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Old Salem School Historic Structures Report

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HISTORIC STRUCTURES REPORT

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Introduction / Project Description

This section includes a concise account of research and investigation findings and recommendations for treatment and use, and a record of project administrative data.

This report consists of a historic structures report of The Old Salem School in Macon, Mississippi. The current scope of work covers an investigation of the existing building, including current conditions/challenges and opportunities. Specific information regarding the work needed for the property is outlined in this report.

The report is based upon a visual investigation of the property with information gathered in a series of site visits. A more invasive investigation will be required to discover any hidden defects and deficiencies that may not be visually apparent.

This study is divided into several sections, including an executive summary, description of exterior and interior conditions, annotated plans and diagrams, proposals and recommendations for future work, associated preliminary costs, recommendations, and prioritized scope of work for Phase 1 – including structural stabilization and exterior restoration. Phase 2 will include interior restoration and incorporation of new mechanical/electrical/plumbing systems. Phase 3 will include an elevator/lift and possible catering kitchen addition at the rear of the building and site development. Specific recommendations are incorporated into each of the sections as they pertain to items of prescribed work.

Belinda Stewart Architects, PA greatly appreciates the opportunity to be involved in this significant and wonderful project.

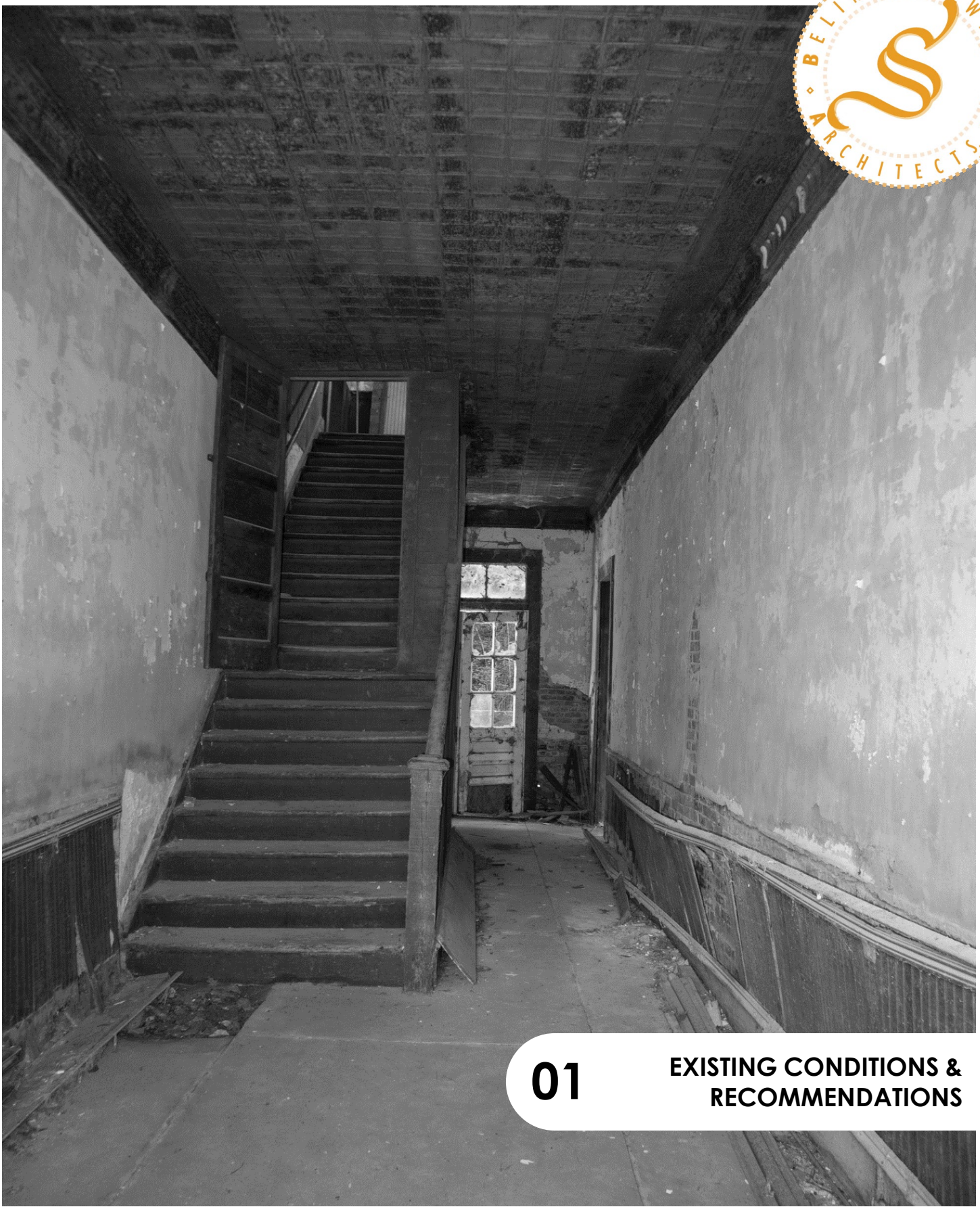
Historical Background & Context

The Old Salem School stands on level ground facing south toward Highway 14. The school building is a 52' wide by 42' deep, five-bay by four-bay brick structure, laid in common bond, with a hipped roof supported by a wooden superstructure and covered with cement-asbestos shingles. The plan consists of rooms astride a central hall on both floors. The building's brick walls are one foot thick. The first-floor brick up to the level of the heads of the first-floor windows., are a mixture of bluish-gray and dark-red bricks; the bricks above this area change to a brownish-red. There is no apparent design or construction consideration to explain this change. The windows on both floors are wooden, double-hung four-over-four sash with segmental-arch heads and plain, plastered window sills. The front and rear double-doors on the ground floor open from the central hall and have a three-paned, glazed transom. A metal fire escape leads from a single wood door at the east end of the second floor of the rear façade. Plain, brick chimneys rise from both the east and west end walls.

The plan consists of a central stair hall on the first floor with double-pile rooms to either side. The second floor consist of the central stair with double-pile rooms to the west and a single room the full depth of the building to the east. The wall to the west of the stair includes an operable, counter-weighted panel which can be raised and lowered. On the interior the ground floor consists of a concrete slab and the second floor consists of tongue-and-groove pine boards. The walls are plaster on wood lath above a 3'-0" high beaded-board wainscot. All interior door and window trim is wood and is quite plain as are the handrail, balusters and newels of the interior stair. The ceiling is covered with pressed metal throughout, including a pressed metal cornice and pressed metal covering beams which span between the front and rear rooms on each floor. This beam is supported on both floors by a single, wooden column.

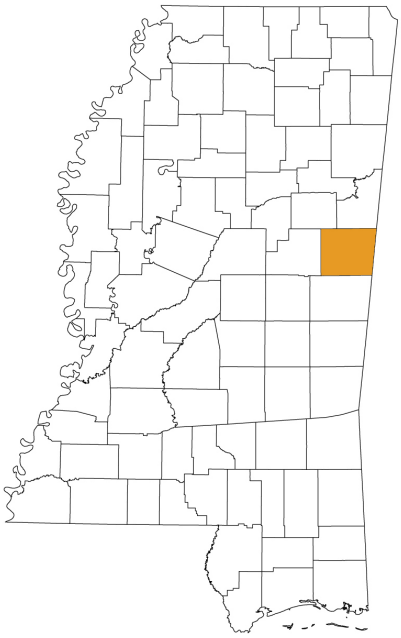
The Old Salem School is significant as the largest and most sophisticated county public school building remaining in Noxubee County, Mississippi from the early 20th Century. It was the product of the national and state process of school consolidation. In the first decade of the 19th Century school consolidation developed nationally as a result of efforts to increase educational efficiency and as motorized transportation became available to assemble students from a large geographic area. In 1910 the Mississippi Legislature passed its first school consolidation legislation. Educators argued that school consolidation offered the best available system because it cost less per pupil that one-room schoolhouses, provided better organization, delivered a better quality of teachers and teaching, enabled the purchase of better equipment, provided a broader circle of acquaintances for students, made a wider variety of athletic activities possible, and produced more dignified school buildings. In 1870 the public school system was established in Noxubee County. In 1904 the land was purchased for a school on the present Old Salem School site. With consolidation, Noxubee County maintained 19 small, non-consolidated schools, established two separate school districts. The school building's organization, including moveable partitions, was extremely thoughtful and innovative. The grammar school grades occupied the first floor with grades one and two in the southeast room , grades three and four in the northeast room , grades five and six in the southwest room , and grades sever and eight in the northwest room. On the second floor the southwest room housed high school math and science classes. The northwest room held high school history and English classes. The large room on the east side, outfitted with a stage, was used for study hall, music, chapel, and entertainment.

The Old Salem School was listed on the National Register for Historic Places, Dec. 1989 and a Mississippi Landmark, July 2023.

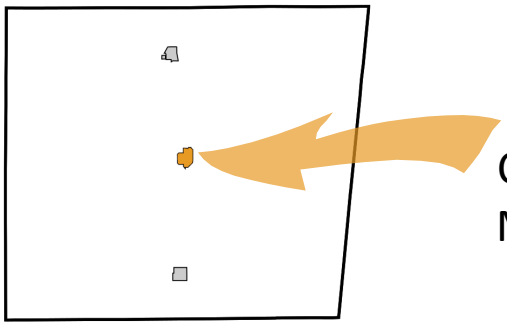


01 EXISTING CONDITIONS & RECOMMENDATIONS

Statewide Context



Countywide Context
Noxubee



Citywide Context
SCALE: NTS

EXISTING SITE PLAN – NOVEMBER 2016
SCALE: NTS

LEGEND:

1. Roadside Entry
2. Existing Signage
3. Building Entry
4. Flagpole
5. Teacher's House – No Longer Remaining – Demolished between 2020-2023

Site

Parking | Existing Conditions:

There is no defined parking at the site.

- **Parking | Recommendations:**

Due to the proposed public use of the space, a minimum of two ADA parking spots should be created to accommodate all visitors. These ADA spaces should be concrete, while the rest of the parking lot can be decomposed granite or compacted gravel.

- **Landscaping | Existing Conditions:**

The notable landscaping on the site includes three mature oak trees that line Highway 14. One of these trees sits immediately adjacent to the roadside gravel entrance while the other two trees lie approximately 40' from the road and 75' from the South façade of the building. Two smaller oak trees can be found 20 feet to the west of the building.

- **Landscaping | Recommendations:**

We recommend that the trees closest to the building be surveyed on an annual basis to determine if they should be trimmed back.

- **Grading / Drainage | Existing Conditions:**

A French style drain was installed in 2022/2023 to rectify drainage issues. Standing water was viewed toward the rear of the building but not up close to the building foundation. Per the Structural Engineer's recommendations, the building movement/deflection should be monitored from the time of the new site drainage at least 1 year prior to restoration.

- **Grading / Drainage | Recommendations:**

Currently the grade slopes away from the building. Keep in mind during future site development that moisture and standing water should not stand around the foundation of the building. Keep a watch on the standing water at the rear of the building.

- **Sidewalks | Existing Conditions:**

A 40’ long by 5’ wide concrete sidewalk extends out from the primary entrance towards the road.

- **Sidewalks | Recommendations:**

The concrete sidewalk is not in good condition and has deep dips and crevices making it difficult to navigate. To accommodate visitors of all abilities, concrete sidewalks should be implemented to connect the ADA parking spots to the main building. Other paths, not necessarily on an ADA route could be decomposed granite or gravel.

- **Lighting | Existing Conditions:**

No onsite lighting is present apart from those found on electrical poles located across the street and on the neighboring properties.

- **Lighting | Recommendations:**

Street pole lighting is recommended to be added to the site for improved vehicular movement and site security. Flagpole spotlights should be added to illuminate the flags at night. Any new sidewalks and pedestrian walkways should be illuminated but lighting fixtures visibility kept to a minimum. The existing metal gooseneck sconce over the front door should be restore/rewired and repainted for operability.

- **Signage | Existing Conditions:**

A historical marker, erected in 1992 by the Mississippi Department of Archives and History, is located East of the roadside entrance. On both sides the sign reads “Built in 1914, this structure is Noxubee County’s most significant extant early twentieth century public school building. Listed on the National Register of Historic Places in 1989.”

- **Signage | Recommendations:**

A signage and marketing program is recommended to encourage visitors to this landmark. We also recommend encouraging the educational element and history specific to this building. Additionally we suggest using social media, and events to create awareness of the building and it’s history. This awareness program could attract new partners to the project and longterm care of the building and site.

1A.1 Looking North - View of the building from MS-14

1A.2 Looking North - View of the building from MS-14

1A.3 Looking North – Historical marker

1A.4 Looking North - View of the building from the roadside entrance

1A.5 Looking Northeast

1A.6 Looking East

1A.1 Looking Southwest – In 2023 a French drain was installed around the perimeter of the building

1A.2 Looking West

1A.3 Looking Northwest

1A.4 Looking Northeast

1A.5 Looking Southeast

1A.6 Looking Northwest

Exterior

- **Brick | Existing Conditions:**

The exterior masonry consists of two brick types that vary in color. The first-floor brick up to the level of the heads of the first-floor windows, are a mixture of bluish-gray and dark-red bricks; the bricks above this area change to a more uniform brownish-red color. All corners of the building, apart from the northwest corner, include a small stepped pyramidal shape in which the first-floor brick intrudes into the second-floor brick. The lower portions of the first-floor brick are discolored due to moisture and soiling

In many locations among the bottom 3' of the building, the exterior brick is missing mortar. This same issue can be seen in various other areas of the building, especially surrounding the window's curved lintels.

Portions of the masonry on the North and West facades is experiencing efflorescence

Severe cracking of the brick can be seen above various windows and door heads.

- **Brick | Recommendations:**

Clean the brick of all staining, biological or otherwise. A pH-neutral cleaner or water with a pressure washer under 250 psi should be used. Do not use hard bristle brushes. The cleaner chosen should be tested in an inconspicuous area first to determine the effectiveness and not negatively affect the color or texture of the brick. Repoint areas of missing mortar to match existing (cleaned) mortar type, color, texture, and tooling exactly. Testing the existing mortar is recommended before beginning masonry repair work. Ensure that mortar matches the existing texture and color, and that brick faces remain free of mortar.

- **Windows | Existing Conditions:**

The 34 windows of the building are of wood construction and consist of two painted sashes both containing four lites. Windows along the South façade have been sheathed in plastic as to protect them from the elements. Most all the windows are suffering extreme deterioration of their wooden components, though their condition varies. Many windows have either missing or cracked glass lites.

- **Windows | Recommendations:**

Damaged paint, including peeling paint, should be adequately removed from the window framing and trim. Inspect and repair all deteriorated wood with a wood consolidant or replace it with exterior grade wood. Repaint the window systems with exterior grade paint; ensure window operations are preserved during the window painting process.

Remove broken windowpanes and failing glazing putty and replace.

The masonry sills have been stuccoed. It is not clear at what point these masonry sills were stuccoed, but nevertheless, it is existing and does not appear to be Portland based stucco. Repair stucco sills.

For more information, please refer to the National Park Service Preservation Brief on repairing historic wood window.

- **Doors & Hardware | Existing Conditions:**

There are two entrances into the building with the primary one being located on the South façade and the secondary entrance being located on the North façade. The primary entrance and rear entrance both consist of painted inward swinging double doors that feature six lites and three recessed panels. It appears that historic hardware exists on these doors in the form of brass knobs and plates. These doors have severe deterioration of the bottom recessed panels. Many lites on the rear door are either cracked or missing. The door headers and jambs are extremely deteriorated.

- **Doors & Hardware | Recommendations:**

We recommend scrape/calk/paint all doors and trim to match existing color. If any portion of the wood is deteriorating, repair with a wood consolidant or replace.

- **Roof | Existing Conditions:**

The building contains a 9” painted wood fascia board and soffit of simple construction. In many locations, either the fascia or soffit are extremely deteriorated due to weathering. On many of the corners, the soffit has separated from the soffit. In many location the soffit missing entirely exposing the attic space. Didn’t someone inspect the roof and do drone footage?

- **Roof | Recommendations:**

Gutters

Repair

- **Lighting | Existing Conditions:**

A singular exterior light fixture can be found above the primary entrance on the South façade.

- **Lighting | Recommendations:**

Repair or replace sconce.

1B.1 South façade - Entrance door

1B.2 South façade – facing north

1B.3 South facade entrance door – severe deterioration of header and head jamb causing bowing

1B.3 South facade entrance door – Severe deterioration of lower portions of the door and concrete threshold

1B.4 South facade – All windows on this façade have been sheathed in plastic as to protect them

1B.5 South façade – Many locations along this facade are experiencing separation of masonry due to loss of mortar along the window's curved lintels

1B.6 Southwest corner

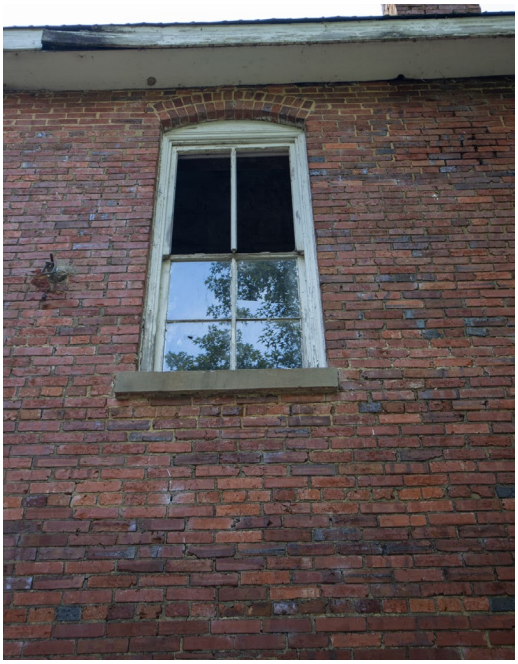
1B.7 South facade - Fracturing of concrete sill casing

1B.8 West façade – Lower story window experiencing separation between bottom sash rail and its fracturing sill

1B.9 West façade – facing east

1B.10 Northwest corner – Significant loss of masonry – discoloration of bricks indicates ???

1B.11 Southwest corner – Large portion of missing soffit



1B.12 West façade – Portions of the fascia boards appear to have water related damage further threatening the attic space

1B.13 West façade – Detail of fracturing concrete sill casing

1B.14 West facade – Large portion of missing soffit

1B.15 West façade – Many windows on this façade contain either cracked or missing lites

1B.16 North façade – Metal fire stair anchored into masonry exterior

1B.17 North façade – facing west

1B.18 North façade – The intrusion of climbing foliage along this side of the building is further weakening the masonry and soffit boards

1B.19 North façade – Lower story window experiencing separation between curved lintel and header

1B.16 North façade – Separation of masonry above rear entrance – Notice protrusion in soffit board

1B.17 North façade – Heavy presence of intrusive lichens, mosses, and other foliage along the bottom portions of building is likely due to improper drainage of rainwater

1B.18 North façade – Detail of northwest window deterioration

1B.19 North façade – Significant loss of masonry can be found on both sides of rear entrance

1B.20 East façade – The chimneys on this side of the building are experiencing masonry loss that is disturbing the roofing

1B.21 East façade – Looking West

1B.22 East façade – Upper story window is experiencing major separation of masonry above curved lintel and below concreate sill casing

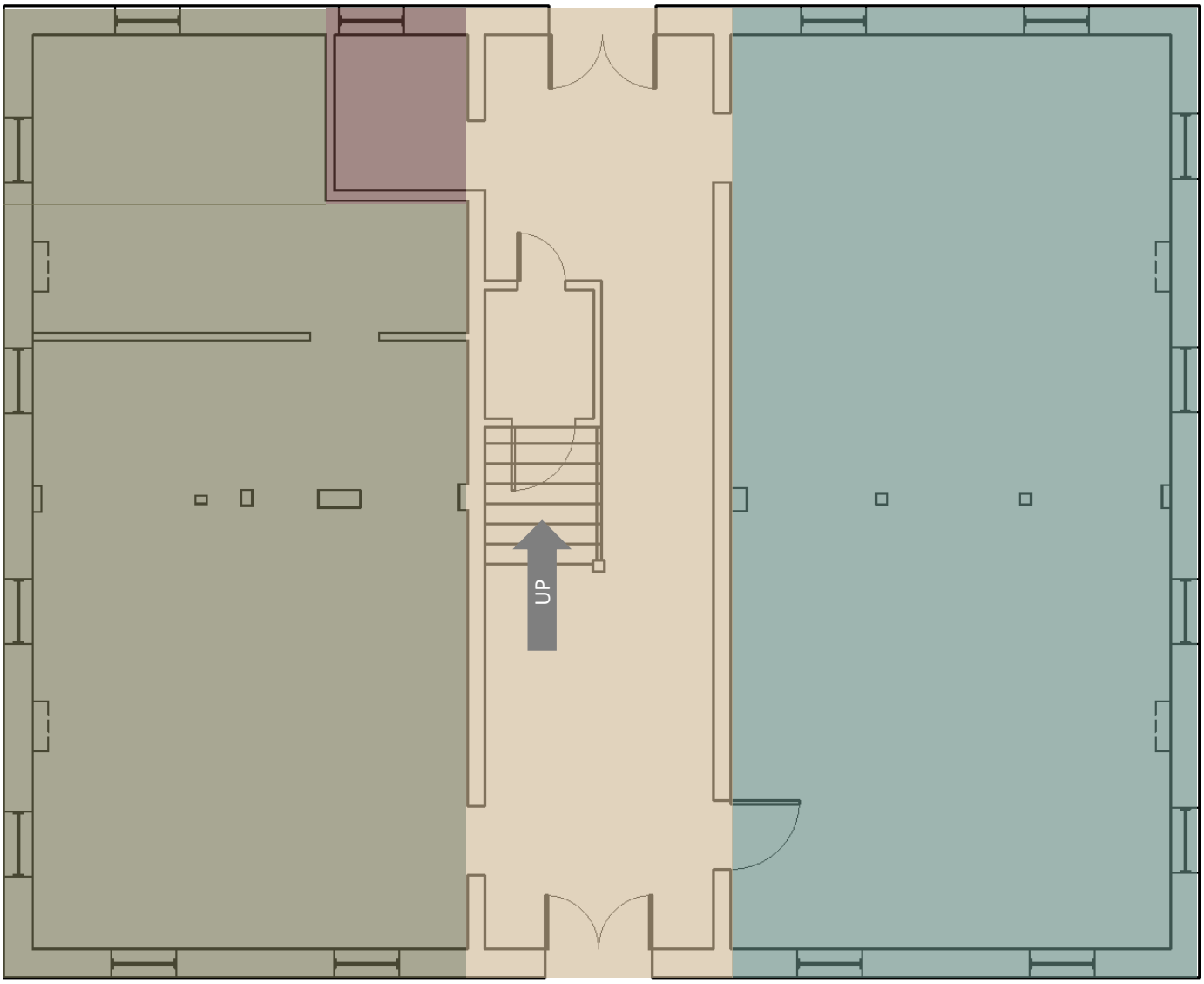
1B.23 East façade – Both the Northeast and Southeast corners of the building are experiencing separation between the soffit and fascia boards due to deterioration of the wood

1B.24 East façade – Detail of lower story window concreate sill casing

1B.25 East façade – Detail of lower story window concreate sill casing that has major deterioration

1B.26 East façade – Lower story window that is experiencing major separation between masonry along it's curved lintel

1B.27 East façade – Detail of the difference in brick coloration



FIRST FLOOR
SCALE: NTS

Hallway

Room A

Room B

Room C

First Floor Interior

- **Walls | Existing Conditions:**

The original walls of the First Floor consist of a layer of masonry that supports a ¾" layer of painted plaster. The remnants of a 3'0" wooden beadboard wainscoting can be found lining all original walls. Located in two positions at the upper portion of both the Eastern and Western most walls are 4 engaged chimneys with stove connections. A non-historic 2x4 stud wall with drywall divides Room B into separate areas. Room C is made up of walls that are a similar construction to the non-historic wall found in Room B.

The condition of the original plaster walls is considered poor as large portions of the plaster are delaminating from the supporting masonry layer beneath. Additionally, every original wall is suffering from loss of paint. In many locations, the beadboard wainscoting is falling away from the plaster walls. In various locations along the lower portion of the wall, the exterior is visible due to the removal of bricks. The condition of the non-historic walls found in Room B and Room C is also poor as much of the drywall has been severely damaged.

- **Walls | Recommendations:**

Plaster areas with damage, including chipping, bubbling, holes, cracks, delamination, and peeling, should be addressed and patched using plaster material that matches the existing composition. Ensure that structural plaster cracks are repaired after repairs to the structure have been made. Repaint all plaster walls. Monitor areas with hairline cracks for further cracking. If further cracking is noticed, the cause of the crack will need to be determined and appropriate crack-related repairs made.

Scrape, sand, and repaint all failing paint with a historically appropriate paint type and color to repair the paint damage. For in-depth information on historic plaster repair techniques, refer to the National Parks Service Preservation Brief regarding historic plaster repair.

The wooden beadboard should be removed in areas where damage is severe and replaced with matching materials that match the existing composition. Paint.

- **Ceiling | Existing Conditions:**

Throughout the entirety of the First Floor, a (painted?) pressed metal ceiling featuring 6" decorative squares can be found. A similar pressed metal cornice piece can be found lining the perimeter of the rooms and along the structural beams running East to West. It appears that a non-historic ceiling structure supported by 2x4 beams once covered Room C.

The condition of all the pressed metal ceiling components is fair apart from the significant rust build up on a majority of the pieces. There are portions of collapsed roof system on the Eastern most wall of Room A and on the Western most wall of Room B. In several locations, small punctures in the pressed metal ceiling allow the viewing of the plenum space and even into the floor above.

- **Ceiling | Recommendations:**

The pressed metal ceiling system may need to be removed in large areas if it is found that structural issues require access to the attic and/or plenum space between the first and second floor. Depending on the size of the area of the ceiling that would need to be removed, a decision as to the repair or replacement of the ceiling system will be made at a later date. For in-depth information on historic plaster repair techniques, refer to the National Parks Service Preservation Brief regarding historic decorative metal ceilings.

- **Floors | Existing Conditions:**

The flooring on the First Floor is made up of a concrete slab with gridded control joints following a 57" square pattern.

The condition of the flooring is fair and is only suffering from minor staining from debris and moisture. The most severe flooring damage can be found at the base of the stair where a 5 SQFT portion of the concrete slab has been damaged and removed revealing the subterrain level.

- **Floors | Recommendations:**

The existing concrete flooring needs to be cleaned to remove dirt and staining. Areas of concrete flooring damage will require patching to ensure a continuous floor elevation and reduce tripping hazards. Ensure that patching material matches concrete flooring in color and texture. Once patching and cleaning have taken place, sealing the concrete is recommended if this floor finish is to remain the primary finish.

- **Lighting | Existing Conditions:**

The First Floor is outfitted with electrical wiring that appears to run through the plenum space along the southernmost wall. Both Room A and Room B have remnants of previous lighting fixtures in the form of unattached canopies. Room A features an intact historic schoolhouse lighting fixture.

- **Lighting | Recommendations:**

Coordinate new fixtures, lights switches, and electrical plugs for the new first floor with an electrician. An electrical engineer should thoroughly investigate the conditions of the existing wiring and electrical panel layouts. Supplemental lighting will be required in rooms that are poorly lit.

- **Doors & Hardware | Existing Conditions:**

The First Floor features four different door types. The primary entrance and rear entrance both consist of painted inward swinging double doors that feature six lites three recessed panels. It appears that historic hardware exists on these doors in the form of brass knobs and plates. These doors have severe deterioration of the bottom recessed panels. Many lites on the rear door are either cracked or missing.

Though only one remains attached to its' frame, the four doors leading into Room A, B, C consist of 4 recessed panels of simple design. The unhinged doors that can be found in Room B and Room C are matches to the one that remains attached to its' hinges in Room A. Historic mortise lock hardware can be found on these doors. Some doorways contain hardware facing the Hallway, possibly indicating that the doorways were comprised of a solid door for wintertime and a screen door for the summer. The condition of these doors ranges from poor to fair with the one attached to its' hinges being the best condition needing only minor repair work.

The unpainted door that can be found halfway up the stairs consist of five recessed panels and a simple metal latch. This door is in good condition.

The unpainted door leading to the small room underneath the stair is of the simplest form consisting of only a few wooden planks with no detailing. This door contains no hardware and has minor water damage along the bottom portion.

- **Doors & Hardware | Recommendations:**

Scrape, prime, and repaint existing interior doors with signs of paint damage. Remove all hardware prior to door repainting. Inspect all doors for deterioration and, if found, repair all wood with a wood consolidant or replace as required.

Clean, repair, and restore any existing hardware, including any needed paint removal. Ensure accessible hardware is provided as needed for ADA access throughout the building.

- **Trim | Existing Conditions:**

The base molding throughout the First Floor is uniform in appearance and consists of a simplified painted 6" tall baseboard with a 1.5" rounded base cap. This base trim is in relatively fair condition where it is still attached to the wainscoting. However, in many locations, the trim has completely separated from the wall or is missing entirely.

The trim that surrounds the doors and windows and makes up their frame is of minimal complexity and features painted 1"x 4" boards. The condition of these trim pieces is fair with most trim being intact.

- **Trim | Recommendations:**

All trim dimensions should be field verified. Damaged paint, including peeling paint, should be appropriately removed from all trim. Inspect all trim for deterioration and, if present, repair with a wood consolidant or replace to match the size and detailing exactly. Repaint all trim systems to match the existing color exactly or with a new color as specified by the Architect.

- **Windows | Existing Conditions:**

The 16 windows located on the First Floor are double hung wooden sash with four-over-four lites. The primary entrance and rear entrance both feature a transom comprising of three lites. The four interior doorways that lead into Rooms A, B, and C consist of operable transoms.

The condition of the windows ranges from poor to fair with the worst of the windows having severely damaged frames and cracked or missing lites.

- **Windows | Recommendations:**

Damaged paint, including peeling paint, should be adequately removed from the window framing and trim. Inspect and repair all deteriorated wood with a wood consolidant or replace it with exterior grade wood. Repaint the window systems with exterior grade paint; ensure window operations are preserved during the window painting process.

Replace broken sash ropes with new cotton ropes to restore functionality historic wood windows. Ensure careful removal of sashes from frames during the replacement process, and weathertight seal is present with reinstallation.

Remove broken windowpanes and failing glazing putty and replace.

Repair or replace all transoms to an operable state.

For more information, please refer to the National Park Service Preservation Brief on repairing historic wood windows.

- **Stairs | Existing Conditions:**

A painted wooden staircase that leads to the second floor can be found within the hallway of the school building. This stair features seven steps that terminate at an outward swinging door. A wooden newel post of simple ornamentation can be found at the base of the staircase. A small room can be found underneath the stairs.

The condition of the steps is fair with only minor scuffing of the treads and risers. The newel post is experiencing a large vertical crack running along its base.

- **Stairs | Recommendations:**

We recommend that the stair's wooden components be cleaned and flaking paint removed. Repair deteriorated wood elements or match exactly. Prepare and paint existing stair railing walls and risers. Restore wood newel post using wood consolidant.

Columns | Existing Conditions:

The East-West running structural beams that support the Second Floor are supported by a series of wooden columns that can be found in Room A and Room B. Historically, these beams would have been supported by a single 6"x6" wooden column located in the middle of the room. Due to structural issues in subsequent years, the beams were further supported using additional 2x4's. Located along these structural beams are pilasters of wood construction that can be found at the far ends of Room A and Room B.

The condition of the supporting columns is very poor with the columns being under severe stress due to the load being delivered to them by the floors above. In both Room A and Room B, the columns are being held up by either masonry or timber supports.

- **Columns | Recommendations:**

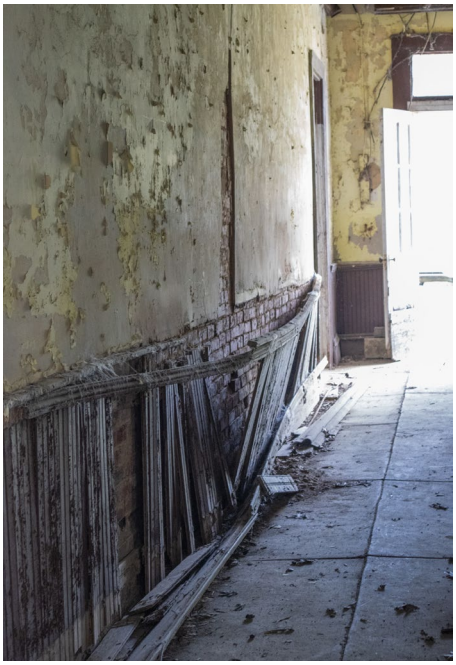
The columns located in Room A and Room B will likely need to be removed or readjusted to support the structural load being delivered to them from the floors above. See the Structural Engineering Recommendations Attached.

1C.1 Hallway - Primary entrance

1C.2 Hallway - Severe deterioration of bottom rail and panels on primary entrance doors

1C.3 Hallway – Opening looking into Room A

1C.4 Hallway – Beadboard wainscoting falling away from wall exposing masonry below



1C.5 Hallway – Beadboard wainscoting falling away from wall exposing masonry below

1C.6 Hallway – Detail of plaster delamination exposing cracking masonry below

1C.7 Hallway – Beadboard wainscoting falling away from wall exposing masonry below

1C.8 Hallway – Opening looking into Room A – Door no longer remains

1C.9 Hallway – Rear entrance doors are experiencing deterioration of bottom rail and panels

1C.10 Hallway – Opening looking into Room C – Door has been removed from frame

1C.11 Hallway – Door leading into small room under stairs – Minor portion of missing material at the underside of the stairs

1C.12 Hallway – Interior of the small room under the stairs

1C.13 Hallway – Looking West toward the primary entrance

1C.14 Hallway – Looking North toward the rear entrance – Notice missing portion of concreate floor at base of the stairs

1C.15 Hallway – Detail of walls and door found mid way up the stairs

1C.16 Hallway – Newel post is experiencing minor cracking

1C.17 Hallway – Opening looking into Room B – Door no longer remains

1C.18 Hallway – Detail of pressed metal ceiling and cornice

IC.19 Room A – Looking West into the hallway – Beadboard wainscoting falling away from wall exposing masonry below – Loss of paint at this level could indicate the former presence of a chalkboard?

IC.20 Room A – Looking South

IC.21 Room A – Looking Southeast – Notice chimney connection

IC.22 Room A – Looking East – Notice chimney connection

IC.23 Room A – Looking Northeast – Notice chimney connection

IC.24 Room A – Looking North – Large Portion of Beadboard wainscoting has been removed

IC.25 Room A – Looking West into hallway - Beadboard wainscoting falling away from wall exposing masonry below

IC.26 Room A – Looking Southwest – Pilaster is separating from masonry wall

IC.27 Room A – Looking South – Supporting columns have been reinforced – Why would the bottom portion be unpainted on the leftmost one? Are they even original?

IC.28 Room A – Detail of pressed metal cornice

IC.29 Room A - Detail of pressed metal cornice corner

IC.30 Room A – Missing portion of pressed metal ceiling exposing ceiling structure

IC.31 Room A – Example of window deterioration

IC.32 Room A – Detail of historic hardware

IC.33 Room A - Pilaster column is separating from masonry wall

IC.34 Room A – detail of historic pendant lighting

IC.35 Room B – Looking East – Beadboard wainscoting falling away from wall exposing masonry below

IC.36 Room B – Looking South

IC.37 Room B – Looking West - Beadboard wainscoting falling away from wall exposing masonry below - Notice chimney connection

IC.38 Room B – Looking Northwest - Supporting columns have been reinforced using 2x4 boards – center column is unique compared to others

IC.39 Room B – Looking North – The sagging of the main structural beam can best be seen in this image

IC.40 Room B - Beadboard wainscoting falling away from wall exposing masonry below - Loss of paint at this level could indicate the former presence of a chalkboard?

IC.41 Room B – Opening in northernmost masonry wall

IC.42 Room B – Looking Northwest – A non-historic hall wall partition divides the room into two areas

IC.43 Room B – The non-historic half wall partition is made of 2x4 boards and drywall

IC.44 Room B – Looking East - A former bathroom (Room C) is likely of a similar construction time period as the hall wall partition

IC.45 Room B - Notice chimney connection

IC.46 Room B - Notice chimney connection

IC.47 Room B – Looking North – What appears to be an original door can be seen in a damaged state

IC.48 Room B – Looking West

IC.49 Room B – Severe damage in the pressed metal ceiling

IC.50 Room B – Stabilization efforts of the primary support beam in this room can be seen

IC.51 Room C – Looking East - Beadboard wainscoting falling away from wall exposing masonry below

IC.52 Room C – Looking North - Beadboard wainscoting falling away from wall exposing masonry below

IC.53 Room C – Looking West – The northern and eastern facing walls are made of dywall

IC.54 Room C – Looking South – What appears to be an original door can be found in this room

IC.55 Room C

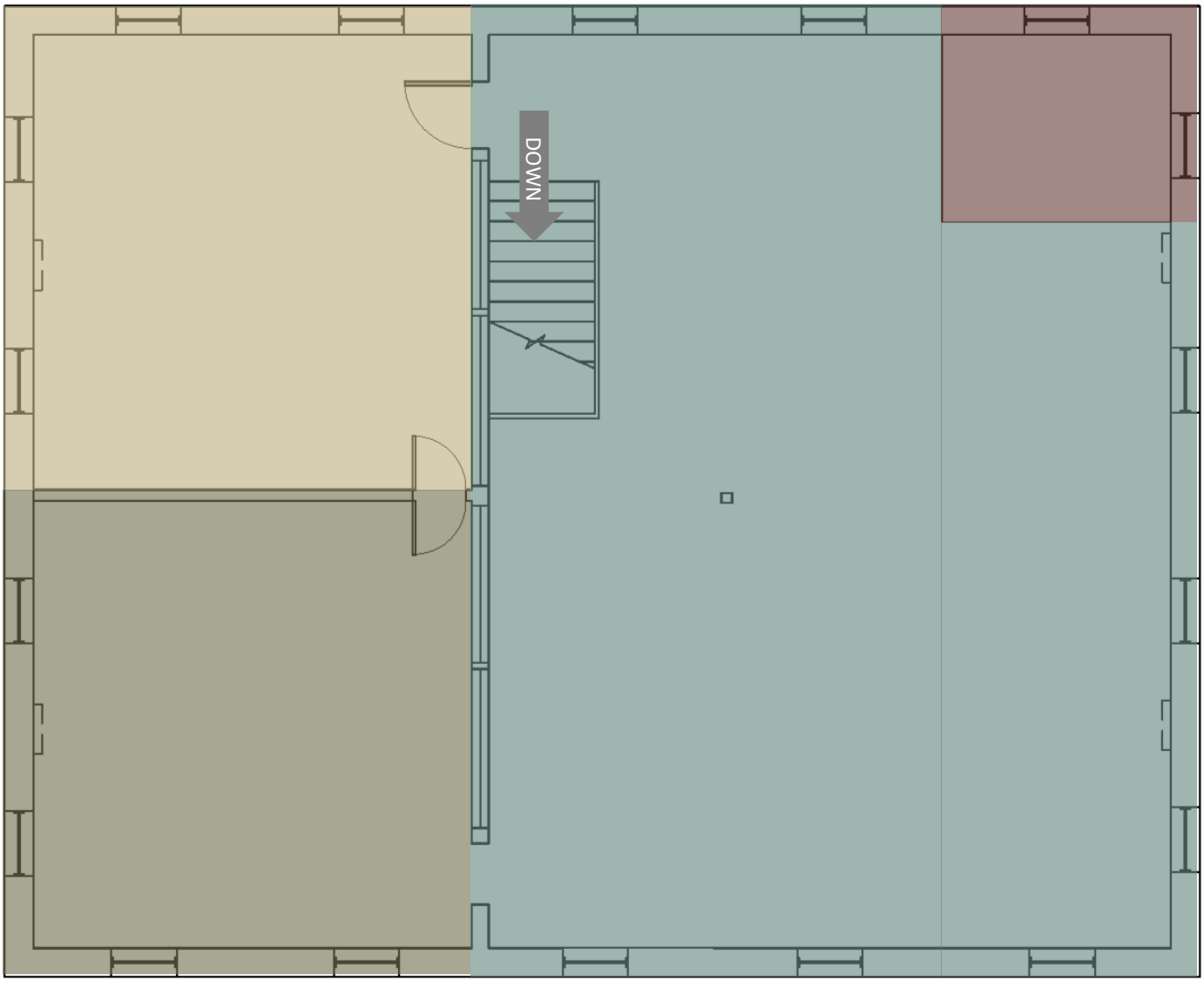
IC.56 Room C

IC.57 Room C – A non-historic ceiling support structure is found in this room

IC.58 Room C - A non-historic ceiling support structure is found in this room

IC.59 Room C - A non-historic ceiling support structure is found in this room

IC.60 Room C - A non-historic ceiling support structure is found in this room



FIRST FLOOR
SCALE: NTS

Room A
Room C
Room B
Platform

Second Floor Interior

- **Walls | Existing Conditions:**

The interior perimeter walls of the Second Floor consist of a layer of masonry that supports a ¾" layer of painted plaster. The North-South running partition wall is made up of vertically running beadboard and consists of four operable counterweighted panels that allow the Room B and Room C to look directly into Room A. The remnants of a 3'0" wooden beadboard wainscoting can be found lining the interior perimeter walls as well as the North South running partition wall. Dividing Room B and Room C is a wall made up of horizontal running tongue-and-groove board. Located in two positions at the upper portion of both the Eastern and Western most walls are 4 engaged chimneys with stove connections.

Though in better condition than the first floor, the condition of the original plaster walls is considered fair as small portions of the plaster are delaminating from the supporting masonry layer beneath. Additionally, all walls are suffering from loss of paint. The beadboard wainscoting is in good condition apart from a missing portion in Room B. The condition of the beadboard partition wall is good apart from paint damage and the removal of one of the counterweighted panels. All counterweighted panels are now inoperable. The tongue-and-groove wall separating Room B and Room C is experiencing severe bowing due to structural issues below. A 10" sag was measured in the middle of the wall.

Walls | Recommendations:

Plaster areas with damage, including chipping, bubbling, holes, cracks, delamination, and peeling, should be addressed and patched using plaster material that matches the existing composition. Ensure that structural plaster cracks are repaired after repairs to the structure have been made. Repaint all plaster walls. Monitor areas with hairline cracks for further cracking. If further cracking is noticed, the cause of the crack will need to be determined and appropriate crack-related repairs made.

Scrape, sand, and repaint all failing paint with a historically appropriate paint type and color to repair the paint damage. For in-depth information on historic plaster repair techniques, refer to the National Parks Service Preservation Brief regarding historic plaster repair.

The wooden beadboard should be removed in areas where damage is severe and replaced with materials that match the existing composition.

Budget allowing, the counterweighted partitions should be restored to their operable condition.

Ceiling | Existing Conditions:

Throughout the entirety of the Second Floor, a pressed metal ceiling can be found that features 12" decorative squares that are slightly more embellished than those found on the First Floor. A similar pressed metal cornice piece can be found lining the perimeter of the rooms and along the structural beams running East to West.

The condition of all the pressed metal ceiling components is fair considering that there is significant rust build up on a majority of the pieces. In several locations, punctures in the pressed metal ceiling allow viewing into the attic space.

- **Ceiling | Recommendations:**

The pressed metal ceiling system may need to be removed in large areas if it is found that structural issues require access to the attic and/or plenum space between the first and second floor. Depending on the size of the area of the ceiling that would need to be removed, a decision as to the repair or replacement of the ceiling system will be made at a later date. For in-depth information on historic plaster repair techniques, refer to the National Parks Service Preservation Brief regarding historic decorative metal ceilings.

Floors | Existing Conditions:

The flooring on the Second Floor is made up of unfinished tongue-and-groove pine boards.

The condition of the flooring is poor due to the sagging that can be seen in the middle of all rooms. Additionally, several areas are missing flooring where one can see down into the floor below

Floors | Recommendations:

We recommend that the original flooring be cleaned of debris, sanded, then refinished as to restore it to its original condition. In areas of missing flooring, replace with materials similar to the original construction.

Lighting | Existing Conditions:

The Second Floor is outfitted with electrical wiring and shows evidence of historic lighting fixtures. Room A, Room B, and Room C all contain remnants of previous lighting fixtures in the form of unattached canopies. It appears that the wiring was ran through the attic space above.

Lighting | Recommendations:

Coordinate new fixtures, lights switches, and electrical plugs for the new first floor with an electrician. An electrical engineer should thoroughly investigate the conditions of the existing wiring and electrical panel layouts. Supplemental lighting will be required in rooms that are poorly lit.

Doors & Hardware | Existing Conditions:

The Second Floor features four different door types.

Within Room A, an unattached door can be found propped against the North-South running partition wall. This door is akin to the one that can be found along the stairwell. It is unfinished and contains five recessed panels and a brass knob. The condition of this door is good apart from minor surface damage to the wood.

Within Room B, an unfinished door featuring 4 wire-screen panels can be found leading into Room C. The condition of this door is good apart from minor surface damage to the wood.

Within Room C, a door featuring 4 vertical panels and 1 horizontal panel can be found leading into Room B. The condition of this door is good apart from minor surface damage to the wood.

Leading into Room C from the stairs, a 4 recessed panel door can be found that is of similar construction to the ones found on the First Floor. The condition of this door is poor because some panels are either missing or falling out of place.

Doors & Hardware | Recommendations:

Scrape, prime, and repaint existing interior doors with signs of paint damage. Remove all hardware prior to door repainting. Inspect all doors for deterioration and, if found, repair all wood with a wood consolidant or replace as required.

Trim | Existing Conditions:

The base molding throughout the Second Floor is uniform in appearance and consists of a simple and painted 6" baseboard and 1.5" rounded base cap. The trim can be found following the interior perimeter walls, the outline of the stairs, and along the North-South running partition wall. This base trim is in good condition compared to the First Floor as all pieces are attached to the wall.

The trim that surrounds the doors and windows and makes up their frame is of minimal complexity and features painted 1"x 5" boards. The condition of these trim pieces is good with all trim being intact.

Trim | Recommendations:

All trim dimensions should be field verified. Damaged paint, including peeling paint, should be appropriately removed from all trim. Inspect all trim for deterioration and, if present, repair with a wood consolidant or replace to match the size and detailing exactly. Repaint all trim systems to match the existing color exactly or with a new color as specified by the Architect.

Windows | Existing Conditions:

The 18 windows located on the Second Floor are double hung wooden sash with four-over-four lites.

The condition of the windows is fair compared to the First Floor with the worst of the windows having failing muntins, missing upper sashes, or missing lites. It should be noted that the lower sash of the Northeaster most window has been removed to accommodate the fire stair entrance/exit.

Windows | Recommendations:

Damaged paint, including peeling paint, should be adequately removed from the window framing and trim. Inspect and repair all deteriorated wood with a wood consolidant or replace it with exterior grade wood. Repaint the window systems with exterior grade paint; ensure window operations are preserved during the window painting process.

Replace broken sash ropes with new cotton ropes to restore functionality historic wood windows. Ensure careful removal of sashes from frames during the replacement process, and weathertight seal is present with reinstallation.

Remove broken windowpanes and failing glazing putty and replace.

Repair or replace all transoms to an operable state.

For more information, please refer to the National Park Service Preservation Brief on repairing historic wood windows.

Stairs | Existing Conditions:

The portion of the stair that can found behind the five paneled door that divides it in two sections contains two metal railings leading to the top of the stairs. The stairs is accented with a 4" trim piece that runs along the top of the door head and terminates at the second step from the top. The right hand side of the stair features vertical running tongue-and-groove boards forming an "L" shaped balustrade wrapping around the stairwell.

The condition of the stair is fair with the most serious of damage being located along the balustrade where portions of the tongue-and-groove material is shifting in place. Additionally, it appears that the banister that would have run along this balustrade is no longer present.

Stairs | Recommendations:

We recommend that the stair's wooden components be cleaned and flaking paint be removed. Repair damaged wood elements and repair with matching materials. The components should then be repainted with a matching paint color. The existing handrail does not meet safety standards. A new wood handrail in the similar style should be installed at the proper height and on both sides of the stairwell.

In the case of the missing banister, a new wooden banister should be created that fits the style of construction.

Columns | Existing Conditions:

The East-West running structural beams that support the Attic are supported by wooden columns that can be found in Room A and in-between the tongue-and-groove walls dividing Room B and Room C. These 6"x6" columns are similar to the one found in Room B on the First Floor and are most likely of original construction.

The condition of the supporting columns is very poor with the columns being under severe stress due to the load being delivered to them by the attic above. The column between Room B and Room C is experiencing a severe 10" sag. See the Structural Engineering recommendations attached.

Columns | Recommendations:

The columns located in Room A and Room B will likely need to be removed or readjusted to support the structural load being delivered to them from the floors above. See the Structural Engineering recommendations attached.

Platform | Existing Conditions:

Located in the Northeast corner of Room A are the remnants of a raised platform measuring 20" high. Originally, this platform would have run the entire length of the space. The stage is accented by a simple wooden frame that runs along the ceiling and down the North and South walls terminating at the wainscoting.

Platform | Recommendations:

Due to the character defining nature of the raised platform, we recommend that it be reconstructed so that it runs along the length of the room. ADA accessibility standards would require this platform to be equipped with a ramp as to allow for equal use of the space.

The reconstruction should use materials similar in appearance to the existing portions of the platform.

1D.1 Room A – Looking down the stairwell to the lower story hallway

1D.2 Room A – Top of the stairs looking north

1D.3 Room A – Top of the stairs looking South

1D.4 Room A – Top of the Stairs looking East

1D.5 Room A – Looking West into Room C

1D.6 Room A – Looking East

1D.7 Room A – Detail of stage platform – Notice anchors for exterior fire stair

1D.8 Room A – Looking North

1D.8 Room A – Looking South

1D.9 Room A – Looking West into Room B

1D.10 Room A – Detail of pressed metal ceiling – The design of the upper story ceiling is just slightly more elaborate than that of the one used on the lower story

1D.11 Room A – Opening in the upper story ceiling exposing the attic

1D.12 Room A – Detail of historic five paneled door that is different in appearance than other doors found in the building

1D.13 Room A – Looking East – Notice chimney connection and water damaged wainscoting

1D.14 Room A – Looking Southeast – A nonoriginal wooden strip masks electrical wires

1D.15 Room A – Counterweights that were used for the four operable partitions were removed from the attic

1D.16 Room B – Looking East into Room A – Original door no longer remains

1D.17 Room B – Looking North into Room C – Tongue-and-groove wall is suffering from severe bowing

1D.18 Room B – Looking West - Notice chimney connection

1D.19 Room B – There is significant bowing of the partition wall between this room and Room C

1D.20 Room B – Detail of window apron and beadboard wainscoting

1D.21 Room B – Looking North into Room C – Notice a screened door

1D.22 Room C – Looking North - Small hole in tongue and groove floor behind door

1D.23 Room C – Looking East – Notice counterweighted partition has been removed and placed at top of stairs

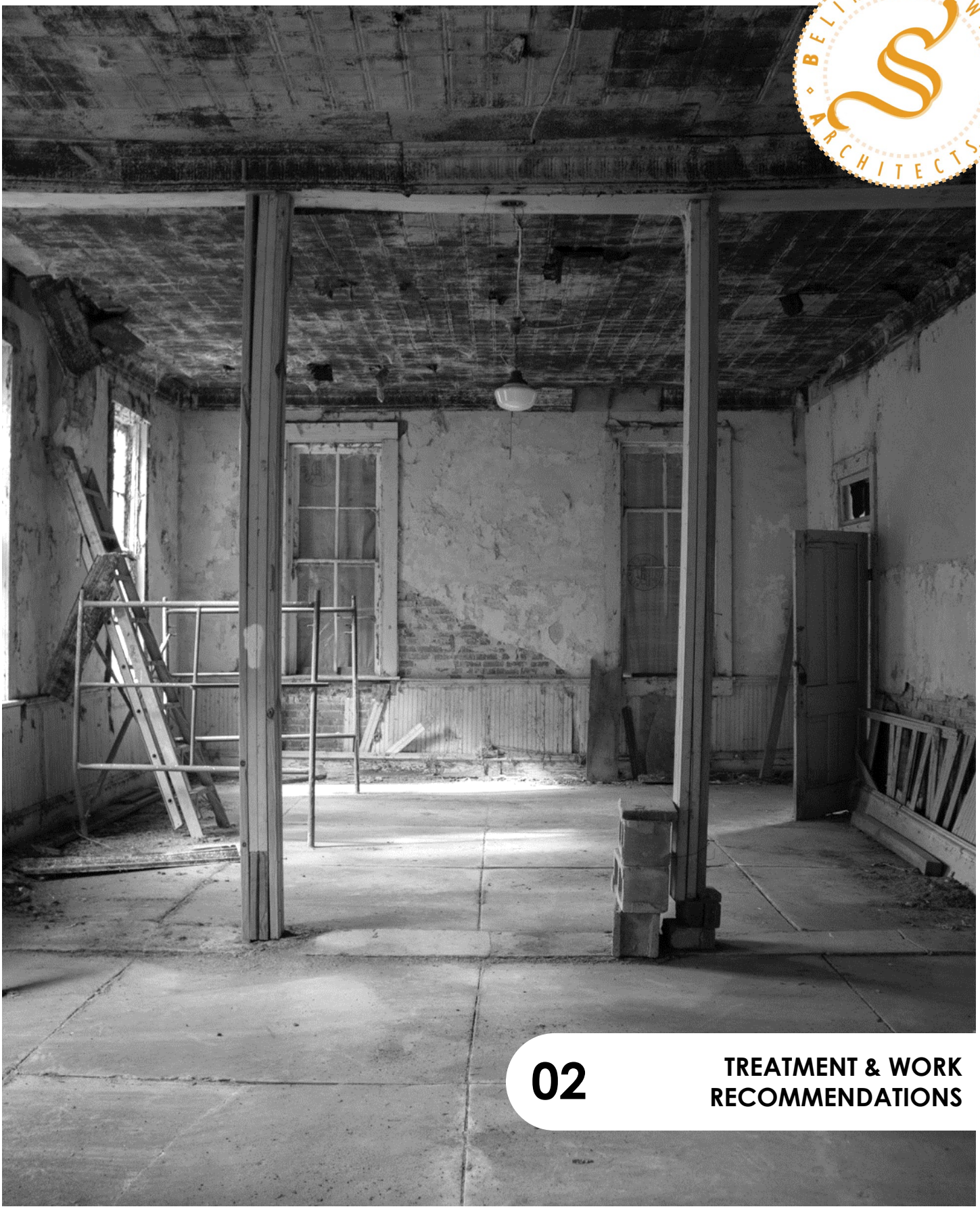
1D.24 Room C – Looking South – Large hole can be found in Southwest corner – There is significant bowing of the partition wall between this room and Room B

1D.25 Room C – Looking West - Notice chimney connection

1D.26 Room C – Detail of counterweighted partition wall

1D.27 Room C – Looking into Room C from top of stairs – Door in this room varies

1D.23 Scanned section image – Notice the severe sag in the ceilings and floors on the Western portion of the building

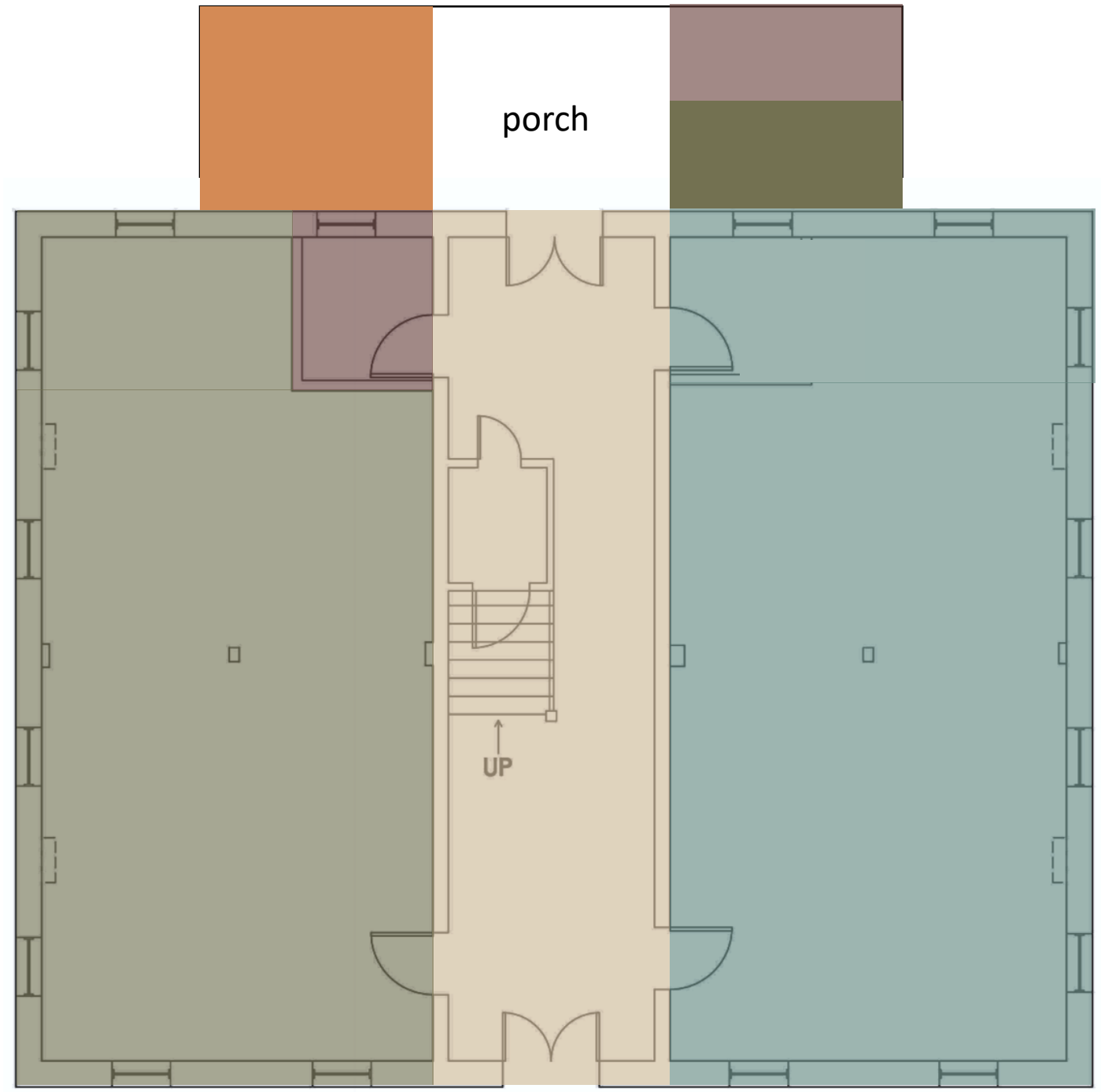


02 TREATMENT & WORK RECOMMENDATIONS

PROPOSED SITE PLAN
SCALE: NTS

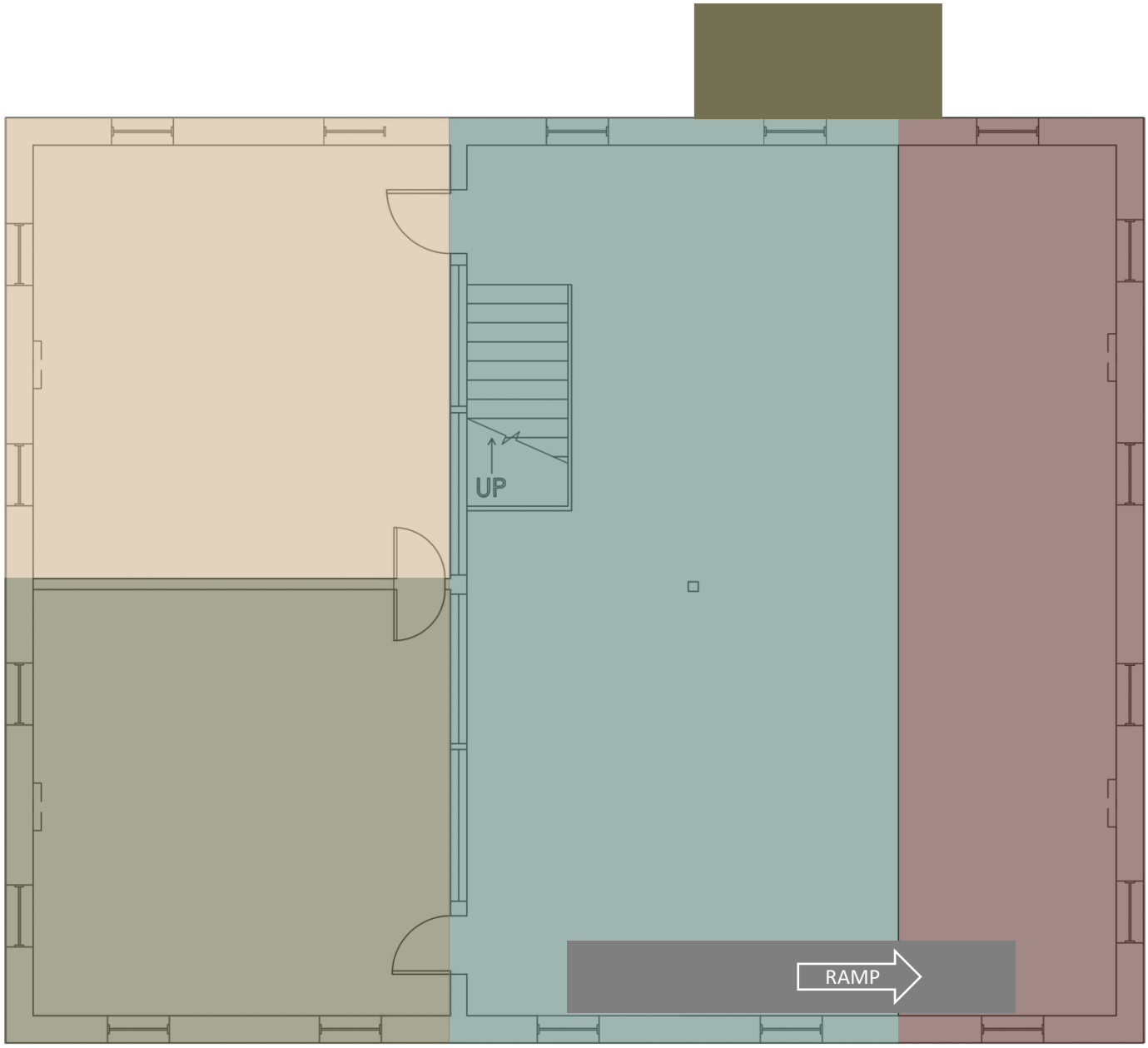
LEGEND:

1. Asphalt Parking
2. Extended Sidewalk
3.
4.
5.



FIRST FLOOR – SINGLE RESTROOM AND KITHCNE AND ELEVATOR ADDITION
SCALE: NTS

Hallway
Room 1A & 2A
Elevator
Room 1B & 2B
Restrooms
Kitchen



SECOND FLOOR
SCALE: NTS

Room C
Room A
Elevator
Room B
Platform

Cost Estimates

PHASE 1
Structural Stabilization (reconstruction as defined by Structural Engineer) and Exterior Masonry and Window Restoration

General Conditions	**= $12,000**
Structural Stabilization and Reconstruction	**= $95,000**
Masonry Repointing and Repairs (exterior)	**= $48,000**
Window and Door Restoration	**= $110,000**
Total Phase 1	**= $265,000**

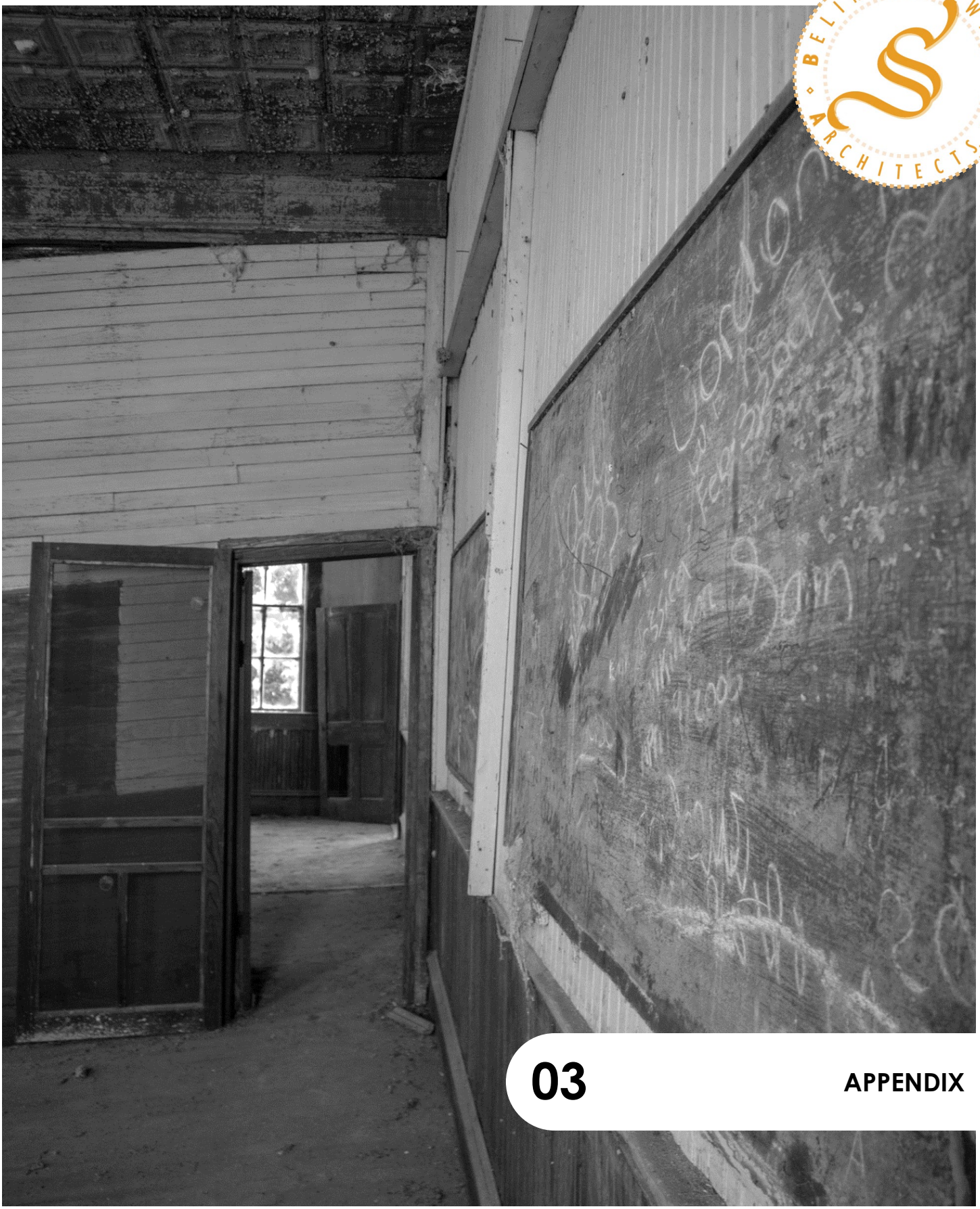
PHASE 2
Interior Finish Restoration, Interior Doors, Mechanical, Electrical, Plumbing

General Conditions	**= $12,000**
Interior Wall/Floor/Ceiling Finish Restoration and Paint	**= $80,000**
New Mechanical (HVAC) System	**= $68,000**
New Electrical Service/Conduit/Interior Lighting	**= $60,000**
Plumbing – single bathroom in existing location	**=$12,000**
Total Phase 2	**= $232,000**

PHASE 3
Kitchen and Elevator Addition at Rear, Site Development

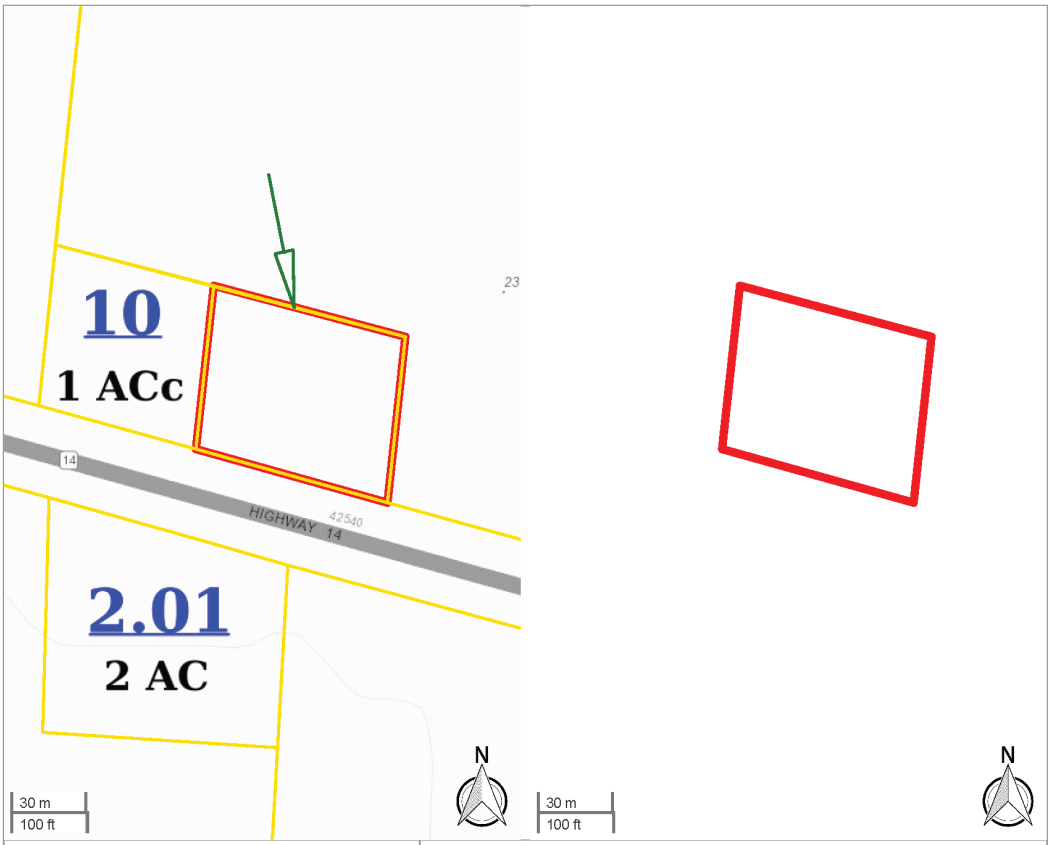
General Conditions	**= $18,000**
New Elevator/lift and access to Second Floor	**= $155,000**
Kitchen Addition and HVAC/Plumbing	**= $178,000**
Site Development (parking/sidewalks/site lighting)	**= $55,000**
Total Phase 3	**= $406,000**

Total Project Construction Budget =$903,000



03 APPENDIX

Property Line



Noxubee County, MS

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Valerie Harris
Tax Assessor/Collector
2832 Jefferson Street # 2
Macon, MS 39341
(662) 726-4744

Date Printed: 7/20/2023

PPIN:	7702
PARCEL_ID:	076-01-010.01
OWNERNAME:	SALEM HISTORICAL SOCIETY
ADDRESS1:	43464 MS HWY 14 W
ADDRESS2:	
ADDRESS3:	
CITY:	MACON
STATE:	MS
ZIP:	39341
SECTION:	1
TOWNSHIP:	14N
RANGE:	16E
LEGAL1:	1.3A IN SW COR NE4 N OF RD
LEGAL2:	
LEGAL3:	
TAX_DIST:	300
REGION:	BB
CULT_AC1:	0
CULT_AC2:	1.3
UNCULT_AC1:	0
UNCULT_AC2:	0
CULT_VAL1:	0
CULT_VAL2:	5340
LAND_VAL:	5340
IMP_VAL1:	0
IMP_VAL2:	0
TOTALVALUE:	5340
EXEMPT_COD:	15
SCHOOL_COD:	
HOMESTEAD:	
DEED_BOOK:	2011
DEED_PAGE:	1939
SITUS_ADDR:	43081 MS HWY 14 W

National Register Nomination Form

87002573

NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Old Salem School

other names/site number N/A

2. Location

street & number 3.4 miles west of Macon on Highway 14 N/A not for publication

city, town Macon X vicinity

state Mississippi code MS county Noxubee code 103 zip code 39341

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
[ ] private	[X] building(s)	1	1 buildings
[X] public-local	[ ] district		sites
[ ] public-State	[ ] site		structures
[ ] public-Federal	[ ] structure		objects
	[ ] object	1	1 Total

Name of related multiple property listing:

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [X] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of certifying official — Date: Dec., 21, 1989

Miss. Deputy State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

[X] entered in the National Register. [ ] See continuation sheet.
[ ] determined eligible for the National Register. [ ] See continuation sheet.
[ ] determined not eligible for the National Register.
[ ] removed from the National Register.
[ ] other, (explain:) _____

Entered in the National Register — 1/26/90

Signature of the Keeper — Date of Action

National Register Nomination Form

6. Function or Use

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
School, schoolhouse	Work in progress

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
No Style	foundation Brick walls Brick roof Cement-Asbestos Shingles other

Describe present and historic physical appearance.

The Old Salem School stands on level ground facing south toward Highway 14. A row of four 3'-0 diameter oak trees stands between the highway and the school. The school building is a 52' wide by 42' deep, five-bay by four-bay brick structure, laid in common bond, with a hipped roof supported by a wooden superstructure and covered with cement-asbestos shingles. The plan consists of rooms astride a central hall on both floors.

The building's brick walls are one-foot thick. The first-floor brick up to the level of the heads of the first-floor windows, are a mixture of bluish-gray and dark-red bricks; the bricks above this area change to a brownish-red. There is no apparent design or construction consideration to explain this change. The windows on both floors are wooden, double-hung four-over-four sash with segmental-arch heads and plain, limestone sills. The front and rear double-doors on the ground floor open from the central hall and have a three-paned, glazed transom. The rear doors are intact and consist of four lights above recessed panels. The front doors have been replaced with a single door. A metal fire escape leads from a single wood door at the east end of the second floor of the rear facade.

Plain, brick chimneys rise from both the east and west endwalls. The roof has metal gutters andcylindrical downspouts.

The plan (See scaled drawings of the first and second floors) consists of a central stairhall on the first floor with double-pile rooms to either side. The second floor consists of the central stair with double-pile rooms to the west and a single room the full depth of the building to the east. This single room contains a stage extending the full depth of the building. The wall to the west of the stair includes an operable, counter-weighted panel which can be raised and lowered.

On the interior the ground floor consists of a concrete slab and the second floor consists of tongue-and-groove pine boards. The walls are plaster on wood lath above a 3:0 high beaded-board wainscot. All interior door and window trim is wood and is quite plain as are the handrail, balusters, and newels of the interior stair. The ceiling is covered with pressmetal throughout, including a pressmetal cornice and pressmetal covering beams which span between the front and rear rooms on each floor. This beam is supported on both floors by a single, wooden column.

The original teacher's house stands west of the school but has been much modified.

☐ See continuation sheet

National Register Nomination Form

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:
☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☐ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Education	1914-1939	Building constructed 1914

Cultural Affiliation: N/A

Significant Person: N/A

Architect/Builder: N/A-unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Old Salem School is significant as the largest and most sophisticated county public school building remaining in Noxubee County, Mississippi from the early 20th Century. It was a product of the national and state process of school consolidation.

In the first decade of the 19th Century school consolidation developed nationally as a result of efforts to increase educational efficiency and as motorized transportation became available to assemble students from a large geographic area. In 1910 the Mississippi Legislature passed its first school consolidation legislation. Educators argued that school consolidation offered the best available system because it cost less per pupil than one-room schoolhouses, provided better organization, delivered a better quality of teachers and teaching, enabled the purchase of better equipment, provided a broader circle of acquaintances for students, made a wider variety of athletic activities possible, and produced more dignified school buildings (J. T. Calhoun, Consolidated Schools and Transportation of Pupils, Bulletin #10 of Consolidated Schools, 1917, 7-12 and 29) The erection of consolidated schools led to the gradual disappearance of the one-room schoolhouse.

In 1870 the public school system was established in Noxubee County (J. T. Calhoun, Consolidated Schools in Mississippi, Bulletin #34 of Consolidated Schools, 11). In 1904 the land was purchased for a school on the present Old Salem School site (Noxubee County Chancery Clerk's Office, Deed Book 77, 325). With consolidation, Noxubee County maintained 19 small, non-consolidated schools, established two separate school districts as shown in the table on the following continuation sheet (WPA Statewide Historical Research Project, Noxubee County, Vol. LII, 88-91 and interviews with Mr. Albert Williams, and Ms. Janelle Craig):

☒ See continuation sheet

National Register Nomination Form

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

District	1936-38 Description/Value	Current Condition
Brooksville	Brick elementary and high school. $12,000.	Demolished
Center Point	Brick elementary school. $4,000.	One room remains
Cliftonville	Frame elementary school. $2,000.	Remains in a modified condition.
Cooksville-Paulette	Brick elementary and high (3-year) school. $7,500.	Second floor removed. Shell of first floor remains.
Lynn Creek	Frame elementary and high school. $10,000.	Only slab remains
Mashullaville	Brick and frame buildings including those for the county agricultural high school. $20,000.	Parts remain
Salem	Brick elementary school. $7,000. High school grades moved to Macon in 1932.	Remains intact

It is remarkable that as large a sum of money as $7,000 was spent in 1916 on a school housing only primary and secondary grades. Furthermore, its organization, including moveable partitions, was extremely thoughtful and innovative. The grammar school grades occupied the first floor with grades one and two in the southeast room, grades three and four in the northeast room, grades five and six in the southwest room, and grades seven and eight in the northwest room. On the second floor the southwest room housed high school math and science classes. The northwest room held high school history and English classes. The large room on the east side, outfitted with a stage, was used for study hall, music, chapel, and entertainment (H. F. Cockrell, "Salem High School, 1914-1932," Noxubee County Historical Society Quarterly Bulletin, #46, pages 2,3, and 8, and #47, pages 6 and 8).

In 1922-23, in addition to the two separate school districts and the seven consolidated schools in Noxubee County with an aggregate enrollment of 672 students, there were 19 non-consolidated schools (with 200 pupils in one-room schools). The majority of students in the non-consolidated schools were black.

(Calhoun. Consolidated Schools. 73-74.)

National Register Nomination Form

9. Major Bibliographical References

Calhoun, J. T. Consolidated Schools in Mississippi. No place and no publisher. Bulletin No. 34, Session 1922-23. Copy found in Special Collections, Mississippi State University Mitchell Library

Cockrell, Helen Farrar, "Salem High School, 1914-1932," Noxubee County Historical Society, "Noxubee County Historical Society Quarterly Bulletin," Number 46 (June, 1988), 2,3, and 8 and Number 47 (September, 1988), 6 and 8.

Craig, Ms. Janelle, Chancery Clerk, Noxubee County, Mississippi. Interviewed by Michael Fazio on March 9, 1989.

Noxubee County Chancery Clerk's Office, Deed Book 77, p. 325, C. F. Jackson to Noxubee County, 26 July 1904.

☒ See continuation sheet

Previous documentation on file (NPS):
- ☐ preliminary determination of individual listing (36 CFR 67) has been requested N/A
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #

Primary location of additional data:
- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Specify repository: Noxubee County Historical Society

10. Geographical Data

Acreage of property about 1 1/2 acres

UTM References

	Zone	Easting	Northing
A	16	4 9 3 7 0	3 6 6 2 7 8 0
B			
C			
D			

☐ See continuation sheet

Verbal Boundary Description

Commence at a point 24.75 chains West of the Southeast Corner of the Northeast Quarter of Section 1, Township 14 North, Range 16 East, and run South 1.72 chains to the North right-of-way of Mississippi State Highway No. 14; thence run West 15 degrees North along the North line of said right-of-way 2.77 chains to the point of beginning of this description; thence run North 3 chains; then run West 15 degrees North 5.28 chains; thence run South 3 chains to the North line of said Highway No. 14 right-of-way

☐ See continuation sheet

Boundary Justification

The parcel of land included comprises that parcel purchased in 1904 by the Noxubee County Board of Education for the erection of a school.

See Co Shee

☐ See continuation sheet

11. Form Prepared By

name/title Michael Fazio
organization private consultant date April 1, 1989
street & number P. O. Box 2870 telephone 601-323-3451
city or town Mississippi State state Mississippi zip code 39762

National Register Nomination Form

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Old Salem School, Noxubee County, Mississippi

Section number 9 **Page** 1

Williams, Mr. Albert, Superintendent, Noxubee County Schools. Interview by Michael Fazio on 9 March 1989.

"WPA State-wide Historical Research Project, Source Material for Mississippi, Noxubee County," Vol. LII, Part 2, 1936-1938. Copy found at the Office of the Chancery Clerk, Noxubee County, Mississippi.

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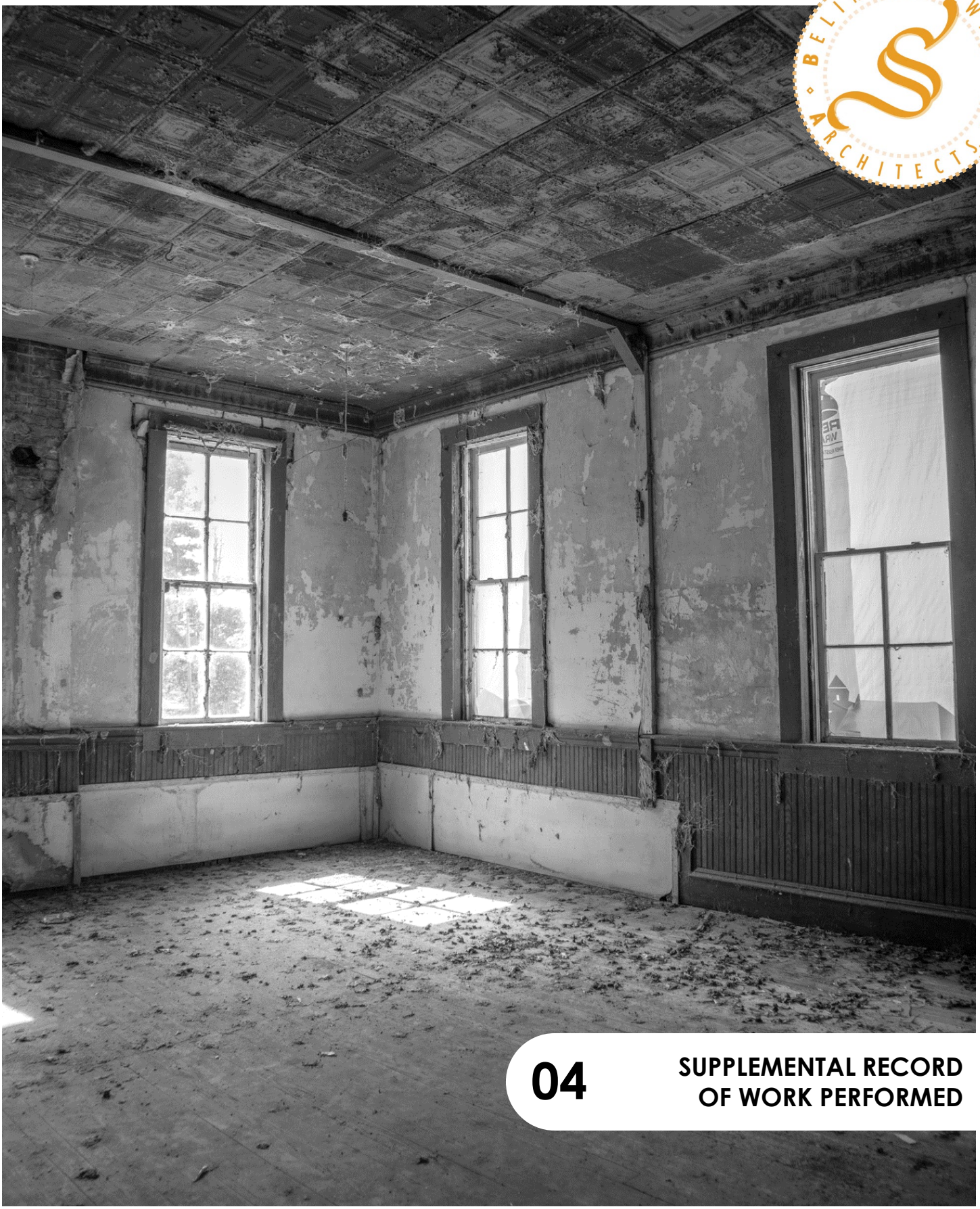
thence run East 15 degrees South along the North line of said Highway right-of-way 5.28 chains to the point of beginning, all lying and being in Section 1, Township 14 North, Range 16 East.

Section number: Photos Page--

The following information is the same for all photographs:

1) Old Salem School
2) Near Macon, Noxubee County, Mississippi
3) Michael Fazio
4) February, 1989
5) Mississippi Department of Archives and History

Photo 1: Exterior from the southwest
Photo 2: First floor, central stairhall looking north
Photo 3: First floor, southeast classroom, looking west
Photo 4: Second floor, east classroom/auditorium, looking southeast



04 SUPPLEMENTAL RECORD OF WORK PERFORMED

W. Mark Watson, PE, LLC
Structural Engineers
2510 Mattox Street
Tupelo, MS 38801
662-260-5083 phone
www.markwatsonpe.com

May 6, 2022

Mr. Nick Clark
Old Salem School Building Committee
7726 Honey Lake Road
Macon, MS 38804

Reference: Historic Building Structural Evaluation
Old Salem School Building
43081 Highway 14 West
Macon, Mississippi
WMW Job No: 2022-067

Dear Mr. Clark:

On Wednesday, April 20, 2022, at your request, a visual, structural evaluation was conducted on the referenced building. The purpose of the survey was to examine the old school building for its overall structural integrity, identify areas of damage and concern, assess the degree of discovered damages, and offer general recommendations as needed.

Observations:

The Old Salem School Building was reportedly constructed in 1914 and is a two story classroom structure with solid, multi-wythe brick walls around its exterior, a pair of solid brick walls down the center hallway, and wood framing for its second floor, ceiling, and roof assemblies. The ground floor contained a concrete slab. The structure was approximately 50 feet long and 40 feet wide and contained 12 feet high ceilings. The school building has been dormant for decades, although, window restoration occurred years ago and the roof covering has been maintained. For the purposes of this report, the building was assumed to be southward facing.

Figures 1 – 6

Overall exterior views.

Exterior observations found the school building located on a flat lot with very poor site drainage. Standing water around the perimeter is a common occurrence. At the time of this visit the ground around most of the perimeter was completely saturated. Heavy moss/algae growth was common along the north side from prolonged dampness. Varying degrees of mortar deterioration had occurred, especially along the lower portions of the exterior walls. Slight foundation settlement was present on a few sides. Brick arch failure existed above several window openings, especially near the southeast corner. The exterior brick walls were 3 wythes and approximately 12 inches thick. Probing the soil adjacent to the exterior brick walls indicated a "stepped style" brick footing was used for the original foundation and was approximately 36 inches wide. Underlying soil conditions were very soft and saturated. Visual observations of the soil suggested a heavy or fat clay material. The roof lines appeared straight and free of unwanted deflection (sag). The four original chimneys projected above the roof surface by approximately 6-feet. Heavy mortar deterioration was common to each of the exposed chimneys. The chimney caps were in varying degrees of damage. The southeast corner chimney had partially fallen off of the roof and now was only projecting approximately 16-inches above the roof surface.

Figures 7 – 9

Poor site drainage causes water to collect around perimeter of the building.

Figures 10 – 13

Examples of brick arch failure.

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Figures 14 – 19

Figures 14 – 17: Slight settlement (visible vertical misalignment) existed on some sides.
Figures 18 & 19: Heavy mortar deterioration was common along the lower base.

Interior observations discovered evidence suggesting that present day concrete floor slab was not original. The ground floor consisted of concrete panels that were approximately 57-inches square by approximately 2-inches thick. The concrete had been placed alongside and against interior walls, even against door trim, rather than underneath those components. The floor slab exhibited varying degrees of surface irregularities and settlement. Floor elevation measurements were taken throughout the first floor and found maximum overall differences of approximately 3-inches. The plaster covering over the exterior brick walls was generally absent of concerning separation cracks from settlement or structural movement. The two interior, corridor brick walls did contain moderate size diagonal separation cracks from settlement. The wood framed interior walls that once separated the front classrooms from the rear classrooms had long since been removed and replaced with a few support posts to carry the second floor's interior beam. Severe termite damage and deterioration existed to the second floor assembly and support post on the west half. That floor had partially collapsed.

Figures 20 – 23

Overall interior views at the ground floor level.

Figures 24 – 29

Figures 24 – 27: The concrete slab floor was placed in panels that were typically 57-inches square and approximately 2-inches thick. The concrete floor did not appear original as it had been placed along and against interior walls. Figures 28 & 29: Heavy termite damage has destroyed the interior support beam under the second floor framing in the west half.

Figures 30 – 33

Figures 30 – 32: Diagonal separation cracks in the two, brick corridor walls from settlement.
Figure 33: Visible settlement along corridor floor.

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The second floor framing assembly consisted of 2x12 floor joists, spaced at 24-inches on center, spanning from front to back. Their exterior ends were carried by the brick bearing walls. The interior was supported by a built-up wood beam. Again, the floor along the west half had partially collapsed.

Figures 34 – 37

Overall views at the second floor level.

Attic space observations found 2x6 rafters, spaced at 24-inches on center. Ceiling framing consisted of 2x8 joists that were also spaced at 24-inches on center. Roof decking utilized 3/4-inch thick planks. The framing and decking appeared to be in excellent condition.

Figures 37 – 41

Attic space conditions.

Conclusions and Recommendations:

Overall, the old school building is still in reasonably good structural condition, certainly good enough for preservation purposes. Obviously, part of the second floor has collapsed, there are isolated issues brick arch failure, isolated foundation settlement has occurred, and site drainage is very poor. However, the roof has been maintained, the interior has been kept reasonably dry, and the building has not been neglected to a point of no return.

Frankly, the site drainage conditions are terrible. Reshaping the lot will not by itself be able to force surface water away. Catch basin inlets with underground stormwater piping will be required along with some site terrain modification to properly displace water from the building perimeter. The services of a civil engineer for a site drainage improvement project are needed.

While the exterior brick walls do contain varying degrees of damage, ranging from brick arch failure to heavy mortar deterioration, overall, the walls are still in reasonably good structural condition. Repairs will need to remove and properly reset the failed brick arches over several windows. Considerable repointing of mortar joints will be required, but mainly along the lower 4-feet of the perimeter walls. The steel stairtower is unsafe and will need to be replaced.

Foundation settlement around the exterior perimeter is actually very minimal. While some movement has occurred, the amount of settlement would not require foundation related repairs. The site drainage improvements to properly remove surface water from the building perimeter should also improve soil saturation levels, which will help to stabilize the underlying soil conditions.

Settlement along the interior corridor walls is more severe and has resulted in considerable separation cracks to those brick walls. Some level of foundation repair might be justified under those walls, but it would be prudent to wait until after the site drainage improvements have been completed and the underlying soil has had time to dry before determining if repairs will be necessary. If time is cooperative with your committee, wait at least one year after the completion of the site improvements and monitor the walls for any additional movement. If no additional settling occurs, the walls may just require cosmetic repairs.

While the concrete floor finish at the ground floor level contains varying degrees of movement, we would consider that the floor surface deviations that do exist are mostly tolerable, with the exception of part of the center corridor. That slab section will eventually need to be replaced and should be accompanied by improvements to the underlying soil at that specific location.

A large section of the second floor framing assembly along the west half will obviously need to be removed and reconstructed due to the heavy termite damage. This will also require the removal and reconstruction of the second floor's interior wall that has severely deflected. Eventually, either a new, interior loadbearing wall will need to be constructed for the proper support of the second floor framing or a new, interior support beam with proper interior support columns will need to be installed. This would apply to both the west and east halves.

Roof and ceiling framing remain in excellent condition with no repairs needed. Eventually, the roof covering will need to be replaced.

Clearly, there are numerous interior finish items to address as well as electrical, plumbing, and mechanical systems.

Your committee would be well served by the services of a professional architect that is experienced in historic building preservation. They can greatly assist you with how to phase this project, drawings and documents for contractors, research of the building's history, and research into any available grants or funds for the preservation project.

This visual structural evaluation has been conducted according to standard professional practice. The visual examination and report are limited to the areas of stated concern that were readily visible during the site visit. No attempt has been made to determine if any other hidden defects or deficiencies are present in this structure. Further study would be required to determine and evaluate additional hidden defects or deficiencies that might be present. We warrant that the findings, recommendations, and professional advice contained herein have been made after being prepared in accordance with generally accepted professional engineering practice in the field of structural engineering. In no way does this report state any guarantees regarding future structural or foundation movement, mold/mildew growth, or latent conditions. This report should be viewed only as an assessment of the current condition on April 20, 2022. No other warranties are implied or expressed. This structural evaluation letter does not create any right or benefits for parties other than W. Mark Watson, PE, LLC and your committee. Parties other than the aforementioned should contact the structural engineer's office with questions and/or additional requests. Should conditions contrary to those stated be encountered or expected, we respectively request an opportunity to re-evaluate our recommendations based on such information.

We appreciate this opportunity to provide structural engineering services to the Old Salem School Building Committee. Should you have any questions, or if I can be of further service to you, please feel free to call.

Sincerely,

W. Mark Watson, PE, LLC

Mark Watson, PE
MS Reg No 13616

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