser Building. (N)
- 208 W. Market (formerly the Bank of Commerce). Ca. 1904. Romanesque/Second Renaissance Revival. Two-story three-bay brick and ashlar with first-story semicircular arches and second-story pilasters; flat roof with parapet. Recent second-story wooden louvers on windows. Staple Cotton Co. (C)
- 209 W. Market (Commonwealth Building). Ca. 1900. Romanesque Revival. Two-story three-bay and one-and-one-half-story three-bay brick; decorative brick corbeling on second-story windows and cornices; flat roof with parapet. First story altered. Vacant. (M)
- 211 W. Market (including 213, 215). Ca. 1904; alterations 1965. Commercial vernacular. One-story six-bay stuccoed brick; flat roof; large plate-glass windows. J. D. Lanham Appliances. (N)

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- 212, 214 W. Market (Henderson and Baird Hardware Store). 1904. Commercial vernacular. Three-story nine-bay brick; concrete lintels, sills and voussoirs; flat roof, metal cornice with wrought-metal brackets; tripartite grouping of second- and third-story windows. First story altered, recent wooden louvers on second- and third-story windows. Staple Cotton Co. (C)
- 216 W. Market. Ca. 1910. Commercial vernacular. Two-story two-bay brick; flat roof with parapet, metal cornice. First story altered, recent wooden louvers on second-story windows. Staple Cotton Co. (C)
- 217, 219 W. Market. Ca. 1965. Commercial vernacular. One-story four-bay brick; flat roof; large plate-glass windows. Vacant. (N)
- 218 W. Market. Ca. 1910. Commercial vernacular. Two-story two-bay brick; flat roof; metal cornice; one-over-one double windows on second story. First story altered. Hammons & Associates, Advertising. (C)
- 221 W. Market (Freeman Building, including 223, 225). Ca. 1930. Commercial vernacular. One-story six-bay brick; flat roof; large plate-glass windows; flat sidewalk canopy. First story altered. Art Eidman, Realtor; New York Life Insurance Co. (C)
- 227 W. Market (Whittington Building). Ca. 1920. Commercial vernacular. Two-story two-by-nine-bay brick; flat roof with parapet and concrete coping; one-over-one tripartite windows with concrete sills and metal awnings on second story. First story altered. Equen-Elbert Insurance. (C)
- Ram Cat Alley. Ca. 1910. Commercial vernacular. Two-story one-by-two-bay stuccoed brick; flat roof with parapet; one-over-one windows. Cotton Row Club. (C)
- 211 River Rd. Ca. 1965. Commercial vernacular. Two-story seven-bay brick and ashlar with one-story end wings; flat roof; monumental portico of rectangular piers. First Greenwood Bank. (N)
- 213 River Rd. Ca. 1900. Vernacular. One-story four-bay brick; L-plan; gable and hip roofs; wooden porches; one-over-one windows. W. S. Stuckey, Jr., Attny. (C)

8. Significance

Period prehistoric 1400–1499 1500–1599 1600–1799 X 1800–1899 X 1900–	Areas of Significance—C archeology-prehistoric archeology-historic agriculture X architecture art X commerce communications	community planning conservation economics education engineering exploration/settlement	landscape architecture law literature military music philosophy politics/government	e religion science sculpture social/ humanitarian theater transportation other (specify)
Cassifia datas		Puildor/Architoct		

Statement of Significance (in one paragraph)

Greenwood's Cotton Row Historic District comprises Mississippi's most important concentration of buildings historically associated with the marketing of cotton and with the state's post-Civil War cotton boom. Although cotton had been Mississippi's chief cash crop before the Civil War, the state's agriculture was fairly diversified during the first half of the nineteenth century with as much corn as cotton being grown. After the 1870s, however, cotton began to tighten its hold on Mississippi's economy as the cultivation of other crops proportionally declined. By the 1890s cotton production had surpassed the peak production during the years prior to the Civil War and continued to increase dramatically until the Great Depression of the 1930s. The center of cotton's resurgence was in the Yazoo-Mississippi Delta, where Greenwood by 1900 had achieved its current position as the state's major cotton market. Prior to the Civil War, most of Mississippi's cotton had been marketed in New Orleans rather than in Natchez or the other cotton towns of the state. This situation began to change in the late nineteenth century, when a growing percentage of Mississippi's cotton was being graded, sold, and shipped directly from the production area to buyers, rather than going exclusively through marketing agents in New Orleans and Memphis.

Before the Civil War Greenwood's role in the production of cotton had been shipping, not marketing. Despite the town's small population of only 150 in 1852, its location in the center of the Delta and on one of the highest sites on the Yazoo River made it a busy shipping point. During that period severe annual flooding had prevented the full exploitation of the region's remarkably fertile soil, but the federal levee system of the late nineteenth century opened up hundreds of thousands of acres to cotton production. The Delta consequently experienced a period of sustained economic growth in the last half of the nineteenth century. Indeed the region was the only area in the entire South during the period to show consistent profits from cotton cultivation.

Greenwood shared substantially in this prosperity. The town's population jumped from around 3,000 in 1900 to over 7,000 in 1907. The town's sudden wealth brought with it an increased civic pride evidenced in the construction of a new city hall (1904) and a monumental courthouse (1906), both located within the Cotton Row Historic District. This boom was also evident along Front and Market streets in the historic district, where dozens of cotton offices were interspersed with banks, insurance companies, law offices, hardware stores, and all the other enterprises needed to conduct the region's most important business. In a typical cotton office there were graders, who determined the quality of each bale, and factors, who acted as sales agents for the planters to the industries buying cotton. Though cotton was increasingly shipped by rail after 1900, Greenwood's cotton business stayed in the historic district along the Yazoo River and prospered as the state's second cotton kingdom grew.

9. Major Bibli	ographica	l Referenc	ces	
Bailey, Robert J., and Jackson: Mississ	Priscilla M. Lo ippi Department	wrey, eds. Hist of Archives and	oric Preserv History, 197	vation <u>in</u> <u>Mississippi</u> . 5.
Brandfon, Robert L. C	otton <u>Kingdom</u> of	the New South.	Cambridge:	Harvard University
10. Geograph	ical Data	IITM NOT	VFRIFIFN	
Acreage of nominated property Quadrangle name Greenwood UMT References	approx. 7-1/2	ACREAGE NOT	VER Facilities	gle scale <u>1:62500</u>
	3 7 1 2 3 6 0 Northing	B Zone E	Easting	Northing
G		P		
Verbal boundary description A three-block area in associated with the ci Street on the east, Mar List all states and counties	Greenwood, Missi ty's cotton trad rket Street on t	e, bounded by Fr he south, and Co	ont Street o ttøn Street	n the north, Main on the west; including
state	code	county		code
state	code	county		code
11. Form Prep	pared By			
name/title Lloyd Ostby, A	rchitectural His			
organization Mississippi Do History street & number P. O. Box			oundary	, 1980 354-7326
city or town Jackson		stat		ippi 39205
12. State Hist	oric Pres	ervation O		· · · · · · · · · · · · · · · · · · ·
The evaluated significance of the	is property within the	state is:		
national	X state	local		
As the designated State Historic 665), I hereby nominate this propaccording to the criteria and pro	perty for inclusion in the	he National Register ar	nd certify that it h	as been evaluated
State Historic Preservation Offic	er signature S	Mr R. 1	ullind	
title State Historic Pres	ervation Office	:	date	March 21, 1980
For HCRS use only I hereby certify that this pr	operay 15 included in t	he National Register,	Gerte	5/10/20
Keeper of the National Registe				
Albrin (1924)			date	8 /- 310

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9 - MAJOR BIBLIOGRAPHICAL REFERENCES

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Works Projects Administration. <u>History of Leflore County</u>, <u>Mississippi</u>. Mississippi Department of Archives and History. Manuscript. 1938.

10 - GEOGRAPHICAL DATA (Verbal Boundary Description and Justification)

both sides of the named streets as well as the Leflore County Courthouse and the old City Hall. See an expectation of

COTTON ROW HISTORIC DISTRICT: SKETCH MAP

- 1. Leflore County Courthouse
- 2. 200 Fulton
- 3. 103 Fulton
- 4. 105 Fulton
- 5. 109-111 Fulton
- 6. 113 Fulton
- 7. 117 Fulton
- 8. 227 W. Market
- 9. 221 W. Market
- 10. 217, 219 W. Market
- 11. 211 W. Market
- 12. 209 W. Market
- 13. 200 Howard
- 14. 201, 203 Howard
- 15. 115 W. Market
- 16. 113 W. Market
- 17. 111 W. Market
- 18. 109 W. Market
- 19. 107 W. Market
- 20. 105 W. Market
- 21. 101 W. Market
- 21. 101 W. 110.
- 22. 201 Main
- 23. 103 E. Main
- 24. 129 Main
- 25. 119, 121 Main
- 26. 117 Main
- 27. 101 Main
- 28. 114 Main
- 29. 116 Main
- 30. 100 W. Market
- 31. 106, 108 W. Market
- 32. 110, 112 W. Market
- 33. 114, 116 W. Market

- 34. 120 W. Market
- 35. 115 Howard
- 36. 113 Howard
- 37. 111 Howard
- 38. 107 Howard
- 39. 101-1/2 Howard
- 40. 101 Howard
- 41. 110 Howard
- 42. 122 Howard
- 43. 208 W. Market
- 44. 212, 214 W. Market
- 45. 216 W. Market
- 46. 218 W. Market
- 47. 213 River Road
- 48 211 River Road
- 49. 101 W. Front
- 50. 105, 107 W. Front
- 51. 111 W. Front
- 52. 113, 115 W. Front
- 53. 117 W. Front
- 54. Cotton Row Club

