

JOHNSON & McCALLUM HOUSES, McCALLUM HOUSE
Johnson & McCallum Houses
Natchez
Adams County
Mississippi

HABS NO.: MS-270-C

HABS
MISS
I-NATCH,
32C-

PHOTOGRAPHS

ADDENDUM
FOLLOWS...

HISTORIC AMERICAN BUILDING SURVEY
National Park Service
Department of Interior
Washington, D.C. 20013-7127

ADDENDUM TO:
JOHNSON & MCCALLUM HOUSES, MCCALLUM HOUSE
Natchez National Historical Park
212 State Street
Natchez
Adams County
Mississippi

HABS No. MS-270-C

HABS
MISS
1-NATCH,
32C-

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
U.S. Department of the Interior
1849 C St. NW
Washington, DC 20240

HISTORIC AMERICAN BUILDINGS SURVEY

JOHNSON & McCALLUM HOUSES, McCALLUM HOUSE

HABS
MISS
1-NATCHEZ,
32C-

HABS No. MS-270-C

Location: 212 State Street (south side State Street between Canal and Wall Streets), Natchez, Adams County, Mississippi 39121; Located on .0449 acres of Block 5, Lot 2 (tract 103-2) in downtown Natchez.

Present Owner/
Occupant: National Park Service

Present Use: Awaiting restoration, remodeling for use as interpretive site.

Significance: The 1840 McCallum House shares a common wall with the William Johnson House at 210 State Street, and presents the scale and siting of the Greek Revival commercial structures once common to antebellum Natchez. Its evolution from a commercial-residential structure to a boarding house and, later, professional office space documents the changes in building use along State Street from the 1840s to the present.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1840
2. Architect: unknown
3. Original and subsequent owners, occupants and uses:

Two 1991-92 archaeological investigations on the Johnson and McCallum Houses (the McCallum House was previously identified as the Lancashire House) concluded that the 23-course-deep foundation wall on the northwest common wall was the remnant of a pre-1839 building that burned during a September 24, 1840, fire. The building occupied a much larger lot, 162' x 162' (Lot 4, Square 2), upon which stood several earlier structures.¹

The studies date the present building to 1840 because of an excavation pit established near the southeast corner rear wall. The foundation there is only ten courses deep, and occupies the additional strip of land purchased by Ronald McCallum's son, John, east of his lot in 1840. "Thus," the study concludes,

¹The exact locations for most of these earlier buildings is unknown, but one is thought to have been built on the present location of the William Johnson House. Lot dimensions for Lot 4, Square 2, calculated from deed transactions, Deed Books L: 590-593; P: 451; U: 379, Chancery Court, Adams County Courthouse, Natchez, Mississippi.

explaining the differences in foundation wall depths, “when the present building was constructed, undoubtedly in 1840, it was probably wider than the previous building and overlapped the new addition to the lot.”² The earlier building was probably built by William Lancashire, who purchased most of Lot 4, Square 2, from Gabriel Tichenor on September 10, 1832. This lot measured about 130' x 140' at the corner of State and Wall Streets.³

1838: 26 May. Deed: For the sum of \$3,250, William and Mary Lancashire sell a lot 31' x 100' fronting on State Street to Ronald McCallum, “on which lot hereby conveyed are the buildings now occupied as stores by Carroll & Dickerman and by Mrs. Wade.”⁴

1839: 24 September. Fire destroys these buildings.

1840: 24 February. Deed: For the sum of \$450, William and Mary Lancashire sell a lot 4'-6" x 93' to John McCallum, immediately east of Ronald McCallum's lot, fronting on State Street.⁵

May 7. Tornado destroys buildings on State Street⁶. Present building constructed.

1843: 26 January and 7 November. Quit Claim Deed: For the sum of \$5.00, the sale of a lot 31' x 100' on State Street by Archibald, John, Ronald, Malcolm and Catherine Hattfield [heirs of the McCallum estate, intestate] to John McCallum.⁷

1847: 1 January. Deed: For the sum of \$3,100, the sale of a lot 31' x 100' and a lot 4'-6" x 93' on State Street from John McCallum to Ann Mix.⁸

1848: 26 October. Deed: For the sum of \$1,000, the sale of “a house and lot”

²Investigations on the Johnson House were conducted from December 2 to 18, 1991, and January 8 to 17, 1992. See Jim Atkinson, “Trip Report: Summary of Archaeological Investigations at Natchez National Historical Park,” 27 December 1991, and Atkinson, “Results of the Second Phase of Archaeological Field Work at the William Johnson House,” 29 January 1992, draft memoranda to George Smith, Johnson House Files at Natchez National Historical Park, Natchez, Mississippi.

³Deed Book U: 379, Adams County Courthouse. For original possession of the lot, see Spanish Records, Book C: 377; Deed Books L: 590-593; R: 489-490; P: 451; U: 379, Adams County Courthouse.

⁴Deed Book AA: 122, Adams County Courthouse.

⁵Deed Book BB: 600-601, Adams County Courthouse.

⁶Mississippi Free Trader and Natchez Weekly Gazette 11, 14 May 1840.

⁷Deed Books DD: 542-543, EE: 481-482, Adams County Courthouse.

⁸Deed Book FF: 497-500, Adams County Courthouse.

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35'-6" wide on State Street from Ann Mix to Edmund Andrews.⁹

26 October. Deed: For the sum of \$1,200, the sale of a house and lot 35'-6" wide on State Street from Edmund Andrews to Margaret H. Saunders.¹⁰

1852: 29 July. Deed: For the sum of \$2,450, Lewis S. Saunders, Jr., and wife Margaret H. Saunders sell the house and lot on State Street to Bridget Hughes, wife of James Hughes.¹¹

1860: 7 March. Deed: For the sum of \$4,500, James and Bridget Hughes sell the lot 35'-6" wide on State Street to Cornelius Culhane.¹²

1868: 15 June. Deed: Catherine Culhane, administratrix of Cornelius Culhane, intestate, deceased, sells on the courthouse steps the lot 35'-6" wide on State Street to Bridget Welch for a bid of \$1,800.¹³

1868: 24 June. Deed: For the sum of \$2,720, Bridget Welch sells the State Street property and county acreage to Catherine Culhane¹⁴. The building is used as a boarding house by the 1870s.

Catherine Culhane died intestate, leaving heirs Ellen Hanley, Mary Greany and Margaret Long, her three children¹⁵.

1900: 7 August. Will: Ellen Hanley conveys her undivided 1/3 interest in the State Street property to her sisters, Mary Greany and Margaret Long.¹⁶

1911: 18 September. Will: Margaret Long conveys her undivided 1/2 interest in the State Street property to her daughter, Catherine Pitchford, and her granddaughter, Margaret Pitchford¹⁷. Building leased as residence.

1915: 15 October. Deed: Catherine Pitchford and Margaret Pitchford convey the

⁹Deed Book GG: 329, Adams County Courthouse.

¹⁰Deed Book GG: 330, Adams County Courthouse.

¹¹Deed Book II: 253, Adams County Courthouse.

¹²Deed Book MM: 527, Adams County Courthouse.

¹³Deed Book PP: 132, Adams County Courthouse.

¹⁴Deed Book PP: 134, Adams County Courthouse.

¹⁵Deed Book 6-B: 30, Adams County Courthouse.

¹⁶Deed Book 3-S: 295, Adams County Courthouse.

¹⁷Will Book 6: 147, Adams County Courthouse.

State Street property to Ellen M. Greany, daughter of Mary Greany.¹⁸

Mary Greany died intestate, leaving heirs James Greany, Margaret Greany, Mary Greany, Thomas Greany and Ellen M. Greany, her five children.

James, Margaret and Mary died unmarried and intestate, leaving their property and interest to siblings Thomas and Ellen. Thomas died intestate and unmarried in 1944, leaving sole title to the State Street property to Ellen M. Greany.¹⁹

1945: 10 October. Deed: For the sum of \$2,750, Ellen M. Greany sells 212 State St. to F. E. Ratliff and J. W. Claughton.²⁰

1947: 30 January. Deed. For the sum of \$10, F. E. Ratliff and J. W. Claughton sell the State Street property to Otis Cranford, of Monroe, Louisiana²¹. Building used for about one year as a tobacco store.

1951: 2 February. Deed: For the sum of \$10, the sale of the lot on State Street "north of the Johnson property" from Otis Cranford to Jordan Auto Company²². The first floor is used to store tires, the second floor is not in use.²³

ca. 1963:

City re-numbers lot from Lot 4, Square 2, to Block 5, Lot 2.²⁴

1967: 1 April. Deed of Conveyance: For the sum of \$10, the sale of the lot on State Street "north of the William Johnson property," from W. Howard Pritchartt, Jr., Jack E. Pool and John E. Mulhearn, Jr., to Carl Hudson Chadwick and Vernon H. Chadwick.²⁵

¹⁸Deed Book 4-E: 489, Adams County Courthouse.

¹⁹Deed Book 6-B: 30, Adams County Courthouse.

²⁰Deed Book 5-J: 437, Adams County Courthouse.

²¹Deed Book 5-Q: 533, Adams County Courthouse.

²²Deed Book 6-P: 30, Adams County Courthouse. Subsequent title descriptions follow chain from Jordan Auto company to Pritchartt, et. al.

²³Albert Metcalfe, telephone interview by author, 11 August 1992.

²⁴Date based on a revised 1951 city tax map at the Chancery Court, Adams County Courthouse. No records or additional tax maps can be found at the city planner's, tax assessor's, or city engineering's offices noting the exact date of renumbering.

²⁵Deed Book 10-S: 458, Adams County Courthouse.

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- 1967: 29 May. Easement: Conveyed by Bette C. Pritchatt, Jack E. Pool and John E. Mulhearn, Jr., granting a right-of-way, being private and non-exclusive, "for use as a driveway," serving 212 State St., to Vernon H. Chadwick and Carl Hudson Chadwick²⁶. Building unoccupied.
- 1968: 26 September. Warranty Deed: For the sum of \$10, the sale of .18 acres on a lot on State Street adjacent to the William Johnson property, and easement, from Carl Hudson Chadwick and Vernon H. Chadwick to Edwin Benoist, Jr.²⁷. First floor used for attorney offices in 1972.
- 1974: 10 May. General Warranty Deed: For the sum of \$10, the sale of .18 acres comprising Block 5, Lot 2, from Edwin E. Benoist, Jr., to Thomas J. O'Bierne and David M. Smith²⁸. First floor continues as office for attorneys.
- 1978: 6 July. Easement: From Thomas J. O'Bierne and David M. Smith to the Preservation Society of Ellicott Hill for the purpose of erecting a lattice on the rear retaining wall between 212 and 210 State St²⁹. Building no longer occupied.
- 1989: Mississippi legislature approves House Bill 3 to provide an appropriation of \$1 million through the issuance of general obligation bonds to be used to match local and federal funds to acquire and improve property necessary for the development of and access to the Natchez National Historical Park, provided the creation of the park was authorized by the United States Congress.³⁰
- 1990: 5 June. Mississippi Legislature approves bill, passed as S12847, to acquire William Johnson House and the Lancashire [McCallum] House.³¹
- 1991: 29 March. Deed: Thomas J. O'Bierne and David M. Smith sell to the City of Natchez, Mississippi, Lot 2, Block 5 (tract 103-02 of a February 14, 1990 survey), containing .0449 acres. The city used some of the \$1 million in the 1989 state appropriation to provide the remaining necessary funds

²⁶Deed Book 10-S: 550, Adams County Courthouse.

²⁷Deed Book 11-B: 646, Adams County Courthouse.

²⁸Deed Book 12-S: 54, Adams County Courthouse.

²⁹Deed Book 14-C: 469, Adams County Courthouse.

³⁰Elbert Hilliard, 5 August 1992, to Dena Sanford, Natchez National Historical Park, citing Laws of the State of Mississippi 1989 Extraordinary Session Ch. 2.

³¹"Johnson Acquisition" file, William Johnson House, Natchez National Historical Park, Natchez, Mississippi.

for the purchase of this building and the Johnson House³². Building unoccupied.

1991: 21 May. Donation Deed: The City of Natchez donates Lot 2, Block 5--tract 103-02--to "The United States of America," National Park Service, Department of the Interior³³. Building unoccupied.

4. Builder, contractor, suppliers: not known. The brick may have come from William Parker, as described in the report on the William Johnson House, HABS No. MS-270-A.

5. Original plans and construction: The original first-floor plan is unknown. An historic photo shows five entrances on the ground floor, suggesting a commercial facade³⁴. The interior may have been one large open space because there are two equally-spaced columns in the center of the building. The second floor is unaltered and consists of two front rooms and two rear rooms. Two garret staircases led to two rooms in the garret, although the western staircase is now gone.

The building was two-and-a-half stories, with windows and doors on the northeast, southeast and southwest walls. There was a six-over-four-light dormer window on the southwest gable. Two windows in the common wall are plastered over on the Johnson side, suggesting that McCallum expected Johnson to build a shorter building³⁵. Two sets of chimneys were built into the southeast end wall and the northwest common wall. There was a two-story gallery across the rear,³⁶ and a two-story brick dependency with front and rear frame galleries.³⁷

6. Alterations and Additions:

The McCallum House has undergone several alterations, although the dates are unknown. The brick dependency was removed ca. 1930 and the rear gallery at an unknown date. There has been at least one major first-floor alteration, and alterations to the northeast and southwest walls, done about 1968. Discussions with Mary Louise Miller, who lived next door in the 1920s and 1930s, and with previous owners indicate that most of the remodeling occurred in the late 1960s, probably while under the ownership of Edwin E.

³²Deed Book 18-T: 264-265, Adams County Courthouse; Hilliard, 5 August 1992.

³³Deed Book 18-U: 602, Adams County Courthouse.

³⁴Norman Collection, Myrtle Bank Galleries, Joan W. and Thomas H. Gandy Collection, Natchez, Mississippi.

³⁵The 1991 and 1992 archaeological studies on the foundations concluded that the foundations of the common wall were built before 1839. The above-ground wall, however, was estimated to have been built after the 1839 fire. Destruction of the buildings on the 212 State St. lot are confirmed in newspaper articles, the Natchez Weekly Courier and Journal, 27 September 1839, and the Mississippi Free Trader and Natchez Weekly Gazette, 1 October 1839.

³⁶Ibid., and Henry Gurney photo "SC-25-4 x 5-G" circa 1864, Myrtle Bank Galleries. Xeroxes of this and another historic photograph included in the HABS report for the William Johnson House, HABS No. MS-270-A.

³⁷Sanborn Fire Insurance Maps, 1886, 1892, 1892, 1901, 1904, 1910, 1925, 1946.

Benoist, Jr.³⁸

The first changes include the removal of the garret dormer and the chimneys. At an unknown date, the interior gallery stairs in the west corner room, second floor, were removed to allow a landing for new first-floor staircase.

ca. 1970: First floor partitioned into six large rooms and two small bathrooms, leading off of a central hallway. The first-floor stairs were removed to allow space for a rear bathroom. The first-floor ceiling was lowered, and partition walls finished in simulated wood paneling. The original wood floor was removed, and slab-on-grade poured. The floors were carpeted or covered with linoleum. First-floor facade was remodelled, removing the original entrances and replacing them with present door and windows. Rear gallery removed, southwest wall openings infilled, and ground level in rear yard raised to create a level parking lot with adjacent property. The southeast corner wall was rebuilt.

ca. 1980: Contractor Louis Spencer installed vertical angle irons and tie rods at the east and south corners of the southeast wall as stabilization³⁹.

B. Historical Context:

The McCallum House has undergone several changes in ownership and use since its construction in 1840. Based on the original design of the first-floor openings, original owner John McCallum intended the first floor as commercial space. This decision continued the commercial use of the lot, which had been occupied by the previous Lancashire building, and purchased by Ronald McCallum in 1838.

Although John McCallum did not gain full title to the building until January 1843, it was probably under his direction that the present building was constructed. John purchased the additional 4'-6" x 93' plot of ground which is now occupied by the building at 212 State St. in 1840, north of the lot owned by relative Ronald McCallum. Little is known of Ronald McCallum, who died intestate late in 1842. An "R. McCullum" resided by himself in Adams County in 1830, and was between 40 and 60 years of age. In 1840, a "Randall McCollum" and a 25-year-old, unmarried "John McCollum" lived in Adams County⁴⁰. John McCallum was probably Ronald's son, and one of five heirs of Ronald McCallum's estate. John McCallum did not live in this building, as his name appeared in a different census district in 1840, and nowhere near the Johnson house.

³⁸Thomas O'Bierne, telephone interview by author, 10 August 1992; David M. Smith, telephone interview by author, 7 August 1992; Mary Louise Miller, telephone interviews by author, 21 July 1992 and 7 August 1992; Vernon H. Chadwick, telephone interview by author, 18 August 1992; John Mulhearn, telephone interview by author, 18 August 1992.

³⁹Louis Spencer, telephone interview by author, 18 August 1992.

⁴⁰Ronald McCallum may have been related to a Malcom McCallum of Perry County, aged 40-60, who was the head of an eight-member family. "Population Schedule of the 5th Census of the United States (183)," 1, Adams County, National Archives and Records Service, microfilm; "Population Schedule of the 6th Census of the United States (1840)," 1, Adams County microfilm; Irene S. and Norman E. Gillis, Mississippi 1830 Census, (Baton Rouge: Irene S. and Norman E. Gillis, 1965).

McCallum endured two disasters during the family ownership of the lot, disasters which led to the construction of this building. In 1839, slightly over one year after Ronald McCallum had purchased the Lancashire building, a devastating fire swept the block. Local papers described the fire's progress, which had begun in the room of James Lancashire's stable directly to the north:

In a short time the whole front of the square between Canal & Wall Streets was enveloped in flames. The splendid edifice of Mr. Parker, the Southern Exchange on the opposite side of State St. cought [sic] and all of it, excepting the portion on the corner is in ruins. The flames spread from State Street back on Wall and swept away all the buildings on the square with the exception of the corner house [at Wall and Washington] belonging to Judge Turner and occupied by John Knight.

The several buildings fronting on State Street were all large frame buildings with one exception which was of brick.⁴¹

The brick exception was the property owned by Ronald McCallum. Ronald and/or John McCallum apparently intended to replace the earlier structure with a larger building when John purchased the additional 4'-6" of land to the east in February 1840. Construction was barely begun when three months later, disaster struck once again. On May 7, 1840, a tornado tore through Natchez, causing the deaths of more than forty people and more than \$1 million in damages. One of the McCallums listed \$1,000 in damages to their "New" building.⁴²

For a second time, McCallum rebuilt, reusing the foundations on the northwest wall of the previous building, which are of a better quality than the walls⁴³. The masonry units for the present building, like those of the adjacent Johnson House, are of salvaged bricks. It is possible that McCallum used the same brick source as his neighbor--the nearby Parker Hotel. The 1839 fire had partially damaged the hotel, which was finished off by the tornado. William Parker reported a loss of \$70,000 to his three-story "Southern Exchange" Hotel⁴⁴. The "ruins" were a popular source of rebuilding materials, according to William Johnson, who noted on May 21, 1840, that "Mr Parker is selling of[f] his Brick very fast - number of Carts are hauling from thare."⁴⁵

While McCallum was relatively regulation-free in the construction of his building, he apparently encountered difficulties in the fulfillment of his design regarding the garret. Both garret gable ends were to be equipped with two windows, although upon

⁴¹Natchez Weekly Courier & Journal, 27 September 1839. See also the Mississippi Free Trader and Natchez Weekly Courier and Journal 1 October 1839.

⁴²Mississippi Free Trader and Natchez Weekly Gazette, 11, 14 May 1840.

⁴³Atkinson 1991 and 1992.

⁴⁴Ibid.

⁴⁵William Ransom Hogan and Edwin Adams Davis, eds., William Johnson's Natchez: The Antebellum Diary of a Free Negro (Baton Rouge: Louisiana State University Press, 1954).

completion, light entered only from the southeast. The frames for the northwest windows exist, but are infilled, and plastered over on both sides of the wall. This suggests a misunderstanding between the two owners or the builders regarding the completed height of the house at 210 State St. McCallum included a single dormer in his building, probably to light the northwest end of the gable once the windows in the gable end had been closed off.

The property passed through a series of ownership following Robert McCallum's death in 1843. Title passed to John that year, then transferred to Ann Mix in 1847. This transfer was observed by neighbor William Johnson, who noted in his diary on January 8 that "Mrs. Meeks Mooves [sic] in to day next door to us in State St. She has bot the Property."⁴⁶ Mrs. Mix did not appear in the 1830, 1840 or 1850 Adams County censuses, and owned 212 State for only one year. The next owner to possess the building for any length of time was Margaret H. Saunders. Forty-six-year-old Saunders was married to lawyer Lewis Saunders, Jr., age 53. They had eight children. The eldest, Lewis, 22, was also an attorney. The other siblings were Edward, 21, Susan, 19, William, 17, Elliott, 10, Martin, 7, Laura, and a two-year-old. The Saunders were listed in a different area of the city from this property, and shared their house with three other people. Saunders apparently leased 212 State St. to a William Robertson, who occupied the building in 1850⁴⁷. With its location convenient to the courthouse, Lewis Saunders might have used the ground floor for his law offices--a practice continued in the late 1960s through the 1980s by later owners Edwin Benoist, Thomas O'Bierne and David Smith.

Margaret and her husband, Lewis, sold the building in 1852 to Bridget and James Hughes, a boot and shoe maker. Hughes may have used the ground floor for his shop prior to the sale of the building to Cornelius Culhane in 1860⁴⁸. There is no information on the Culhanes in the 1830, 1840 or 1850 census records, nor in marriage, death or probate records at the Adams County Courthouse.

The building's use as a boarding house began while under the Culhane ownership, and lasted through the early twentieth century. The change in use was apparently a result of diminished finances following Cornelius Culhane's death in 1868. Catherine, his wife, was forced to sell the property and other land owned by her husband on the courthouse steps that year. She immediately purchased her property back, however, when the friend or relative who successfully bid on the land sold it back at the same price that it was sold⁴⁹. Catherine leased the building to the four-member Joseph Baker (farmer) family in

⁴⁶Hogan and Davis (1951).

⁴⁷Occupant names taken from census figures, based on later census methodology which progressed from west to east along State Street. See also 1840 Population Schedules, and "Population Schedules of the 7th Census of the United States (1850)," 1, Adams County, National Archives and Records Service, microfilm.

⁴⁸Hughes would remain in Natchez for several years. He operated a boot and shoe business on Main Street in 1877. See Complete Directory of the City of Vicksburg, and Business Directories of Yazoo City, Jackson and Natchez (Vicksburg, MS: A. C. Tuttle, 1877).

⁴⁹Deed Books PP: 132; PP: 134, Adams County Courthouse.

1870⁵⁰. It may have been Culhane who painted the numbers on the second and third floors. As early as 1877, the Natchez city business directory listed the building as a boarding house at “20 State Street,” under the ownership of Catherine Culhane⁵¹. In 1880, 70-year-old Culhane was landlord to three adult boarders: Timothy Rachel, a 64-year-old laborer, Martin Kirmin, a 38-year-old “moulder,” and 38-year-old William Gleason, a laborer. Mary Gregory, a 75-year-old servant, cooked for the household.

The building remained in the extended Culhane family through the early twentieth century, although it is unclear if it remained in constant use as a boarding house during that time. Census manuscripts for the year 1890 no longer exist for Mississippi, and Sanborn Fire Insurance Maps of 1892 and 1897 identify 212 State St. as a dwelling. No boarding houses are given in the 1892 city directory, which lists Sarah Adams, black, as the head of the household at this address⁵². By 1900, the building was identified again as a boarding house, with Laura Adams as head of the household. The other occupants were Mary, her 25-year-old niece, and 8-year-olds John and Elinor Adams. Mary worked as a chambermaid. The three remaining boarders, also black, were 20-year-old John (last name illegible) and Scott Quisern,⁵³ 30, laborers, and 25-year-old June Quisern, a cook. The building was identified as the “Adams House” boarding house for the first time in the 1901 Sanborn Fire Insurance Map. This boarding house identification continued through 1910, the year in which the building was distinguished as “Negro Boarding.” By 1910, Laura Adams, age 51, shared the house with her adopted son, H. Edona Adams, 16, and six boarders. The boarders were laundresses Aurora Davis and Francis Harriet, aged 20 and 23, and Francis’ three-year-old son, Clifton, and 8-month-old daughter, Gladys. Jordan Minor, a 28-year-old servant also boarded at 212 State St., as did Mary Bell, a 29-year-old widow who was employed as a cook with another family.⁵⁴

Occupation of the McCallum Building in the twentieth century has been sporadic, particularly after 1963. The building’s use as a boarding house is noted on the 1925 Sanborn Map, although the 1925 Polk directory does not indicate it as such. By 1935, only one boarding house was listed in Natchez, on Jefferson Street. That year, Lewis Mollett, a black logger, lived in this building with his wife, Martha. The Molletts continued to occupy the building through the 1940s, even following the sale of 212 State St. to Frank E. Ratliff and J. W. Claughton. Ratliff owned Ratliff’s Service Station on Main Street, and lived on New Street⁵⁵. Upon Otis Cranford’s purchase in 1947, Cranford

⁵⁰“Population Schedule of the 9th Census of the United States (1870),” 1, National Archives and Records Service, microfilm.

⁵¹Complete Directory of the City of Vicksburg and Business Directory of Yazoo City, Jackson and Natchez (1877).

⁵²Directory of the City of Natchez, October 1, 1892 (Natchez: Banner Publishing Company, 1892).

⁵³The script of the 1850 Population Schedule for Adams County is nearly illegible, and the name listed is a guess.

⁵⁴“Population Schedule for the 13th Census of the United States (1910),” 1, Adams County, National Archives and Records Service, microfilm.

⁵⁵1935, 1941 and 1946 Polk Directories, State-Ketching’s Natchez, Mississippi 1939 Directory, 1 (Natchez and Gulfport, MS: Tom L. Ketchings Company, Inc., 1939).

used the building for his "Cranford Tobacco Company," although he and his wife and daughter lived at 416 Walnut. The building was vacant by 1953, and remained so until 1957, when the succeeding owners, the Jordan Auto Company, used the first floor as a tire warehouse⁵⁶. When Jordan Auto moved to U.S. Highway 61 in 1963, the building again became vacant. Lawyers Vernon H. Chadwick and Carl Hudson Chadwick had plans to develop the building as their law office in 1967, but were unable to secure funding for the estimated \$14,000 in structural work required⁵⁷. They sold the building the following year to Edwin E. Benoist, another Natchez lawyer. After extensive ground-floor alterations to the building and rear yard, he moved his office into the "Benoist Building" in 1972. One year later, Benoist had moved out, leasing, then selling, the building to his former partner, Thomas J. O'Bierne, and O'Bierne's partner, David M. Smith. O'Bierne and Smith remained in the building until their sale to the city of Natchez in 1991.⁵⁸

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The McCallum House is a five-bay, two-and-a-half-story Greek Revival-style structure. The brick building's form is representative of the type popular for business and residence construction during the early and mid decades of the nineteenth century. The McCallum House has had at least one major internal first-floor remodeling, and a remodeling of the first-floor northeast wall.

2. Condition of fabric: The current condition of the building is fair. There are serious structural problems in the walls and framing. The original masonry units consist of salvaged brick, resulting in irregular joint patterns and a lack of bonding between units. The original mortar contains little or no cement. This combination of low-strength mortar and poor brick has resulted in weak walls susceptible to cracking⁵⁹. Additionally, there is settlement of the southeast corner of the building and failure of the brick and mortar. This is particularly evident in the southwest wall. Settlement has caused a gap between the McCallum and Johnson houses which is about 3" wide at roof level. To stabilize the building, two-story steel angle irons (10" x 4" x 1/2") are located at the north and south corners of the southeast wall, and connected with three cables. An iron angle is set into the ground at the north corner of the same wall. The southwest wall is showing signs of failure, and has been partially anchored to the second-floor joists with two wood blocks

⁵⁶Polk Directories; Albert Metcalfe telephone interview, 11 August 1992.

⁵⁷Chadwick telephone interview, 18 August 1992.

⁵⁸Polk Directories.

⁵⁹Richard Ohmstede, "Structural Inspection Report Lancashire Building and William Johnson House, Natchez National Historical Park, Natchez, Mississippi," TMs (National Park Service Report, Eastern Team, Denver Service Center, October, 1991), Natchez National Historic Park, Natchez, Mississippi. Based on this report, the Deputy Regional Director in Atlanta supports disassembly of the building, and constructing a new building in the original appearance of the McCallum House, reusing historic bricks. See Deputy Regional Director, 24 April 1992, to Superintendent, Natchez National Historical Park, Natchez, Mississippi.

and wall ties. Within the building, signs of failure are seen on the northeast wall, where a gap exists between the second-floor joists and the wall.

The remodeling of the interior of the first floor and first-floor entrance has obliterated any reference to the building's original ground-floor appearance. Plaster cracking exists on interior walls, while cracks on the exterior northeast facade indicate the location of subsurface brick alterations.

B. Description of Exterior

1. Overall dimensions: The two-and-a-half-story building measures 31'-6" (five-bay front) x 42'-5" (two bays deep), and shares a common wall with the Johnson House.

2. Foundations: The building is supported by brick foundations. The northwest foundation is shared with the William Johnson House at 210 State St., extends twenty-three courses below the joist pockets, and has no footing. The remaining foundations are probably ten courses deep, based on a 1992 archaeological study of the south corner.⁶⁰

3. Walls: The 14"-thick walls are of brick laid in a common bond (7:1). With the exception of the southwest wall, all are covered with a 1/2"-thick cement stucco. The southeast wall is scored to imitate ashlar. The exposed bricks on the southwest wall are disintegrating, exacerbated by the infill of openings with hard modern bricks and mortar. Each wall has structural problems, related to the fact that each wythe of brick was not bonded by header courses to adjacent wythes. Large surface areas of mortar joints are aligned vertically in the wall, limiting any interlocking bond between brick coursing.

Alterations to the northeast wall have reduced the structural integrity on the first floor, with little remaining masonry load-bearing surfaces for the second-story structure to bear upon. Horizontal stress cracks appear at the second floor, as do diagonal stress cracks. There is a substantial amount of missing masonry on the inside surface at the second-floor level due to the modifications to the first floor, and because the inside wythes have nothing to bear upon. Steel lintels above the first-floor windows are rusting.

The southeast wall has diagonal stress cracks near the front and rear walls, and the upper portion leans out approximately 3" from the second story to the parapet. The wall is not laterally supported at the floors. There are many vertical cracks within the wall, especially near the chimneys.

The southwest wall is bowing out approximately 6" and is largely unsupported. The problems on this wall are exacerbated by the insufficient foundation, and a high soil moisture at the southeast corner, where a downspout is set into the ground. Fill material added adjacent to the southwest wall, intended to provide a level parking area, has settled, resulting in a drainage pattern toward the wall. The southeast corner has been rebuilt. In

⁶⁰Atkinson 1991 and 1992; Richard Ohmstede, "Structural Inspection Report: Lancashire Building and William Johnson House, Natchez National Historical Park, Natchez, Mississippi," Tms, National Park Service Report, Eastern Team, Denver Service Center, October 1991, Natchez National Historical Park, Natchez, Mississippi; Ohmstede, "Preliminary Draft of Structural Report and Recommendations on the Johnson Complex," 12 May 1992, to Superintendent, Natchez National Historical Park, Natchez, Mississippi.

addition, the six infilled openings have incompatibly hard modern bricks and mortar.

The northwest section of the common wall leans 3/4" to the west, while the southwest corner leans 3/4" to the east. There are diagonal stress cracks in the wall.⁶¹

4. Structural system, framing: The outer 14" walls are load-bearing brick and the internal framing is wood, probably cypress. There are two wood columns equally spaced in the center of the first floor. Connections are made with cut nails. Joists 11-1/2" x 3" span northwest-southeast.

5. Porches, stoops: none. The building originally had a full-width rear gallery, which provided access to the second floor and two second-floor doors, now infilled. A ca. 1864 photograph shows a rear gallery with a board roof sharing the same height as the Johnson House gallery. The gallery roof met the rear southwest wall below the cornice⁶². The gallery stairs were the same as found on the Johnson House, rising from the southeast corner, turning 90 degrees, and continuing to the center of the second-floor gallery floor.⁶³

6. Chimneys: Four chimneys were once symmetrically arranged on the gable ends, two per gable. Three internal fireplaces remain on the second floor, and in the rear southeast room of the first floor. The fireplace mantels have been removed. A large amount of masonry is collapsing into the flues and fireboxes.

7. Openings:

a. Doorways and doors: The McCallum House has one exterior entrance on the northeast elevation. The six-panel door is a ca. 1968 replacement, and is set within a wood frame. It has a wood sill, and a stylistically inappropriate Georgian Style broken pediment. From the interior, a partial removal of the paneling reveals that an original transom remains above the door.

Two second-floor entrances on the southwest elevation are infilled with rug-face brick, and have wood lintels surmounted by a course of ender bricks. Four first-floor openings on this wall have also been infilled with modern brick, and are partially obscured by the modern fill which has raised the ground level of the rear yard. They retain their wood lintels.

b. Windows and shutters: The typical original windows were nine-over-six-light, double-hung sash in wood frames. Including trim, they measure 4'-0" x 6'-5". They are equipped with louvered shutters. Five original windows and shutters exist on the second-floor northeast facade. As early as 1864, the southeast gallery-

⁶¹Richard Ohmstede, 12 May 1992; Neil Jeffrey to O'Bierne, Smith and Ogden, "William Johnson House, Natchez, Preservation Society of Ellicott Hill CN1239A 870-81-82," Koch and Wilson Papers, Southeastern Architectural Archives, Tulane University Library, New Orleans, Louisiana.

⁶²Gurney photo, Myrtle Bank Galleries.

⁶³Mary Louise Miller telephone interview, 7 August 1992.

level windows did not have shutters⁶⁴. They are now boarded over. Two identical windows were located on the northwest wall, but were infilled shortly during completion of the Johnson House. Two of the southwest windows survive on the second floor, but the westernmost window is covered with plywood. There were apparently two similar openings on the first floor, now infilled with brick. They had jack arches. There was originally a gabled dormer window in the southwest side of the garret, and it had the typical window⁶⁵. The roof framing is intact, but the dormer is now gone. Two forty-eight-light windows with undersized fixed shutters are on the first floor, northeast elevation, flanking the central entrance.

8. Roof:

- a. Shape and covering: The house has a shallow gabled roof initially covered with wood shingles. It is now covered with corrugated metal. The brick parapet gable ends project slightly above roof level.
- b. Cornice, eaves: A decorative sawtooth brick cornice survives on the southwest and northeast walls. This course is created from three corbelled brick courses, the center course bricks being offset 45 degrees. There is little eave overhang.

C. Description of Interior:

1. Floor plans:

- a. First floor: The original first-floor plan has been obliterated by the present partition walls. The first floor is divided into six large rooms, arranged about a central rear hall. The central front door opens into a reception area half the width of the building. A center door in this room opens into the rear hallway. The southwest corner of the building is equipped with two bathrooms. Three exterior doors, now infilled, and partially blocked by dirt infill in the rear yard, opened onto the first floor.
- b. Second floor: This floor is virtually intact. Access was originally from the rear gallery, through two center doors which opened onto two rear rooms. There were two staircases immediate to the doors, centrally located on the southwest wall. They rose to the garret, and were located on either side of a center partition. A doorway in the center of this partition allowed passage between the rear rooms. At some point, the western staircase was removed to provide a second-floor landing for a new stair rising from the first-floor west corner. These first-floor stairs are gone, but the open framing remains. The rooms on the second floor are all of different dimensions, but roughly divide the floor into four equal-size rooms. Access to the northeast rooms is through the southwest rooms. The largest, south corner room measures 23'-6" x 14'-0" and is equipped with a shallow closet in the north corner. All of the rooms were originally equipped with fireplaces.

⁶⁴Gurney photo, Myrtle Bank Galleries.

⁶⁵Ibid.

c. Garret: The garret is divided into two rooms, the northwest room measuring 14'-2" x 25'-5", and the southeast room measuring 14'-3" x 25'-5". There is a connecting door located near the stairs. The staircases leading to the garret are enclosed at garret-level.

2. Stairways: There is one open winder staircase on the east side of the second-floor center partition wall. At the base of the stair, four steps turn 90 degrees, then rise another thirteen steps to the garret landing, which has a simple square post and square balusters. An identical staircase originally existed on the west side of the partition wall, but is now gone. The closed string survives, with the ghost outlines of the risers and treads.

3. Flooring: The first-floor original flooring is gone, replaced with slab-on-grade and finished in linoleum and carpet. The second- and garret-level flooring are wood, with planks measuring 4" to 7" wide, laid northeast-southwest.

4. Wall and ceiling finish: The first-floor walls are covered in grained paneling, with acoustical tile ceilings. The second-floor and garret walls are original, with two layers of 1/2"-thick plaster applied to brick exterior walls, or lath and plaster on wood partition walls. The partition wall on the second floor was installed after the brick walls were finished and plastered. This is evident on the center of the northeast wall, where plaster is falling off that had partially covered the surround of a center window. Plaster is falling off in several locations. The 10" floor molding on the second floor has a quirked, beveled top. The garret-floor molding has the same profile, but is of 7" board. All molding is painted brown.

The walls on the second-floor southwest room are covered in writing dating to the 1940s. Much of the writing is an accounting of hours spent per day on an unnamed activity, interspersed with quotes. Some of these include:

"Obedience is a virtue."

"As long as man is in the Sunshine he ain't going to see his shadows."

"June 1940 321 years the first Negro was landed at Jamestown in America. About 4 million were here in the Civil War. Now about 18 million live in America on the farm in the 16 southern States there are 10,000 ways of making a living here the Negro is engaged in mostly 58."

5. Openings:

a. Doorways and doors: There are six modern, hollow-core doors on the first floor, with plain surrounds. On the second floor, there are three doorways, although the east room is the only one retaining its four-panel door. It is painted white. The number "8" is painted on one side. Another four-panel door lies in the south room. There is also a closet in the south room; the door has been removed. Two batten doors at the garret-level enclosed staircase landing are numbered "9" and "10." Door surrounds in the rear, southwest rooms, second floor, have a 4-1/4" trim. The profile consists of a shallow step and beveled backband, detailed with a quirk. Door surrounds on the northeast rooms have the same profile, but measure 5-3/4". The door surrounds in the garret have the same trim as found on

the second floor, but measure 3-1/2"-wide. The surrounds are painted white.

b. Windows: Molding around original windows are the same 5-3/4" surround as found on the north-room door surrounds. They are painted white.

6. Decorative features: Second- and garret-level decorative features consist of the window and door trim.

7. Architectural furniture: There is one closet with shelves in the east room, second floor.

8. Hardware: All doorknobs and locks have been removed from the original second- and third-floor doors. Hinges on the second floor and garret doors are simple iron. An iron key surround remains on the northeast-room door, second floor. The first-floor doors have modern metal knobs.

9. Mechanical systems:

a. Heating: The building was equipped with four chimneys and at least four fireplaces. The first-floor fireplace arrangement is now obscured, and the southeast corner chimney was completely removed when the south corner was rebuilt. On the second floor, each room was provided with a fireplace and brick hearth. In the east and west rooms, the brick hearths remain in the fireplaces, which were built to accommodate wood burning. The south room fireplace has been removed. The north fireplace was modified to accommodate a shallow, coal-burning grate. (A grate and mantels are stored in the first floor, and probably belong to this building.) The mantels for all fireplaces have been removed. Openings in the flues of the east and west rooms suggest that the fireplaces were modified to accept free-standing iron stoves. There are no fireplaces in the garret.

The building was equipped with a forced air system, ca. 1970.

b. Plumbing: The building is plumbed for water. There are two first-floor bathrooms in the west corner.

c. Electricity: The building is equipped with fluorescent lighting on the first floor.

D. Site:

1. Historic landscape design: The McCallum House is set on Lot 2, Block 5, in the city of Natchez, Mississippi. The block and house are set 45 degrees off of a north/south orientation. The house fronts directly onto a brick sidewalk, the bricks being laid in a basketweave pattern. There is an alley directly southeast of the building, which has been widened in the mid-twentieth century. The rear yard was originally about 5' lower, and separated from yards to the southeast and northwest by brick walls. The brick wall remains between the Johnson House and the McCallum House, but the 10' wall to the southeast was removed about 1968 when the yard was infilled to make a level parking lot. There was once a two-story brick outbuilding beyond the yard, which was removed after 1950.

2. Outbuildings: none.

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PART IV. PROJECT INFORMATION

This project was sponsored by the Southeast Regional Office of the National Park Service. The documentation was undertaken by the Historic American Buildings Survey (HABS), Robert J. Kapsch, Chief, under the direction of Paul D. Dolinsky, Chief of HABS, with assistance of HABS architect and project leader Joseph D. Balachowski, HABS senior historian Alison K. Hoagland, and Sarah J. Boykin, Southeast Regional Office project architect. The project was completed during summer 1992 at the HABS field office at Melrose, Natchez National Historical Park, Natchez, Mississippi, by project supervisor John P. White, architect, with architectural technicians Roderick Fluker (Tuskegee University), John L. Alberstadt (Louisiana State University), Junne Kikata (Tokyo University of Fine Arts, Japan, through US-ICOMOS), Rachel L. King (University of Virginia), Dennis E. McCarthy (The Catholic University of America), Kristin A. Peterson (University of Texas, Austin), and Lawrence A. Weintraub (Tulane University). The project historian was Dena L. Sanford (University of Oregon, HABS-Sally Kress Tompkins Fellow). Sanford conducted all of the research associated with the project and wrote the historical information sections (Part I), including the in-depth historical context and the architectural information. Discussions with local architectural historian Mary W. Miller provided insight into the stylistic development of Natchez architecture. The photography was produced by Jack E. Boucher, HABS photographer.