



387

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1. Name of Property

historic name: Spengler-Thomas Building
other names/site number:

2. Location

street & number: 129 S. President St.
city or town: Jackson
state: MS code: MS county: Hinds code: 49 zip code: 39201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. Paul

MARCH 21, 2003

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:
 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):

Signature of the Keeper

Date of Action

Edson W. Beall 5/9/03

5. Classification

Ownership of Property: Private

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

Category of Property: Building

Contributing

Noncontributing

1

buildings
sites

structures
objects

1

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 0**

N/A

0

6. Function or Use

Historic Functions: Commerce/Trade: Department Store

Current Functions: Commerce/Trade: business

7. Description

Architectural Classification: Commercial style

Materials:

foundation: Concrete
roof: Synthetic/plastic/rubber
walls: Brick
other:

Narrative Description:

See Continuation Sheets

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

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Spengler Thomas Building
Hinds County, Mississippi

Narrative Description

The Spengler Thomas Building is a two-story brick commercial building, built in 1925, located at the northwest corner of Pearl Street and President Street in downtown Jackson, Hinds County, Mississippi.

The building consists of two stories over a full basement and encloses 5400 square feet per floor. It is constructed with perimeter masonry bearing walls, with a floor and roof structure of wood joists. A row of columns down the center of the building provides intermediate support. The columns at the ground level are cast iron with a simplified Doric capitol. These columns are also used on the President Street façade. The second floor columns are wood. The beams between the columns are wood. Floor systems are wood joists at 16" on center.

The President Street façade on the east elevation is the primary façade and consists of a wood storefront on the first floor with double hung wood windows on the second floor. A steel beam on steel columns supports the masonry wall above the storefront. The storefront has undergone alterations through the years but it has recently been returned to its 1925 condition. Entry is through two sets of recessed double doors flanked by plate glass display windows with panels below them and transoms above. An awning of steel angles and galvanized decking spans the front façade and visually divides the first story from the second story. The original brickwork has narrow joints and good quality brick. A pressed metal cornice ornaments the top of the façade. It has corbels with acanthus leaf details and sits on a brick base with a corbeled brick cornice below. This elevation retains its original entrances, brickwork, columns, windows and cornice.

The south elevation on Pearl Street is simpler and has seen fewer changes over the years. It is a brick bearing-wall with window openings, including original double-hung and fixed windows. The fine brickwork of the front (east) façade turns the corner, but there the construction changes to that of a utility-grade wall, using lower quality brick with wider mortar joints. An original canopy hangs over the south exit door.

The interiors of the building are relatively intact. The first story retains its original plaster walls, wood window trim, and maple flooring. The first floor ceiling is wood tongue and groove. There is an original freight elevator in the northwest corner of the building, which was used for moving merchandise. On the second floor, the walls retain their original plaster as well as the window and baseboard trim. The front third of the second story is separated from the rest of that story by a partition wall with original doors and transoms. The floor is original tongue and groove pine.

The roof of the building is relatively flat and is surrounded by a brick parapet.

8. Statement of Significance

Applicable National Register Criteria

- 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.

Areas of Significance
Architecture

Period of Significance
circa 1907-09

Significant Dates
circa 1907-09

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)

Cultural Affiliation(s)

Architect/Builder
not known

Narrative Statement of Significance: See continuation sheets.

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:

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
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Spengler Thomas Building
Hinds County, Mississippi

Statement of significance

Built circa 1907-09, the Spengler-Thomas Building is locally significant under criterion C in the area of Architecture, as one of the best examples of a small-scale early 20th century commercial building remaining in downtown Jackson. It retains a high degree of architectural integrity, especially on the exterior.

The building is located near several other historic structures on President Street, including the Elk's Building (circa 1910) just to the north, the former Central Fire Station (1904-05) (National Register 1975), directly across Pearl Street to the south, and Jackson City Hall (circa 1847-53) (NR 1969), just south of the Central Fire Station. The Spengler-Thomas building is an integral part of the historic fabric of the area and stands as an important representative of Jackson's early 20th century commercial development.

By the early years of the 20th century, Jackson had become a regional transportation hub and a commercial center for central Mississippi. By 1920, numerous small-scale commercial buildings, from one to four stories in height, extended along Capitol Street between the Old State Capitol and Union Station, and along several blocks of State Street and President Street to either side of Capitol Street. Clusters of very early 20th century commercial buildings survive in the small Spengler's Corner Historic District at the eastern end of Capitol Street and in the West Capitol Street Historic District near Union Station. The Spengler-Thomas Building is one of very few surviving early commercial buildings outside of those districts, and it is one of the best preserved commercial buildings from the decade of 1900-1910 remaining in Jackson.

The property where the building stands was bought in 1882 by the Spengler family. The building was built between 1907-1909. It was occupied by Bowers Brothers Dry Goods in 1910. By 1913-14 it had become the location of Maloney Brothers Dry Goods and Grocery Store. In 1916 Maloney Brothers Dry Goods occupied half the lower story and S.N. Thomas Department Store occupied the other half, moving from Roach Street where it had been since 1903. In 1917 Southern Business College operated in part of the upstairs. The other half of the second story served as meeting rooms for a Masonic lodge. In 1922 S.N. Thomas bought the building. By 1923 the Thomas Department Store and Thomas Dry Goods Co. occupied the entire first floor. In 1935 the entire building, except for the Masonic lodge hall, was used by S.N. Thomas' Sons Wholesale Company. In 1939 the retail area was remodeled and maple flooring installed at a cost of \$750. The basement was excavated in 1948. In 1962 the mezzanine area was added. The S.N. Thomas's Sons Company continued to use the building until the late 1990s. In 2000 the building was acquired by Canizaro Cawthon Davis Architects. The firm undertook the restoration of the building, which was completed in 2002.

10. Geographical Data

Acreage of Property: 5.9

UTM References:	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
	15	765360	3577010

Verbal Boundary Description See continuation sheet.

Boundary Justification: See continuation sheet.

11. Form Prepared By

name/title:	Paul Canizaro	(revised and expanded by Richard Cawthon, Mississippi Department of Archives and History)	
organization:	Canizaro Cawthon Davis, Architects		date: 8/01/02
street & number:	129 S. President Street		telephone: 601 362 4582
city or town:	Jackson	state: MS	zip code: 39201

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:	Spengler Thomas Building LLC/ Robert Canizaro, Manager		
street & number:	129 S. President Street		telephone: 601 948 7337
city or town:	Jackson	state: MS	zip code: 39201

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
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Spengler-Thomas Building
Hinds County, Mississippi

BIBLIOGRAPHY

Jackson, Mississippi Department of Archives and History. Sanborn Fire Insurance Maps: 1904-1930, microfilm.

Jackson, Mississippi Department of Archives and History. Jackson Mississippi City Directories: 1906-1935, microfilm.

Jackson, Mississippi Department of Archives and History. Telephone Books: 1905-1930, microfilm.

Hinds County, Mississippi. Chancery Clerk. Deed books. Hinds county Chancery Court. Jackson, Mississippi.

Thomas, Leon, owner of building, son of S.N. Thomas. Interviewed by Paul Canizaro, Jackson Mississippi, 24 February 2000.

VERBAL BOUNDARY DESCRIPTION

The nominated property occupies a tract of land situated in Square 10 South, City of Jackson, according to H. C. Daniels map of 1875 Jackson, Mississippi, and being more particularly described as follows:

Beginning at the Northwest corner of Pearl Street and President Street, as both are now in use, and run Westwardly along the Northern right of way of Pearl Street for a distance of 186.00 feet; thence Northerly along a line parallel with President Street for a distance of 80.00 feet; thence Easterly along a line parallel with Pearl Street for a distance of 26.00 feet; thence Northerly along a line parallel with President Street for a distance of 40.83 feet; thence Easterly along a line parallel with Pearl Street for a distance of 160.00 feet to the West right of way line of President Street: thence Southerly along the Western right of way of President Street for a distance of 120.83 feet to the Point of Beginning. This tract contains 21,412.90 square feet or 0.492 acres, more or less.

BOUNDARY JUSTIFICATION

These are the boundaries define the tract of land historically associated with the Spengler-Thomas Building.



President St

NO TURN ON RED

C
C
B

Architecture
Architectural Planning Interior Design Landscape Architecture Survey Engineering Surveying

← WEST

SPENGLER-THOMAS BUILDING
JACKSON, HINDS COUNTY, MS
PHOTO BY PAUL CANIZARO
6/18/02

MS DEPT. OF ARCHIVES & HISTORY
VIEW OF EAST & SOUTH FACADES, VIEW
TO WEST-NWEST

PHOTO 1 OF 6



SPENGLER-THOMAS BUILDING
JACKSON, HINDS COUNTY, MS
PHOTO BY PAUL CANIZARO
6/18/02

MS DEPT. OF ARCHIVES & HISTORY
FACADE SOUTH AND WEST ELEV.
VIEW TO NORTH - NEAST

PHOTO 2 OF 6



Planning Interior Design

SPENGLER-THOMAS BUILDING
JACKSON, HINDS COUNTY, MS
PHOTO BY PAUL CANIZARO

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MS DEPT OF ARCHIVES & HISTORY
NORTH ELEVATION, VIEW TO SOUTH
PHOTO # 3 OF 6



SPENGLER-THOMAS BUILDING
JACKSON, HINDS COUNTY, MS
PHOTO BY PAUL CANIZARO

6/18/02

MS DEPT OF ARCHIVES & HISTORY

FLOOR, COLUMNS AND CEILING AS SEEN

FROM FRONT ENTRANCE, 1ST STORY, FACING S.W.

PHOTO # 4 OF 6



SPENGLER-THOMAS BUILDING
JACKSON, HINDS COUNTY, MS
PHOTO BY PAUL CANIZARO
6/18/02

MS DEPT OF ARCHIVES & HISTORY
EAST WALL, DOORS & TRANSOMS, AND COLUMN & BEAM,
2ND STORY, VIEW TO NORTH
PHOTO # 5 OF 6



SPENGLER - THOMAS BUILDING
JACKSON, HINDS COUNTY, MS
PHOTO BY PAUL CANIZARO
6/18/02

MISS. DEPT. OF ARCHIVES & HISTORY

NORTH WALL, FIREPLACE, WINDOWS AND MOULDING;
2ND STORY, VIEW TO WEST

PHOTO # 6 OF 6