

THE PRESER VATION TOOLKIT



MISSISSIPPI STATE UNIVERSITY™
FRED CARL, JR. SMALL TOWN CENTER



Purpose of this Toolkit

This toolkit is designed to be an interactive resource for those new to historic preservation, those wanting to see the various resources in Mississippi related to historic preservation, and to serve as a starting point for property owners and community activists to understand the scope and the process of saving historic structures.

You can choose to read through the entire toolkit or skip from section to section by clicking on the headers in the table of contents.

There are clickable links throughout which can be easily identified with these icons.



Resource Icon



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The toolkit was completed as part of the Belinda Stewart Architects Fellowship, created to advance preservation efforts in Mississippi.

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Why Preserve?

Culture

Historic structures capture integral parts of American history through the built environment. From battlefields to private residences of influential people, these structures give insight into large scale events and the daily lives of people who shaped the U.S. Preserving these structures allows us to further understand the events and society of their time, as well as see different cultures through firsthand perspectives.

Environment

Preserving historic structures through any of the preservation treatments ensures they are not abandoned and prevents additional harm to the environment. Using these structures through adaptive reuse, reduces part of the need of new construction, preventing demolition and construction waste. Part of the impact of new construction is using new building materials for all aspects of a building.

Economics

Preserving buildings is often more cost effective than new construction buildings. Rather than funding every aspect of the building, funds are spent adapting the existing structure to its new use. There are economic advantages for the property owner and the community as the new uses can generate income through lodging, dining, general entertainment, and more to enhance its surroundings.

Preservation Toolkit



00.

What is Preservation?

Historic preservation can be defined as the process of identifying, protecting, and enhancing elements of local or national significance. Preservation encompasses homes, schools, neighborhoods, downtowns, bridges, battlefields, etc., to be the part of history we can see and experience.

This section details the history of preservation as well as federal, state, and local preservation organizations.

History of Preservation

The National Historic Preservation Act of 1966 (NHPA) signified the importance of maintaining historic properties and created proper leadership structures to manage them. From funding to creating accountability of federal agencies, the NHPA serves to protect and uplift historic properties.

The National Conference of State Historic Preservation Officers (NCSHPO) explains seven key points of the National Historic Preservation Act. The NHPA:

- Sets the federal policy for preserving our nation's heritage
- Establishes a federal-state and federal-tribal partnership
- Establishes the National Register of Historic Places and National Historic Landmarks Programs
- Mandates the selection of qualified State Historic Preservation Officers
- Establishes the Advisory Council on Historic Preservation
- Charges Federal Agencies with responsible stewardship
- Establishes the role of Certified Local Governments within the States

Additionally, the Secretary of the Interior Standards, designated in the NHPA, established four distinct treatments of historic properties- preservation, rehabilitation, restoration, and reconstruction.

Preservation Organizations

There are three levels of organizations discussed below: federal, state, and local. This is not an exhaustive list of all preservation organizations.

Federal



National Park Service

Under the National Park Service, the Technical Preservation Services develops the standards and guidelines for preserving historic properties for all property owners from citizens to government agencies.



Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary of the Interior's Standards for the Treatment of Historic Properties are basic historic preservation principles in non-technical language to promote the best practices in preserving the nation's cultural resources. Adhering to these standards can be crucial to securing federal funding. The standards are upheld under the National Park Service.



Advisory Council on Historic Preservation

The Advisory Council on Historic Preservation (ACHP) is an independent federal agency formed through the National Historic Preservation Act of 1966. The ACHP promotes the preservation of historic resources and advises the President and Congress on historic preservation policies.



National Trust for Historic Preservation

The National Trust for Historic Preservation is a non-profit organization working to preservation America's historic sites and tell the full American story. They have several funds to amplify the voices and stories of marginalized groups like women and African Americans.



National Register of Historic Places

National Register of Historic Places is the official registry of all historic sites in the United States. It is administered by the National Park Service, which is included in the U.S. Department of the Interior.

State



Mississippi Heritage Trust

Mississippi Heritage Trust works to save and renew places meaningful to Mississippians and their history. This work is carried out by programmatic activity including the 10 Most Endangered Historic Places, Mississippi Historic Preservation Conference and Heritage Awards, and special meetings to bring together stakeholders in preserving Mississippi's most valued historic places.



State Historic Preservation Officers

State Historic Preservation Officer (SHPO) are appointed officials in each state who help to save historic places through federal and state means. In Mississippi, the SHPO is through the Mississippi Department of Archives & History (MDAH). MDAH also works to preserve historic resources.



Mississippi Main Street Association

Mississippi Main Street Association is a branch of the Main Street America organization. They are a preservation organization that supports and encourages the revitalization of historic main street communities. Some of their services focus on training, sustainability, community development grants, and more.



Designated Communities

Network Communities

Associate Communities

Local

Historic Natchez Foundation

Historic Natchez Foundation works to tell the story of Natchez through the rehabilitation of historic properties. They prepare national register nominations, engage the community, preserve endangered properties and more.

Meridian Architecture Trust

Meridian Architecture Trust preserves structures in Meridian and educates the community about the importance of Meridian's history and architecture. Through rehabilitating historic structures, hosting events, and engaging the community, Meridian Architectural Trusts strives to protect the built environment.

Vicksburg Foundation for Historic Preservation

Vicksburg Foundation for Historic Preservation preserves and protects the historic built environment in Vicksburg and Warren County. They advocate and engage the community through educational and volunteer programs.

Certified Local Governments (CLG)

Certified Local Governments (CLG) are a federal-state-local partnership that allows local governments to participate directly in national preservation programs. A CLG preservation commission is consulted with issues regarding the National Register of Historic Places and any federal projects that apply to their region.

Each Mississippi CLG is indicated on the map:

Aberdeen, Baldwin, Biloxi, Booneville, Brandon, Canton, Carthage, Carrollton, Claiborne County, Clarksdale, Cleveland, Clinton, Columbia, Columbus, Como, Corinth, Durant, Gautier, Greenville, Greenwood, Hattiesburg, Hazelhurst, Hernando, Holly Springs, Indianola, Jackson, Kosciusko, Laurel, Leland, Lexington, Louisville, McComb, Meridian, Mound Bayou, Mount Olive, Natchez, New Albany, Ocean Springs, Oxford, Pascagoula, Philadelphia, Port Gibson, Quitman, Raymond, Senatobia, Sharkey County, Starkville, Tunica, Tupelo, Vicksburg, Water Valley, West, West Point, and Woodville.





01.

Defining the Project

As your project is starting, it is crucial to understand the importance of the National Register and the historic treatments outlined by the Secretary of the Interiors.

National Register of Historic Places

As previously mentioned, the National Register of Historic Places is the official registry of all historic sites in the United States. Such places include districts, sites, buildings, structures, and objects that make up various parts of America's history.

To be eligible to list in the National Register, a building or site must exhibit high historical significance and integrity. Before nominating a property, contact Mississippi's State Historic Preservation Officer (SHPO) to find out if the historic place meets the appropriate criteria.

A National Register nomination formal document contains the following information:

- Detailed description of the property and any changes it has undergone
- Statement explaining why the property is significant
- Brief summary of property history
- Precise statement of boundaries or a legal description
- Several photographs
- Topographic map indicating the location
- Sketch of the floor plan for individual buildings

Why Should You List in the National Register?

Listing in the National Register provides tax incentives and grant assistance from federal and state programs to help maintain important historical structures. Listing the structure does not require it to be publicly accessible, nor does it restrict the private owner's use of the property unless there is federal funding.

Determination of Eligibility is recognition by the Secretary of the Interiors for properties that meet the criteria for National Historic Listing designation but cannot be designated because of owner or community objection.

How to Use the National Register?

The National Register is a great resource to find historic structures, read nomination applications and more. The images below are screenshots of an example search process to demonstrate how to use the National Register. MDAH has a direct link to Mississippi properties on the register. The link below will only show state registered properties.

The screenshot shows the MDAH Historic Resources Inventory Database search page. It features a search box with dropdown menus for City (Any) and County (Any), and buttons for Search and Cancel. Below the search box, there is a link to view the National Register of Historic Places and a note about search results being limited to 500 records.

MDAH Historic Resources Inventory Database

National Register Listings

City: Any
County: Any

Search Cancel

The National Register of Historic Places is the nation's official list of cultural resources worthy of preservation. Mississippi has more than 1,300 listings in the National Register. Most are houses, but there are also archaeological sites, battlefields, bridges, buildings, cemeteries, forts, and historic districts.

Search Results are limited to 500 Records

[Click here to view the NR Listing metadata](#)

- 1 This is how the National Register database looks from MDAH's website. This only shows listings in Mississippi. To search, select the city and/or the county of the listing you would like to see.

The screenshot shows a list of National Register listings for Starkville, Mississippi. The listings include details such as the listing date, address, and city.

National Register Listings (Excluding Archaeological)	
NR Listings Found: 24	
OKTIBBEHA COUNTY	
BARDWELL HOUSE Listing Date: 10 Jul 1992 Address: 308 Blackjack Road City: Starkville	C. E. GAY HOUSE Listing Date: 03 Jan 1991 Address: 110 Gillespie Street, East City: Starkville
CARROLL, THOMAS B. HOUSE Listing Date: 01 May 1991 Address: 304 Jackson Street, South City: Starkville	CEDARS, THE (MONTGOMERY HOUSE) Listing Date: 10 Oct 1985 Address: 607 Old West Point Road City: Starkville
COLORADO CEMETERY Listing Date: 02 Jun 2014 Address: University Drive City: Starkville	DOSSEY A. OUTLAW PLANTATION HOUSE (THE CEDARS OR OUTLAW PAGE HOUSE) Listing Date: 11 Apr 2002 Address: 6149 Okloc Road City: Starkville
DOWNTOWN STARKVILLE (DISTRICT) Listing Date: 25 Jul 2012 City: Starkville	EMMA AND ED ROGERS HOUSE (ROGERS ESTATE) Listing Date: 28 Sep 2017 Address: Longview Road (Northwest corner of Highway 25 and Longview Road) City: Starkville
GILLESPIE-JACKSON HOUSE Listing Date: 06 Nov 1996 Address: Louisville Street City: Starkville	GREENSBORO STREET (BOUNDARY INCREASE) (DISTRICT) Listing Date: 10 Jul 2008 City: Starkville

- 2 After searching, the applicable results will appear.

The screenshot shows the MDAH Historic Resources Inventory Fact Sheet for Montgomery Hall. It includes location information, architectural details, registration information, and a map of the building's location on the Mississippi State University campus.

MDAH Historic Resources Inventory Fact Sheet

Search Results Fact Sheet Architectural Photos Map

Location Information
(for the Montgomery Hall)
Name: Montgomery Hall
Address: Mississippi State University
City/County: Starkville, Oktibbeha County

Architectural Information
Construction Date: 1902
Architectural Style(s): Beaux Arts
No. of Stories: 3

Registration Information
NR Listing Date: 26 Mar 1975
[View National Register Nomination Form](#)

Mississippi Landmark Information
Designated: 05-20-1986
Recorded: 06-05-1986
Book/Vol. No.: V. 669, p. 675

Context/Comments
Montgomery Hall is a manifestation of Beaux Arts classicism as it was interpreted particularly throughout the Southern states. It is historically significant as one of the oldest and most prominent buildings on the MSU campus.

3-15-2010 Jennifer Baughn, MDAH

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- 3 This is an example of a national register entry. Images of the structure, maps, and the national register nomination form can all be found here.

Treatments of Historic Properties

The Secretary of the Interior's Standards for the Treatment of Historic Properties outlines four approaches for historic properties to assist in applying the Standards to all historic buildings:

- Preservation
- Rehabilitation
- Restoration
- Reconstruction

Four Treatments

Preservation

Preservation entails sustaining the existing form, integrity, and materials of historic properties. The goal is to protect, stabilize and repair the structure rather than replacing. This treatment has the highest retention of historic fabric and form.

Rehabilitation

Rehabilitation is re-purposing a building for a new use through repairs, alterations, and additions while preserving features of historical, cultural, or architectural value. This is the most common treatment because it has the most flexibility. The adaptive reuse of buildings is included under this process.

Restoration

Restoration is accurately depicting the form and character of a property as it was during a specific period. This can include removing elements that are not from said period and reconstructing missing elements from the correct period. The goal is to preserve the materials, features, and spaces from its period of significance and remove those from other periods. Depending on the building and its history, the owner or project team will need to decide which period design decisions should be based on.

Reconstruction

Reconstruction is newly constructing the form and features of lost elements of the landscape, building, or structure to replicate the appearance at a specific period. There is a limited framework on the replication process. This is not a common treatment.

Preservation

Cotesworth House



Rehabilitation

The Burns-Belfry Museum



Restoration

Chalmer's Institute



Reconstruction

Coker House



Choosing an Appropriate Treatment for a Historic Building

On top of considering a building's historical significance, owners should also consider the level of significance, physical conditions, proposed use, and code regulations. Determining these can help know which of the four treatments is best for your project.



Taborian Hospital in Mound Bayou, MS. Source: Joseph via Flickr.

Historical Significance

Properties with high significance in American history usually use the rehabilitation approach. Key points to consider are whether important events took place there, if it is the work of influential architects or craftsmen, and how does it contribute to the nation's history.



Taborian Hospital in Mound Bayou, MS. Source: Williamatte University.

Physical Conditions

If the distinctive materials, features, and spaces are largely in good condition, it is best to maintain the property's integrity and limit any changes through the preservation approach. If more repairs or replacements are required, rehabilitation is the best.

Proposed Conditions

Historic buildings can be adapted for new use, called adaptive reuse projects, without compromising the integrity of the building. Some special-use properties may be harder to reuse without affecting the historic character or integrity. Any changes to the building for functional use should be minimized and owners must evaluate whether or not the building supports the new use.

Codes & Regulations

Regulatory requirements must be addressed regardless of treatment however some uses of the building may require more work than other uses which could compromise the integrity. Some uses then would not be appropriate to preserve the historic character.



Preservation Crossing Apartments (formerly Hattiesburg Highschool).

Historic Structure Reports

Historic Structure Reports provide information about a property's history and existing conditions. Creating these reports is an effective strategy of preservation planning for the owner's use or re-use of the property. Preparing a historic structure report is a multidisciplinary task with the size of the team depending on the size of the property. These are commonly prepared for public use buildings while reports for private residences are less common.

Some of the values of a historic structures report are listed below via the National Park Service's Technical Preservation Services.

- A primary planning document for decision-making about preservation, rehabilitation, restoration, or reconstruction treatments
- A summary of information known, and conditions observed at the time of the survey
- A record of completed work
- A readily accessible reference document for owners, managers, and professionals working on or using the historic structure

02.

Examining the Existing Conditions

Before design work should begin, it is important to examine the existing conditions of the structure, including the characteristics of the structure and its current state. Both of these vary based on the project.



Magnolia Hill, Natchez, MS. Source: National Register Nomination Form.

Determining the Architectural Period

Determining the architectural period is a vital part of understanding the character of historic structures.

Some architectural styles are:

- Federal Style
- Greek Revival Style
- Gothic Revival Style
- Italianate Style
- Second Empire Style
- Queen Anne Style
- Colonial Revival Style
- Neoclassical Style
- Tudor Revival Style
- Spanish Colonial Revival Style
- Craftsman Style

And more



Auburn Museum Natchez, MS. Source: Design Evolution Inc. Example of a Federal style structure.



St. Francis Xavier Convent, Vicksburg, MS. Source: Steve Minor via Flickr. Example of a Italianate style structure.

Whole Building Design Guide

The Whole Building Design Guide (WBDG) describes the process of working on historic properties. Their preservation process identifies five steps: identify, investigate, develop, execute, and educate.

The WBDG further breaks down the preservation process into six project steps with important information to consider and a deeper discussion into how to achieve the desired results. Their design guide also discusses some legal aspects of preservation including Section 106 and Section 110 of the National Historic Preservation Act.

Questions to Consider

The Whole Building Design Guide suggests the following questions when determining the historical characteristics.

- When was it built?
- With what materials and methods was it built?
- Who was the architect or designer?
- What are the defining architectural characteristics or features?
- Are these features unique in some way?
- What is their condition, and will they be lost if not repaired in a timely manner?
- Are original drawings or other planning documents for a building still available?
- Has the building changed over time? If so, how?

Determining the Historical Characteristics of Buildings

Character is defined as the visual and physical aspects of a historic building. Key elements of a building can include the shape, materials, decorative details, craftsmanship, and interior spaces. Identifying the character-defining features can highlight the spaces that should be prioritized during the project.

1

Identify the Overall Visual Aspects

Study the building from a distance to understand the building in its setting. Consider the building's shape, roof, projection, recesses, openings, and materials. Is the design of the building symmetrical? Are the materials consistent? Are there any obvious issues or errors?



2

Identify Visual Character at Close Range

Inspect a building's materials at a close range, typically at arm's length, to survey the craftsmanship, evidence of age, and texture of the materials. Are the materials in good condition? Is moisture entering the building? Is there excessive plant growth on the building?



3

Identify the Visual Character of Interior Spaces, Features, & Finishes

Evaluate the individual spaces and interconnected spaces of the interior to pinpoint the character-defining elements. Are there any key designs over windows or doors? Is the original flooring there? What is the condition of the interior finishes?



Springfield in Natchez, MS. Source: HABS database.

Inspecting the Existing Conditions

Before starting construction on a historic structure, it is important to understand its characteristics and existing conditions. Discussed next are considerations to note while examining the structure.

Roofs

When inspecting roofs, the first objective is to ensure water is flowing away from the building properly through gutters and downspouts. According to the National Park Service, common conditions to look for are sagging gutters and downspouts, accumulating debris, and interior water leaks.



Unita Blackwell House, Mayersville, MS. Source: MHT 2021 10 Most Endangered Historic Places in Mississippi.

Unita Blackwell was the first black woman elected as mayor in Mississippi. Her home was also the host of many organizations associated with the Civil Rights Movement. In 2021, it was placed on MHT 10 Most Endangered Historic Places in Mississippi and was added to the National Register in March of 2022.



Old Federal Building, Oxford, MS. Source: HABS Database.

The Old Federal Building was originally constructed in 1885 in a Romanesque Revival Style. Additions were added in 1936 and the building was restored from 1975-1976.

Facades

The façade should be kept in sound condition to prevent water and pest penetration. Common issues to look for are cracks, misalignment of materials, and bulging wall sections. The best practice is to inspect walls during wet and dry weather to see water patterns and excessive damp spots.



Old Warren County Courthouse. Vicksburg, MS. Source: Jordan McAlister via Flickr.

Constructed in 1858, this replaced the county's first courthouse that burned down at this site. It currently functions as a museum.



King Edward Hotel, Jackson, MS. Source: DK via Flickr.

Constructed in 1923, the Neoclassical style hotel welcomed people to the city of Jackson. Originally called Edward's Hotel, the hotel changed its name and updated the interior in the 1950s. The hotel sat empty from 1967 to 2006 when restoration began. During that time it was added to the National Register of Historic Places individually and under a historic district and became a Mississippi Landmark. Work began in 2006 and the hotel opened in 2009.

Openings

Openings should be inspected from the interior and exterior looking at the material condition, water damage, pest entry, and properly functioning openings.



Auburn House, Natchez, MS. Source: HABS database.

Built in 1812, Auburn House was the first structure to follow an architectural plan in the area. Designed in the Greek Revival style, the interior and exterior still maintains a high degree of architectural integrity.



Coker House, Edwards, MS. Source: HABS database.

Located on Champion Hill, Coker House was restored by MDAH from 2008-2009. The house was built in 1852 in the Greek Revival style. It served as field hospital during the Battle of Champion Hill and currently serves to tell the story of the battle.



Jacinto Courthouse, MS. Source: Hill Country History. org.

The Federal Style courthouse was built in 1854. The town of Jacinto was the economic center of northeast Mississippi. After town leaders refused to allow a new railroad through the city, the population quickly dropped. Now, the courthouse is open occasionally to visitors.

Windows

Windows are one of the most important characteristics of a historic building. Some important issues to look for are the quality of the materials, the state of the paint, cracks in the glass, and issues with the sealant around the window.



William Johnson House Complex, Natchez, MS. Source: HABS Database.

The complex consists of the Johnson home and McCallum House. William Johnson was a free black barber in Natchez who used the bricks from buildings destroyed during a tornado to construct the State Street Estate and business area. Currently, the complex tells the story of the lives of free black people in the pre-Civil War south.

If the property has been abandoned or several renovations have occurred, the original windows could have been removed or broken beyond repair. Consulting databases and resources on the style can be helpful to best reconstruct the original design of the windows.

Storefronts

Evaluating storefronts starts with inspecting the construction materials and physical conditions. For the construction materials, it is important to examine the columns, windows, entrances, and decorative elements. For the physical conditions, the level of deterioration determines the best course of action to take.



Pope Building, Port Gibson, MS. Source: HABS database.

The area of the facade considered to the storefront is indicated in the images with a yellow rectangle.



Masonic Temple, Vicksburg, MS. Source: HABS Database.



Waverly Mansion, West Point, MS. Source: HABS Database.

Built in 1852, the mansion is an example of Greek Revival architecture. The central octagonal cupola pictured above is a key feature of the mansion. The home was not kept in good condition from 1913 to 1963 when the Young family purchased it and began restorations.

Projections

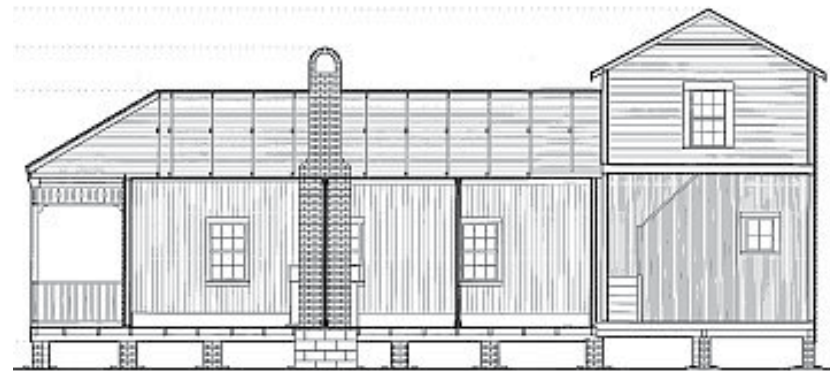
Projections include porches, dormers, skylights, balconies, fire escapes, and breezeways. These can be independent units from the main building. If so, inspect for separation from the building and material deterioration. Also look for wear on structural and anchorage features of the projections.



Arrighi, Natchez, MS. Source: HABS Database.

Foundations

Foundation inspections should be done with the downspout inspections to ensure water is being moved away from the building. Also look for excessive vegetation growing close to the building, excessive moisture, and growth of moss or mold due to moisture.



Pleasant Reed House, Biloxi, MS. Source: HABS Database.

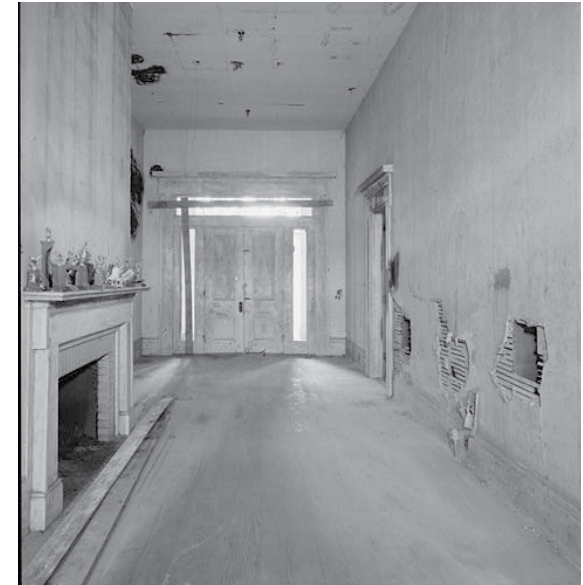
Though the exact time of construction is unclear, it is believed to have been constructed between 1880-1890. The original structure had three rooms and a detached kitchen in the rear yard. The two structures were joined in 1910 when the home was connected to the public water supply.

Interior Finishes

Interior Finishes & Painting Interiors can be the most changed elements in a historic structure. Be sure to understand the original intent and inspect the interior for traces of original elements that can be preserved or reintroduced to the building.

Important aspects to evaluate are:

- Door, window, and wall trim
- Original wall finishes (paint, plaster, wall coverings, etc.)
- Original furniture
- Flooring finishes
- Ceiling finishes (decorative or unadorned)



Coker House. Source: HABS Database.

See the 'Opening' section on page 30 for additional information on the Coker House.



King Edward Hotel. Source: DK via Flickr.

See the 'Facade' section on page 29 for additional information on the King Edward Hotel.

Understanding Building Codes

The 2018 International Building Code has a section on historic buildings detailing the code requirements for them. Buildings must be designated as historic by an official agency for the requirements to apply.

Life Safety Codes are designed to ensure easy and prompt egress to a safe area in the event of a fire. It covers egress, fire and smoke separation, fire and smoke detection, fire suppression systems, and operational considerations.

Any work that must be done to meet the code and life safety requirements should be done with the historic character of the building in mind. This may mean that the proposed use of the building needs to alter to minimize changes made to the historic structure.

Accessibility

The lack of accessibility is a common issue. The goal should be to provide the highest level of accessibility with the least impact to the building.

Hazardous Materials

When working with historic buildings, some hazardous materials may have been used like lead paint or insulation with asbestos. These require special handling to remove.

03.

Funding the Project

There are opportunities for grants through various organizations. A few sources are explained in this section and include how and where to apply.



American Building in Hattiesburg, MS. Source: CR Properties.

Supplemental Funding

Supplemental funding covers any funding outside of tax incentives. Public grants and private grants are some of the funding types included.

Certified Local Government Grant

MDAH awards funding to certified local governments through a competitive application process. The Certified Local Governments must follow federal regulations and the grants must be used on a variety of project types.

Community Heritage Preservation Grant

MDAH awards this grant for the restoration of schools, courthouses, and other Mississippi Landmark properties in Certified Local Government communities.

Historic Site Preservation Grant

MDAH awards this grant for the protection endangered historic sites.

African American Cultural Heritage Action Fund Grant

The National Trust for Historic Preservation awards this grant to historic projects for African American cultural heritage.

Tax Incentives

Federal and State Tax Incentive

The federal tax credit program equals 20% of the qualifying expenses of the rehabilitation, specifically for structures used to generate income. The State of Mississippi offers an additional 25% credit for these same historic structures

There are 4 eligibility criteria.

1. The building must be a certified historic structure.
2. The rehabilitation must be substantial.
3. The rehabilitation must be certified, meet the NPS Secretary's Standards for Rehabilitation.
4. The building must be income producing.

New Market Tax Credit

The U.S. Department of the Treasury through the Community Development Financial Institutions Fund provides New Market Tax Credits. The program allows “individual and corporate investors to receive a tax credit against their federal income tax in exchange for making equity investments in specialized financial intermediaries called Community Development Entities (CDEs). The credit totals 39% of the original investment amount and is claimed over a period of seven years” .

04.

Implementing the Solution

After examining the existing conditions and characteristics of the structure, repairs can start. Discussed in this section are the roles of architects and contractors and how to maintain the structure after construction starts and ends.



Role of Architects & Contractors

It is crucial to involve an architect and contractor when undertaking historic preservation projects. They are knowledgeable on codes, building structure and more. Their knowledge base can ensure a safe and character-retaining project.

To find the right one, start by compiling a list of possible firms from local sources like preservation organizations or historic property owners whose projects you admire. Local organizations can recommend professionals who are respectful of historic properties.

Maintaining Common Problems

This section deals with the best ways to maintain your structure during and after construction.



Town of Fort Adams Church. Source: MHT 2021 10 Most Endangered Places in MS.

Located on the Mississippi River, the town of Fort Adams served as a port of entry for the United States until 1803. The fort itself continued to operate until the War of 1812. The town dwindled after the river bypassed the town. Now, little remains with this church being one of the last structures.



Jacinto Courthouse, MS. Source: Hill Country History. org.

Read the brief history of the courthouse on page 31 under 'Windows'.

Roofs

To ensure the building remains waterproof, here are some repair and maintenance methods.

- Scrape and repaint select areas of ferrous metal roofs regularly to ensure they last.
- Re-secure decorative elements that are in good condition. Consult with professionals to ensure their quality prior to reattaching them.
- Fix misaligned and sagging gutters to correct the water flow away from the building.
- Locate mechanical equipment to be easily accessible for repairs without damaging the roof.

Facades

Small maintenance tasks can prevent larger issues from arising. Such tasks can include trimming tree branches, removing plants growing on the façade, and washing dirt or plant growth off.



Alcorn County Courthouse, Alcorn, MS. Source: Michael Harding.

Built in 1918, Alcorn County Courthouse has Neo-Classical and Prairie School influences. The second courthouse had burned down the year prior, 1917, after being in use for 37 years. The only change to the exterior is the replaced front door. The courthouse has three levels of historic designation: listed on the National Register, Mississippi Landmark, and within the City of Corinth Historic District.



Magnolia Hill Natchez, MS. Source: Natchez Garden Club.

From 2016 to 2019, the Natchez Garden Club underwent the restoration of the facade of Magnolia Hill. To restore it properly, a historic paint analysis was done by taking samples of the many layers of paint to determine the original colors. Samples were taken from the facade, shutters, doors, and more.

Openings

Preserving as many openings as possible is crucial to the historic integrity. Inspections should include ensuring all openings function properly, internally and externally.



Temple Theatre, Meridian, MS. Source: Jon Reed via Flickr. (Below)

The Temple Theatre was mostly built in 1924, with the interior construction finishing in 1927. It is an example of Moorish architectural style which derives inspiration from classical and Gothic styles.



Waverly Mansion, West Point, MS. Source: HABS Database.

Read more about Waverly Mansion on page 33 under the section 'Projections.'

Windows

Windows are one of the most integral and character-defining features of historic properties. Listed are critical points to consider.

- Windows on the primary elevation should be repaired unless it is inadvisable to keep them. Their state and this decision should be well documented.
- Windows with custom designs may have stricter standards.
- Windows on additional elevations should match architecturally if they are visible from street views. If they are facing a yard or internal courtyard, looser standards can be applied.



Bank of Kilmichael, Kilmichael, MS. Source: Belinda Stewart Architects.

Founded in 1904, the Bank of Kilmichael has served the community ever since. Needing more space in their main branch, the company expanded into downtown Kilmichael, acquiring 6 buildings. For the exterior, the glass block windows were restored. Very little remained in the interior.



Hattiesburg Post Office, Hattiesburg, MS. Source: EL Malvaney via Flickr.

Constructed in 1934, this Art Deco style building is one of the finest examples of the style in Mississippi. It was listed on the National Register in 1983 for its architectural significance.

Storefronts

Storefronts are the most important architectural feature for commercial buildings. When preserving them, consider:

- Avoiding materials that were not available when the building was designed and constructed.
- All paint colors should be congruent with the architectural style of the building.



Downtown Columbus, MS. Source: VisitColumbusMS.org

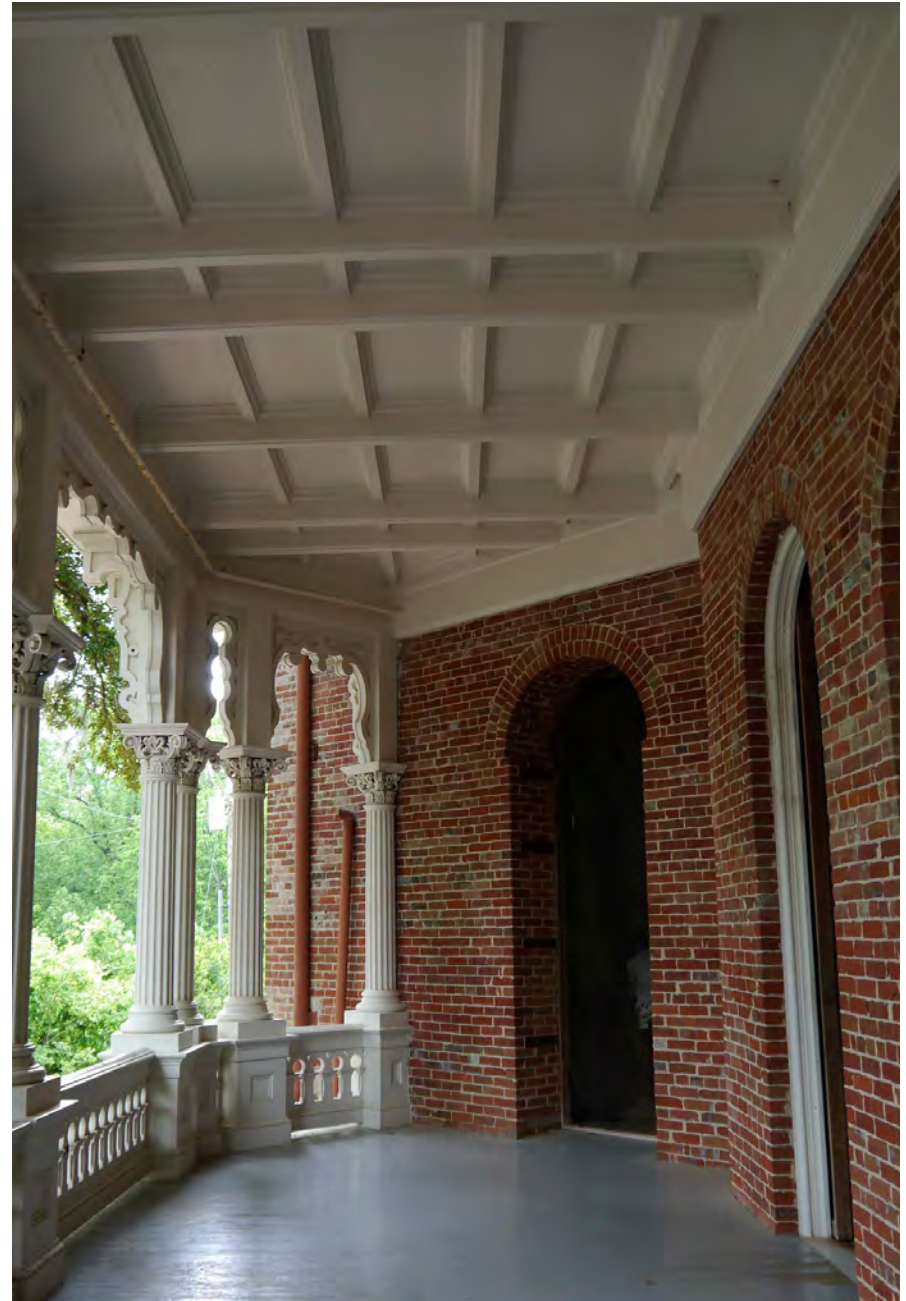


The various storefronts above are a hallmark of any downtown. Offering a look into retail or business offices, they are the first branding for the spaces they inhabit and are congruent with the design of the rest of the building facade.

Projections

Projections include porches, dormers, skylights, balconies, fire escapes, and breezeways.

- Maintain metal components by removing rust and/or repainting according to the manufacturer's instructions.
- Clean out debris from insects and rodents under porches



Longwood, Natchez, MS. Source: Mangles.net

Construction for Longwood started in 1860 and stopped shortly after when the Civil War began and the interior was never finished. It is the largest standing octagonal house in the U.S. The 99 columns for the structure were shipped from France in August of 1860.

Foundations

Foundations function as structural components. To maintain, prevent moisture and provide ventilation to potential damp areas.

- Avoid using salt to de-ice around the foundation. The salt can contaminate the masonry.
- Clean off leaves and other debris to avoid accumulation. Pay attention to any drain gates to prevent clogging.



BS Ricks Memorial Library, Yazoo City, MS. Source: Robert Selby. (Top)

Opened in 1901, BS Ricks Memorial Library is the oldest public library building in Mississippi to still be in service. It is an example of the Beaux Arts architecture style with a concrete foundation, hydraulic pressed brick with terracotta trim, and a tin roof.

Interior Finishes

Interior finishes and character-defining elements should be marked and planned out prior to demolition.

- Cover key details with protective coverings during the preservation process to prevent damage. This especially applies to staircases and floors as they are under heavy wear during these processes. Key finishes can include wainscoting, mantels, and doors.
- Avoid dividing open spaces original to the design of the building.
- Avoid making new cuts in the floors or ceilings, as it can change the character makeup of the building.



First Presbyterian Church, Port Gibson, MS. Source: MissPreservation.com & HABS.

An example of Romanesque Revival, the overall design highlights its function. The interior finishes are more minimal due to its use as a church. Key finishes are the plaster walls and arch and ceiling details.

Maintenance Routines

Below is a table detailing the ideal schedule of inspections on each portion of a property courtesy of the National Park Service Technical Preservation Services.

<i>Feature</i>	<i>Minimum Inspection Frequency</i>	<i>Season</i>
Roof	Annually	Spring or Fall; every 5 years
Chimney	Annually	Fall, prior to heating season; every 5 years
Roof Drainage	6 months	Before and after wet season, during heavy rain
Exterior Walls and Porches	Annually	Spring, prior to summer/fall painting season
Windows	Annually	Spring, prior to summer/fall painting season
Foundation and Grade	Annually	Spring or during wet season
Building Perimeter	Annually	Winter, after leaves have fallen
Entryways	Annually	Spring, prior to summer/fall painting season
Doors	6 months	Spring and fall; prior to heating/cooling seasons
Attic	4 months; or after major storm	Before, during, and after wet season
Basement/Crawlspaces	4 months; or after major storm	Before, during, and after wet season

05.

Documenting the Project

Proper documentation is crucial when dealing with historic properties. This section will explain methods of record keeping and databases with other historic structures that can be used as case studies for your project or general research.



The Depot, Holly Springs, MS. Source: HABS.

Creating a Maintenance Plan

A maintenance plan is a document containing the important information for a property. It is intended to be a resource for the maintenance, repairs, and general information regarding a property.

Maintenance plans should generally include:

- A description of the character-defining features
- Construction chronology
- Photographs and drawings
- Schedule of maintenance and inspections
- Record of works completed
- Additional information to include is emergency contacts, contractor information, and materials used.

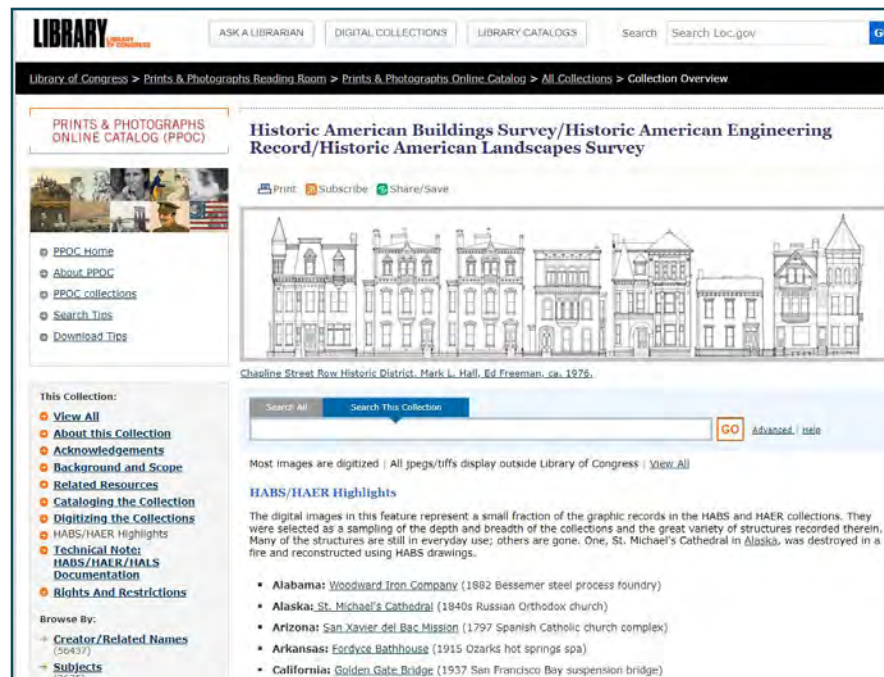
Each plan should update as more work is completed on the property with the contractor information, photos, drawings, and materials.

Online Databases

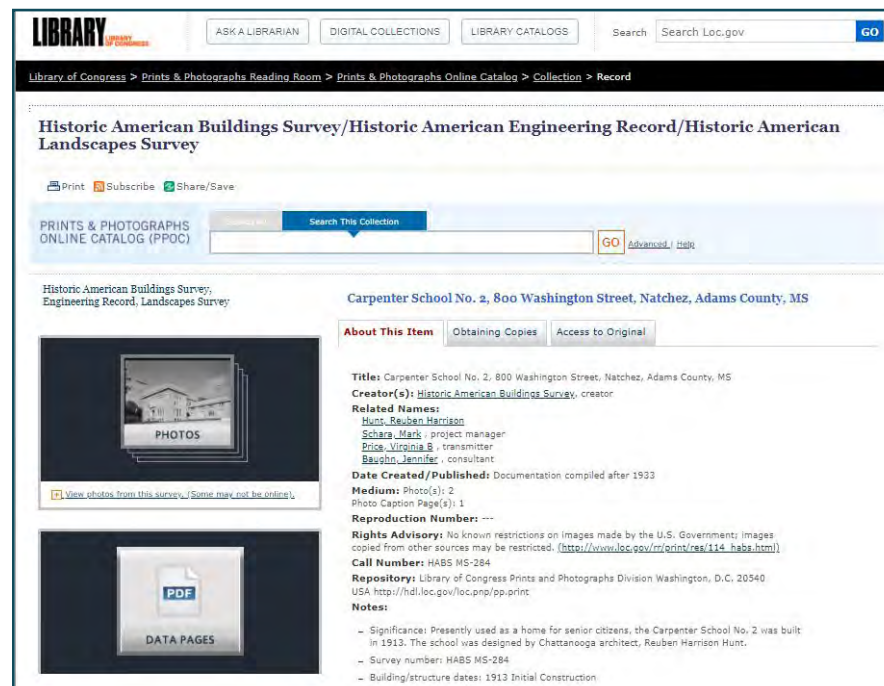
Online databases exist to document historic properties. The amount of information per property can vary but can include floor plans, elevations, detailed section drawings, photographs, and maps.

The three databases discussed here are:

When using the database, search HABS MS, HALS MS, or HAER MS to find specific surveys under the three subsections.



Main page of HABS/HAER/HAER databases.



Example of search results.

Historic American Building Survey (HABS)

The Historic American Building Survey is the nation's first federal preservation program created to record the nation's architectural history. It is the result of a partnership between the American Institute of Architects, the Library of Congress, and the National Park Service to act as a continuous survey of American architectural history. HABS has created a guide to field documentation for people with little or no professional experience which can be found here.



Jacinto Courthouse interior images from the HABS database.

Historic American Landscape Survey (HALS)

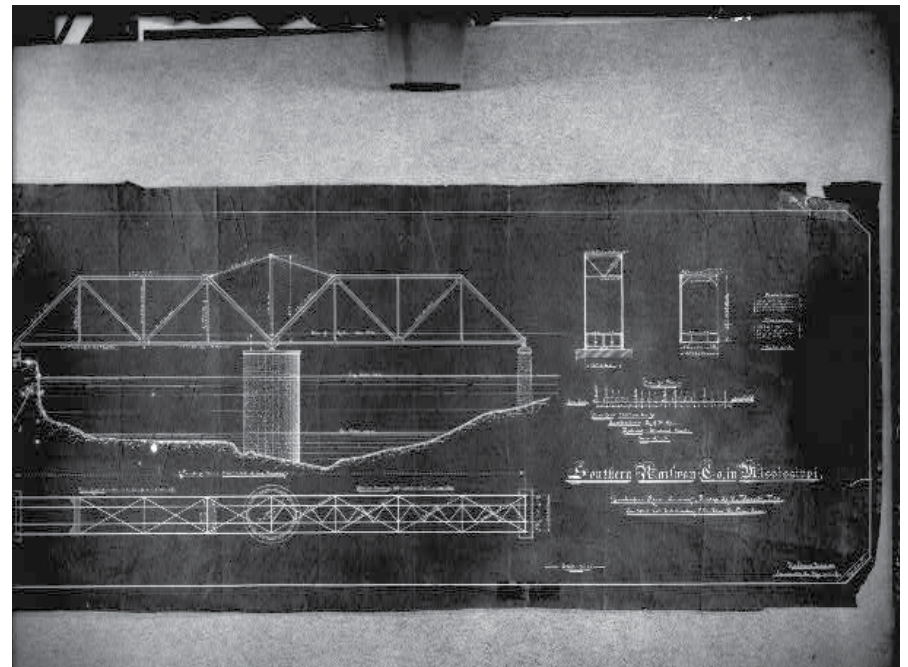
The Historic American Landscape Survey is a federal program under the National Park Service tasked with recording the development of landscape across American culture. Additional HALS guidelines can be found [here](#).



Natchez National Cemetery from HALS database.

Historic American Engineering Record (HAER)

The Historic American Engineering Record was established by the National Park Service, the American Society of Civil Engineers, and the Library of Congress to document historic sites and structures. HAER is focused on the machinery and process within structures rather than the building fabric. Additional HAER guidelines can be found [here](#).



Tombigbee River from HAER Database



06.

Case Studies

Previous projects can offer great insight into best practices, learned lessons, or design ideas. Included are various projects throughout Mississippi and a brief explanation of the project and history of the buildings.



Old Capitol Building

Hinds County, MS

Often described as Mississippi's most historic building, the Old Capitol has captured the eyes of preservationists from around the nation for decades.

Originally constructed in 1839, this Greek Revival structure served the public as the state's legislative meeting place for nearly six decades before the currently occupied capitol building was constructed. Since 1903, the structure underwent numerous restoration attempts, many of which caused damage to the original interior and exterior elements of interest.

Weathering caused by hurricane Katrina and subsequent rainfall from hurricane Rita led to the recent restoration project initiated in 2007. The decision was made to revert the Old Capitol to the intended design reflecting the 1870s renovation which replaced a local sandstone facade with one that was more structurally sound.

This \$16 million project was completed in 2009 accommodating the reopening of one of Mississippi's greatest public museums.

Coker House

Hinds County, MS

This Greek Revival structure, built in 1852, is the last of the antebellum homes that remain in the Edwards area after the Battle of Champion Hill in 1863. This battle played an instrumental part in the Union Army defeating Confederate forces in Vicksburg just days later. Over 6,000 casualties were suffered between the two armies when all was said and done.

After the battle had concluded, the Coker House was used as a military field hospital for wounded soldiers by both Confederate and Union forces. Artillery fire damaged large portions of the facade and left the integrity of the home in need of dire need of repair. The structure's deed passed hands several times throughout the decades but remained as a family home that still bore the scars of six-pound cannonball holes on the west side of the structure.

Generations of adaptations to the building's infrastructure had left the house in worsening conditions. Ultimately, the Coker House was given to the state of Mississippi in 2000. Restoration work was deemed impossible after damage from Hurricane Katrina. The building was dismantled, and as many of the original materials as possible were then used in the reconstruction done in 2008 by the Mississippi Department of Archives and History.

Interpretive signs surround the new structure and detail the history of the Coker House and tell the story of the Battle of Champion Hill, placing it within the larger context of the Vicksburg Campaign.



Water Valley Main Street

Yalobusha County, MS

Located in north central Mississippi, Water Valley has established itself as one of the state's finest examples of how a small town can revitalize its economy by restoring its aged buildings.

Establishing the Water Valley Main Street Association in 2007 was only the first step in the long process of breathing new life into the city's then almost desolate downtown. Centering their approach around a "creative economy", where food and art culture is the foundation, Water Valley has exponentially developed its four-block downtown all while maintaining its historic infrastructure.

This reuse approach to otherwise unused buildings has been shown to be an important factor in promoting tourism. Water Valley has already seen a tremendous boost in its downtown market with the establishment of dozens of new businesses and the employment of hundreds of locals. Such success stories include the BTC Old-Fashioned Grocery, Base Camp Coding Academy, and Yalobusha Brewing Co, all of which have made their mark on Water Valley by re-purposing century-old buildings to appeal to a modern crowd.

In 2012, the entirety of Water Valley's downtown was listed as a National Register Historic District, ensuring its continued growth for years to come.



Windsor Ruins

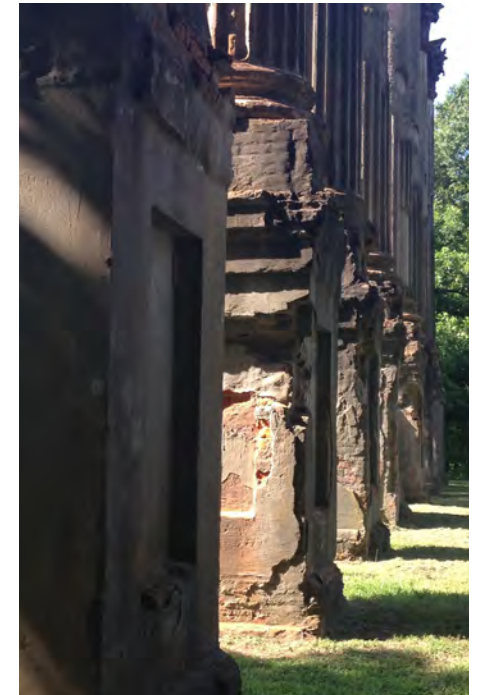
Claiborne County, MS

Built between 1859 and 1861, the Windsor Mansion was at that time perhaps the most lavish residence in the state of Mississippi.

The financier and owner of the house, Smith Coffee Daniel II, spared no expense when outfitting this masterpiece of architecture and engineering with conveniences such as a dumbwaiter and plumbing which was provided by a rooftop cistern. Originally, a colonnade of 29 Corinthian columns wrapped around the entirety of the mansion and provided those who approached the house with a breathtaking view of the state's largest house.

The Windsor Mansion is surrounded by a rich complexity of civil war history as its copula was used by both Confederate and Union soldiers as a strategic observation point that overlooked the Mississippi River. The house's use as a union army hospital was perhaps the reason it was spared from burning during the numerous sieges along towns that follow the river. Despite this, the house could not escape destruction as it succumbed to a fire in 1890.

As of now, a stabilization effort is underway to maintain the structural integrity of the 23 remaining Corinthian columns which act as one of Mississippi's most dramatic backdrops.





Mantee Depot

Webster County, MS

Built in the early years of the 20th century, this railroad depot in the quaint town of Mantee served the community by providing a stopping point for the four freight and passenger trains that traveled daily along the Gulf, Mobile, and Ohio Railroad.

The depot became the lifeblood of the city and led to the development of a cafe and hotel to accommodate the traveling public and railroad workers. After the GM&O Railroad abandoned the section of line that serviced Mantee, the depot was relocated to a nearby lake that provided water for the steam engines. The structure laid unoccupied for decades before it was donated to the city.

The decision was made to return the depot to as close to the original location as possible and to convert the structure to serve the town as a community center, museum, and city hall. The community center is used frequently throughout the week and serves as a bookable spot for organizations in Mantee to come together and socialize. Mayor Mary Frances Baker is accredited with being the driving force behind the long process of returning to iconic landmark to main street.

In 2017, the Mantee Depot won the Mississippi Mainstreet Association award for Outstanding Rehabilitation Project. The restoration and relocation of this depot has been a catalyst to boost development and restoration in Mantee.

Tallahatchie Courthouse

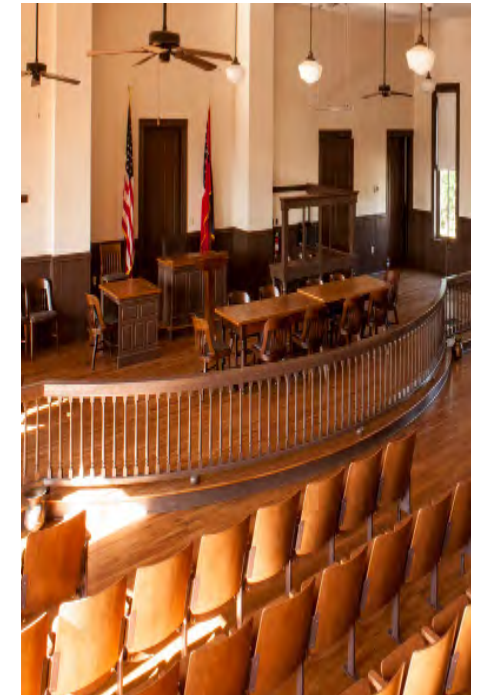
Tallahatchie County, MS

This 1909 Victorian Romanesque building quietly served the public of Sumner for nearly five decades before it was thrust into the national spotlight following one of the state's most memorable civil rights events.

Surrounded by a whirlwind of media attention, the Emmett Till murder trial brought this building to the forefront of a budding conversion on race relations in Mississippi. In many ways, the verdict that allowed Till's murderers to walk free created the spark that ignited the Civil Rights Movement.

In 2006, a commission was formed that would establish a permanent memorial for the life of Emmett Till. A decision was made that the courtroom was perhaps one of the most important structures in Till's story, and thus worthy of restoring to its 1955 condition. Walls and detailing that were not reflective of the period were removed from the primary courtroom and a museum describing the events of the trial was added to the building.

Reverting the functional courthouse to the period for which it is most famous, provides the city with a living artifact that accurately portrays the crucial role this building has in the Civil Rights Movement of the 1960s.





Cotesworth House

Carroll County, MS

Home to one of Mississippi's most iconic politicians, the Cotesworth house is admired for its sprawling 900-acre farmland, impressive arrangement of outbuildings, as well as its landmark hexagonal library.

The property was purchased in 1847 by Senator James Zachariah George who was instrumental in restoring government in Mississippi after the Civil War. Generations of use and additions had left the home's underlining infrastructure in need of repair, as much of the foundation and wooden façade was deteriorating due to moisture. The 1887 Victorian era library is remotely connected to the main house and is thought to be a one-of-a-kind structure in the state of Mississippi. Minor restoration work has been done in order to maintain the original design of this structure.

The Cotesworth house, though unique in its history and architectural detailing, can most popularly be associated with the 2011 film *The Help*. The building now serves as the home to the Cotesworth Culture and Heritage Center and is open to the public as a museum.





Preservation Crossing

Forrest County, MS

Situated in the former Hattiesburg High School, Preservation Crossing is an age-restricted apartment complex that fills the need for rent-maintained senior living in Mississippi.

The Jacobean-style structure was originally constructed in 1911 by a local architect and served as the city's primary public high school until 1959. The building then served as the office for the Hattiesburg Board of Education and eventually as an antique mall until the building was abandoned in 2001. Many citizens thought that the structure would be demolished after serious damage from Hurricane Katrina and an arson in 2007.

The building required stabilization for the next decade until it was sold to Jackson-based Intervest. The multi-million-dollar project was made possible by implementing affordable housing tax credits along with federal and state historic tax credits. The building now accommodates 72 one and two-bedroom individual apartments.

The adaptation of this century-old building ensures that Hattiesburg's main street remains beautiful and that this historic structure is preserved for public use for decades to come.



Travelers Hotel

Coahoma County, MS

Owing its name to the transient migration of railroad workers that came through town, the Travelers Hotel in Clarksdale serves as a hub of artistic and historic excitement.

Originally known as the Websters Building, this 1920s structure served a variety of purposes. The downstairs of the building was used by one of the city's early printing companies and also functioned as a retail space. The second story was equipped with 13 bedrooms and a shared lavatory to accommodate the influx of railroad workers.

In 2018, a grassroots revitalization non-profit known as the Coahoma Collective purchased the structure that had at that point been unoccupied for nearly 30 years. The \$2.4 million dollar project to restore the interior and exterior to the original 1920s design was made possible by applying both state and federal historic tax credits along with public funding and local grants. The building has been returned to its original use as a hotel and is run by a collection of artists.

This arts based cooperative approach to adapting historic buildings has been shown to be one of the most effective ways of introducing a town to new forms of entertainment all while bringing in new faces to Mississippi's greatest cities.



Capital Art Lofts

Washington County, MS

Located on the north side of the 200 block of West Capitol Street in downtown Jackson, this \$11 million dollar seven-building development is one of the most recent additions to the remarkable revitalization effort that has occurred in the West Capitol Street Historic District.

The project was led by HRI Properties, which is largely to thank for the continued growth of the historical infrastructure of Mississippi's capital city. In determining a use for the buildings, the company discerned that the greatest need in downtown Jackson was affordable housing, particularly targeting veterans, artists, medical employees, and those physically challenged. Rent for the 31 one and two-bedroom apartments is to be set at 30% and 60% of the area median family income thus allowing the project to be eligible for Affordable Housing Tax Credits.



The row of buildings, completed between 1885 and 1929, all originally contained commercial storefronts which made early design work difficult if these first floors were to be turned into private living spaces. This challenge along with the National Park Service's determination that each of the seven buildings would have to be certified and assessed separately only magnified the severity of the schematic process.

Within a month of the project's completion date, all 31 of the apartments had been rented and the project was immediately deemed a successful addition to Jackson's downtown.

Courthouse Lofts at Walthall

Hinds County, MS

Comprising of two historic buildings in the state's capital city, this mixed-use development has brought a plethora of new opportunities to Jackson's Central Business District.

The recently opened Walthall Lofts, in combination with the soon to be opened Courthouse Lofts, are located in the 1929 Edison Walthall Hotel and the 1933 James Eastland Federal Courthouse respectively. Taking into consideration the historical integrity of the two buildings, a sky bridge was implemented to connect the two structures which will contain over 250 apartments to accommodate the growing number of people wishing to live near the heart of the city.

The first floors of both buildings have been restored to their original Art Deco / Moderne conditions and will contain an assortment of unique commercial spaces such as produce markets, underground speakeasies, concert venues, and several eateries. Residents of the two complexes will have access to numerous amenities including the Walthall's fifth-floor rooftop pool along with the fully equipped fitness center located across the sky bridge in the former federal courtroom.

This massive undertaking of historical adaptation is sure to bring unprecedented exposure to Jackson's continual downtown revitalization efforts.



The Mill

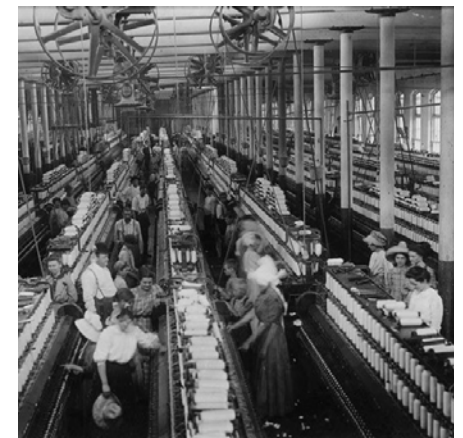
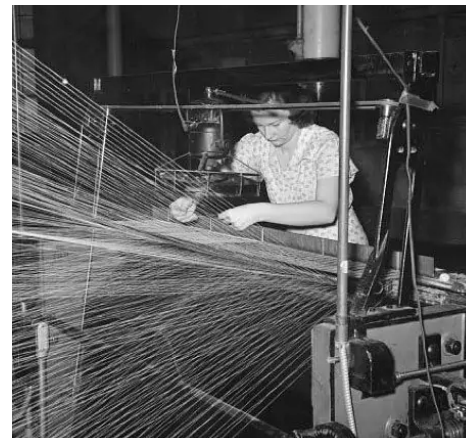
Oktibbeha County, MS

Constructed at the turn of the 20th century, the John M. Stone Cotton Mill paved an early path for industrial expansion within the state of Mississippi.

Owing its name to the second president of the Mississippi Agricultural and Mechanical College, this structure has a history that is embedded into the fabric of Starkville. Though it was privately financed and operated, the Stone Cotton Mill grew in tandem with the nearby Textile School until it ultimately came under the ownership of the college now known as Mississippi State University in the mid-1960s.

In 2015, The Mill was expertly renovated and restored to house a conference center, office space, 110-room hotel, and a 10,000-square-foot ballroom. This combination of commercial mixed-use spaces within one of Mississippi's greatest historical buildings makes The Mill one of the city's greatest economical assets and has created over 175 permanent full-time jobs opportunities.

A combination of both federal and state historic tax credits along with new market tax credits make this \$40 million dollar project the third-largest HTC project in Mississippi.





Yaryan – Phoenix Museum

Harrison County, MS

Located just north of Gulfport, the small community of Turkey Creek is one of Mississippi's most culturally authentic and historically significant areas that are on the precipice of change.

Established in 1866, the township grew largely out of necessity during the era of Reconstruction. Being largely self-governed and self-sufficient, Turkey Creek developed unlike any other community in the area due to its isolation. A conglomeration of vernacular architecture can still be found within the community in such styles as Craftsman Bungalows and shotgun shacks.

Throughout the first half of the 20th century, a large percentage of Turkey Creek's majority-Black residents found employment through the Yaryan Naval Stores Company, and the subsequent Phoenix Naval Stores Company, which both manufactured turpentine and other pine sap products.



The dangerous and labor-intensive work resulted in catastrophe when in 1943, a fatal explosion occurred at the plant and left only the Paymaster's Office standing. This 1920s structure served as a family home for over four decades until it was purchased in 2003 by a local historian.

After Hurricane Katrina caused severe flooding to the Turkey Creek Historic District, the need for a sense of community was stronger than ever. The arduous task of restoring the building to its original construction was made possible by a National Park Service Civil Rights Grant which financed the \$450,000 community history center.

This project has made a profound effect on the landscape surrounding Turkey Creek and the museum has become a catalyst for future restoration efforts within the area.



Greenville Downtown

Hinds County, MS

Once considered the “Queen of the Delta,” Greenville has long been recognized as being the heart and soul of the Mississippi River Delta.

Establishing itself during the mid-19th century, Greenville quickly became one of the state’s premier harboring stops for travelers along the Mighty Mississippi. The town’s proximity to this major water highway ultimately led to an early destruction of much of the historic downtown when in 1927 the Great Mississippi Flood left the paved main streets looking more like the canals of Venice. The subsequent decades brought further economic development and an increase in population which has now fizzled out within the past quarter-century.

In December of 2014, the Greenville Development Foundation in association with Main Street Greenville proposed a 20-year comprehensive strategic plan that will guide community leaders when navigating future economic growth in the town.



The plan’s primary goals include revitalizing the central business district into a “beautiful and vibrant downtown” all while providing potential buyers the resources needed to identify properties within the district that can be adapted in an innovative way to help the growing needs of Greenville.

Progress can already be seen in developments such as the ones being completed on the 500 block of Washington Avenue. Mixed-use spaces such as the Lofts at 517, The Downtown Grille, the Mighty Miss. Brewing Company, and Hotel 27 all are strong examples of how adaptive reuse can play an important role in the economic growth of a stagnant downtown.

The utilization of various historic tax credits along with new market tax credits makes these multi-million-dollar projects more feasible than ever to be completed.



Burns-Belfry Museum

Lafayette County, MS

Built on the site of its wooden predecessor, this 1910 Gothic influence building brought the population of one of Oxford's most historic African American communities together as a hub of religious and social communion.

Burns Methodist Episcopal Church was organized by freed African Americans who settled in the area known as "Freedmen Town" after the Civil War. Many church members mortgaged their homes in order to finance a new brick building; men donated their time to make mortar, carry brick, and assist in construction; women delivered baskets of food to the workers.

In 1978, the congregation moved to a new location and the structure was converted into offices and was renamed "The Belfry", an ode to the tower which beckoned worshipers for nearly seven decades.

Author John Grisham used the building as his office for several years



before moving to Virginia. Recognizing its historical significance, in 2002 he deeded the building to the Oxford-Lafayette County Heritage Foundation and the Oxford Development Association with the stipulation that the building be used as a meeting place for nonprofits or as a museum.

A combination of Mississippi Community Heritage Preservation Grants, Department of Interior "Save America's Treasures" grant, and Housing and Urban Development Grants, allowed the interior and exterior architectural details of this culturally significant structure to be preserved for decades to come. The Burns Belfry Museum and Multicultural Center now features exhibits and demonstrations that present an overview of African American history from slavery through Civil Rights.

Bayside Village Apartments

Jackson County, MS

Built in 1937, this collection of buildings served the students of Pascagoula as a public high school for over sixty years.

Reflective of the city's nautical history, the primary educational building is constructed in the Art Moderne style which draws inspiration from the era that saw innovation in travel through air, land, and sea. Curved walls and round 'port hole' windows create a visual interest that is akin to the ships that were being built in Pascagoula Port. Several additions were made to the campus throughout the 50s and 60's to accommodate the growing student body. In 1997, the old Pascagoula High School facilities were abandoned in response to the new construction of Pascagoula High School less than a mile away.

The building remained abandoned for less than a decade before talks of demolition began to arise. Though the structure suffered damage in 2005 due to Hurricane Katrina, the Gulf Opportunity Zone Act and Hurricane Relief Grant for Historic Preservation allowed a developer to enact a plan to convert the then derelict building into 57 one and two-bedroom senior living apartments.

Low-Income Housing Tax Credits along with Historic Tax Credits were implemented to return the building to its original 1930s condition. The Bayside Village Senior Apartments now functions as a rent-controlled living option for Pascagoula and the school's former auditorium serves the community as a rentable space.





Chalmers Institute

Marshall County, MS

Recognized as one of Mississippi's oldest educational buildings, this 1837 Federal-style structure has a long developed history of serving the citizens of Holly Springs through both their prosperous and tumultuous times.

The school originally opened as the Holly Springs Literary Institution but quickly changed direction to become the first legislatively recognized university in the state, Holly Springs University. Upon closing in 1847, the building then became a junior college named the Chalmers Institute. Remarkably, the school was able to stay open throughout the civil war but ultimately met its end in 1879 when Holly Springs was ravaged by the yellow fever.

The house became the residency for a former headmaster until 1915 when it then began to change ownership until the final occupant left in the late 1970s.



The Chalmers Institute would sit vacant for three decades until it was purchased in 2009 by Preserve Marshall County and Holly Springs, a historical preservation advocacy group.

Beginning in 2011, a near-total restoration of the structure's roofing, interior walls, and windows was made possible by a Community Heritage Preservation Grant along with a Mississippi Landmark Grant. By March of 2018, both floors were being used as rentable event spaces for parties and receptions. In June of that year, the Chalmers Institute suffered a devastating blow when a storm caused a nearby pecan tree to fall into the north side and destroy over a third of the structure.

Fundraising events such as "Picnic on the Lawn" and the annual "Wrecking Ball" have brought Holly Springs preservationists together while helping to secure funds for further MDAH grants that will restore the property once more.



07.

Appendix

Additional reference information including preservation and architecture terms and various links are discussed.

Glossary of Preservation Terms

Adaptive Reuse. Using a building for anything other than the purpose it was originally designed for, ideally while respecting its historical features.

Conservation District. Areas in residential neighborhoods with distinct physical characteristics. These neighborhoods are not historic districts but have special land use attention.

Cultural Landscape. A historically significant area of human interaction with the physical environment.

Easement. A voluntary, legal agreement to protect a historic property. They are also referred to as preservation or conservation easements.

Historic(al) Context. Grouping historic properties based on common themes, time periods, and geographical area.

Historic District. An area of older buildings that have significant architectural or historic reasons.

Historic Fabric. The original physical materials of a historic structure.

Historic(al) Integrity. The authenticity of a historic property including saving key physical characteristics of the property's history.

Historical Significance. A properties association with important people, events, or information within the context of architecture, history, and culture.

Period of Significance. The time required for a property to meet the significance for the National Register criteria.

Section 106. A section of the National Historic Preservation Act of 1966 which requires federal agencies to assess the impact of their actions on any historical property.

SHPO, State Historic Preservation Officer. An official within each state to administer and oversee federal undertakings in the state.

Standards and Guidelines. Used by the Secretary of the Interior and the National Park Service to recommend actions when preserving historic buildings.

Resources

The National Park Services has 50 Preservation Briefs covering a range of preservation topics.

Physical architectural records are mainly housed in two locations: Jackson and Mississippi State.

Jackson: Charlotte Capers Archives and History Building
at 100 State Street in downtown Jackson.

Mississippi State: The College of Architecture, Art,
and Design library.

The National Center for Preservation Technology and Training (NCPTT) conducts research and offers workshops to people and communities looking to further their knowledge of preservation. NCPTT is located at Lee H. Nelson Hall in Natchitoches, Louisiana.

THE PRESER VATION TOOLKIT



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