

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1		Total

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
(Enter categories from instructions)

COMMERCE/TRADE/department store

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE/restaurant

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN/Italianate

Materials
(Enter categories from instructions)

foundation: Concrete and brick
walls: Brick
roof: Other: tar
other:

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:

George Street Grocery is located at 416 George Street near downtown Jackson. The two-story brick building sits immediately adjacent to the sidewalk with no setback. Small ornamental trees are set in planters in the brick sidewalk. To the north of George Street, the neighborhood is largely comprised of single-family residential buildings, many later converted to office space. The area south of George Street is occupied by governmental buildings including the Mississippi State Capitol Building (1903, NR, 1969) and the recently completed Supreme Court building. Greenwood Cemetery, established in 1837(NR, 1984) is one-half block to the west.

Narrative Description:

EXTERIOR

George Street Grocery is a two-story brick building with a flat roof that slopes to the north. The primary elevation is south. The cornice is marked with brick corbels. Brick drip moldings accentuate the arched window openings on the second floor. Two eighteen-light windows flank a door that opens to an iron balcony. The door has a large single-light transom. The first floor storefront is set into cast iron columns with brick bulkheads. The cast iron columns have a diamond-shaped geometric pattern in the lower tier below a floral disc. The columns are fluted above the disc. The base displays the name of the manufacturer, Chattanooga Steel Roofing Company, Chattanooga, TN.

Paired two-panel wood doors are slightly inset in a wood surround under a 5/5 transom. The door is flanked by large windows, with a four 1/1 windows to the west and two 1/1 windows to the east. A single four panel wood door providing exterior access to the second floor is offset to the west. The windows and doors are set under 5/5 transoms.

The east elevation reveals a short parapet wall that descends in four steps toward the north. The wall is capped with a concrete capstone and each step is separated by a brick chimney. A ghost of a sign painted directly on the brick walls announced the name of a business which once occupied the building, A-1 Food Store, and advertises Coca-Cola. Six

window openings extend across the second floor. A single and a double opening offset near the south holds one single and one paired eighteen-light windows. One single, two paired and a single window opening are infilled with brick. All window opening have arched brick lintels and brick sills. There are three window openings on the first floor. The southern opening holds a barred insert to protect an interior art-glass window. The remaining openings are infilled with brick. To the north, at grade, a single-leaf metal door is placed in a large arched opening that probably held a much larger door in the past.

The north elevation, the rear of the building, has a metal stairway that rises from the east to a landing where a metal replacement door provides access to the second floor. This door is flanked by single large windows infilled with brick. Mechanical units, including a metal flue, are recent additions installed when a restaurant opened in the building in 1974. A one story addition is set to the west with mechanical units on the roof. A single wood door in the east wall opens to a storage room.

The west wall repeats the parapet configuration seen on the east side. Eight window openings on second floor and two on the first floor of this elevation are infilled with brick. A ghost sign, similar to the one on the east side of the building is offset to the north.

INTERIOR

Upon entering the double doors from the street, a visitor enters a small vestibule with large windows that open onto the interior on either side of the vestibule. The main room, now used for dining, is open with three large 16" x 18" posts set along the center line of the room. The posts support a center beam that runs the length of the building. The 12' 8.5" high ceilings are formed by the cross beams and wood planks that form the second story floor. A large bar sits on a raised dais in the northwest corner of the room. The floors throughout the space are brick. The large open space formerly housed merchandise shelves.

The west wall is brick, with no opening. The stairs to the second story are located in the southeast corner. A wall of eleven inch planks separates the stairs from the dining area. The wall is open at the south end to allow indoor access to the stairs. The stairs can also be accessed through the single door on the south exterior façade. A small space near the north end of the plank wall, under the stairs, has a window with diamond panes on the west wall and a door with diamond panes on the north side. The space formerly held a telephone booth.

The east wall, north of the stairway, is brick, with one opening holding an art glass window. The north one-third of the first floor was enclosed in 1973 when the building was adapted for use as a restaurant. Wide plank walls run from the east wall about half way across the width. A door, slightly off set to the west in that wall, opens to a small hallway. Restrooms open to the north off the hall. A metal door in the east wall provides a means of ingress or egress for emergencies.

An opening to the west of the wall leads to the kitchen, cold storage, and an employee restroom.

When the building was constructed, the second floor was a residential space for the owner. The second floor could be from the street through the enclosed stairs on the southeast corner of the building. The exterior wall of the stairway is

brick. The interior wall is eleven inch planks. The stair risers and treads are wood, which replaced the original wood treads and risers in 2008.

A simple rail with balusters is located at the top of the stair. The second floor is a large open space with three wood posts distributed along the center line. There is a drop ceiling with acoustical tiles. A stage is located across the south wall with a door flanked by two windows that open onto the balcony. A bar is set in the northwest corner. The walls are brick and the floors are tongue and groove. A single fireplace is found on the west wall near the northwest corner. The fireplace has a wood double mantel with a Colonial Revival details. Three fireplaces along the east wall have more simple mantels. The mantels are thought to be original and are very similar to mantels found in the November 1908 catalogue of the Southern Mantel and Tile Company located in Jackson.

The north one-third of the second floor is enclosed with a plank wall to create restrooms, storage, and an office. A single leaf metal door centered in the north wall opens to an exterior metal stairway.

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.

Areas of Significance

(Enter categories from instructions)

COMMERCE/LITERATURE/ARCHITECTURE

Period of Significance

1909-1960

Significant Dates

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Taylor, S. J.

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.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

The period of significance begins when the building was constructed and continues through the time when the building was used as a neighborhood market. Although the building continued to be used as a neighborhood market until 1973, the period after 1960 is not exceptionally important.

Criteria Consideratons (explanation, if necessary)

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

The George Street Grocery, Jackson, Hinds County, Mississippi is eligible for listing on the National Register of Historic Places for local significance under Criteria A for its association with Commerce as an example of a neighborhood grocery store, a once common resource. The building is also eligible for listing for local significance under Criteria A for Literature, inspiring a short story by Eudora Welty, a Pulitzer Prize winning author and Jackson native. The George Street Grocery is eligible for listing for local significance under Criteria C for association with Architecture as an example of a two-part commercial block building.

Narrative Statement of Significance (provide at least **one** paragraph for each area of significance):

Commerce

The local neighborhood market was once a common resource in many cities and towns throughout the United States. That was true in Mississippi, and in Jackson in particular. Business literature cites the prevalence of these enterprises. For example, *The Columbia Business Times* reported "fifty years ago, every neighborhood was dotted with small mom-and-pop grocery stores." However, the story went on to describe the demise of the neighborhood grocery, stating

Expanding expressways, plentiful gasoline, the ever-burgeoning presence of automobiles, suburban flight and other factors turned consumers toward large centralized stores. So neighborhood grocery stores have gone the way of local tailors. More than 100,000 small retailers have been closed in the past 20 years and been replaced by big box stores.¹

The George Street Grocery is an example of a neighborhood market that was in nearly continuous operation in a residential neighborhood north of downtown Jackson from 1909 until 1973. The Sanborn Fire Insurance Company map dated July 1909 shows the building with the use designated as a grocery. The identity of the original owner is unknown, but by 1916, the store was managed by William Hollis. Although it is believed the second floor of the building was originally finished as a living space for the owner, Mr. Hollis's residence is listed as 706 N. West Street.² In fact, there is no record that the store owners or managers resided onsite during the entire period of significance. The first residential listing for the premises shows that a Mrs. Josephine Keele was residing at 416 ½ George Street in 1930.³ Later directories show residential tenants at the address until 1943, when part of the second floor was occupied by the Ethel Riggins School of

¹ Leah Christian. "The neighborhood grocery: Looking to the past for a greener future," *The Columbia Business Times*, December 23, 2009.

www.columbiabusinesstimes.com/6671/2009/12-23/the-neigh (Accessed March 1, 2010).

² *Jackson, Mississippi City Directory*. The Gulf Series, Vol. 5. 1916.

³ *Jackson, Mississippi City Directory*. Jackson: Jackson City Directory Company. 1930.

Dance.⁴ From 1947-1954, the Jackson branch of Alcoholics Anonymous was located at 416 ½ George Street, while directories for the remainder of the period of significance show that the second floor was unoccupied.

The first reference to "George Street Grocery" was in the 1922 Jackson city directory business listings. The alphabetic listing showed F. A. Grice and S. C. Kersh as the proprietors of the George Street Grocery. Although the George Street Grocery name was a constant through 1937, the names of the operators changed frequently with brothers Neal and Patrick McNelis operating the store from 1935-1937. By 1939, the name changed to the Nickle Stores and was one of fifteen stores operated by the Nickle Stores, Inc. throughout the city.

The Nickle Stores occupancy was short lived. By 1942, the store was denominated the A-1 Food Store, the name it was known by for the remainder of the period of significance. The A-1 name was painted on the exterior wall of the building and the remnants of that sign still remain. The store was operated by members of the Phillips/Forsmark family until at least 1960.

Review of the Jackson city directories from 1916 through 1960 show the number of listings for "Grocers" range in number from 99 (1922) to over 200. The numbers include larger chain stores such as Jitney Jungle and Piggly Wiggly which had entered the Jackson market by the mid-1920s. It also includes a number of smaller neighborhood stores. However, the George Street Grocery is the only grocer listed in the near north side residential neighborhood bounded by North State Streets, Fortification Street, West Street and High Street during that time frame. The Pulitzer Prize winning author, Eudora Welty, grew up in the neighborhood and remembered her mother doing her regular shopping by telephone with a larger store in downtown Jackson which then delivered the groceries. However, when the need arose, Mrs. Welty would send her children to the neighborhood grocery. This was likely the pattern for many residents.

Literature

Welty was born in Jackson on April 13, 1909. She spent her childhood at the home at 741 N. Congress Street (NR-Delisted 1986), just around the corner from the George Street Grocery. Her family moved to 1119 Pinehurst (NHL, 2004) in 1925, where she spent most of her adult life. Awarded the Pulitzer Prize in 1972 for her novel *The Optimist's Daughter*, she was recognized as a master short story writer. Among her many awards, Welty was a six-time recipient of the O. Henry Award, a prize for the nation's best short story. In her obituary, the *New York Times* referred to Welty as a "lyrical master of the short story."⁵

Her autobiographical essay, "The Corner Store," first appeared in *Esquire* in December 1975.⁶ Welty recalls her childhood home on Congress Street and her mother sending her to "the Little Store," wagering her expected nickel change "that all over the country, for those of my day, the neighborhood grocery played a similar part in our growing up." For Welty, that "Little Store" was the George Street Grocery, clear from her description,

Our Little Store rose right up from the sidewalk; standing in a street of family houses, it hadn't any yard in front, any tree or flower bed. It was a plain frame building covered over with brick. Above the door, a little railed porch ran across on an upstairs level and four windows with shades were looking out.

Welty described the smells, licorice and dill pickle brine, that greeted a visitor. The store offered a wide variety of merchandise, "not too much of any one thing, but a lot of things." After the purchase of the one item her mother had dispensed her to purchase, the young girl had a nickel change to spend on her own. She was attracted by glass jars

with mouths in their sides through which the grocer could run his scoop or a child's hand might be invited to reach for a choice, were wineballs, all-day suckers, gumdrops, peppermints. Making a row under the glass of a counter were the Tootsie Rolls, Hershey bars, Goo Goo Clusters, Baby Ruths.

Perhaps the nickel would buy a soda from "the cold-drinks barrel," where "Coca-Colas, Orange Crushes, and various flavors of pop-were all swimming around together." Young Eudora's favorite was,

⁴ Jackson, East Jackson and Pearl City, *Mississippi City Directory*. Jackson: Jackson City Directory Company, 1943.

⁵ Albin Krebs. "Eudora Welty, a Lyrical Master of the Short Story, Dies at 92." *New York Times*, July 24, 2001. www.nytimes.com/2001/07/24/obituaries/24WELT.html. (Accessed March 1, 2010).

⁶ Eudora Welty. "The Corner Store." *Esquire*, December 1975, p. 161.

a locally bottled concoction called Lake's Celery... You drank on the premises, with feet set wide apart to miss the drip, and gave him back the his bottle and the nickel.

Welty's story, "The Corner Store," evokes a place and time lost in modern Jackson. However, it also serves as an important historical document, establishing the role the neighborhood market played in the early decades of the 20th century. The story documents the look, feel and smell of a neighborhood market, while memorializing the products sold in such stores,

Shelves climbed to high reach all the way around, set out with not too much of any one thing but a lot of things-lard, molasses, vinegar, starch, matches, kerosine, Octagon soap (about a year's worth of octagon-shaped coupons cut out and saved brought a signet ring addressed to you in the mail). It was up to you to remember what you came for, while your eye travelled from cans of sardines to tin whistles to ice cream salt to flypaper.

The George Street Grocery was the model for Welty's "Little Store." The story was included in an anthology of Welty essays, *The Eye of the Story*,⁷ where it has been enjoyed by countless readers. Tourists have been directed "the famed corner store featured in Eudora Welty books."⁸

Architecture

The George Street Grocery is a local example of a two-part commercial block building. Commonly two to four stories, the two-part commercial block form was commonly used for small commercial buildings throughout the United States. It was prevalent from the 1850s to the 1950s. The distinguishing feature is a horizontal line that divides the structure into two discrete parts. The ground level was used for commercial spaces, often retail spaces, while the upper floors held offices, hotel rooms or apartments. Decorative schemes changed over time, ranging from very utilitarian to highly ornamented.⁹

The George Street Grocery is a textbook example of the form. Standing two-stories tall, the south façade shows clearly demarcated functional uses. The ground floor, outlined by cast-iron lintel and columns, has large windows which commonly found on retail buildings allowing the display of merchandise. The upper windows, 18 divided lights, serve a more domestic function. The iron balcony provides a further line distinguishing the two functional spaces. The George Street Grocery illustrates the use of architectural ornament common to the building form. The ground floor is more utilitarian, less ornamented befitting its functional use. However, the upper floor has more extensive ornament with the rounded windows, brick drip molding and corbelled cornice.

The Spengler's Corner Historic District (NR, 1979) contains Jackson's most concentrated collection of two-part commercial block buildings. Ranging from one to five stories, the twelve commercial buildings were primarily built between 1890 and 1910. The buildings are located along N. State Street and E. Capitol Street with the c.1840 Spengler's Corner building serving as the pivot point. Over time most of the buildings had been altered, but today many have been restored to their historic appearance. The two-part visual distinction is clearly visible on most of the buildings, although a few retain some unfortunate alterations.

The primary distinction between the George Street Grocery and the buildings of the Spengler's Corner Historic District is location. The N. State Street/E. Capitol Street area is completely commercial in nature. Government buildings, including the Old Capitol (NHL, 1990) and the War Memorial are across the street. The George Street Grocery stands as one of the few commercial structures in an otherwise residential neighborhood. The Spengler's Corner buildings are side-by-side with no intervening spaces running along two city blocks. The George Street Grocery is freestanding, and side windows on the second floor show it was planned that way. It is the only historic two-part commercial block building in the neighborhood and one of only a few existing in the City of Jackson.

⁷ Eudora Welty. *The Eye of the Story, Selected Essays and Reviews*. New York: Random House, 1978.

⁸ Verna Gates. "Tales of Jackson." *Go World Travel Online Magazine*.

www.goworldtravel.com/ex/aspz/articleGuid.6446b104-edff. (Accessed on March 1, 2010.)

⁹ Richard Longstreth. *The Buildings of Main Street, A Guide to Commercial Architecture*. Walnut Creek, CA: Alta Mira Press, 2000, p. 24.

Developmental history/additional historic context information (if appropriate):

N/A

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Christian, Leah. "The neighborhood grocery: looking to the past for a greener future." *The Columbia Business Times*. December 23, 2009.

www.columbiabusinesstimes.com/6671/2009/12/23/the-neigh. (Accessed March 1, 2010.)

Gates, Verna. "Tales of Jackson, This Mississippi town has a few stories to tell." *Go World Travel Magazine*. www.goworldtravel.com/ex/aspx/articleGuid.6446b104-edff. (Accessed March 1, 2010.)

Jackson City Directory. Jackson: Jackson City Directory Company.

Krebs, Albin. "Eudora Welty, a Lyrical Master of the Short Story, Dies at 92." *The New York Times*, July 24, 2001. www.nytimes.com/2001/07/24/obituaries/23WELT.html. (Accessed February 26, 2010.)

Longstreth, Richard. *The Buildings of Main Street, A Guide to Commercial Architecture*. Walnut Creek, CA: Alta Mira Press, 2000.

Welty, Eudora. "The Corner Store." *Esquire*, December 1975.

Welty, Eudora. *The Eye of the Story, Selected Essays and Reviews*. New York: Random House, 1978.

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: _____

George Street Grocery
Name of Property

Hinds, MS
County and State

Historic Resources Survey Number (if assigned): _____049-JAC-
0746_____

10. Geographical Data

Acreage of Property Less than one acre
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>15</u> Zone	<u>765350</u> Easting	<u>3577715</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	4	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

Verbal Boundary Description (describe the boundaries of the property):

Forty (40') feet off the West end of Lot 3 of the J.P. Stevens Subdivision of 10 acre Lot 11 North Jackson, according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Hinds County at Jackson, Mississippi, in Surveyor's Record Book "A" at Page 272 thereof, said lot fronting 40 feet on the North side of George Street and running back North 80 feet.

LESS AND EXCEPT: A strip of land ten (10') feet in width off the East side thereof.

TOGETHER WITH: A non-exclusive easement over alleyway on said ten (10') foot strip.

Boundary Justification (explain why the boundaries were selected):

The boundary includes the building and city lot historically associated with the George Street Grocery.

11. Form Prepared By

name/title Carolyn E. Wray
organization Lorac, Inc. date 09-29-2009
street & number 104 Red Oak Court telephone 601-995-5757
city or town Madison state MS zip code 39110
e-mail cwray@lorac-industries.com

Property Owner(s)

name: Shannon & Jason Cockrell
street & number: 237 Mallard Dr. telephone: (601) 214-1742
city or town: Brandon state: MS zip code: 39407

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)

Photographs:

Submit clear and descriptive black and white 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: GEORGE STREET GROCERY

City or Vicinity: Jackson

County: Hinds

State: MS

Photographer: Carolyn E. Wray

Date Photographed: 2008-2009

Description of Photograph(s) and number:

- | | |
|----------|--|
| 1 of 14 | Exterior, South elevation, camera facing northeast |
| 2 of 14 | Exterior, Front doors, camera facing northeast |
| 3 of 14 | Exterior, East elevation, camera facing west |
| 4 of 14 | Exterior, East and north elevations, camera facing southwest |
| 5 of 14 | Exterior, North and west elevations, camera facing southeast |
| 6 of 14 | Exterior, West and south elevations, camera facing east |
| 7 of 14 | Interior, First floor, camera facing north |
| 8 of 14 | Interior, First floor, camera facing east |
| 9 of 14 | Interior, First floor, camera facing south |
| 10 of 14 | Interior, First Floor, camera facing southwest |
| 11 of 14 | Interior, Stairs, camera facing north |
| 12 of 14 | Interior, Second floor, camera facing northeast |
| 13 of 14 | Interior, Second floor, camera facing south |
| 14 of 14 | Interior, Second floor, camera facing west |

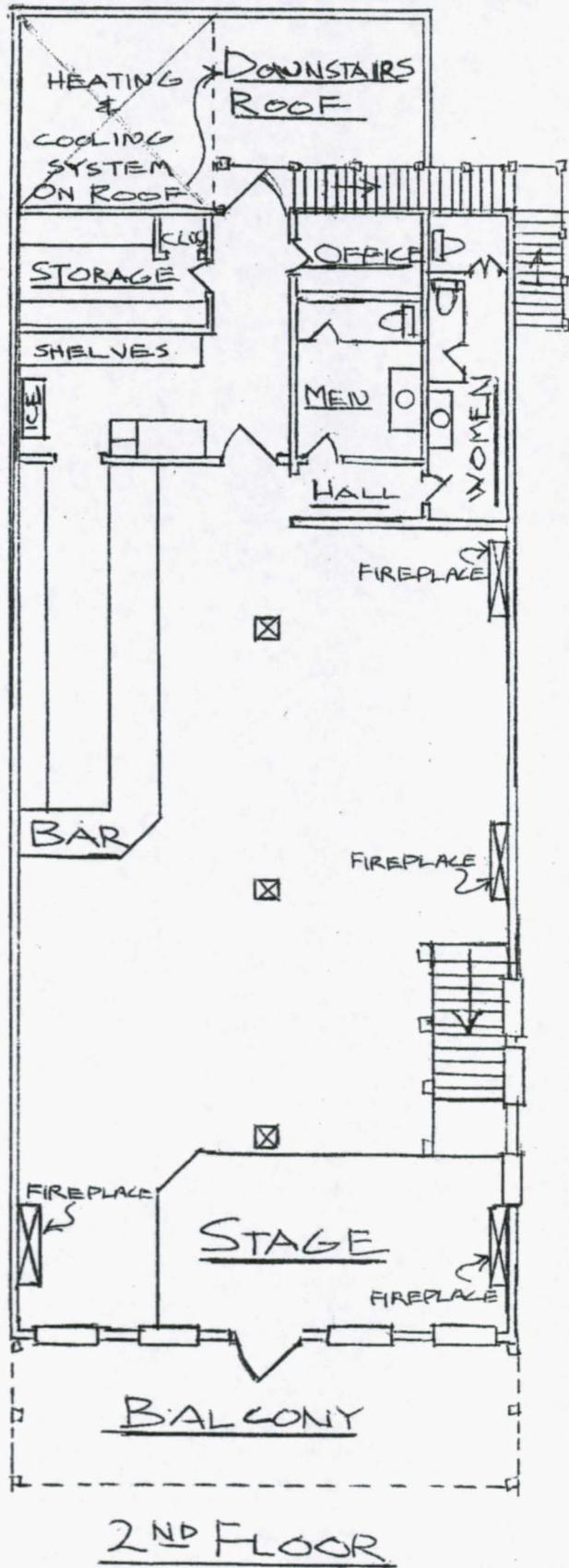
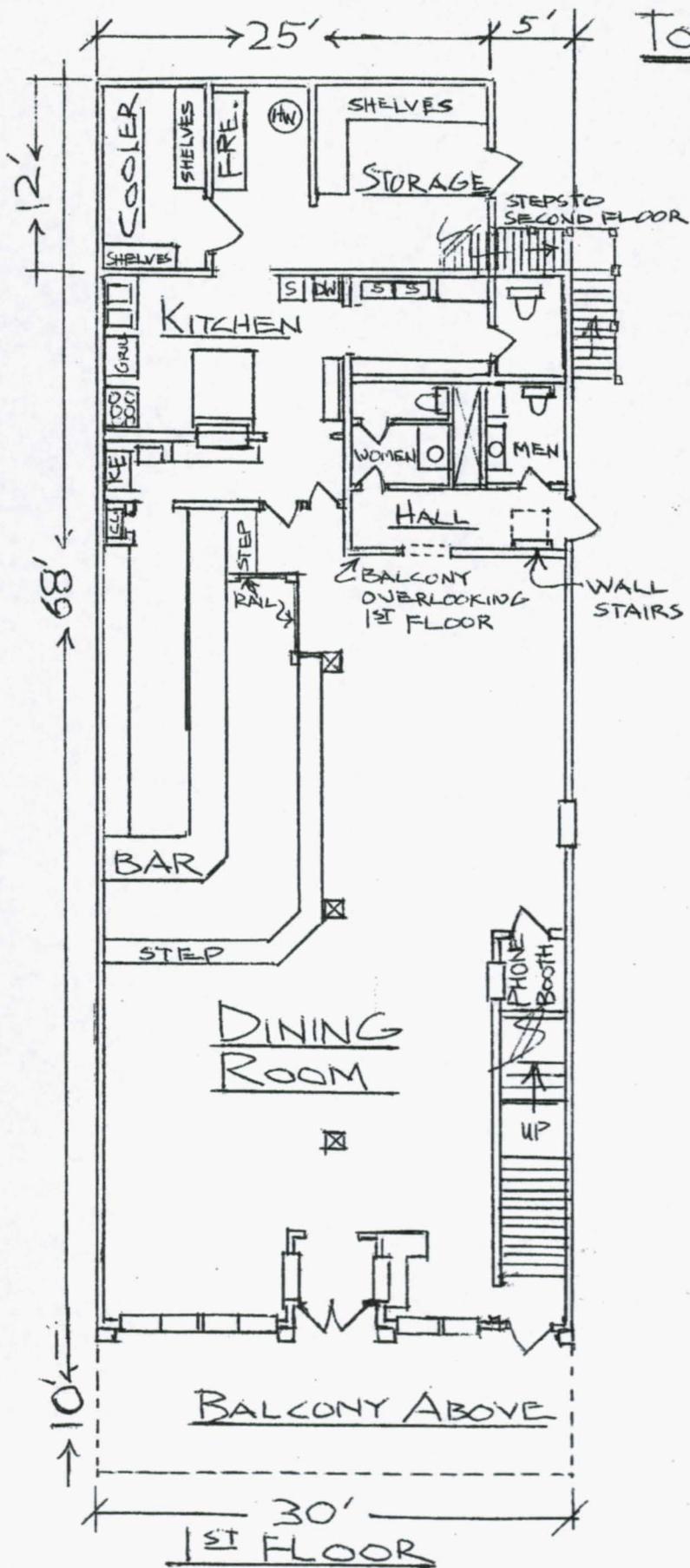
George Street Grocery
Name of Property

Hinds, MS
County and State

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.).

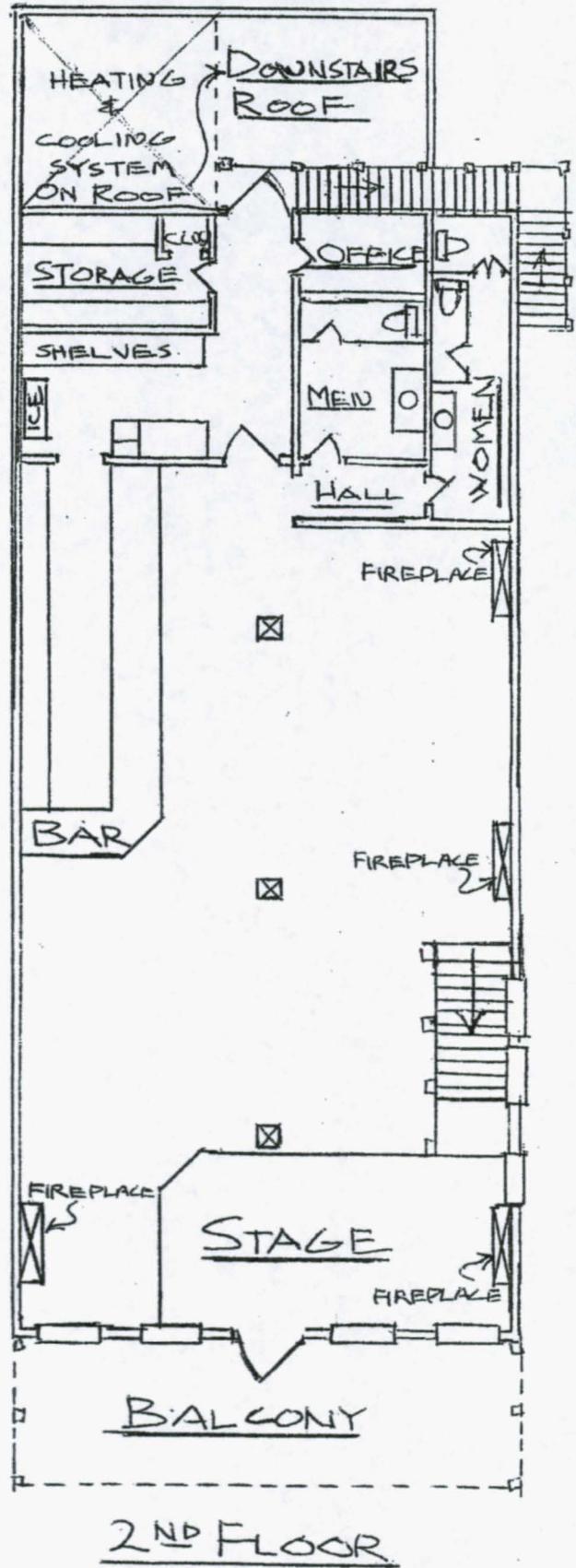
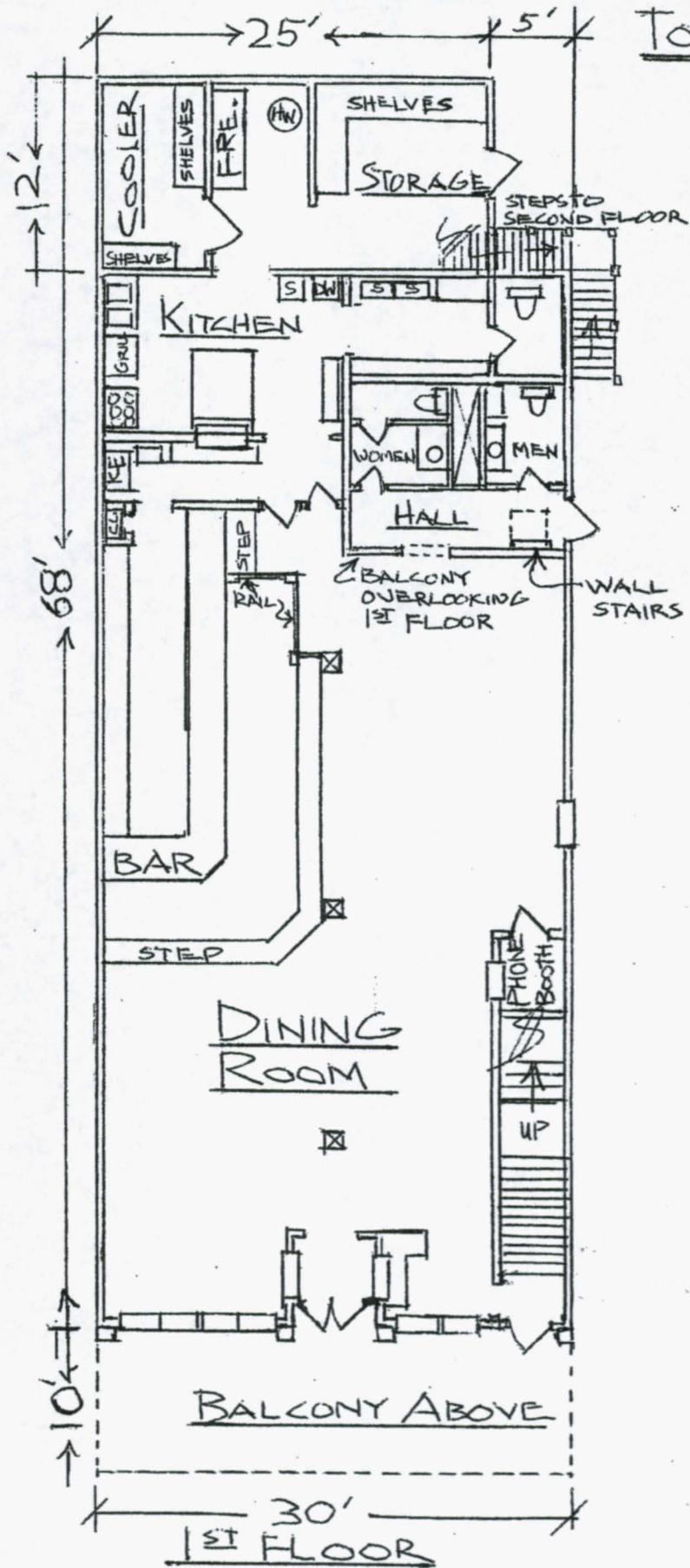
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

TOTAL H&C SQ' = 4,080 S.F.



2009-OLE TAVERN ON GEORGE STREET: "GEORGE STREET GROCERY"

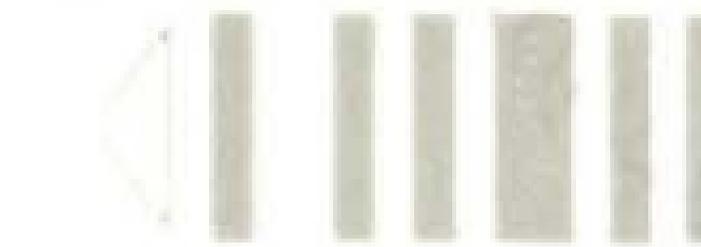
TOTAL H&C SQ' = 4,080 S.F.



2009-OLE TAVERN ON GEORGE STREET: "GEORGE STREET GROCERY"

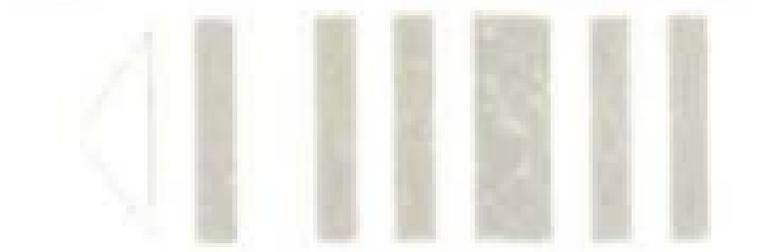


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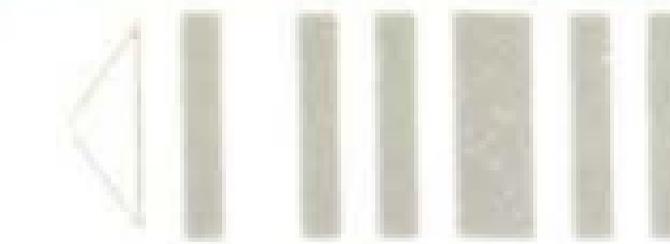


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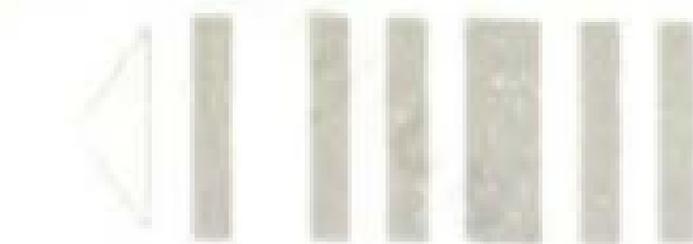


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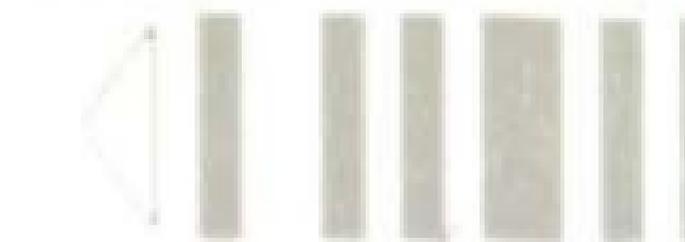


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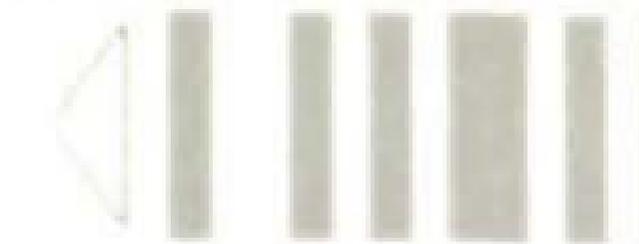


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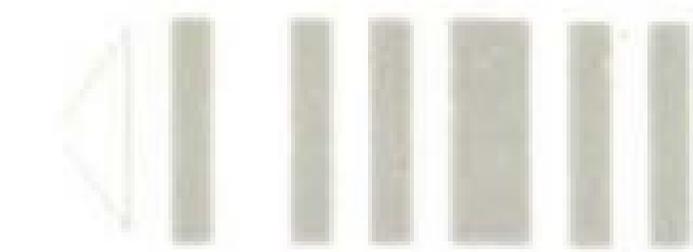


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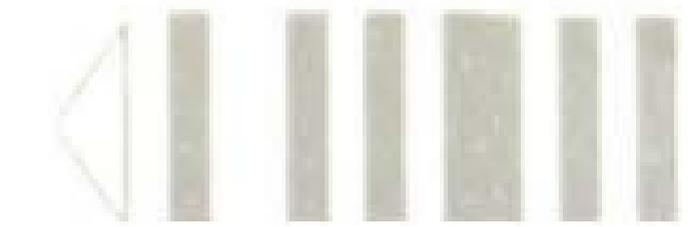


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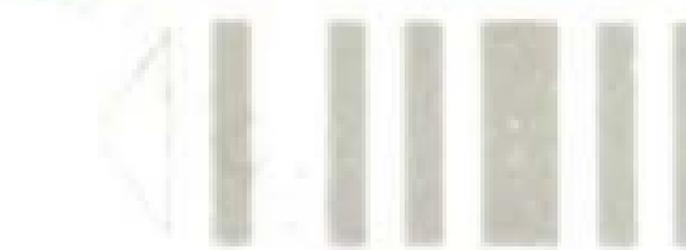


MS_HINDS - GEORGE STREET GROCERY / OLE TAVERN ON GEORGE STREET - 0008





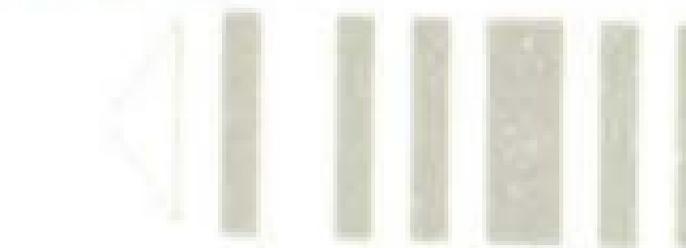
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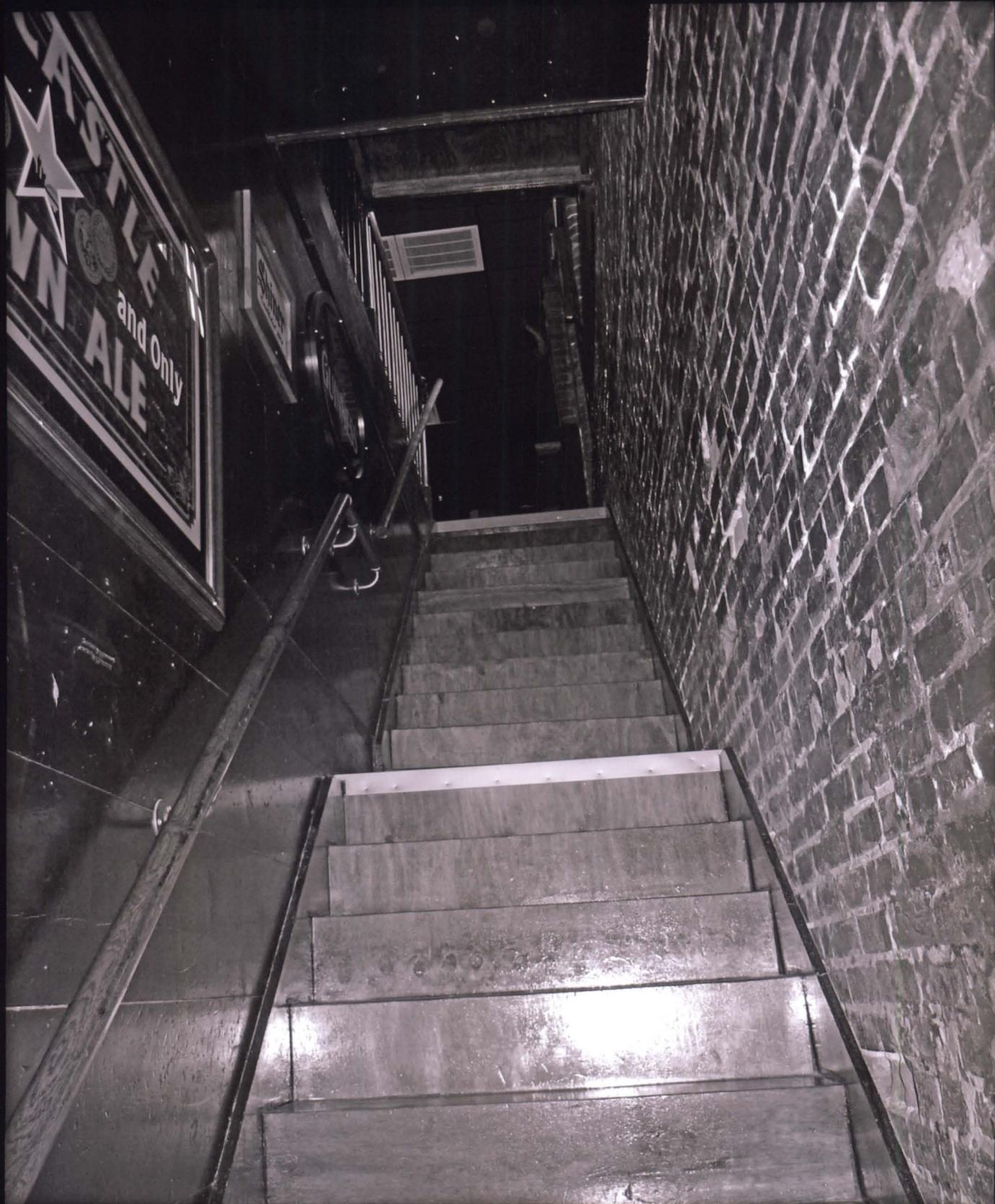




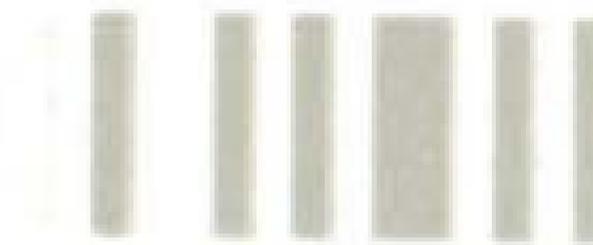
Jason Mraz
Make It Mine
The Coffee House
Singer - Songwriter

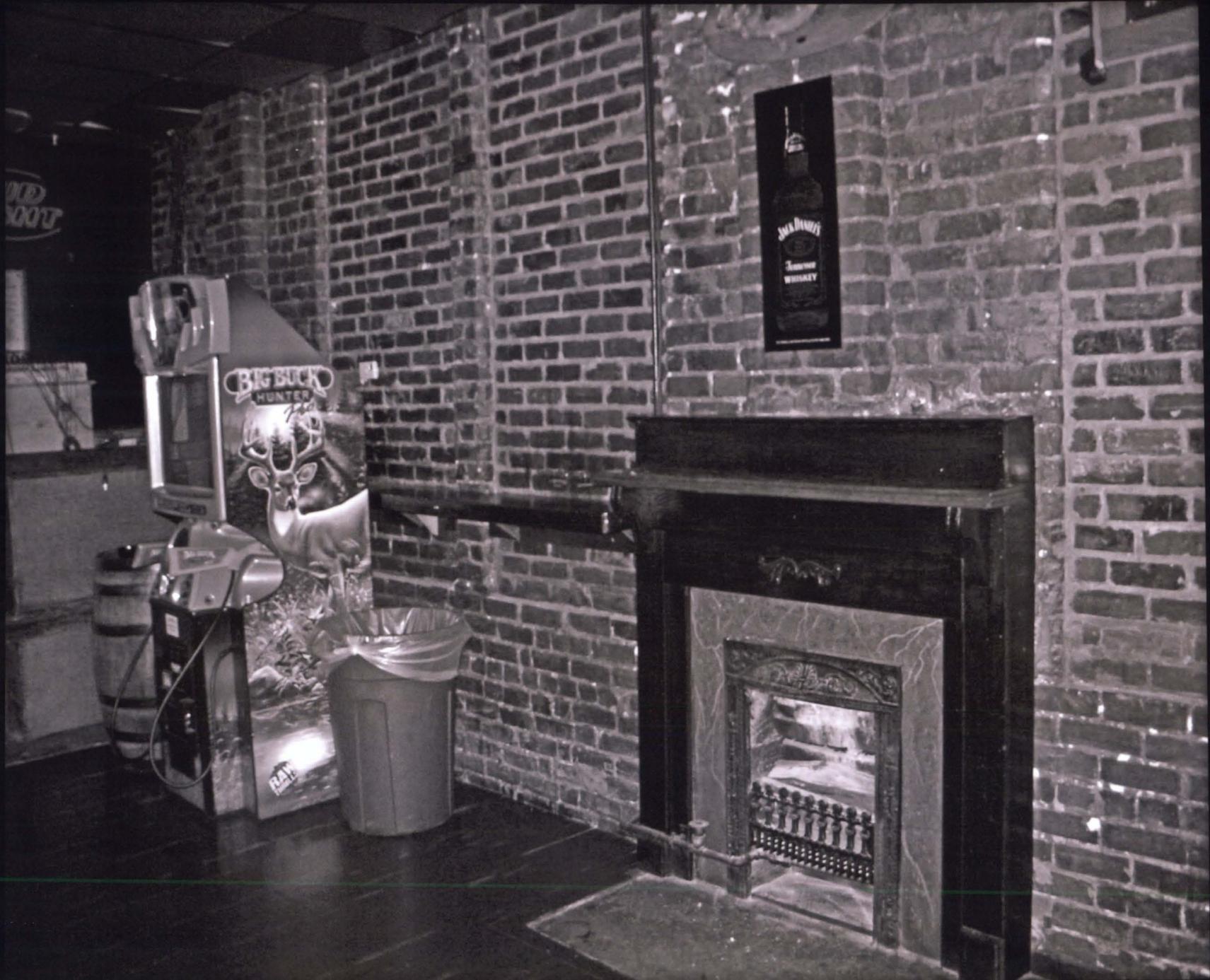
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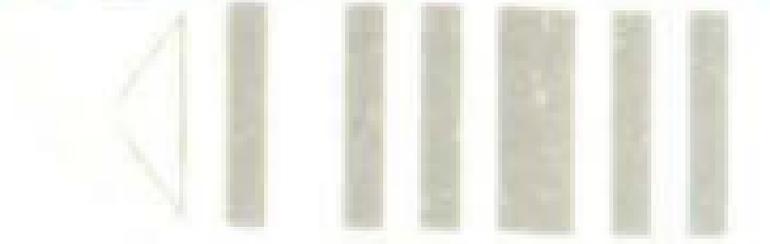


M.S._HINDS_ GEORGE STREET GROCERY / OLE TAVERN ON GEORGE STREET - 0011



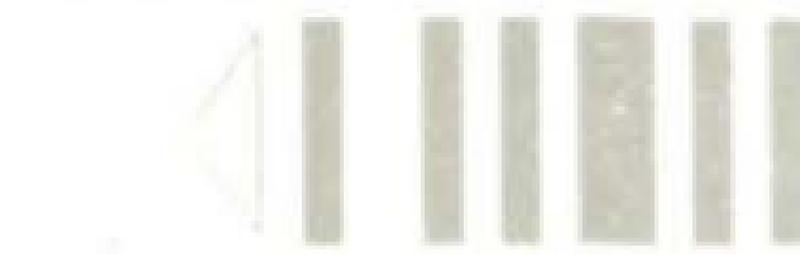


MS_HINDS_GEORGE STREET GROCERY/OLE TAVERN ON GEORGE STREET-0012





MRS_HINDS_GEORGE STREET GROCERY/OLE TAVERN ON GEORGE STREET_0013





MS_HINDS_GEORGE STREET GROCERY/OLE TAVERN ON GEORGE STREET_0014

