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NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

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NATIONAL REGISTER

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Lassiter, W.W., Wholesale Grocery Warehouse

other names/site number Lassiter, W.W., Building

2. Location

street & number 1308 Levee Street N/A not for publication

city or town Vicksburg N/A vicinity

state Mississippi code MS county Warren code 149 zip code 39180

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 [ ] nationally [ ] statewide [X] locally. ([ ] See continuation sheet for additional comments.)

Kenneth H. P'Pool January 25, 1994
Signature of certifying official/Title Date

Deputy State Historic Preservation Officer
State of 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 certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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:) _____

for Signature of the Keeper Edson H. Beall Date of Action 3/7/94

Entered in the National Register

Lassiter, W.W., Wholesale Grocery Warehouse
Name of Property

Warren County, Mississippi
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [x] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

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

Historic Resources of Vicksburg, MS

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE/TRADE: warehouse

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE: specialty store

7. Description

Architectural Classification
(Enter categories from instructions)

No Style

Materials
(Enter categories from instructions)

foundation brick
walls brick
roof other: tar
other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

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.)

- [X] **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.
- [ ] **C** a birthplace or 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.

Areas of Significance
(Enter categories from instructions)

Commerce

Period of Significance

c. 1907-1940

Significant Dates

c. 1907

Significant Person
(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

Unknown

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

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

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
- [X] Other

Name of repository:

Vicksburg Foundation for Historic Preservation

Lassiter, W.W., Wholesale Grocery Warehouse
Name of Property

Warren County, Mississippi
County and State

10. Geographical Data

Acreage of Property approximately one (1) acre

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	15	699100	3581030
2			
3			
4			

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Nancy H. Bell, Executive Director

organization Vicksburg Foundation for Historic Preservation date 26 October 1993

street & number P.O. Box 254 telephone 601/636-5010

city or town Vicksburg state MS zip code 39181

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative **black and white photographs** of the property.

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

Property Owner

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

name C.N. Thomas

street & number P.O. Box 20425 telephone 601/922-5120

city or town Jackson state MS zip code 39209

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 time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

Narrative Description:

The W. W. Lassiter Building is a one-story brick warehouse, facing east, located at 1308 Levee Street in downtown Vicksburg, Mississippi. To the rear of the building is the Yazoo Diversion Canal, formerly the Mississippi River. Built circa 1907, the Lassiter Building is a rectangular structure with a flat roof ornamented by a corbelled brick parapet. A metal awning protects the east facade.

The building is divided into three separate warehouse spaces, two of which are thirty feet wide (south and center) and one which is sixty feet wide (north). Access to the two smaller rooms is made through wooden, sliding, double-leaf, solid plank doors in the front facade and through an arched opening between the two rooms. The larger warehouse section is entered through two single-leaf paneled doors with arched transoms or through two double-leaf doors identical those of the other two sections. A window filled with non-original sash also pierces the front facade on the far north end. The north facade has four windows which have been boarded up and a square opening into the basement which has also been closed. The west elevation has four small arched windows and four floor-length windows set in arched openings. All of these bays have been infilled with brick or covered with plywood.

The building has a full basement with twelve foot ceilings and a concrete and dirt floor. The north section retains a coal chute and two fireplaces on the east wall and two arched four-light fixed-sash windows and two large bricked-in openings used for loading produce, in the west wall. A large arched case opening provides access between the north section and the center section and an identical opening pierces the basement wall between the center and south sections.

The center and south sections each have a coal chute and fireplace on the east wall. The west wall of each section has a large bricked-in opening that was used to load and unload produce. When a fire destroyed the adjacent building (to the south) in the 1970s, six garage doors were added to the south basement wall. These are not visible from Levee Street.

The W.W. Lassiter Building retains its architectural integrity. Original roof trusses, brick arches between rooms, windows, doors, fireplaces, cypress floors, and coal chutes remain, although some elements have been hidden by new materials.

Narrative Statement of Significance:

The W. W. Lassiter Wholesale Grocery Warehouse, circa 1907, is historically significant in the context of commercial warehousing in Vicksburg, Mississippi. The building is one of three remaining wholesale buildings which help to identify what historically was the largest and most important wholesaling district in Mississippi. The period of significance extends from the date of construction, circa 1907, to 1940 when the W. W. Lassiter Wholesale Grocery closed and the building was converted to other uses.

When the Lassiter Wholesale Grocery Warehouse was constructed in circa 1907, it was one of over fifty warehouse and commercial buildings in the five block area, 1300- 1700 Levee Street, that was the Vicksburg commercial waterfront. Warehouses in the district housed wholesale concerns that sold produce, grain, cement, hardware, meat, ice, bottled sodas, cotton, hay and oil.

This district developed because of easy access to the Mississippi River (later Yazoo River Diversion Canal). As early as 1866 (Polk's City Directory of Vicksburg 1866) this area was the home of wholesale and retail establishments selling groceries, boat provisions, shoes, liquor, guns, dry goods, and hardware. The 1300 block contained the majority of buildings, as well as the largest of the wholesale concerns.

The area continued to develop quickly with the construction of a number of railroad lines traversing the waterfront district. In and About Vicksburg, published in 1890, cited that the "Louisville, New Orleans and Texas Railroad and its branches penetrate the interior of this district, and radiate through it in all directions. Points east and west of the city are reached by the Queen and Crescent Railroad system, over which feed, flour, and other Western produce are shipped in large quantities to Alabama and Georgia, as well as Eastern Mississippi; while on the south the river and the LNO and TRR serve again as arteries of the city's commerce."

Vicksburg's location on the Mississippi River and its connection to rail service gave it advantage over other Mississippi cities and helped it continue to dominate import/export trade in Mississippi. Vicksburg's importance was further defined in Picturesque Vicksburg in 1895. The journal reported that "river competing with railroad routes reduce transportation to the minimum of cost and make the city one of the best markets in the entire country. The trade in Western produce, as a natural consequence of low freights, covers a remarkably extensive territory, Vicksburg being the most important centre (sic) for its distribution in the state and supplying an increasing demand, not only in Mississippi but in Louisiana, Alabama and even Georgia. The leading houses in this branch of commerce have warehouses fronting on both railroads and on the Yazoo River Canal, so that the cost of reshipping is reduced to a trifle."

"The largest grain and produce dealers in the State," according to In and About Vicksburg, "have their headquarters here, and are continually making inroads into new territory. Four hardware houses transact retail and wholesale business, the latter on a very extensive scale, and compete successfully with New Orleans, Memphis, and St. Louis. The wholesale grocery and provision trade is especially well represented, and one of the largest wholesale liquor and tobacco houses in the South is located here. The facilities for shipping and receiving merchandise are unexcelled."

Narrative Statement of Significance (continued)

Although Vicksburg lost its first place ranking by population in the state in 1910, it continued to remain the most important wholesale center in the state for many years. The Vicksburg City Directory for 1924 claimed that "Vicksburg is Mississippi's chief wholesale center. Included in the articles handled by its wholesale merchants are groceries, grain, meat, canned goods, dry goods, candy, hardware, agricultural implements, soda waters, furniture, lumber, sash doors and blinds, produce and fruits, clothing, shoes, drugs and druggist's specialities, bagging and ties, and other lines of goods."

The W. W. Lassiter Building is historically significant in the commercial warehousing history of Vicksburg, Mississippi. Because of Vicksburg's location on the Mississippi River (Yazoo Diversion Canal) and its location on several railroad lines that linked the city with points in all directions, it became the State's largest wholesale center following the Civil War and continuing into the first three decades of the 20th century. These establishments were located in the 1300-1700 blocks of Levee Street in downtown Vicksburg. Here there was easy access to the City's port facilities, and rail spurs allowed trains to pull up to loading docks with ease.

In the five block area that was the wholesale/warehousing center of Vicksburg, only three buildings remain in 1993 out of some fifty that stood when the area was at its peak of activity in about 1910. The P.P. Williams and Company Wholesale Grocery Warehouse on the southwest corner of Levee and South Streets, the Biedenharn Candy Company Warehouse on the northwest corner of Levee and South Streets and the W. W. Lassiter Wholesale Grocery Warehouse at 1300 Levee are the only historic buildings still extant in this area (see map).

Many of the warehouses and commercial buildings that were present when the Lassiter Building was constructed at the turn-of-the-century were destroyed by a tornado that hit downtown Vicksburg on December 5, 1953. Other buildings were demolished during the City's Urban Renewal Project in the 1970s or in later years to make way for new development or because of advanced decay caused by many years of neglect.

Section 9.

Bibliography:

Bell, Nancy H. Multiple Property Document Form for the Historic Resources of Vicksburg, Mississippi (Part I: Architectural Resources), 1991.

Chapman, H.P. and Battaile, J. F. Picturesque Vicksburg and the Yazoo Delta. Vicksburg: Vicksburg Printing and Publishing Company, 1895.

In and About Vicksburg. Vicksburg: Gibraltar Publishing Company, 1890.

O'Neill, J. Cyril. Early Twentieth Century Vicksburg 1900-1910. Vicksburg: by the author, 1976.

Polk City Directories for Vicksburg, Mississippi. Detroit: R. L. Polk and Company Publishers, 1895, 1906, 1914, 1918, 1921, 1924, 1953, 1954.

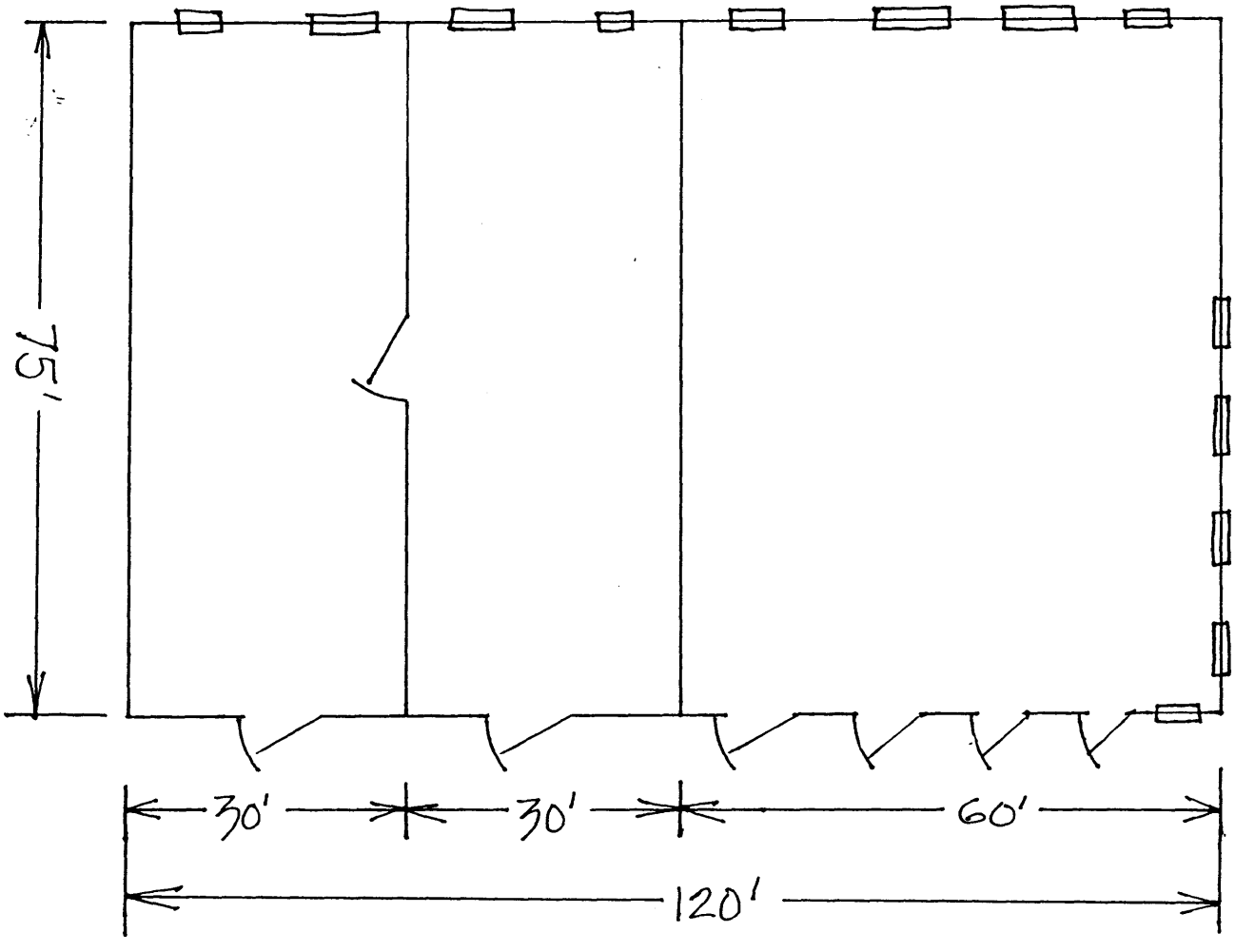
Section 10.

Verbal Boundary Description:

Warren County Parcel No: 094P-19-2230I-001400

Boundary Justification:

The boundary includes all of the parcel of land that is considered to be the W. W. Lassiter Building at 1308 Levee Street.



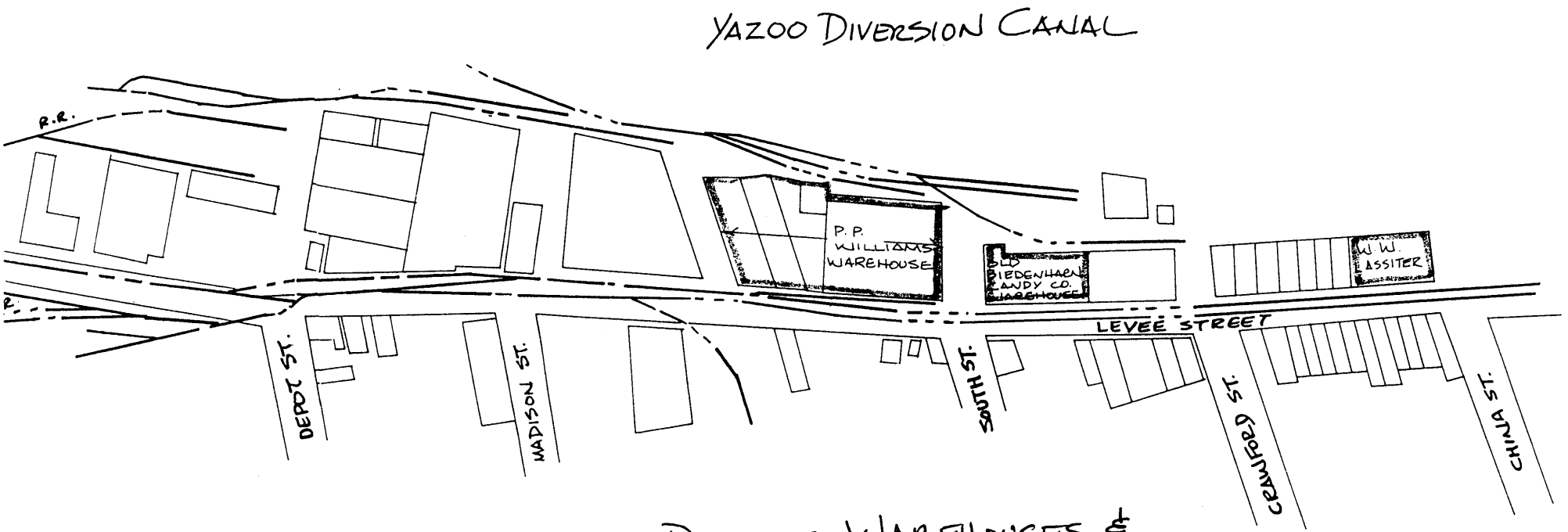
W. W. LASSITER BUILDING
1308 LEVEE STREET
WARREN COUNTY
VICKSBURG, MISSISSIPPI

1" = 20'

→ N

W.W. LASSITER BUILDING
1308 LEVEE STREET
WARREN COUNTY
VICKSBURG, MISSISSIPPI

→ N



WHOLESALE DEALERS, WAREHOUSES, & COMMERCIAL BUILDINGS ON 1907 SANBORN INSURANCE MAP

OUTLINED IN ORANGE - EXTANT 1993

SURPLUS
CITY USA

W. W. LASSITER WHOLESALE GROCERY
WAREHOUSE
1308 LEVEE ST.
Vicksburg, Warren County, MS
Front and side elevations
View to the southwest
Photo 1 of 4
Nancy Bell
Vicksburg Foundation for Historic Pres.
November 1993

W. H. LASSITER WHOLESALE GROCERY
WAREHOUSE

1308 Levee Street
Vicksburg, Warren County, MS

Rear elevation

View to Southeast

Photo 2 of 4
Nancy Bell
Vicksburg Foundation for Historic
Preservation
November 1993

W. W Lassiter Wholesale Grocery
Warehouse
1308 Levee Street
Vicksburg, Warren County, MS
Representative Fireplace
Photo 3 of 4
Nancy Bell
Vicksburg Foundation for Historic
Preservation
November 1993

W. H. LASSITER WHOLESALE GROCERY
WAREHOUSE
1308 LEVEE ST.
N-1
Vicksburg. WARREN COUNTY, MS
Representative COAL CHUTE

PHOTO 4 OF 4
Nancy Bell
Vicksburg Foundation for Historic
Preservation

November 1993