

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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NAT. REGISTER OF HISTORIC PLACES

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NAT. REGISTER OF HISTORIC PLACES

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name _____
other names/site number Greenville Commercial Historic District

2. Location

not for publication NA
street & number roughly the two hundred block of Main and
including 300 Main and 211, 206 and 200 Walnut
city or town Greenville vicinity 28
state Mississippi code MS county Washington code 151 zip code 38701

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I 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 _____ nationally _____ statewide X locally. (_____ See continuation sheet for additional comments.)

Kimberly H. P. Paul FEB. 7, 1997
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 for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

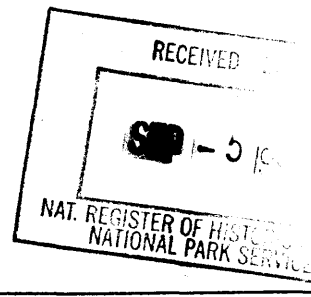
4. National Park Service Certification

I, hereby certify that this property is:

- X entered in the National Register See continuation sheet.
- _____ determined eligible for the National Register See continuation sheet.
- _____ determined not eligible for the National Register
- _____ removed from the National Register
- _____ other (explain): _____

M. J. [Signature]

10/10/97



**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1. Name of Property

historic name:
other names/site number: Greenville Downtown Historic District

2. Location

street & number: roughly bounded by Poplar Street, Washington Street,
the Levee Embankment, and Central Avenue not for publication: N/A
city or town: Greenville vicinity: N/A
state: Mississippi code: MS county: Washington code: 151 zip code: 38701

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I 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 nationally statewide X locally. (See continuation sheet for additional comments.)

Kenneth H. P. Pool August 27, 1997
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 for additional comments.)

 Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

| | | |
|--|-------------------------|----------------|
| I, hereby certify that this property is: | Signature of the Keeper | Date of Action |
| <u> </u> entered in the National Register, <u> </u> See continuation sheet. | <u> </u> | <u> </u> |
| <u> </u> determined eligible for the National Register <u> </u> See continuation sheet. | <u> </u> | <u> </u> |
| <u> </u> determined not eligible for the National Register | <u> </u> | <u> </u> |
| <u> </u> removed from the National Register | <u> </u> | <u> </u> |
| <u> </u> other (explain): | <u> </u> | <u> </u> |

5. Classification

Ownership of Property: Private,
public-local, public-State

Number of Resources within Property:
(Do not include previously listed resources)

Category of Property:

| | | |
|--------------|-----------------|------------|
| Contributing | Noncontributing | |
| 12 | 9 | buildings |
| | | sites |
| | | structures |
| | | objects |
| 12 | 9 | Total |

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

Number of contributing resources previously listed in the National Register: 2

6. Function or Use

Historic Functions: COMMERCE/business
COMMERCE/professional
COMMERCE/financial institution
COMMERCE/specialty store
COMMERCE/warehouse
GOVERNMENT/fire station
GOVERNMENT/post office
GOVERNMENT/public works
AGRICULTURE/storage
DEFENSE/armory

Current Functions: COMMERCE/business
COMMERCE/professional
COMMERCE/financial institution
COMMERCE/specialty store
COMMERCE/warehouse
RECREATION AND CULTURE/museum
WORK IN PROGRESS
VACANT/NOT IN USE

7. Description

Architectural Classification(s): Italianate
Romanesque
Classical Revival
Moderne
OTHER: vernacular commercial

Materials:
foundation: brick, concrete
roof: asphalt, ceramic tile
walls: brick, weatherboard, plywood, stone
other: glass, cast-iron, concrete, stucco, shingle

Narrative Description: See Continuation Sheets

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 **Page** 2 **Greenville Downtown Historic District**
Greenville, Washington County, MS

- 1. PL 201-203 Main Street**
Formerly: Delta Democrat Times Building
ca. 1880
NR 3/25/82

The Delta Democrat Times Building is a brick, three-bay, two-story Italianate commercial building topped with a flat roof. The upper facade features three arched six-over-six double-hung windows with cast-iron decorative corbelling and set into recessed brick panels. The windows are replacements; however, they fit nicely into the historic frames. The transoms have been covered with plywood. The storefront is divided into three bays by four, paneled, cast-iron columns. A slightly recessed doorway is flanked by large all-glass showcase windows. The doorway is divided by an all-glass door flanked by all-glass windows. The transoms have been altered and currently feature glass blocks. The top of the building might have originally featured a pressed tin cornice that was removed and replaced with stucco. (PHOTO # 1)

- 2. C 205 Main Street**
ca. 1910

This is a one-story, three-bay commercial building topped with a flat roof. The facade is marked by its asymmetrical storefront that features two large all-glass showcase windows and a one-light-and-panel door. A transom runs across all three bays and the building is topped with a name plate. (PHOTO #2)

- 3. NC 207 Main Street**
ca. 1950

This is a brick, one-story, flat-roof commercial building. The lower level of the building has been covered with plywood siding. The building lacks ornamentation except for a row of brick dentils that top the building. The entrance is marked by an asymmetrical all-glass door flanked by all-glass tinted windows. (PHOTO #3)

- 4. NC 209-211 Main Street**
ca. 1900, altered ca. 1980

This is a one-story, flat-roof, brick commercial building. This was historically two buildings that were unified with the 1980s alteration. The building currently reads as one structure with two storefronts. The building reads from east to west window, window, door, window, double door, and window. All windows are twelve-light in wooden frames with decorative panels. The doors are six-light-and-two-panel configurations. An aluminum mansard roof tops all six bays. (PHOTO #4)

- 5. NC 213 Main Street**
ca. 1900, altered ca. 1980

This is a one-story, flat-roof, brick commercial building. The entrance is slightly recessed with all-glass windows on either end. The transoms have been enclosed with paneled plywood. A brick name plate tops the building. The only historic elements that remains are two cast-iron columns that flank the entrance. (PHOTO #5)

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section **7** **Page** **3** **Greenville Downtown Historic District**
Greenville, Washington County, MS

6. C 217, 219 and 221 Main Street
ca. 1915, altered ca. 1950

This is a triple-lot, one-story, flat-roof, brick and stucco commercial building. The building is divided into three storefronts. The storefronts are marked with a centrally located plate-glass showcase window and two outer entrances with all-glass doors. All transoms have been stucco over and the building currently features prominent name plates. (PHOTO #6)

7. C 218 Main Street
Originally: Fire Station #2
Currently: Greenville Fire Museum
ca. 1928

Fire Station #2 is a two-story, three-bay, stepped-roof, brick commercial building with a falsefront. The facade is marked by its three bays and projecting tile pent roof and parapets. The building is sub-divided with geometrical forms as brick panels are created through slightly recessed portions of the facade. The first story has a basket-arched door with decorative wooden doors highlighted by diamond-shaped windows that include pressed-concrete keystones and imposts. This door is flanked by paired single-light-and-panel doors. Above the first story are decorative diamond-shaped, pressed-concrete medallions that flank the nameplate. The second story is marked by paired six-over-one double-hung windows with flanking single six-over-one double-hung sash windows. (PHOTO #7)

8. NC 223 Main Street
ca. 1915, altered ca. 1960

This is a one-story, flat-roof, brick commercial building that has been sheathed in stucco. The stucco has obscured any historic ornamentation and covered the transoms. Currently the storefront is marked by paired all-glass doors with plate-glass transom and two double-width plate-glass showcase windows all set into aluminum frames. (PHOTO #8)

9. NC 227-229 Main Street
ca. 1905, altered ca. 1925, ca. 1970

This is an one-story, flat-roof, brick building. Although the building is shown as two single-lot commercial buildings on the 1911 Sanborn Map by 1931 the interior wall had been cut through therefore historically adjoining the two storefronts. The 1970 modification greatly altered the original building. The massing of the storefront is a historic composition; however, modern materials have obscured any original features. The storefront currently consists of two all-glass doors with one-light sidelights set into wooden frames. The showcase windows have been covered with a modern brick veneer and the transoms have replaced glass-block windows. A wooden falsefront mansard roof currently tops the building. However, the building still retains its historic cast-iron columns and panels. (PHOTO #9)

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 **Page** 4 **Greenville Downtown Historic District**
Greenville, Washington County, MS

10. NC 230 Main Street
ca. 1911, altered ca. 1980, fire damaged July 1996

This is a two-story, three-bay commercial building topped with a flat roof. The building was gutted by fire in July 1996 and currently the facade is falling-in. The first story still remains intact; however, the historic configuration has been altered with modern materials that compromises the storefront but does not destroy its visual elements. The facade has a wooden all-panel door with single-light sidelights and transom flanked by cast-iron columns followed by plate-glass showcase windows. The second story has three bays of round-arched replacement six-over-six double-hung sash windows that have wooden shutters. A cast-iron balcony also runs across the building. (PHOTO #10)

11. NC 231 Main Street
ca. 1900, altered ca 1980

This one-story, three-bay, brick commercial building that is topped with a flat roof. The storefront has been remodeled and retains none of its historic composition. Currently a recessed six-panel wooden door is flanked by two twenty-light fixed-sash windows all set into a slightly projecting weatherboard falsefront. This falsefront is topped with a projecting mansard roof with aluminum shingles. The upper level of the building is topped with brick. (PHOTO #11)

12. NC 232 Main Street
ca. 1900, altered ca. 1980, fire damaged July 1996

This is a one-story, three-bay commercial building that rests on a brick foundation and is topped with a flat roof. The building was gutted by fire in July 1996. The storefront has been remodeled with the placement of an asymmetrical all-panel door flanked by two single-light sidelights and transom. Two paired windows set into wooden frames comprise the other two bays. Paneled cast-iron columns divide the storefront into three sections. The building is topped with brick dentils, and two slightly recessed name plates that stand next to one another. (PHOTO #12)

13. C 234 Main Street
ca. 1900, altered ca. 1980

This is one-story, three-bay commercial building that rests on a brick foundation and is topped with a flat roof. The storefront has been altered but is still clearly divided by its original cast-iron columns. All the transoms have been enclosed and the windows have been changed. There are currently two plate-glass showcase windows followed by a six-panel door and a small plate-glass window. The building is topped with a decorative brick band of dentils and corbelling set into slightly recessed brick divisions. Attached to this building is a round-arched, cast-iron alley door. (PHOTO #13)

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section **7** **Page** **6** **Greenville Downtown Historic District**
Greenville, Washington County, MS

17. C 239B-241 Main Street
Originally: Citizen's Bank Building
ca. 1898, altered ca. 1980

This is a double-lot, two-story, four-bay brick building that rests on a brick foundation and its topped by a flat roof. The building has many features that are associated with the Richardson Romanesque style. Including its massive elliptical-arched windows and doors that have rusticated stone surrounds with accented keystones and impost. The facade has been historically divided into two storefronts and reads door, window, door, door. The facade features a corner tower topped with a parapet. The entrance is located in the corner tower and is located on a cant wall that is made flush with the building by two arches similar to an arcade. The second bay in the facade reading from east to west features a recessed elliptical-arched doorway, followed by a double-pane all-glass window with hood mold, and a replacement all-glass door set into the historic arched opening. The westernmost bay has been modernized with a plate-glass window with round-arched transom flanked by all-glass doors with single-light transoms. A beltcourse runs across the building. The second story has four bays that alternate window motifs; beginning with a squared one-over-one double-hung sash window with single-light transom followed by a set of paired one-over-one double-hung sash windows with four-light fanlight transom. Recessed brick panels, corbelling, and dentils top this very ornate building. (PHOTO #17)

18. PL 302 Main Street
Originally: First National Bank of Greenville Building
ca. 1903, additions 1957, 1971
NR 01/11/76

The First National Bank of Greenville is a two-story, Neo-Classical Revival style building with a flat roof and gabled parapet. The facade is dominated by a monumental pediment supported by four Ionic columns. In 1957, a reinforced concrete wing was added to the east wall of the main building and then in 1971 a metal addition was made to the rear of the building. The facade is brick with a rock-faced stone waterable. The tympanum features elaborate carving including medallions and festoons. A centrally located door is flanked by two windows with transoms that are covered by elaborate iron bars. The building also has stone quoins, entablature, and surrounds. (PHOTO #18)

8. Statement of Significance

Applicable National Register Criteria

Areas of Significance
Architecture

- 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.
- X 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.

Period of Significance
1880-1947

Significant Dates
N/A

Criteria Considerations:

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Significant Person(s)
N/A

Cultural Affiliation(s)
N/A

Architect/Builder
Barber & Klutz/Inventory #18
N/A

Narrative Statement of Significance: See continuation sheets.

**REGISTER NATIONAL OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 **Page** 9 Greenville Downtown Historic District
Greenville, Washington County, MS

STATEMENT OF SIGNIFICANCE

The Greenville Downtown Historic District is eligible for listing on the National Register of Historic Places under Criterion C in the area of architecture. Greenville's downtown buildings form a locally significant and well-preserved collection of mid-nineteenth and twentieth century banks, as well as cotton, professional retail, and newspaper printing offices. Greenville is the county seat and largest town in Washington County and provided important governmental, industrial, and cultural services to the surrounding communities. The Greenville Downtown Historic District's oriented toward the Mississippi River, its major transportation corridor, making the river and the offices of the Mississippi Levee Board cornerstones of the district.

The town of Greenville was founded around 1844 when Issaquena County was carved out of Washington County. The reorganization of counties resulted in the need to move the then county seat from Princeton, a town only few miles north of the Issaquena County line, to a more central location (Henry Tillinghast Ireys. [Washington County Historical Society, Greenville]). A site was selected on the bank of the Mississippi River at Bachelors' Bend and construction of a courthouse began in December 1846.

The name Greenville was chosen in honor of General Nathaniel Greene, one of George Washington's officers. The town remained at this location until the river carved itself into the town and became a constant threat. Therefore, after further damage from Federal forces during the Civil War it was decided by the legislation to establish a new location that would be less threatened by the Mississippi River but would still provide businesses with easy access to the waterway. This discussion led to the establishment of the new and present location of Greenville, a location approximately one-and-a-half miles north of the original 1846 site.

Greenville was quick to recover from the Civil War. The town was incorporated in 1870 and the organization of its railroad soon followed. The railroad and river were very important to the agricultural economy of Greenville. Even after the Civil War changed its social system, many of the large plantations were converted to smaller farms with tenant workers. By 1878, the Greenville, Deer Creek, and Rolling Fork Railroad was in operation and provided an easy means of shipping goods between the Delta counties. The strong economic base of the area attracted many prominent families to Greenville thus providing the town with the reputation of being a cultural oasis. Greenville has been the home to many accomplished writers including William Alexander Percy and Hodding Carter Jr., Pulitzer winning editor of the Delta Democrat Times who inspired such authors as David Cohn, Walker Percy, Shelby Foote, Ellen Douglas, and Beverly Lowry.

Several of the buildings included in the Greenville Downtown Historic District once housed the town's thriving newspaper industry. The Delta Democrat Times Building at 201-203 Main Street (Inventory #1) was listed on the National Register on March 25, 1982, for its associations with William Hodding Carter, whose editorials on racial and religious tolerance influenced many writers and politicians. Several of the buildings on the south side of Main Street were used for the printing and distribution of the newspaper. Along with the printing industry, Greenville was the center of finance for the surrounding area as indicated by the many banking institutions.

**REGISTER NATIONAL OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 **Page** 10 Greenville Downtown Historic District
Greenville, Washington County, MS

Five of the buildings in the district were built as banks or housed banking firms at one time. These include some of the most architecturally significant buildings including fine examples of the Italianate style as shown at 201-203 Main Street (Inventory #1), 236 Main Street (Inventory #14), and 211 Walnut Street (Inventory #19). Other styles represented in the banking buildings are the fine Neo-Classical Revival designed First National Bank of Greenville at 302 Main Street (Inventory #18), previously listed to the National Register in January, 11, 1976, and the Citizens Bank at 239B-241 Main Street (Inventory #17), this building is one of the few surviving commercial buildings in Greenville with Richardson Romanesque details. In addition to the banking buildings, the Greenville Downtown Historic District also has a well-preserved example of WPA Moderne style architecture as represented in the Fort Nicholson Armory building at 224 South Walnut Street (Inventory #21). One of the town's best preserved buildings is the Fire Station #2 building at 218 Main Street (Inventory #7). This building retains both its exterior and interior details and has been rehabilitated as a museum.

Although there have been several alterations to the buildings in this area, including the remodeling of storefronts, fire damage, and the removal of a few buildings, the proposed district contains the most intact grouping of architecturally significant buildings in downtown Greenville. Several of the buildings in the area, including the original First National Bank, the later Neo-Classical First National Bank, Citizens Bank, Fire Station No. 2, the Delta Democrat Times Building and the Levee Board Building are among the most historically and architecturally significant surviving buildings in Greenville. The proximity of these buildings within an area of two city blocks constitutes a significant historic district, despite the loss of integrity of some of the lesser buildings in the area.

9. Major Bibliographical References

Bibliography 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

Name of repository: see continuation sheet

10. Geographical Data

Acreage of Property: 7.25

| | | | | |
|-----------------|------|-------------------|------|-------------------|
| UTM References: | Zone | Easting/Northing | Zone | Easting/Northing |
| | A | 15/679800/3698200 | C | 15/680290/3698130 |
| | B | 15/679940/3698365 | D | 15/680210/3698450 |

See continuation sheet.

Verbal Boundary Description See continuation sheet.
Boundary Justification: See continuation sheet.

11. Form Prepared By

name/title: Kim Isbell, Consultant (rewritten Harrison Lea Stamm MDAH)
organization: _____ date: 8/15/96 (6/97)
street & number: PO BOX 111 telephone:(318) 472-9715
city or town: Marthaville state: LA zip code: 71450

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

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

Property Owner(s)

name: Multiple
street & number: _____ telephone: _____
city or town: _____ state: _____ zip code: _____

**REGISTER NATIONAL OF HISTORIC PLACES
CONTINUATION SHEET**

Section **PHOTOS** **Page** **12** **Greenville Downtown Historic District
Greenville, Washington County, MS**

PHOTOLOG

All the following information is the same on each photograph:

1. Greenville Downtown Historic District
2. Greenville, Washington Co., MS
3. Deborah Wise
4. June 1997
4. Mississippi Department of Archives and History

Photo 1 201-203 Main Street, facade
Photo 2 205 Main Street, facade
Photo 3 207 Main Street, facade
Photo 4 209-211 Main Street, facade
Photo 5 213 Main Street, facade
Photo 6 217, 219, and 221 Main Street, facade
Photo 7 218 Main Street, facade
Photo 8 223 Main Street, facade
Photo 9 227-229 Main Street, facade
Photo 10 230 Main Street, facade
Photo 11 231 Main Street facade
Photo 12 232 Main Street, facade
Photo 13 234 Main Street, facade
Photo 14 236 Main Street, facade
Photo 15 237 Main Street, facade
Photo 16 239 Main Street, facade
Photo 17 239B-241 Main Street, facade
Photo 18 302 Main Street, facade
Photo 19 211 Walnut Street, Main Street facade
Photo 20 211 Walnut Street, Walnut Street facade
Photo 21 214 Walnut Street, facade
Photo 22 224 Walnut Street, facade
Photo 23 229 Walnut Street, facade, view to southwest
Photo 24 229 Walnut Street, facade, view to southeast