

Greenville Commercial Historic District Boundary Increase No. 1 Washington County, MS

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Greenville Commercial Historic District Boundary Increase No. 1

other names/site number _____

2. Location

street & number Roughly bounded by Poplar Street, Central Street, Alexander Street,
and Delleseps Street.

N/A

not for publication

city or town Greenville

vicinity

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, 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 at the following level(s) of significance:

____ national _____ statewide X local

Signature of certifying official/Title

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property _____ meets _____ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register
determined eligible for the National Register

determined not eligible for the National Register
removed from the National Register

other (explain:)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(
Check as many boxes as apply.
)

Category of Property
(
Check only one box.
)

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

☒ Private
☐ public - Local
☐ public - State
☒ public - Federal

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

Contributing	Noncontributing	
77	43	buildings
		sites
		structures
		objects
77	43	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

N/A

1

6. Function or Use

Historic Functions
(
Enter categories from instructions.
)

Current Functions
(
Enter categories from instructions.
)

COMMERCE/business
COMMERCE/professional
COMMERCE/financial institution
COMMERCE/specialty store
COMMERCE/warehouse
GOVERNMENT/fire station

COMMERCE/business
COMMERCE/professional
COMMERCE/financial institution
COMMERCE/specialty store
COMMERCE/warehouse
RECREATION & CULTURE/museum

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GOVERNMENT/post office

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions.)

Late Victorian

Late 19th and Early 20th Century Revivals

Late 19th and Early 20th Century American
Movements

Modern Movement

OTHER: vernacular commercial

Materials

(Enter categories from instructions.)

foundation: brick, concrete

walls: brick, weatherboard, plywood, stone

roof: asphalt, ceramic tile, rolled rubber

other: glass, cast-iron, concrete, stucco, shingle

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Greenville Commercial Historic District Boundary Extension No. 1 consists of 121 buildings that are located primarily along Washington Street and Main Street, between Poplar Street and Delesseps Street in downtown Greenville, the county seat of Washington County, Mississippi. Greenville is a town of approximately 35,000 people, covering 26.9 square miles, along the Mississippi River in the Mississippi Delta. The Greenville Commercial Historic District Boundary Extension No. 1 encompasses approximately 63 acres and is concentrated primarily along Washington and Main Streets, which both run east/west. There are about 77 contributing resources and 43 non-contributing resources within the district. There is one property within the district that has been previously listed in the National Register of Historic Places. The non-contributing resources fall into one of two categories: 1) those that were built prior to 1966 and have been greatly altered and/or have lost historic integrity and 2) those constructed after the period of significance, which ends in 1966.

The buildings represented in the district are almost exclusively commercial buildings, though some government and religious functions are represented. Most of the commercial buildings are attached in contiguous blocks. However, due to the removal of a number of buildings in the past few decades, there are some areas, especially along Main Street and at the east end of Washington, where the regular rhythm of the commercial blocks is interrupted.

Administrative Matters

The Greenville Commercial Historic District encompassing nineteen buildings in downtown Greenville was listed on the National Register of Historic Places on October 10, 1997. The district is centered on the 200 and 300 block of Main Street and the 200 block of South Walnut Street. The intent of this nomination is to increase the boundaries to the north and west to more accurately reflect the development of Greenville's commercial core. There are 121 properties in the area of the boundary increase. The Period of Significance for the district, as amended by the boundary increase will be from 1880-1966. The buildings in the original nomination have been reviewed and one building, 214 S. Walnut Street (Inv. 22) has changed from noncontributing to contributing.

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Three resources not included in the original Inventory are now included, 124 S. Poplar Street (Inv. 17), 127 S. Poplar (17) and 209 S. Poplar (Inv. 19). The Narrative Description and Statement of Significance address the entire district, as amended, since the original district and the area of the boundary increase illustrate a cohesive story of the development of Greenville's commercial core. The Inventory in Section 7 and the accompanying maps will distinguish the properties included in the original nomination and those included in the boundary increase.

Narrative Description

As a whole, the buildings in the Greenville Commercial Historic District Boundary Extension No. 1 are in good condition and retain a moderately high level of integrity. Beginning in the 1940s and continuing through the 1980s, efforts were made to "modernize" the facades of some historic buildings in the district. Many of these modernized storefronts are of high-quality design and materials and are rare Mississippi examples of the mid-twentieth century developments in urban commercial design. The buildings represented in the district range from the oldest and most intact commercial buildings to a number of buildings from the 1950's and 1960's that help tell the story of Greenville's post-World War II boom.

The Greenville Commercial Historic District, as amended, includes the central business district of the City of Greenville, and is located in the northwest quadrant of the City limits. On the western edge of the historic district is Lake Ferguson, an oxbow lake formed when the Mississippi River changed course and shifted to the west. The buildings in the district are primarily brick attached commercial buildings and are primarily oriented toward the two major east/west corridors of Main Street and Washington Avenue, which are two-way streets that terminate at Walnut Street, the western-most street before the levee. These two streets and their connecting north/south streets naturally drew commercial development due to the proximity of the Mississippi River on the west and, in later years, the railroad to the east. From the west, the north/south cross streets in the district now include Walnut, Poplar, Shelby, Hinds, Broadway, Theobald, and Delesseps. The western-most blocks of Main Street and Washington Avenue, closest to the river, were particularly dense in the first half of the century. Prior to the turn of the 20th century, the commercial density included two major north/south streets that no longer exist to the west of Walnut Street. By 1898, a large portion of Mulberry, the western-most street, had been enveloped by the Mississippi River and a new levee was built in the vicinity of Walnut Street. As part of the levee construction, the residences and businesses on the west side of Walnut Street were either torn down or moved.¹

At the turn of the 20th century, the railroad began to gain prominence as a transportation and trade hub, thereby luring commercial development toward the eastern ends of Washington Ave. and Main Street. By 1896, the 700 block of Washington Ave. (between Delesseps and Theobald Streets) had begun to transition from residential to commercial, presumably for this very reason. As commercial development continued, the residential areas moved east and southeast. The areas directly north and south of the central business district are not included within the boundaries of the historic district as they, too, transition to residential in nature and do not have the same pattern of development as within the commercial district.

Setting

In most cases, the primary façades of the buildings are at the front of the lot lines, closest to the street. Sidewalks flank the street along with utility poles. There is on-street parking in the majority of the district. Signage is typically attached to the front of the buildings and is surface mounted. There are a few projecting signs and a couple of marquis-style signs. Awnings are somewhat common and are typically shed-style and covered in canvas. The topography in the district is flat. Minimal landscaping and natural vegetation exists along Washington Ave. This may be due, in part, to the recent removal of a "serpentine" street pattern that was installed in the 1970s as a beautification project. Along Main Street, however, there is a prevalence of vegetation, including a number of old growth trees, as well as some formal landscaping around businesses. The commercial rhythm is most consistent in the 200 block of Main Street (which is within the original district boundary) and the 300, 400, 600, and 700 blocks of Washington Street (included in the boundary increase). Moving east of the original district along Main Street, the character transitions to larger lots occupied by a variety of Greenville's oldest religious and public institutions, including the U.U. Post Office and Federal Building (Inv. 34) [Photo 0005], Greenville's City Hall (Inv.38) [Photo 0001], William Alexander Percy Memorial Library (Inv. 39), First Baptist Church (Inv. 40), St. Joseph's Catholic Church (Inv. 42) [Photo 0011], and Hebrew Union Temple (Inv. 43)..

¹ Nowell, Princella Wilkerson. "Turn of the Century", *Life in the Delta*. January 2000

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A variety of architectural styles are evident, including Gothic Revival, Italianate, Neo-Classical, Art Moderne, and International, among others. Italianate details are evident in the Levee Buildings at 201 and 211 Walnut Street (Inv. 20, 21) and to a lesser extent in the two-story brick building at 239 Main Street (Inv. 14). Examples of elaborate Neo-Classical buildings are present at 302 Main Street (Inv. 16) and the Elks Lodge at 504 Washington Ave. (Inv. 100). Romanesque features are evident at 201-203 Main Street (Inv. 1) and one of the only examples of Beaux Arts architecture in Greenville is the Bank of Washington Building at 120 S. Poplar (Inv. 64) [Photo 0025]. A fine WPA Moderne building is the old National Guard Armory located at 216 Walnut Street (Inv. 23a.) [Photo 13]. Art Deco is well represented by the Greenville Hotel at 638 Main Street (Inv. 54) [Photo 0018]. Greenville experienced a significant business boom during and after World War II, and the district expansion includes several buildings constructed after World War II that demonstrate and contribute to the architectural significance of the district. The U.S. Post Office and Federal Building at 305 Main St. (Inv. 37) [Photo 0005] is an excellent local example of the International style. The building at 209 S. Poplar (Inv. 19) can be categorized as International style with Wrightian influence.

One of the most unusual architectural features of this district is the extensive use of cast-iron columns and window hoods. The buildings located at 230, 232, and 237 Main Street represent paneled columns while the buildings at 213, 227-229, and 236 Main Street demonstrate the more ornate octagonal columns. The octagonal columns are unusual in that the column is attached to the façade by guilloche panels (two twisted iron bands with an open center). The Greenville Times newspaper featured an article about the Wall's Foundry & Machine Works located in Greenville. This article was located in the "1907 Greenville Times Souvenir Edition"ⁱⁱ and mentions many buildings in Greenville that featured the Wall's cast-iron decorative elements. Some of the now non-extant buildings mentioned include the C.M. Ham Building (northwest corner of Main and Walnut Streets), the Grand Opera House (Southeast corner of Main and Poplar streets), and Greenville Inn (northwest corner of Main and Poplar streets). One surviving example of a Wall's Foundry storefront may be found at 125 N. Poplar (Inv. 63). Many of the cast-iron columns and window hoods do not have visible manufacturer's marks, so it is impossible to attribute them to a specific manufacturer. However, it is highly likely that the Walls Foundry and Machine Works manufactured many of the cast-iron architectural details seen in the district.

Early Sanborn Fire Insurance Maps (1887) show a prevalence of residential buildings along Washington Ave. between Poplar and Broadway and on Main Street between Poplar and Hinds.ⁱⁱⁱ Only a few residential buildings have survived within the boundaries of the district. One of the more prominent examples is the modest L-front house at 503 Washington Avenue (Weatherbee House) (Inv. 99) (NR, 1977) [PHOTO 0003], which is now a community meeting place. It is the only remaining residential property in Greenville's downtown thoroughfare. Two other historically residential buildings, 613 Main Street (Inv. 53) and 220 S. Broadway (Inv. 29) are now being used as office space.

An inventory of the properties in the district, as amended, follows. The buildings which contribute to the significance of the district are represented with the notation (C). Buildings which do not contribute to the significance, usually due to alterations that substantially diminished the architectural integrity of the building are denoted with (NC). One property was previously listed individually and is identified the notation (PL). Buildings are arranged in alphanumeric order by street name and address.

Resources in Original District

**1. C 201-203 Main Street Delta Democrat Times Building
ca. 1880**

A two-story brick commercial building with a flat roof, a tall plain flat stucco cornice, and Romanesque Revival features. The three-bay façade is divided by square cast iron columns with Corinthian capitals. The center entrance is a single-leaf aluminum plate glass door with transom flanked by plate glass windows over stuccoed bulkheads. The other bays are paired plate glass windows over stuccoed bulkheads. The transom panels are fitted between the columns and are multi-light leaded glass. There is a plate glass window with stuccoed bulkhead and leaded glass transom on the right end, as well. There are three bays on the second floor with windows set in arched openings with the arch boarded up. These windows are enhanced with cast metal drip window hoods. On the east façade, there are four bays: first bay features

ⁱⁱ *Greenville Times*, 1907

ⁱⁱⁱ Sanborn Fire Insurance Maps, Greenville, Mississippi. 1887, 1890.

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double-hung wood windows, pilaster, three 6/6 double-hung wood windows, pilaster, all over brick bulkhead and with transoms; 2nd bay features 6/6 double hung wood windows, pilaster, two six-over-six double-hung windows, pilaster, 6/6 double-hung wood window, all over brick bulkheads and capped with transoms; 3rd bay features two-light, one-panel door with transom, pilaster, multi-panel wood garage door with two-light transom; 4th bay features a pair of three-light, one-panel wood doors with four-light transom set into an opening flanked by round metal Corinthian columns with fluted bases. There is also a heavy metal entablature.

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

A one-story brick commercial building with a flat roof. The storefront has three plate glass wood windows over brick bulkheads and a single-leaf one-light, one-panel door with one-light transom. A four-light transom panel runs across the façade.

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

A one-story painted brick commercial building with a flat roof and a corbelled brick cornice. The storefront has been infilled with a new entrance, single-leaf plate glass aluminum door flanked by plate glass windows, and vertical plywood siding.

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

A one-story brick commercial building with a flat roof. The façade has been covered with grooved vertical plywood above the bays and a metal mansard awning extends across the façade. There are six bays: two multi-light fixed wood windows and a six-light, two-panel wood door, multi-light fixed wood window, pair of French doors, and a multi-light fixed wood window. The facades of 209 and 211 have been renovated to appear as one building. However, 211 Main Street and 213 Main Street, historically, comprised one building.

5. **NC 213 Main Street
ca. 1890**

A one-story brick commercial building with a flat roof and flat parapet. There is a corbelled brick sign panel across the parapet. The storefront is divided by two round cast iron columns. The three transom panels are covered with board and batten siding. The storefront is in-filled with new brick and new plate glass windows to either side of the recessed entry. The entrance is a single-leaf six-panel wood door flanked with plate glass windows in the slanted recess. This is one-half of the building next door, 211 Main St.

6. **C 217, 219, and 221 Main Street
ca. 1926**

A one-story stucco commercial building with a flat roof and flat parapet. There are three storefronts: double-leaf, plate glass doors with a transom and floor-length plate glass windows in the first storefront; three floor-length plate glass windows in the second and two floor-length plate glass windows and a pair of plate glass doors with transom in the third storefront.

7. **C 218 Main Street Fire Station #1 Museum
ca. 1928**

A two-story orange brick building with a flat roof. A green clay-tiled shed cornice is set between tall brick piers and is finished with modillions. The parapet is stepped on the side elevations and is flat on the rear one-story addition. There are three bays on the first floor: center large double-leaf arched wood doors set in an arched opening. The doors originally allowed entrance for fire trucks. There is a center diamond-shaped four fixed-light wood window in each door. Flanking these doors are double-leaf full-light wood doors. The second floor has three bays as well: center pair of 6/1 double-hung wood windows flanked by 6/1 double-hung wood windows. In the wall area between the two floors is a center sign panel framed with "FIRE STATION No. 1." On either side of the sign, above each door, is a stuccoed diamond medallion.
[PHOTO 0010]

8. NC 225 Main Street
ca. 1889

A one-story stucco commercial building with a flat roof and a flat parapet with a molded cornice. The storefront is filled with double-leaf plate glass doors with transom and floor length plate glass windows.

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

A one-story brick commercial building with a flat roof and a wood covered shed awning. The storefront has been completely altered and is now in-filled with brick and new bays. There is a full façade transom panel filled with multi-light leaded glass panels. There are two bays with single-leaf full-light wood doors flanked by sidelights.

10. NC 231 Main Street
ca. 1889

A one-story painted brick commercial building with a flat roof. A shingled shed awning covers the transom panel. The storefront is filled with center double-leaf plate glass doors flanked by floor-length plate glass windows.

11. C 234 Main Street
ca. 1898

A one-story painted brick traditional commercial building with a flat roof and corbelled brick flat parapet, under which are three corbelled brick inset panels. The traditional storefront is divided by cast iron pilasters. The transom panel and top part of the storefront has been covered with plywood. There are two non-historic plate glass windows and a non-historic six-panel wood door with a narrow plate glass window to the right of it, filling in the three bays.

12. C 236 Main Street
ca. 1888

A two-story painted brick traditional commercial building with a flat roof and a flat corbelled brick parapet. There is a balcony across the façade supported with large metal brackets. There are four bays: a boarded up single-leaf door set in an arched opening on the right façade. The storefront to its left is filled with central, double-leaf full-light wood doors with boarded up transom, flanked by plate glass windows over wood paneled bulkheads. The transom panels above are also boarded over. Round cast iron columns divided these three bays. There are three bays in the second floor: three 6/9 boarded up transom, flanked by plate glass windows over wood paneled bulkheads. The transom panels above are also double-hung wood windows set in round arched openings. The center window is set over a wood panel, as it appears to have been originally a door. A photograph in the 39th edition of the Greenville Times (1907) shows the plate glass windows as four fixed light windows with one-light transoms and taller double-leaf doors and one-light transom. The door on the right façade also features a one light transom.

13. C 237 Main Street
ca. 1889, altered ca. 1970

A two-story brick commercial building with a flat roof and flat plain parapet. The first floor is recessed under the second floor with the recess supported with seven cast iron columns. There are two storefronts which have the same bays: center double-leaf full-light wood doors flanked by large plate glass windows. There are six bays on the second floor divided by brick pilasters. The bays are set in slightly arched openings with corbelled brick heads. The bays are filled with plywood painted with mullions and muntins.

14. C 239 Main Street
ca. 1885

A two-story brick commercial building with a flat roof and flat parapet enhanced with a decorative pressed metal cornice. There are two bays on the first floor: a recessed entry through a slightly arched opening and a 6/9 double-hung wood window. There are two 6/9 double-hung wood windows on the second floor. A narrow decorative wrought-iron balustrade with brackets for support stretches across the façade.

15. C 241 Main Street (Old) Citizens Bank Building
ca. 1898

A two-story painted brick corner commercial building, with a flat roof and a flat decoratively corbelled cornice. The corner is a tower, arched openings on the first floor and square bays on the second. There are four bays on the first floor, Main

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Street side. The round arched opening, a large one-light fixed wood window with one-light transom, a new aluminum door set in a segmented arched opening with keystone, and a wood storefront filled with a center plate glass window with a stained glass fanlight flanked by a full-length aluminum plate glass door with a Craftsman transom on the left and a single-leaf, one-panel wood door with a Craftsman transom on the left and a single-leaf, one-panel wood door with a Craftsman transom. Above each of these is a square one-light fixed window. On the second floor are four bays: a non-historic window in the tower, with transom; a pair of non-historic double-hung windows with a large fanlight with a surround similar to the surround on the first floor arched section; a 1/1 double hung wood window with a transom, and a pair of 1/1 double hung windows topped with a wood fanlight.

16. **C 302 Main Street (former) First National Bank of Greenville**
Ca. 1903

Architect: Barber and Klutz, Knoxville, TN

A two-story Classical Revival brown brick building with a flat roof and a gabled parapet. The façade is dominated by a monumental pediment supported by four two-story Ionic columns. The tympanum features elaborate carving including medallions and festoons. The recessed entry has three bays: a center pair of one-light, one panel wood doors with lead transom flanked by 1/1 double-hung wood windows with art glass transoms. On each side of the recess there is a 1/1 double-hung window. The door surround is an entablature supported with Ionic pilasters. Large scrolled wrought iron grills protect the windows.

[PHOTO 0004]

17. **NC 124 S. Poplar**
ca. 1905; alterations ca. 1950's, ca. 1970's

A two-story painted commercial building with applied concrete masonry units on the façade and a flat roof. There are no bays on the second floor. The storefront is recessed with the recess supported with two original cast iron columns. There is a modern aluminum storefront consisting of plate glass window, plate glass door with transom, plate glass window, and a metal door.

18. **NC 127 S. Poplar**
ca. 1980

A one-story modern brick office building, facing southeast, with a flat roof. Corbelled brick pilasters divide the building from a corbelled cornice to the ground. There are two aluminum casement windows on the left façade. The right half of the building is set back and the entrance is recessed and into the side.

19. **C. 209 S. Poplar**
ca. 1951

A two-story International style yellow brick office building with a flat roof. A flat concrete awning stretches across the façade and is supported with tapered piers on either side of the windows. These windows are the same: large rectangle of glass blocks over three two-light fixed windows with granite sills. The door on the right façade is a single-leaf full-light wood door with plain granite surround. The second floor has three bays: two with the same configuration as the first floor and a smaller version of the same design with three horizontal concrete bars across the window, extending around the corner and across the window on the end.

20. **C 201 S. Walnut Mississippi Levee Board Office; Greenville Inn and Suites**
ca. 1880; addition ca. 1920

A two-story stucco building on the corner with the corner canted, with a flat roof and a flat parapet and widely overhanging molded cornice supported with brackets, paired at the cant. There is one bay on the cant, a single-leaf one-light, one panel wood door, slightly recessed flanked by turned posts. There is a metal denticulated entablature above the door. On the left, Walnut St., elevation are three slightly arched 2/2 double-hung wood windows with metal drip mold window heads. On the second floor are three 2/2 double-hung wood windows with plain peaked window heads. On the right, Main St., elevation there are three bays on the first floor: two arched 2/2 double-hung wood windows with metal drip mold window heads and a single-leaf one-light, one-panel wood door, slightly recessed, flanked by turned posts. There is a metal

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denticulated entablature above the door. There is a one-story block to the right with a bay filled with a pair of one-light, two panel wood doors with vertical board siding set in the glass area, three sets of multi-light, two-panel wood doors, metal round columns separate these doors. There is another one-story section with three bays: a center round arched entrance which has been boarded up with a new door inset, flanked by window openings which have shutters closed over them.

**21. C 211 (orig. 229) S. Walnut Mississippi Levee Board Office; Greenville Inn and Suites
ca. 1883**

A two-story stucco building with an asphalt hip roof with cross hips. The widely overhanging eaves are enhanced with plain modillions. There are four brick chimneys, see drawing for location. The main block has three bays. A cross hip section on the left is set back with one bay and, set back further, is a cross hip with a large arched porte cochere and a door. The main section bays are as follows: a center entry with double-leaf full-light wood doors with transom, set in a slightly arched opening; flanked by 2/2 double-hung wood windows. On the second floor of this section are three 2/2 double-hung wood windows. The next block has a single bay on the first floor which is a single-leaf full-light wood door with transom. The last section has two bays: the arched automobile opening has a keystone and a single-leaf full-light wood door with transom. On the second floor are three 2/2 double-hung wood windows. There is a Craftsman suspended awning at the first floor that has an asphalt hip roof that runs across the façade and down the left side of the main block. There is a new two-story addition (hyphen) that connects this building and the building at 201 Walnut. This hyphen has a recessed entry filled with double-leaf full-light wood doors and three pairs of one-by-one sliding windows. The second floor has four sets of the same design.

[PHOTO 0006]

**22. C 214 S. Walnut
Ca. 1911**

A one-story yellow brick commercial building with a tar covered barrel roof. There are five bays: a slightly off center garage door with a wood casement window to the right, two of the same on the left and , on the left façade, a single-leaf six panel wood door with transom.

**23a. C 216 (orig. 224) S. Walnut (Old) Mississippi National Guard Armory
1938
Architect: N.W. Overstreet; A. H. Town
Architect: N.W. Overstreet; A. H. Town**

A two-story stucco Art Deco building with a flat roof. The walls are fluted from the base of the windows to the cornice, which has a flat band and a decorative band above it. In the center is a fluted applied rectangle which projects slightly above the edge of the parapet. There are six bays on the second floor: all metal casement windows. On the first floor are six bays: two center one-light metal doors with a center panel above, then two metal casements on either side.

[PHOTO 0013]

**23b. C 216 S. Walnut Mississippi National Guard Armory – Addition
ca. 1940**

A modern brown and yellow brick building with a flat roof over the front section and a low wide gable over the rear section. There is a large window in the gable end with eight fixed lights. There are four bays on the façade: double-leaf plate glass doors, a set of four casement windows, and two sets of five metal casement windows.

Resource Count (Original District)

Contributing	Non Contributing
Buildings: 16	8

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Inventory of Resources in the Area of the Boundary Extension

**24. C 116 S. Broadway
ca. 1955**

A one-story brick traditional commercial building with a hip roof behind a tall flat parapet. A tall brick pier extends from the ground to well above the top of the parapet. There are two storefronts, indicating two separate businesses. The first storefront consists of plate glass window over brick bulkhead and a single-leaf plate glass wood door. The second storefront consists of a sidelight of glass blocks beside a single-leaf plate glass door with transom and a transom panel of glass blocks across the rest of the façade, extending to the tall brick pier.

**25. C 124 S. Broadway South Delta Planning
ca. 1960**

A one-story brick office building with a stepped asphalt gable roof. There are seven bays: the center section has three 6/6 double-hung wood windows in the center with a single-leaf six-panel wood door with a surround of pilasters supporting an entablature on either end. In the stepped section on each side is a round six-light fixed wood window.

**26. NC 136 S. Broadway
ca. 1970**

A one-story modern brick commercial building with an asphalt gable roof with a hip over the full-façade porch supported with wrought iron columns. There are two bays: a 15 fixed light bow window with a hip roof and a single-leaf wood door.

**27. C 200 S. Broadway
ca. 1964
Architect: M.L. Virden III, & Associates**

A modern one-story buff brick drive-through bank, facing northwest, with a channelized concrete roof over each kiosk. Designed to accommodate four cars at a time, the building consists of one larger office section and three smaller kiosks designed for one cashier each. Besides its service windows, the office building is lit by a ribbon clerestory. Concrete roofs cover the drive-through areas, with "channels" over each kiosk. This "motor bank" was featured in the August 1964 issue of *Mississippi Architect*, a monthly magazine that promoted the latest in Mississippi design.

**28. NC 215 S. Broadway
ca. 1980**

A one-story modern brick commercial building.

**29. C 220 S. Broadway
ca. 1910**

A one-story vinyl-sided Victorian cottage with a hipped asphalt shingle roof and front gabled ell. Single-leaf central entrance with a wood paneled door, single-light-over-one-panel topped with a rounded canvas awning. On the outside of the entrance door is a modern storm door with security bars. To the left of the entrance is a grouping of three 2/2 double-hung wood sash windows. The left corner of the house is canted with a 2/2 double-hung wood sash window. To the right of the entrance and underneath the front gable is a 3-sided bay with three 2/2 double-hung wood sash windows. Centered in the gable is a round wood vent. A modern brick continuous foundation/water table has been added as has a sloped ramp leading to the front entrance.

**30. C 228 S. Broadway
ca. 1912**

A one-story stucco bungalow with an asphalt hip roof pierced by a horizontal shed dormer filled with a square leaded window/two square wood vents/ and a square leaded window. The porch on the right façade is recessed under the main roof and is supported with a stuccoed column. Under the porch is a pair of leaded one-over-one double hung wood windows. To the left is the entrance – a rectangular single-leaf panel wood door – and to the left of the entry is a set of three leaded-over-one double hung wood windows.

**31. NC 229 S. Broadway
ca. 1980**

A one-story modern brick commercial building.
(PHOTO #0002)

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32a. C 242 S. Broadway Ella Darling School - Auditorium
1949/50

A one-story brick and stone Greek Revival building with a flat roof and flat parapet. Raised gallery with a Greek tetrastyle portico centered on the primary façade. Five concrete stairs provide access to the gallery and lead to a single bay centered on the primary façade. Single bay consists of double-leaf 2-panel wood doors in the center, flanked by a thin aluminum frame and single leaf 2-panel doors. Above the doors is a full height fixed aluminum transom with 16 lights. Entrance doors are flanked by concrete niches, approximately five feet tall, and concrete pilasters marking the edges of the portico. Front portico features four concrete Ionic columns supporting a flat architrave topped by a flat frieze and a denticulated cornice. Above the cornice is a concrete balustrade.

32b. NC 242 S. Broadway Ella Darling School
ca. 1960

A combination one-story and two-story brick building with a flat roof and flat parapet.

33. NC 119 S. Hinds
ca. 1970

A one-story modern concrete block building with a flat roof. No bays on façade. There is an entrance on the left side: double-leaf metal.

34. C 120 S. Hinds Flood Museum
ca. 1895

A one-story painted brick building with an asphalt hip roof with a cross gable on the right side, center, gable end covered with clapboard. There is one bay on the façade: double-leaf wood garage doors. On the right, south, elevation, there are four bays: under the center cross gable is a boarded up single-leaf door flanked by boarded up windows. To the left of these three bays is a bricked up single-leaf bay with arched opening. To the right of the three bays is a boarded up garage door opening which has a filled-in brick arch opening.

[PHOTO 0023]

35. NC 120 N. Hinds
ca. 1970

A modern one-story brick building with an asphalt gable roof. The five-bay primary façade features a six-light aluminum window followed by an aluminum door, another six-light aluminum window, another metal door, then another six-light aluminum window. The full façade porch is recessed under the main roof and is supported with square wood box columns.

36. C 216 Main Street Greenville Police Station
1957

A one-story yellow brick office building with a flat roof. The center bay is recessed and framed in sandstone. The recess is supported with two sandstone columns. The center section has plate glass windows and on either side of these are double-leaf plate glass doors with single-light transoms. Above the windows are louvered aluminum panels.

37. C 305 Main Street U.S. Post Office and Federal Building
1959
Architect: Hall & Norwood, Greenville

A four-story yellow brick and marble office building with a flat roof. International style. There is a three-story addition attached to the east elevation of the building. The first floor of the earlier building has three sets of multi-light aluminum fixed windows and an entrance to the right façade filled with double-leaf plate glass doors with sidelights, set in a marble veneer recess. The upper floors have a pair of aluminum louvered windows and a series of eight aluminum louvered windows placed within a horizontally-banded masonry panel. The first floor of the addition has seven floor-length aluminum windows and double-leaf plate glass doors. Both upper floors contain seven aluminum louvered windows.

[PHOTO0005]

38. NC 318 Main Street
ca. 1980

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A one-story brick and vertical grooved siding commercial building with a flat roof and a shingled mansard across the façade. There are five bays: center double-leaf full-light aluminum doors flanked by two large multi-light windows on either side.

39. NC 327 Main Street
ca. 1970

A one-story modern brick commercial building with a flared asphalt gable roof. There are six bays: four 1/1 double-hung wood windows, a single-leaf 6-panel door and a window with three vertical fixed lights.

40. NC 332 Main Street
ca. 1970

A one-story modern brick commercial building with a flat roof. The bays are as follows: a series of floor-length plate glass windows and a plate glass door with transom; plate glass windows recessed on an angle; and a center single-leaf plate glass door flanked by plate glass windows. Over this third section the parapet is covered with metal.

41. C 340 Main Street Greenville City Hall
ca. 1920

Architect: J. Rice Scott & Co., Greenville

A two-story brick office building with a low gable roof behind a stepped parapet with a molded cap. There is a projecting denticulated cornice with a wide molded frieze. The center section of the façade projects from a narrow two-story porch supported with two-story concrete Ionic columns. The parapet over the porch has a terra cotta cartouche applied to it and there are two urns atop the parapet. The balcony at the second floor has a wrought iron balustrade. There are nine bays on the first floor: the center double-leaf plate glass doors with sidelights and transom, all aluminum, flanked by 9/1 double-hung wood windows. These three bays are under the porch. On either side of the porch are three 9/1 double-hung wood windows. The second floor has a center single-leaf one-light two-panel wood door with six-light, one panel sidelights flanked by 9/1 double hung wood windows, then the 2nd floor porch is flanked by two groupings of 3 9/1 double-hung wood windows. The secondary, east, façade consists of a central entrance on the first floor, flanked by two Ionic columns and topped with a concrete balustrade. The entrance contains a double-leaf door with sidelights and on either side of the entrance are two groupings of three 9/1 double-hung wood windows. The second floor contains a central arched opening with a cast concrete lintel and keystone. Within the opening is a single-leaf door with sidelights, topped with a three-panel transom topped with a semi-circular divided light. [Photo 0001]

42. C 341 Main Street William Alexander Percy Memorial Library
1966

Architect: F.E. Hall & Assoc.; Joe Neal Weilenman, both of Greenville

A two-story brick library building with a flat roof. The center entrance is recessed and has double-leaf plate glass doors flanked by plate glass windows. The concrete cornice is square and plain and is enhanced with brackets on the corners.

43a. C 407 Main Street First Baptist Church
1954

A two-story brick Neo-Gothic building with an asphalt hip roof with a cross hip over the center bay. This building serves as the sanctuary for the church. The roof is pierced by hipped dormers with a 6/6 double-hung wood window. There are eleven bays: a center recessed entrance with an elaborate stone surround with Gothic tracery and a pair of four-light, eight panel wood doors; flanked by a 6/6 double-hung window, two pair 6/6 double-hung wood windows, and two single six-over-six double-hung windows. The same bays are featured on the second floor. On the right elevation is a two-story tower with crenellated parapet. The main section has denticulated, corbelled brick cornice. The second floor above the entrance has a three-part window with three 4/4 double-hung wood windows with arched transoms. Above this bay is a quatrefoil panel. There is a painted limestone base around the entire building.

43b. C 407 Main Street First Baptist Church Education Wing
1947

Architect: William R. Burk Associated Architects, New Orleans, LA

Attached to the First Baptist Church, to the west, is a one-story brick Gothic Revival education wing with an asphalt gable roof. The front elevation is dominated by the center entrance- a two-story granite bay filled with a large Gothic-arched window with tracery, below which are three pair of multi-light wood doors set in arched openings with five-panel transoms.

The church sits on a raised basement. There is a crenellated tower with a low gable roof, on either side of the center bay. The side elevations of the towers have a gable parapet. Both the crenellations and the gable have stone coping. There is a tall, narrow lancet stained glass window in each of the tower facades and on the sides of the towers. There is also a tower on the left side, middle, with a crenellated parapet and a pyramidal metal roof. In the top section of this tower is a large vent, under which is a pair of 4/4 double-hung windows and then at ground level double-leaf one-light six-panel wood doors with a pointed arch transom with five panels.

44. NC 410 Main Street St. Joseph's Catholic Church – Parish House
ca. 1980

A one-story modern brick office building, with a flat roof and an asphalt shingle mansard. The center entrance is recessed and filled with a pair of plate glass doors.

45. C 412 Main Street St. Joseph Catholic Church
1908

Architect: Father Paul John Korstenbroeck, Greenville, MS

A two-story tan brick Gothic Revival church, with a slate shingle gable roof with small triangular vents projecting from the slope. The façade is dominated by a center square tower. The center entrance is double-leaf four-panel doors with art glass arched transom, set in a corbelled pointed arch recess capped with a narrow gable. Above this gable is a rose window set in a pointed arch recess with a series of small corbelled arches above. Above this rises the square tower pierced by a large Gothic arched vent rising the full height of this section. Above this are two eight-sided brick spires with pyramidal copper roofs. Spanning the area between these is a string of narrow long arches with a corbelled brick rail. Above this are two Gothic arched leaded diamond panel fixed windows and centered above them, a round recess in the brick. A steeple sheathed in slate tiles rises above the tower and, at approximately two-thirds of the distance to the tip, rests a decorative copper insert with a series of pointed gables and small arched vents. The steeple is topped with a decorative copper cross.

[PHOTO 0011]]

46. C 504 Main Street Hebrew Union Temple
1906

Architect: H.A. Overbeck, Dallas, TX

A two-story Neo-Classical tan brick temple on a raised basement, with a flat roof and a cross gable over a projecting section and porch in the center of the façade. There is a low parapet with a molded cap and corner newels. The cornice is projecting with modillions and a denticulated wide frieze. The roof is topped with a copper dome bell tower supported with columns. There is a two-story gabled portico which has the same cornice. It is supported with paired stone Ionic columns on a tall brick wall. The gable end has applied ornamentation and a round window with a 6-pointed star. Brick pilasters with stone Ionic capitals complete the portico. The entrance is in the center and is recessed, framed in a large arch with corbelled brick pilasters with stone Ionic capitals supporting the corbelled brick arch with stone keystone. The entrance is two sets of double-leaf four-panel wood doors with stained glass transoms.

47. C 512 Main Street
ca. 1960

A one-story brick residential building, facing southwest, with an asphalt gable roof. The center portico is covered with a cross gable supported with square wood box columns, the floor of the porch is brick. There are five bays: a center single-leaf eight-panel wood door with five light, one-panel sidelights and a surround composed of pilasters supporting a plain entablature; flanked by two 9/9 double hung windows on either side. Wood shutters complete the windows.

48. C 525 - 527 Main Street
ca. 1940

A one-story brick commercial building with a flat roof and flat, plain parapet. There are three bays: a center entrance filled with double-leaf wood French doors with four-light transom, flanked by plate glass windows over brick bulkheads.

49. C 531 Main Street
ca. 1945

A boarded up gas station with a flat roof. Center entrance flanked by plate glass windows, boarded up, and two garage door openings.

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50. NC 540 Main Street
ca. 1990

A modern four-story concrete and glass office building, with a flat roof. Main Street elevation has five bays: double-leaf plate glass doors, two plate glass windows, double-leaf plate glass doors, and plate glass windows. The Broadway elevation has three series of plate glass windows. A one-story flat roofed 3-bay drive-through extends from the left end.

51. C 604 Main Street
ca. 1945

A one-story stucco gas station with a flat roof. There are five bays: on the left façade there is a single-leaf full-light wood door flanked by plate glass windows over stuccoed bulkheads and on the right façade three garage doors.

52. NC 605 Main Street
ca. 1970

A two-story brick and stucco office building with a flat roof. The façade is divided by two-story concrete pilasters. Between the pilasters are seven bays: the off-center entrance filled by a single-leaf plate glass door with plate glass windows on either side and three above; flanked by four pair of plate glass windows with covered transom and covered glass panels under on the left and two of the same on the right. A suspended metal awning protects the entrance. There are seven bays on the second floor which are filled with 2/4 fixed light windows. There is an addition set back from the façade on the right end. The first floor has a pair of plate glass doors and four plate glass windows with covered bulkheads.

53. C 613 Main Street
ca. 1898

A two-story vinyl sided residence with an asphalt hip roof and a cross gable on the right end. The left end is three-sided. The main section on the first floor has a center entrance filled with a single-leaf six-panel wood door with three-light transom flanked by one-over-one double-hung wood windows. There is a one-over-one double-hung wood window in each of the elevations of the three-sided section. A one-story flat roofed portico is supported with fluted Corinthian columns. The cornice is denticulated. There are four bays, 1/1 double-hung wood windows, in the second story. An eyebrow dormer with a fanlight pierces the front slope of the roof in the center. There is a one-story, shed roofed addition on the right end, set back from the façade. A pair of French doors is found in the addition. Originally this house had a large one-story wrap-around (right end) porch which was removed after 1950.

54. C 638 Main Street Greenville Hotel
ca. 1935
Architect: Anker Fred Hansen, Memphis, TN (attributed)

A seven-story brick apartment building with a flat roof and denticulated stucco parapet. There are eleven bays: the off-center entrance, to the right, is filled with double-leaf doors accented with a surround of heavy fluted pilasters. To the right of the door are three tall multi-light fixed windows and to the left are seven of the same windows except that the top and bottom are filled-in. All have stepped stuccoed window heads. There are twelve bays in each of the upper floors. The bay above the entrance projects slightly and an elaborate window head is found on the six floor window in this projecting section and then an even more elaborate over the seventh floor window in this section. Both window heads are Art Deco in style. The brick in the first floor is corbelled in horizontal bands and there is a stuccoed water table between the first and second floors.

[PHOTO 0018]

55. NC 718 Main Street
ca. 1920; alterations ca. 1950, 1980

A one-story painted brick commercial building with a gable roof behind a stepped parapet with a corbelled band across the top step. It appears that this section is the original block (Sanborn Map 1931) and later wings were added to either side. An asphalt hip awning extends across the main block and the left side addition. The left side elevation has two sets of wood casement windows and a single-leaf, six-light, no panel wood door.

56. NC 730 Main Street
ca. 1970

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A one-story modern metal building with a stucco veneer on the façade. There are six bays: a single-leaf metal door on the left façade, and then under a shed awning, a one-light fixed metal window, a single-leaf single light metal door, a pair of one-light fixed metal windows, a single one-light fixed metal window, and a single-leaf plate glass door with sidelights.

57. NC 731 Main Street
ca. 1980

A modern brick car wash with a flat roof.

58. C 749 Main Street
ca. 1920

A three-story stucco commercial building with a flat roof and flat parapet. There are five bays divided by square stuccoed columns. The center bay is recessed and is filled with double-leaf aluminum plate glass doors flanked by floor-length plate glass windows on a slant. The other bays are full-length plate glass windows with narrow stuccoed bulkheads. The transom panel is covered with aluminum panels. The upper floors have twelve three-vertical light fixed windows.

59. NC 750 Main Street
ca. 1980

A one-story modern metal commercial building with a gable roof.

60. C 112 North Street
ca. 1940

A one-story painted brick traditional commercial building with a flat roof. There are three bays: a center recessed entry filled with double-leaf full-light wood doors with a two-light transom. Plate glass windows line the recess. On either side of the entry are plate glass windows over brick bulkheads.

61. C 114 North Street
ca. 1940

A one-story painted brick traditional commercial building with a flat roof. There are three bays: a center recessed entry filled with a single-leaf six-light, two-panel wood door with a one-light transom, plate glass windows line the recess. On either side of the entry are plate glass windows over brick bulkheads.

62. C 116 North Street
ca. 1955; alterations ca. 1990

A one-story painted brick traditional commercial building with a flat roof. There are two storefronts that mark two separate commercial spaces. The first storefront features a recessed center single-leaf boarded-up door and a single-leaf full-light wood door, the entry is flanked by plate glass windows over brick bulkheads which slant to the façade. The recess is supported with a brick pillar in the center. To the right of this storefront is a slanted series of plate glass windows over brick bulkheads. The second storefront has a recessed entry which is boarded up and then is flanked by plate glass windows over brick bulkheads.

63. NC 125 N. Poplar Street
Ca. 1904; alterations ca. 1990

A one-story brick commercial building with an asphalt gable roof behind a tall flat parapet. There were originally four bays; the first bay is now filled with a garage door and the other three bays are divided by cast iron pilasters and have been bricked up.

64. C 120 S. Poplar (Old) Bank of Washington building
1903

A two-story yellow brick (2nd floor) and granite (1st floor) Beaux Arts commercial building with a flat roof and elaborate cornice which includes a heavy metal modillioned and molded cornice and a cross gable on either side of the corner, which is supported with large heavy brackets. In the gable end is a round wood window and the raised words "Bank of Washington." The frieze panel under the modillions has round vents. The S. Poplar façade is divided into three sections by brick pilasters with plaster Ionic capitals. The first section has three 1/1 double-hung wood windows with stained glass transoms, second and third sections have a pair of 1/1 double-hung wood windows with stained glass transoms. There is

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a stucco window head with keystone over each window on the second floor. Between the 1st and 2nd floors is a wide molded projecting cornice in which is incorporated a concrete balcony on each side of the corner. This balcony is rounded and spindle concrete balusters with a molded rail enhance the balcony. The façade is divided into three sections with wide granite Doric pilaster. The first section is a storefront with two plate glass windows, a new door, and a recessed modern door. This section is protected by a shed awning. The second section has a large bay filled with a pair of 1/1 double-hung wood windows with an arched stained glass transom. The third section has a single-leaf leaded door with sidelights and an arched stained glass transom. There is a plaque on the last pilaster which reads: Law offices/ Douglas C. Wynn/ Old Bank of Washington/ Built 1903/ renovated 1973/ Joe Weilenman, AIA renovation architect.
[PHOTO 0025]

65. NC 136 S. Poplar
ca. 1990

A modern one-story brick office building with a flat roof. There are ten bays: two small one-light fixed windows set in tall narrow corbelled arches, a recessed entry in a round arched opening, single-leaf wood door with sidelights and transom, six small one-light fixed windows set in tall narrow corbelled arches, and a recessed entry filled with the same as the previously described.

66. C 120 S. Shelby
ca. 1930

A one-story brick commercial building with a flat roof and stuccoed cornice. There are seven bays: single-leaf flush metal door with a boarded transom, a bricked up square window set up high under the cornice, double-leaf metal six-panel doors with a fluted cast iron column, another bricked square bay, an identical bay except filled with a four-light fixed wood window, a boarded up door with a two-light wood transom, and then another four-light fixed window set under the cornice.

67. C. 110 S. Theobald
ca. 1935

A one-story painted brick traditional commercial building with a flat roof and flat parapet. There are three bays: two plate glass windows and a single-leaf one-light door with transom, which has an air conditioner unit in it.

68. C 112 S. Theobald
ca. 1920

A one-story painted brick traditional commercial building with a flat roof and a stepped parapet. There are four bays: a large filled-in rectangular opening, now filled with two new doors, and two one-light fixed windows set high up on the wall.

69. C 116 S. Theobald
ca. 1940

A narrow two-story painted brick traditional commercial building, with a flat roof and flat parapet. The plate glass windows, over brick bulkheads, are boarded up as is the transom panel. On the right façade is a single-leaf plate glass door. The storefront is flanked by cast iron pilasters.

70. C 117 S. Theobald
ca. 1955

A one-story yellow brick traditional commercial building with a flat roof which has fallen in. There are two storefronts: window, door, window and window, door, window, which are all boarded up. The parapet is flat.

71. C. 119 S. Theobald YMCA building
ca. 1930

A one-story brick commercial building with a flat roof and an asphalt cross gable over a projecting block in the center. In this projecting block is a center entrance, single-leaf plate glass door set in a paneled recess, the door surround is pilasters supporting an entablature, flanked by large arched multi-light over ten double-hung windows over one panel set in a corbelled brick arch with keystone. On either side of the projecting block is a window of the same configuration. There are five 8/8 double-hung wood windows on the second floor. In the gable end is applied terra cotta ornamentation. There is a brick interior chimney.

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72. C. 130 S. Theobald Greyhound Bus Station
ca. 1945

A one-story brick former bus station with a flat roof and a stepped parapet. The center section projects and the corners are rounded as are those of the ends of the building. The center entrance is recessed and is a six-panel wood door. The walls of the recess are slanted and are of a darker brick. This brick is also used in four horizontal bands at the base of the façade. On either side of the projection are three-part windows with three 2/2 double-hung wood sash windows. On either side of the door are octagonal windows which are now boarded up.

73. NC. 218 S. Theobald
ca. 1945; alterations ca. 1970's

A one-story board and batten residence with an asphalt gable roof with a cross gable on the right façade. There are five bays: a recessed off-center single-leaf six-panel wood door flanked by a pair of 6/6 double-hung wood sash window on the left and an 8/8 double-hung wood sash window on the right. There is a shallow shed covered portico supported with square brick columns.

74. C 228 S. Theobald
ca. 1955

A one-story yellow brick commercial building, facing northwest, with a flat roof. The side walls extend to the front past the façade and angle down and there is another angled wall off-center on the façade. There are two bays on the left of this wall: a boarded up single-leaf door and a boarded up large floor-length bay. On the right of the wall are three bays: two that are the mirror image of the other side and a boarded-up plate glass window.

75. NC 300 Washington Ave.
ca. 1888; alterations ca. 1970's

A two-story modern brick veneer (first) and scored stucco (second) traditional commercial building with a flat roof and tall parapet. There are two storefronts with a single-leaf entry, non-historic, in between the storefronts. The storefronts are identical and are filled with a center single-leaf plate glass door with sidelights and one-light transom flanked by a plate glass window over brick bulkheads.

76. C 301 Washington Ave.
ca. 1930

A two-story brick traditional commercial building with a flat roof and a corbelled brick cornice. The center of the façade is a single-leaf full-light wood door with a one-light slightly arched transom. To either side of the door are very narrow long one-light fixed wood windows. A stucco sign panel spans the area above this entrance. It is flat on top and curved directly above the transom and narrow sidelights. Incised in this panel is "LEYSER BLDG." Above this panel, running from the top of the panel up into the second floor are corbelled brick columns with an arched bay in between. The bay is filled with plywood as is a square opening under it. To either side of the center bay are storefronts. The left storefront has stuccoed façade and recessed storefront filled with plate glass windows over stuccoed bulkhead. The center entrance is a single-leaf full-light door. The right storefront is slightly recessed with double-leaf aluminum door with one-light transom and a narrow sidelight on the right. To either side of the door are plate glass windows over stuccoed bulkheads. This is a corner building and the right display window turns the corner and continues down the side street. The second floor has three windows to either side of the center bay. These are covered with plywood.

77. NC 306 Washington Ave.
ca. 1892; alterations ca. 1980's

A one-story brick traditional commercial building with a flat roof and a flat parapet. The upper wall is covered with asphalt shingles and an asphalt shingle mansard awning extends over the façade. The façade slants to the right, with plate glass windows over brick bulkheads. The wall extends to the sidewalk and the entrance – a single-leaf full-light aluminum door with one-light transom and one sidelight – is set in to the wall in the recess. There is no bay in the façade wall that extends to the right of the recess. There is a cast iron pilaster on the right façade. New brick veneer has been added to the façade.

78. C 307 Washington Ave.

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ca. 1890

A two-story brick traditional commercial building with a flat roof and a corbelled brick cornice. The first floor façade is covered with stucco. The storefront is deeply recessed with a free-standing display, full-height, in the center of the recess. Starting on the left, the storefront is plate glass display windows over aluminum bulkheads along the left wall then a single-leaf full-light plate glass door with one-light transom, then the display case, then a single-light full-light plate glass door with one-light transom and plate glass display windows over aluminum bulkhead along the right wall of the recess. On the right façade is a flush wood door set in a vertical plywood covered opening. The floor of the recessed area is terrazzo. There are six bays on the second floor which are covered with four-panel wood sheets.

**79. NC 308 Washington Ave.
ca. 1920; alterations ca. 1970's**

A one-story brick traditional commercial building with a flat roof and flat parapet. A metal panel is attached to the façade above the storefront and rises to fill the stepped part of the parapet. The storefront is filled with a recessed entry – multiple-panel single-leaf wood door with one-light sidelight and one-light transom and plate glass windows.

**80. C 309 Washington Ave. Tenenbaum's of Greenville
ca. 1890; altered after fire damage ca. 1961**

A two-story marble-clad traditional commercial building, facing northeast, with a flat roof and flat parapet. The storefront is deeply recessed. The first, left, two plate glass windows are floor length and slant to the off-center entry way. The entrance is a pair of plate glass aluminum doors with a large one-light transom. To the right, along the right wall of the recess is a display case, 5 ft. in height, with aluminum trim. The floor is terrazzo and "Tenenbaums of Greenville" is embedded in it. There are no bays evident in the second floor.
(PHOTO #0016)

**81. C 310 Washington Ave.
ca. 1920; alterations ca. 1970's**

A one-story brick traditional commercial building with a flat roof and flat parapet. There is a single-leaf plate glass door flanked by floor-length plate glass windows. There is a transom panel and a metal shed awning across the façade.

**82. C 311 Washington Ave.
ca. 1890; alterations ca. 1970's**

A two-story brick traditional commercial building with a flat roof and flat parapet. The second floor has four bays: pairs of brick in-filled bays with arched transoms, in-filled. A brick pattern creates a larger arch above each pair. The first floor is covered with small yellow tiles and divided into two storefronts with an aluminum covered pier in between. The left storefront has plate glass windows then a deep recess that angles to the entrance, double-leaf plate glass aluminum doors with single-leaf and one-light transom, plate glass windows on a slant, plate glass windows that slant back to the opposite direction. The bulkhead is tiled. The right storefront is the mirror opposite, except that there is a single-leaf plate glass door instead of double-leaf.

**83. C 314 Washington Ave. Jim's Café
ca. 1920; alterations ca. 1970's**

A one-story brick traditional commercial building with a flat roof and metal applied to the cornice. There are two storefronts. The left storefront is a single-leaf six panel wood door with an air conditioner in transom and a plate glass window over vertical wood. There is a wood shed awning over the storefront. The second storefront has an off-center single-leaf nine-light one-panel door with one-light transom flanked on the left with two plate glass windows over brick bulkheads and a plate glass window on the right with brick bulkheads. There is a shed metal awning across this storefront.

**84. C 317 Washington Ave. Millers
ca. 1890; alterations ca. 1950's**

A two-story marble, two-tone grey and pink veneer, traditional commercial building, with a flat roof and a flat parapet. There are no bays on the second floor. The first floor is recessed and is filled with an aluminum storefront containing off-center plate glass door with plate glass window, terrazzo baseboard and floor with "Millers" written in it, in the recess.
(PHOTO #0021)

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85. **C 319 Washington Ave.**
ca. 1890; alterations ca. 1950's

A two-story marble veneer traditional commercial building with a flat roof and flat parapet. On the left is a large square plate glass window set in a terrazzo wall. To the left of this is a plate glass full-length window with a terrazzo baseboard, then a recessed entry with double-leaf plate glass doors flanked by plate glass windows and a three light transom. To the right of the recess is a plate glass window with a terrazzo bulkhead.

86. **NC 323 Washington Ave.**
ca. 1890; alterations ca. 1970

A two-story metal sleeve (2nd floor) and terrazzo (1st floor) traditional commercial building with a flat roof and flat parapet. There are no bays evident in the second floor. The storefront configuration is as follows: a pier covered with terrazzo, three large plate glass windows with terrazzo bulkheads, a pier covered with terrazzo, full length plate glass windows, single-leaf plate glass door with transom, full length plate glass window, then two large plate glass windows with terrazzo bulkheads.

87. **C 327 Washington Ave.**
ca. 1930; alterations ca. 1970's

A large two-story yellow brick commercial building, facing northeast, with a flat roof and flat parapet. There are four sets of four narrow metal casement windows on the second floor. The configuration of the first floor is as follows: two storefronts with plate glass windows and stuccoed bulkheads, recessed double-leaf plate glass aluminum doors, plate glass windows with brick bulkheads, recessed double-leaf bulkheads, a wide deeply recessed arched opening framed with aluminum pilasters supporting a flat entablature. In the recess is a boarded up late glass display window, single-leaf plate glass door, a projecting three-sided display window, boarded up, plate glass window. Then there is a single-leaf wood door with one light transom which is flanked by cast iron pilasters, then the last storefront is covered over with vertical plywood on the left and two large plate glass windows.

88. **NC 342 Washington Ave.**
ca. 1990's

A modern two-story stucco commercial building, facing southwest, with a low hip roof.

89. **C 343 Washington Ave. Johl & Bergman Shoe Store**
ca. 1899; alterations ca. 1950's

A two-story brick commercial building with a stepped parapet. The cornice has brick corbelling. The second floor has three bays with two rectangular windows flanking a centered arched window. The first floor has two storefronts. The east store front has a multi-light transom over a recessed entrance. There is a five-sided display case in the center composed of plate glass over marble bulkheads. Two single-light wood doors flank the display case. The doors are in wood surrounds composed of Corinthian pilasters and simple entablature under a tall arched fixed window. Plate glass windows over black marble bulkheads line the recess. The ceiling in the recess is coved stucco. The west store front is boarded over.

90. **NC 345 Washington Ave.**
ca. 1952; alterations ca. 1988

A one-story brick traditional commercial building with a flat roof and flat parapet. There is an asphalt single shed awning across the façade. The storefront has a five-sided display case recessed in the center flanked by deeper recessed entries with single-leaf plate glass doors. The rest of the recess is lined with plate glass window displays over stuccoed bulkheads.

91. **C 401 Washington Ave.**
ca. 1902; alterations ca. 1960's

A two-story narrow brick (veneer) traditional commercial building with a flat roof and flat parapet. There are no bays evident in the second floor. Metal panels cover the transom panel. There is a narrow aluminum awning under this transom panel, across the façade. There is a wide aluminum bordered display window on the left façade. There are two storefronts which are recessed from the façade with the recess supported with a square aluminum covered column in the center and on the right end. Each storefront has center double-leaf plate glass doors with large one-light transom, flanked by plate glass display windows over brick bulkheads. The S. Shelby St. elevation is stuccoed past the storefront window and is divided into seven sections by interior chimneys. On the first floor there is a round arched window, set high in the

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wall and covered over, in each division except for the first. On the second floor there is an arched window, covered over, in the first bay and then two of the same in each of the next five bays.

92. NC 405 Washington Ave.
ca. 1902; alterations ca. 1980's

A one-story clapboard traditional commercial building with a flat roof. There is a flared shed metal awning that starts at the cornice and flares out to just above the windows. On the left side of the façade is a fluted cast iron pilaster; there is not a corresponding one on the right façade. There are double-leaf full-light wood doors in the center with a one-light transom flanked by two large multi-light fixed wood windows on either side over clapboard bulkheads.

93. C 409 Washington Ave.
ca. 1910

A two-story painted brick traditional commercial building, facing northeast, with a flat roof and a tall scalloped parapet that has ornamental metal in the middle with "MILLER" spelled out in wrought iron. There are square terra cotta panels accenting the parapet. Directly above the second floor windows is a metal entablature. There are five bays in the second floor: a set of three one-light fixed windows in the center flanked by two floor length, six fixed light windows. Each of these bays is enhanced with a narrow wrought iron balcony. Under the balconies is a molding with egg and dart design. The first floor is divided into three bays. The center bay is framed with square columns that support the recess and rise to form a square under which is a stepped space which is the sign area. Above the bays on each side of the center bay is a rectangular brick panel with six terra cotta blocks. The two side bays are at the sidewalk and are plate glass display windows over stucco and tiled bulkheads. The rest of the first floor, center section, is recessed and divided into two storefronts separated by a projecting brick pilaster. The recess is lined with plate glass windows over tile and stucco bulkheads. The left entrance is a pair of new aluminum full-light plate glass doors with one-light transom and one-light sidelight on the right. The right entrance is the mirror image.
[PHOTO 0017]

94. C 410 Washington Ave. First United Methodist Church Gothic Revival
1949

Architect: Edwin Brewster Phillips, Chattanooga/Memphis, TN

A two-story Gothic Revival brick church with two front gabled asphalt roofs joined with a cross gabled hyphen. The main section of the church is the left gabled section. The center bay is stuccoed and runs two stories with recessed double-leaf plate glass doors flanked by plate glass windows, the recess supported with two concrete columns and an elaborate paneled concrete area above with arches between the supports and a large Gothic stained glass window above. To each side of this bay are corbelled brick buttresses capped with spires. To either side of these, at the second floor level, is a Gothic arched art glass window and the corners of this section are buttressed. The left façade turns at the corner and creates a square tower. The hyphen is slightly recessed and has double-leaf plate glass doors on the first floor and a four-light fixed stained glass window on the second. On the right of the hyphen is the other gable end section with three bays on the first: a three vertical-light stained glass window in the center flanked by one-light stained glass windows. On the second floor are three bays: eight-light stained glass window in the center flanked by one-light stained glass. Buttresses separate the bays and a round stained glass window is found in the gable end. A molded concrete water table is found on the front and west elevations.

95. NC 413 Washington Ave.
ca. 1910; alterations ca. 1970's

A two-story traditional commercial building with a flat roof. The entire second floor and part of the first floor is covered with a perforated metal slip cover. On the left façade is a slightly recessed single-leaf flush wood door with boarded transom. The rest of the first floor is the storefront with the center entrance, a recessed single-leaf plate glass door with floor-length plate glass windows, flanked by display windows that are framed in aluminum, over tall painted brick bulkheads with carrerra glass above the glass. The recess is covered with small tiles.

96. NC 417 Washington Ave.
ca. 1908; alterations ca. 1970's, ca. 1990's

A one-story marble veneer traditional commercial building with a flat roof and flat parapet. There is a flat metal awning across the façade. On the left of the slightly off-center entrance is a display case with a wide aluminum frame, over marble bulkhead. The recessed entry is a single-leaf plate glass door with floor-length plate glass windows on each side,

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and a three-light transom. To the right of the entrance is a boarded up display window with two small fixed windows. There are two bronze plaques on the right façade which say "Scholom's/since 1908/Registered Jeweler/American Gem Society."

97. C **423 Washington Ave.**
ca. 1945; alterations ca. 1990's

A one-story stucco and tile traditional commercial building with a flat roof and flat parapet. The center entrance is recessed and filled with double-leaf plate glass doors with plate glass windows on either side and topped by a three-light transom. Plate glass windows line the recess. There are plate glass windows over tiled bulkheads at the sidewalk, on either side of the recess. Plate glass windows are also found on the left side elevation as this is a corner building.

98. NC **424 Washington Ave.**
ca. 1970

A modern two-story brick commercial building with a flat roof and a two-story flat-roofed porch in the center supported with metal columns, bracketed at the roof. The bays are plate glass windows and doors. There is a one-story drive-through window on the west side.

99. PL **503 (formerly 509) Washington Ave. Weatherbee House**
ca. 1880

A one-story clapboard L-front residence, with an asphalt shingle gable roof with a cross gable over the projecting ell. There is a painted brick ridge chimney on the left gable end and a painted brick ridge chimney in the cross gable. There is a flat roof across the front porch supported with square wood box columns and a wide plain entablature. There are three bays on the porch, two floor-length 6/9 double-hung windows with shutters and a single-leaf one-light two-panel wood door with a one-light transom. In the ell are two floor-length 2/2 double-hung wood windows with a pedimented window head. Above these windows is a wood vent with the same design of pediment. The porch floor is wood. Overhanging closed eaves.

[PHOTO 0003]

100. C **504 Washington Ave. Elks Lodge**
ca. 1906

A two-story (on a raised basement) cast concrete block Elks Lodge, with an asphalt gable roof which extends to a temple front over the full-façade two-story front porch. The gable end has modillions and dentil molding and an applied round crest in the center. The porch is supported with four two-story round cast concrete block columns (with Ionic capitals) resting on tall square stuccoed piers and two Ionic pilasters. There are three bays on the façade: a center six-panel wood door with a four-panel wood transom and sidelight which are shuttered, flanked by full-light windows which are boarded up. There are three windows on the second floor which are also boarded over. The windows on the first floor have wrought iron balconies and stairs run on either side to form a small landing in front of the door. On the basement level is a six-panel wood door in the center and boarded-up windows under the first floor bays. The east elevation has a three-sided bay that runs from the basement to the roof and is covered with a hip roof. Each side of the bay has a window which is boarded up. There are six other bays (all boarded up windows) on this elevation. The west elevation has the same three-sided bay. The denticulated and modillioned cornice enhances this roof as well. On this elevation there is another three-sided bay (fourth bay from the rear of the building) that ends below the second store window. The windows on the elevation are also boarded up. The two, three, and four bays on the second floor extend up to the cornice.

[PHOTO 0009]

101. NC **508 Washington Ave.**
ca. 1970's

A small one-story yellow brick building with a stucco façade, two divided-light plate glass windows and a single-leaf plate glass door and transom.

102. NC **509 Washington Ave.**
ca. 1945; alterations ca. 1990's

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A one-story plywood and marble veneer (over brick) traditional commercial building with a flat roof and flat parapet. The entire façade has been covered with plywood except for a single-leaf plate glass door. The bulkheads are marble veneer.

103. **C 517 Washington Ave.**
ca. 1945

A three-story brick (2nd and 3rd floors) and pink marble (1st floor) commercial building with a flat roof and a parapet with slight rises at the corners and inline with the bays below. All bays have been boarded over including a recessed off-center entry.

104. **NC 519 Washington Ave.**
ca. 1930; alterations ca. 1970's

A one-story traditional commercial building, facing northeast, with a flat roof and flat parapet. The top of the wall is encased with a metal slipcover. The storefront is boarded up and above and below the boarded windows, the walls are tiled. There is a suspended metal awning across the façade.

105. **NC 519 ½ Washington Ave.**
ca. 1945; alterations ca. 1990's

A one-story traditional commercial building with a flat roof and flat parapet. The upper wall is encased in a metal sleeve. The storefront is boarded up. There is a suspended metal awning across the narrow façade.

106. **C 522 Washington Ave.**
ca. 1926

A two-story brick commercial building with a flat roof and corbelled flat parapet. There are five bays on the second floor: a center three-sided wood bay window with a metal hip roof and a wood paneled base. The front window in this projecting bay is a large wood multi-light fixed window and then on either side a 4/4 double-hung wood window. There are two 9/9 double-hung full-length wood windows on either side of the projecting bay window and a decorative wrought iron balcony extends under the two windows on each side. A stuccoed sign panel runs across the top of the wall just under the parapet. There are five bays on the first floor: an entry on either end (single-leaf wood nine-light, one-panel wood door with three-light transom with a surround composed of Doric pilasters supporting a plain entablature. The three bays that exist between the doors are large rectangular openings that have been boarded up. It is possible to look under one of the boards and see a wood transom panel over plate glass windows.

107. **NC 536 Washington Ave.**
ca. 1980's

A two-story modern brick commercial building with a metal truncated hip roof and a wide, plain overhanging concrete cornice. There are three bays on the façade which are projecting "boxes" of glass that run from the ground to the cornice. The center bay has the entry on the first floor with the window "box" above. The entrance is a pair of plate glass doors protected by brick curtain walls supporting a metal hip roof.

108. **C 601 Washington Ave.**
ca. 1955; alterations ca. 1990's

A one-story stucco and green glass (veneer) traditional commercial building with a flat roof and flat parapet. There is a corner recessed entry on the right façade with the recess supported with a square stucco column. This entrance is canted and is a single-leaf plate glass door with narrow sidelight and one-light transom. The rest of the façade is flush and the plate glass windows are boarded up over stucco bulkhead.

109. **C 603 Washington Ave.**
ca. 1955

A one-story brick and black glass veneer (upper wall) traditional commercial building with a flat roof and a flat parapet. There are three storefronts as follows: the first storefront has a plate glass window over a brick bulkhead that slants to the right (recess) to the entrance which is a single-leaf wood full-light door with one-light transom. The second storefront has a slanted plate glass window with a painted metal bulkhead, a single-leaf full-light wood door with one-light transom, a further slanting into a deeper recess plate glass window with painted metal bulkhead, a single-leaf full-light wood door with boarded transom, a plate glass window that slants back to the front. The third storefront has a recessed center single-leaf full-light door with sidelight and boarded transom flanked by slanted plate glass windows over glass veneer bulkheads.

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110. NC 604 Washington Ave.
ca. 1990's

A modern two-story brick commercial building with a flat roof. There are two recessed bays on the first floor and none on the second floor. These bays are double-leaf full-light wood doors with a plate glass window to the right on the left bay and to the left on the right bay.

111. C 611 Washington Ave.
ca. 1955

A one-story painted brick traditional commercial building with a flat roof and flat parapet. There are two bays: a single-leaf plate glass door and a plate glass window over brick bulkheads. The transom panel over both bays is boarded up.

112. C 618-620 Washington Ave.
ca. 1948

A large three-story brick commercial building with a flat roof. The second and third floors have a continuous series of one-light fixed windows, 50 total, on each floor with a slightly wider wood division between each ten windows. The first floor has been divided into three storefronts. The first takes up 2/5ths of the façade and is protected by a suspended metal awning. The walls are covered with brown tile and in the center are two recessed entrances filled with single-leaf plate glass doors with one-light transom. Plate glass windows over tiled bulkheads are found to the left of the left entrance and to the right of the right entrance. No transom panel. The second storefront is in the middle section and is recessed with the entrance in the center, further recessed single-leaf plate glass door with sidelights and one-light transom, with plate glass window on a slant to each side of the entrance and then plate glass windows lining the recess and then at the sidewalk on either side of the recess. The third storefront occupies the last 2/5ths of the building. The entrance to this storefront is on the right façade and is slightly recessed and filled with double-leaf plate glass doors with two-light wood transom. Plate glass windows over tiled bulkheads are on either side. A suspended metal awning runs across this section with tile above it.

113. C 619 Washington Ave.
ca. 1965

A one-story yellow brick traditional commercial building with a flat roof and flat parapet. There is a flat metal awning spanning the façade. The center entrance is recessed and is double-leaf plate glass doors with one-light transom, with plate glass windows over brick bulkheads in the recess. On either side of the recess are plate glass windows over brick bulkheads.

114. C 625 Washington Ave.
ca. 1952; alterations ca. 1980's

A one-story brick traditional commercial building with a flat roof and stepped parapet. There are three storefronts: first-plate glass windows over brick bulkheads and single-leaf plate glass door with one-light transom. The transom panel is boarded up. 2nd – recessed center entrance which is double-leaf plate glass doors with sidelights and transom, flanked by plate glass windows at the sidewalk, over stone veneer bulkhead. Transom panel is covered and a suspended metal awning extends across this storefront. 3rd – brick and boarded up bays, transom panel is also boarded up.

115. C 628 Washington Ave.
ca. 1950

A two-story brick traditional commercial building with a flat roof and a flat parapet. The second floor has two bays: sets of three twelve-light fixed windows. The transom panel across the façade is covered with metal. There are two storefronts separated by a three-sided display window in the center over aluminum bulkheads. On either side of this display window are the recessed storefront entrances: single-leaf plate glass doors with sidelights and one-light transom. Plate glass windows over aluminum bulkheads line the recess and then run along the sidewalk on either side of the façade. Decorative tile floor in the recess.

116. NC 631 Washington Ave.
ca. 1920; alterations ca. 1970's

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A one-story board and batten traditional commercial building with a metal gable roof and board and batten covered gable end. There is a metal shed awning across the façade. There are two bays: a recessed single-leaf flush wood door. Then a plate glass window set into the board and batten wall.

117. NC 634 Washington Ave.
ca. 1990

A one-story stucco commercial building with a flat roof and flat parapet. The façade has been renovated and currently is filled with a plate glass window, recessed entrance (single-leaf plate glass door) and plate glass windows.

118. C 635 Washington Ave.
ca. 1945

A one-story brick traditional commercial building with a flat roof and flat parapet with a step up at the right corner. New brick veneer on façade. There are plate glass windows with long narrow brick bulkheads and a single-leaf plate glass door with an air conditioner in the transom.

119. C 636 Washington Ave.
ca. 1955

A one-story painted brick traditional commercial building with a flat roof and flat parapet. The storefront is filled with recessed center plate glass doors with two-light transom, flanked by plate glass windows over painted brick bulkheads.

120. NC 640 Washington Ave.
c. 1950; alterations ca. 1970

A one-story new brick and painted brick (top of wall) commercial building with a flat roof and flat parapet which has a heavy molded projecting cornice. The center section of the façade is recessed with two round arches supporting the recess. In this recess are five multi-light one-panel wood windows with the entrances into either side of the recess with single-leaf four-panel wood doors. On either side of the recess are plate glass windows in groups of three.

121. C 643 Washington Ave.
ca. 1920

A one-story painted brick traditional building with a flat roof and stepped parapet. The transom panel across the façade is covered. There are two storefronts with a single-leaf boarded up door with one-light transom between them. The storefronts have center double-leaf full-light wood doors with one-light transom flanked by plate glass windows over metal covered bulkheads. The storefronts are slightly recessed.

122. C 701 Washington Ave.
ca. 1920

A one-story painted brick traditional commercial building with a flat roof and flat parapet. There are three recessed stuccoed rectangles in the upper wall which have a small square vent cut into each. The right corner of the storefront is recessed and the wall canted with the recess supported with square brick column. The entrance is off-set, to the left façade, and is recessed and consists of double-leaf plate glass doors with tall one-light transom. Plate glass windows over painted bulkheads line the slanted recess and a plate glass window with painted brick bulkhead is flush with the sidewalk on the left façade. The floor of the recess is tiled.

123. C 702 Washington Ave.
ca. 1920

A two-story painted brick traditional commercial building with flat roof and flat parapet. The façade is divided into five bays by slightly recessing each bay vertically. The second floor has a center bay filled with three metal louvered windows flanked by the same set of windows and then a pair of metal louvered windows on each side. The first floor has center double-leaf full-light wood doors with sidelights and covered transoms, flanked by two plate glass windows over brick bulkheads with patterned metal over the transom panels. "SHELTON" is found in raised letters in a sign panel above the center bay of the second floor.

[Photo 0024]

124. NC 703 Washington Ave.
ca. 1920

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A one-story brick traditional commercial building with a flat roof and flat parapet. The top of the wall is covered with metal as is the transom panel. The storefront is recessed with slanting plate glass windows over painted tile bulkhead and a single-leaf plate glass door with one-light transom. On either side of the storefront are brick piers with stuccoed bases. The floor of the recess is tiled.

125. C 705 Washington Ave.
ca. 1910

A one-story painted brick traditional commercial building with a flat roof and flat parapet. The transom panel has been boarded over. New plate glass windows have been installed, over painted brick bulkheads, across the façade. The upper wall is enhanced with two decorative projecting corbelled brick rectangles.

126. C 707 Washington Ave.
ca. 1904

A one-story painted brick traditional commercial building with a flat roof and flat parapet. The transom panel has been boarded over. New plate glass windows have been installed, over painted brick bulkheads, across the façade. The upper wall is enhanced with decorative projecting corbelled brick rectangle.

127 NC 711 Washington Ave.
ca. 1899; alterations ca. 1990's

A one-story painted brick traditional commercial building with a flat roof and flat parapet. The upper wall has six corbelled brick squares with small recessed vents in the middle of each. There are two storefronts, each with covered transom panels. The left storefront has been in-filled with new plate glass windows over painted brick bulkhead. The right storefront has a recessed single-leaf plate glass door with covered transom and plate glass windows over painted brick bulkheads. The storefront was replaced in c. 2011 because it was falling away from the building due to foundation problems.

128. C 715 Washington Ave.
ca. 1899

A one-story brick traditional commercial building with a flat roof and a tall flat parapet. The top section of the wall is stucco and has three recessed panels. The storefront is covered in metal, including the transom panel and bulkhead. The center entrance is recessed and filled with double-leaf full-light aluminum doors with one-light wood transom. There are plate glass windows on either side of the door.

129. C 716 Washington Ave.
ca. 1910

A two-story painted brick traditional commercial building with a flat roof and corbelled brick parapet. The storefront is covered with aluminum and slants to the right where the entrance is a non-historic plate glass door. The transom panel across the façade is covered with aluminum. There are three bays on the second floor, which are arched with corbelled brick window heads, and boarded over.

130. C 718 Washington Ave.
1925; alterations ca. 1970's

A two-story brick traditional commercial building with a flat roof and a corbelled brick parapet. Originally the storefront was divided by cast iron pilasters and filled with plate glass display windows over brick bulkheads, an entrance, and a transom panel across the façade. The storefront is now boarded up. There are two arched bays on the second floor which are boarded up. There are stuccoed arch window heads with keystones. At the cornice reads "19 WILLIS 25" in yellow brick.

131. NC 725 Washington Ave.
ca. 1900; alterations ca. 1960's

A two-story brick traditional commercial building with a flat roof and a tall flat parapet. The storefront is filled with four plate glass windows over a brick bulkhead and a single-leaf full-light aluminum door with one-light transom. The storefront slants to the entrance.

132. C 726 Washington Ave.
ca. 1911

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A two-story brick traditional commercial building with a flat roof and a corbelled flat parapet with a center section that steps out. The storefront is slightly recessed, angling to a deeper recess on the right façade where the entrance is double-leaf plate glass doors with one-light transom. The rest of the storefront is plate glass windows over short brick bulkheads. Tiles have been attached to the brick walls on either side of the storefront. The transom panel across the façade is covered over. Two metal poles support the recess. There are three arched bays on the second floor which are boarded over. The center bay is wider than the other two. Two arched stuccoed window heads have keystones.

135. NC 727 Washington Ave.
ca. 1900; alterations ca. 1965; ca. 1980

A two-story yellow brick traditional commercial building with a flat roof and flat tall parapet. The storefront has been completely altered with in-fill and boarded up bays.

134. C 730 Washington Ave.
ca. 1894

A two-story stuccoed traditional commercial building with a flat roof and a corbelled flat parapet. The word "LAKE" is painted in the center under the cornice. There are two storefronts, each with recessed entries filled with double-leaf plate glass aluminum doors in the center flanked by plate glass windows over tiled bulkheads in the recess and the plate glass windows to either side of the recess on the sidewalk. The display window turns the corner on the right side. There is a fluted aluminum band across the windows and the transom panel is covered over. There are five boarded up windows on the second floor. There is a canvas awning across the façade.

135. C 731 Washington Ave.
ca. 1955

A two-story yellow brick traditional commercial building with a flat roof and a flat parapet. The left two-thirds of the first floor has a recessed façade with the recess supported with a square concrete post in the middle, with two identical recessed entries, each containing canted plate glass display windows over brick bulkheads leading to double-leaf plate glass aluminum doors with one-light transom, canted plate glass display windows over brick bulkheads. The right one-third of the first floor façade is filled with four one-light fixed plate glass windows, flush with sidewalk, over brick bulkhead. There are three bays on the second floor filled with a series of 4/1 louvered metal windows.
[PHOTO 0022]

136. C 737 Washington Ave.
ca. 1895; alterations ca. 1980

A one-story brick traditional commercial building with flat roof and flat parapet. There is a corbelled sign panel in the upper façade wall. The original storefront area has been in-filled with new brick, a center recessed single-leaf plate glass door with one-light transom and a plate glass aluminum window over new brick bulkheads on either side. The transom panel is boarded over.

137. C. 738 Washington Ave. Y&MV Railroad Depot
ca. 1905

A one-story brick railroad station with an asphalt bell cast hip roof. There are four bays on the North St. façade: a three-part bay with three 6/6 double-hung wood windows, a single-leaf multi-light wood door flanked by 6/6 double-hung wood windows, a single-leaf multi-light wood door flanked by 6/6 double-hung wood windows, and a three-part bay with three 6/6 double-hung wood windows. The Washington Street elevation and elevation on the other end have three bays of windows which are boarded over. The elevation facing the railroad tracks has a projecting center section filled with a three-part bay with three 6/6 double-hung wood windows. On either side of this projecting bay is a three-part bay with center pair of 6/6 double-hung wood windows flanked by single-leaf wood door with transom.
[PHOTO0008]

138. NC 739 Washington Ave.
ca. 1895; alterations ca. 1990's

A one-story brick traditional commercial building with a flat roof and corbelled flat parapet. The storefront has been bricked up, slightly recessed from the sidewalk with two narrow cast iron columns supporting the recess and a fluted cast iron pilaster on either end of the building. There are three single-leaf fixed narrow horizontal windows across the façade about six feet up the storefront wall. There is a single arched vent in the upper façade wall.

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139. C 741 Washington Ave.
ca. 1895

A one-story painted brick traditional commercial building with a flat roof and corbelled brick parapet. The flush front is filled with a center single-leaf plate glass door with one-light transom flanked by plate glass display windows over brick bulkheads. The transom panel across the façade is covered over.

140. C 745 Washington Ave.
ca. 1897; alterations ca. 1990's

A two-story painted brick traditional commercial building with a flat roof and a tall flat parapet. There is a center bay framed with square brick piers, filled with a non-historic single-leaf door with cast iron threshold and a boarded up transom. To the left of this entrance are modern plate glass display windows, flush with the façade, over brick bulkheads with a boarded up transom panel. The bay on the right is recessed in the center with double-leaf plate glass aluminum doors with one-light transom, flanked by plate glass windows over new brick bulkheads. The floor in this recess is tiled. The transom panel across this storefront is also boarded up. There are seven bays on the second floor: a pair of full-light boarded up windows in the center, flanked by three of the same on either side. These bays have flat cast iron window heads. There are two small arched vents in the upper wall.

141. C 751 Washington Ave.
ca. 1930

A one-story stucco traditional commercial building with a flat roof and flat parapet. The transom panel across the façade is boarded over. The storefront is filled with plate glass windows over painted narrow brick bulkhead and a single-leaf full-light wood door with a covered transom. Has been renovated to be a single façade with building next door (755 Washington Ave.)

142. C 755 Washington Ave.
ca. 1940

A one-story painted brick traditional commercial building with a flat roof and a flat parapet. There are two corbelled sign panels in the upper wall. There are two storefronts, each with a center recessed entry containing single-leaf plate glass door with one-light transom flanked by slanted plate glass windows over brick bulkheads in the recess. There is a transom panel across each storefront which is covered over. The display windows turn the corner. Has been renovated to be a single façade with the building next door (751 Washington Ave.).

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ 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.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.

Greenville Commercial Historic District Boundary Increase No. 1 Washington County, MS

- | | | |
|--------------------------|---|--|
| <input type="checkbox"/> | C | a birthplace or grave. |
| <input type="checkbox"/> | D | a cemetery. |
| <input type="checkbox"/> | E | a reconstructed building, object, or structure. |
| <input type="checkbox"/> | F | a commemorative property. |
| <input type="checkbox"/> | G | less than 50 years old or achieving significance within the past 50 years. |

Areas of Significance

(Enter categories from instructions.)

Commerce

Community Planning and Development

Architecture

Period of Significance

1880 – 1966

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

◦ Barber & Klutz/Inventory #18

N.W. Overstreet; A. Hays Town/Inventory #84

Father Paul John Korstenbroeck/Inventory #34

Hall & Norwood/Inventory #30

Edwin Brewster Phillips #34

Anker Fred Hansen #51

William R. Burk Associates Architects #40b

H.A. Overbeck #43

J. Rice Scott & Com. #38

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Period of Significance (justification)

The period of significance for the Greenville Commercial Historic District Boundary Extension No. 1 extends from 1880, when the earliest extant building, the Weatherbee House (Inv. 99) [Photo 3] was constructed, through 1966. The Percy Library (Inv. 42) is a prominent public building completed in 1966 and marks a distinct end to this period of development. The downtown commercial district was the center of all commerce during the turn of the 20th century. It survived a devastating flood in 1927 and continued to thrive in the decades immediately following World War II. Automobile-related developments beginning in the 1950s increasingly shifted business to the two major highways (MS 1 and US 82) that came through Greenville to the south and east of the historic core, and downtown began experiencing decline by the late 1960s.

Criteria Considerations (explanation, if necessary)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Greenville Commercial Historic District Boundary Increase No. 1 is eligible for listing on the National Register of Historic Places under Criterion A in the areas of Commerce and Community Planning and Development and under Criterion C in the area of Architecture. Greenville's downtown buildings form a locally significant and well-preserved collection of late-nineteenth and twentieth century banks, as well as cotton, professional, retail, religious buildings and newspaper printing offices. Greenville is the county seat and largest town in Washington County and historically has provided important governmental, industrial, and cultural services to the surrounding farming communities. The district is predominately one- to two-story brick attached commercial buildings but there is a strong representation of high-style buildings as well, especially in public and religious buildings.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Community Planning and Development

The town of Greenville, centrally located in the Mississippi Delta, 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 a few miles north of the Issaquena County line, to a more central location.⁴ 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, the Legislature decided 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.

Known as the "Queen City of the Mississippi Delta," Greenville soon had a reputation as the most cosmopolitan and open-minded city in the state.⁵ The cotton industry was on the rise, the Delta was developing into the nation's most significant cotton region, and Greenville established itself as a major port town on the Mississippi River to export this cash crop. These factors worked together to entice a significant early population to settle there.

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 ended slavery, many of the Delta's large

⁴ Interview with Henry Tillingast Ireys, Washington County Historical Society, Greenville, Mississippi

⁵ *Goldring/Woldenberg Institute of Southern Jewish Life*. "Encyclopedia of Southern Jewish Communities." Accessed on September 29, 2011 from www.msje.org/history/archive/ms/greenville.htm

Greenville Commercial Historic District Boundary Increase No. 1 Washington County, MS

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. More than any other single Mississippi town, Greenville has been the home to a high concentration of 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.

The first blocks to develop a concentration of commercial buildings were, naturally, the ones closest to the Mississippi River. In particular, the westernmost two to three blocks of Washington Avenue and Main Street were virtually filled with commercial buildings by the turn of the 20th century (Exhibit B). Washington Avenue was designed as a wider thoroughfare than its neighboring streets and benefited from being the primary entrance point to the port.⁶ From restaurants and barber shops to laundries and grocery stores, the streets of Greenville catered to both locals and travelers along the River. While business sprang up on the east/west corridors, many of the north/south cross streets were filled with residential dwellings, boarding houses and hotels that provided a steady volume of customers for the business community.⁷ Prior to the early 20th century, the west end of Alexander Street was known as Davis Street and was notorious for its erosion problems caused by the Mississippi River. This challenge deterred commercial development from moving north of Washington Avenue.⁸

By the turn of the 20th century, rail travel was on the rise, and the Yazoo and Mississippi Valley line ran parallel with Delesseps. Soon, the east end of Washington was coming to life with new businesses under construction to provide goods, services, and entertainment to the rail travelers. In 1905, a new passenger depot was constructed (Inv.137) [Photo 0008] thus adding a spark to the fledgling commercial district between Delesseps and Broadway. The business boom continued until the Great Depression and World War II brought downturns in the economy nationwide. By the mid-20th century, the business community in Greenville had rebounded nicely and some of the merchants made efforts to "modernize" or renovate their buildings to reflect the new confidence that consumers gained during that period. The south side of the 300 block of Washington Avenue, in particular, saw a trend of applied or completely modernized storefronts or slip-covers.

Another boost to the downtown economy came in 1940 when a new bridge was constructed across the Mississippi River, providing a more convenient route for consumers traveling from Arkansas. The traffic from Arkansas joined an existing base of customers traveling from surrounding smaller communities such as Ruleville, Leland, Duncan, and Rolling Fork.

Beginning in the 1960s and '70s, as Americans dispersed to the suburbs and became more automobile dependent, many downtown Greenville businesses suffered from the loss of customer volume. By the 1980s, the Greenville Mall was pulling in large anchor stores and some of the smaller retailers that were struggling in the downtown area were following suit. City officials attempted to stem the tide by beautifying the downtown and trying to make it more convenient for motorists, culminating in the alteration of Washington Avenue from a straight two-way thoroughfare into a one-way serpentine street for several blocks, on the west end of Washington Avenue. This urban renewal effort was reversed in 2008 and the streets have returned to their historic alignment. Today, there is a very gradual but consistent rise in interest in the historic commercial district. The next logical step in rebuilding downtown commerce is the rehabilitation of the extant buildings in the central business district.

Commerce

Greenville's business district began modestly with a mix of basic goods and services geared toward the fledgling citizenry, the agricultural community, and river travelers. The business community in 1887 was situated almost exclusively along Washington Avenue with the majority of buildings west of Walnut Street and a smaller number of buildings east of Walnut Street. Early Sanborn maps depict a commercial district that offered supplies and services such as cotton storage, dry goods, hardware stores and cabinet makers.⁹ But also present were traditional mercantile businesses serving the local market, such as groceries and restaurants, millineries, cobblers, jewelers, drug stores, furniture stores, and stationary supply. By the turn of the 20th century, a noticeable shift to the east was occurring with an abundance of businesses such

⁶ Personal interview with Princella Wilkerson Nowell, November 9, 2011.

⁷ Sanborn Fire Insurance Map: Greenville, Mississippi. 1896

⁸ Personal Interview with Princella Wilkerson Nowell, November 9, 2011

⁹ Sanborn Fire Insurance Map: Greenville, Mississippi. 1887

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as furniture stores, office buildings, meat and produce purveyors, and undertakers locating in the 100 and 200 blocks of Washington Avenue. A city directory for Greenville, published ca. 1902, lists several businesses that would continue to operate for many years hence, such as J. Romansky & Co. dry goods, Arlington Hotel, Finlay's Drug Store, and Soloman Bros. Hardware Company.¹⁰

Another noticeable trend during the turn of the 20th century was the establishment of immigrant-owned businesses. Chinese groceries and laundries were well represented in the core of the business district during this era. One of the later Chinese groceries, Joe Gow Nue, was prominently located at the Northeast corner of Walnut and Washington Streets and was a downtown mainstay for several decades. Also indicated on the early Sanborn maps is the existence of "Negro Boarding Houses and Restaurants" located along Washington Avenue and Main Street. It is worth noting that these businesses were interspersed among all manner of businesses rather than being concentrated in one district as minority-owned businesses often were during this era. In later years, many of the African-American-owned businesses located on or near Nelson Street, as this became the primary African-American commercial district.

As early as 1870, a significant number of Jewish families lived within the borders of Greenville. Over the course of the next few decades, Jewish merchants began to establish businesses in downtown Greenville. Many found great success and, by the mid-20th century, several of the more prominent downtown businesses were Jewish-owned.¹¹ One of the earliest Jewish-owned businesses was established by Morris Weiss, originally from Prussia, who dealt in dry goods. Nathan Goldstein was another entrepreneur that contributed to the business sector as well as being an active political figure. Goldstein served as a member of the temporary operating government that helped rebuild the city after the Great Fire of 1878 and later contributed \$10,000 to the establishment of Greenville High School. By 1937, 450 Jews lived in the city and they made up a significant part of Greenville's merchant class. One of the Jewish merchants that rose to prominence in the early 20th century was Sam Stein, a Russian immigrant who began peddling merchandise to Greenville-area farmers. Stein soon opened his first clothing store in the 200 block of Washington Avenue, south side. Stein's business grew and prospered and became Stein Mart, a publicly-traded retail chain with stores across the United States. Despite a sharp decline in Greenville's Jewish population, there are some surviving examples of Jewish-owned businesses along Washington Avenue, such as S. Goodman at 731 Washington Avenue (Inv. 135) [Photo 0022] and Johl and Bergman's Shoes at 343 Washington Avenue. (Inv. 89).

As the 20th century advanced, nationally known department stores were drawn to Greenville's thriving commercial district. One of the first major department stores appeared in 1915 when Kress Department Store located on Washington Avenue and. By the 1930s, more nationally recognized businesses appeared, including J.C. Penney, located originally at 229 Washington Avenue.¹² These businesses joined local staples such as Johl and Bergman, opened in the early 20th century, Greenley's Menswear, Nelms and Blum, and Rosenberg's, to provide an impressive mix of retail offerings for the largest city in the Delta. By the 1950s, 5 & 10 stores had become popular and the ubiquitous F.W. Woolworth chain located their store at 311-313 Washington Avenue (Inv. 82).

Within the first couple of decades of the twentieth century, the commercial district became more than just a center of commerce; it became also a center for entertainment and social activities as theaters, opera houses, and social clubs began appearing. Many of the social clubs were located on the second floor of commercial block buildings and provided a built-in customer base to the street-level stores. As early as the mid-1920s, businesses began appearing in response to the burgeoning automobile industry. A stand-alone building for the Elks Club (built c. 1905) still stands, although vacant, at 504 Washington (Inv. 100) [Photo 0009].

As early as the mid-1920s, businesses began appearing in response to the burgeoning automobile industry. In later decades, when automobiles became more affordable and available, downtown became home to a number of automobile dealerships and repair shops. Main Street by the mid-twentieth century featured a mix of hotels, cotton offices and civic functions and generally had less retail businesses than Washington Avenue.

¹⁰ Business and Professional Directory of Greenville, Miss. Ca.1902, publisher unknown

¹¹ *Goldring/Woldenberg Institute of Southern Jewish Life*. "Encyclopedia of Southern Jewish Communities." Accessed on September 29, 2011 from www.msje.org/history/archive/ms/greenville.htm.

¹² J.C. Penney Archives, DeGolyer Library, Southern Methodist University, Dallas, TX (as found in MDAH Historic Resources Inventory files).

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With Greenville's population boom during World War II and the post-War eras, the business offerings became more diverse and somewhat more refined to serve a larger population. Jewelry stores, insurance and accounting offices, funeral homes, appliance dealers, dairies, and dental offices provided basic shopping and amenities to the growing citizenry. The opening of the Mississippi River Bridge in 1940 provided easier access to Greenville from Arkansas, thus expanding the market draw to a larger number of customers.

In the early 1950s, Hodding Carter, Jr. began to actively encourage the City administrators to attract new industry. One such result of that effort was Greenville Mills, a textile mill known for producing carpets.¹³ Although the 700,000 square-foot mill was located outside of the central business district, it provided jobs to many Greenville citizens, which in turn provided an economic boost to downtown businesses.

The 1950s and 1960s were prosperous decades for downtown Greenville and for the surrounding Mississippi Delta. The central business district was the epicenter for shopping, entertainment, and civic functions. In 1964, when the Commercial National Bank decided to build a "motor bank: branch (Inv. 27) to accommodate its customers who preferred to conduct their banking while still in their cars, it built the branch on the edge of downtown, still considered the heart of the business community.¹⁴ As the 1970s approached, however, the Queen City was not immune to the nationwide trend of urban sprawl. A critical mass of population and new development spread to the suburbs during the late 1960s and '70s. With it, many of the basic retail shops began to relocate to strip malls or highway corridors, such as Hwy. 1 and Hwy. 84. The 1970 Polk's City Directory for Greenville shows a growing number of vacant buildings along Washington Avenue and Main Street. Some of the vacancies by 1979 were being filled with pawn shops, more government offices, lounges, and businesses that catered to lower income residents. Some of the more established stores and restaurants were able to withstand the drop in business volume for a short while longer. But the exodus continued and, by the turn of the millennium, all but a few of these businesses were forced to either close or leave downtown for the suburbs.

Over its long life, Greenville's downtown has weathered several major natural disasters. In 1874, a great fire occurred that destroyed upwards of 60 businesses in the downtown area. As the town rebuilt in the following years, it was hit again with a yellow fever epidemic that claimed the lives of one-third of the City's population. In the twentieth century, the Great Flood of 1927 swelled the Mississippi River to the breaking point and overflowed the banks, leaving a large portion of the historic business and residential districts underwater for a period of three months. Although the majority of the businesses in the district sustained significant water damage, there were very few instances of post-disaster building demolition. The disaster necessitated the rebuilding and reinforcement of the levee system that protects the central business district today. The Great Flood is thoroughly documented and memorialized in two museums; one at 120 S. Hinds St. (Inv. 34) [Photo 0023] and the other at 409 Washington Avenue (Inv. 93) [Photo 0017].

Today, the Greenville Downtown Historic District, as amended, continues to boast a high concentration of historic buildings that comprise the central business district, including a variety of commercial, civic, and religious buildings. In recent decades, new construction in the central business district has taken place that has added building considered non-contributing for purposes of this nomination buildings – primarily banking institutions. While these buildings could be considered intrusive to the integrity of the district because of their larger lots and orientation to the automobile, they have kept some long-time businesses and institutions in the downtown area.

Architecture

Greenville is the largest city in Washington County and is the commercial hub of the central Mississippi Delta region. It is also the county seat. As a result, the city boasts a unique collection of both high-style and vernacular architecture and a range of architectural styles. Although there have been alterations to the buildings in historic downtown Greenville, including the remodeling of storefronts, fire damage, and the removal of a few buildings, the proposed district contains an intact grouping of architecturally significant buildings.

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 in the district. The First National Bank of Greenville at 302 Main Street (Inv. 16) (NR, 1978) [Photo 0004] is an excellent local example of Neo-Classical Revival style. Designed by the Knoxville,

¹³ Personal interview with H. Ben Nelken, Curator, Greenville History Museum, November 9, 2011.

¹⁴ Mississippi Architect (August 1964), pp. D_F.

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Tennessee firm Barber & Klutz, the massive denticulated temple front is supported by four colossal fluted Ionic columns. The Citizens Bank at 241 Main Street (Inv. 15) is perhaps the best example of a Romanesque Revival building in the district. The rounded window opening, corbelled cornice and the allusion to a corner tower are all typical Romanesque Revival details. The Trustmark Bank drive-through at 200 S. Broadway (Inv. 27) was built as an early "motor bank" around 1964, and it is not only significant of this new building form but also for its angularly Modern style. Designed to accommodate four cars at a time, the building consists of one larger office section and three smaller kiosks designed for one cashier each. Flat concrete roofs cover the drive-through areas, with "channels" over each kiosk.

The ecclesiastical buildings in the Greenville Downtown Historic District Boundary Extension No. 1 also comprise an architecturally significant subset of resources. The Hebrew Union Temple, 504 Main Street (Inv. 46), was built in 1906 and designed by Dallas architect H. A. Overbeck, who also designed synagogues in Natchez and possibly Lexington, Mississippi. Overbeck employed the Neo-Classical style for the building which has a full height pedimented front supported by four Ionic columns, a large arched window over the entry and a dome that is a prominent feature of the Greenville skyline. Father John Paul Korstenbreck is credited as the architect of St. Joseph Catholic Church, 412 Main Street (Inv. 45) [Photo 0011]. Korstenbreck was pastor at St. Joseph's for 33 years. Built in 1907, the church reflects the Gothic Revival style. On the front, a tall pointed steeple rises above the building with a large rose window; stylized buttresses line the sides of the church bracketing pointed arch windows; and a prominent apse terminates the nave. The First Baptist Church at 407 Main Street (Inv. 43a) testifies to the popularity of the Gothic Revival Style for church buildings. Although built in 1945, nearly a half-century before the neighboring St. Joseph's, the First Baptist Building reflects more restrained Gothic Revival detailing.

Greenville's public buildings also include several architecturally significant buildings. The former Mississippi Levee Board Office at 201 S. Walnut Street (in the original district, Inv.20) is an excellent local example of the Italianate style. Typical Italianate details include the broad cornice supported by brackets, the first floor arched windows and the drip molding. When the Levee Board expanded in c.1885 to 211 Walnut Street (Inv. 21) [Photo 0006] the new building also employed more robust Italianate detailing. Fire Station No. 1 at 218 Main Street (in the original district, Inv.7) [Photo 0010] was built in c.1915 as a cotton factor's office. The city acquired the building and remodeled the building for a fire station in the late 1920s or early 1930s. The tile roof and masonry cartouches mark it as a rare Mississippi example of Mission style architecture. The Greenville City Hall, 340 Main Street (Inv. 41) [Photo 0001], was designed by local architect J. Rice Scott & Co. in 1920. The heavy modillioned cornice, the prominent parapet and the urns projecting above the roof line on the primary and secondary facades are all indicative of the Beaux Arts style. One of Mississippi's preeminent firms, Overstreet and Town, is responsible for the 1938 Art Deco Mississippi National Guard Armory at 216 S. Walnut Street (in the original districting, 23a.) [Photo 0013]. Architectural historian David Sachs noted that Overstreet and Town designed a number of armories, all similar to the Greenville building. Sachs, describing the restrained Art Deco detailing, wrote "a stringcourse above and below the windows emphasize the horizontality of the flanking wings, while subtle battering emphasizes the verticality and mass of the central entry pavilion."¹⁵ Later public buildings continue Greenville's tradition of quality design. The U.S. Post Office and Federal Building at 305 Main Street (Inv. 37) [Photo 0005] was designed by the Greenville firm of Hall & Norwood in 1959. The sparse planar surfaces, flat roof and horizontal bands of ribbon windows mark this building as the leading local example of the International style. A 1973 addition by Francis Hall is sympathetic but the original four-story building retains a sense of independence from the three-story addition.

Vernacular commercial buildings make up the bulk of the buildings in the Greenville Downtown Historic District Boundary Increase No. 1. Several blocks of Washington Avenue are dominated by one- and two-part commercial block buildings, many built in the late 19th and early 20th centuries. Richard Longstreth described the typology of commercial buildings in *The Buildings of Main Street*. The two-part commercial block building is characterized by a clear division into two parts. The first floor is generally a public space such as a retail store, bank, or restaurant. The upper floors, which may be two to four stories, are generally more private spaces such as offices, hotel rooms or other residential space.¹⁶ Greenville's downtown has abundant examples of two-part commercial block buildings including 620 Washington (Inv. 112), 628 Washington (Inv. 115) and 730 Washington (Inv. 134). The one-block commercial building is generally similar to the lower zone of the two-block building. Longstreth describes the one-block commercial block as "a simple box with a decorated

¹⁵ David Helburn Sachs, "The Work of Overstreet and Town, The Coming of Modern Architecture to Mississippi" (Doctor of Architecture diss., The University of Michigan, 1986), 226.

¹⁶ Richard Longstreth, *The Buildings of Main Street* (Walnut Creek, CA: Altamira Press, 2000), 24.

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façade and thoroughly urban in its overtones."¹⁷ Examples are found at 603 Washington (Inv. 109), 619 Washington (Inv. 113) and 643 Washington (Inv. 121).

A number of buildings on Washington Avenue that date to the turn of the twentieth century retain their "modernized" facades, most of which date to a post-World War II effort to spruce up downtown Greenville. An early postcard shows that many of these changes occurred between 1948 and 1961 (Exhibit A). Most notably, the buildings at 309, 317, and 319 Washington Avenue retain c.1950 facades that are architecturally significant in that they are composed of high quality, decorative metals or masonry units and thoroughly modern storefronts embracing the concepts of deep entrances, sleek showcase windows, and chrome fixtures. The penchant toward these more modern materials can likely be traced to some of the more established businesses that especially benefited from the post-WWII economic boom. The façade of the building at 309 Washington is also of the modern style. However, it was applied somewhat later, circa 1961, following a major fire that necessitated large scale repair and rehabilitation.¹⁸ As these alterations are over 50 years old, are of high-quality materials and demonstrate cutting-edge commercial design of the mid-twentieth century, they have historical significance in their own right and, therefore, have been counted as contributing elements to the proposed district.

The collection and breadth of architectural styles popular over time represented in the Greenville Downtown Historic District, as amended, is unique in Washington County. While some of the smaller communities in the county, such as Leland or Hollandale, may have isolated examples of high-style governmental, religious, institutional or residential buildings, Greenville's location on the Mississippi River, its river bridge and the railroad allowed a greater collection of wealth that translated to a more significant collection of architect-designed buildings. Greenville compares with other large regionally oriented towns such as Greenwood or Clarksdale in its collection of architecturally significant buildings and large urban area. Greenville's early post-World War modernization campaign also brought about a significant concentration of mid-century commercial architecture representing the most up-to-date storefront displays.

Conclusion

From its early days of incorporation, Greenville has grown and thrived as a commercial center of Washington County and the surrounding Delta region. Today, even as commerce has spread far outside of the boundaries of the historic central business district, the downtown continues to sustain a substantial level of viable business and civic functions. The City continues to take advantage of the benefits of river and rail transportation in addition to modern trade, now targeted mainly toward local consumers. The central business district retains some of the most significant examples of high style architecture in the City. With its intact architecture, centrally located civic functions, and historical and cultural offerings, the Greenville Downtown Historic District, as amended, is positioned to be a springboard for future development and rehabilitation.

Developmental history/additional historic context information (if appropriate)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Research was conducted in the Washington County (Percy) Public Library, Mississippi Department of Archives and History, and the Greenville Historical Museum. Boundaries of the district were determined in consultation with Walley Morse, Joint Greenville/Washington County Historic Preservation Commission, Bill Gatlin and Vicky Myers, both of the Mississippi Department of Archives and History.

Business and Professional Directory of Greenville, Miss. Publisher unknown, ca.1902.

¹⁷ Longstreth, 54

¹⁸ Personal Interview with Jerry Hafter, building owner, December 13, 2011.

Greenville Commercial Historic District Boundary Increase No. 1 Washington County, MS

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Personal Interview with Henry Tillinghast Ireys, Washington County Historical Society, Greenville, Mississippi (from
National Register Nomination form for Greenville Downtown Historic District, 1997)

Personal Interview with Jerry Hafter, building owner, December 13, 2011.

Personal Interview with Princella Wilkerson Nowell, local historian. November 9, 2011.

Sachs, David Helburn. "The Work of Overstreet and Town, The Coming of Modern Architecture to Mississippi," Doctor of
Architecture diss., The University of Michigan, 1986.

Sanborn Fire Insurance Maps for Greenville, Mississippi: 1887, 1890, 1896, 1905, 1911, 1915, 1925. Online at
www.umi.edu.

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 # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☒ Other

Name of repository: See continuation sheet

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Approx. 63

(Do not include previously listed resource acreage.)

UTM References

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(Place additional UTM references on a continuation sheet.)

1	_____	_____	_____	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The Greenville Commercial Historic District Boundary Extension No. 1 is an irregularly shaped polygon shown on the accompanying map scaled at 1 inch = 146 ft.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries selected represent the highest concentration of contiguous buildings that contribute to the historic and architectural significance of the Greenville Commercial Historic District Boundary Extension No. 1. The immediately outlying areas are largely residential in nature and do not contribute to the integrity of the historic commercial business district.

11. Form Prepared By

name/title Russell W. Archer/Historic Consultant

organization Archer Preservation Consulting, LLC date 10/3/11

street & number 412 E. Center St. telephone 601-826-7199

city or town Canton state MS zip code 39046

e-mail archerapc@yahoo.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Greenville Commercial Historic District Boundary Increase No. 1 Washington County, MS

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Greenville Downtown Historic District

City or Vicinity: Greenville

County: Washington County State: Mississippi

Photographer: Russell Archer, Archer Preservation Consulting, LLC

Date Photographed: October, 2011

Description of Photograph(s) and number:

All digital images labeled as follows: MS_Washington County_Greenville Commercial HD Boundary Increase No. 1_#.tif

Photo 0001:	View of streetscape, 300 block of Main Street (eastern-most building is Greenville City Hall [#33]) - taken from vicinity of southeast corner of S. Poplar.
Photo 0002:	229 S. Broadway - view from E
Photo 0003:	503 Washington Ave. - view from N
Photo 0004:	302 Main St. - view from SW
Photo 0005:	305 Main St. - view from NW
Photo 0006:	211 S. Walnut - view from E/NE
Photo 0007:	Streetscape, 700 Block, North side of Washington Ave. - view from SW
Photo 0008:	738 Washington Ave. - view from SW
Photo 0009:	504 Washington Ave. - view from S/SW
Photo 0010:	218 Main St. - view from S
Photo 0011:	412 Main St. - view from SW
0012	Intentionally omitted

Greenville Commercial Historic District Boundary Increase No. 1 Washington County, MS

Photo 0013: 216 S. Walnut
- view from W

0014 Intentionally omitted

Photo 0015: Streetscape, 300 Block, South side of Washington Ave.
- view from NW

Photo 0016: 309 Washington Ave.
- view from N

Photo 0017: 409 Washington Ave.
- view from N

Photo 0018: 638 Main St.
- view from SE

Photo 0019: Streetscape, 500 Block, N side of Washington Ave.
- view from SE

Photo 0020: Streetscape, 300 Block, N side of Washington Ave.
- view from SE

Photo 0021: 317 Washington Ave. (partial views of 319 to left & 307 to right)
- view from N

Photo 0022: 731 Washington Ave.
- view from NE

Photo 0023: 120 S. Hinds
- view from SW

Photo 0024: 702 Washington Ave.
- view from SE

Photo 0025: 120 S. Poplar St.
- view from W

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Greenville Commercial Historic District Boundary Increase No. 1 Washington County, MS

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. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number ____ Page ____

Greenville Commercial Historic District
Boundary Increase No. 1
Name of Property

County and State
Washington County, Mississippi

Name of multiple listing (if applicable)

Exhibit A

Business District, Washington St., Greenville, Miss.



PHOTO BY THE SAUER'S STUDIO

89641-N

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Greenville Commercial Historic District
Boundary Extension No. 1Name of Property
Washinton County, Mississippi
County and State

Name of multiple listing (if applicable)

Section number 10 Page 1**Latitude/Longitude Coordinates**

(Follow similar guidelines for entering these coordinates as for entering UTM references described on page 55, *How to Complete the National Register Registration Form*. For properties less than 10 acres, enter the lat/long coordinates for a point corresponding to the center of the property. For properties of 10 or more acres, enter three or more points that correspond to the vertices of a polygon drawn on the map. The polygon should approximately encompass the area to be registered. Add additional points below, if necessary.)

Datum: WGS 84

A. Latitude:	33.424722	Longitude:	91.076111
B. Latitude:	33.423333	Longitude:	91.054167
C. Latitude:	33.415000	Longitude:	91.059444
D. Latitude:	33.420556	Longitude:	91.071944
E. Latitude:	33.421667	Longitude:	91.071667
F. Latitude:	33.417500	Longitude:	91.051944
G. Latitude:	33.405556	Longitude:	91.051111
H. Latitude:	33.420000	Longitude:	91.074444
I. Latitude:	33.426111	Longitude:	91.070833

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

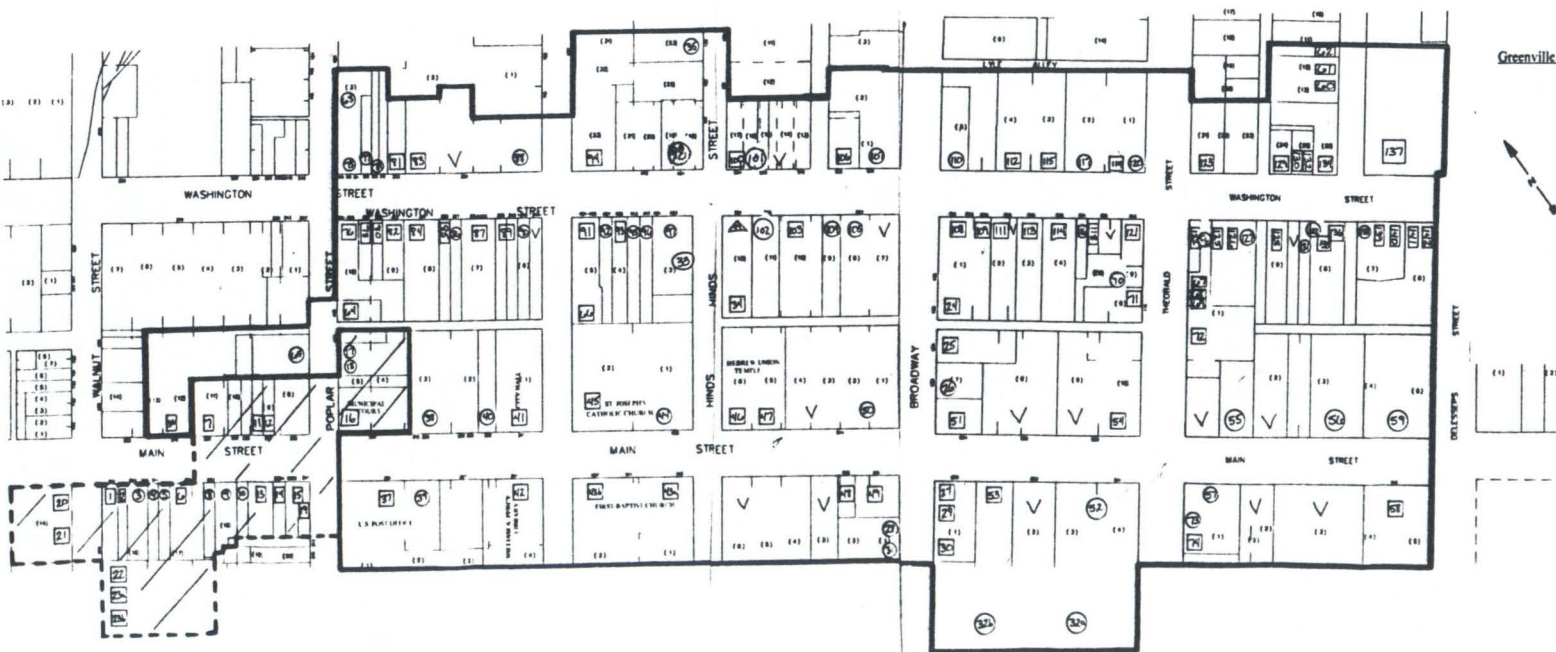
Greenville Commercial Historic District
Boundary Extension No. 1

Name of Property
Washington County, Mississippi
County and State

Name of multiple listing (if applicable)

Section number 10 Page 2





Greenville Commercial Historic District Boundary Expansion Number 1

Greenville, Washington County, Mississippi

V=Vacant Lot

□=Contributing Resource

○=Noncontributing Resource

△=Previously Listed

—=Boundaries of Proposed Boundary Extension

▨=Original Historic District

Scale: 1 inch=146 feet

Created August 2, 2012 Supersedes all previous maps





MS - Washington County - Greenville SC

HD - 0001



MS - Washington County - Green

H.D. - 0002



MS - Washington County - Greenville Da

H.D. - 0003



MS - Washington County - Greenville Dow

H.D. - 0004



FEDERAL BUILDING
U.S. DEPARTMENT OF JUSTICE
U.S. DISTRICT COURT HOUSE

MS - Washington County - Greenville

Downtown H.D. - 0005



MS - Washington County - Green
Downtown H.D. - 0006



MS - Washington County - Greenville.

Downtown H.D. - 0007



MS - Washington County - Greenville
Downtown H.D. - 0008



MS - Washington County - Greenville
Downtown H.D. - 0009



FIRE STATION
121

Downtown H.V. — 0010



H.D. - 0011



WASHINGTON COUNTY
CONVENTION & VISITORS BUREAU
216 WALNUT STREET

MS - Washington County - Greenville
Downtown H.D. - 00 ~~12~~ 12



MS - Washington County - Greenville
Downtown H.D. - 0015

UPTOWN of
Greenville



MS - ~~W~~Washington County - Greenville

Downtown H.D. - 0016



MS - Washington County - Greenville
Downtown H.D. - 0017



Theobald St

DELTA TOWERS
APARTMENTS
1000 E. 10TH AVE.
DENVER, CO 80202
(303) 733-1111

MS - Washington County - Greenville

Downtown H.D. - 0018



MS - Washington County - Greenville

Downtown H.D. - 0019



MS - Washington County - Greenville
H.D. - 0020



MS- Washington County- Greenville

Downtown H.D. — 0021



MS - Washington County - Greenville

Downtown H.D. - 0022



MS - Washington County - Greenville
Downtown H.D. - 0023



**UNCLAIMED
FREIGHT**
FURNITURE

102

Furniture
SALE

Furniture
SALE

**UNCLAIMED
FREIGHT**
FURNITURE

MS - Washington County - Greenville
Downtown H.D. - 0024



MS - Washington County - Greenville
Downtown H.D. - 0025