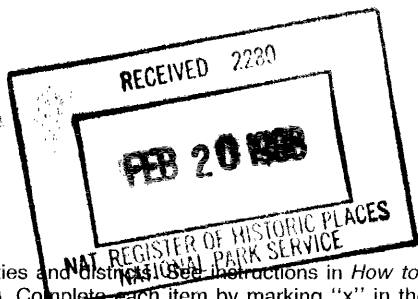


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



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

1. Name of Property

historic name McCoy Administration Building

other names/site number N/A

2. Location

street & number 150 E. Rust Avenue N/A not for publication

city or town Holly Springs  vicinity

state Mississippi code MS county Marshall code 093 zip code 38635

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  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  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Kenneth H. P. Park FEB. 11, 1998  
Signature of certifying official/Title Date

Deputy State Historic Preservation Officer  
State of Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper

Date of Action

Ma [Signature]

3/19/98

5. Classification

Ownership of Property  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property  
(Check only one box)

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

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

| Contributing | Noncontributing |            |
|--------------|-----------------|------------|
| 1            |                 | buildings  |
|              |                 | sites      |
|              |                 | structures |
|              |                 | objects    |
| 1            |                 | Total      |

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

N/A

Number of contributing resources previously listed  
in the National Register

0

6. Function or Use

Historic Functions  
(Enter categories from instructions)

Education: College

Current Functions  
(Enter categories from instructions)

Education: College

7. Description

Architectural Classification  
(Enter categories from instructions)

Colonial Revival

Materials  
(Enter categories from instructions)

foundation Brick

walls Brick

roof Composition Shingles

other Stone (trim)

Wood (tower)

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
[] B Property is associated with the lives of persons significant in our past.
[x] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
[] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- [] A owned by a religious institution or used for religious purposes.
[] B removed from its original location.
[] C a birthplace or grave.
[] D a cemetery.
[] E a reconstructed building, object, or structure.
[] F a commemorative property.
[] G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

- Education
Architecture
Ethnic Heritage/Black

Period of Significance

1947

Significant Dates

1947

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Not Documented

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- [] preliminary determination of individual listing (36 CFR 67) has been requested
[] previously listed in the National Register
[] previously determined eligible by the National Register
[] designated a National Historic Landmark
[] recorded by Historic American Buildings Survey #
[] recorded by Historic American Engineering Record #

Primary location of additional data:

- [] State Historic Preservation Office
[] Other State agency
[] Federal agency
[] Local government
[x] University Leontyne Price Library at
[] Other

Name of repository: Rust College

J. B. Cain Archives of Mississippi Methodist and Millsaps College Archives, Millsaps-Wilson Library, Millsaps College, 1101 N. State St.

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 15 276080 3850760  
Zone Easting Northing  
2         

3              
Zone Easting Northing  
4              
 See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Todd Sanders  
organization Historic Preservation Consultant date June 26, 1997  
street & number 4892 Woodmont Dr. telephone (601) 362-0736  
city or town Jackson state MS zip code 39206

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

Additional items

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

Property Owner

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

name Rust College  
street & number 150 E. Rust Avenue telephone (601) 252-2491  
city or town Holly Springs state MS zip code 38635

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Section number 7 Page 1 McCoy Administration Building, Rust College  
Marshall County, Mississippi

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7. DESCRIPTION

The McCoy Administration Building, completed in 1947, is a two-story red brick, Colonial Revival style building inspired by Independence Hall in Philadelphia, Pennsylvania. In 1972, a small, two-story addition was made to the rear of the building. The McCoy Building is located near the center of the Rust College campus in Holly Springs, Mississippi, on one of the highest elevations in the area.

The building is topped by a low-pitched, platform-on-gable roof. The south facade is divided into two, nine bay sections flanking the central tower. Parapet walls define the eastern and western ends of the building. A modillion cornice encircles the entire structure. The windows are all twelve-over-twelve double-hung sash, topped by stone flat arches, with those above the ground floor windows accented by keystones. A stone beltcourse wraps the entire historic portion of the building just below the second story windows. A stone watertable marks the ground floor level on all elevations of the historic portion of the building. Brick quoins mark the building's four corners.

The south facade of the McCoy Administration Building is centered by an approximately seven story tower. This tower is the most architecturally detailed element of the entire building and clearly dominates the structure. Located on the ground floor of this central engaged tower is the main entrance. This entrance is composed of a double-leaf, half-glass door surrounded by Ionic pilasters topped by a broken pediment. Located within the pediment is a multi-paned fanlight window. Between the fanlight and the top of the door is an area with "McCoy Building" printed in gold letters. Located above the entrance at the second floor level of the tower is a Palladian window. Above this window, at approximately the third story level of the tower, is a multi-light bulls-eye-window. Flanking this window is the date of the building's completion, 1947, with the 19 on the western and the 47 on the eastern side of the window. Above the third story level and separated from it by a simple modillioned cornice, is the fourth level of the tower. This level, the first to break free from the roof of the building, is separated into three areas on each elevation by a series of brick pilasters, each topped by a turned finial above a simple banded cornice. The middle area is centered by a multi-light, fixed window. The next section of the tower marks the beginning of the wooden, steeple-like part of the tower. This part is slightly smaller in dimension than the lower brick part of the tower and is separated from it by a simple banded cornice and a low pitched, hipped roof. The wooden,

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National Park Service****National Register of Historic Places  
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Section number 7 Page 2 McCoy Administration Building, Rust College  
Marshall County, Mississippi

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steeple-like section contains the tower's last three stories. The lowest section of the steeple is separated approximately into thirds with the lowest third being simply a blank area serving as a base for the rest of the steeple. The next section sitting above a very simple cornice, contains a clock face on the main, or southern, elevation. This clock face is framed by simple wooden pilasters. The other three elevations contain a round vent. Each vent is the same size as and is trimmed like the clock face. Each is framed by simple wooden pilasters. A simple wooden balustrade surmounts the simple banded cornice located between this and the final section of the tower. The top of the tower is composed of an octagonal belfry capped by a complex dome. A weathervane tops the composition.

The eastern and western elevations of the building are identical and are divided into three areas by brick quoin pilasters. These pilasters flank the central entrance and indicate where the walls of the transverse corridor are located. Centered on the ground floor is a double-leaf, half-glass door surmounted by a multilight fanlight, the whole trimmed in stone. This trim is composed of stone pilasters supporting a stone arch accented by a molded console bracket. Located at the second floor level is a twelve-over-twelve, double-hung window. In the attic level, centered above this window, is a large, multi-light, fixed, fanlight window. The remainder of the elevation at the ground and second floor levels is blank wall. Two half fanlight vents occupy the attic space above these blank walls.

The rear, or northern, elevation of the building has the least architectural details. A two-story, three-bay, flat-roofed, red brick addition was made to this elevation in 1972. This addition occupies an area equivalent to the location occupied by the tower on the front, or southern facade. The exterior wall of the addition continues the plane of the original building. While lacking the architectural finish of the original construction, the addition does not detract from the buildings integrity. Flanking the addition are the building's two staircases, indicated on the exterior by a change in the fenestration. Two double-leaf, half-glass doorways, located at grade level, open into the staircases. These doors are sheltered by small, bracketed hoods. Above each door is a twelve-over-twelve double-hung window. These windows, due to the fact that they light the stair landings between the first and second floors, do not align with the other windows on the elevation. Lighting the stair landings between the second and third floors are two multi-light bulls-eye windows.

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Section number 7 Page 3 McCoy Administration Building, Rust College  
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The interior of the building is finished very simply. The public spaces of the building consisting of the main corridors and staircases, retain a high degree of architectural integrity. These areas of the building have vinyl tile floors, simple crown moldings, molded baseboards and a simple chairrail. The walls and ceilings are plaster.

The building is arranged around a T-shaped corridor. The top of the T, which is much longer than the stem, is a transverse corridor running from east to west. The stem of the T forms a vestibule area into which the main, or southern, entrance opens. Approximately five feet from the door, a flight of five steps, which stretch across the entire space, lead up to a screen of three Roman arches. Beyond this arcade is the center of the building, which is separated from the eastern and western ends of the transverse corridor by segmental arches. On the center of the northern wall of this central space, is a double-leaf, half-glass door that originally led outside. This doorway is now the entrance to the 1972 addition. The building's two staircases are located on the east and west sides of the central corridor area, on the northern side of the transverse corridor. The stairhalls are separated from the transverse corridor by double-leaf doors with transoms. The stairs themselves are very simply detailed with a solid wall balustrade capped by a simple, molded, wooden handrail. The rest of the building is occupied by offices that have been altered by the addition of dropped ceilings, new floor coverings and later partitions.

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Marshall County, Mississippi

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## 8. SIGNIFICANCE

The McCoy Administration Building, built in 1947, is locally significant under Criterion A in the areas of Education and Ethnic Heritage: Black, because it is the building that best represents the historical development of Rust College, the oldest historically African American college in Mississippi. The building is also significant under Criterion C as a locally notable example of Georgian Revival institutional architecture.

In 1866, Reverend Albert Collier McDonald, a Methodist Episcopal clergyman from the mid-west, conducted the first classes of what was to become Shaw University. These classes were held in Asbury Methodist Church, a newly formed black congregation, in Holly Springs, Mississippi. From this humble beginning came the institution known today as Rust College. Rust College is thus the oldest black Methodist college in the United States and the oldest institution of higher learning for blacks in Mississippi as well as the second oldest extant private college in the state of Mississippi (Ann Hollinshead, "Rust College; Oldest Negro College in the United States" Mississippi Methodist Advocate February 1953; p.8). In 1868 the fledgling school officially came under the auspices of the Freedmen's Aid Society of the Methodist Episcopal Church (North). According to the reports of the society for that year a location for the erection of the first college building was purchased. McDonald Hall, the college's first building, was erected in 1869. In 1870 the college was chartered as Shaw University in honor of the Reverend S. P. Shaw who made a gift of \$10,000.00 for the erection of this first building. That same year Reverend McDonald who held the first classes just four years earlier in Asbury Methodist Church was officially given the title of president of the school ("The History of Rust College", compiled by the Oral Book Review Committee, Revised, Fall 1998 Leontyne Price Library at Rust College). While the buldings of the new school were constructed and the teachers supported by the Freedmen's Aid Society, the college was in every other respect under the patronage of the Mississippi Conference of the Methodist Church (Ibid).

Some white residents of Holly Springs openly supported this new college. In fact one citizen, a former slave holder, voluntarily took it upon himself to raise funds for the college among "his people" (Ibid, p.3). Other white citizens regarded the college and its faculty, composed of white missionaries from the north, with suspicion and, according to one source, with hostility (Ibid, p.3). However it is doubtful that this hostility consisted of any more than verbal attacks on the students, faculty and especially on President McDonald, since no mention of any violent attacks were recorded (Ibid, p.3).

Once the political and social turmoil of reconstruction ended, the young institution settled down to the long and laborious process of educating many of the state's black citizens. As more and more black men and women turned to education as the one way to escape poverty and servitude,



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Section number 8 Page 2 McCoy Administration Building, Rust College  
Marshall County Mississippi

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the school prospered. From 1870 to 1910, Rust University (so named in 1892 in honor of the first General Field Superintendent of the Freedmen's Aid Society, and in order to avoid confusion with another Shaw University) developed into an entire school system, teaching everything from elementary to college level courses (Ibid, p.4).

The academic curriculum at Rust was typical of a 19th century education in Mississippi having much in common with the curriculum at contemporary colleges such as Mississippi Agricultural and Mechanical College (now Mississippi State University) and the University of Mississippi. For example, at Rust in 1892, the six years of elementary education emphasized the basics of reading, writing and arithmetic supplemented by geography, history and science in the upper grades. In the three years of secondary education, this basic curriculum was continued with the addition of Latin and Greek. The college department taught the same courses on a yet higher level (Ibid, p.5).

Most of the students attending Rust in the 1880's and 90's were enrolled in the lower grades of the school. A typical school year at Rust during this period would show only a very small number of students, perhaps as few as two, taking college level courses; 50 to 100 in the Academic Department or High School; and 100 to 250 taking elementary and vocational courses (Ibid, p.4-5).

In addition to the Liberal Arts Department various vocational programs were offered by the college. Classes on carpentry, printing, shoemaking and agriculture were provided to male students. Female students were instructed in housekeeping skills, child care, dressmaking and nutrition. These vocational programs were intended to supplement the basic school course, not substitute for it (Ibid, p.5). A business course was also offered.

The courses which proved to be most influential, however, were those with the closest ties to the academic program, namely the Normal School and the Bible, or Ministerial, Course. The Normal School course consisted of a four year high school level curriculum, similar to the other secondary courses except that the classical languages were replaced by instruction in how to teach. Students were also trained during supervised teaching experiences (known today as student teaching). The Kindergarten department trained teachers for that special field of instruction. The Bible course was intended primarily for local preachers who could not attend Seminary. The students in these two areas of study were instrumental in spreading the influence of Rust. Many of them

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in order to help pay their college expenses, would teach or preach in the surrounding area while still attending Rust. One year early in the schools history, an estimated 100 Rust students taught in other schools during part of the year. This resulted in approximately 5,000 elementary students coming under the direct influence of Rust's teaching. The Bible students were widely sought after, some traveling as far as 16 to 30 miles each Sunday to preach (Ibid, p.6).

The first president of Rust, President McDonald, wrote in 1875 that the aim of the college was to lay a good foundation for a broad, thorough and practical education. The careers chosen by Rust graduates give ample evidence that these foundations had been well laid. The 1910 catalog for Rust listed 402 graduates and their occupations. This list included 1 college president, 7 professors, 14 clergymen, 15 physicians, 2 lawyers, 122 teachers, 25 businessmen, 1 nurse and 1 high school principal. Many of these graduates went on to greater achievements. The Honorable Perry Howard (Rust 1898) served as Assistant to the Attorney-General of the United States 1920-1924; the Reverend Alexander P. Shaw (Rust 1902) became Bishop of the New Orleans Area of the Methodist Episcopal Church in 1936, and a number of Rust graduates became heads of colleges and universities, including Dr. Lee Marcus McCoy (Rust 1905) who served as the second black president of Rust from 1924 to 1957 (Ibid, p.7).

In 1914 Rust University changed its name to the more realistic Rust College. The Freedmen's Aid Society also changed its name to the Board of Education of the Methodist Episcopal Church. The faculty, originally composed of white missionaries from the north, began to draw upon a supply of competent black scholars educated at Rust and other black colleges. By 1923, out of a faculty of 25, there were 19 graduates of Southern Black colleges, including seven from Rust, and two from Northern Black colleges. In 1920, Dr. M. S. Davage became the college's first black president. As the faculty changed, so did the course of study. Between 1910 and 1925 specialized courses such as anthropology, organic chemistry and Christian sociology were introduced (Ibid, p.8). Rust's second black president, Dr. McCoy, revised the school's curriculum to stress its principal role, that of a liberal arts college. In 1928, due to declining enrollment in the primary classes, the lower grades at Rust were discontinued. Emphasis was then placed on the college and the junior and senior high schools, The Normal School was abolished as a separate entity and was replaced by two and four year college courses in education.

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Marshall County, Mississippi

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By 1931, Rust was fully accredited by the Mississippi Department of Education, the American Medical Association and the Association for Colleges for Negro Youth. Before the decade ended, in addition to its regular liberal arts curriculum, Rust also offered a one year pre-dental course, two year courses leading to certification in business, pre-medicine, pre-nursing and a four year course in Home Economics. By 1935 there was an extensive program administered by Rust to provide in-service training for the many black school teachers throughout Mississippi who lacked college, or even high school degrees. Some 476 students at 20 centers throughout the State took advantage of this opportunity. This progress, made during the decade of the Great Depression, is remarkable. Most students could no longer afford to pay tuition, and the Methodist Church was unable to make up the difference due to the many educational and charitable institutions it maintained. The college survived by implementing a combination of cutting expenses and by arranging for some students to earn part or all of their college expenses by working either for the college or in the community (Ibid, p.9-10).

On January 8, 1940, tragedy struck the college when fire destroyed Rust Hall. Rust Hall, completed circa 1900, was a large, five-story, Romanesque Revival building, that housed students, library and classrooms. The destruction of this building, in so many ways the center of the college, plunged the faculty, administration and students into despair. Closing the college completely or moving it to Jackson, Meridian or Memphis, Tennessee was considered. But Dr. McCoy determined that the college would not close and would remain in Holly Springs. Makeshift facilities were provided and classes were resumed the day after the fire (Ibid, p.10). For many years after the fire, classes even met in Dr. McCoy's house (Ann Hollinshead, p.8). Due to the limited financial resources of the college, almost a decade passed before a new building would replace Rust Hall. But in 1947, the McCoy Administration Building, named after President McCoy, was finally completed ("The History of Rust College", p.10). This building, a very imposing two-story, red brick structure inspired by Independence Hall in Philadelphia, Pennsylvania, was constructed for approximately \$300,000.00 donated by the general public, alumni and other supporters of the college ("Rust College Needs Your Help Now", Mississippi Methodist Advocate, October 28, 1959, p.9). Of this total \$60,000.00 came from the white Methodist conferences, much contributed on Race Relations Sunday (Ann Hollinshead, p.9).

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Section number 8 Page 5 McCoy Administration Building, Rust College  
Marshall County, Mississippi

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Rust College is significant on a local level for its contribution to black education. From its founding in 1866 to 1947 (fifty years prior to the preparation of this nomination), Rust has demonstrated its commitment not only to educating the black youth of Mississippi and the entire mid-South, but also to the improvement of every aspect of life for the entire black population of this area.

The McCoy Administration Building would be the second building to be nominated to the National Register from the Rust College campus. The Oak View Building was listed in 1983; however, it was apparently built as part of a large plantation complex before the Civil War. The McCoy Administration Building was constructed for the specific purpose of symbolizing the college's educational mission.

The McCoy Administration Building is a locally notable example of Georgian Revival institutional architecture. The Georgian Revival style was widely used for buildings at colleges and universities throughout the United States during the first half of the twentieth century, and particularly during the 1930s and 40s. There are Georgian Revival buildings from this period on the campuses of many of Mississippi's colleges, including the Administration Building at Alcorn State University (1928), the Student Services Building (Old Library) at the University of Southern Mississippi (1934), and the J. M. Ewing Administration Building at Copiah-Lincoln Community College (1938). With its clear references to Independence Hall, the McCoy Administration Building is one of the most imposing Georgian Revival collegiate buildings in the state. The name of the architect, however, has not been identified.

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National Park Service**

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Continuation Sheet**

Section number 9 & 10 Page 1

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9. Bibliographical References

"Rust College Needs Your Help Now", Mississippi Methodist Advocate  
Oct. 28, 1959: pg.1

"The History of Rust College", Compiled by the Oral Book Review  
Committee, Revised, Fall 1994, at Leontyne Price Library, Rust  
College

Hollinshead, Ann "Rust College; Oldest Negro College in the United  
States," Mississippi Methodist Advocate February 4, 1953: pg.8-9

Historic Resources Inventory Files, Historic Preservation Division,  
Mississippi Department of Archives and History, Jackson

Site Visit, May 2, 1997, by Todd Sanders, Historic Preservation  
Consultant, Jackson, Mississippi

10. Geographical Data

Verbal Boundary Description

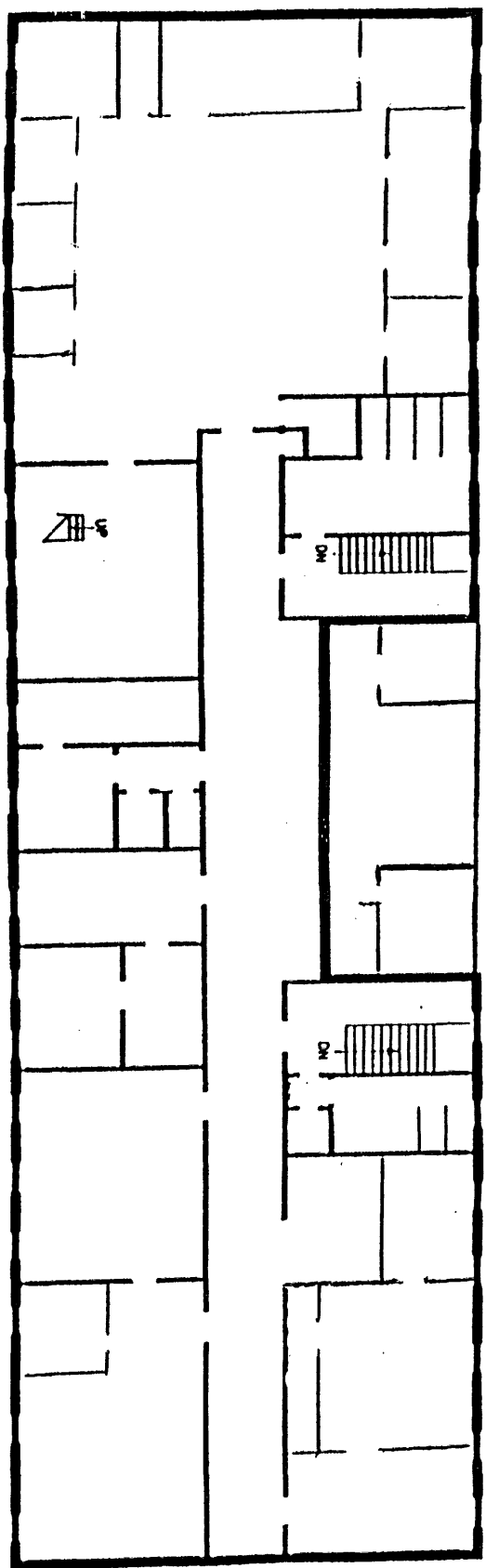
The property is a rectangular parcel measuring 150 X 50 feet, whose  
sides are parallel to the walls of the building and is centered  
on the centerpoint of the building.

Verbal Boundary Justification

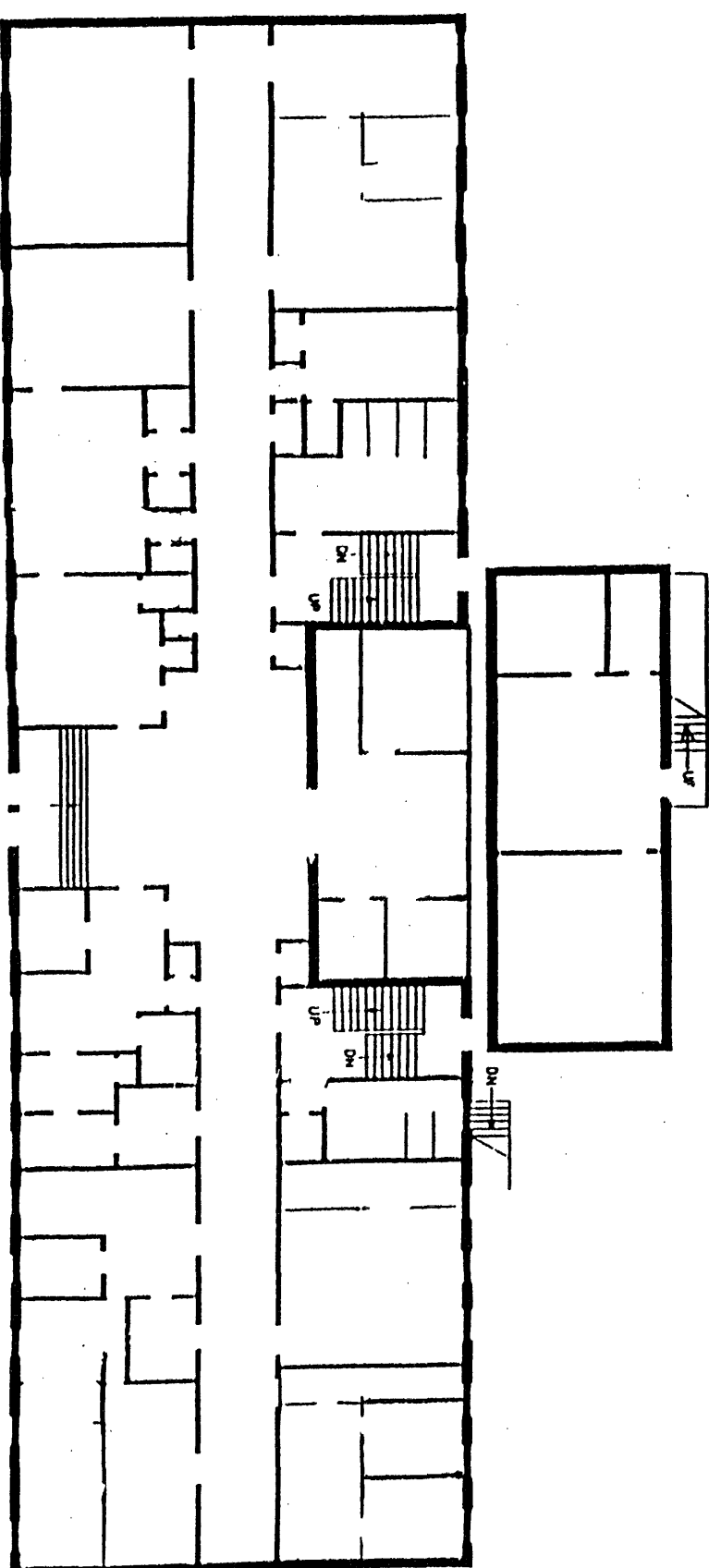
The nominated property includes the entire parcel historically  
associated with the McCoy Administration Building.

RUST COLLEGE MCCOY ADMINISTRATION BUILDING

2ND FLOOR



1ST FLOOR



**United States Department of the Interior  
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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

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McCoy Administration Building, Rust College  
Marshall Co., Mississippi

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1. McCoy Administration Building
2. Marshall County, Mississippi
3. Todd Sanders
4. 5-2-97
5. Mississippi Department of Archives and History

Photo 1      South facade, looking northeast

Photo 2      Main entrance, south facade, looking north

Photo 3      East elevation, looking northwest

Photo 4      Central corridor, first floor, looking southeast

Photo 5      View from vestibule into central corridor, looking north