

007 - 2002

1180

# NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

## 1. Name of Property

historic name: N & W Overall Company Building  
other names/site number: N & W Industries Building, Dickies Building

## 2. Location

street & number: 736 South President Street  
city or town: Jackson  
state: Mississippi code: MS county: Hinds code: 049 zip code: 39201

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X nomination        request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property        meets        does not meet the National Register Criteria. I recommend that this property be considered significant        nationally        statewide X locally. (    See continuation sheet for additional comments.)

Signature of certifying official

Sept. 25, 2007  
Date

State Historic Preservation Officer  
State or Federal agency and bureau

In my opinion, the property \_\_\_\_ meets \_\_\_\_ does not meet the National Register criteria. ( \_\_\_\_ See continuation sheet for additional comments.)

Signature of commenting or other official

Date \_\_\_\_\_

State or Federal agency and bureau

#### 4. National Park Service Certification

I, hereby certify that this property is:  
☒ entered in the National Register,  
 See continuation sheet.

\_\_\_\_\_ determined eligible for the  
National Register

See continuation sheet.

\_\_\_\_\_ determined not eligible for the  
National Register

removed from the National Register

other (explain):

Signature of the Keeper

**Date of Action**

Elson H. Beall 11-14-07

**5. Classification****Ownership of Property:**

Private

**Number of Resources within Property:**

(Do not include previously listed resources in the count)

**Category of Property:**

Building

**Contributing**

1

**Noncontributing**

0

buildings  
sites  
structures  
objects  
Total

1

0

**Name of related multiple property listing**

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

N/A

**Number of contributing resources previously listed****in the National Register**

0

**6. Function or Use****Historic Functions:**

INDUSTRY: manufacturing facility

**Current Functions:**

DOMESTIC: multiple dwelling

COMMERCE/TRADE: professional

Work in progress

**7. Description****Architectural Classification(s):**

No style

**Materials:**

foundation: concrete

roof: asphalt

walls: brick, concrete

other

**Narrative Description:**

See continuation sheets

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section: 7 Page: 1

N & W Overall Company Building  
Jackson, Hinds County, Mississippi

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**Narrative Description**

Completed in 1928, the N & W Overall Company Building is one of the best-preserved of the few remaining examples in the Jackson area of a multi-story industrial building of brick and heavy timber construction from the 1920s. The building is a textbook-quality example of the type of mill construction promoted by fire insurance underwriters in the 1920s and described in detail in *Kidder-Parker Architects' and Builders' Handbook*.<sup>1</sup> This type of mill construction is characterized by the use of thick masonry walls, heavy timber internal framing, and thick wooden plank floors and ceilings, in a manner that is intended to minimize the danger of fire and to limit its spreading.

Situated in what is now largely a light industrial area immediately south of Jackson's downtown business area, the N & W Overall Company Building is located at the northeast corner of President Street and Silas Brown Street, a half block west of State Street (which has historically been Jackson's major north-south thoroughfare).

The building has exterior load-bearing walls of brick and concrete containing an internal structure of heavy timbers. Overall, the building is somewhat T-shaped in plan, consisting of a rectangular four-story central block, aligned on an east-west axis, with a long one-story wing extending from the eastern end of the north side and a three-story wing extending from the eastern end of the south side. Alongside the south wing, and within the angle between it and the central block, is a one story addition which connects to a concrete loading dock. At the western end of the south wall of the central block is a four-story projecting tower containing the elevator and the main stair. Each part of the building has a flat roof enclosed by a brick parapet.

The four-story central block of the building is three bays wide and nine bays long. On the north wall, nearly every bay contains a steel industrial window. Several of the windows on the ground floor are single-width (five panes wide) and five panes high, but several other first story windows and all of the upper-story windows on the north wall are double-width (ten panes wide). Along the south wall, most of the bays also contain these large double-width industrial windows, except where the south wing, the loading dock, and the elevator tower connect. On the eastern rear wall of the center block, the two outer bays contain these double-width industrial windows, but the center bay on each story contains a fire exit.<sup>2</sup> On the side and rear walls, each story is articulated by a long, continuous concrete beam which forms the lintel over the steel windows.

At the western end of the center block is the main façade. The outer bays of the western façade contain industrial steel windows that are double-width but only three panes in height. The windows on the first and

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<sup>1</sup> *Kidder-Parker Architects' and Builders' Handbook*, 18<sup>th</sup> edition (New York: John Wiley & Sons, Inc., 1931 [7<sup>th</sup> printing, 1945], pp. 854-898. The first edition of this handbook was published in 1884.

<sup>2</sup> At the present time, these fire exits open to an external metal fire escape ladder, but modern fire codes will require that this be changed to an enclosed stair tower when the proposed rehabilitation of the building is undertaken.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section: 7

Page: 2

N & W Overall Company Building  
Jackson, Hinds County, Mississippi

fourth stories have a continuous concrete beam as their lintel, as on the side and rear walls, but there is no concrete beam atop the windows of the second and third stories of the façade. The center bay of the façade is ornamented by a tall vertical concrete panel, which extends the full height of the building and terminates in a rounded cresting that rises above the roof parapet. On each of the upper three stories, this vertical panel is pierced by a single-width steel window. At the base of the concrete panel is the primary entrance, which opens directly onto the sidewalk along President Street. Extending to either side of the entrance is a concrete wainscot, running below the windows, that forms a visual base for the western façade. This concrete wainscot is found only on the western façade and does not extend along the other walls.

The north wing is three bays wide and extends seven bays northward from the central block. It has the same manner of construction as the central block, and appears to have been built integrally with it, but it is only one story in height. A parking area occupies the angle between the core of the building and the north wing.

The south wing is three bays wide and extends four bays out from the south wall of the central block. It, too, is built in the same manner as the central block, and appears to have been built integrally with it, but it is three stories tall, instead of four. Immediately to the west of the south wing is a one-story addition, which is three bays wide and extends four bays from the south wall of the central block. Along its western exterior wall is a concrete loading dock, covered by a metal shed roof. Both the one story southern addition and the loading dock were apparently added in the 1950s. They do not appear in a photograph of the south side of the building made in the 1930s. The loading dock opens onto a small, concrete-paved, fenced parking area.

The interior of the first story of the central block is largely divided into offices, with a corridor running along the south side. A boiler room is located at the eastern end. The first story has a concrete floor. Each of the three upper stories of the central block originally contained a single large, open room, with thick wooden plank floors and two rows of heavy timber posts supporting the ceilings. In recent years, partition walls have been inserted into these large rooms to create smaller spaces that can be used as loft apartments or studios. Only a few of these have been completed.

The interior north wing consists of a single large room with a concrete floor. The roof is supported internally by two rows of heavy timber posts.

The interior of the south wing consists of a single large room on each floor with two rows of timber posts. As in the central block, the rooms on the upper floors have thick wooden plank floors. The one-story addition adjacent to the south wing has a concrete floor and steel trusses carried on steel columns supporting the roof. This addition was built sometime between 1946 and 1962,<sup>3</sup> and it was evidently

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<sup>3</sup> A photograph of the south side of the building, made in the 1930s, in the file for the N & W Overall Company Building in the Historic Resources Inventory files of the Historic Preservation Division, MDAH, shows that the addition was not present at that time. The addition does not appear on the 1946 Sanborn insurance map, but does appear on the 1962 Sanborn map.

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section: 7 Page: 3

N & W Overall Company Building  
Jackson, Hinds County, Mississippi

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designed by John L. Turner, AIA, of Jackson.<sup>4</sup> The design of the addition is compatible with the design of the original building.

Although all the textile fabricating machinery has been removed, the building itself retains a very high degree of physical integrity from the date of its completion in 1928. With the exception of the one-story addition on the south side, the only evident major changes to the building are on the interior, and consist of the removal of the original restrooms and the insertion of several loft apartments and an artist's studio within some of the large open rooms in the central block of the building, and the placement of some partition walls in anticipation of building some additional apartments. The apartments and studio have been done in a manner that does not compromise the historic character and integrity of the building. The original brick walls, steel industrial windows, heavy plank flooring, timber structural posts and beams, and wooden plank ceilings remain intact and exposed, and the partition walls have been installed in a nondestructive and reversible manner consistent with the Secretary of the Interior's Standards.

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<sup>4</sup> A list of works by John L. Turner, in the subject file for "Turner, John L." in the archival collections of the Mississippi Department of Archives and History, includes a listing for "N & W Industries, Inc., Addition, Jackson, Miss." A copy of that page is included in the file for the N & W Overall Company Building in the Historic Resources Inventory files of the Historic Preservation Division, MDAH.

**8. Statement of Significance****Applicable National Register Criteria**

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- X C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

**Areas of Significance**

Architecture

**Period of Significance**

1928

**Significant Dates**

1928

**Criteria Considerations:**

Property is:

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

**Significant Person(s)**

N/A

**Cultural Affiliation(s)**

N/A

**Architect/Builder**

unknown

**Narrative Statement of Significance:**

See continuation sheets.

**9. Major Bibliographical References****Bibliography** See continuation sheet.**Previous documentation on file (NPS)**

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey  
# \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record  
# \_\_\_\_\_

**Primary Location of Additional Data**

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other
- Name of repository: \_\_\_\_\_

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section: 8, 9

Page: 5

N & W Overall Company Building  
Jackson, Hinds County, Mississippi

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The N & W Overall Company (later known as N & W Industries), manufacturers of work clothing, was established in Lynchburg, Virginia, in 1916. The company's plant in Jackson, Mississippi, began operation on October 22, 1928,<sup>7</sup> and continued in operation for over forty years. During World War II, the company was a major supplier of Army uniforms. In 1951, the N & W Overall Company was listed as one of the largest industrial companies in Jackson, with 470 employees.<sup>8</sup> About 1973 the plant came under the management of the Williamson-Dickie Company, manufacturer of Dickies work clothes, which operated it until the early 1990s.

Although there were numerous manufacturing plants in Jackson built before 1930, many of these were plants such as lumber mills and cotton oil mills that did not utilize large multi-story brick buildings to house their operations. Many other companies were small enterprises that needed only modest facilities. Of the multi-story brick factory and warehouse buildings constructed in Jackson in the early years of the twentieth century, very few survive, and most of those that do survive have been substantially altered.<sup>9</sup> The former N & W Overall Company Building is one of the largest and most intact industrial buildings surviving from the 1920s in Jackson, and stands today as a particularly well preserved and representative example of masonry and timber "mill construction" from that period.

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<sup>7</sup> "Garment Factory Beginning Work," *Daily Clarion-Ledger* (Jackson, Miss.), October 23, 1928, p. 5.

<sup>8</sup> McCain, *The Story of Jackson*, vol. 1, p. 318.

<sup>9</sup> One of the most intact surviving industrial buildings from this period is the Mississippi Foundry and Machine Company Building, but it is an older building than the N & W Overall Company Building, with features more typical of the late nineteenth century, such as wooden-sashed double-hung windows set within narrow, segmental-arched openings. Part of the old power plant of the Jackson Light and Traction Company (later the Mississippi Power and Light Company plant, now Entergy Corporation) still stands, but it has undergone extensive changes. The Ricks Storage and Distributing Company building, begun in the 1920s, is still extant, but part of it has been altered and other sections have been added through the years. Other surviving mill-type industrial buildings from this period in Jackson are generally smaller or less intact.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section: 9, 10

Page: 6

N & W Overall Company Building  
Jackson, Hinds County, Mississippi

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**Statement of Significance**

Constructed in 1928, the N & W Overall Company Building (also known as the N & W Industries Building, and later known as the Dickies Building), is locally significant in the area of architecture because it is one of the best preserved of the very few remaining examples in the Jackson area of a multi-story industrial building of brick and heavy timber construction exhibiting the characteristic features of 1920s mill construction.

By the beginning of the twentieth century, in an effort to curtail the incidence of serious fires in industrial buildings such as had been widespread during the nineteenth century, fire insurance companies were promoting the construction of industrial and warehouse building in a manner that came to be called "mill construction" – a type of construction characterized by the use of thick masonry walls, heavy timber framing, and fire-retardant or slow-burning materials so as to minimize the danger of fire and to limit its spreading. This type of construction is described in great detail in the *Kidder-Parker Architects' and Builders' Handbook*.<sup>5</sup>

N & W Overall Company Building is a particularly intact and representative example of this type of construction as it had developed by the late 1920s. The building has the thick brick walls, heavy plank flooring, and internal heavy timber framing associated with standard mill construction. In addition, it exhibits structural concrete beams in the walls and steel industrial windows that were beginning to be widely used in the late 1920s.

Mississippi has historically been a rural state, dependent on agriculture and forestry for its economic livelihood. Although efforts at industrial development were made during the nineteenth century, it was not until the early years of the twentieth century that manufacturing enterprises became widespread through the state. In the early decades of the twentieth century, several cities which had become railroad centers, such as Jackson, Hattiesburg, Meridian, and Tupelo, also began to become regional manufacturing and shipping centers. Jackson became one of the state's leading industrial centers during this period. According to *The Story of Jackson*, between 1920 and 1922 there were 54 manufacturing companies in Jackson. By 1930 there were an additional 30 plants, including the N & W Overall Company.<sup>6</sup>

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<sup>5</sup> Stradling, A.P., "Wooden Mill and Warehouse-Construction," Chapter XXI in *Kidder-Parker Architects' and Builders' Handbook*, 18<sup>th</sup> edition (New York: John Wiley & Sons, Inc., 1931 [7<sup>th</sup> printing, 1945]), pp. 854-898. The first edition of this handbook was published in 1884.

<sup>6</sup> William D. McCain, *The Story of Jackson: A History of the Capitol of Mississippi 1821-1951* (Jackson, Miss.: J.F. Hyer Publishing Company, 1953), Vol.1, p. 315.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section: 9, 10 Page: 6

N & W Overall Company Building  
Jackson, Hinds County, Mississippi

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**Bibliography**

"Garment Factory Beginning Work," *Daily Clarion-Ledger* (Jackson, Miss.), October 23, 1928.

City Directories, Jackson, Mississippi, 1930 through 1978.

*Kidder-Parker Architects' and Builders' Handbook*, 18<sup>th</sup> edition. New York: John Wiley & Sons, Inc., 1931 (7<sup>th</sup> printing, 1945).

McCain, William D. *The Story of Jackson: A History of the Capitol of Mississippi 1821-1951*. Vol. I. Jackson, Miss.: J.F. Hyer Publishing Company, 1953.

Sanborn Map Company. Sanborn Maps of Jackson, Mississippi, 1925, 1946, and 1962.

**Geographical Data**

Verbal Boundary Description

Being a part of Five Acre Lot Four South in the City of Jackson, Hinds County, Mississippi, according to Daniel's Official map of the City of Jackson, made in 1875, and more particularly described as follows: Commence at the intersection of the eastern right-of-way line of South President Street and the northern right-of-way line of Silas Brown Street, said intersection being the Point of Beginning; thence run northerly along the said eastern right-of-way line of South President Street for a distance of 244.0 feet; thence turn left by an interior angle of 89° 49' 50" and run easterly for a distance of 160.0 feet; thence turn left through an interior angle of 90° 10' 10" and run southerly for a distance of 244.0 feet to the said right of way line of Silas Brown Street; thence turn left through an interior angle of 89° 49' 50" and run westerly along the right-of-way line of Silas Brown Street for a distance of 160.0 feet to the Point of Beginning. The parcel thus described contains 0.89624 acres, more or less.

Boundary Justification

This is the parcel of land historically associated with the building.

**10. Geographical Data**

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Acreage of Property: less than one acre

UTM References:	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
	15	765310	3576170

Verbal Boundary Description See continuation sheet.

Boundary Justification: See continuation sheet.

**11. Form Prepared By**

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name/title:	Richard J. Cawthon, consulting architectural historian		
organization:			date: June 2007
street & number:	P. O. Box 1108		telephone: 601-206-9295
city or town:	Jackson	state: MS	zip code: 39215-1108

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**Additional Documentation**

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Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

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

**Property Owner(s)**

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name:	Robert G. Polk		
street & number:	736 South President Street		telephone: 601-720-7655
city or town:	Jackson	state: MS	zip code: 39201

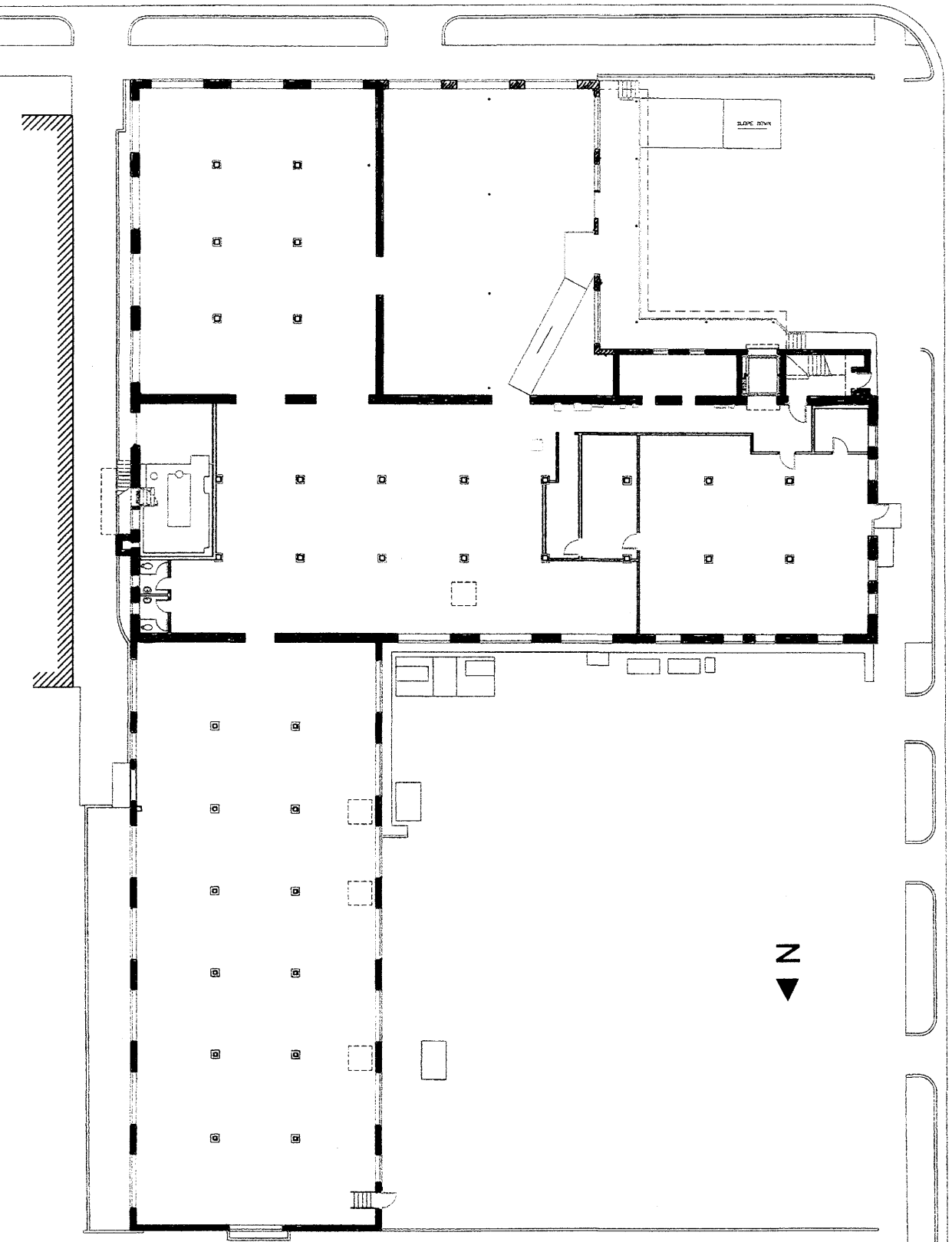
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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

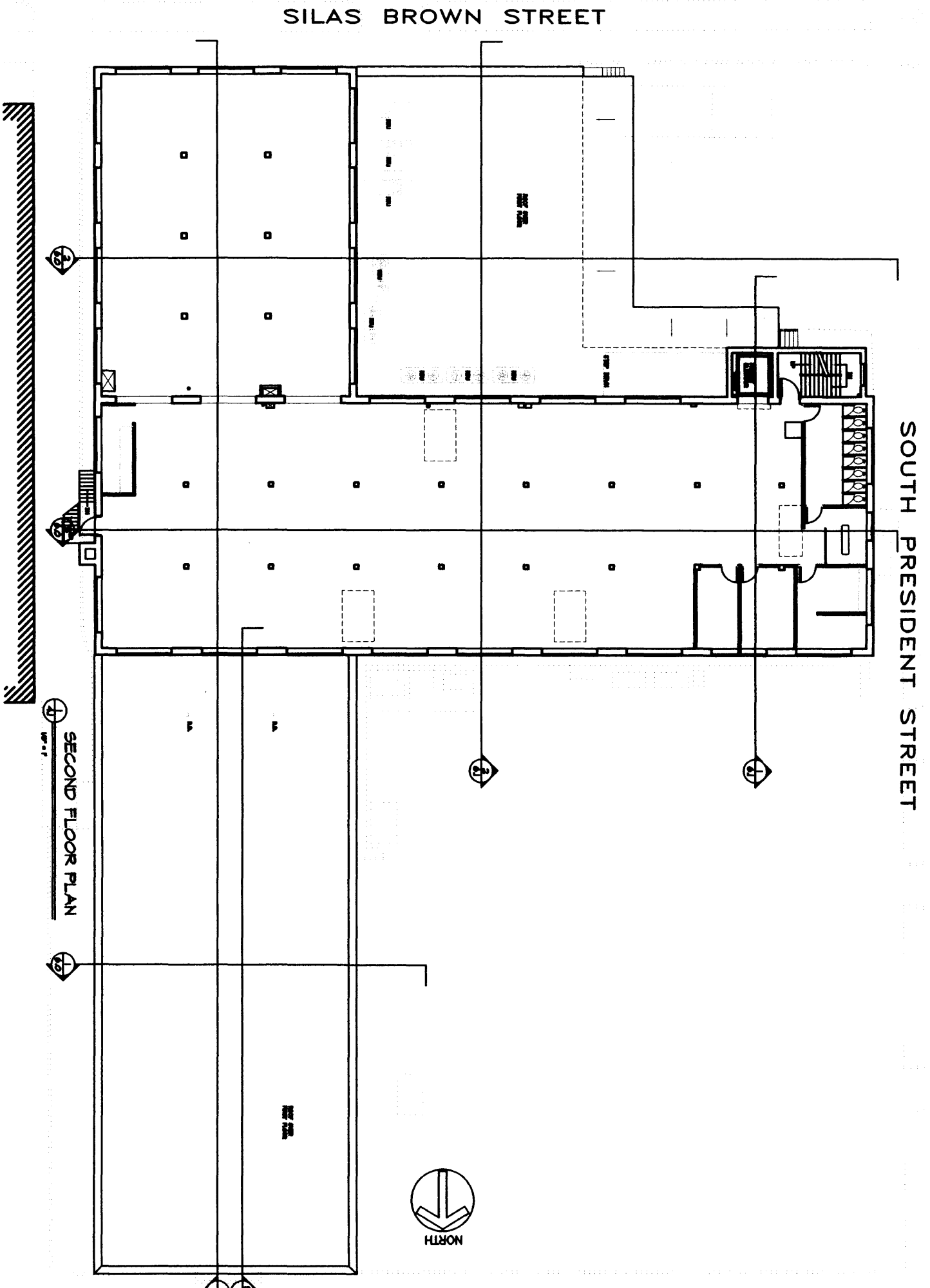
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

N & W Overall Company Building, Jackson, Hinds County, Mississippi

FIRST FLOOR PLAN

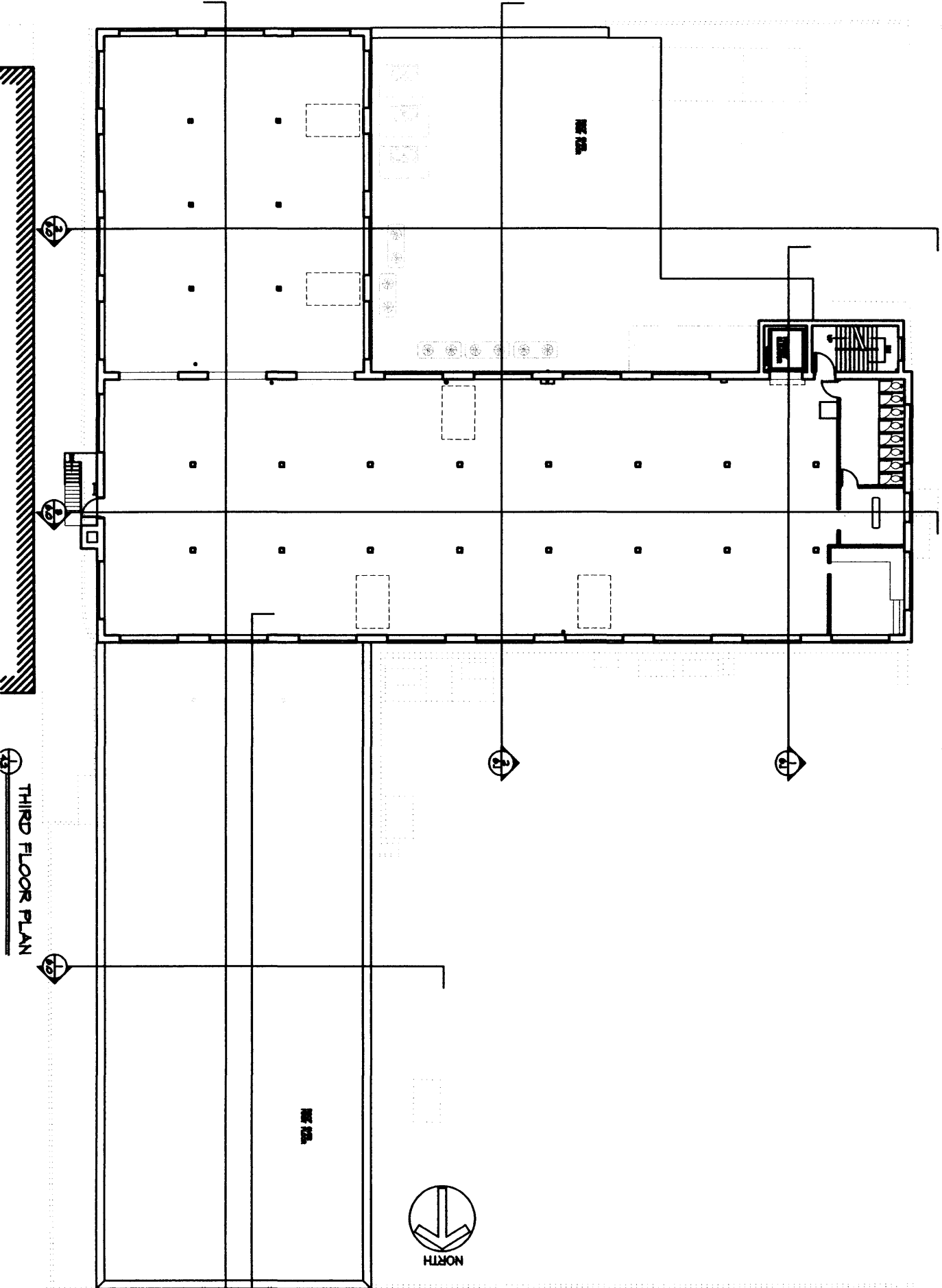


N & W Overall Company Building, Jackson, Hinds County, Mississippi



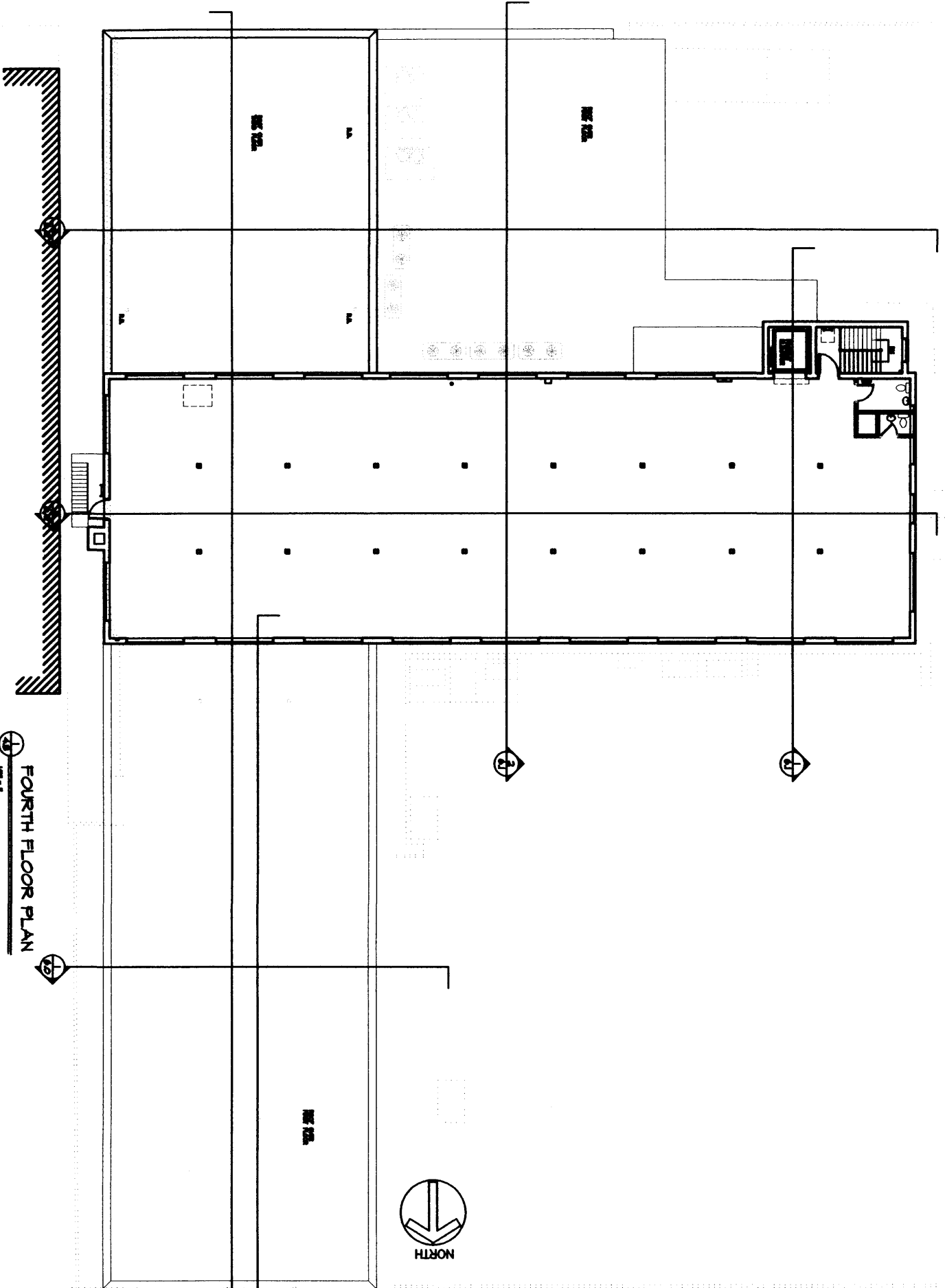
SOUTH PRESIDENT STREET

SILAS BROWN STREET



SILAS BROWN STREET

SOUTH PRESIDENT STREET



FOURTH FLOOR PLAN

FOURTH FLOOR PLAN

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

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section:        photographs

Page:    7

N & W Overall Company Building  
Jackson, Hinds County, Mississippi

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**Photographs**

1.    N & W Overall Company Building  
      Jackson, Hinds County, Mississippi  
      Photo by Robert Polk  
      February 2005 (field checked February 2007)  
      Digital photo (digitally filed at Historic Preservation Division, MDAH)  
      Front (west) façade, viewed from southwest  
      Photo 1 of 5
  
2.    N & W Overall Company Building  
      Jackson, Hinds County, Mississippi  
      Photo by Robert Polk  
      February 2005 (field checked February 2007)  
      Digital photo (digitally filed at Historic Preservation Division, MDAH)  
      Exterior, viewed from northwest  
      Photo 2 of 5
  
3.    N & W Overall Company Building  
      Jackson, Hinds County, Mississippi  
      Photo by Robert Polk  
      July 2003 (field checked February 2007)  
      Digital photo (digitally filed at Historic Preservation Division, MDAH)  
      Aerial view from northeast  
      Photo 3 of 5
  
4.    N & W Overall Company Building  
      Jackson, Hinds County, Mississippi  
      Photo by Robert Polk  
      July 2006 (field checked February 2007)  
      Digital photo (digitally filed at Historic Preservation Division, MDAH)  
      Interior of north wing, looking toward north  
      Photo 4 of 5
  
5.    N & W Overall Company Building  
      Jackson, Hinds County, Mississippi  
      Photo by Robert Polk  
      August 2003 (field checked February 2007)  
      Digital photo (digitally filed at Historic Preservation Division, MDAH)  
      Interior of addition on south adjacent to loading dock, view toward south  
      Photo 5 of 5





N & W Overall Company Building  
Jackson, Hinds County, Mississippi  
Photo 1 of 5



N & W Overall Company Building  
Jackson, Hinds County, Mississippi

Photo 2 of 5



N & W Overall Company Building  
Jackson, Hinds County, Mississippi

Photo 3 of 5



N & W Overall Company Building  
Jackson, Hinds County, Mississippi

Photo 4 of 5





N & W Overall Company Building  
Jackson, Hinds County, Mississippi  
Photo S of S